AGENDA

Garden Grove City Council

Tuesday, March 9, 2021

6:30 PM

City Council Meeting conducted Telephonically - submit comments to cityclerk@ggcity.org by 3:00 pm the day of or attend at the Community Meeting Center, 11300 Stanford Avenue, Garden Grove, CA following strict COVID-19 Guidelines

Steve Jones
Mayor
Kim B. Nguyen
Mayor Pro Tem - District 6
George S. Brietigam
Council Member - District 1
John R. O'Neill
Council Member - District 2
Diedre Thu-Ha Nguyen
Council Member - District 3
Patrick Phat Bui
Council Member - District 4
Stephanie Klopfenstein
Council Member - District 5

COVID-19 Information: Masks are required to be worn and adherence to six foot distancing from others when attending public meetings.

Meeting Assistance: Any person requiring auxiliary aids and services, due to a disability, to address the City Council, should contact the City Clerk's Office 72 hours prior to the meeting to arrange for accommodations. Phone: (714) 741-5040.

Agenda Item Descriptions: Are intended to give a brief, general description of the item. The City Council 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 Council Members within 72 hours of a meeting, are made available for public inspection at the same time (1) in the City Clerk's Office at 11222 Acacia Parkway, Garden Grove, CA 92840, during normal business hours; (2) on the City's website as an attachment to the City Council meeting agenda; and (3) at the Council Chamber at the time of the meeting.

Public Comments: Members of the public desiring to address the City Council are requested to complete a **pink speaker card** indicating their name and address, and identifying the subject matter they wish to address. This card should be given to the City Clerk prior to the start of the meeting. General comments are made during "Oral Communications" and should be limited to matters under consideration and/or what the City Council has jurisdiction over. Persons wishing to address the City Council regarding a Public Hearing matter will be called to the podium at the time the matter is being considered.

Manner of Addressing the City Council: After being called by the Mayor, you may approach the podium, it is requested that you state your name for the record, and proceed to address the City

Council. All remarks and questions should be addressed to the City Council as a whole and not to individual Council Members or staff members. Any person making impertinent, slanderous, or profane remarks or who becomes boisterous while addressing the City Council shall be called to order by the Mayor.If such conduct continues, the Mayor may order the person barred from addressing the City Council any further during that meeting.

Time Limitation: When any group of persons wishes to address the City Council on the same subject matter, the Mayor may request a spokesperson be chosen to represent the group, so as to avoid unnecessary repetition.At the City Council's discretion, a limit on the total amount of time for public comments during Oral Communications and/or a further limit on the time allotted to each speaker during Oral Communications may be set.

PLEASE SILENCE YOUR CELL PHONES DURING THE MEETING.

AGENDA

ROLL CALL: COUNCIL MEMBER BRIETIGAM, COUNCIL MEMBER O'NEILL, COUNCIL MEMBER D. NGUYEN, COUNCIL MEMBER BUI, COUNCIL MEMBER KLOPFENSTEIN, MAYOR PRO TEM K. NGUYEN, MAYOR JONES

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

1. ORAL COMMUNICATIONS (to be held simultaneously with other legislative bodies)

RECESS

CONDUCT OTHER LEGISLATIVE BODIES' BUSINESS

RECONVENE

2. CONSENT ITEMS

(Consent Items will be acted on simultaneously with one motion unless separate discussion and/or action is requested by a Council Member.)

2.a. Adoption of a Proclamation memorializing those impacted by and lost to the COVID-19 virus. *(Action Item)*

2.b. Adoption of a Proclamation proclaiming the month of March as Women's History Month. (*Action Item*)

2.c. Receive and file the 2020 Annual Progress Report on the status of the General Plan. (*Action Item*)

2.d. Approval of the Fourth Amendment to the Steelcraft Lease Agreement for the property located at 12900 Euclid Street, Garden Grove. (*Action Item*)

2.e. Authorize the issuance of a purchase order to Garden Grove Kia for two new sedans. (Cost: $53,175.50) (*Action Item*)

2.f. Receive and file minutes from the meeting held on February 23, 2021. (*Action Item*)

2.g. Receive and file warrants. (*Action Item*)

2.h. Approval to waive full reading of ordinances listed. (*Action Item*)

3. PUBLIC HEARINGS

(Motion to approve will include adoption of each Resolution unless otherwise stated.)

3.a. Adoption of Resolutions for a Mitigated Negative Declaration, a Mitigation Monitoring and Reporting Program, and General Plan Amendment No. GPA-001-2021, for a 6-unit apartment project located at 9312 Chapman Avenue; and introduce and conduct the first reading of an Ordinance to approve Amendment No. A-030-2021

Entitled:
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING AMENDMENT NO. A-030-2021 TO AMEND THE CITY'S OFFICIAL ZONING MAP TO CHANGE THE ZONING OF THE PROPERTY, LOCATED AT 9312 CHAPMAN AVENUE, FROM R-1 (SINGLE-FAMILY RESIDENTIAL) TO R-3 (MULTIPLE-FAMILY RESIDENTIAL). (*Action Item*)

4. ORDINANCES PRESENTED FOR SECOND READING AND ADOPTION

4.a. Second reading by title only and adoption of Ordinance No. 2919

Entitled:
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING CODE AMENDMENT NO. A-027-2020, A ZONING TEXT AMENDMENT TO TITLE 9 OF THE GARDEN GROVE MUNICIPAL CODE PERTAINING TO THE REGULATION OF ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS. (*Action Item*)

5. MATTERS FROM THE MAYOR, CITY COUNCIL MEMBERS, AND CITY MANAGER

5.a. Discussion on conducting a Charter City feasibility study as requested by Council Member Brietigam. (*Action Item*)

6. ADJOURNMENT

The next Regular City Council Meeting will be on Tuesday, March 23, 2021, at 5:30 p.m. in the Community Meeting Center, 11300 Stanford Avenue, Garden Grove, California.

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To:	Scott C. Stiles	From:	Maria Stipe
Dept.:	City Manager	Dept.:	City Manager
Subject:	Adoption of a Proclamation memorializing those impacted by and lost to the COVID-19 virus. *(Action Item)*	Date:	3/9/2021

Attached is a Proclamation memorializing those impacted by and lost to the COVID-19 virus recommended for adoption.

ATTACHMENTS:

Description	Upload Date	Type	File Name
Proclamation	3/3/2021	Proclamation	3-9-21_Proclamation_Memoralizing_Those_Impacted_and_Lost_to_COVID.3.1.2021.pdf

PROCLAMATION

Memorializing those impacted by and lost to the COVID–19 virus

WHEREAS, The first Monday in March is an appropriate day to be recognized as COVID–19 Victims and Survivors Memorial Day; and

WHEREAS, COVID–19, a novel coronavirus, is a deadly illness caused by a virus that can transmit from person to person; and

WHEREAS, In 2020, COVID–19 began to spread throughout the world, creating a global pandemic that has had a catastrophic impact on human life, our communities, and our economy; and

WHEREAS, In March 2020, communities in every State began to experience increased loss of life, and families lost fathers, mothers, brothers, sisters, sons, daughters, and neighbors from the virus; and

WHEREAS, Beginning in 2020, many across the United States were and continue to be personally impacted by COVID– 19 including mourning their loved ones and neighbors or suffering from the unknown long-term health implications of the virus; and

WHEREAS, By the end of February 2021, more than 500,000 people in the United States tragically lost their lives; and

WHEREAS, Public servants, frontline and essential workers, and health care professionals took selfless actions to protect their neighbors and communities, support struggling local economies, and find innovative ways to provide services; and

WHEREAS, Each life lost to COVID–19 and each sacrifice made shall never be forgotten.

NOW THEREFORE, the City Council of the City of Garden Grove, California does hereby proclaim the first Monday in March as COVID -19 Victims and Survivors Memorial Day in Garden Grove.

March 9, 2021

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To:	Scott C. Stiles	From:	Teresa Pomeroy
Dept.:	City Manager	Dept.:	City Clerk
Subject:	Adoption of a Proclamation proclaiming the month of March as Women's History Month. (*Action Item*)	Date:	3/9/2021

Attached is an annual Proclamation recognizing Women's History Month recommended for adoption.

ATTACHMENTS:

Description	Upload Date	Type	File Name
Proclamation	3/1/2021	Proclamation	3-9-21_Women_s_History_Month.pdf

Proclamation

Women's History Month

WHEREAS, In 1987, Congress declared March as National Women's History Month in perpetuity. A special Presidential Proclamation is issued every year, which honors the extraordinary achievements of American women;

WHEREAS, The 2021 theme of Women's History Month is "Valiant Women of the Vote: Refusing to be Silenced";

WHEREAS, the bold, courageous and powerful mothers, daughters, sisters, and wives who fought for the ratification of the 19th amendment to the United States Constitution on August 18, 1920, deserve special recognition;

WHEREAS, California was the 18th state to ratify the 19th Amendment on November 1, 1919;

WHEREAS, California women gained the right to vote with the passage of Amendment 8 to the state constitution in 1911 – almost a full decade before women voted nationally; and

WHEREAS, the 19th amendment to the United States Constitution has played an important role in advancing the rights of all women.

NOW, THEREFORE, WE, the Garden Grove City Council, do hereby proclaim the month of March "Women's History Month," and celebrate the 2021 Women's History Month theme of "Valiant Women of the Vote: Refusing to be Silenced," to honor the brave women who fought to win suffrage rights for women, and for the women who continue to fight for the voting rights of others.

March 9, 2021

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To:	Scott C. Stiles	From:	Lisa L. Kim
Dept.:	City Manager	Dept.:	Community & Economic Development Department
Subject:	Receive and file the 2020 Annual Progress Report on the status of the General Plan. (*Action Item*)	Date:	3/9/2021

OBJECTIVE

The purpose of this report is to request that the City Council receive and file the 2020 Annual Progress Report on the status of the General Plan.

BACKGROUND

The City is required by the State to submit an annual report on the status of the General Plan and progress in its implementation to their legislative bodies, the Governor's Office of Planning and Research (OPR), and the California Department of Housing and Community Development (HCD).

The report focuses on the calendar year 2020. Projects approved, ordinances adopted, and programs implemented during this time are included within the report. Additionally, the City reviews the previous year's residential development activity and programs that work toward providing housing throughout the City, including the Regional Housing Need Allocation (RHNA) for the 2014-2021 planning period.

DISCUSSION

As to RHNA, California General Plan law requires each city and county to accommodate its fair share of the regional housing needs. As determined by the Southern California Association of Governments (SCAG), Garden Grove's fair share allocation is 747 new housing units during the 2014-2021 planning cycle. This report shows the City's progress on meeting its RHNA.

FINANCIAL IMPACT

None.

RECOMMENDATION

It is recommended that the City Council:

- Receive and file the 2020 Annual Progress Report on the Status of the General Plan; and

- Authorize staff to transmit the annual Report to the Governor's Office of Planning and Research, and the California Department of Housing and Community Development.

By: Mary Martinez, Associate Planner

ATTACHMENTS:

Description	Upload Date	Type	File Name
2020 Annual Progress Report on the Status of the General Plan	2/19/2021	Backup Material	2020_Annual_Progress_Report_on_the_Status_of_the_General_Plan.pdf

2020
ANNUAL PROGRESS REPORT ON THE STATUS OF THE GENERAL PLAN

Prepared by the Garden Grove Community and Economic Development Department

FEBRUARY 2021

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

Introduction

Every year, the City of Garden Grove reviews the previous year's residential development activity and programs that work toward providing housing throughout the City. The City prepares this report as a review of the activities undertaken to implement the General Plan. The report focuses on the calendar year of 2019. Projects approved, ordinances adopted, and programs implemented during this time, are included within the report.

The City continues its process of updating the General Plan, which was last updated in 2009. More information about the General Plan is available at https://ggcity.org/planning/general-plan or contact the Planning Division at 714-741-5312.

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

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

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

In addition, the City has prepared a Development Project Update List, which is available on the Planning Division's webpage at https://ggcity.org/sites/default/files/2020-11/dpu.pdf. The report is updated every quarter and includes all residential, commercial, and industrial projects that move through the Community and Economic Development Department.

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

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GARDEN GROVE

A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

February 18, 2021

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

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

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

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

Members of the public desiring to speak on any item of public interest, including any item on the agenda except public hearings, must do so during Oral Communications at the beginning of the meeting. Each speaker shall fill out a card stating name and address, to be presented to the Recording Secretary, and shall be limited to five (5) minutes. Members of the public wishing to address public hearing items shall do so at the time of the public hearing.

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

All revised or additional documents and writings related to any items on the agenda, which are distributed to all or a majority of the Planning Commissioners within 72 hours of a meeting, shall be available for public inspection (1) at the Planning Services Division during normal business hours; and (2) at the City Community Meeting Center Council Chamber at the time of the meeting.

Agenda item descriptions are intended to give a brief, general description of the item to advise the public of the item's general nature. The Planning Commission may take legislative action it deems appropriate with respect to the item and is not limited to the recommended action indicated in staff reports or the

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

A. SELECTION OF CHAIR AND VICE CHAIR

B. ORAL COMMUNICATIONS – PUBLIC

C. APPROVAL OF MINUTES: January 21, 2021

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

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

APPLICANT: EPD SOLUTIONS, INC

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

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

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

E. ITEM(S) FOR CONSIDERATION

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

F. MATTERS FROM COMMISSIONERS

G. MATTERS FROM STAFF

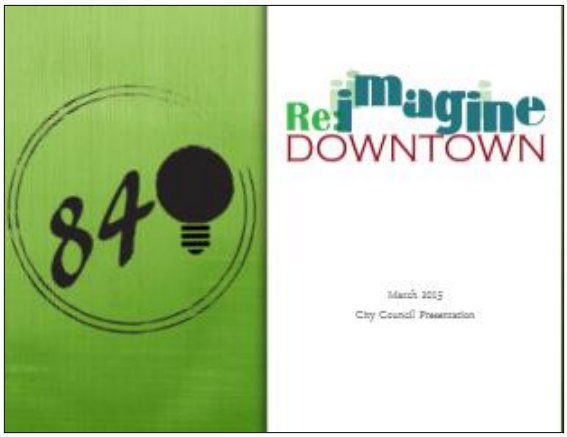
H. ADJOURNMENT

Measures Associated with the Implementation of the General Plan

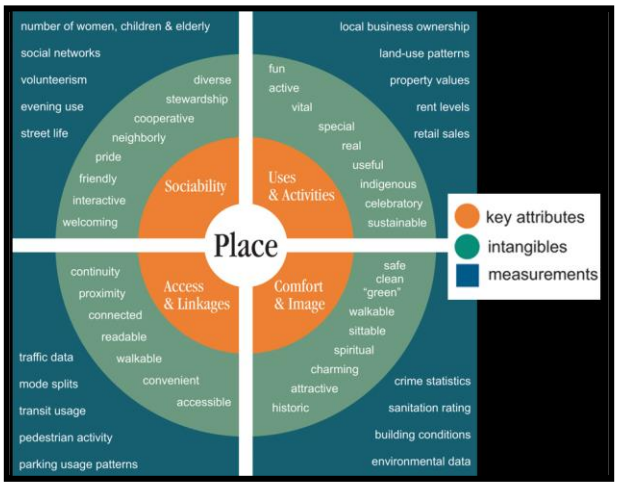
LAND USE ELEMENT

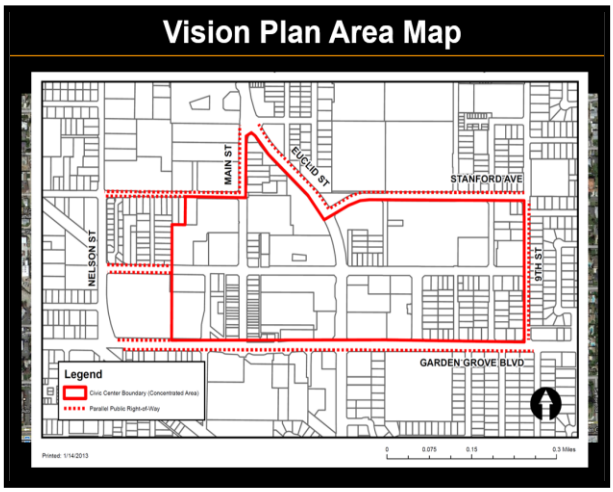
The Land Use Element is often seen as the framework element for the General Plan as it sets forth the patterns of development activity and land use that will support and enhance the character of the City. It will serve as a guide for both public officials and private citizens in its description of the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

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



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





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.

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.

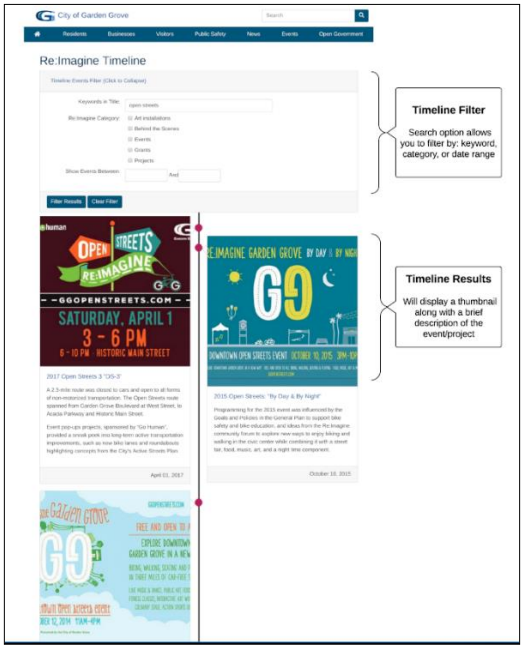
Policy LU-13.1: Cooperate with other jurisdictions in developing compatible land uses on lands adjacent to, or near, the City's corporate boundaries to minimize significant impacts and potentially benefit residents, businesses, and/or infrastructure systems in Garden Grove.

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, continuing a 'discovery and storytelling' effort for the Downtown area is an essential component in connecting the community to public places. To this end, the Information Technology Department and the Office of Community Relations Division has continued to work with staff to develop a website dedicated to Re:Imagine Garden Grove. The website will explain the evolution of Re:Imagine and incorporate an interactive timeline for past and upcoming events, including links to our social media, marketing sites, downtown technical studies, conceptual strategic plans, as well as encourage the public

to share their thoughts, ideas, and visuals of what they would like to see and experience in the future. The website is expected to be launched in 2021.

Urban and Community Forestry Grant Program

In 2018 the City was awarded the Urban and Community Forestry Grant by CAL FIRE (California Department of Forestry and Fire Protection). The grant requires that an Urban Forest Management Plan be adopted and implemented by June 2021. In 2019, after releasing an RFP, the City selected Davey Resource Group as the consultant to prepare the plan with input from residents and stakeholders. Outreach was conducted from February 2020 to November 2020. The first draft is currently being reviewed and is expected to be completed by April 2021.

Funds from the CAL FIRE grant will also assist in the planting of 363 trees on the "First Mile" segments of the PE ROW Trail from Nelson Avenue to Brookhurst Street. The City has selected Davey Evans and Associates to prepare landscape and irrigation plans for the tree improvements, which are currently being prepared. A tree canopy assessment was performed in 2019 and tree improvements are expected in January 2021.

Cottage Industries Project

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

approved by the Planning Commission in March 2018. Phase two was approved by the Planning Commission in December 2019. Due to COVID, the project was briefly on hold and since re-engaged in June 2020 with improvements anticipated to begin in spring 2021. The City hopes that this project will continue to encourage Adaptive Reuse and Preservation, to implement the goals and policies of the City's General Plan.

Smallwood Plaza Project on Main Street

In May 2018, the Planning Commission approved a Site Plan to construct a new mixed-use building with a commercial lease space along the Main Street frontage in the CC-2 (Civic Center Main Street) zone with nine (9) residential units above on the second and third floors. The approval included a 35% density bonus for very low income households. The residents will enjoy an environment of compact development within a pedestrian-oriented district that provides opportunities for people to engage in civic, business, educational, and recreational activities near their homes. Main Street will be enhanced with a carefully designed building intended to preserve the character of the street and new neighbors that will add activity and engagement to the most-walkable part of town. The General Plan encourages mixed use development to be designed to create a pleasant walking environment to encourage pedestrian activity, provide convenient shopping opportunities for residents close to their residence, integrate with surrounding uses to become a part of the neighborhood rather than an isolated project, and use architectural elements or themes from the surrounding area. The building plans were approved in 2019 and the project is expected to begin construction in 2021.

Garden Brook Senior Village Project

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

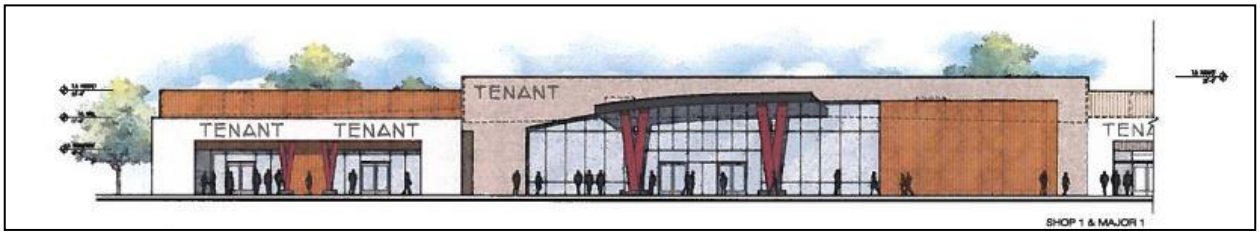
Community Residential to increase the residential density from 42 dwelling units per acre to 60 dwelling units per acre specifically for senior housing.

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

Stanton Village Center Project

The City of Garden Grove collaborated with the City of Stanton in 2018 to approve a commercial shopping center, the Village Center, at the northwest corner of Beach Boulevard and Garden Grove Boulevard. The site was developed with blighted, mostly vacant buildings in a commercial shopping center. The proposal included a horizontal mixed-use with residences on the northern portion and a commercial center to the south. The residential development is being constructed by Brookfield Homes Southern California, LLC, on the northernmost 11.69 acres, fully within the City of Stanton. To the south of the residential development, the commercial center was redeveloped by Frontier Real Estate Investments, LLC, on a total of 10.18 acres that is within the cities of Stanton and Garden Grove.

Construction on the commercial component of the project primarily took place in 2019 and the majority of the tenants began operation by the end of the year. Some businesses in operation include In-N-Out, Raising Cane's, Panda Express, Chase Bank, and Planet Fitness. Rodeo 39 Public Market, a food court located in the City of Stanton, joined the center in 2020. The City of Garden Grove's General Plan recognizes that development near the city boundary affects the residents and businesses of our City. As a result, the City of Garden Grove worked closely with the City of Stanton to assess and monitor the planning of the development to limit impacts.



BN Group Hotel Project

In December 2018 City Council approved the entitlements to develop a 5-story hotel and accessory hotel amenities on a property on the southern portion of Harbor Boulevard, south of the 22 freeway. The approval included a General Plan Amendment to increase the maximum allowable Floor Area Ratio (FAR) for hotels on properties with Land Use Designation of Heavy Commercial (HC) from 0.60 to 1.0. The General Plan Amendment is consistent with Goals LU-1, LU-5, and LU-6 of the Land Use Element because it will provide for a hotel development intensity to meet the needs of anticipated growth and achieve the community's vision for the development of tourism-related businesses, and is consistent with the General Plan goals and policies to facilitate the revitalization of commercial corridors and vacant and underutilized sites in the City with economically viable projects. The project broke ground in July 2019 and is expected to be completed in Summer 2021.

Starlight Cinema Center Redevelopment Project

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

7-Eleven Project

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

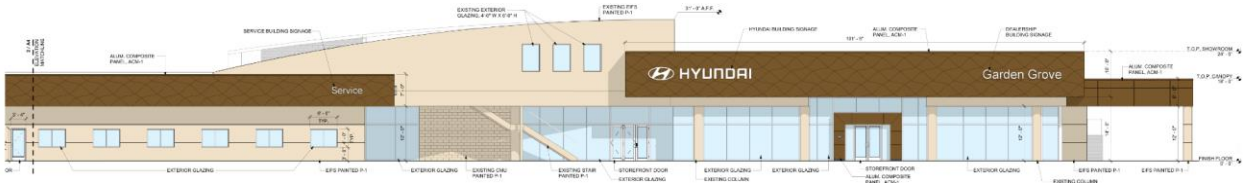
CitiBank Project

In June 2020, the Planning Commission approved a request for Site Plan approval to construct a new, 4,200 square foot, one-story bank building for Citi Bank along with associated site improvements at the Garden Grove Promenade shopping center. The improvements meet the goals of the 2030 General Plan, which encourages a mix of retail shops and services along the commercial corridors and in centers that better meet the needs of area's present and potential clientele. The building is expected to be completed in 2021.

Huyndai Car Dealership Façade Improvement Project

In November 2020, the Planning Commission approved a request for Site Plan approval for site and façade improvements at the Huyndai Car Dealership. The approval included a request to enclose approximately 3,000 square feet of an existing covered service area into an indoor service area for the existing 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. The improvements are expected to be completed in 2021.



Land Use Element Update

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

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

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

COMMUNITY DESIGN ELEMENT

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

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

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

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

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

Art in the Park

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

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

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

Urban Forest Management Plan Art Contest

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

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

ECONOMIC DEVELOPMENT ELEMENT

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

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

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

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

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

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

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

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

SteelCraft Garden Grove

On June 13, 2017, City Council approved a lease with Howard CDM for the development of SteelCraft, a unique venture that ties together open spaces and public places to create a sustainable indoor/outdoor urban eatery built primarily out of recycled metal shipping containers. The project located on the southwest side of City Hall at 12900 Euclid Street celebrated its Grand Opening in September 2019 and is now open for business.

Cottage Industries

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

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

Home2 Suites by Hilton

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

NOVA Kitchen & Bar

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

Kam Sang Company - Nickelodeon Resort

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

Garden Grove Tourism Improvement District (GGTID)

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

Site C Project

The Planning Commission approved a Site Plan and Tentative Tract Map at the November 2017 meeting to implement a resort hotel project known as the Site C. The approvals provided for a proposed development program of a hotel project of up 769 rooms and ancillary hotel uses such as pools, spas, and fitness centers within three resort hotels, one full-service and one limited-service, with up to 104,000 aggregate square feet of conference/meeting banquet space, hotel restaurant space, freestanding pad restaurant, and a multi-level parking garage with 1,297 parking spaces on approximately 4.3 acres of the PUD-128-12. Upon completion, it is anticipated the project will generate approximately $3.8 to $4.9 million in additional annual tax revenue to the City**.** The project is anticipated to start construction Spring 2021.

New Residential and Development Projects

Brookhurst Place

Following the completion of Phase I of Brookhurst Place in July 2018, Kam Sang Company work continued to advance Phase II comprised of 462 apartment homes, of which up to 120 will be affordable housing units and 58 for-sale condominiums, up to 200,000 square-feet of commercial and retail space, and a 100-key hotel. The 14-acre community upon completion will include 700 new residential units and a 1-acre park. Pending concurrence with the State Department of Finance (DOF) and is awaiting a response, conveyance of the Phase II properties would begin.

Garden Brook Senior Village

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

Willowick Golf Course

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

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

Business Development Programs

Garden Grove ABRB Contract

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

Multi-Chamber Collaboration

In 2019, the City continued to collaborate with the Vietnamese American Chamber of Orange County, Korean American Chamber of Orange County, and Orange County Hispanic Chamber to build more established relationships, and work in partnership to better assist all businesses across the City. During COVID, the chambers provided support with translation for the City's Business Resource and Resiliency Plan.

Breakfast with Police Chiefs

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

Orange County Small Business Summit

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

Small Business Development Center (SBDC) Workshop Series

In partnership with SBDC Orange County, a series of workshops were planned to provide small business entrepreneurs with resources and tools to enhance their business. Provided below is a list of recent SBDC workshops:

DATE	TIME	TOPIC
October 16 & 23, 2019	12:00pm-1:30pm	Join the Fast Track to Starting Your Business
November 13, 2019	9:00am-12:00pm	Crack the Code of Online Retail
June 11, 2020	2:00pm VIRTUAL	How to Start Your Own Home-Based Food Business

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

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

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

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

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

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

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

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

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

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

Industrial Development Authority (IDA)
In December 2019, the City of Garden Grove approved the Garden Grove IDA annual report. Under the State of California guidelines, the IDA acts as the official local coordinating body for low-cost development bonds for industrial companies seeking expansion. The IDA's role is to assist industrial-related businesses by facilitating their request for tax-exempt Industrial Development Bonds.

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

Public Programs, Services and Infrastructure

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

Homeless Services

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

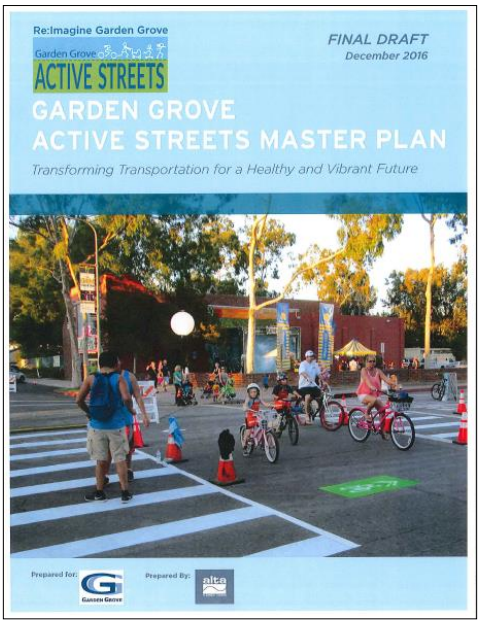
Additionally, the amount of $602,486 in Emergency Solutions Grant Coronavirus (ESG-CV) funds was programmed to expand homeless services to individuals who are at risk of becoming homeless, as well as those who are literally homeless as a result of the Covid-19 pandemic.

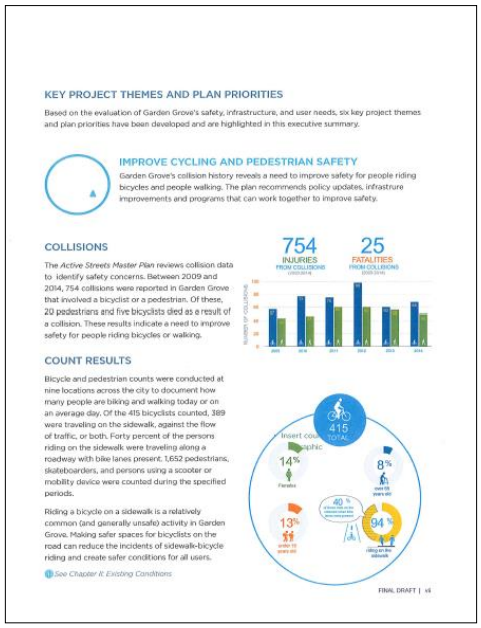
KEY DATES (PST)		TASKS
April 30, 2019	+	Issue RFP
May 17, 2019	+	Pre-Proposal Conference (Optional)
June 10, 2019 at 3:00 p.m.	+	Submittal of Developer's/Proposer's Written Questions Deadline*
June 17, 2019 at 3:00 p.m.	+	City Responses to Developer's/Proposer's Questions
June 28, 2019 at 3:00 p.m.	+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

CIRCULATION ELEMENT

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

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





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

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

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

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

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

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

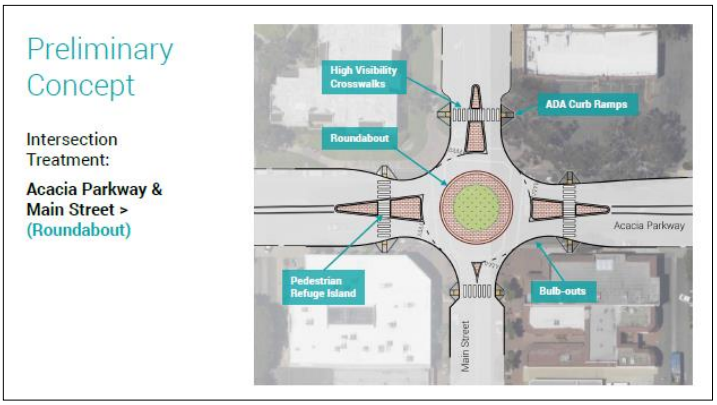
Congressional Medal of Honor Bike and Pedestrian Trail

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

Garden Grove Active Downtown Plan (GGADP)

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

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



The plan's goals and objectives are:

• Connectivity: Create better and improved connections to get to

and from downtown Garden Grove
• Accessibility: Help people get to the places they most want to in downtown by developing a supportive culture for walking, biking, and other emerging alternative modes of transportation
• Arts & Downtown Culture: Create a more vibrant downtown that integrates public art and spaces through the context and cultures of Garden Grove's community
• Community Health: Provide opportunities for the community to utilize downtown parks, off-street paths, routes, and public spaces through walking, biking, and other alternative modes of transportation
• Safety: Improve the overall safety of people walking and biking to, from, and within downtown Garden Grove

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

OC Streetcar Project

Finding better ways to commute enhances the quality-of-life for our labor base and the residents. This idea has led the City to create economic collaboration with the City of Santa Ana. Garden Grove and Santa Ana have developed a project called the OC Streetcar to complement Orange County's Metrolink service. After getting off the train in Garden Grove or Santa Ana, passengers need a way to get to their final destination and this project will connect key employment, population, and activity centers from Santa Ana with those in Garden Grove. The project has begun construction and is expected to be completed and begin operations in 2021.

The OC Streetcar Project will help the area around Westminster Avenue and Harbor Boulevard grow where the new transit center is planned. This is a great opportunity for the City to develop that area for low and moderate housing, as well as businesses that will support transit-oriented development. A potential stop is being proposed at the Willowick Golf Course site, which is owned by Garden Grove, but located in the City of Santa Ana. Currently, the site is being considered for redevelopment by both cities.

BikeSafe Garden Grove (BSGG)

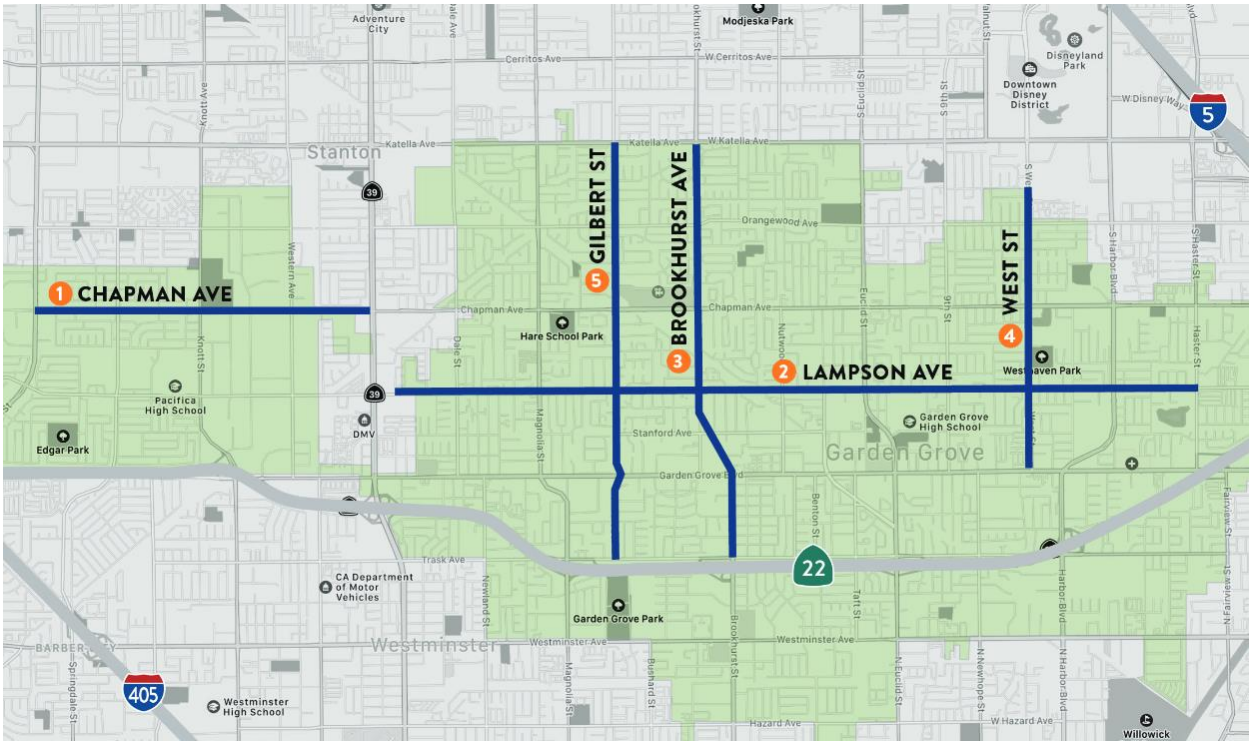
Funded by the Caltrans' ATP grant, "BikeSafe Garden Grove" is the non-infrastructure component of the larger infrastructure project for the Bike and Pedestrian Path along the PE ROW called "The First Mile". The Community and Economic Development Department is working collaboratively with the Police Departments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

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

The program aims to conduct education and encouragement activities at various intermediate and elementary schools, including surrounding low-income neighborhoods, parks, churches, and community outreach events. Encouragement activities include bike rodeos, ride-alongs, participation and booth giveaways to celebrate Walk to School Day and Bike to School events. Education activities include Safe Moves City bicycle and traffic hazard training using hands-on exhibits that was programmed at the recent Meet on Beach event. Future Open Streets and Complete Streets events will feature a BikeSafe Garden Grove booth with activity boards, learning materials, and other bike safety giveaways for the community. In February 2020, the City received authorization to proceed with the project and planned for events to take place from March 2020 through June 2020. Due to COVID all outreach programs including a bike trailer with bike repair workshops were cancelled.

Bicycle Corridor Improvement Program (BCIP) Cycle 1 Grant

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



Active Transportation Program Webpage

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

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

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

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

PARKS, RECREATION, AND OPEN SPACE ELEMENT

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

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

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

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

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

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

Woodbury Park Enhancements

The City of Garden Grove invited neighborhood residents of Woodbury Park to participate in a community meeting in November 2020 to discuss future park renovations. The planned Woodbury Park renovation is part of the City's grant application for California Proposition 68, the Parks, Environment, and Water Bond approved by state voters in June 2018. Through Proposition 68's Statewide Park Development and Community Revitalization Program (SPP),

the City can apply for a minimum of $200,000 to renovate a local park. Currently, Woodbury Park serves as the best opportunity to apply for the SPP grant due to the park's acreage-per-resident and surrounding median household income.

CONSERVATION ELEMENT

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

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

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

Energy Resources

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

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

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

The consultant Lighting Design Alliance (LDA), Inc. was awarded the contract and staff is working with the Information Technology Department to inventory and map out the existing globe lighting and city-owned street lights. On-going efforts continued during 2020 and will continue in 2021.

SAFETY ELEMENT

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

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

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

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

Safety Element Update

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

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

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

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

Housing Element Reporting Requirements

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

Senate Bill 12 (SB12) authorized the Southern California Association of Governments (SCAG) to develop the Regional Housing Needs Assessment (RHNA) for the six-county SCAG region, which includes the City of Garden Grove. As determined by SCAG, Garden Grove's fair share allocation is 747 new housing units during the 2014-2021 cycle. Currently we are in planning year seven (7) of eight (8) years, which covers the periods from January 1, 2014 through December 30, 2021.

As of December 31, 2020 the City is on track to meet its annual and long-term goals. The RHNA numbers adopted for Garden Grove are presented in the Tables attached for the Annual Element Progress Report for 2020.

Housing Goals and Policies

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

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

Program 1: Housing Rehabilitation Grants

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

Program 2: Code Enforcement

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

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

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.

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).

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

Program 14: Homeless Housing Needs

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

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

Program 15: Implementation and Community Engagement

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

Housing Element Update

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

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

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

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

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

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

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

Total Award Amount	$ 500,000.00

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

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

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

Building Permits Issued by Affordability Summary		
Income Level		**Current Year**
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		287
Total Units		**287**

Certificate of Occupancy Issued by Affordability Summary		
Income Level		**Current Year**
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		249
Total Units		**249**

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

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		287
Total Units		**287**

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

Housing Applications Summary	
Total Housing Applications Submitted:	182
Number of Proposed Units in All Applications Received:	198
Total Housing Units Approved:	198
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

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

(CCR Title 25 §6202)

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

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	**Objective**	**Timeframe in H.E**	**Status of Program Implementation**
Housing Rehabilitation Grants	**Provide 10 Senior Home Improvement Grants annually (70 total) to make exterior home improvements, interior repairs to address safety issues, and mobility and accessibility improvements.**	**2014-2021**	**Since the reimplementation of the Senior Home Improvement Grant Program in 2016, the City has assisted a total of 73 Garde Grove residents with housing rehabilitation grants.**
Multi-Family Acquisition and Rehabilitation	**Increase the affordable housing stock through acquisition and rehabilitation of 20 aging and/or deteriorating residential units annually (140 units total). Identify potential acquisition and rehabilitation units for interested non-profit housing organizations.**	**2014-2021**	**In CY 2018, the City provided funds to assist in the acquisition and rehabilitation of a 78-unit apartment complex at-risk of converting to market rate. All 78 units are for very-low income (50% AMI) households.**

Affordable Housing Construction	**Provide technical and financial (as available) assistance for the construction of 15 affordable units annually (90 units total) using a combination of HUD and City funds to provide land cost write-downs and other construction assistance. Offer priority processing for projects that include affordable housing units.**	**2014-2021**	**In CY 2017, the City provided funds to assist in the new construction of a 46-unit apartment complex for low (60% AMI) and very-low (50% AMI) income households.**
Rental Assistance	**Provide rental assistance to 2,337 very low-income persons or households.**	**2014-2021**	**The City annually provides up to 2,300 Housing Choice Vouchers to eligible households.** **In CY 2019, the City implemented a rental assistance program for literally homeless individuals. Since inception, the program has provided rent assistance with wrap-around services to over 60 homeless households.**
Home Ownership Assistance	**Provide assistance to potential lower-income homeowners through the First Time Homebuyer Assistance program. Provide first time homebuyer assistance to 1 household, subject to availability of funding.**	**2014-2021**	**In partnership with the Federal Home Loan Bank of San Francisco, the City designed and implemented a first-time homebuyer program to assist low-income households with down payment assistance. Since CY 2018, the City has assisted 8 households with down payment assistance.**
Fair Housing Services	**Consistent with the Consolidated Plan, provide fair housing services to Garden Grove residents. Serve 500 persons annually with general housing/fair housing issues (3,500 persons total).**	**2014-2021**	**Since CY 2014, the City has funded the Fair Housing Foundation to provide fair housing services to 3,063 Garden Grove residents.**

Homeless Housing Needs	**Consistent with the Consolidated Plan, address the needs of at-risk and homeless individuals and families through assistance to non-profits serving the homeless population. Provide emergency/transitional housing or homeless services to 250 extremely low-income or at-risk clients annually (1,750 persons total).**	**2014-2021**	**Since CY 2014, the City has used HUD ESG funds to assist 3,863 homeless individuals with services.**

General Comments:			

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

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

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.

Please contact HCD if your data is different than the material supplied here

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

		1	2								3	4
Income Level		**RHNA Allocation by Income Level**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**Total Units to Date (all years)**	**Total Remaining RHNA by Income Level**
Very Low	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
	Non-Deed Restricted			50	7	9	13						
Above Moderate		328		37	46	10	9	273	125	287		787	
Total RHNA		**747**											
Total Units				**101**	**53**	**19**	**68**	**273**	**125**	**287**		**926**	**280**

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

Cells in grey contain auto-calculation formulas

Table A2

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

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Notes
			13	14	15	16	17	18	19	20			21
Current APN	Street Address	Project Name+	How many of the units were Extremely Low Income?+	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N+	Assistance Programs for Each Development (see instructions)	Deed Restriction Type (see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)+	Number of Demolished/Destroyed Units+	Demolished or Destroyed Units+	Demolished/Destroyed Units Owner or Renter+	Notes+
			0	0						6	0	0	
23137335	12572 JANET LN		0	N	Y								
23137302	12512 SALLY ST		0	N	Y								
10132308	12851 GLORIA ST		0	N	Y								
23110137	12741 ARLETTA CIR		0	N	Y								
9046402	11202 LINDALOA LN		0	N	Y								
13306111	12211 FERRARI LN		0	N	Y								
10152405	13801 ROXEY DR		0	N	Y								
9051307	11402 PRESIDIO WY		0	N	Y								
8923216	12691 GROVEVIEW ST		0	N	Y								
9743101	8731 LARIAT AVE		0	N	Y								
9937211	10321 WOODBURY RD		0	N	Y								
13306111	12211 FERRARI LN		0	N	Y								
21505316	12151 LORNA ST		0	N	Y								
23117123	13465 GREENTREE AVE		0	N	Y								
8934306	11871 MORRIE LN		0	N	Y								
9824310	13332 GALWAY ST		0	N	Y								
9931226	13632 FLOWER ST		0	N	Y								
9806425	9750 CROSBY AVE		0	N	Y								
10130307	13472 LILLY ST		0	N	Y								
13217311	9412 VONS DR		0	N	Y								
10130342	12891 RANCHERO WAY		0	N	Y								
10037206	11582 PALOMA AVE		0	N	Y								
8930126	11031 DADE LN		0	N	Y								
13237207	9772 SWALLOW LN		0	N	Y								
8925307	12072 ELLEN ST		0	N	Y								
10114230	13832 DIEPPE ST		0	N	Y								
21512315	12291 DITMORE DR		0	N	Y								
13341101	9271 WELDON DR		0	N	Y								
10033206	13182 ROCKINGHORSE RD		0	N	Y								
13204126	8871 ADAH ST		0	N	Y								
8923316	12531 BLACKTHORN ST		0	N	Y								
9946301	13902 MERELLO ST		0	N	Y								
9064108	11071 BIXLER CIR		0	N	Y								
13227119	11572 VICILIA ST		0	N	Y								
13227119	11572 VICILIA ST		0	N	Y								
9034130	12362 ZETA ST		0	N	Y								
8912322	12471 MCLEOD ST		0	N	Y								
9050517	11371 CHAPMAN AVE		0	N	Y								
13334103	12542 EDIETH DR		0	N	Y								
13307201	9232 BLANCHE AVE		0	N	Y								
10152313	12721 MICHAEL AVE		0	N	Y								
13217310	9402 VONS DR		0	N	Y								
13153164	12792 JACKSON ST		0	N	Y								
23104128	12921 LILY ST		0	N	Y								
23104128	12913 LILY ST		0	N	Y								
23104128	12929 LILY ST		0	N	Y								
23104128	12905 LILY ST		0	N	Y								
13220110	9062 VONS DR		0	N	Y								
23104128	12914 LILY ST		0	N	Y								
23104128	12906 LILY ST		0	N	Y								
8950504	10432 PATRICIA DR		0	N	Y								
8947206	10372 DEWEY DR		0	N	Y								
23104128	12922 LILY ST		0	N	Y								
10004129	13192 NEWELL ST		0	N	Y								
13337205	9802 STANFORD AVE		0	N	Y								
23104128	12930 LILY ST		0	N	Y								
13317206	12361 JEROME ST		0	N	Y								
13316107	9381 CATHERINE AVE		0	N	Y								
9929309	13401 JESSICA DR		0	N	Y								
23157403	12801 OERTLY DR		0	N	Y								
9837101	14061 KERRY ST		0	N	Y								
9825409	9711 LUDERS AVE		0	N	Y								

10040119	11452 JOLA AVE	0	N	Y								
13318303	12352 CORVETTE ST	0	N	Y								
13336105	9952 STANFORD AVE	0	N	Y								
8922216	12571 FLETCHER DR	0	N	Y								
9944423	10615 HAZARD AVE	0	N	Y								
9727102	13522 PURDY ST	0	N	Y								
23146313	12321 DOWNING ST	0	N	Y								
8931508	11541 PARK LN	0	N	Y								
9820418	13231 GALWAY ST	0	N	Y								
9930523	13631 HOPE ST	0	N	Y								
9901513	10111 LARSON AVE	0	N	Y								
9033307	11702 DONNA LN	0	N	Y								
13222107	11246 MAC ST	0	N	Y								
13236213	9801 ROYAL PALM BLVD	0	N	Y								
13328235	12562 MAGNOLIA ST	0	N	Y								
9764219	13322 HAZEL ST	0	N	Y								
8944116	10161 MCMICHAEL DR	0	N	Y								
13205104	11192 MAGNOLIA ST	0	N	Y								
13205104	11192 MAGNOLIA ST	0	N	Y								
21504106	12082 DALE ST	0	N	Y								
13306128	12201 CUNNINGHAM LN	0	N	Y								
9737224	8241 NILAND WAY	0	N	Y								
9811313	9581 MIRAGE AVE	0	N	Y								
8923227	12511 GROVEVIEW ST	0	N	Y								
9950208	10621 LINNELL AVE	0	N	Y								
23302314	11892 DEBBIE LN	0	N	Y								
9943302	10582 BLAKE ST	0	N	Y								
10034801	13261 ROCKINGHORSE RD	0	N	Y								
23104128	12953 LILY ST	0	N	Y								
23104128	12937 LILY ST	0	N	Y								
23104128	12945 LILY ST	0	N	Y								
23104128	12961 LILY ST	0	N	Y								
23104128	12938 LILY ST	0	N	Y								
23104128	13420 PEONY AVE	0	N	Y								
23104128	13412 PEONY AVE	0	N	Y								
23104128	12946 LILY ST	0	N	Y								
13232118	11551 MONTLAKE DR	0	N	Y								
23313409	11841 TIMMY LN	0	N	Y								
23314208	11691 DARYL LN	0	N	Y								
13153173	12832 FERN ST	0	N	Y								
9007242	12341 WALNUT AVE	0	N	Y								
9802343	9001 BESTEL AVE	0	N	Y								
9942209	10632 MALLARD DR	0	N	Y								
13314113	12472 GILBERT ST	0	N	Y								
13243214	11801 CLOVER LN	0	N	Y								
9056234	12542 STRATHMORE DR	0	N	Y								
9056407	12581 STRATHMORE DR	0	N	Y								
9841201	13671 MCMAINS ST	0	N	Y								
13248217	8661 MARYLEE DR	0	N	Y								
9020503	11952 COMSTOCK RD	0	N	Y								
8941112	11962 STEELE WAY	0	N	Y								
9835303	9802 OASIS AVE	0	N	Y								
9826301	9302 IMPERIAL AVE	0	N	Y								
23314217	11691 JEWEL LN	0	N	Y								
9059206	12577 MORGAN LN	0	N	Y								
13247208	8592 MAC ALPINE RD	0	N	Y								
10135118	13271 PALM ST	0	N	Y								
9041323	11601 EUDORA LN	0	N	Y								
13243206	11762 FAUN LN	0	N	Y								
9756301	8582 MAYS AVE	0	N	Y								
9903514	10141 RUSSELL AVE	0	N	Y								
13151116	12642 WYNANT DR	0	N	Y								
9942221	10681 TEAL DR	0	N	Y								
13335311	12701 SUSAN LN	0	N	Y								
13222129	8851 JOYZELLE DR	0	N	Y								
9930304	13601 BOWEN ST	0	N	Y								
9038223	12062 MORGAN LN	0	N	Y								
9906601	13122 BOWEN ST	0	N	Y								
9907128	13342 ADLAND ST	0	N	Y								
13317109	12291 LORALEEN ST	0	N	Y								
8952322	11761 DINO PL	0	N	Y								
9928113	13242 CYPRESS ST	0	N	Y								
9926304	13652 LOMBARDY RD	0	N	Y								
9029411	12891 LEMONWOOD LN	0	N	Y								
13248218	8651 MARYLEE DR	0	N	Y								
9741105	13282 WILSON ST	0	N	Y								
9041206	11621 SAMUEL DR	0	N	Y								
8956207	10161 PARLIAMENT AVE	0	N	Y								
23117135	13351 GREENTREE AVE	0	N	Y								

13152176	8412 LAMPSON AVE	0	N	Y								
8938106	12292 BROWNING RD	0	N	Y								
9741113	13372 WILSON ST	0	N	Y								
13219111	9186 VONS DR	0	N	Y								
13247121	8681 MAC ALPINE RD	0	N	Y								
13228208	11591 MAC ST	0	N	Y								
21511603	12442 PENTAGON ST	0	N	Y								
13227115	8691 SALISH AVE	0	N	Y								
13340215	9281 MARIETTA AVE	0	N	Y								
9823108	13161 GILBERT ST	0	N	Y								
13246613	11771 MAC MURRAY ST	0	N	Y								
21505211	8591 BARR LN	0	N	Y								
10130306	13462 LILLY ST	0	N	Y								
13241307	9282 CELLINI AVE	0	N	Y								
13201327	11152 BOWLES AVE	0	N	Y								
10034403	13272 PINTO RD	0	N	Y								
9823414	9462 CENTRAL AVE	0	N	Y								
9940316	10272 JENNRICH AVE	0	N	Y								
39916203	13261 SIEMON AVE	0	N	Y								
9756407	13661 LORNA ST	0	N	Y								
9901501	10082 EMERSON AVE	0	N	Y								
9803101	9231 IMPERIAL AVE	0	N	Y								
9026105	12922 9TH ST	0	N	Y								
8927317	10391 MAHALO WAY	0	N	Y								
13201324	11121 YANA DR	0	N	Y								
9946401	13831 BOWEN ST	0	N	Y								
9034506	11602 BETA AVE	0	N	Y								
13229130	8915 ABERDEEN LN	0	N	Y								
21513111	12612 ARISTOCRAT AVE	0	N	Y								
8937114	10231 BONSER AVE	0	N	Y								
13153126	12822 JEFFERSON ST	0	N	Y								
9738221	8121 BESTEL AVE	0	N	Y								
9033110	11912 JACALENE LN	0	N	Y								
23104128	12949 DAHLIA ST	0	N	Y								
23104128	12962 DAHLIA ST	0	N	Y								
23104128	12941 DAHLIA ST	0	N	Y								
23104128	12942 DAHLIA ST	0	N	Y								
23104128	12954 DAHLIA ST	0	N	Y								
23104128	13468 PEONY AVE	0	N	Y								
23104128	13462 PEONY AVE	0	N	Y								
23104128	12950 DAHLIA ST	0	N	Y								
13243103	11732 MAGNOLIA ST	0	N	Y								
9939602	10252 MORNINGSIDE DR	0	N	Y								
9912402	13361 TAFT ST	0	N	Y								
8952320	11731 DINO PL	0	N	Y								
13229148	11681 MAGNOLIA ST	0	N	Y								
9744104	13792 RIATA ST	0	N	Y								
9020226	11961 COMSTOCK RD	0	N	Y								
13208515	11172 HARCOURT AVE	0	N	Y								
13231318	9202 MARCHAND AVE	0	N	Y								
13216102	9521 VONS DR	0	N	Y								
9811309	9612 SUTHERLAND WAY	0	N	Y								
9824304	9632 IMPERIAL AVE	0	N	Y								
13248308	8592 MARYLEE DR	0	N	Y								
13316311	12461 MEADE ST	0	N	Y								
9020504	11942 COMSTOCK RD	0	N	Y								
23315122	11522 WEST ST	0	N	Y								
9952314	10511 SCHOONER AVE	0	N	Y								
9044210	11352 JACALENE LN	0	N	Y								
9952418	10681 SCHOONER AVE	0	N	Y								
23162309	12321 SUNGROVE ST	0	N	Y								
8934207	11801 MORRIE LN	0	N	Y								
9802331	9109 BESTEL AVE	0	N	Y								
10132511	12862 PEARCE ST	0	N	Y								
8958424	10661 LA DONA DR	0	N	Y								
9029208	12852 WOODLAND LN	0	N	Y								
9034611	12371 ZETA ST	0	N	Y								
13248309	8602 MARYLEE DR	0	N	Y								
23104126	12909 DAHLIA ST	0	N	Y								
8912360	10721 LAMPSON AVE	0	N	Y								
8912360	10721 LAMPSON AVE	0	N	Y								
13226309	8562 TWANA DR	0	N	Y								
9911226	10902 DOROTHY AVE	0	N	Y								
13243502	9022 TRISTAN DR	0	N	Y								
10007318	11382 FRANCES AVE	0	N	Y								
9017403	12912 8TH ST	0	N	Y								
13203114	11041 MAC MURRAY ST	0	N	Y								
9009113	12422 LEE LN	0	N	Y								
9959224	10132 JOHANNAH AVE	0	N	Y								

9835209	9872 READING AVE		0	N	Y									
23104127	12926 DAHLIA ST		0	N	Y									
9023304	11592 MARGIE LN		0	N	Y									
9728139	8811 MAYS AVE		0	N	Y									
9728139	8811 MAYS AVE		0	N	Y									
9026008	11531 STANFORD AVE		0	N	Y									
10151505	12672 WOODBURY RD		0	N	Y									
13248213	11891 MAC DUFF ST		0	N	Y									
unkown	12910 DAHLIA ST		0	N	Y									
10062206	11292 ANABEL AVE		0	N	Y									
10040119	11452 JOLA AVE		0	N	Y									
9735712	13372 KELLY ST		0	N	Y									
23146502	12342 TWINTREE AVE		0	N	Y									
			0											
8938414	10252 BONSER AVE		0	N	Y									
10148129	13111 SIEMON AVE		0	N	Y									
9927120	13465 MITCHELL AVE		0	N	Y									
9837216	9692 READING AVE		0	N	Y									
23137108	12581 MERRILL ST		0	N	Y									
8920207	12832 WESTLAKE ST		0	N	Y									
9826320	13462 GILBERT ST		0	N	Y									
10003124	13192 SANDRA PL		0	N	Y									
8927204	10392 LAW DR		0	N	Y									
9701147	13011 MONROE ST		0	N	Y									
13213303	9782 JOYZELLE DR		0	N	Y									
13239213	9682 SKYLARK BLVD		0	N	Y									
13335410	9881 LENORE DR		0	N	Y									
8950318	11672 FAYE AVE		0	N	Y									
			0											
9803417	9125 CARL LN		0	N	Y									
9843115	9131 ENLOE WAY		0	N	Y									
9059117	12646 MORGAN LN		0	N	Y									
9029108	11661 STANFORD AVE		0	N	Y									
10130303	13422 LILLY ST		0	N	Y									
9825330	9751 DAKOTA AVE		0	N	Y									
9059118	12626 MORGAN LN		0	N	Y									
9040108	11701 BROOKSHIRE AVE		0	N	Y									
9907234	13292 DEANANN PL		0	N	Y									
13041412	6571 CHAPMAN AVE		0	N	Y									
21511710	8732 DUDMAN DR		0	N	Y									
9941102	14391 DEANANN PL		0	N	Y									
8925303	12022 ELLEN ST		0	N	Y									
8930321	10101 ALDGATE AVE		0	N	Y									
13712330	12292 BLUEBELL AVE		0	N	Y									
8950313	11671 STEPHANIE LN		0	N	Y									
8935211	11911 STEPHANIE LN		0	N	Y									
13213301	9742 JOYZELLE DR		0	N	Y									
23155502	12664 CHAPARRAL DR		0	N	Y									
8942203	11823 EASY WAY		0	N	Y									
13316315	12402 JEROME ST		0	N	Y									
13050221	6874 ACACIA AVE		0	N	Y									
23154702	12614 VOLKWOOD ST		0	N	Y									
9004118	11331 CHAPMAN AVE		0	N	Y									
9031308	12702 GEORGE ST		0	N	Y									
13329417	12682 LUCILLE AVE		0	N	Y									
13328105	12551 LUCILLE AVE		0	N	Y									
9042216	11622 KATHY LN		0	N	Y									
9902301	13126 HOPE ST		0	N	Y									
9912213	10605 FRANCES AVE		0	N	Y									
13328125	12696 HAZAEL AVE		0	N	Y									
9806410	9692 CROSBY AVE		0	N	Y									
10062103	11302 WOODBURY RD		0	N	Y									
9006406	12321 BETTY LN		0	N	Y									
9938503	14122 STENGEL ST		0	N	Y									
9928304	13431 BENTON ST		0	N	Y									
13315108	9541 ARLENE AVE		0	N	Y									
13234201	11662 CAPRI DR		0	N	Y									
23146422	12212 BUARO ST		0	N	Y									
9041325	11581 EUDORA LN		0	N	Y									
10033104	13203 ROCKING HORSE RD		0	N	Y									
23140117	12231 DUNKLEE LN		0	N	Y									
13335313	9901 STANFORD AVE		0	N	Y									
13239111	9615 SKYLARK BLVD		0	N	Y									
8951225	12082 FAYE AVE		0	N	Y									
8949404	10031 BROOKSIDE DR		0	N	Y									
8924022	10952 ALLEN DR		0	N	Y									
9764219	13322 HAZEL ST		0	N	Y									
9059206	12577 MORGAN LN		0	N	Y									

9044211	11361 ROBERT LN		0	N	Y								
8941112	11962 STEELE WAY		0	N	Y								
13314203	12402 LAMBERT CIR		0	N	Y								
8958202	10501 GERALDINE RD		0	N	Y								
9738117	8071 IMPERIAL AVE		0	N	Y								
9737404	8151 BESTEL AVE		0	N	Y								
9847203	9552 MANSOR AVE		0	N	Y								
13244224	9012 MARYLEE DR		0	N	Y								
8922258	12531 FLETCHER DR		0	N	Y								
21504115	8601 AMY AVE		0	N	Y								
8937309	10221 MALINDA LN		0	N	Y								
8941204	11851 STEELE DR		0	N	Y								
13202215	8832 LA GRAND AVE		0	N	Y								
9849313	9651 TEAL AVE		0	N	Y								
13223112	8572 JOYZELLE AVE		0	N	Y								
9811207	9582 WETMINSTER AVE		0	N	Y								
9820211	13212 GALWAY ST		0	N	Y								
13229134	8936 ABERDEEN LN		0	N	Y								
9028505	12202 BURNS DR		0	N	Y								
9044420	11471 MORGAN LN		0	N	Y								
13234107	11701 CAPRI DR		0	N	Y								
8945217	12221 BROOKHAVE PARK		0	N	Y								
13212719	11261 BROOKHURST ST		0	N	Y								
8937115	10221 BONSER AVE		0	N	Y								
13226315	11842 DALE ST		0	N	Y								
8938203	12301 BROWNING RD		0	N	Y								
8949107	10081 BROOKSIDE DR		0	N	Y								
10130104	12932 RANCHERO WAY		0	N	Y								
9806409	9702 CROSBY AVE		0	N	Y								
21512429	12352 PENTAGON ST		0	N	Y								
10062113	11341 ANABEL AVE		0	N	Y								
23131306	12101 FIREBRAND ST		0	N	Y								
9007119	11071 IRIS DR		0	N	Y								
13221304	11421 MAC ST		0	N	Y								
9803415	9151 CARL LN		0	N	Y								
13243401	9161 SHELLEY DR		0	N	Y								
9826327	13372 GILBERT ST		0	N	Y								
9907130	13312 ADLAND ST		0	N	Y								
13310106	9571 BLANCH AVE		0	N	Y								
9823201	9281 CROSBY AVE		0	N	Y								
9825331	9771 DAKOTA AVE		0	N	Y								
21504131	12061 LORNA ST		0	N	Y								
23142306	12422 EL REY PL		0	N	Y								
13310208	9582 BLANCHE AVE		0	N	Y								
8912356	10671 LAMPSON AVE		0	N	Y								
9930125	13592 BOWEN ST		0	N	Y								
13234214	9681 SHANNON AVE		0	N	Y								
9849105	13662 CORK ST		0	N	Y								
13332310	12541 OCEAN BREEZE DR		0	N	Y								
13313302	9792 BEVERLY LN		0	N	Y								
9039602	11642 JOHN AVE		0	N	Y								
9945505	14331 WARD ST		0	N	Y								
8920208	12842 WESTLAKE ST		0	N	Y								
13316216	12382 MEADE ST		0	N	Y								
13151129	12692 JACKSON ST		0	N	Y								
13213230	11291 BROOKHURST ST		0	N	Y								
13247406	11832 MAC DUFF ST		0	N	Y								
13344107	8931 ACACIA AVE		0	N	Y								
23315313	12222 BLUEBELL AVE		0	N	Y								
9825216	9691 RUSSELL AVE		0	N	Y								
8943226	12061 SHERIDAN LN		0	N	Y								
23122107	12692 HASTER ST		0	N	Y								
10033205	13192 ROCKINGHORSE RD		0	N	Y								
10131531	13842 JACKSON ST		0	N	Y								
9008227	12412 PINE ST		0	N	Y								
10003209	13091 SANDRA PL		0	N	Y								
8938410	10261 TYHURST RD		0	N	Y								
9852406	9662 INGRAM AVE		0	N	Y								
13248211	11871 MAC DUFF ST		0	N	Y								
9823320	9351 CENTRAL AVE		0	N	Y								
10037202	11522 PALOMA AVE		0	N	Y								
13306147	9154 MERCEDES CIR		0	N	Y								
9904603	13446 HOPE ST		0	N	Y								
8939102	11706 EASY WAY		0	N	Y								
10152344	12671 CYNTHIA AVE		0	N	Y								
8940420	11656 OLD FASHION WAY		0	N	Y								
8933312	11871 EDGEWOOD LN		0	N	Y								
23131131	12045 FIREBRAND ST		0	N	Y								

13230301	11676 FAUN LN		0	N	Y								
9937301	10352 WOODBURY RD		0	N	Y								
8928228	12206 MOVIUS DR		0	N	Y								
9735635	13342 YOCKEY ST		0	N	Y								
13206211	9166 ALWICK CIR		0	N	Y								
13223212	11235 BOWLES AVE		0	N	Y								
10132304	12805 GLORIA ST		0	N	Y								
10002120	11046 SHERMAN AVE		0	N	Y								
23139120	12762 WEST ST		0	N	Y								
13204306	8845 DEWEY DR		0	N	Y								
9931725	13631 FLOWER ST		0	N	Y								
8916120	11611 EUCLID ST		0	N	Y								
9841207	13745 MCMAINS ST		0	N	Y								
9902203	10102 LARSON AVE		0	N	Y								
10010101	13275 RAMONA PL		0	N	Y								
23152510	12632 TWINTREE LN		0	N	Y								
9943204	10586 WOODBURY RD		0	N	Y								
23154132	12505 TWINLEAF LN		0	N	Y								
9009210	11396 MIDWICK PL		0	N	Y								
9931712	13691 FLOWER ST		0	N	Y								
13208407	9366 MELBA DR		0	N	Y								
8946314	11085 STRATFORD WAY		0	N	Y								
9835309	9876 OASIS AVE		0	N	Y								
13152172	12532 MONROE ST		0	N	Y								
10163305	12092 FLAGSTONE AVE		0	N	Y								
9953225	14731 SAIL ST		0	N	Y								
9907229	13356 DEANANN PL		0	N	Y								
9041215	11741 SAMUEL DR		0	N	Y								
8923312	12585 BLACKTHORN ST		0	N	Y								
9045102	11321 JACALENE LN		0	N	Y								
23314113	12145 WILKEN WAY		0	N	Y								
9027304	11346 ORA DR		0	N	Y								
9038205	12055 MORGAN LN		0	N	Y								
9931704	10036 RIDGLEY DR		0	N	Y								
13235419	9696 ROYAL PALM BLVD		0	N	Y								
9929223	13366 JESSICA DR		0	N	Y								
10003118	13205 NINA PL		0	N	Y								
9031230	12741 GEORGE ST		0	N	Y								
13317204	12325 JEROME ST		0	N	Y								
13343102	12751 LUCILLE AVE		0	N	Y								
23104128	12925 DAHLIA ST		0	N	Y								
23104127	12934 DAHLIA ST		0	N	Y								
23104128	12918 DAHLIA ST		0	N	Y								
23104126	12917 DAHLIA ST		0	N	Y								
23104128	12933 DAHLIA ST		0	N	Y								
9812018	9861 11TH ST		0	N	Y								
13335217	12642 SUSAN LN		0	N	Y								
13245512	8891 CHAPMAN AVE		0	N	Y					1	Demolished	O	
8956411	10162 PARLIAMENT AVE		0	N	Y					1	Demolished	O	
9027306	11382 ORA DR		0	N	Y					1	Demolished	O	
9806409	9702 CROSBY AVE		0	N	Y					1	Demolished	O	
21511601	8852 DUDMAN DR		0	N	Y					1	Demolished	O	
8912356	10671 LAMPSON AVE		0	N	Y					1	Demolished	O	
9903603	10186 IMPERIAL AVE		0	N	Y								
13203114	11041 MAC MURRAY ST		0	N	Y								
13239111	9615 SKYLARK BLVD		0	N	Y								
9030240	11712 LAMPSON AVE	SP-081-2020	0	N	Y								
13347202	12881 ADELLE ST	SP-083-2020	0	N	Y								
13246706	11841 MAGNOLIA ST	SP-084-2020	0	N	Y								
8921320	12885 MAIN ST	SP-053-2018 (Reinstatement)	0	N	Y		DB		55				
13343234	12782 MAGNOLIA ST	DR-046-2020	0	N	Y								

Table A2

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

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

13217310	9402 VONS DR							1	3/6/2020	1
13153164	12792 JACKSON ST							1	3/12/2020	1
23104128	12921 LILY ST							1	3/16/2020	1
23104128	12913 LILY ST							1	3/16/2020	1
23104128	12929 LILY ST							1	3/16/2020	1
23104128	12905 LILY ST							1	3/16/2020	1
13220110	9062 VONS DR							1	3/18/2020	1
23104128	12914 LILY ST							1	3/19/2020	1
23104128	12906 LILY ST							1	3/19/2020	1
8950504	10432 PATRICIA DR							1	3/20/2020	1
8947206	10372 DEWEY DR							1	3/20/2020	1
23104128	12922 LILY ST							1	3/20/2020	1
10004129	13192 NEWELL ST							1	3/23/2020	1
13337205	9802 STANFORD AVE							1	3/23/2020	1
23104128	12930 LILY ST							1	3/23/2020	1
13317206	12361 JEROME ST							1	3/31/2020	1
13316107	9381 CATHERINE AVE							1	3/31/2020	1
9929309	13401 JESSICA DR							1	4/1/2020	1
23157403	12801 OERTLY DR							1	4/3/2020	1
9837101	14061 KERRY ST							1	4/6/2020	1
9825409	9711 LUDERS AVE							1	4/6/2020	1
10040119	11452 JOLA AVE							1	4/6/2020	1
13318303	12352 CORVETTE ST							1	4/8/2020	1
13336105	9952 STANFORD AVE							1	4/8/2020	1
8922216	12571 FLETCHER DR							1	4/9/2020	1
9944423	10615 HAZARD AVE							1	4/13/2020	1
9727102	13522 PURDY ST							1	4/14/2020	1
23146313	12321 DOWNING ST							1	4/14/2020	1
8931508	11541 PARK LN							1	4/17/2020	1
9820418	13231 GALWAY ST							1	4/17/2020	1
9930523	13631 HOPE ST							1	4/17/2020	1
9901513	10111 LARSON AVE							1	4/17/2020	1
9033307	11702 DONNA LN							1	4/23/2020	1
13222107	11246 MAC ST							1	4/27/2020	1
13236213	9801 ROYAL PALM BLVD							1	4/28/2020	1
13328235	12562 MAGNOLIA ST							1	5/1/2020	1
9764219	13322 HAZEL ST							1	5/1/2020	1
8944116	10161 MCMICHAEL DR							1	5/5/2020	1
13205104	11192 MAGNOLIA ST							1	5/5/2020	1
13205104	11192 MAGNOLIA ST							1	5/5/2020	1
21504106	12082 DALE ST							1	5/6/2020	1
13306128	12201 CUNNINGHAM LN							1	5/12/2020	1
9737224	8241 NILAND WAY							1	5/12/2020	1
9811313	9581 MIRAGE AVE							1	5/12/2020	1
8923227	12511 GROVEVIEW ST							1	5/14/2020	1
9950208	10621 LINNELL AVE							1	5/15/2020	1
23302314	11892 DEBBIE LN							1	5/15/2020	1
9943302	10582 BLAKE ST							1	5/18/2020	1
10034801	13261 ROCKINGHORSE RD							1	5/18/2020	1
23104128	12953 LILY ST							1	5/18/2020	1
23104128	12937 LILY ST							1	5/18/2020	1
23104128	12945 LILY ST							1	5/18/2020	1
23104128	12961 LILY ST							1	5/18/2020	1
23104128	12938 LILY ST							1	5/19/2020	1
23104128	13420 PEONY AVE							1	5/19/2020	1
23104128	13412 PEONY AVE							1	5/19/2020	1
23104128	12946 LILY ST							1	5/19/2020	1

13232118	11551 MONTLAKE DR							1	5/21/2020	1
23313409	11841 TIMMY LN							1	5/26/2020	1
23314208	11691 DARYL LN							1	5/27/2020	1
13153173	12832 FERN ST							1	5/27/2020	1
9007242	12341 WALNUT AVE							1	5/27/2020	1
9802343	9001 BESTEL AVE							1	5/28/2020	1
9942209	10632 MALLARD DR							1	5/28/2020	1
13314113	12472 GILBERT ST							1	6/1/2020	1
13243214	11801 CLOVER LN							1	6/1/2020	1
9056234	12542 STRATHMORE DR							1	6/1/2020	1
9056407	12581 STRATHMORE DR							1	6/1/2020	1
9841201	13671 MCMAINS ST							1	6/2/2020	1
13248217	8661 MARYLEE DR							1	6/2/2020	1
9020503	11952 COMSTOCK RD							1	6/3/2020	1
8941112	11962 STEELE WAY							1	6/3/2020	1
9835303	9802 OASIS AVE							1	6/3/2020	1
9826301	9302 IMPERIAL AVE							1	6/4/2020	1
23314217	11691 JEWEL LN							1	6/8/2020	1
9059206	12577 MORGAN LN							1	6/10/2020	1
13247208	8592 MAC ALPINE RD							1	6/10/2020	1
10135118	13271 PALM ST							1	6/10/2020	1
9041323	11601 EUDORA LN							1	6/12/2020	1
13243206	11762 FAUN LN							1	6/12/2020	1
9756301	8582 MAYS AVE							1	6/12/2020	1
9903514	10141 RUSSELL AVE							1	6/12/2020	1
13151116	12642 WYNANT DR							1	6/15/2020	1
9942221	10681 TEAL DR							1	6/16/2020	1
13335311	12701 SUSAN LN							1	6/16/2020	1
13222129	8851 JOYZELLE DR							1	6/17/2020	1
9930304	13601 BOWEN ST							1	6/17/2020	1
9038223	12062 MORGAN LN							1	6/22/2020	1
9906601	13122 BOWEN ST							1	6/23/2020	1
9907128	13342 ADLAND ST							1	6/23/2020	1
13317109	12291 LORALEEN ST							1	6/25/2020	1
8952322	11761 DINO PL							1	6/30/2020	1
9928113	13242 CYPRESS ST							1	7/1/2020	1
9926304	13652 LOMBARDY RD							1	7/1/2020	1
9029411	12891 LEMONWOOD LN							1	7/1/2020	1
13248218	8651 MARYLEE DR							1	7/1/2020	1
9741105	13282 WILSON ST							1	7/1/2020	1
9041206	11621 SAMUEL DR							1	7/6/2020	1
8956207	10161 PARLIAMENT AVE							1	7/7/2020	1
23117135	13351 GREENTREE AVE							1	7/7/2020	1
13152176	8412 LAMPSON AVE							1	7/8/2020	1
8938106	12292 BROWNING RD							1	7/8/2020	1
9741113	13372 WILSON ST							1	7/9/2020	1
13219111	9186 VONS DR							1	7/9/2020	1
13247121	8681 MAC ALPINE RD							1	7/10/2020	1
13228208	11591 MAC ST							1	7/10/2020	1
21511603	12442 PENTAGON ST							1	7/10/2020	1
13227115	8691 SALISH AVE							1	7/10/2020	1
13340215	9281 MARIETTA AVE							1	7/13/2020	1
9823108	13161 GILBERT ST							1	7/14/2020	1
13246613	11771 MAC MURRAY ST							1	7/16/2020	1
21505211	8591 BARR LN							1	7/16/2020	1
10130306	13462 LILLY ST							1	7/22/2020	1
13241307	9282 CELLINI AVE							1	7/22/2020	1

13201327	11152 BOWLES AVE							1	7/23/2020	1
10034403	13272 PINTO RD							1	7/23/2020	1
9823414	9462 CENTRAL AVE							1	7/24/2020	1
9940316	10272 JENNRICH AVE							1	7/27/2020	1
39916203	13261 SIEMON AVE							1	7/27/2020	1
9756407	13661 LORNA ST							1	7/27/2020	1
9901501	10082 EMERSON AVE							1	7/28/2020	1
9803101	9231 IMPERIAL AVE							1	7/28/2020	1
9026105	12922 9TH ST							1	7/28/2020	1
8927317	10391 MAHALO WAY							1	7/28/2020	1
13201324	11121 YANA DR							1	7/29/2020	1
9946401	13831 BOWEN ST							1	8/5/2020	1
9034506	11602 BETA AVE							1	8/5/2020	1
13229130	8915 ABERDEEN LN							1	8/6/2020	1
21513111	12612 ARISTOCRAT AVE							1	8/7/2020	1
8937114	10231 BONSER AVE							1	8/7/2020	1
13153126	12822 JEFFERSON ST							1	8/11/2020	1
9738221	8121 BESTEL AVE							1	8/17/2020	1
9033110	11912 JACALENE LN							1	8/21/2020	1
23104128	12949 DAHLIA ST							1	8/21/2020	1
23104128	12962 DAHLIA ST							1	8/21/2020	1
23104128	12941 DAHLIA ST							1	8/21/2020	1
23104128	12942 DAHLIA ST							1	8/21/2020	1
23104128	12954 DAHLIA ST							1	8/21/2020	1
23104128	13468 PEONY AVE							1	8/21/2020	1
23104128	13462 PEONY AVE							1	8/21/2020	1
23104128	12950 DAHLIA ST							1	8/21/2020	1
13243103	11732 MAGNOLIA ST							1	8/25/2020	1
9939602	10252 MORNINGSIDE DR							1	8/26/2020	1
9912402	13361 TAFT ST							1	8/27/2020	1
8952320	11731 DINO PL							1	8/27/2020	1
13229148	11681 MAGNOLIA ST							1	8/27/2020	1
9744104	13792 RIATA ST							1	9/1/2020	1
9020226	11961 COMSTOCK RD							1	9/2/2020	1
13208515	11172 HARCOURT AVE							1	9/3/2020	1
13231318	9202 MARCHAND AVE							1	9/8/2020	1
13216102	9521 VONS DR							1	9/14/2020	1
9811309	9612 SUTHERLAND WAY							1	9/15/2020	1
9824304	9632 IMPERIAL AVE							1	9/16/2020	1
13248308	8592 MARYLEE DR							1	9/21/2020	1
13316311	12461 MEADE ST							1	9/21/2020	1
9020504	11942 COMSTOCK RD							1	9/22/2020	1
23315122	11522 WEST ST							1	9/23/2020	1
9952314	10511 SCHOONER AVE							1	9/28/2020	1
9044210	11352 JACALENE LN							1	9/28/2020	1
9952418	10681 SCHOONER AVE							1	9/29/2020	1
23162309	12321 SUNGROVE ST							1	9/29/2020	1
8934207	11801 MORRIE LN							1	9/30/2020	1
9802331	9109 BESTEL AVE							1	9/30/2020	1
10132511	12862 PEARCE ST							1	10/1/2020	1
8958424	10661 LA DONA DR							1	10/1/2020	1
9029208	12852 WOODLAND LN							1	10/2/2020	1
9034611	12371 ZETA ST							1	10/5/2020	1
13248309	8602 MARYLEE DR							1	10/5/2020	1
23104126	12909 DAHLIA ST							1	10/6/2020	1
8912360	10721 LAMPSON AVE							1	10/7/2020	1

8912360	10721 LAMPSON AVE								1	10/7/2020	1
13226309	8562 TWANA DR								1	10/12/2020	1
9911226	10902 DOROTHY AVE								1	10/16/2020	1
13243502	9022 TRISTAN DR								1	10/20/2020	1
10007318	11382 FRANCES AVE								1	10/20/2020	1
9017403	12912 8TH ST								1	10/21/2020	1
13203114	11041 MAC MURRAY ST								1	10/21/2020	1
9009113	12422 LEE LN								1	10/21/2020	1
9959224	10132 JOHANNAH AVE								1	10/22/2020	1
9835209	9872 READING AVE								1	10/26/2020	1
23104127	12926 DAHLIA ST								1	10/26/2020	1
9023304	11592 MARGIE LN								1	10/28/2020	1
9728139	8811 MAYS AVE								1	10/29/2020	1
9728139	8811 MAYS AVE								1	10/29/2020	1
9026008	11531 STANFORD AVE								1	11/2/2020	1
10151505	12672 WOODBURY RD								1	11/2/2020	1
13248213	11891 MAC DUFF ST								1	11/3/2020	1
unkown	12910 DAHLIA ST								1	11/9/2020	1
10062206	11292 ANABEL AVE								1	11/10/2020	1
10040119	11452 JOLA AVE								1	11/10/2020	1
9735712	13372 KELLY ST								1	11/12/2020	1
23146502	12342 TWINTREE AVE								1	11/12/2020	1
											0
8938414	10252 BONSER AVE								1	11/13/2020	1
10148129	13111 SIEMON AVE								1	11/18/2020	1
9927120	13465 MITCHELL AVE								1	11/18/2020	1
9837216	9692 READING AVE								1	11/18/2020	1
23137108	12581 MERRILL ST								1	11/23/2020	1
8920207	12832 WESTLAKE ST								1	11/23/2020	1
9826320	13462 GILBERT ST								1	11/23/2020	1
10003124	13192 SANDRA PL								1	12/2/2020	1
8927204	10392 LAW DR								1	12/3/2020	1
9701147	13011 MONROE ST								1	12/8/2020	1
13213303	9782 JOYZELLE DR								1	12/9/2020	1
13239213	9682 SKYLARK BLVD								1	12/10/2020	1
13335410	9881 LENORE DR								1	12/16/2020	1
8950318	11672 FAYE AVE								1	12/23/2020	1
											0
9803417	9125 CARL LN										0
9843115	9131 ENLOE WAY										0
9059117	12646 MORGAN LN										0
9029108	11661 STANFORD AVE										0
10130303	13422 LILLY ST										0
9825330	9751 DAKOTA AVE										0
9059118	12626 MORGAN LN										0
9040108	11701 BROOKSHIRE AVE										0
9907234	13292 DEANANN PL										0
13041412	6571 CHAPMAN AVE										0
21511710	8732 DUDMAN DR										0
9941102	14391 DEANANN PL										0
8925303	12022 ELLEN ST										0
8930321	10101 ALDGATE AVE										0
13712330	12292 BLUEBELL AVE										0
8950313	11671 STEPHANIE LN										0
8935211	11911 STEPHANIE LN										0
13213301	9742 JOYZELLE DR										0

23155502	12664 CHAPARRAL DR										0
8942203	11823 EASY WAY										0
13316315	12402 JEROME ST										0
13050221	6874 ACACIA AVE										0
23154702	12614 VOLKWOOD ST										0
9004118	11331 CHAPMAN AVE										0
9031308	12702 GEORGE ST										0
13329417	12682 LUCILLE AVE										0
13328105	12551 LUCILLE AVE										0
9042216	11622 KATHY LN										0
9902301	13126 HOPE ST										0
9912213	10605 FRANCES AVE										0
13328125	12696 HAZAEL AVE										0
9806410	9692 CROSBY AVE										0
10062103	11302 WOODBURY RD										0
9006406	12321 BETTY LN										0
9938503	14122 STENGEL ST										0
9928304	13431 BENTON ST										0
13315108	9541 ARLENE AVE										0
13234201	11662 CAPRI DR										0
23146422	12212 BUARO ST										0
9041325	11581 EUDORA LN										0
10033104	13203 ROCKING HORSE RD										0
23140117	12231 DUNKLEE LN										0
13335313	9901 STANFORD AVE										0
13239111	9615 SKYLARK BLVD										0
8951225	12082 FAYE AVE										0
8949404	10031 BROOKSIDE DR										0
8924022	10952 ALLEN DR										0
9764219	13322 HAZEL ST										0
9059206	12577 MORGAN LN								1	6/10/2020	1
9044211	11361 ROBERT LN										0
8941112	11962 STEELE WAY								1	6/3/2020	1
13314203	12402 LAMBERT CIR										0
8958202	10501 GERALDINE RD										0
9738117	8071 IMPERIAL AVE										0
9737404	8151 BESTEL AVE										0
											~~0~~
9847203	9552 MANSOR AVE										0
13244224	9012 MARYLEE DR										0
8922258	12531 FLETCHER DR										0
21504115	8601 AMY AVE										0
8937309	10221 MALINDA LN										0
8941204	11851 STEELE DR										0
13202215	8832 LA GRAND AVE										0
9849313	9651 TEAL AVE										0
13223112	8572 JOYZELLE AVE										0
9811207	9582 WETMINSTER AVE										0
9820211	13212 GALWAY ST										0
13229134	8936 ABERDEEN LN										0
9028505	12202 BURNS DR										0
9044420	11471 MORGAN LN										0
13234107	11701 CAPRI DR										0
8945217	12221 BROOKHAVE PARK										0
13212719	11261 BROOKHURST ST										0

8937115	10221 BONSER AVE									0
13226315	11842 DALE ST									0
8938203	12301 BROWNING RD									0
8949107	10081 BROOKSIDE DR									0
10130104	12932 RANCHERO WAY									0
9806409	9702 CROSBY AVE									0
21512429	12352 PENTAGON ST									0
10062113	11341 ANABEL AVE									0
23131306	12101 FIREBRAND ST									0
9007119	11071 IRIS DR									0
13221304	11421 MAC ST									0
9803415	9151 CARL LN									0
13243401	9161 SHELLEY DR									0
9826327	13372 GILBERT ST									0
9907130	13312 ADLAND ST									0
13310106	9571 BLANCH AVE									0
9823201	9281 CROSBY AVE									0
9825331	9771 DAKOTA AVE									0
21504131	12061 LORNA ST									0
23142306	12422 EL REY PL									0
13310208	9582 BLANCHE AVE									0
8912356	10671 LAMPSON AVE									0
9930125	13592 BOWEN ST									0
13234214	9681 SHANNON AVE									0
9849105	13662 CORK ST									0
13332310	12541 OCEAN BREEZE DR									0
13313302	9792 BEVERLY LN									0
9039602	11642 JOHN AVE									0
9945505	14331 WARD ST									0
8920208	12842 WESTLAKE ST									0
13316216	12382 MEADE ST									0
13151129	12692 JACKSON ST									0
13213230	11291 BROOKHURST ST									0
13247406	11832 MAC DUFF ST									0
13344107	8931 ACACIA AVE									0
23315313	12222 BLUEBELL AVE									0
9825216	9691 RUSSELL AVE									0
8943226	12061 SHERIDAN LN									0
23122107	12692 HASTER ST									0
10033205	13192 ROCKINGHORSE RD									0
10131531	13842 JACKSON ST									0
9008227	12412 PINE ST									0
10003209	13091 SANDRA PL									0
8938410	10261 TYHURST RD									0
9852406	9662 INGRAM AVE									0
13248211	11871 MAC DUFF ST									0
9823320	9351 CENTRAL AVE									0
10037202	11522 PALOMA AVE									0
13306147	9154 MERCEDES CIR									0
9904603	13446 HOPE ST									0
8939102	11706 EASY WAY									0
10152344	12671 CYNTHIA AVE									0
8940420	11656 OLD FASHION WAY									0
8933312	11871 EDGEWOOD LN									0
23131131	12045 FIREBRAND ST									0
13230301	11676 FAUN LN									0

9937301	10352 WOODBURY RD										0
8928228	12206 MOVIUS DR										0
9735635	13342 YOCKEY ST										0
13206211	9166 ALWICK CIR										0
13223212	11235 BOWLES AVE										0
10132304	12805 GLORIA ST										0
10002120	11046 SHERMAN AVE										0
23139120	12762 WEST ST										0
13204306	8845 DEWEY DR										0
9931725	13631 FLOWER ST										0
8916120	11611 EUCLID ST										0
9841207	13745 MCMAINS ST										0
9902203	10102 LARSON AVE										0
10010101	13275 RAMONA PL										0
23152510	12632 TWINTREE LN										0
9943204	10586 WOODBURY RD										0
23154132	12505 TWINLEAF LN										0
9009210	11396 MIDWICK PL										0
9931712	13691 FLOWER ST										0
13208407	9366 MELBA DR										0
8946314	11085 STRATFORD WAY										0
9835309	9876 OASIS AVE										0
13152172	12532 MONROE ST										0
10163305	12092 FLAGSTONE AVE										0
9953225	14731 SAIL ST										0
9907229	13356 DEANANN PL										0
9041215	11741 SAMUEL DR										0
8923312	12585 BLACKTHORN ST										0
9045102	11321 JACALENE LN										0
23314113	12145 WILKEN WAY										0
9027304	11346 ORA DR										0
9038205	12055 MORGAN LN										0
9931704	10036 RIDGLEY DR										0
13235419	9696 ROYAL PALM BLVD										0
9929223	13366 JESSICA DR										0
10003118	13205 NINA PL										0
9031230	12741 GEORGE ST										0
13317204	12325 JEROME ST										0
13343102	12751 LUCILLE AVE										0
23104128	12925 DAHLIA ST										0
23104127	12934 DAHLIA ST										0
23104128	12918 DAHLIA ST										0
23104126	12917 DAHLIA ST										0
23104128	12933 DAHLIA ST										0
9812018	9861 11TH ST										0
13335217	12642 SUSAN LN										0
13245512	8891 CHAPMAN AVE										0
8956411	10162 PARLIAMENT AVE										0
9027306	11382 ORA DR										0
9806409	9702 CROSBY AVE										0
21511601	8852 DUDMAN DR										0
8912356	10671 LAMPSON AVE										0
9903603	10186 IMPERIAL AVE										0
13203114	11041 MAC MURRAY ST										0
13239111	9615 SKYLARK BLVD										0
											0

9030240	11712 LAMPSON AVE	SP-081-2020									0
13347202	12881 ADELLE ST	SP-083-2020									0
13246706	11841 MAGNOLIA ST	SP-084-2020									0
8921320	12885 MAIN ST	SP-053-2018 (Reinstatement)									0
13343234	12782 MAGNOLIA ST	DR-046-2020									0
											0
											0

Table A2

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

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

13153164	12792 JACKSON ST							1	6/27/2019	1
23104128	12921 LILY ST							1	8/29/2019	1
23104128	12913 LILY ST							1	8/29/2019	1
23104128	12929 LILY ST							1	8/29/2019	1
23104128	12905 LILY ST							1	8/29/2019	1
13220110	9062 VONS DR							1	12/2/2019	1
23104128	12914 LILY ST							1	8/29/2019	1
23104128	12906 LILY ST							1	8/29/2019	1
8950504	10432 PATRICIA DR							1	10/16/2019	1
8947206	10372 DEWEY DR							1	7/2/2019	1
23104128	12922 LILY ST							1	8/29/2019	1
10004129	13192 NEWELL ST							1	8/1/2019	1
13337205	9802 STANFORD AVE							1	10/19/2018	1
23104128	12930 LILY ST							1	8/29/2019	1
13317206	12361 JEROME ST							1	11/26/2019	1
13316107	9381 CATHERINE AVE							1	5/7/2018	1
9929309	13401 JESSICA DR							1	11/13/2019	1
23157403	12801 OERTLY DR							1	6/14/2019	1
9837101	14061 KERRY ST							1	9/10/2019	1
9825409	9711 LUDERS AVE							1	10/14/2019	1
10040119	11452 JOLA AVE							1	6/10/2019	1
13318303	12352 CORVETTE ST							1	11/25/2019	1
13336105	9952 STANFORD AVE							1	11/6/2019	1
8922216	12571 FLETCHER DR							1	9/6/2019	1
9944423	10615 HAZARD AVE							1	12/23/2019	1
9727102	13522 PURDY ST							1	11/25/2019	1
23146313	12321 DOWNING ST							1	10/18/2019	1
8931508	11541 PARK LN							1	10/30/2019	1
9820418	13231 GALWAY ST							1	11/20/2019	1
9930523	13631 HOPE ST							1	5/27/2019	1
9901513	10111 LARSON AVE							1	7/10/2018	1
9033307	11702 DONNA LN							1	2/19/2020	1
13222107	11246 MAC ST							1	7/18/2019	1
13236213	9801 ROYAL PALM BLVD							1	11/1/2019	1
13328235	12562 MAGNOLIA ST							1	12/23/2019	1
9764219	13322 HAZEL ST							1	2/3/2020	1
8944116	10161 MCMICHAEL DR							1	2/3/2020	1
13205104	11192 MAGNOLIA ST							1	9/17/2019	1
13205104	11192 MAGNOLIA ST							1	10/31/2018	1
21504106	12082 DALE ST							1	8/13/2019	1
13306128	12201 CUNNINGHAM LN							1	2/6/2020	1
9737224	8241 NILAND WAY							1	10/21/2019	1
9811313	9581 MIRAGE AVE							1	11/11/2019	1
8923227	12511 GROVEVIEW ST							1	9/11/2018	1
9950208	10621 LINNELL AVE							1	11/6/2019	1
23302314	11892 DEBBIE LN							1	10/22/2019	1
9943302	10582 BLAKE ST							1	5/18/2020	1
10034801	13261 ROCKINGHORSE RD							1	11/25/2019	1
23104128	12953 LILY ST							1	11/4/2019	1
23104128	12937 LILY ST							1	11/4/2019	1
23104128	12945 LILY ST							1	11/4/2019	1
23104128	12961 LILY ST							1	11/4/2019	1
23104128	12938 LILY ST							1	11/4/2019	1
23104128	13420 PEONY AVE							1	11/4/2019	1
23104128	13412 PEONY AVE							1	11/4/2019	1
23104128	12946 LILY ST							1	11/4/2019	1
13232118	11551 MONTLAKE DR							1	8/29/2019	1
23313409	11841 TIMMY LN							1	8/22/2019	1

23314208	11691 DARYL LN							1	1/10/2020	1
13153173	12832 FERN ST							1	11/4/2019	1
9007242	12341 WALNUT AVE							1	6/19/2019	1
9802343	9001 BESTEL AVE							1	10/31/2019	1
9942209	10632 MALLARD DR							1	11/6/2019	1
13314113	12472 GILBERT ST							1	12/16/2019	1
13243214	11801 CLOVER LN							1	11/25/2019	1
9056234	12542 STRATHMORE DR							1	10/23/2019	1
9056407	12581 STRATHMORE DR							1	9/24/2019	1
9841201	13671 MCMAINS ST							1	2/11/2020	1
13248217	8661 MARYLEE DR							1	2/7/2020	1
9020503	11952 COMSTOCK RD							1	2/11/2020	1
8941112	11962 STEELE WAY							1	2/10/2020	1
9835303	9802 OASIS AVE							1	1/14/2020	1
9826301	9302 IMPERIAL AVE							1	12/2/2019	1
23314217	11691 JEWEL LN							1	2/13/2020	1
9059206	12577 MORGAN LN							1	2/3/2020	1
13247208	8592 MAC ALPINE RD							1	11/4/2019	1
10135118	13271 PALM ST							1	5/7/2019	1
9041323	11601 EUDORA LN							1	2/19/2020	1
13243206	11762 FAUN LN							1	1/22/2020	1
9756301	8582 MAYS AVE							1	7/3/2019	1
9903514	10141 RUSSELL AVE							1	5/12/2019	1
13151116	12642 WYNANT DR							1	11/20/2019	1
9942221	10681 TEAL DR							1	1/22/2020	1
13335311	12701 SUSAN LN							1	11/14/2019	1
13222129	8851 JOYZELLE DR							1	1/9/2020	1
9930304	13601 BOWEN ST							1	12/5/2019	1
9038223	12062 MORGAN LN							1	2/20/2020	1
9906601	13122 BOWEN ST							1	2/25/2020	1
9907128	13342 ADLAND ST							1	9/4/2019	1
13317109	12291 LORALEEN ST							1	11/4/2019	1
8952322	11761 DINO PL							1	10/22/2019	1
9928113	13242 CYPRESS ST							1	5/25/2020	1
9926304	13652 LOMBARDY RD							1	5/4/2020	1
9029411	12891 LEMONWOOD LN							1	2/25/2020	1
13248218	8651 MARYLEE DR							1	11/20/2019	1
9741105	13282 WILSON ST							1	11/18/2019	1
9041206	11621 SAMUEL DR							1	2/11/2020	1
8956207	10161 PARLIAMENT AVE							1	1/9/2020	1
23117135	13351 GREENTREE AVE							1	2/18/2020	1
13152176	8412 LAMPSON AVE							1	1/30/2020	1
8938106	12292 BROWNING RD							1	11/6/2019	1
9741113	13372 WILSON ST							1	4/8/2020	1
13219111	9186 VONS DR							1	4/3/2020	1
13247121	8681 MAC ALPINE RD							1	5/12/2020	1
13228208	11591 MAC ST							1	1/10/2020	1
21511603	12442 PENTAGON ST							1	11/25/2019	1
13227115	8691 SALISH AVE							1	10/16/2019	1
13340215	9281 MARIETTA AVE							1	12/23/2019	1
9823108	13161 GILBERT ST							1	11/18/2019	1
13246613	11771 MAC MURRAY ST							1	5/7/2020	1
21505211	8591 BARR LN							1	3/3/2020	1
10130306	13462 LILLY ST							1	10/18/2019	1
13241307	9282 CELLINI AVE							1	9/18/2019	1
13201327	11152 BOWLES AVE							1	1/23/2020	1
10034403	13272 PINTO RD							1	7/9/2019	1

9823414	9462 CENTRAL AVE							1	11/15/2019	1
9940316	10272 JENNRICH AVE							1	4/21/2020	1
39916203	13261 SIEMON AVE							1	5/23/2020	1
9756407	13661 LORNA ST							1	5/17/2020	1
9901501	10082 EMERSON AVE							1	12/12/2018	1
9803101	9231 IMPERIAL AVE							1	6/24/2020	1
9026105	12922 9TH ST							1	4/14/2020	1
8927317	10391 MAHALO WAY							1	2/13/2020	1
13201324	11121 YANA DR							1	2/20/2020	1
9946401	13831 BOWEN ST							1	4/22/2020	1
9034506	11602 BETA AVE							1	7/2/2019	1
13229130	8915 ABERDEEN LN							1	8/22/2019	1
21513111	12612 ARISTOCRAT AVE							1	10/22/2019	1
8937114	10231 BONSER AVE							1	8/26/2019	1
13153126	12822 JEFFERSON ST							1	2/25/2020	1
9738221	8121 BESTEL AVE							1	2/26/2020	1
9033110	11912 JACALENE LN							1	2/4/2020	1
23104128	12949 DAHLIA ST							1	1/29/2020	1
23104128	12962 DAHLIA ST							1	1/29/2020	1
23104128	12941 DAHLIA ST							1	1/29/2020	1
23104128	12942 DAHLIA ST							1	1/29/2020	1
23104128	12954 DAHLIA ST							1	1/29/2020	1
23104128	13468 PEONY AVE							1	1/29/2020	1
23104128	13462 PEONY AVE							1	1/29/2020	1
23104128	12950 DAHLIA ST							1	1/29/2020	1
13243103	11732 MAGNOLIA ST							1	5/14/2020	1
9939602	10252 MORNINGSIDE DR							1	4/30/2020	1
9912402	13361 TAFT ST							1	5/28/2020	1
8952320	11731 DINO PL							1	4/29/2020	1
13229148	11681 MAGNOLIA ST							1	4/13/2020	1
9744104	13792 RIATA ST							1	5/1/2020	1
9020226	11961 COMSTOCK RD							1	10/29/2019	1
13208515	11172 HARCOURT AVE							1	2/18/2020	1
13231318	9202 MARCHAND AVE							1	5/7/2020	1
13216102	9521 VONS DR							1	2/18/2020	1
9811309	9612 SUTHERLAND WAY							1	6/10/2020	1
9824304	9632 IMPERIAL AVE							1	3/17/2020	1
13248308	8592 MARYLEE DR							1	6/30/2020	1
13316311	12461 MEADE ST							1	4/4/2019	1
9020504	11942 COMSTOCK RD							1	2/11/2020	1
23315122	11522 WEST ST							1	6/2/2020	1
9952314	10511 SCHOONER AVE							1	6/10/2020	1
9044210	11352 JACALENE LN							1	5/4/2020	1
9952418	10681 SCHOONER AVE							1	9/8/2020	1
23162309	12321 SUNGROVE ST							1	5/11/2020	1
8934207	11801 MORRIE LN							1	5/13/2020	1
9802331	9109 BESTEL AVE							1	6/17/2019	1
10132511	12862 PEARCE ST							1	7/15/2020	1
8958424	10661 LA DONA DR							1	5/25/2020	1
9029208	12852 WOODLAND LN							1	3/17/2020	1
9034611	12371 ZETA ST							1	11/12/2019	1
13248309	8602 MARYLEE DR							1	7/1/2019	1
23104126	12909 DAHLIA ST							1	3/18/2020	1
8912360	10721 LAMPSON AVE							1	2/12/2020	1
8912360	10721 LAMPSON AVE							1	2/12/2020	1
13226309	8562 TWANA DR							1	6/4/2020	1
9911226	10902 DOROTHY AVE							1	7/10/2020	1

13243502	9022 TRISTAN DR									1	2/12/2020	1
10007318	11382 FRANCES AVE									1	5/17/2018	1
9017403	12912 8TH ST									1	8/18/2020	1
13203114	11041 MAC MURRAY ST									1	2/18/2020	1
9009113	12422 LEE LN									1	7/11/2019	1
9959224	10132 JOHANNAH AVE									1	7/15/2020	1
9835209	9872 READING AVE									1	11/21/2019	1
23104127	12926 DAHLIA ST									1	3/18/2020	1
9023304	11592 MARGIE LN									1	1/21/2020	1
9728139	8811 MAYS AVE									1	12/19/2019	1
9728139	8811 MAYS AVE									1	12/19/2019	1
9026008	11531 STANFORD AVE									1	1/30/2020	1
10151505	12672 WOODBURY RD									1	5/7/2020	1
13248213	11891 MAC DUFF ST									1	1/13/2020	1
unkown	12910 DAHLIA ST									1	1/15/2019	1
10062206	11292 ANABEL AVE									1	1/27/2020	1
10040119	11452 JOLA AVE									1	6/10/2019	1
9735712	13372 KELLY ST									1	5/13/2020	1
23146502	12342 TWINTREE AVE									1	5/28/2020	1
												0
8938414	10252 BONSER AVE									1	11/20/2019	1
10148129	13111 SIEMON AVE									1	8/6/2020	1
9927120	13465 MITCHELL AVE									1	8/7/2020	1
9837216	9692 READING AVE									1	5/28/2020	1
23137108	12581 MERRILL ST									1	8/6/2020	1
8920207	12832 WESTLAKE ST									1	7/6/2020	1
9826320	13462 GILBERT ST									1	7/1/2020	1
10003124	13192 SANDRA PL									1	7/1/2020	1
8927204	10392 LAW DR									1	7/10/2020	1
9701147	13011 MONROE ST									1	5/14/2020	1
13213303	9782 JOYZELLE DR									1	7/24/2020	1
13239213	9682 SKYLARK BLVD									1	6/8/2020	1
13335410	9881 LENORE DR									1	2/13/2020	1
8950318	11672 FAYE AVE									1	10/6/2020	1
												0
9803417	9125 CARL LN									1	1/22/2020	1
9843115	9131 ENLOE WAY									1	2/19/2020	1
9059117	12646 MORGAN LN									1	3/10/2020	1
9029108	11661 STANFORD AVE									1	3/11/2020	1
10130303	13422 LILLY ST									1	4/2/2020	1
9825330	9751 DAKOTA AVE									1	4/15/2020	1
9059118	12626 MORGAN LN									1	4/15/2020	1
9040108	11701 BROOKSHIRE AVE									1	6/26/2020	1
9907234	13292 DEANANN PL									1	7/7/2020	1
13041412	6571 CHAPMAN AVE									1	8/4/2020	1
21511710	8732 DUDMAN DR									1	8/19/2020	1
9941102	14391 DEANANN PL									1	9/21/2020	1
8925303	12022 ELLEN ST									1	9/28/2020	1
8930321	10101 ALDGATE AVE									1	9/24/2020	1
13712330	12292 BLUEBELL AVE									1	10/5/2020	1
8950313	11671 STEPHANIE LN									1	10/16/2020	1
8935211	11911 STEPHANIE LN									1	11/2/2020	1
13213301	9742 JOYZELLE DR									1	11/17/2020	1
23155502	12664 CHAPARRAL DR									1	11/16/2020	1
8942203	11823 EASY WAY									1	11/23/2020	1
13316315	12402 JEROME ST									1	11/24/2020	1
13050221	6874 ACACIA AVE									1	11/24/2020	1

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

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

10002120	11046 SHERMAN AVE								1	11/10/2020	1
23139120	12762 WEST ST								1	11/19/2020	1
13204306	8845 DEWEY DR								1	11/30/2020	1
9931725	13631 FLOWER ST								1	11/13/2020	1
8916120	11611 EUCLID ST								1	11/16/2020	1
9841207	13745 MCMAINS ST								1	11/16/2020	1
9902203	10102 LARSON AVE								1	11/16/2020	1
10010101	13275 RAMONA PL								1	11/18/2020	1
23152510	12632 TWINTREE LN								1	11/18/2020	1
9943204	10586 WOODBURY RD								1	11/19/2020	1
23154132	12505 TWINLEAF LN								1	11/24/2020	1
9009210	11396 MIDWICK PL								1	11/24/2020	1
9931712	13691 FLOWER ST								1	11/23/2020	1
13208407	9366 MELBA DR								1	11/23/2020	1
8946314	11085 STRATFORD WAY								1	11/23/2020	1
9835309	9876 OASIS AVE								1	11/24/2020	1
13152172	12532 MONROE ST								1	11/24/2020	1
10163305	12092 FLAGSTONE AVE								1	12/2/2020	1
9953225	14731 SAIL ST								1	12/1/2020	1
9907229	13356 DEANANN PL								1	12/7/2020	1
9041215	11741 SAMUEL DR								1	12/9/2020	1
8923312	12585 BLACKTHORN ST								1	12/15/2020	1
9045102	11321 JACALENE LN								1	12/16/2020	1
23314113	12145 WILKEN WAY								1	12/16/2020	1
9027304	11346 ORA DR								1	12/16/2020	1
9038205	12055 MORGAN LN								1	12/23/2020	1
9931704	10036 RIDGLEY DR								1	12/17/2020	1
13235419	9696 ROYAL PALM BLVD								1	12/21/2020	1
9929223	13366 JESSICA DR								1	12/22/2020	1
10003118	13205 NINA PL								1	12/23/2020	1
9031230	12741 GEORGE ST								1	12/23/2020	1
13317204	12325 JEROME ST								1	12/23/2020	1
13343102	12751 LUCILLE AVE								1	7/28/2020	1
23104128	12925 DAHLIA ST								1	3/18/2020	1
23104127	12934 DAHLIA ST								1	3/18/2020	1
23104128	12918 DAHLIA ST								1	3/18/2020	1
23104126	12917 DAHLIA ST								1	3/18/2020	1
23104128	12933 DAHLIA ST								1	3/18/2020	1
9812018	9861 11TH ST								1	2/27/2020	1
13335217	12642 SUSAN LN								1	2/24/2020	1
13245512	8891 CHAPMAN AVE								1	4/21/2020	1
8956411	10162 PARLIAMENT AVE								1	6/9/2020	1
9027306	11382 ORA DR								1	7/29/2020	1
9806409	9702 CROSBY AVE								1	12/21/2020	1
21511601	8852 DUDMAN DR								1	7/27/2020	1
8912356	10671 LAMPSON AVE								1	8/26/2020	1
9903603	10186 IMPERIAL AVE								1	9/15/2020	1
13203114	11041 MAC MURRAY ST								1	11/25/2020	1
13239111	9615 SKYLARK BLVD								1	11/25/2020	1
											0
9030240	11712 LAMPSON AVE	SP-081-2020									0
13347202	12881 ADELLE ST	SP-083-2020									0
13246706	11841 MAGNOLIA ST	SP-084-2020									0
8921320	12885 MAIN ST	SP-053-2018 (Reinstatement)									0
13343234	12782 MAGNOLIA ST	DR-046-2020									0
											0

Table A2

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

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4							5	6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	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	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							1	0	0	0	0	0	20		21
	23137335	12572 JANET LN		19-2570	ADU	O									0
	23137302	12512 SALLY ST		18-2713	ADU	O									0
	10132308	12851 GLORIA ST		19-1319	ADU	O									0
	23110137	12741 ARLETTA CIR		18-0429	ADU	O									0
	9046402	11202 LINDALOA LN		19-2154	ADU	O									0
	13306111	12211 FERRARI LN		19-2234	ADU	O									0
	10152405	13801 ROXEY DR		19-3079	ADU	O									0
	9051307	11402 PRESIDIO WY		19-2833	ADU	O									0
	8923216	12691 GROVEVIEW ST		19-2581	ADU	O									0
	9743101	8731 LARIAT AVE		19-2980	ADU	O									0
	9937211	10321 WOODBURY RD		19-2605	ADU	O									0
	13306111	12211 FERRARI LN		19-2233	ADU	O									0
	21505316	12151 LORNA ST		19-2023	ADU	O									0
	23117123	13465 GREENTREE AVE		18-1279	SFD	O									0
	8934306	11871 MORRIE LN		19-0963	ADU	O									0
	9824310	13332 GALWAY ST		19-3211	ADU	O									0
	9931226	13632 FLOWER ST		19-2943	ADU	O									0
	9806425	9750 CROSBY AVE		18-3431	ADU	O									0
	10130307	13472 LILLY ST		19-2576	ADU	O									0
	13217311	9412 VONS DR		19-2340	ADU	O									0
	10130342	12891 RANCHERO WAY		19-3017	ADU	O									0
	10037206	11582 PALOMA AVE		19-2255	ADU	O									0
	8930126	11031 DADE LN		19-0170	ADU	O									0
	13237207	9772 SWALLOW LN		19-2057	ADU	O									0
	8925307	12072 ELLEN ST		19-1636	ADU	O									0
	10114230	13832 DIEPPE ST		19-3213	ADU	O									0
	21512315	12291 DITMORE DR		19-2790	ADU	O									0
	13341101	9271 WELDON DR		19-2161	ADU	O									0
	10033206	13182 ROCKINGHORSE RD		19-2590	ADU	O									0
	13204126	8871 ADAH ST		19-2845	ADU	O									0
	8923316	12531 BLACKTHORN ST		19-1833	ADU	O									0
	9946301	13902 MERELLO ST		19-3685	ADU	O									0
	9064108	11071 BIXLER CIR		19-3758	ADU	O									0
	13227119	11572 VICILIA ST		19-2358	ADU	O									0
	13227119	11572 VICILIA ST		19-2356	SFD	O									0
	9034130	12362 ZETA ST		19-3894	ADU	O									0
	8912322	12471 MCLEOD ST		19-0299	ADU	O									0
	9050517	11371 CHAPMAN AVE		19-0933	ADU	O									0
	13334103	12542 EDIETH DR		19-1413	SFD	O									0
	13307201	9232 BLANCHE AVE		19-2786	ADU	O									0
	10152313	12721 MICHAEL AVE		19-3044	ADU	O									0
	13217310	9402 VONS DR		19-2793	ADU	O									0
	13153164	12792 JACKSON ST		19-2097	ADU	O									0
	23104128	12921 LILY ST		19-2493	SFD	O									0
	23104128	12913 LILY ST		19-2491	SFD	O									0
	23104128	12929 LILY ST		19-2490	SFD	O									0
	23104128	12905 LILY ST		19-2487	SFD	O									0
	13220110	9062 VONS DR		19-3958	ADU	O									0
	23104128	12914 LILY ST		19-2492	SFD	O									0
	23104128	12906 LILY ST		19-2488	SFD	O									0
	8950504	10432 PATRICIA DR		19-3462	ADU	O									0
	8947206	10372 DEWEY DR		19-2157	ADU	O									0
	23104128	12922 LILY ST		19-2489	SFD	O									0
	10004129	13192 NEWELL ST		19-2578	ADU	O									0
	13337205	9802 STANFORD AVE		18-3055	ADU	O									0
	23104128	12930 LILY ST		19-2494	SFD	O									0
	13317206	12361 JEROME ST		19-3932	ADU	O									0
	13316107	9381 CATHERINE AVE		18-1303	SFD	O									0
	9929309	13401 JESSICA DR		19-3789	ADU	O									0
	23157403	12801 OERTLY DR		19-1927	ADU	O									0
	9837101	14061 KERRY ST		19-2998	ADU	O									0
	9825409	9711 LUDERS AVE		19-3429	ADU	O									0

	10040119	11452 JOLA AVE	19-1836	ADU	O									0
	13318303	12352 CORVETTE ST	19-3919	ADU	O									0
	13336105	9952 STANFORD AVE	19-3723	ADU	O									0
	8922216	12571 FLETCHER DR	19-2970	ADU	O									0
	9944423	10615 HAZARD AVE	19-3872	ADU	O									0
	9727102	13522 PURDY ST	19-3918	ADU	O									0
	23146313	12321 DOWNING ST	19-3507	ADU	O									0
	8931508	11541 PARK LN	19-3632	ADU	O									0
	9820418	13231 GALWAY ST	19-3874	ADU	O									0
	9930523	13631 HOPE ST	19-0939	ADU	O									0
	9901513	10111 LARSON AVE	18-1980	SFD	O									0
	9033307	11702 DONNA LN	20-0616	ADU	O									0
	13222107	11246 MAC ST	19-2365	ADU	O									0
	13236213	9801 ROYAL PALM BLVD	19-3457	ADU	O									0
	13328235	12562 MAGNOLIA ST	19-4213	ADU	O									0
	9764219	13322 HAZEL ST	20-0369	ADU	O									0
	8944116	10161 MCMICHAEL DR	20-0370	ADU	O									0
	13205104	11192 MAGNOLIA ST	19-3076	ADU	O									0
	13205104	11192 MAGNOLIA ST	18-3181	ADU	O									0
	21504106	12082 DALE ST	19-2698	ADU	O									0
	13306128	12201 CUNNINGHAM LN	20-0244	ADU	O									0
	9737224	8241 NILAND WAY	19-3518	ADU	O									0
	9811313	9581 MIRAGE AVE	19-3025	ADU	O									0
	8923227	12511 GROVEVIEW ST	18-2619	ADU	O									0
	9950208	10621 LINNELL AVE	19-3715	ADU	O									0
	23302314	11892 DEBBIE LN	19-3545	ADU	O									0
	9943302	10582 BLAKE ST	20-0916	ADU	O									0
	10034801	13261 ROCKINGHORSE RD	19-3914	ADU	O									0
	23104128	12953 LILY ST	19-3529	SFD	O									0
	23104128	12937 LILY ST	19-3528	SFD	O									0
	23104128	12945 LILY ST	19-3526	SFD	O									0
	23104128	12961 LILY ST	19-3524	SFD	O									0
	23104128	12938 LILY ST	19-3531	SFD	O									0
	23104128	13420 PEONY AVE	19-3530	SFD	O									0
	23104128	13412 PEONY AVE	19-3527	SFD	O									0
	23104128	12946 LILY ST	19-3525	SFD	O									0
	13232118	11551 MONTLAKE DR	19-2887	ADU	O									0
	23313409	11841 TIMMY LN	19-2818	ADU	O									0
	23314208	11691 DARYL LN	20-0135	ADU	O									0
	13153173	12832 FERN ST	19-3669	ADU	O									0
	9007242	12341 WALNUT AVE	19-2003	ADU	O									0
	9802343	9001 BESTEL AVE	19-3650	ADU	O									0
	9942209	10632 MALLARD DR	19-3721	ADU	O									0
	13314113	12472 GILBERT ST	19-4125	ADU	O									0
	13243214	11801 CLOVER LN	19-3912	ADU	O									0
	9056234	12542 STRATHMORE DR	19-3559	ADU	O									0
	9056407	12581 STRATHMORE DR	19-3215	ADU	O									0
	9841201	13671 MCMAINS ST	20-0488	ADU	O									0
	13248217	8661 MARYLEE DR	20-0448	ADU	O									0
	9020503	11952 COMSTOCK RD	20-0469	ADU	O									0
	8941112	11962 STEELE WAY	20-0456	ADU	O									0
	9835303	9802 OASIS AVE	20-0177	ADU	O									0
	9826301	9302 IMPERIAL AVE	19-3974	ADU	O									0
	23314217	11691 JEWEL LN	20-0577	ADU	O									0
	9059206	12577 MORGAN LN	20-0363	ADU	O									0
	13247208	8592 MAC ALPINE RD	19-3670	ADU	O									0
	10135118	13271 PALM ST	19-1434	ADU	O									0
	9041323	11601 EUDORA LN	20-0569	ADU	O									0
	13243206	11762 FAUN LN	20-0233	ADU	O									0
	9756301	8582 MAYS AVE	19-2190	ADU	O									0
	9903514	10141 RUSSELL AVE	19-0747	SFD	O									0
	13151116	12642 WYNANT DR	19-3864	ADU	O									0
	9942221	10681 TEAL DR	20-0239	ADU	O									0
	13335311	12701 SUSAN LN	19-3771	ADU	O									0
	13222129	8851 JOYZELLE DR	20-0118	ADU	O									0
	9930304	13601 BOWEN ST	19-4017	ADU	O									0
	9038223	12062 MORGAN LN	20-0639	ADU	O									0
	9906601	13122 BOWEN ST	20-0703	ADU	O									0
	9907128	13342 ADLAND ST	19-2933	SFD	O									0
	13317109	12291 LORALEEN ST	19-3663	ADU	O									0
	8952322	11761 DINO PL	19-3532	ADU	O									0
	9928113	13242 CYPRESS ST	20-0947	ADU	O									0
	9926304	13652 LOMBARDY RD	20-0787	ADU	O									0
	9029411	12891 LEMONWOOD LN	20-0695	ADU	O									0
	13248218	8651 MARYLEE DR	19-3882	ADU	O									0
	9741105	13282 WILSON ST	19-3835	ADU	O									0
	9041206	11621 SAMUEL DR	20-0470	ADU	O									0
	8956207	10161 PARLIAMENT AVE	20-0117	ADU	O									0
	23117135	13351 GREENTREE AVE	20-0607	ADU	O									0

	13152176	8412 LAMPSON AVE	20-0345	ADU	O									0
	8938106	12292 BROWNING RD	19-3708	ADU	O									0
	9741113	13372 WILSON ST	20-1025	ADU	O									0
	13219111	9186 VONS DR	20-1005	ADU	O									0
	13247121	8681 MAC ALPINE RD	20-0884	ADU	O									0
	13228208	11591 MAC ST	20-0136	ADU	O									0
	21511603	12442 PENTAGON ST	19-3907	ADU	O									0
	13227115	8691 SALISH AVE	19-3469	ADU	O									0
	13340215	9281 MARIETTA AVE	19-4209	ADU	O									0
	9823108	13161 GILBERT ST	19-3490	ADU	O									0
	13246613	11771 MAC MURRAY ST	20-1230	ADU	O									0
	21505211	8591 BARR LN	20-0764	ADU	O									0
	10130306	13462 LILLY ST	19-3501	ADU	O									0
	13241307	9282 CELLINI AVE	19-3119	ADU	O									0
	13201327	11152 BOWLES AVE	20-0271	ADU	O									0
	10034403	13272 PINTO RD	19-2241	ADU	O									0
	9823414	9462 CENTRAL AVE	19-3814	ADU	O									0
	9940316	10272 JENNRICH AVE	20-1091	ADU	O									0
	39916203	13261 SIEMON AVE	20-0931	ADU	O									0
	9756407	13661 LORNA ST	20-0890	ADU	O									0
	9901501	10082 EMERSON AVE	18-3586	ADU	O									0
	9803101	9231 IMPERIAL AVE	20-1695	ADU	O									0
	9026105	12922 9TH ST	20-1038	ADU	O									0
	8927317	10391 MAHALO WAY	20-0576	ADU	O									0
	13201324	11121 YANA DR	20-0653	ADU	O									0
	9946401	13831 BOWEN ST	20-1106	ADU	O									0
	9034506	11602 BETA AVE	19-2158	ADU	O									0
	13229130	8915 ABERDEEN LN	19-2824	ADU	O									0
	21513111	12612 ARISTOCRAT AVE	19-3534	ADU	O									0
	8937114	10231 BONSER AVE	19-2846	ADU	O									0
	13153126	12822 JEFFERSON ST	20-0699	ADU	O									0
	9738221	8121 BESTEL AVE	20-0719	ADU	O									0
	9033110	11912 JACALENE LN	20-0400	ADU	O									0
	23104128	12949 DAHLIA ST	19-4151	SFD	O									0
	23104128	12962 DAHLIA ST	19-4150	SFD	O									0
	23104128	12941 DAHLIA ST	19-4149	SFD	O									0
	23104128	12942 DAHLIA ST	19-4148	SFD	O									0
	23104128	12954 DAHLIA ST	19-4147	SFD	O									0
	23104128	13468 PEONY AVE	19-4146	SFD	O									0
	23104128	13462 PEONY AVE	19-4144	SFD	O									0
	23104128	12950 DAHLIA ST	19-4143	SFD	O									0
	13243103	11732 MAGNOLIA ST	20-1280	ADU	O									0
	9939602	10252 MORNINGSIDE DR	20-1177	ADU	O									0
	9912402	13361 TAFT ST	20-1411	ADU	O									0
	8952320	11731 DINO PL	20-1146	ADU	O									0
	13229148	11681 MAGNOLIA ST	20-1035	ADU	O									0
	9744104	13792 RIATA ST	20-1165	ADU	O									0
	9020226	11961 COMSTOCK RD	19-3624	ADU	O									0
	13208515	11172 HARCOURT AVE	20-0587	ADU	O									0
	13231318	9202 MARCHAND AVE	20-1229	ADU	O									0
	13216102	9521 VONS DR	20-0603	ADU	O									0
	9811309	9612 SUTHERLAND WAY	20-1522	ADU	O									0
	9824304	9632 IMPERIAL AVE	20-0902	ADU	O									0
	13248308	8592 MARYLEE DR	20-2057	ADU	O									0
	13316311	12461 MEADE ST	19-1010	ADU	O									0
	9020504	11942 COMSTOCK RD	20-0487	ADU	O									0
	23315122	11522 WEST ST	20-1423	ADU	O									0
	9952314	10511 SCHOONER AVE	20-1534	ADU	O									0
	9044210	11352 JACALENE LN	20-1196	ADU	O									0
	9952418	10681 SCHOONER AVE	20-2691	ADU	O									0
	23162309	12321 SUNGROVE ST	20-1239	ADU	O									0
	8934207	11801 MORRIE LN	20-1274	ADU	O									0
	9802331	9109 BESTEL AVE	19-1961	ADU	O									0
	10132511	12862 PEARCE ST	20-1930	ADU	O									0
	8958424	10661 LA DONA DR	20-0953	ADU	O									0
	9029208	12852 WOODLAND LN	20-0898	ADU	O									0
	9034611	12371 ZETA ST	19-3774	ADU	O									0
	13248309	8602 MARYLEE DR	19-2146	ADU	O									0
	23104126	12909 DAHLIA ST	19-4153	SFD	O									0
	8912360	10721 LAMPSON AVE	20-0540	ADU	O									0
	8912360	10721 LAMPSON AVE	20-0539	ADU	O									0
	13226309	8562 TWANA DR	20-1467	ADU	O									0
	9911226	10902 DOROTHY AVE	20-1880	ADU	O									0
	13243502	9022 TRISTAN DR	20-0527	ADU	O									0
	10007318	11382 FRANCES AVE	18-1422	ADU	O									0
	9017403	12912 8TH ST	20-2399	ADU	O									0
	13203114	11041 MAC MURRAY ST	20-0602	ADU	O									0
	9009113	12422 LEE LN	19-2284	ADU	O									0
	9959224	10132 JOHANNAH AVE	20-1931	ADU	O									0

	9835209	9872 READING AVE		19-3895	ADU	O									0
	23104127	12926 DAHLIA ST		19-4152	SFD	O									0
	9023304	11592 MARGIE LN		20-0230	ADU	O									0
	9728139	8811 MAYS AVE		19-4188	ADU	O									0
	9728139	8811 MAYS AVE		19-4187	ADU	O									0
	9026008	11531 STANFORD AVE		20-0336	ADU	O									0
	10151505	12672 WOODBURY RD		20-1204	ADU	O									0
	13248213	11891 MAC DUFF ST		20-0143	ADU	O									0
	unkown	12910 DAHLIA ST		19-0147	SFD	O									0
	10062206	11292 ANABEL AVE		20-0302	ADU	O									0
	10040119	11452 JOLA AVE		19-1837	ADU	O									0
	9735712	13372 KELLY ST		20-1276	ADU	O									0
	23146502	12342 TWINTREE AVE		20-1409	ADU	O									0
															0
	8938414	10252 BONSER AVE		19-3869	ADU	O									0
	10148129	13111 SIEMON AVE		20-2254	ADU	O									0
	9927120	13465 MITCHELL AVE		20-2250	ADU	O									0
	9837216	9692 READING AVE		20-1408	ADU	O									0
	23137108	12581 MERRILL ST		20-2253	ADU	O									0
	8920207	12832 WESTLAKE ST		20-1812	ADU	O									0
	9826320	13462 GILBERT ST		20-1767	ADU	O									0
	10003124	13192 SANDRA PL		20-1769	ADU	O									0
	8927204	10392 LAW DR		20-1902	ADU	O									0
	9701147	13011 MONROE ST		20-1285	ADU	O									0
	13213303	9782 JOYZELLE DR		20-2086	ADU	O									0
	13239213	9682 SKYLARK BLVD		20-1466	ADU	O									0
	13335410	9881 LENORE DR		20-0546	ADU	O									0
	8950318	11672 FAYE AVE		20-3093	ADU	O									0
															0
	9803417	9125 CARL LN		19-4203	ADU	O									0
	9843115	9131 ENLOE WAY		20-0634	ADU	O									0
	9059117	12646 MORGAN LN		20-0836	ADU	O									0
	9029108	11661 STANFORD AVE		20-0866	ADU	O									0
	10130303	13422 LILLY ST		20-0994	ADU	O									0
	9825330	9751 DAKOTA AVE		20-1057	ADU	O									0
	9059118	12626 MORGAN LN		20-1059	ADU	O									0
	9040108	11701 BROOKSHIRE AVE		20-1687	ADU	O									0
	9907234	13292 DEANANN PL		20-1814	ADU	O									0
	13041412	6571 CHAPMAN AVE		20-2127	ADU	O									0
	21511710	8732 DUDMAN DR		20-2244	ADU	O									0
	9941102	14391 DEANANN PL		20-2851	ADU	O									0
	8925303	12022 ELLEN ST		20-2952	ADU	O									0
	8930321	10101 ALDGATE AVE		20-2954	ADU	O									0
	13712330	12292 BLUEBELL AVE		20-3075	ADU	O									0
	8950313	11671 STEPHANIE LN		20-3221	ADU	O									0
	8935211	11911 STEPHANIE LN		20-3446	ADU	O									0
	13213301	9742 JOYZELLE DR		20-3516	ADU	O									0
	23155502	12664 CHAPARRAL DR		20-3640	ADU	O									0
	8942203	11823 EASY WAY		20-3720	ADU	O									0
	13316315	12402 JEROME ST		20-3739	ADU	O									0
	13050221	6874 ACACIA AVE		20-3755	ADU	O									0
	23154702	12614 VOLKWOOD ST		20-4077	ADU	O									0
	9004118	11331 CHAPMAN AVE		20-0762	ADU	O									0
	9031308	12702 GEORGE ST		20-1726	ADU	O									0
	13329417	12682 LUCILLE AVE		20-1975	ADU	O									0
	13328105	12551 LUCILLE AVE		20-2810	ADU	O									0
	9042216	11622 KATHY LN		20-3021	ADU	O									0
	9902301	13126 HOPE ST		20-3473	ADU	O									0
	9912213	10605 FRANCES AVE		20-3729	ADU	O									0
	13328125	12696 HAZAEL AVE		20-3827	ADU	O									0
	9806410	9692 CROSBY AVE		20-1748	ADU	O									0
	10062103	11302 WOODBURY RD		20-3809	ADU	O									0
	9006406	12321 BETTY LN		20-0119	ADU	O									0
	9938503	14122 STENGEL ST		20-0814	ADU	O									0
	9928304	13431 BENTON ST		20-1935	ADU	O									0
	13315108	9541 ARLENE AVE		20-2282	ADU	O									0
	13234201	11662 CAPRI DR		20-2351	ADU	O									0
	23146422	12212 BUARO ST		20-2761	ADU	O									0
	9041325	11581 EUDORA LN		20-3180	ADU	O									0
	10033104	13203 ROCKING HORSE RD		20-3258	ADU	O									0
	23140117	12231 DUNKLEE LN		20-3486	ADU	O									0
	13335313	9901 STANFORD AVE		20-3599	ADU	O									0
	13239111	9615 SKYLARK BLVD		20-3811	ADU	O									0
	8951225	12082 FAYE AVE		20-4138	ADU	O									0
	8949404	10031 BROOKSIDE DR		20-0181	ADU	O									0
	8924022	10952 ALLEN DR		20-0200	ADU	O									0
	9764219	13322 HAZEL ST		20-0358	ADU	O									0
	9059206	12577 MORGAN LN		20-0363	ADU	O									0

	9044211	11361 ROBERT LN		20-0383	ADU	O									0
	8941112	11962 STEELE WAY		20-0456	ADU	O									0
	13314203	12402 LAMBERT CIR		20-0567	ADU	O									0
	8958202	10501 GERALDINE RD		20-0765	ADU	O									0
	9738117	8071 IMPERIAL AVE		20-0809	ADU	O									0
	9737404	8151 BESTEL AVE		20-0853	ADU	O									0
															0
	9847203	9552 MANSOR AVE		20-0956	ADU	O									0
	13244224	9012 MARYLEE DR		20-0989	ADU	O									0
	8922258	12531 FLETCHER DR		20-1167	ADU	O									0
	21504115	8601 AMY AVE		20-1257	ADU	O									0
	8937309	10221 MALINDA LN		20-1296	ADU	O									0
	8941204	11851 STEELE DR		20-1377	ADU	O									0
	13202215	8832 LA GRAND AVE		20-1378	ADU	O									0
	9849313	9651 TEAL AVE		20-1404	ADU	O									0
	13223112	8572 JOYZELLE AVE		20-1457	ADU	O									0
	9811207	9582 WETMINSTER AVE		20-1518	ADU	O									0
	9820211	13212 GALWAY ST		20-1523	ADU	O									0
	13229134	8936 ABERDEEN LN		20-1530	ADU	O									0
	9028505	12202 BURNS DR		20-1568	ADU	O									0
	9044420	11471 MORGAN LN		20-1677	ADU	O									0
	13234107	11701 CAPRI DR		20-1704	ADU	O									0
	8945217	12221 BROOKHAVE PARK		20-1725	ADU	O									0
	13212719	11261 BROOKHURST ST		20-1770	ADU	O									0
	8937115	10221 BONSER AVE		20-1910	ADU	O									0
	13226315	11842 DALE ST		20-1915	ADU	O									0
	8938203	12301 BROWNING RD		20-1957	ADU	O									0
	8949107	10081 BROOKSIDE DR		20-1963	ADU	O									0
	10130104	12932 RANCHERO WAY		20-1984	ADU	O									0
	9806409	9702 CROSBY AVE		20-2024	ADU	O									0
	21512429	12352 PENTAGON ST		20-2025	ADU	O									0
	10062113	11341 ANABEL AVE		20-2128	ADU	O									0
	23131306	12101 FIREBRAND ST		20-2144	ADU	O									0
	9007119	11071 IRIS DR		20-2151	ADU	O									0
	13221304	11421 MAC ST		20-2234	ADU	O									0
	9803415	9151 CARL LN		20-2245	ADU	O									0
	13243401	9161 SHELLEY DR		20-2248	ADU	O									0
	9826327	13372 GILBERT ST		20-2285	ADU	O									0
	9907130	13312 ADLAND ST		20-2391	ADU	O									0
	13310106	9571 BLANCH AVE		20-2420	ADU	O									0
	9823201	9281 CROSBY AVE		20-2459	ADU	O									0
	9825331	9771 DAKOTA AVE		20-2467	ADU	O									0
	21504131	12061 LORNA ST		20-2490	ADU	O									0
	23142306	12422 EL REY PL		20-2495	ADU	O									0
	13310208	9582 BLANCHE AVE		20-2522	ADU	O									0
	8912356	10671 LAMPSON AVE		20-2526	ADU	O									0
	9930125	13592 BOWEN ST		20-2640	ADU	O									0
	13234214	9681 SHANNON AVE		20-2654	ADU	O									0
	9849105	13662 CORK ST		20-2664	ADU	O									0
	13332310	12541 OCEAN BREEZE DR		20-2699	ADU	O									0
	13313302	9792 BEVERLY LN		20-2712	ADU	O									0
	9039602	11642 JOHN AVE		20-2729	ADU	O									0
	9945505	14331 WARD ST		20-2730	ADU	O									0
	8920208	12842 WESTLAKE ST		20-2742	ADU	O									0
	13316216	12382 MEADE ST		20-2814	ADU	O									0
	13151129	12692 JACKSON ST		20-2823	ADU	O									0
	13213230	11291 BROOKHURST ST		20-2854	ADU	O									0
	13247406	11832 MAC DUFF ST		20-2861	ADU	O									0
	13344107	8931 ACACIA AVE		20-2862	ADU	O									0
	23315313	12222 BLUEBELL AVE		20-2868	ADU	O									0
	9825216	9691 RUSSELL AVE		20-2881	ADU	O									0
	8943226	12061 SHERIDAN LN		20-2891	ADU	O									0
	23122107	12692 HASTER ST		20-2927	ADU	O									0
	10033205	13192 ROCKINGHORSE RD		20-2940	ADU	O									0
	10131531	13842 JACKSON ST		20-2945	ADU	O									0
	9008227	12412 PINE ST		20-2948	ADU	O									0
	10003209	13091 SANDRA PL		20-3018	ADU	O									0
	8938410	10261 TYHURST RD		20-3027	ADU	O									0
	9852406	9662 INGRAM AVE		20-3041	ADU	O									0
	13248211	11871 MAC DUFF ST		20-3045	ADU	O									0
	9823320	9351 CENTRAL AVE		20-3079	ADU	O									0
	10037202	11522 PALOMA AVE		20-3183	ADU	O									0
	13306147	9154 MERCEDES CIR		20-3184	ADU	O									0
	9904603	13446 HOPE ST		20-3226	ADU	O									0
	8939102	11706 EASY WAY		20-3231	ADU	O									0
	10152344	12671 CYNTHIA AVE		20-3232	ADU	O									0
	8940420	11656 OLD FASHION WAY		20-3235	ADU	O									0
	8933312	11871 EDGEWOOD LN		20-3252	ADU	O									0
	23131131	12045 FIREBRAND ST		20-3282	ADU	O									0

	13230301	11676 FAUN LN		20-3303	ADU	O									0
	9937301	10352 WOODBURY RD		20-3333	ADU	O									0
	8928228	12206 MOVIUS DR		20-3349	ADU	O									0
	9735635	13342 YOCKEY ST		20-3389	ADU	O									0
	13206211	9166 ALWICK CIR		20-3442	ADU	O									0
	13223212	11235 BOWLES AVE		20-3523	ADU	O									0
	10132304	12805 GLORIA ST		20-3525	ADU	O									0
	10002120	11046 SHERMAN AVE		20-3526	ADU	O									0
	23139120	12762 WEST ST		20-3559	ADU	O									0
	13204306	8845 DEWEY DR		20-3616	ADU	O									0
	9931725	13631 FLOWER ST		20-3618	ADU	O									0
	8916120	11611 EUCLID ST		20-3625	ADU	O									0
	9841207	13745 MCMAINS ST		20-3638	ADU	O									0
	9902203	10102 LARSON AVE		20-3645	ADU	O									0
	10010101	13275 RAMONA PL		20-3676	ADU	O									0
	23152510	12632 TWINTREE LN		20-3706	ADU	O									0
	9943204	10586 WOODBURY RD		20-3713	ADU	O									0
	23154132	12505 TWINLEAF LN		20-3717	ADU	O									0
	9009210	11396 MIDWICK PL		20-3726	ADU	O									0
	9931712	13691 FLOWER ST		20-3749	ADU	O									0
	13208407	9366 MELBA DR		20-3753	ADU	O									0
	8946314	11085 STRATFORD WAY		20-3754	ADU	O									0
	9835309	9876 OASIS AVE		20-3770	ADU	O									0
	13152172	12532 MONROE ST		20-3778	ADU	O									0
	10163305	12092 FLAGSTONE AVE		20-3860	ADU	O									0
	9953225	14731 SAIL ST		20-3867	ADU	O									0
	9907229	13356 DEANANN PL		20-3937	ADU	O									0
	9041215	11741 SAMUEL DR		20-3940	ADU	O									0
	8923312	12585 BLACKTHORN ST		20-3992	ADU	O									0
	9045102	11321 JACALENE LN		20-4022	ADU	O									0
	23314113	12145 WILKEN WAY		20-4056	ADU	O									0
	9027304	11346 ORA DR		20-4079	ADU	O									0
	9038205	12055 MORGAN LN		20-4091	ADU	O									0
	9931704	10036 RIDGLEY DR		20-4097	ADU	O									0
	13235419	9696 ROYAL PALM BLVD		20-4129	ADU	O									0
	9929223	13366 JESSICA DR		20-4146	ADU	O									0
	10003118	13205 NINA PL		20-4149	ADU	O									0
	9031230	12741 GEORGE ST		20-4161	ADU	O									0
	13317204	12325 JEROME ST		20-4170	ADU	O									0
	13343102	12751 LUCILLE AVE		20-2145	2 to 4	R									0
	23104128	12925 DAHLIA ST		19-4154	SFD	O									0
	23104127	12934 DAHLIA ST		19-4155	SFD	O									0
	23104128	12918 DAHLIA ST		19-4158	SFD	O									0
	23104126	12917 DAHLIA ST		19-4159	SFD	O									0
	23104128	12933 DAHLIA ST		19-4160	SFD	O									0
	9812018	9861 11TH ST		20-0454	SFD	O									0
	13335217	12642 SUSAN LN		20-0686	SFD	O									0
	13245512	8891 CHAPMAN AVE		20-1084	SFD	O									0
	8956411	10162 PARLIAMENT AVE		20-1489	SFD	O									0
	9027306	11382 ORA DR		20-2001	SFD	O									0
	9806409	9702 CROSBY AVE		20-2023	SFD	O									0
	21511601	8852 DUDMAN DR		20-2100	SFD	O									0
	8912356	10671 LAMPSON AVE		20-2525	SFD	O									0
	9903603	10186 IMPERIAL AVE		20-2812	SFD	O									0
	13203114	11041 MAC MURRAY ST		20-3806	SFD	O									0
	13239111	9615 SKYLARK BLVD		20-3810	SFD	O									0
															0
	9030240	11712 LAMPSON AVE	SP-081-2020		SFD	O							4	4/16/2020	4
	13347202	12881 ADELLE ST	SP-083-2020		2 to 4	R							4	5/7/2020	4
	13246706	11841 MAGNOLIA ST	SP-084-2020		SFD	O							2	5/7/2020	2
	8921320	12885 MAIN ST	SP-053-2018 (Reinstatement)		5+	R	1						8	9/3/2020	9
	13343234	12782 MAGNOLIA ST	DR-046-2020		2 to 4	R							2	2/12/2020	2
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Table A

Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes
1					2	3	4	5							6	7	8	9	10
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes+
Summary Row: Start Data Entry Below								1	0	0	0	0	0	197	198	198	0	0	
	9033307	11702 DONNA LN		20-0616	ADU	O	10/24/2019							1	1	1	0	No	
	9764219	13322 HAZEL ST		20-0369	ADU	O	2/3/2020							1	1	1	0	No	
	8944116	10161 MCMICHAEL DR		20-0370	ADU	O	11/20/2019							1	1	1	0	No	
	13306128	12201 CUNNINGHAM LN		20-0244	ADU	O	9/24/2019							1	1	1	0	No	
	9943302	10582 BLAKE ST		20-0916	ADU	O	9/12/2019							1	1	1	0	No	
	23314208	11691 DARYL LN		20-0135	ADU	O	6/17/2019							1	1	1	0	No	
	9841201	13671 MCMAINS ST		20-0488	ADU	O	11/13/2019							1	1	1	0	No	
	13248217	8661 MARYLEE DR		20-0448	ADU	O	10/16/2019							1	1	1	0	No	
	9020503	11952 COMSTOCK RD		20-0469	ADU	O	12/3/2019							1	1	1	0	No	
	8941112	11962 STEELE WAY		20-0456	ADU	O	6/10/2019							1	1	1	0	No	
	9835303	9802 OASIS AVE		20-0177	ADU	O	11/4/2019							1	1	1	0	No	
	23314217	11691 JEWEL LN		20-0577	ADU	O	11/27/2019							1	1	1	0	No	
	9059206	12577 MORGAN LN		20-0363	ADU	O	10/17/2019							1	1	1	0	No	
	9041323	11601 EUDORA LN		20-0569	ADU	O	8/5/2019							1	1	1	0	No	
	13243206	11762 FAUN LN		20-0233	ADU	O	8/27/2019							1	1	1	0	No	
	9942221	10681 TEAL DR		20-0239	ADU	O	10/23/2019							1	1	1	0	No	
	13222129	8851 JOYZELLE DR		20-0118	ADU	O	5/9/2019							1	1	1	0	No	
	9038223	12062 MORGAN LN		20-0639	ADU	O	12/18/2019							1	1	1	0	No	
	9906601	13122 BOWEN ST		20-0703	ADU	O	10/21/2019							1	1	1	0	No	
	9928113	13242 CYPRESS ST		20-0947	ADU	O	1/22/2020							1	1	1	0	No	
	9926304	13652 LOMBARDY RD		20-0787	ADU	O	2/3/2020							1	1	1	0	No	
	9029411	12891 LEMONWOOD LN		20-0695	ADU	O	8/20/2019							1	1	1	0	No	
	9041206	11621 SAMUEL DR		20-0470	ADU	O	11/18/2019							1	1	1	0	No	
	8956207	10161 PARLIAMENT AVE		20-0117	ADU	O	9/17/2019							1	1	1	0	No	
	23117135	13351 GREENTREE AVE		20-0607	ADU	O	11/18/2019							1	1	1	0	No	
	13152176	8412 LAMPSON AVE		20-0345	ADU	O	8/5/2019							1	1	1	0	No	
	9741113	13372 WILSON ST		20-1025	ADU	O	1/24/2020							1	1	1	0	No	
	13219111	9186 VONS DR		20-1005	ADU	O	2/5/2020							1	1	1	0	No	
	13247121	8681 MAC ALPINE RD		20-0884	ADU	O	1/24/2020							1	1	1	0	No	
	13228208	11591 MAC ST		20-0136	ADU	O	11/13/2019							1	1	1	0	No	
	13246613	11771 MAC MURRAY ST		20-1230	ADU	O	4/14/2020							1	1	1	0	No	
	21505211	8591 BARR LN		20-0764	ADU	O	11/5/2019							1	1	1	0	No	
	13201327	11152 BOWLES AVE		20-0271	ADU	O	5/23/2019							1	1	1	0	No	
	9940316	10272 JENNRICH AVE		20-1091	ADU	O	11/1/2019							1	1	1	0	No	
	39916203	13261 SIEMON AVE		20-0931	ADU	O	9/23/2019							1	1	1	0	No	
	9756407	13661 LORNA ST		20-0890	ADU	O	1/24/2020							1	1	1	0	No	
	9803101	9231 IMPERIAL AVE		20-1695	ADU	O	5/7/2020							1	1	1	0	No	
	9026105	12922 9TH ST		20-1038	ADU	O	7/25/2019							1	1	1	0	No	
	8927317	10391 MAHALO WAY		20-0576	ADU	O	11/5/2019							1	1	1	0	No	
	13201324	11121 YANA DR		20-0653	ADU	O	11/21/2019							1	1	1	0	No	
	9946401	13831 BOWEN ST		20-1106	ADU	O	10/29/2019							1	1	1	0	No	
	13153126	12822 JEFFERSON ST		20-0699	ADU	O	11/12/2019							1	1	1	0	No	
	9738221	8121 BESTEL AVE		20-0719	ADU	O	11/18/2019							1	1	1	0	No	
	9033110	11912 JACALENE LN		20-0400	ADU	O	11/26/2019							1	1	1	0	No	
	13243103	11732 MAGNOLIA ST		20-1280	ADU	O	2/6/2020							1	1	1	0	No	
	9939602	10252 MORNINGSIDE DR		20-1177	ADU	O	2/11/2020							1	1	1	0	No	
	9912402	13361 TAFT ST		20-1411	ADU	O	2/20/2020							1	1	1	0	No	
	8952320	11731 DINO PL		20-1146	ADU	O	3/9/2020							1	1	1	0	No	
	13229148	11681 MAGNOLIA ST		20-1035	ADU	O	1/21/2020							1	1	1	0	No	
	9744104	13792 RIATA ST		20-1165	ADU	O	12/23/2019							1	1	1	0	No	
	13208515	11172 HARCOURT AVE		20-0587	ADU	O	11/19/2019							1	1	1	0	No	
	13231318	9202 MARCHAND AVE		20-1229	ADU	O	7/3/2019							1	1	1	0	No	
	13216102	9521 VONS DR		20-0603	ADU	O	10/23/2019							1	1	1	0	No	
	9811309	9612 SUTHERLAND WAY		20-1522	ADU	O	3/10/2020							1	1	1	0	No	
	9824304	9632 IMPERIAL AVE		20-0902	ADU	O	11/27/2019							1	1	1	0	No	
	13248308	8592 MARYLEE DR		20-2057	ADU	O	8/28/2019							1	1	1	0	No	
	9020504	11942 COMSTOCK RD		20-0487	ADU	O	11/13/2019							1	1	1	0	No	
	23315122	11522 WEST ST		20-1423	ADU	O	2/27/2020							1	1	1	0	No	
	9952314	10511 SCHOONER AVE		20-1534	ADU	O	3/30/2020							1	1	1	0	No	
	9044210	11352 JACALENE LN		20-1196	ADU	O	2/18/2020							1	1	1	0	No	
	9952418	10681 SCHOONER AVE		20-2691	ADU	O	4/27/2020							1	1	1	0	No	
	23162309	12321 SUNGROVE ST		20-1239	ADU	O	3/2/2020							1	1	1	0	No	
	8934207	11801 MORRIE LN		20-1274	ADU	O	2/11/2020							1	1	1	0	No	
	10132511	12862 PEARCE ST		20-1930	ADU	O	5/28/2020							1	1	1	0	No	
	8958424	10661 LA DONA DR		20-0953	ADU	O	1/23/2020							1	1	1	0	No	

	9029208	12852 WOODLAND LN	20-0898	ADU	O	1/21/2020							1	1	1	0	No	
	8912360	10721 LAMPSON AVE	20-0540	ADU	O	2/12/2020							1	1	1	0	No	
	8912360	10721 LAMPSON AVE	20-0539	ADU	O	10/25/2018							1	1	1	0	No	
	13226309	8562 TWANA DR	20-1467	ADU	O	3/30/2020							1	1	1	0	No	
	9911226	10902 DOROTHY AVE	20-1880	ADU	O	3/5/2020							1	1	1	0	No	
	13243502	9022 TRISTAN DR	20-0527	ADU	O	11/12/2019							1	1	1	0	No	
	9017403	12912 8TH ST	20-2399	ADU	O	6/12/2020							1	1	1	0	No	
	13203114	11041 MAC MURRAY ST	20-0602	ADU	O	11/27/2019							1	1	1	0	No	
	9959224	10132 JOHANNAH AVE	20-1931	ADU	O	4/8/2020							1	1	1	0	No	
	9023304	11592 MARGIE LN	20-0230	ADU	O	6/18/2019							1	1	1	0	No	
	9026008	11531 STANFORD AVE	20-0336	ADU	O	5/30/2019							1	1	1	0	No	
	10151505	12672 WOODBURY RD	20-1204	ADU	O	2/24/2020							1	1	1	0	No	
	13248213	11891 MAC DUFF ST	20-0143	ADU	O	8/19/2019							1	1	1	0	No	
	10062206	11292 ANABEL AVE	20-0302	ADU	O	10/3/2019							1	1	1	0	No	
	9735712	13372 KELLY ST	20-1276	ADU	O	12/23/2019							1	1	1	0	No	
	23146502	12342 TWINTREE AVE	20-1409	ADU	O	3/17/2020							1	1	1	0	No	
	10148129	13111 SIEMON AVE	20-2254	ADU	O	6/7/2020							1	1	1	0	No	
	9927120	13465 MITCHELL AVE	20-2250	ADU	O	5/14/2020							1	1	1	0	No	
	9837216	9692 READING AVE	20-1408	ADU	O	3/12/2020							1	1	1	0	No	
	23137108	12581 MERRILL ST	20-2253	ADU	O	4/28/2020							1	1	1	0	No	
	8920207	12832 WESTLAKE ST	20-1812	ADU	O	3/30/2020							1	1	1	0	No	
	9826320	13462 GILBERT ST	20-1767	ADU	O	3/12/2020							1	1	1	0	No	
	10003124	13192 SANDRA PL	20-1769	ADU	O	2/27/2020							1	1	1	0	No	
	8927204	10392 LAW DR	20-1902	ADU	O	2/26/2020							1	1	1	0	No	
	9701147	13011 MONROE ST	20-1285	ADU	O	3/17/2020							1	1	1	0	No	
	13213303	9782 JOYZELLE DR	20-2086	ADU	O	6/7/2020							1	1	1	0	No	
	13239213	9682 SKYLARK BLVD	20-1466	ADU	O	3/3/2020							1	1	1	0	No	
	13335410	9881 LENORE DR	20-0546	ADU	O	12/23/2019							1	1	1	0	No	
	8950318	11672 FAYE AVE	20-3093	ADU	O	6/29/2020							1	1	1	0	No	
	9843115	9131 ENLOE WAY	20-0634	ADU	O	10/28/2019							1	1	1	0	No	
	9059117	12646 MORGAN LN	20-0836	ADU	O	8/7/2019							1	1	1	0	No	
	9029108	11661 STANFORD AVE	20-0866	ADU	O	12/20/2018							1	1	1	0	No	
	10130303	13422 LILLY ST	20-0994	ADU	O	2/12/2020							1	1	1	0	No	
	9825330	9751 DAKOTA AVE	20-1057	ADU	O	1/29/2020							1	1	1	0	No	
	9059118	12626 MORGAN LN	20-1059	ADU	O	12/23/2019							1	1	1	0	No	
	9040108	11701 BROOKSHIRE AVE	20-1687	ADU	O	3/5/2020							1	1	1	0	No	
	9907234	13292 DEANANN PL	20-1814	ADU	O	2/4/2020							1	1	1	0	No	
	13041412	6571 CHAPMAN AVE	20-2127	ADU	O	4/16/2020							1	1	1	0	No	
	21511710	8732 DUDMAN DR	20-2244	ADU	O	5/7/2020							1	1	1	0	No	
	9941102	14391 DEANANN PL	20-2851	ADU	O	7/5/2020							1	1	1	0	No	
	8925303	12022 ELLEN ST	20-2952	ADU	O	6/7/2020							1	1	1	0	No	
	8930321	10101 ALDGATE AVE	20-2954	ADU	O	6/24/2020							1	1	1	0	No	
	13712330	12292 BLUEBELL AVE	20-3075	ADU	O	6/29/2020							1	1	1	0	No	
	8950313	11671 STEPHANIE LN	20-3221	ADU	O	7/30/2020							1	1	1	0	No	
	8935211	11911 STEPHANIE LN	20-3446	ADU	O	6/30/2020							1	1	1	0	No	
	13213301	9742 JOYZELLE DR	20-3516	ADU	O	3/3/2020							1	1	1	0	No	
	23155502	12664 CHAPARRAL DR	20-3640	ADU	O	8/20/2020							1	1	1	0	No	
	8942203	11823 EASY WAY	20-3720	ADU	O	9/3/2020							1	1	1	0	No	
	13316315	12402 JEROME ST	20-3739	ADU	O	2/6/2020							1	1	1	0	No	
	13050221	6874 ACACIA AVE	20-3755	ADU	O	9/8/2020							1	1	1	0	No	
	23154702	12614 VOLKWOOD ST	20-4077	ADU	O	10/5/2020							1	1	1	0	No	
	9004118	11331 CHAPMAN AVE	20-0762	ADU	O	6/24/2019							1	1	1	0	No	
	9031308	12702 GEORGE ST	20-1726	ADU	O	3/2/2020							1	1	1	0	No	
	13329417	12682 LUCILLE AVE	20-1975	ADU	O	5/14/2020							1	1	1	0	No	
	13328105	12551 LUCILLE AVE	20-2810	ADU	O	7/1/2020							1	1	1	0	No	
	9042216	11622 KATHY LN	20-3021	ADU	O	7/16/2020							1	1	1	0	No	
	9902301	13126 HOPE ST	20-3473	ADU	O	7/29/2020							1	1	1	0	No	
	9912213	10605 FRANCES AVE	20-3729	ADU	O	8/24/2020							1	1	1	0	No	
	13328125	12696 HAZAEL AVE	20-3827	ADU	O	9/14/2020							1	1	1	0	No	
	9806410	9692 CROSBY AVE	20-1748	ADU	O	12/6/2018							1	1	1	0	No	
	10062103	11302 WOODBURY RD	20-3809	ADU	O	8/14/2018							1	1	1	0	No	
	9006406	12321 BETTY LN	20-0119	ADU	O	6/11/2019							1	1	1	0	No	
	9938503	14122 STENGEL ST	20-0814	ADU	O	11/12/2019							1	1	1	0	No	
	9928304	13431 BENTON ST	20-1935	ADU	O	2/19/2020							1	1	1	0	No	
	13315108	9541 ARLENE AVE	20-2282	ADU	O	12/23/2019							1	1	1	0	No	
	13234201	11662 CAPRI DR	20-2351	ADU	O	6/24/2020							1	1	1	0	No	
	23146422	12212 BUARO ST	20-2761	ADU	O	7/5/2020							1	1	1	0	No	
	9041325	11581 EUDORA LN	20-3180	ADU	O	10/8/2019							1	1	1	0	No	
	10033104	13203 ROCKING HORSE RD	20-3258	ADU	O	8/12/2020							1	1	1	0	No	
	23140117	12231 DUNKLEE LN	20-3486	ADU	O	5/31/2020							1	1	1	0	No	
	13335313	9901 STANFORD AVE	20-3599	ADU	O	6/7/2020							1	1	1	0	No	
	13239111	9615 SKYLARK BLVD	20-3811	ADU	O	11/25/2020							1	1	1	0	No	
	8951225	12082 FAYE AVE	20-4138	ADU	O	7/5/2020							1	1	1	0	No	
	8949404	10031 BROOKSIDE DR	20-0181	ADU	O	10/14/2019							1	1	1	0	No	
	8924022	10952 ALLEN DR	20-0200	ADU	O	8/27/2019							1	1	1	0	No	
	9764219	13322 HAZEL ST	20-0358	ADU	O	11/12/2019							1	1	1	0	No	
	9059206	12577 MORGAN LN	20-0363	ADU	O	10/17/2019							1	1	1	0	No	
	9044211	11361 ROBERT LN	20-0383	ADU	O	10/21/2019							1	1	1	0	No	
	8941112	11962 STEELE WAY	20-0456	ADU	O	6/10/2019							1	1	1	0	No	
	13314203	12402 LAMBERT CIR	20-0567	ADU	O	11/14/2019							1	1	1	0	No	
	8958202	10501 GERALDINE RD	20-0765	ADU	O	3/28/2019							1	1	1	0	No	
	9738117	8071 IMPERIAL AVE	20-0809	ADU	O	11/20/2019							1	1	1	0	No	
	9737404	8151 BESTEL AVE	20-0853	ADU	O	8/22/2019							1	1	1	0	No	

	9847203	9552 MANSOR AVE	20-0956	ADU	O	6/12/2019							1	1	1	0	No	
	13244224	9012 MARYLEE DR	20-0989	ADU	O	2/7/2020							1	1	1	0	No	
	8922258	12531 FLETCHER DR	20-1167	ADU	O	2/21/2020							1	1	1	0	No	
	21504115	8601 AMY AVE	20-1257	ADU	O	2/10/2020							1	1	1	0	No	
	8937309	10221 MALINDA LN	20-1296	ADU	O	12/23/2019							1	1	1	0	No	
	8941204	11851 STEELE DR	20-1377	ADU	O	2/13/2020							1	1	1	0	No	
	13202215	8832 LA GRAND AVE	20-1378	ADU	O	4/3/2020							1	1	1	0	No	
	9849313	9651 TEAL AVE	20-1404	ADU	O	2/27/2020							1	1	1	0	No	
	13223112	8572 JOYZELLE AVE	20-1457	ADU	O	3/17/2020							1	1	1	0	No	
	9811207	9582 WETMINSTER AVE	20-1518	ADU	O	4/15/2020							1	1	1	0	No	
	9820211	13212 GALWAY ST	20-1523	ADU	O	12/23/2019							1	1	1	0	No	
	13229134	8936 ABERDEEN LN	20-1530	ADU	O	4/16/2020							1	1	1	0	No	
	9028505	12202 BURNS DR	20-1568	ADU	O	4/3/2020							1	1	1	0	No	
	9044420	11471 MORGAN LN	20-1677	ADU	O	2/24/2020							1	1	1	0	No	
	13234107	11701 CAPRI DR	20-1704	ADU	O	3/18/2020							1	1	1	0	No	
	8945217	12221 BROOKHAVE PARK	20-1725	ADU	O	2/11/2020							1	1	1	0	No	
	13212719	11261 BROOKHURST ST	20-1770	ADU	O	11/13/2019							1	1	1	0	No	
	8937115	10221 BONSER AVE	20-1910	ADU	O	3/18/2020							1	1	1	0	No	
	13226315	11842 DALE ST	20-1915	ADU	O	3/3/2020							1	1	1	0	No	
	8938203	12301 BROWNING RD	20-1957	ADU	O	4/21/2020							1	1	1	0	No	
	8949107	10081 BROOKSIDE DR	20-1963	ADU	O	2/13/2020							1	1	1	0	No	
	10130104	12932 RANCHERO WAY	20-1984	ADU	O	3/18/2020							1	1	1	0	No	
	9806409	9702 CROSBY AVE	20-2024	ADU	O	7/21/2020							1	1	1	0	No	
	21512429	12352 PENTAGON ST	20-2025	ADU	O	12/18/2019							1	1	1	0	No	
	10062113	11341 ANABEL AVE	20-2128	ADU	O	2/18/2020							1	1	1	0	No	
	23131306	12101 FIREBRAND ST	20-2144	ADU	O	2/4/2020							1	1	1	0	No	
	9007119	11071 IRIS DR	20-2151	ADU	O	5/28/2020							1	1	1	0	No	
	13221304	11421 MAC ST	20-2234	ADU	O	5/27/2020							1	1	1	0	No	
	9803415	9151 CARL LN	20-2245	ADU	O	4/22/2020							1	1	1	0	No	
	13243401	9161 SHELLEY DR	20-2248	ADU	O	2/10/2020							1	1	1	0	No	
	9826327	13372 GILBERT ST	20-2285	ADU	O	3/28/2019							1	1	1	0	No	
	9907130	13312 ADLAND ST	20-2391	ADU	O	6/30/2020							1	1	1	0	No	
	13310106	9571 BLANCH AVE	20-2420	ADU	O	11/27/2019							1	1	1	0	No	
	9823201	9281 CROSBY AVE	20-2459	ADU	O	6/12/2020							1	1	1	0	No	
	9825331	9771 DAKOTA AVE	20-2467	ADU	O	7/24/2019							1	1	1	0	No	
	21504131	12061 LORNA ST	20-2490	ADU	O	2/21/2020							1	1	1	0	No	
	23142306	12422 EL REY PL	20-2495	ADU	O	6/24/2020							1	1	1	0	No	
	13310208	9582 BLANCHE AVE	20-2522	ADU	O	2/18/2020							1	1	1	0	No	
	8912356	10671 LAMPSON AVE	20-2526	ADU	O	8/26/2020							1	1	1	0	No	
	9930125	13592 BOWEN ST	20-2640	ADU	O	5/12/2020							1	1	1	0	No	
	13234214	9681 SHANNON AVE	20-2654	ADU	O	2/24/2020							1	1	1	0	No	
	9849105	13662 CORK ST	20-2664	ADU	O	7/23/2020							1	1	1	0	No	
	13332310	12541 OCEAN BREEZE DR	20-2699	ADU	O	6/4/2020							1	1	1	0	No	
	13313302	9792 BEVERLY LN	20-2712	ADU	O	6/12/2020							1	1	1	0	No	
	9039602	11642 JOHN AVE	20-2729	ADU	O	7/15/2020							1	1	1	0	No	
	9945505	14331 WARD ST	20-2730	ADU	O	4/29/2020							1	1	1	0	No	
	8920208	12842 WESTLAKE ST	20-2742	ADU	O	6/25/2020							1	1	1	0	No	
	13316216	12382 MEADE ST	20-2814	ADU	O	4/29/2020							1	1	1	0	No	
	13151129	12692 JACKSON ST	20-2823	ADU	O	7/14/2020							1	1	1	0	No	
	13213230	11291 BROOKHURST ST	20-2854	ADU	O	11/7/2019							1	1	1	0	No	
	13247406	11832 MAC DUFF ST	20-2861	ADU	O	7/15/2020							1	1	1	0	No	
	13344107	8931 ACACIA AVE	20-2862	ADU	O	7/5/2020							1	1	1	0	No	
	23315313	12222 BLUEBELL AVE	20-2868	ADU	O	6/7/2020							1	1	1	0	No	
	9825216	9691 RUSSELL AVE	20-2881	ADU	O	4/2/2020							1	1	1	0	No	
	8943226	12061 SHERIDAN LN	20-2891	ADU	O	6/12/2020							1	1	1	0	No	
	23122107	12692 HASTER ST	20-2927	ADU	O	5/20/2020							1	1	1	0	No	
	10033205	13192 ROCKINGHORSE RD	20-2940	ADU	O	12/11/2019							1	1	1	0	No	
	10131531	13842 JACKSON ST	20-2945	ADU	O	6/7/2020							1	1	1	0	No	
	9008227	12412 PINE ST	20-2948	ADU	O	3/9/2020							1	1	1	0	No	
	10003209	13091 SANDRA PL	20-3018	ADU	O	7/20/2020							1	1	1	0	No	
	8938410	10261 TYHURST RD	20-3027	ADU	O	6/7/2020							1	1	1	0	No	
	9852406	9662 INGRAM AVE	20-3041	ADU	O	2/24/2020							1	1	1	0	No	
	13248211	11871 MAC DUFF ST	20-3045	ADU	O	7/5/2020							1	1	1	0	No	
	9823320	9351 CENTRAL AVE	20-3079	ADU	O	4/6/2020							1	1	1	0	No	
	10037202	11522 PALOMA AVE	20-3183	ADU	O	6/23/2020							1	1	1	0	No	
	13306147	9154 MERCEDES CIR	20-3184	ADU	O	5/27/2020							1	1	1	0	No	
	9904603	13446 HOPE ST	20-3226	ADU	O	7/30/2020							1	1	1	0	No	
	8939102	11706 EASY WAY	20-3231	ADU	O	7/30/2020							1	1	1	0	No	
	10152344	12671 CYNTHIA AVE	20-3232	ADU	O	12/17/2019							1	1	1	0	No	
	8940420	11656 OLD FASHION WAY	20-3235	ADU	O	8/12/2020							1	1	1	0	No	
	8933312	11871 EDGEWOOD LN	20-3252	ADU	O	6/7/2020							1	1	1	0	No	
	23131131	12045 FIREBRAND ST	20-3282	ADU	O	7/29/2020							1	1	1	0	No	
	13230301	11676 FAUN LN	20-3303	ADU	O	7/30/2020							1	1	1	0	No	
	9937301	10352 WOODBURY RD	20-3333	ADU	O	6/11/2020							1	1	1	0	No	
	8928228	12206 MOVIUS DR	20-3349	ADU	O	8/12/2020							1	1	1	0	No	
	9735635	13342 YOCKEY ST	20-3389	ADU	O	7/20/2020							1	1	1	0	No	
	13206211	9166 ALWICK CIR	20-3442	ADU	O	7/6/2020							1	1	1	0	No	
	13223212	11235 BOWLES AVE	20-3523	ADU	O	7/25/2019							1	1	1	0	No	
	10132304	12805 GLORIA ST	20-3525	ADU	O	8/13/2020							1	1	1	0	No	
	10002120	11046 SHERMAN AVE	20-3526	ADU	O	8/6/2020							1	1	1	0	No	
	23139120	12762 WEST ST	20-3559	ADU	O	6/26/2020							1	1	1	0	No	
	13204306	8845 DEWEY DR	20-3616	ADU	O	7/29/2020							1	1	1	0	No	
	9931725	13631 FLOWER ST	20-3618	ADU	O	8/25/2020							1	1	1	0	No	

	8916120	11611 EUCLID ST		20-3625	ADU	O	4/29/2020							1	1	1	0	No	
	9841207	13745 MCMAINS ST		20-3638	ADU	O	8/17/2020							1	1	1	0	No	
	9902203	10102 LARSON AVE		20-3645	ADU	O	5/31/2020							1	1	1	0	No	
	10010101	13275 RAMONA PL		20-3676	ADU	O	9/8/2020							1	1	1	0	No	
	23152510	12632 TWINTREE LN		20-3706	ADU	O	3/12/2020							1	1	1	0	No	
	9943204	10586 WOODBURY RD		20-3713	ADU	O	7/27/2020							1	1	1	0	No	
	23154132	12505 TWINLEAF LN		20-3717	ADU	O	8/6/2020							1	1	1	0	No	
	9009210	11396 MIDWICK PL		20-3726	ADU	O	7/30/2020							1	1	1	0	No	
	9931712	13691 FLOWER ST		20-3749	ADU	O	9/3/2020							1	1	1	0	No	
	13208407	9366 MELBA DR		20-3753	ADU	O	9/24/2020							1	1	1	0	No	
	8946314	11085 STRATFORD WAY		20-3754	ADU	O	8/27/2020							1	1	1	0	No	
	9835309	9876 OASIS AVE		20-3770	ADU	O	8/5/2020							1	1	1	0	No	
	13152172	12532 MONROE ST		20-3778	ADU	O	8/4/2020							1	1	1	0	No	
	10163305	12092 FLAGSTONE AVE		20-3860	ADU	O	7/16/2019							1	1	1	0	No	
	9953225	14731 SAIL ST		20-3867	ADU	O	6/24/2020							1	1	1	0	No	
	9907229	13356 DEANANN PL		20-3937	ADU	O	9/10/2020							1	1	1	0	No	
	9041215	11741 SAMUEL DR		20-3940	ADU	O	6/25/2020							1	1	1	0	No	
	8923312	12585 BLACKTHORN ST		20-3992	ADU	O	9/14/2020							1	1	1	0	No	
	9045102	11321 JACALENE LN		20-4022	ADU	O	2/11/2020							1	1	1	0	No	
	23314113	12145 WILKEN WAY		20-4056	ADU	O	8/5/2020							1	1	1	0	No	
	9027304	11346 ORA DR		20-4079	ADU	O	8/3/2020							1	1	1	0	No	
	9038205	12055 MORGAN LN		20-4091	ADU	O	9/24/2020							1	1	1	0	No	
	9931704	10036 RIDGLEY DR		20-4097	ADU	O	9/9/2020							1	1	1	0	No	
	13235419	9696 ROYAL PALM BLVD		20-4129	ADU	O	10/5/2020							1	1	1	0	No	
	9929223	13366 JESSICA DR		20-4146	ADU	O	10/5/2020							1	1	1	0	No	
	10003118	13205 NINA PL		20-4149	ADU	O	8/19/2020							1	1	1	0	No	
	9031230	12741 GEORGE ST		20-4161	ADU	O	8/4/2020							1	1	1	0	No	
	13317204	12325 JEROME ST		20-4170	ADU	O	8/4/2020							1	1	1	0	No	
	13343102	12751 LUCILLE AVE		20-2145	2 to 4	R	3/18/2020							1	1	1	0	No	
	9812018	9861 11TH ST		20-0454	SFD	O	5/13/2019							1	1	1	0	No	
	13335217	12642 SUSAN LN		20-0686	SFD	O	3/14/2019							1	1	1	0	No	
	13245512	8891 CHAPMAN AVE		20-1084	SFD	O	12/10/2019							1	1	1	0	No	
	8956411	10162 PARLIAMENT AVE		20-1489	SFD	O	12/12/2019							1	1	1	0	No	
	9027306	11382 ORA DR		20-2001	SFD	O	6/5/2019							1	1	1	0	No	
	9806409	9702 CROSBY AVE		20-2023	SFD	O	6/24/2019							1	1	1	0	No	
	21511601	8852 DUDMAN DR		20-2100	SFD	O	4/3/2020							1	1	1	0	No	
	8912356	10671 LAMPSON AVE		20-2525	SFD	O	12/17/2019							1	1	1	0	No	
	9903603	10186 IMPERIAL AVE		20-2812	SFD	O	9/3/2019							1	1	1	0	No	
	13203114	11041 MAC MURRAY ST		20-3806	SFD	O	6/8/2020							1	1	1	0	No	
	13239111	9615 SKYLARK BLVD		20-3810	SFD	O	11/26/2019							1	1	1	0	No	
															0				
	09030240	11712 LAMPSON AVE	SP-081-2020		SFD	O	1/7/2020							4	4	4	0	No	
	13347202	12881 ADELLE ST	SP-083-2020		2 to 4	R	3/2/2020							4	4	4	0	No	
	13246706	11841 MAGNOLIA ST	SP-084-2020		SFD	O	3/9/2020							2	2	2	0	No	
	08921320	12885 MAIN ST	SP-053-2018 (Reinstatement)		5+	R	7/20/2020	1						8	9	9	0	No	
	13343234	12782 MAGNOLIA ST	DR-046-2020		2 to 4	R	1/2/2020							2	2	2	0	No	
															0				
															0				
															0		

COMMUNITY AND ECONOMIC DEVELOPMENT

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

The Community and Economic Development Department (CEDD) offers a broad spectrum of services to the community. The Department administers the City's General Plan, as well as the City's zoning and building regulations, to ensure the orderly physical growth of the community. There are three divisions in the Department that include: the **Office of Economic Development** who is responsible for business attraction, retention, and expansion, and administration of the Community Development Block Grant (CDBG) and affordable housing programs; Building & Safety Division consisting of plan check review, permit counter, building inspections and code enforcement; and, the **Planning Services Division** is comprised of advance and current planning, and active transportation projects.

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

OFFICE OF ECONOMIC DEVELOPMENT

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

SteelCraft Garden Grove
On June 13, 2017, City Council approved a lease with Howard CDM for the development of SteelCraft, a unique venture that ties together open spaces and public places to create a sustainable indoor/outdoor urban eatery built primarily out of recycled metal shipping containers. The project located on the southwest side of City Hall at 12900 Euclid Street celebrated its Grand Opening in September 2019 and is now open for business.

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

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

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

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

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

Site C Project
The Planning Commission approved a Site Plan and Tentative Tract Map at the November 2017 meeting to implement a resort hotel project known as the Site C. The approvals provided for a proposed development program of a hotel project of up 769 rooms and ancillary hotel uses such as pools, spas, and fitness centers within three resort hotels, one full-service and one limited-service, with up to 104,000 aggregate square feet of conference/meeting banquet space, hotel restaurant space, freestanding pad restaurant, and a multi-level parking garage with 1,297 parking spaces on approximately 4.3 acres of the PUD-128-12. Upon completion, it is anticipated the project will generate approximately $3.8 to $4.9 million in additional annual tax revenue to the City**.** The project is anticipated to start construction Spring 2021.

New Residential and Development Projects

Brookhurst Place
Following the completion of Phase I of Brookhurst Place in July 2018, Kam Sang Company work continued to advance Phase II comprised of 462 apartment homes, of which up to 120 will be affordable housing units and 58 for-sale condominiums, up to 200,000 square-feet of commercial and retail space, and a 100-key hotel. The 14-acre community upon completion will include 700 new residential units and a 1-acre park. Pending concurrence with the State Department of Finance (DOF) and is awaiting a response, conveyance of the Phase II properties would begin.

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

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

Business Development Programs

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

Multi-Chamber Collaboration
In 2019, the City continued to collaborate with the Vietnamese American Chamber of Orange County, Korean American Chamber of Orange County, and Orange County Hispanic Chamber to build more established relationships, and work in partnership to better assist all businesses across the City. During COVID, the chambers provided support with translation for the City's Business Resource and Resiliency Plan.

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

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

Small Business Development Center (SBDC) Workshop Series

In partnership with SBDC Orange County, a series of workshops were planned to provide small business entrepreneurs with resources and tools to enhance their business. Provided below is a list of recent SBDC workshops:

DATE	TIME	TOPIC
October 16 & 23, 2019	12:00pm-1:30pm	Join the Fast Track to Starting Your Business
November 13, 2019	9:00am-12:00pm	Crack the Code of Online Retail
June 11, 2020	2:00pm VIRTUAL	How to Start Your Own Home-Based Food Business

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

Small Business Tax Seminar and Resource Expo

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

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

GO-Biz Workshops

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

Buy in Garden Grove Program (BiGG)

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

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

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

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

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

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

Industrial Development Authority (IDA)
In December 2019, the City of Garden Grove approved the Garden Grove IDA annual report. Under the State of California guidelines, the IDA acts as the official local coordinating body for low-cost development bonds for industrial companies seeking expansion. The IDA's role is to assist industrial-related businesses by facilitating their request for tax-exempt Industrial Development Bonds.

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

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

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

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

BUILDING & SAFETY DIVISION FY 19-20

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

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

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

Building Permits & Inspections

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

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

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

PLANNING SERVICES

Some Key Conditional Use Permits / Land Use Entitlements

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

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

Some Key Developments (Commercial & Residential)

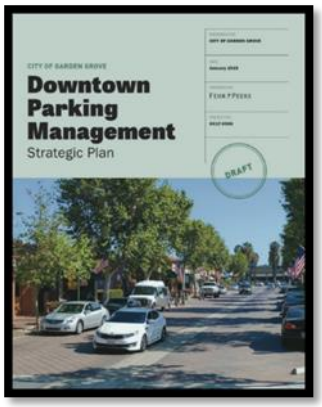
Address	Project Description
9191 Westminster	Approval to construct a 7,140 sq.ft. 3rd floor addition to an existing 29,736 sq.ft. medical office building.
12671 Nelson	Approval to convert 2 single-family home s to office and meeting space for St. Columban Church.
12931 Louise	Approval to construct a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

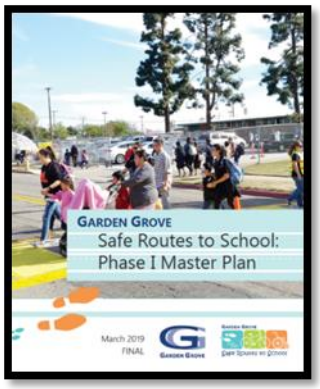
ACTIVE TRANSPORTATION GRANT PROJECTS

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

Downtown Parking Management Strategic Plan (DPMSP)

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





Safe Routes To School (SRTS)

In 2016, the City was awarded a planning grant under Southern California Association of Governments (SCAG). KOA Corporation was awarded the contract to partner with the Garden Grove Unified School District (GGUSD) and assist the City in selecting six (6) target schools to be included in the project area. The Plan focused on six (6) schools: A.J. Cook Elementary, Donald S. Jordan Intermediate, Thomas Paine Elementary, Brookhurst Elementary, John Murdy Elementary, and Merton E. Hill Elementary. The schools were selected using a needs-based criterion which include student participation in free lunch programs, income, and high risk bike/pedestrian collisions. In June 2019, City Council adopted the Garden Grove SRTS Phase 1 Plan. The STRS Plan would serve as a guiding document that will assist the City in identifying the existing conditions at each school and explore improvements when

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

Bicycle Corridor Improvement Program Cycle 1 Grant (BCIP)

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

Congressional Medal of Honor Bike and Pedestrian Trail

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

Meet on Beach

In November 2019, the Meet on Beach event programmed activities for a bike rodeo and a Safe Moves City which involves educational equipment with interactive hands-on exhibits that allow children to experience traffic situations as pedestrians and bicyclists in a safe learning environment. The training materials, traffic safety equipment and bike safety give away items were funded by the Caltrans ATP Cycle

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

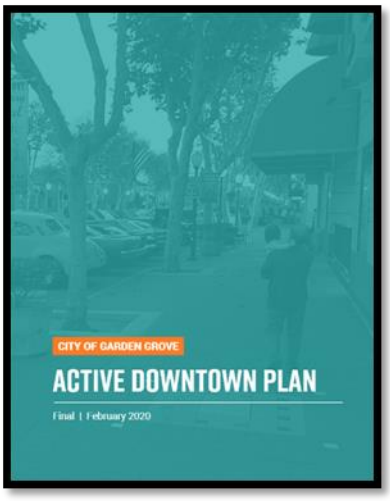
Urban and Community Forestry Grant Program

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

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

GARDEN GROVE ACTIVE DOWNTOWN PLAN (GGADP)

In 2018, the City was awarded the Caltrans Sustainable Communities Planning Grant, and in 2019, City Council awarded the contract to KOA Corporation, to develop a Plan called Garden Grove Active Downtown Plan that will identify mobility and safety needs. Building upon the momentum of Re:Imagine, the City envisioned downtown as a unique and inclusive place where Garden Grove's diverse residents and visitors can easily walk, bike, and use alternative modes of transportation. Part of the process was the formation of an Advisory Committee to encourage the participation of business owners, stakeholders, and residence in the community to help the City identify challenges in the Downtown study area. This grant project included extensive community outreach and engagement efforts to gather input from the general public to develop the Plan. The Garden Grove Active Downtown Plan team hosted



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

BikeSafe Garden Grove (BSGG)

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

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

Conclusion

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

Planning Commission Date: February 18, 2021
Neighborhood Improvement and Conservation Commission: March 1, 2021
City Council Date: March 9, 2021

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To:	Scott C. Stiles	From:	Lisa L. Kim
Dept.:	City Manager	Dept.:	Community and Economic Development
Subject:	Approval of the Fourth Amendment to the Steelcraft Lease Agreement for the property located at 12900 Euclid Street, Garden Grove. (*Action Item*)	Date:	3/9/2021

OBJECTIVE

Consideration by City Council to approve a Fourth Amendment to the SteelCraft Garden Grove, LP, lease ("Fourth Amendment") to extend an additional six month rent deferral, due to impacts of the COVID pandemic.

BACKGROUND

In 2017, the City entered into a ground lease agreement with SteelCraft to lease approximately 1.7-acres of City-owned property located at 12900 Euclid Street. The urban outdoor eatery project opened in September 2019. The original lease provided for a 10-year term along with an option to extend up to four 5-year extensions. The monthly rent to be paid by StreelCraft for the first three years was set at $8,120 with periodic Consumer Price Index (CPI) adjustments.

Due to the impacts of COVID pandemic, a Third Amendment was approved in March 2020 for a 12-month rent deferral period with an option of an additional 6 month deferral. Unfortunately, the COVID pandemic compounded with more restrictive State guidelines have made Steelcraft operations challenging and a subsequent request to exercise the remaining 6-month rent deferral was made.

DISCUSSION

With the challenges of the COVID-19 pandemic continuing, local businesses were further impacted this past November 2020 when Governor Newsom's orders came into effect with more restrictive stay-at-home guidelines and a roll-back of 28 counties to Purple Tier which included Orange County. This has resulted in distressing impacts to Garden Grove's local economy. For Steelcraft, the most restrictive State guidelines has caused permanent closure of four Steelcraft tenants (The Nest, Renegade Taco, Chick-n-Shack and Cauldron Ice Cream) and the

temporary closure of Penalty Box. While Steelcraft owners made every effort to provide interest-free rent deferment and reduction of common area maintenance expenses, the strict State guidelines were difficult for start-up restaurants to sustain operations.

At this time, SteelCraft has submitted a written request to exercise the additional 6-month rent deferral option. Consideration of this request would be rent deferment of 6 months at no-interest from April 1, 2021 through September 30, 2021. The deferred rents would be repaid to the City over a five-year period, with repayment commencing October 1, 2021. Beginning October 1, 2021, SteelCraft would resume monthly rent of $8,120 along with the repayment rent of $2,436 per month bringing the total monthly rent to $10,556. The deferred amount would be $146,160. Additionally, waiver of the CPI adjustment during the deferral period is recommended.

Steelcraft team has provided regular bi-monthly operating report for the project and tenant activities with the most recent City Manager memorandum covered updates for January 2021.

FINANCIAL IMPACT

The rent deferral would continue to pause the collection of rent until October 1, 2021. The 18-month deferred rent in the amount of $146,160 would be repaid over a five-year period and the City would be made whole.

RECOMMENDATION

It is recommended that the City Council:

- Approve the Fourth Amendment to the Lease Agreement with SteelCraft Garden Grove LP; and,
- Authorize the City Manager to execute the Fourth Amendment and make minor modifications as needed on behalf of the City.

ATTACHMENTS:

Description	Upload Date	Type	File Name
Operating Reports (May-January)	3/2/2021	Backup Material	Operating_Reports_(May-_January).pdf
SteelCraft Letters	3/2/2021	Backup Material	SteelCraft_Letters.pdf
4th Amendment	3/2/2021	Agreement	4th_Amendment.docx
SteelCraft Leases	3/2/2021	Backup Material	SteelCraft_Leases.pdf

STEELCRAFT
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May 20, 2020

SteelCraft Garden Grove Operating Report #1

Implementation of California Guidelines for reopening restaurants and/or expanding beyond:
Written Plan, Training and Communication, Face Masks, Gloves, Social Distancing, Regular Sanitizing and Disinfecting, Hand Washing, Contactless Payment options, Order Online for Pick up, Removal of all shared food Items and utensils and dispensers, Disposable Menus, Removed all shared entertainment, Gates/Doors are propped open, Removal of 50% of bar stools to help maintain social distancing guidelines. Restrooms are currently for employees only. Rules are posted at each entrance for guests to see.

Policy on social distancing:
Yes, we are implementing the 6ft markers on the ground to help people identify where to stand while in line and we will maintain this policy moving forward. Once we are permitted to open for dine-in customers, we will have tables strategically blocked off to ensure social distancing measures are adhered to. We have removed half of our barstools and spaced out the remainder of the stools six feet apart.

Opening date for pick-up:
Currently SteelCraft Garden Grove is open for pick-up and to-go orders only. Two tenants have been open for to-go orders with two more making plans to open soon.

Opening date for sit-down:
As an outdoor eatery with natural social distancing, we believe we have a responsibility to the community as a safe option for dining during the reopening of our nation. We are prepared to open as soon as the governor, county and City officials allow us to.

Days and hours of operation:
Each of our tenant-partners have differing hours and days of operation, currently the two tenants that are open are open 7 days a week between the hours of 12pm-8pm. When we reopen for sit down dining, we anticipate opening for limited hours at the outset and gradually expanding the hours back to normal operating hours as customer demand begins to return.

ORIGINAL Tenants	RETAINED Tenants
The Penalty Box	The Penalty Box
Barrio	Barrio
The Chick 'N Shack	The Chick 'N Shack
Renegade Taco	Renegade Taco
Beachwood Brewery	Beachwood Brewery
Cauldron Ice Cream	Cauldron Ice Cream
Dark Horse Coffee	Dark Horse Coffee
Honey & Butter	Honey & Butter
The Nest	The Nest

RETAINED JOBS	LOST JOBS	ANTICIPATED JOBS
Property Manager	Day Porters	Day Porters
	Security	Security
	Site Manager	Site Manager
	Marketing/Social Media	

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June 11, 2020

SteelCraft Garden Grove Operating Report #2 Update

1. Implementation of California Guidelines for reopening restaurants and/or expanding beyond:
Although Gov. Gavin Newsom approved Orange County's request for reopening of Phase 2 businesses including in-restaurant dining and shopping centers on Saturday, May 23rd, 2020, SteelCraft Garden Grove chose to wait to publicly announce that we are open for dine-in until Friday, May 29th, 2020. During that time the following protocols and measures have been implemented:

- **Cleanliness and sanitation:** Our facilities have undergone thorough deep cleanings and sanitations continue daily. Cleaning assignments and schedules have been created for all staff and areas of operation. All high touch surfaces are disinfected regularly, and tables and chairs are sanitized between every seating. All products used are rated for restaurants and effectively disinfect for COVID-19. Frequent hand washing and use of hand sanitizer is required for all staff. We also have hand sanitizer stations placed at each entrance for guests.

- **Physical distancing:** Our dining areas have been rearranged to allow for 6-foot distancing between tables along with sufficient spacing in passages for traffic between guests and staff.

- **Face mask policy:** Face coverings/masks are required on-site for all SteelCraft and vendor employees and are strongly encouraged for customers when not eating or drinking.

- **Staff:** All onsite SteelCraft and vendor employees undergo daily wellness and temperature checks upon arrival. Any staff member displaying signs of illness will be immediately sent home.

- **Games:** For the time being to maximize sanitation efforts, we will not be putting out the yard games or opening the arcade.

2. Policy on social distancing:
SteelCraft Garden Grove worked with the City of Garden Grove to obtain Garden Grove branded social distancing floor decals which SCGG has implemented to help guests identify where to stand while waiting in line. In addition, 50% of barstools have been removed and tables have been strategically blocked off with red tape to adhere to the 6' social distancing requirement.

3. Opening date for pick-up:
One of SteelCraft Garden Grove's tenants opened for pick-up, delivery and curbside services starting on May 6th with a few tenants beginning to do so soon after. The open tenants at SCGG are still offering take-out and/or delivery.

4. Opening date for sit-down:
As an outdoor eatery with natural social distancing, we believe we have a responsibility to the community as a safe option for dining during the reopening of our nation. We were prepared to open on Friday, May 29th, 2020 soon after the governor, county and City officials announced that in-restaurant dining and shopping centers were able to do so. Due to strict state guidelines, every alcohol purchase intended to be consumed onsite must include proof of purchase of a meal from one of the SteelCraft Garden Grove food tenants.

5. Days and hours of operation:
Each of our tenant-partners have differing hours and days of operation. Currently, the days and hours of operation are as follows in the chart below:

STEELCRAFT GARDEN GROVE							
	Mon	Tue	Wed	Thu	Fri	Sat	Sun
The Penalty Box	12pm-8pm						
Renegade Taco	Closed	12pm-7pm					Closed
Dark Horse Coffee Roasters	8am-2pm						
Cauldron Ice Cream	12pm-8pm						
Beachwood Brewing	Closed		12:30pm-7:30pm				
Chick 'N Shack	Closed		12pm-8pm				
Barrio	Closed until further notice; Approx. reopening early July						
The Nest	Pending						
Honey & Butter	Permanently closed						

6. List of original tenants // 7. List of retained tenants

6. Original Tenants	7. Retained Tenants
The Penalty Box	The Penalty Box
The Chick 'N Shack	The Chick 'N Shack
Renegade Taco	Renegade Taco
Beachwood Brewery	Beachwood Brewery
Cauldron Ice Cream	Cauldron Ice Cream
Dark Horse Coffee	Dark Horse Coffee
Barrio	Barrio (in the process of rebranding)
The Nest	Pending
Honey & Butter	Permanently closed

On June 9th, 2020, Honey & Butter publicly announced on their social media that they are permanently closing their Garden Grove location as they felt "bouncing back from [the pandemic] was impossible." The Nest's continued tenancy is pending. During this transition period, SteelCraft is in conversation with multiple potential vendors to fill the vacant space(s).

8. Retained jobs // 9. Lost jobs // 10. Anticipated jobs // 11. New jobs

8. Retained Jobs	9. Lost Jobs	10. Anticipated Jobs	11. New Jobs
Property Manager	Day Porters	Day Porters	N/A
	Security	Security	
	Site Manager	Site Manager	
	Marketing/Social Media		

12. Additional information
SteelCraft Garden Grove, its employees, its tenants and their employees have been facing one challenge after another. The first came when the county abruptly announced restaurants could reopen dining rooms over the holiday weekend. The next came as the concern for protests with acts of looting and vandalism affecting the surrounding cities. And now, in response, the local government has declared curfews forcing the businesses to close and local guests to be home before the mandated curfew time.

In light of recent events including protests in the surrounding area as well as the mandated citywide curfew effective from 6:00pm on Tuesday, June 2nd, 2020 to 5:00am Wednesday, June 3rd, 2020 and from 6:00pm Wednesday, June 3rd, 2020 to 5:00am Thursday, June 4th, 2020, SteelCraft Garden Grove and its tenants have chosen to close early on Tuesday, June 2nd and remain closed all day on Wednesday, June 3rd to ensure the safety of employees and guests. The sudden and confusing rollout of COVID-19 rules, requirements and criteria as well as the concern around safety and protection of the development's employees and property has caused the small businesses at SteelCraft Garden Grove continue to struggle to gain customer traction.

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July 2020

SteelCraft Garden Grove Operating Report #3 Update

1. Implementation of California Guidelines for reopening restaurants and/or expanding beyond:
Although Gov. Gavin Newsom approved Orange County's request for reopening of Phase 2 businesses including in-restaurant dining and shopping centers on Saturday, May 23rd, 2020, SteelCraft Garden Grove chose to wait to publicly announce that we are open for dine-in until Friday, May 29th, 2020. During that time, the following protocols and measures have been implemented:

- **Cleanliness and sanitation:** Our facilities have undergone thorough deep cleanings and sanitations continue daily. Cleaning assignments and schedules have been created for all staff and areas of operation. All high touch surfaces are disinfected regularly, and tables and chairs are sanitized between every seating. All products used are rated for restaurants and effectively disinfect for COVID-19. Frequent hand washing and use of hand sanitizer is required for all staff. We also have hand sanitizer stations placed at each entrance for guests.

- **Physical distancing:** Our dining areas have been rearranged to allow for 6-foot distancing between tables along with sufficient spacing in passages for traffic between guests and staff. Guests must maintain 6' social distancing with people outside of their household. A maximum of 6 people may be seated together.

- **Face mask policy:** Face coverings/masks are required on-site for all SteelCraft and vendor employees and are also required for customers when not eating or drinking.

- **Staff:** All onsite SteelCraft and vendor employees undergo daily wellness and temperature checks upon arrival. Any staff member displaying signs of illness will be immediately sent home.

- **Games:** For the time being to maximize sanitation efforts, we will not be putting out any shared games (i.e. arcade, ping pong, yard games).

2. Policy on social distancing:
SteelCraft Garden Grove worked with the City of Garden Grove to obtain Garden Grove branded social distancing floor decals which SCGG has implemented to help guests identify where to stand while waiting in line. In addition, 50% of barstools have been removed and tables have been strategically rearranged to adhere to the 6' social distancing requirement. Additional information included in the "Physical distancing" section above.

3. Opening date for pick-up:
SteelCraft Garden Grove's tenant, The Penalty Box, opened for pick-up, delivery and curbside services starting on May 6th with a few tenants beginning to do so soon after. Now that we are open for dine-in, most guests choose to eat on-site. However, all vendors offer takeout options some with mobile ordering, curbside pickup, and/or delivery services.

4. Opening date for sit-down:
As an outdoor eatery with natural social distancing, we believe we have a responsibility to the community to serve as a safe option for dining. We were prepared to open on Friday, May 29th, 2020 soon after the governor, county and City officials announced that in-restaurant dining and shopping centers were able to do so. Due to strict state guidelines, every alcohol purchase intended to be consumed onsite must include proof of purchase of a meal from one of the SteelCraft Garden Grove food tenants. When Governor

Newsom ordered the closure of indoor operations of restaurants again on July 1st, 2020, SteelCraft Garden Grove was not forced to close since we operate outdoors. However, tenants did see a decrease in business for the week following the announcement since it seemed to make people question dining out. Beachwood Brewing had to confirm with the Health Department and ABC to if they had to switch their operations back to to-go and delivery only. They were able to continue offering on-site pints with proof of purchase of a meal from one of the food tenants. Some guests seem confused and frustrated with the fact that they must purchase food with their alcohol beverage. If they came to only to drink, they typically just leave.

5. Days and hours of operation:
Each of our tenant-partners have slightly differing hours and days of operation. Currently, the days and hours of operation are the ones listed below:

STEELCRAFT GARDEN GROVE							
	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
The Penalty Box	12pm-8pm						
Renegade Taco	Closed	12pm-7pm					
Dark Horse Coffee Roasters	8am-2pm						
Cauldron Ice Cream	12pm-8pm						
Beachwood Brewing	Closed	12pm-8pm					
The Chick 'N Shack	Closed		12pm-8pm				
Barrio	Closed	11am-8pm					
Wilson Creek Winery	TBD on Opening Date						
Merenda	Soft Open Date- Potentially 9/1						
Former Honey & Butter	TBD New Tenant						

6. List of original tenants // 7. List of retained/new tenants

6. Original Tenants	7. Retained Tenants
The Penalty Box	The Penalty Box
The Chick 'N Shack	The Chick 'N Shack
Renegade Taco	Renegade Taco
Beachwood Brewing	Beachwood Brewing
Cauldron Ice Cream	Cauldron Ice Cream
Dark Horse Coffee Roasters	Dark Horse Coffee Roasters
OC Barrio	Barrio (Rebranded)
The Nest	Merenda Pizza (New)
Honey & Butter	Available for Lease

On June 9th, 2020, Honey & Butter publicly announced on their social media that they are permanently closing their Garden Grove location as they felt "bouncing back from [the pandemic] was impossible." The Nest has since closed their location in Garden Grove to focus on their main Bellflower operation. We were

able to fill the vacancy of The Nest's container with a new pizza concept, Merenda Pizza. Merenda is projected to be open for business on September 8th, 2020 with a soft opening potentially starting September 1st, 2020. We are searching for a donut/cake/cupcake/crepe vendor who meets our standards to take over the Honey & Butter vacancy. We want to avoid direct competition between the vendors, so we are looking for a food concept we are not already offering. We are also hoping that the new vendor will come with their own draw/fanbase that will end up being first time SteelCraft visitors and will hopefully check out our other vendors and come back time and time again.

8. Retained Jobs // 9. Lost Jobs // 10. Anticipated Jobs // 11. New Jobs

Originally:

8. Retained Jobs	9. Lost Jobs	10. Anticipated Jobs	11. New Jobs
Property Manager	Day Porters	Day Porters	N/A
	Security	Security	
	Site Manager	Site Manager	
	Marketing/Social Media		

As of 7/15/2020:

8. Retained Jobs	9. Lost Jobs	10. Anticipated Jobs	11. New Jobs
Property Manager	Security	Security	N/A
Site Manager(s)	Marketing/Social Media	Marketing/Social Media	
Day Porters			

12. Additional Information

SteelCraft Garden Grove, its employees, its tenants and their employees have been facing one challenge after another over the past few months, but gradually we are beginning to see an uptick in business on the weekends as people venture out of their houses. SteelCraft is currently open for dine-in (including our alcohol vendor) as we continue to do our best in accommodating the community by keeping our facilities in tip-top sanitary condition, extending our hours of operation, and looking for creative ways to entertain our guests in a socially distanced manner. We have and will continue to partner with The City of Garden Grove on local events, community outreach experiences and more.

Several tenants have received 2-4 months interest free rent deferment which will be repaid beginning in 2021. In addition to working with the tenants, we have also reduced CAM expenses where we can.

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August 19, 2020

SteelCraft Garden Grove Operating Report #4 Update

1. Implementation of California Guidelines for reopening restaurants and/or expanding beyond:
Although Gov. Gavin Newsom approved Orange County's request for reopening of Phase 2 businesses including in-restaurant dining and shopping centers on Saturday, May 23rd, 2020, SteelCraft Garden Grove chose to wait to publicly announce that we are open for dine-in until Friday, May 29th, 2020. During that time, the following protocols and measures have been implemented:

- **Cleanliness and sanitation:** Our facilities have undergone thorough deep cleanings and sanitations continue daily. Cleaning assignments and schedules have been created for all staff and areas of operation. All high touch surfaces are disinfected regularly, and tables and chairs are sanitized between every seating. All products used are rated for restaurants and effectively disinfect for COVID-19. Frequent hand washing and use of hand sanitizer is required for all staff. We also have hand sanitizer stations placed at each entrance for guests.

- **Physical distancing:** Our dining areas have been rearranged to allow for 6-foot distancing between tables along with sufficient spacing in passages for traffic between guests and staff. Guests must maintain 6' social distancing with people outside of their household. A maximum of 6 people may be seated together.

- **Face mask policy:** Face coverings/masks are required on-site for all SteelCraft and vendor employees and are also required for customers when not eating or drinking.

- **Staff:** All onsite SteelCraft and vendor employees undergo daily wellness and temperature checks upon arrival. Any staff member displaying signs of illness will be immediately sent home.

- **Games:** For the time being to maximize sanitation efforts, we will not be putting out any shared games (i.e. arcade, ping pong, yard games).

2. Policy on social distancing:
SteelCraft Garden Grove worked with the City of Garden Grove to obtain Garden Grove branded social distancing floor decals which SCGG has implemented to help guests identify where to stand while waiting in line. In addition, 50% of barstools have been removed and tables have been strategically rearranged to adhere to the 6' social distancing requirement. Additional information included in the "Physical distancing" section above.

3. Opening date for pick-up:
SteelCraft Garden Grove's tenant, The Penalty Box, opened for pick-up, delivery and curbside services starting on May 6th with a few tenants beginning to do so soon after. Now that we are open for dine-in, most guests choose to eat on-site. However, all vendors offer takeout options some with mobile ordering, curbside pickup, and/or delivery services.

4. Opening date for sit-down:
As an outdoor eatery with natural social distancing, we believe we have a responsibility to the community to serve as a safe option for dining. We were prepared to open on Friday, May 29th, 2020 soon after the governor, county and City officials announced that in-restaurant dining and shopping centers were able to do so. Due to strict state guidelines, every alcohol purchase intended to be consumed onsite must include proof of purchase of a meal from one of the SteelCraft Garden Grove food tenants. When Governor

Newsom ordered the closure of indoor operations of restaurants again on July 1st, 2020, SteelCraft Garden Grove was not forced to close since we operate outdoors. However, tenants did see a decrease in business for the week following the announcement since it seemed to make people question dining out. Beachwood Brewing had to confirm with the Health Department and ABC to if they had to switch their operations back to to-go and delivery only. They were able to continue offering on-site pints with proof of purchase of a meal from one of the food tenants. Some guests seem confused and frustrated with the fact that they must purchase food

5. Days and hours of operation:
Each of our tenant-partners have slightly differing hours and days of operation. Currently, the days and hours of operation are the ones listed below:

STEELCRAFT GARDEN GROVE							
	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
The Penalty Box	Closed	12pm-8pm			12pm-9pm		12pm-8pm
Renegade Taco	Closed	12pm-7pm			12pm-8pm		12pm-7pm
Dark Horse Coffee Roasters	Closed	8am-1pm	7:30am-6pm				
Cauldron Ice Cream	Closed	12pm-8pm			12pm-9pm		12pm-8pm
Beachwood Brewing	Closed	12pm-8pm			12pm-9pm		12pm-8pm
The Chick 'N Shack	Closed		12pm-8pm				
Barrio	Closed	11am-8pm			11am-9pm		11am-8pm
Merenda Pizza	Soft Open Date- Potentially 9/1						
Wilson Creek Winery	TBD on Opening Date						
Former Honey & Butter	TBD New Tenant						

6. List of original tenants // 7. List of retained/new tenants

6. Original Tenants	7. Retained Tenants
The Penalty Box	The Penalty Box
The Chick 'N Shack	The Chick 'N Shack
Renegade Taco	Renegade Taco
Beachwood Brewing	Beachwood Brewing
Cauldron Ice Cream	Cauldron Ice Cream
Dark Horse Coffee Roasters	Dark Horse Coffee Roasters
OC Barrio	Barrio (Rebranded)
The Nest	Merenda Pizza (New)
Honey & Butter	Available for Lease

On June 9th, 2020, Honey & Butter publicly announced on their social media that they are permanently closing their Garden Grove location as they felt "bouncing back from [the pandemic] was impossible." The Nest has since closed their location in Garden Grove to focus on their main Bellflower operation. We were able to fill the vacancy of The Nest's container with a new pizza concept, Merenda Pizza. Merenda is

projected to be open for business on September 8th, 2020 with a soft opening potentially starting September 1st, 2020. We are continuing the search for a donut/cake/cupcake/crepe vendor who meets our standards to take over the Honey & Butter vacancy and believe we have narrowed it down to a few exemplary candidates. We want to avoid direct competition between the vendors, so we are looking for a food concept we are not already offering. We are also hoping that the new vendor will come with their own draw/fanbase that will end up being first time SteelCraft visitors and will hopefully check out our other vendors and come back time and time again.

8. Retained Jobs // 9. Lost Jobs // 10. Anticipated Jobs // 11. New Jobs

Originally:

8. Retained Jobs	9. Lost Jobs	10. Anticipated Jobs	11. New Jobs
Property Manager	Day Porters	Day Porters	N/A
	Security	Security	
	Site Manager	Site Manager	
	Marketing/Social Media		

As of 8/15/2020:

8. Retained Jobs	9. Lost Jobs	10. Anticipated Jobs	11. New Jobs
Property Manager	Security	Security	N/A
Site Manager(s)	Marketing/Social Media	Marketing/Social Media	
Day Porters			

12. Additional Information

SteelCraft Garden Grove, its employees, tenants and tenant employees have been facing one challenge after another over the past few months, but gradually we are beginning to see an uptick in business on the weekends as people venture out of their houses. Several tenants have received 2-4 months interest free rent deferment which will be repaid beginning in 2021. In addition to working with the tenants, we have also reduced CAM expenses where we can. SteelCraft is currently open for dine-in (including our alcohol vendor) as we continue to do our best in accommodating the community by keeping our facilities in tip-top sanitary condition, extending our hours of operation, and looking for creative ways to entertain our guests in a socially distanced manner. The vendors have all recently agreed to close on Mondays to save on a full day of operation costs, and it provides one day respite for their staff, most of whom work 6 days a week already. Tenants have also voiced having difficulty hiring staff right now considering the pandemic and its many effects. Historically Mondays have been one of the slowest days of the week so we are supporting our tenants and will be trying Monday closures out for the next several weeks. Vendors have however increased their Friday and Saturday hours to be open until 9pm.

We have and will continue to partner with The City of Garden Grove on local events, community outreach experiences and more. We partnered with CAP OC and the Census on July 31st to participate as a sponsor and as a viewing party location for their virtual concert. We are open to these kinds of events to draw people to the site, while also being safe and implementing our Covid-19 guidelines and protocols. We have people contacting us through our website on a weekly basis inquiring about private party bookings, which we are allowing if they can follow our Covid-19 guidelines (see attached). Local musicians have been inquiring if they can play at SteelCraft to support themselves financially. As SteelCraft and its tenants are not in a position to be able to pay for live entertainment at this time, the musicians have generously offered to play for free, with a tip jar out and/or a sign with their Venmo/PayPal account. Therefore, we have been able to schedule live entertainment from time to time on Friday and Saturday nights for our socially distanced, seated guests to listen to while enjoying their meal as well as giving the musicians a safe outdoor location to make a living. Our plan moving forward is to create more continuity with hours between vendors and work on getting hours extended for vendors to

open earlier and stay open later, we will fill our open vacancy, continue marketing and sharing our story and the vendors offerings via social media and email blasts, schedule live music on Friday and Saturdays hopefully more consistently and we are always open to partnering with the City and other organizations to draw more people into our site, while adhering to CDC and Health Department guidelines. SteelCraft and our family of vendors are all trying to put our best foot forward to come out of this pandemic is the best condition as we possibly can.

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September 18, 2020

SteelCraft Garden Grove Operating Report #5 Update

1. Implementation of California Guidelines for reopening restaurants and/or expanding beyond:
Although Gov. Gavin Newsom approved Orange County's request for reopening of Phase 2 businesses including in-restaurant dining and shopping centers on Saturday, May 23rd, 2020, SteelCraft Garden Grove chose to wait to publicly announce that we are open for dine-in until Friday, May 29th, 2020. During that time, the following protocols and measures have been implemented:

- **Cleanliness and sanitation:** Our facilities have undergone thorough deep cleanings and sanitations continue daily. Cleaning assignments and schedules have been created for all staff and areas of operation. All high touch surfaces are disinfected regularly, and tables and chairs are sanitized between every seating. All products used are rated for restaurants and effectively disinfect for COVID-19. Frequent hand washing and use of hand sanitizer is required for all staff. We also have hand sanitizer stations placed at each entrance for guests.

- **Physical distancing:** Our dining areas have been rearranged to allow for 6-foot distancing between tables along with sufficient spacing in passages for traffic between guests and staff. Guests must maintain 6' social distancing with people outside of their household. A maximum of 6 people may be seated together.

- **Face mask policy:** Face coverings/masks are required on-site for all SteelCraft and vendor employees and are also required for customers when not eating or drinking.

- **Staff:** All onsite SteelCraft and vendor employees undergo daily wellness and temperature checks upon arrival. Any staff member displaying signs of illness will be immediately sent home.

- **Games:** For the time being to maximize sanitation efforts, we will not be putting out any shared games (i.e. arcade, ping pong, yard games).

2. Policy on social distancing:
SteelCraft Garden Grove worked with the City of Garden Grove to obtain Garden Grove branded social distancing floor decals which SCGG has implemented to help guests identify where to stand while waiting in line. In addition, 50% of barstools have been removed and tables have been strategically rearranged to adhere to the 6' social distancing requirement. Additional information included in the "Physical distancing" section above.

3. Opening date for pick-up:
SteelCraft Garden Grove's tenant, The Penalty Box, opened for pick-up, delivery and curbside services starting on May 6th with a few tenants beginning to do so soon after. Now that we are open for dine-in, most guests choose to eat on-site. However, all vendors offer takeout options some with mobile ordering, curbside pickup, and/or delivery services.

4. Opening date for sit-down:
As an outdoor eatery with natural social distancing, we believe we have a responsibility to the community to serve as a safe option for dining. We were prepared to open on Friday, May 29th, 2020 soon after the governor, county and City officials announced that in-restaurant dining and shopping centers were able to do so. Due to strict state guidelines, every alcohol purchase intended to be consumed onsite must include proof of purchase of a meal from one of the SteelCraft Garden Grove food tenants. When Governor

Newsom ordered the closure of indoor operations of restaurants again on July 1st, 2020, SteelCraft Garden Grove was not forced to close since we operate outdoors. However, tenants did see a decrease in business for the week following the announcement since it seemed to make people question dining out. Beachwood Brewing had to confirm with the Health Department and ABC to if they had to switch their operations back to to-go and delivery only. They were able to continue offering on-site pints with proof of purchase of a meal from one of the food tenants. Some guests seem confused and frustrated with the fact that they must purchase food

5. Days and hours of operation:
Each of our tenant-partners have slightly differing hours and days of operation. Currently, the days and hours of operation are the ones listed below:

STEELCRAFT GARDEN GROVE							
	Mon	Tues	Wed	Thurs	Fri	Sat	Sun
The Penalty Box	Closed	12pm-8pm			12pm-9pm		12pm-8pm
Renegade Taco	Closed	12pm-7pm			12pm-8pm		12pm-7pm
Dark Horse Coffee Roasters	Closed	7:30am-6pm					
Cauldron Ice Cream	Closed	12pm-8pm			12pm-9pm		12pm-8pm
Beachwood Brewing	Closed	12pm-8pm			12pm-9pm		12pm-8pm
Chick 'N Shack	Closed		12pm-8pm				
Barrio	Closed	11am-8pm			11am-9pm		11am-8pm
Merenda	Closed	4pm-8pm			4pm-9pm		4pm-8pm
Wilson Creek Winery	TBD on Opening Date						
Donut / Cake / Crepes	TBD New Tenant						

6. List of original tenants // 7. List of retained/new tenants

6. Original Tenants	7. Retained Tenants
The Penalty Box	The Penalty Box
The Chick 'N Shack	The Chick 'N Shack
Renegade Taco	Renegade Taco
Beachwood Brewing	Beachwood Brewing
Cauldron Ice Cream	Cauldron Ice Cream
Dark Horse Coffee Roasters	Dark Horse Coffee Roasters
OC Barrio	Barrio (Rebranded)
The Nest	Merenda Pizza (OPEN)
Honey & Butter	Available for Lease

On June 9th, 2020, Honey & Butter publicly announced on their social media that they are permanently closing their Garden Grove location as they felt "bouncing back from [the pandemic] was impossible." We are continuing the search for a donut/cake/cupcake/crepe vendor who meets our standards to take over the Honey & Butter vacancy. We want to avoid direct competition between the vendors, so we are looking

for a food concept we are not already offering. We are also hoping that the new vendor will come with their own draw/fanbase that will end up being first time SteelCraft visitors and will hopefully check out our other vendors and come back time and time again.

8. Retained Jobs // 9. Lost Jobs // 10. Anticipated Jobs // 11. New Jobs

Originally:

8. Retained Jobs	9. Lost Jobs	10. Anticipated Jobs	11. New Jobs
Property Manager	Day Porters	Day Porters	N/A
	Security	Security	
	Site Manager	Site Manager	
	Marketing/Social Media		

As of 8/15/2020:

8. Retained Jobs	9. Lost Jobs	10. Anticipated Jobs	11. New Jobs
Property Manager	Marketing/Social Media	Marketing/Social Media	N/A
Site Manager(s)			
Day Porters			
Security			

12. Additional Information

SteelCraft Garden Grove, its employees, its tenants and their employees have been facing one challenge after another over the past few months, but gradually we are beginning to see an uptick in business on the weekends as people venture out of their houses. Several tenants have received 2-4 months interest free rent deferment which will be repaid beginning in 2021. In addition to working with the tenants, we have also reduced CAM expenses where we can. SteelCraft is currently open for dine-in (including our alcohol vendor) as we continue to do our best in accommodating the community by keeping our facilities in tip-top sanitary condition, extending our hours of operation, and looking for creative ways to entertain our guests in a socially distanced manner. The vendors have all recently agreed to close on Mondays to save on a full day of operation costs, and it provides one day respite for their staff, most of whom work 6 days a week already. Tenants have also voiced having difficulty hiring staff right now considering the pandemic and its many effects. Historically Mondays have been one of the slowest days of the week so we are supporting our tenants and will be trying Monday closures out for the next several weeks. Vendors have however increased their Friday and Saturday hours to be open until 9pm.

We have and will continue to partner with The City of Garden Grove on local events, community outreach experiences and more. We partnered with CAP OC and the Census on July 31st to participate as a sponsor and as a viewing party location for their virtual concert. We are open to these kinds of events to draw people to the site, while also being safe and implementing our Covid-19 guidelines and protocols. We have people contacting us through our website on a weekly basis inquiring about private party bookings, which we are allowing if they can follow our Covid-19 dine-in guidelines. Local musicians have been inquiring if they can play at SteelCraft to support themselves financially. As SteelCraft and its tenants are not in a position to be able to pay for live entertainment at this time, the musicians have generously offered to play for free, with a tip jar out and/or a sign with their Venmo/PayPal account. Therefore, we have been able to schedule live entertainment from time to time on Friday and Saturday nights for our socially distanced, seated guests to listen to while enjoying their meal as well as giving the musicians a safe outdoor location to make a living. SteelCraft and our family of vendors are all trying to put our best foot forward to come out of this pandemic is the best condition as we possibly can. Starting September 28th, the site will open back up on Mondays. We want to be open daily for our community and hopefully Monday night football helps draw people here. We are working towards extended vendor hours across the board, in effect most likely on September 28th as well. We will have those updated hours included on the October update. We have been able to lock down live music performances on a more

consistent basis thankfully, which has been helping build traffic on the weekends. We're in conversation with ChessPalace to host chess tournaments at SteelCraft Garden Grove on a weekly basis, it would start in October. We have been getting a great number of private party inquiries coming through our website and a few have moved forward with the reservation. We place the group in the more private areas such as the west patio or the balcony; they are sat at socially distanced tables and educated about our Covid-19 dine-in guidelines in advance.

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November 18, 2020

SteelCraft Garden Grove Operating Report #6 Update – October 2020

Implementation of California Guidelines for reopening restaurants and/or expanding beyond:
Although Gov. Gavin Newsom approved Orange County's request for reopening of Phase 2 businesses including in-restaurant dining and shopping centers on Saturday, May 23rd, 2020, SteelCraft Garden Grove chose to wait to publicly announce that we are open for dine-in until Friday, May 29th, 2020. On Monday, November 16th, 2020, Governor Gavin Newsom declared that Orange County move back into the purple tier due to the rise in COVID-19 cases. As SteelCraft Garden Grove is 100% outdoors, we continue to remain open and operate under the following protocols and measures:

- **Cleanliness and sanitation:** Our facilities have undergone thorough deep cleanings and sanitations continue daily. Cleaning assignments and schedules have been created for all staff and areas of operation. All high touch surfaces are disinfected regularly, and tables and chairs are sanitized between every seating. All products used are rated for restaurants and effectively disinfect for COVID-19. Frequent hand washing and use of hand sanitizer is required for all staff. We also have hand sanitizer stations placed at each entrance for guests.

- **Physical distancing:** Our dining areas have been rearranged to allow for 6-foot distancing between tables along with sufficient spacing in passages for traffic between guests and staff. Guests must maintain 6' social distancing with people outside of their household. A maximum of 6 people may be seated together.

- **Face mask policy:** Face coverings/masks are required on-site for all SteelCraft and vendor employees and are also required for customers when not eating or drinking. Our security monitors this closely during our weekly peak days, Friday and Saturday.

- **Staff:** All onsite SteelCraft and vendor employees undergo daily wellness and temperature checks upon arrival. Any staff member displaying signs of illness will be immediately sent home.

Policy on social distancing:
SteelCraft Garden Grove worked with the City of Garden Grove to obtain Garden Grove branded social distancing floor decals which SCGG has implemented to help guests identify where to stand while waiting in line. In addition, 50% of barstools have been removed and tables have been strategically rearranged to adhere to the 6' social distancing requirement. Additional information included in the "Physical distancing" section above. On top of this, we have opened our garden space with additional, socially distanced seating.

Opening date for pick-up:
SteelCraft Garden Grove's tenant, The Penalty Box, opened for pick-up, delivery and curbside services starting on May 6th with a few tenants beginning to do so soon after. Now that we are open for dine-in, most guests choose to eat on-site. However, all vendors offer takeout options with mobile ordering, curbside pickup, and/or delivery services.

Opening date for sit-down:
As an outdoor eatery with natural social distancing, we believe we have a responsibility to the community to serve as a safe option for dining. We were prepared to open on Friday, May 29th, 2020 soon after the governor, county and City officials announced that in-restaurant dining and shopping centers were able to do so. Due to strict state guidelines, every alcohol purchase intended to be consumed onsite must include

proof of purchase of a meal from one of the SteelCraft Garden Grove food tenants. When Governor Newsom ordered the closure of indoor operations of restaurants again on July 1st, 2020, SteelCraft Garden Grove was not forced to close since we operate outdoors. However, tenants did see a decrease in business for the week following the announcement since it seemed to make people question dining out. Beachwood Brewing had to confirm with the Health Department and ABC to if they had to switch their operations back to to-go and delivery only. They were able to continue offering on-site pints with proof of purchase of a meal from one of the food tenants. Some guests continue to be confused and frustrated with the fact that they must purchase food to enjoy a beer.

Days and hours of operation:
Each of our tenant-partners have slightly differing hours and days of operation. Currently, the days and hours of operation are the ones listed below:

STEELCRAFT GARDEN GROVE							
	Mon	Tues	Wed	Thurs	Fri	Sat	Sun
The Penalty Box	Closed	12pm-8pm			12pm-9pm		12pm-8pm
Renegade Taco	Closed	12pm-7pm			12pm-8pm		12pm-7pm
Dark Horse Coffee Roasters	Closed	7:30am-6pm					
Cauldron Ice Cream	Closed	12pm-8pm			12pm-9pm		12pm-8pm
Beachwood Brewing	Closed	12pm-8pm			12pm-9pm		12pm-8pm
Barrio	Closed	11am-8pm			11am-9pm		11am-8pm
Merenda	Closed	4pm-8pm			4pm-9pm		4pm-8pm
Chick 'N Shack	Closed Permanently						
Wilson Creek Winery	TBD on Opening Date						
Duck Donuts	TBD (Tentatively 6am-9pm)						

List of original tenants // List of retained/new tenants

Original Tenants	Retained Tenants
The Penalty Box	The Penalty Box
Renegade Taco	Renegade Taco
Beachwood Brewing	Beachwood Brewing
Cauldron Ice Cream	Cauldron Ice Cream
Dark Horse Coffee Roasters	Dark Horse Coffee Roasters
OC Barrio	Barrio (Rebranded)
The Nest	Merenda Pizza (OPEN)
Honey & Butter	Duck Donuts (Projected Jan opening)
The Chick 'N Shack	CLOSED
Wilson Creek Winery	Wilson Creek Winery (awaiting ABC approval)

On June 9th, 2020, Honey & Butter publicly announced on their social media that they are permanently closing their Garden Grove location as they felt "bouncing back from [the pandemic] was impossible." The Nest has since closed their location in Garden Grove to focus on their main Bellflower operation. On November 11th, 2020 Chick N' Shack publicly announced on social media that they were permanently closing their location at SteelCraft Garden Grove. We are narrowing the search for a new chicken vendor who meets our standards to take over the Chick N' Shack container, when the time comes.

We have found a wonderful donut vendor, Duck Donuts, to fill the vacancy left by Honey & Butter. We are projected to have them open and operational by the first week of January 2021. To encourage a stronger morning draw on the weekends, we have been in communication with and successfully booked a breakfast sandwich food truck to join us onsite during the timeframe of 7:30am-11:30am. This should help our coffee partner, Dark Horse, increase their Saturday morning business as well.

Wilson Creek Winery has yet to open as they have been waiting for approval from the ABC. Wilson Creek Winery submitted for their license (#612326) over a year ago on October 28, 2019. Wilson Creek Winery, SteelCraft and all the vendors at SteelCraft GG would appreciate any help from the City of Garden Grove to reach out to the Santa Ana ABC office to accelerate this process.

Retained Jobs // Lost Jobs // Anticipated Jobs // New Jobs

Originally:

Retained Jobs	Lost Jobs	Anticipated Jobs	New Jobs
Property Manager	Day Porters	Day Porters	N/A
	Security	Security	
	Site Manager	Site Manager	
	Marketing/Social Media		

As of 11/18/2020:

Retained Jobs	Lost Jobs	Anticipated Jobs	New Jobs
Property Manager	Marketing/Social Media	Marketing/Social Media	N/A
Site Manager(s)			
Day Porters (Hours Cut)			
Security (Limited Hours)			

Additional Information

SteelCraft Garden Grove, its employees, its tenants and their employees have been facing one challenge after another over the past few months, but gradually we are beginning to see an uptick in business on the weekends as people venture out of their houses. Several tenants have received 2-4 months interest free rent deferment which will be repaid beginning in 2021. In addition to working with the tenants, we have also reduced CAM expenses where we can while maintaining a safe and sanitized site. SteelCraft is currently open for dine-in (including our alcohol vendor) as we continue to do our best in accommodating the community by keeping our facilities in tip-top sanitary condition, extending our hours of operation, and looking for creative ways to entertain our guests in a socially distanced manner. The vendors have all recently agreed to close on Mondays to save on a full day of operation costs, and it provides one day respite for their staff, most of whom work 6 days a week already. Tenants have also voiced having difficulty hiring staff right now considering the pandemic and its many effects. Historically Mondays have been one of the slowest days of the week so we are supporting our tenants and will continue to stay

closed on Mondays until January 2021. Vendors have however increased their Friday and Saturday hours to be open until 9pm.

We have and will continue to partner with The City of Garden Grove on local events, community outreach experiences and more. Local musicians have been inquiring if they can play at SteelCraft to support themselves financially. As SteelCraft and its tenants are not in a position to be able to pay for live entertainment at this time, the musicians have generously offered to play for free, with a tip jar out and/or a sign with their Venmo/PayPal account. Therefore, we have been able to schedule live entertainment from time to time on Friday and Saturday nights for our socially distanced, seated guests to listen to while enjoying their meal as well as giving the musicians a safe outdoor location to make a living. SteelCraft and our family of vendors are all trying to put our best foot forward to come out of this pandemic is the best condition as we possibly can. We have been able to lock down live music performances on a more consistent basis thankfully, which has been helping build traffic on the weekends. We have been and will continue to host ChessPalace chess tournaments at SteelCraft Garden Grove on a weekly basis. We have been getting a great number of private party inquiries coming through our website and a few have moved forward with the reservation. We place the group in the more private areas such as the west patio or the balcony; they are sat at socially distanced tables and educated about our dine-in guidelines in advance.

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December 10, 2020

SteelCraft Garden Grove Operating Report #7 Update – November 2020

Implementation of California Guidelines for reopening restaurants and/or expanding beyond:
Although Gov. Gavin Newsom approved Orange County's request for reopening of Phase 2 businesses including in-restaurant dining and shopping centers on Saturday, May 23rd, 2020, SteelCraft Garden Grove chose to wait to publicly announce that we are open for dine-in until Friday, May 29th, 2020. During that time, the following protocols and measures have been implemented:

- **Cleanliness and sanitation:** Our facilities have undergone thorough deep cleanings and sanitations continue daily. Cleaning assignments and schedules have been created for all staff and areas of operation. All high touch surfaces are disinfected regularly, and tables and chairs are sanitized between every seating. All products used are rated for restaurants and effectively disinfect for COVID-19. Frequent hand washing and use of hand sanitizer is required for all staff. We also have hand sanitizer stations placed at each entrance for guests.

- **Physical distancing:** Our dining areas have been rearranged to allow for 6-foot distancing between tables along with sufficient spacing in passages for traffic between guests and staff. Guests must maintain 6' social distancing with people outside of their household. A maximum of 6 people may be seated together.

- **Face mask policy:** Face coverings/masks are required on-site for all SteelCraft and vendor employees and are also required for customers when not eating or drinking. Our security monitors this closely during our weekly peak days, Friday and Saturday.

- **Staff:** All onsite SteelCraft and vendor employees undergo daily wellness and temperature checks upon arrival. Any staff member displaying signs of illness will be immediately sent home.

- **Games:** For the time being to maximize sanitation efforts, we will not be putting out any shared games (i.e. arcade, ping pong, yard games).

Policy on social distancing:
SteelCraft Garden Grove worked with the City of Garden Grove to obtain Garden Grove branded social distancing floor decals which SCGG has implemented to help guests identify where to stand while waiting in line. In addition, 50% of barstools have been removed and tables have been strategically rearranged to adhere to the 6' social distancing requirement. Additional information included in the "Physical distancing" section above. On top of this, we have opened our garden space with additional, socially distanced seating.

Opening date for sit-down:
Due to strict state guidelines, every alcohol purchase intended to be consumed onsite must include proof of purchase of a meal from one of the SteelCraft Garden Grove food tenants. When Governor Newsom ordered the closure of outdoor seating of restaurants again on November 21st, 2020, SteelCraft Garden Grove was not forced to close since we operate outdoors. However, tenants did see a decrease in business for the weeks following the announcement. Beachwood Brewing had to switch their operations back to to-go and delivery with the tenants who remained open to serve the community.

Days and hours of operation:
Each of our tenant-partners have slightly differing hours and days of operation. Currently, the days and hours of operation are the ones listed below:

Beginning of the Month:

STEELCRAFT GARDEN GROVE							
	Mon	Tues	Wed	Thurs	Fri	Sat	Sun
The Penalty Box	Closed	12pm-8pm			12pm-9pm		12pm-8pm
Renegade Taco	Closed	12pm-7:30pm			12pm-8:30pm		12pm-7:30pm
Dark Horse Coffee Roasters	Closed	7:30am-6pm					
Cauldron Ice Cream	Closed	12pm-8pm			12pm-9pm		12pm-8pm
Beachwood Brewing	Closed	12pm-8pm			12pm-9pm		12pm-8pm
Chick 'N Shack	Closed Permanently						
Barrio	Closed	11am-8pm			11am-9pm		11am-8pm
Merenda	Closed	4pm-8pm			12pm-9pm		12pm-8pm
Wilson Creek Winery	TBD on Opening Date						
Duck Donuts	TBD (Tentatively 6am-9pm)						

End of the Month:

STEELCRAFT GARDEN GROVE							
	Mon	Tue	Wed	Thu	Fri	Sat	Sun
The Penalty Box	Closed	12pm-8pm		Closed	12pm-9pm		12pm-8pm
Renegade Taco	Closed	12pm-7:30pm		Closed	12pm-8:30pm		12pm-7:30pm
Dark Horse Coffee Roasters	Closed	7:30am-6pm		Closed	7:30am-6pm		
Cauldron Ice Cream	Closed	12pm-8pm		Closed	12pm-9pm		12pm-8pm
Beachwood Brewing	Closed	12pm-8pm		Closed	12pm-9pm		12pm-8pm
Barrio	Closed	11am-8pm		Closed	11am-9pm		11am-8pm
Merenda	Closed	4pm-8pm		Closed	12pm-9pm		12pm-8pm
Wilson Creek Winery	TBD on Opening Date						
Duck Donuts	TBD New Tenant						
Chick N Shack	Permanently Closed						

List of original tenants // List of retained/new tenants

Original Tenants	Retained Tenants
The Penalty Box	The Penalty Box
The Chick 'N Shack	CLOSED- New Tenant TBD
Renegade Taco	CLOSED
Beachwood Brewing	Beachwood Brewing
Cauldron Ice Cream	Cauldron Ice Cream
Dark Horse Coffee Roasters	Dark Horse Coffee Roasters
OC Barrio	Barrio (Rebranded)
The Nest	Merenda Pizza (OPEN)
Honey & Butter	Duck Donuts (Projected Jan opening)

We are narrowing the search for a new chicken vendor who meets our standards to take over the Chick N' Shack container, when the time comes. We have found a wonderful donut vendor, Duck Donuts, to fill the vacancy left by Honey & Butter. We are projected to have them open and operational by the first week of January 2021. To encourage a stronger morning draw on the weekends, we have been in communication with and successfully booked a breakfast sandwich food truck, Huevos The Egg Bar, to join us on-site during the timeframe of 7:30am-11:30am every Saturday starting 11/21. This has been helping our coffee partner, Dark Horse, increase their Saturday morning business.

Retained jobs // Lost jobs // Anticipated jobs // New jobs

Originally:

Retained Jobs	Lost Jobs	Anticipated Jobs	New Jobs
Property Manager	Day Porters	N/A	N/A
	Security		
	Site Manager		
	Marketing/Social Media		

As of 11/30/2020:

Retained Jobs	Lost Jobs	Anticipated Jobs	New Jobs
Property Manager	Marketing/Social Media	N/A	N/A
Site Manager	Day Porters		
	Security		

Additional information

The vendors have all recently agreed to close on Mondays as well as Thursday to save on a full two days of operational costs, and it provides time off respite for their staff, most of whom work 6 days a week already. Tenants have also voiced having difficulty hiring staff right now considering the pandemic and its many effects. Historically Mondays have been one of the slowest days of the week so we are supporting our tenants and will continue to stay closed on Mondays until January 2021.

- At the beginning of October, we started a monthly 10% off lunchtime coupon (Valid Tues-Fri 11am-3pm) with most vendors participating. We pass out the coupons weekly to the attendees at the Garden Grove Main Streetcar show and various organizations that visit SteelCraft Garden Grove. We have seen a steady return of these through this past month.

- We have experienced an extremely rapid decline in business due to the recent state-wide mandate that went into effect on November 21st. We stop allowing bands to perform and private parties had to be rescheduled or canceled with deposits refunded. We project losing an additional tenant, Cauldron, during this round of stay-home orders.

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January 1st, 2020

SteelCraft Garden Grove Operating Report #8 Update – December 2020

Implementation of California Guidelines for reopening restaurants and/or expanding beyond:
On Sunday, December 6th, Governor Gavin Newsom signed the Regional Stay Home Order that once again prohibited indoor and outdoor dining as well as private gatherings of any size. To stay inline with the new protocols announced, SteelCraft has taken the following measures,

- **Cleanliness and sanitation:** Our facilities have undergone thorough deep cleanings and sanitations continue daily. Cleaning assignments and schedules have been created for all staff and areas of operation. All high touch surfaces are disinfected regularly, and tables and chairs are sanitized between every seating. All products used are rated for restaurants and effectively disinfect for COVID-19. Frequent hand washing and use of hand sanitizer is required for all staff. We also have hand sanitizer stations placed at each entrance for guests.

- **Physical distancing:** Our dining areas has been closed, informative signage has been posted throughout the site, as well as all events and private parties have been rescheduled or canceled altogether.

- **Face mask policy:** Face coverings/masks are required on-site for all SteelCraft and vendor employees and are also required for customers when not eating or drinking. Our security monitors this closely during our weekly peak days, Friday and Saturday.

- **Staff:** All onsite SteelCraft and vendor employees undergo daily wellness and temperature checks upon arrival. Any staff member displaying signs of illness will be immediately sent home.

Policy on social distancing:
SteelCraft Garden Grove worked with the City of Garden Grove to obtain Garden Grove branded social distancing floor decals which SCGG has implemented to help guests identify where to stand while waiting in line. Additional information included in the "Physical distancing" section above.

Opening date for sit-down:
As an outdoor eatery with natural social distancing, we believe we have a responsibility to the community to serve as a safe option for dining. We are prepared to open for dine-in as soon as the regional restrictions are lifted.

Days and hours of operation:
Each of our tenant-partners have slightly differing hours and days of operation. We have moved the Site to a Thurs-Sun schedule to cut back on CAM costs as well as staffing. Currently, the days and hours of operation are the ones listed on the next page.

STEELCRAFT GARDEN GROVE							
	Mon, 12/7	Tue, 12/8	Wed, 12/9	Thu, 12/10	Fri, 12/11	Sat, 12/12	Sun, 12/13
Dark Horse Coffee Roasters	Closed	7:30am-6pm					
Barrio	Closed			12pm-7pm			12pm-5pm
Merenda	Closed			3pm-7pm		11am-7pm	
Renegade Taco	Permanently Closed						
Beachwood Brewing	Closed			12pm-7pm			
The Penalty Box	Closed temporarily						
Cauldron Ice Cream	Permanently Closed						
Wilson Creek Winery	TBD on Opening Date						
Duck Donuts	TBD on Opening Date- Feb 1st, 2021 tentatively						
Chick N Shack	Permanently Closed						

List of original tenants // List of retained/new tenants

Original Tenants	Retained Tenants	Lost Tenants
The Penalty Box	The Penalty Box	Cauldron Ice Cream
Renegade Taco	Beachwood Brewing	The Chick N' Shack
Beachwood Brewing	Barrio (Rebranded)	Renegade Taco
Cauldron Ice Cream	Merenda Pizza	Honey & Butter
Dark Horse Coffee Roasters	Dark Horse Coffee Roasters	The Nest
OC Barrio	Duck Donuts (Projected Feb 2020 opening)	
The Nest		
Honey & Butter		
The Chick 'N Shack		
Wilson Creek Winery		

On November 11th, 2020 Chick N' Shack publicly announced on social media that they were permanently closing their location at SteelCraft Garden Grove. We are narrowing the search for a new chicken vendor who meets our standards to take over the Chick N' Shack container, when the time comes.

On December 19th, Renegade Tacos publicly announced on social media that they were permanently closing their location at SteelCraft Garden Grove as well. We are continuing out search for a vendor who will bring a vibrant brand and food selection to the site.

We have found a wonderful donut vendor, Duck Donuts, to fill the vacancy left by Honey & Butter. We are projected to have them open and operational by the first week of February 2021. To encourage a stronger morning draw on the weekends, we have been in communication with and successfully booked a breakfast sandwich food truck to join us onsite during the timeframe of 7:30am-11:30am. This should help our coffee partner, Dark Horse, increase their Saturday morning business as well.

Retained jobs // Lost jobs // Anticipated jobs // New jobs

As of 12/06/2020:

Retained Jobs	Lost Jobs	Anticipated Jobs	New Jobs
Property Manager	Marketing/Social Media	N/A	N/A
	Day Porter		
	Security		
	Site Manager		

Additional information

SteelCraft Garden Grove, its employees, its tenants and their employees have been facing one challenge after another over the past few months, but gradually we are beginning to see an uptick in business on the weekends as people venture out of their houses. Several tenants have received 2-4 months interest free rent deferment which will be repaid beginning in 2021. In addition to working with the tenants, we have also reduced CAM expenses where we can while maintaining a safe and sanitized site. The remaining vendors have all agreed to shift to a Thursday-Sunday schedule (minus Dark Horse Coffee) to save on operational costs.

STEELCRAFT
17434 BELLFLOWER BLVD., SUITE 300
BELLFLOWER, CA 90706
562.427.4124 | WWW.STEELCRAFTLB.COM

February 3rd, 2021

SteelCraft Garden Grove Operating Report #9 Update – January 2021

Implementation of California Guidelines for reopening restaurants and/or expanding beyond:
On Sunday, December 6th, Governor Gavin Newsom signed the Regional Stay Home Order that once again prohibited indoor and outdoor dining as well as private gatherings of any size. To stay inline with the new protocols announced, SteelCraft has taken the following measures,

- **Cleanliness and sanitation:** Our facilities have undergone thorough deep cleanings and sanitations continue daily. Cleaning assignments and schedules have been created for all staff and areas of operation. All high touch surfaces are disinfected regularly, and tables and chairs are sanitized between every seating. All products used are rated for restaurants and effectively disinfect for COVID-19. Frequent hand washing and use of hand sanitizer is required for all staff. We also have hand sanitizer stations placed at each entrance for guests.

- **Physical distancing:** Our dining areas has been closed, informative signage has been posted throughout the site, as well as all events and private parties have been rescheduled or canceled altogether.

- **Face mask policy:** Face coverings/masks are required on-site for all SteelCraft and vendor employees and are also required for customers when not eating or drinking. Our security monitors this closely during our weekly peak days, Friday and Saturday.

- **Staff:** All onsite SteelCraft and vendor employees undergo daily wellness and temperature checks upon arrival. Any staff member displaying signs of illness will be immediately sent home.

Policy on social distancing:
SteelCraft Garden Grove worked with the City of Garden Grove to obtain Garden Grove branded social distancing floor decals which SCGG has implemented to help guests identify where to stand while waiting in line. Additional information included in the "Physical distancing" section above.

Opening date for sit-down:
As an outdoor eatery with natural social distancing, we believe we have a responsibility to the community to serve as a safe option for dining. We are prepared to open for dine-in as soon as the regional restrictions are lifted.

Days and hours of operation:
Each of our tenant-partners have slightly differing hours and days of operation. We have moved the Site to a Thurs-Sun schedule to cut back on CAM costs as well as staffing. Currently, the days and hours of operation are the ones listed on the next page.

STEELCRAFT GARDEN GROVE							
	Mon	Tue	Wed	Thu	Fri	Sat	Sun
Dark Horse Coffee Roasters	Closed	7:30am-6pm					
Barrio	Closed			12pm-7pm			12pm-5pm
Merenda	Closed			3pm-7pm		12pm-6:30pm	
Beachwood Brewing	Closed			12pm-6:30pm			
The Penalty Box	Closed temporarily						
Duck Donuts	Early Feb. 2021 Grand Opening						
Wilson Creek Winery	TBD						
Open food container	TBD						
Open food container	TBD						
Open dessert container	TBD						

List of original tenants // List of retained // New tenants

Original Tenants	Retained Tenants	Lost Tenants	New Tenants
The Penalty Box	The Penalty Box	Cauldron Ice Cream	Merenda Pizza (opened Sept. 2020)
Renegade Taco	Beachwood Brewing	The Chick N' Shack	Duck Donuts (early Feb. opening)
Beachwood Brewing	Barrio (Rebranded)	Renegade Taco	
Cauldron Ice Cream	Dark Horse Coffee Roasters	Honey & Butter	
Dark Horse Coffee Roasters		The Nest	
OC Barrio			
The Nest			
Honey & Butter			
The Chick 'N Shack			
Wilson Creek Winery			

On November 11th, 2020 Chick N' Shack publicly announced on social media that they were permanently closing their location at SteelCraft Garden Grove. We are narrowing the search for a new chicken vendor who meets our standards to take over the Chick N' Shack container, when the time comes.

On December 19th, Renegade Tacos publicly announced on social media that they were permanently closing their location at SteelCraft Garden Grove as well. We are continuing out search for a vendor who will bring a vibrant brand and food selection to the site.

With three vendors permanently closed and one vendor temporarily closed due to lack of sales and staffing issues, SteelCraft experienced a decrease in foot traffic during January, resulting in a detrimental decrease in sales for the remaining vendors. We were not able to retain our food truck vendors either, as they closed until outdoor dining returns.

We have found a wonderful donut vendor, Duck Donuts, to fill the vacancy left by Honey & Butter. We are projected to have them open and operational by the first-second week of February 2021. This should help our coffee partner, Dark Horse, increase their Saturday morning business as well.

Retained jobs // Lost jobs // Anticipated jobs // New jobs

As of 12/06/2020:

Retained Jobs	Lost Jobs	Anticipated Jobs	New Jobs
Property Manager	Marketing/Social Media	N/A	N/A
	Day Porter		
	Security		
	Site Manager		

Additional information

SteelCraft Garden Grove, its employees, its tenants and their employees have been facing one challenge after another over the past few months, and January offered no relief. Several tenants have received 2-4 months interest free rent deferment which will be repaid beginning in 2021. In addition to working with the tenants, we have also reduced CAM expenses where we can while maintaining a safe and sanitized site. The remaining vendors have all agreed to shift to a Thursday-Sunday schedule (minus Dark Horse Coffee) to save on operational costs, but most tenants cannot afford to continue and would like to potential scale back, only serving the community on the weekends. For now, we are cutting costs any way we while still driving the necessary foot traffic in to keep us steady until outdoor dining returns.

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February 23, 2021

Mr. Paul Guerrero
City of Garden Grove
Real Property Division
11222 Acacia Parkway
Garden Grove, CA 92842

Re: SteelCraft Garden Grove - Rent Deferment Extension

Dear Mr. Guerrero:

In follow up to our rent deferment extension request letter of Jan 21, 2021 please find additional information in support of our request to extend the deferral of the Ground Rent payment for SteelCraft Garden Grove for an additional six months.

Due to the impact of COVID-19 restrictions and closure guidelines, in the early months of the pandemic SteelCraft initially developed a rent deferment plan for the Tenants, resulting in $10,500.00 in deferred rent. As the pandemic continued in resulting in multiple shutdowns it became necessary to offer additional rent relief. Over the past eleven months of the COVID-19 pandemic SteelCraft has provided the Garden Grove Tenants with additional rent waivers totaling $47,500.00.

Part of our program during the pandemic in addition to the deferment and waiver of rent has been to reduce the operating costs for the project for the Tenants benefit. In partnership with our vendors, we have reviewed the project services and reduced operational costs for the year by 44%.

Even with the deferments and waivers of rent several Tenants have not been able to survive due to the economic hardship caused by the pandemic and they were unable to meet their financial obligations and had too permanently close. The Landlord's loss in unpaid rent, CAM and damages is estimated at $190,225.56. For the sake of the privacy of our tenants, we have provided economic totals in the letter only. Should you require additional detailed information, please let us know.

All said, the economic damages which SteelCraft Garden Grove has incurred due directly to the economic hardships of the pandemic total in excess of $248,000. Please know that the Ground Rent deferral provided by the City of Garden Grove has been vital to our survival.

While we have had some successes in new leasing (e.g., Duck Donuts), we do have several difficult months ahead of us. This six-month extension to our Ground Rent deferral will continue to be vital to our survival.

We are confident that our customers and the communities we serve will be thankful for your perseverance. When that day does come, we believe that our SteelCraft family's restoration and recovery will be mutually fruitful. We are grateful for the partnership we have had with the City of Garden Grove not during this time, but since inception of the development, and we look forward to a successful future together!

Please let us know if any additional information is needed.

Best Regards,
STEELCRAFT GARDEN GROVE, L.P.

Martin D. Howard
General Partner

STEELCRAFT
17434 BELLFLOWER BLVD., SUITE 300
BELLFLOWER, CA 90706
562.427.4124 | WWW.STEELCRAFTLB.COM

January 21, 2021

Mr. Scott Stiles
City Manager
Ms. Lisa Kim
Director of Community and Economic Development
City of Garden Grove
11222 Acacia Parkway
Garden Grove, CA 92842

RE: SteelCraft Garden Grove – Ground Rent Deferral Extension

Dear Scott/Lisa:

In light of the fact that the COVID pandemic is still with us and that both inside and outside dining is still prohibited by the Orange County Health Department and will be for the foreseeable future we would respectively like to request an additional 6-month deferral of the ground lease rent as provided for in Article 3 of the Third Amendment of Lease Agreement dated May 12, 2020.

We appreciate your consideration in advance. Please let me know if you have any questions.

Sincerely

Martin D. Howard
SteelCraft Garden Grove. LP.
General Partner

FOURTH AMENDMENT TO THE LEASE
APN 090-164-37
12900 Euclid Street
Garden Grove, CA 92840

This is the FOURTH AMENDMENT OF LEASE AGREEMENT ("Fourth Amendment") made and entered into by and between the **CITY OF GARDEN GROVE,** a municipal corporation ("Landlord") and **STEELCRAFT GARDEN GROVE LP,** a Delaware limited liability company ("Tenant"), effective as of _____ _____, 2021.

RECITALS

A. WHEREAS, the Landlord and SteelCraft Long Beach, LP entered into that certain Lease Agreement, dated June 13, 2017 ("Lease"), for the Lease of City-owned property ("Property") identified as APN 090-164-37, located at 12900 Euclid Street, Garden Grove, 92840 for the development of a multi-tenant, outdoor commercial retail and food court use occupying modified shipping containers; and

B. WHEREAS, effective June 13, 2017, the Tenant assumed all rights, obligations, and liabilities as Tenant under the Lease; and

C. WHEREAS, Article 20 of the Lease stipulates that the Lease may be modified by written amendment executed by Landlord and Tenant; and

D. WHEREAS, the Lease was amended as to Tenant's contact information and assigned to Tenant by the Consent to Assignment and Amendment of Lease dated April 16, 2018; and

E. WHEREAS, the Lease was amended as to Tenant's term as to permit extensions up to 55-years of Lease dated November 26, 2019; and

F. WHEREAS, the lease was amended on May 12, 2020 to provide Tenant rent deferral for a 12-month period with an option for an additional 6-month deferral, with repayment over a five-year period commencing on April 2021, and waiver of CPI adjustment during the deferral period, and

G. WHEREAS, the Landlord and Tenant desire to further amend the Lease to modify the terms thereof subject to the terms set forth herein.

AGREEMENT

NOW THEREFORE, in consideration of the terms and conditions of this Fourth Amendment, Landlord and Tenant mutually agreed as follows:

1. The monthly rental amount of $8,120 is hereby paused for an additional 6-month period, for a total 18-month period at no-interest, continuing from April 1, 2021 through September 30, 2021, to be repaid to the City over a five-year period, with repayment commencing October 1, 2021.

2. The Consumer Price Index increase to the monthly rent is hereby waived through the deferral period, and

3. All other terms, covenants, and conditions set forth in the Lease shall remain in full force and effect.

IN WITNESS WHEREOF, the Landlord and Tenant have caused this Amendment No. 4 to be executed by their officers duly authorized on the dates set forth opposite their signatures, below.

"LANDLORD"
CITY OF GARDEN GROVE, a municipal corporation

Date: _____

By: _____
Scott C. Stiles
City Manager

ATTEST:

By: _____
Teresa Pomeroy
City Clerk

Date: _____

APPROVED AS TO FORM:

By: _____
Omar Sandoval
City Attorney

Date: _____

"TENANT"
STEELCRAFT GARDEN GROVE LP,
A California limited partnership

By: _____

Name: _____

Title: _____

AGREEMENT BIBLIOGRAPHY

Agreement With:	SteelCraft Garden Grove LP
Agreement Type:	Lease Agreement for the property at 12900 Euclid Street (APN 090-16-437) for the purpose of developing, constructing and operating restaurant, retail, and office space within recycled shipping containers on said premises
Date Approved:	06 13 2017
Start Date:	06 13 2017
End Date:	06 13 2027
Contract Amount:	$8,120 monthly
Comments	File No. A-55.1A Includes Amendment Community and Economic Dev.
Insurance Expiration:	12 14 2018

GARDEN GROVE

CITY OF GARDEN GROVE
OFFICE OF THE CITY CLERK

Safeguard all official records of the City.
Conduct municipal elections and oversee legislative administration.
Provide reliable, accurate, and timely information to the City Council, staff, and the general public.

Steven R. Jones
Mayor
Kris Beard
Mayor Pro Tem - District 1
John R. O'Neill
Council Member - District 2
Thu-Ha Nguyen
Council Member - District 3
Patrick Phat Bui
Council Member - District 4
Stephanie Klopfenstein
Council Member - District 5
Kim Bernice Nguyen
Council Member - District 6

July 19, 2018

SteelCraft Garden Grove LP
3750 Long Beach Blvd, Ste 200
Long Beach, CA 90807

Attention: William Burkett

Enclosed is an original copy of the Lease Agreement by and between the City of Garden Grove and SteelCraft Garden Grove LP, to lease the property at 12900 Euclid Street (APN 090-16-437) for the purpose of developing, constructing and operating restaurant, retail, and office space within recycled shipping containers on said premises.

Sincerely,

Teresa Pomeroy
City Clerk

By: Liz Vasquez
Deputy City Clerk

Enclosure

c: Finance Department
Finance Department/Purchasing
Community and Economic Development

LEASE AGREEMENT BETWEEN
CITY OF GARDEN GROVE
AND
STEELCRAFT LONG BEACH, LP

12900 Euclid Street

This Lease Agreement (the "Lease") is made and entered into this 13th Day of June, 2017 ("Effective Date") by and between CITY OF GARDEN GROVE, a municipal corporation of the State of California ("Landlord"), and STEELCRAFT LONG BEACH LP., a California Limited Partnership ("Tenant"). The undersigned parties agree to this Lease based upon the following facts and upon the following terms and conditions.

RECITALS

A. Landlord is the owner of certain 1.864 acre unimproved real property in the City of Garden Grove, County of Orange, State of California, identified as APN 090-16-437 (12900 Euclid Street), and more particularly described on Exhibit "A" attached hereto and made part hereof ("the Property"). Collectively, the Property, including all rights and appurtenances pertaining to such land, including all adjacent streets, parking lots, alleys or rights of way, is referenced throughout this Lease as the "Premises."

B. Landlord desires to lease to Tenant and Tenant desires to lease from Landlord, the Premises pursuant to the terms and conditions set forth herein.

NOW THEREFORE, the Undersigned parties hereto agree as follows:

AGREEMENT

1. Lease of Premises. Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord, the Premises for the Term (as hereinafter defined) and upon the terms and conditions as set forth herein. Tenant accepts the Premises in an "As Is" condition without any representation or warranties being made by Landlord. Landlord expressly disclaims any warranty or representation with regard to the condition, safety or security of the Premises or suitability of the Premises for the Tenant's intended use. This is a Triple-Net Lease.

2. Use.

2.1. Generally. Tenant shall use the Premises for the purposes of developing, constructing and operating restaurant, retail, and office space within recycled shipping containers, along with ancillary seating and outdoor space, and for other reasonable associated uses consistent with current zoning (except residential) or Tenant's purposes, as approved by the Landlord. Notwithstanding the foregoing, Tenant shall not cause or permit

the Premises to be used in any way which (i) constitutes a violation of any law, ordinance, or governmental regulation or order regulating the manner of use by Tenant of the Premises (including, without limitation, any law ordinance, regulation, or order relating to Hazardous Materials), (ii) constitutes a nuisance or waste, or (iii) increases the cost of any insurance relating to the Premises paid by Landlord. Tenant shall obtain, at its sole cost and expense, all governmental permits, licenses and authorizations of whatever nature required by any governmental agencies having jurisdiction over Tenant's use of the Premises. Further, Tenant, at its sole cost, will comply with all applicable governmental laws and regulations in connection with its operations within the City of Garden Grove. Tenant will also comply with any and all reasonable rules and regulations promulgated by Landlord. The Premises shall be used solely for the use described in this Section and for no other use or purpose.

2.2. Hazardous Materials. As used in this Lease, the term "Hazardous Materials" means any flammable items, explosives, radioactive materials, hazardous or toxic substances, material or waste or related materials, including any substances defined as or included in the definition of "hazardous substances", "hazardous wastes", "hazardous materials" or "toxic substances" now or subsequently regulated under any applicable federal, state, or local laws or regulations, including without limitation petroleum-based products, paints, solvents, lead, cyanide, DDT, printing inks, acids, pesticides, ammonia compounds and other chemical products, asbestos, PCBs and similar compounds, and including any different products and materials which are subsequently found to have adverse effects on the environment or the health and safety of persons. However, "Hazardous Materials" shall not include ordinary and general office supplies and common household cleaning materials. Tenant shall not cause or permit any Hazardous Materials to be generated, produced, brought upon, used, stored, treated, or disposed of in or about the Premises by Tenant, its agents, employees, contractors, sublessees or invitees in violation of any applicable laws, codes ordinances or regulations governing the same. Tenant shall be solely responsible, both financially and legally, for remediation of Hazardous Materials on the Premises to the extent such Hazardous Materials were released, discharged, used, or stored on or about the Premises during the Term or any extension or holdover period of this Lease. Landlord shall be solely responsible, both financially and legally, for remediation of Hazardous Materials on the Premises to the extent such Hazardous Materials were released, discharged, used, or stored on or about the Premises prior to the Effective Date of this Lease and not caused by Tenant.

3. Term. The term of this lease shall be 10 years, commencing on the Effective Date (the "Term"), unless terminated earlier as provided in this lease. Tenant may extend the term for up to four 5-year extensions (a total of 20 additional years) upon giving

Landlord written notice of its election to extend the term 180 days but no less than 90 days prior to the end of the initial term and any subsequent 5-year term extension.

4. Taxes.

4.1. Real Property Taxes and Assessments. Should the property interest conveyed by this Lease be subject to real property taxation and/or assessments, Tenant shall pay, before delinquency, all lawful taxes, assessments, fees or charges which may be levied by the State, County, City, or any other tax or assessment-levying body upon the Premises and any improvement thereon. TENANT UNDERSTANDS THAT THIS LEASE MAY SUBJECT TENANT TO PROPERTY AND POSSESSORY INTEREST PROPERTY TAXATION as set out in Revenue & Taxation Code Section 107.6 *et seq.*

4.2. Personal Property Taxes. Tenant shall pay all taxes charged against trade fixtures, furnishings, equipment or any other personal property belonging to Tenant, if any. Tenant shall use commercially reasonable efforts to have personal property taxes separately from the Premises if any tax becomes due as to the Premises. If any of Tenant's personal property is taxed with the Premises and paid by Landlord, Tenant shall reimburse Landlord the taxes for personal property within 15 days after tenant receives a written statement from Landlord for such personal property taxes, together with reasonable evidence showing the amount of personal property taxes paid by Landlord.

4.3. Payment of Taxes and Assessments. To the extent that any taxes or assessments are separately assessed to Tenant, Tenant shall pay the same before delinquency. If Tenant fails to pay any such taxes or assessments as and when Tenant is required to do so hereunder, Landlord shall have the option, but not the obligation, to pay such amount together with any and all interest and penalties, in which case the total amount so paid together with interest thereon at the rate of 10% per annum, calculated from the date of payment by Landlord to the date of repayment by Tenant, shall be due and payable by Tenant to Landlord upon receipt of written notice from Landlord. All taxes and assessments not separately assessed to Tenant shall be paid by Landlord to the taxing authority, but the amount thereof shall be payable by Tenant to Landlord within 30 days of Landlord's invoice therefor.

5. Utilities. Tenant shall pay, directly to the appropriate supplier, the cost of all natural gas, heat, light, power, sewer service, telephone, water, refuse disposal and all other utilities and services used at the Premises or supplied to the Premises at Tenant's request.

6. Rent.

(a) Commencing on the date of the issuance of the Certificate of Occupancy, Tenant agrees to pay Landlord, without notice or demand, monthly rent of EIGHT THOUSAND ONE HUNDRED TWENTY dollars ($8,120.00) in advance, on or before the first business day of each and every successive month during the Term. Rent for any period which is less than one month shall be a prorated portion of the monthly installment based upon a 30 day month.

(b) Rent shall be paid to Landlord without deduction or offset, in lawful money of the United States of America at 11222 Acacia Parkway, Garden Grove, California, 92840, or such other place as Landlord may from time to time designate in writing.

(c) Commencing with the third anniversary of the term, and every third year thereafter, including any extension period, rent shall be increased in an amount equal to the lesser of (i) the percentage increase in the Consumer Price Index for the Los Angeles-Orange County Metropolitan Area, all consumers, for the prior 36 month period, or (ii) three percent (3.0%).

(d) Rent shall be increased by 3% annually at the anniversary of any holdover period.

(e) Late Charges. Tenant acknowledges that late payment of rent or other sums due will cause Landlord to incur costs, the exact amount of which will be difficult to ascertain. Accordingly, if any installment of rent or any other sum due form the Tenant is not received by Landlord within five (5) days of the date on which it is due, Tenant shall pay to Landlord as additional rent the lesser of the maximum amount allowed by law or five percent (5%) of such overdue amount. In addition, Tenant shall pay Landlord any attorneys' fees or notice/process service fees incurred by Landlord by reason of Tenant's failure to pay rent or other charges when due hereunder. In addition, all unpaid amounts shall accrue interest from the date due the lesser of the maximum rate allowed by law or 10% per annum until paid.

(f) No Accord and Satisfaction. No payment by Tenant or receipt by Landlord of a lesser amount than any payment of Rent due shall be deemed to be other than on account of the amount due, and no endorsement or statement on any check or any letter accompanying any check or payment of Rent shall be deemed an accord and satisfaction, and Landlord may accept such check or payment without prejudice to Landlord's right to recover the balance of such payment of Rent or to pursue any other remedies available to Landlord. No receipt of money by Landlord from Tenant after the termination of this Lease or Tenant's right of possession of the Premises shall reinstate, continue or extend the Term.

7. Improvements.

7.1 As Necessary to Use, Landlord Consent. Tenant shall, at its sole expense, make improvements to the Premises as necessary to fulfill or engage in its use of the Premises described herein. No construction or improvements to any part of the Premises shall be allowed unless Tenant first seeks and obtains Landlord's consent thereto, together with any necessary permits, approvals, licenses or other land use entitlements (in the aggregate, "Consent"). Such Consent, to the extent controlled by Landlord, shall not be unreasonably withheld or delayed.

7.2. Required Improvements by Tenant.

7.2.1. Tenant Improvements.

Tenant agrees to design, develop and construct improvements generally consisting of restaurant, retail, and office space within recycled shipping containers and ancillary seating and outdoor space, as more particularly displayed in the conceptual site plan and elevations in Exhibit "B" attached hereto and made part hereof ("Tenant Improvements"). Tenant shall be solely responsible for obtaining all necessary governmental approvals for the implementation of the design and construction of the Tenant Improvements. Landlord shall be allowed adequate opportunity to post Notices of Non-responsibility or other similar notices at the location of any Tenant Improvement before the commencement of work thereon.

7.2.2. All Work on Written Contract.

All work required in the construction of the Tenant Improvements, shall be performed only by competent contractors licensed under the laws of the State of California and shall be performed in accordance with written contracts with those contractors. Each such contract shall provide that the final payment under the contract due to the contractor shall be in an amount equaling at least 5 percent of the full amount payable under the contract and shall not be paid to contractor until whichever of the following last occurs: (i) The expiration of 35 days from the date of recording by Tenant as owner of a Notice of Completion of the Tenant Improvements, Tenant agreeing to record that Notice of Completion promptly within the time specified by law for the recording of that notice; or (ii) The settlement and discharge of all liens of record claimed by persons who supplied either labor or materials for the construction of the Tenant Improvements.

7.2.3. Time for Completion.

Tenant shall cause construction of the Tenant Improvements to be commenced no later than 120 days after obtaining permits, and shall then cause construction of the Tenant Improvements to be diligently pursued without unnecessary interruption, and shall cause the Tenant Improvements to be completed and ready for occupancy per Exhibit "C" Schedule of Performance. The Garden Grove City Manager is authorized to approve modifications to the Schedule of Performance and the compliance dates for the milestones therein on behalf of Landlord. Tenant shall be excused for any delays in construction or commencement of construction caused by the act of Landlord, the act of any agent of Landlord, the act of any governmental authority, the act of any public enemy, acts of God, the elements, war, war defense conditions, litigation, strikes, walkouts, or other causes beyond Tenant's control. Tenant shall, however, use reasonable diligence to avoid any such delay and to resume construction as promptly as possible after the delay.

7.3 Submission of Plans. Within 90 days of Landlord's approval of the lease, the Tenant shall submit final site plans, floor plans and elevations, and other such information to Landlord as Landlord may reasonably request, to allow Landlord to evaluate compliance with the construction of Tenant Improvements and any proposed alterations to Tenant Improvements. Such plans shall be prepared by a licensed architect or engineer. Landlord shall approve such plans within 14 days of Tenant's formal submission thereof. Tenant shall make any corrections within 14 days of Landlord's notice of required corrections.

7.4. Compliance with Governmental Regulations. The term "Governmental Regulations" means all federal, state, county, or municipal laws, ordinances, rules, regulations, directives, orders, or requirements now in force or which may hereafter be in force. Subject to Tenant's right to contest the same, Tenant shall, at all times, comply with all applicable Governmental Regulations, including all applicable federal, state and local occupation, safety and health laws, rules, regulations and standards, applicable federal and state labor standards, applicable prevailing wage requirements, zoning and development, building, plumbing, mechanical and electrical codes, and all other provisions of the City of Garden Grove Municipal Code, and all applicable disabled and handicapped access requirements, including, without the limitation, the Americans With Disability Act, 42 U.S.C. §12101 et seq., Government Code §4450 et seq., and the Unruh Civil Rights Act, Civil Code §51 et seq. Nothing in this Lease is a representation or warranty by Landlord, and Tenant hereby expressly acknowledges and agrees that Landlord has not previously affirmatively represented to Tenant or its agents, in writing or otherwise, that any Tenant improvement or construction or erection of improvements performed on the Premises on or after the date of this Lease is not a "public work," as defined in Section 1720 et seq. of the California Labor Code,

including but not limited to Sections 1771 and 1781. Tenant hereby agrees that Tenant shall have the obligation to provide any and all disclosures or identifications required by Labor Code Section 1781, as the same may be amended from time to time, or any other similar law. In addition to any other Tenant indemnifications of Landlord set forth in this Lease, Tenant shall indemnify, protect, defend and hold harmless the Landlord and its officers, employees, contractors and agents, with counsel reasonably acceptable to Landlord, from and against any and all loss, liability, damage, claim, cost, expense and/or "increased costs" (including reasonable attorney's fees, court and litigation costs, and fees of expert witnesses) which, in connection with the construction (as defined by applicable law) and/or operation of the Premises, results or arises in any way from any of the following: (1) the noncompliance by Tenant of any applicable local, state and/or federal law, including, without limitation, any applicable federal and/or state labor laws (including, without limitation, if applicable, the requirement to pay state prevailing wages and to hire apprentices); (2) the implementation of Section 1781 of the Labor Code, as the same may be amended from time to time, or any other similar law; and/or (3) failure by Tenant to provide any required disclosure or identification as required by Labor Code Section 1781, as the same may be amended from time to time, or any other similar law. It is agreed by the Parties that, in connection with any construction (as defined by applicable law) of improvements on the Premises, maintenance and repairs by Tenant, Tenant shall bear all risks of payment or non-payment of prevailing wages and hiring of apprentices under California law and/or the implementation of Labor Code Section 1781, as the same may be amended from time to time, and/or any other similar law. "Increased costs," as used in this Section, shall have the meaning ascribed to it in Labor Code Section 1781, as the same may be amended from time to time. The foregoing indemnity shall survive termination of this Lease.

7.5. Removal and Retention of Improvements. Upon termination or expiration of this lease, Tenant shall, at its sole cost and expense, remove all non-fixed improvements (including, but not limited to, containers and furniture) or alterations to the Premises upon written request and authorization by the Landlord, and shall return the Premises to Landlord in substantially the same condition as they were on the Effective Date of this Lease, or as improved via structural alteration approved by Landlord, ordinary wear and tear excepted. Any fixture or structural alteration or improvement to the Premises shall remain on and be surrendered with the Premises upon the termination or expiration of the Lease without compensation to Tenant, unless Landlord specifically directs Tenant in writing to remove all or any such fixture or alteration. Such direction to remove a fixture or structural alteration (a "Removal Directive") shall be given not less than sixty (60) days before the date of termination or expiration of the Lease. Tenant shall be solely responsible for implementing any Removal Directive and

restoring the Premises to substantially the same condition as upon the Effective Date of this Lease.

7.6. Quitclaim Deed. Upon termination of this Lease for any reason, including but not limited to termination because of default by Tenant, Tenant shall execute, acknowledge, and deliver to Landlord within 30 days after receipt of written demand therefor, a good and sufficient deed whereby all right, title and interest of Tenant in the Premises and any improvements which are not to be removed therefrom pursuant to this Lease is quitclaimed to Landlord. Should Tenant fail or refuse to deliver the required deed to Landlord, Landlord may prepare and record a notice reciting the failure of Tenant to execute, acknowledge, and deliver such deed and said notice shall be conclusive evidence of the termination of this Lease and of all right of Tenant or of those claiming under Tenant in and to the in the Premises and said improvements.

7.7. Signage, Limitations of Landlord Approval. Tenant expressly agrees to comply with all applicable signage ordinances. No structure, sign or other improvement of any kind shall be constructed on the Premises by Tenant, its employees, agents or contractors without the prior written approval of Landlord in each case. Approval may be withheld, conditioned or delayed in Landlord's sole and absolute discretion. No changes, modifications or alterations from approved plans and specifications may be made without Landlord's prior written approval. No approval by Landlord of any plans specifications shall constitute: *(i)* approval of architectural or engineering sufficiency or representation *(ii)* warranty by Landlord as to the adequacy or sufficiency of the plans and specifications or the improvements contemplated for Tenant's use or purpose. Landlord, by approving the plans and specifications, assumes no responsibility or liability for any defect in any improvements constructed on the basis of the plans and specifications.

8. Encumbrance of Leasehold

8.1 Tenant's Right to Encumber. Tenant may encumber to any institutional construction lender regulated by state or federal authority (referred to in this lease as "Lender"), by deed of trust or mortgage or other security instrument, all of Tenant's interest under this lease and the leasehold estate hereby created in Tenant (referred to in this lease as a "Leasehold Encumbrance") for purposes only related to the construction of the Tenant Improvements. However, no Leasehold Encumbrance incurred by Tenant in accordance with this Section shall, and Tenant shall not have power to incur any encumbrance that shall constitute in any way a lien or encumbrance on Landlord's fee interest in the Premises. Any Leasehold Encumbrance shall be subject to all covenants, conditions, and restrictions set forth in this lease and to all rights and interests of Landlord, except as is otherwise provided in this lease. Tenant shall give Landlord prior written

notice of any Leasehold Encumbrance, together with a copy of the deed of trust, mortgage, or other security interest evidencing the Leasehold Encumbrance.

8.2. Notice to and Service on Lender. Landlord shall mail to any Lender who has given Landlord written notice of its name and address, a duplicate copy of any and all notices Landlord may from time to time give to or serve on Tenant in accordance with or relating to this lease, including but not limited to any notice of default, notice of termination, or notice regarding any matter on which Landlord may predicate or claim a default. Any notices or other communications permitted by this or any other section of this lease or by law to be served on or given to Lender by Landlord shall be deemed duly served on or given to Lender when deposited in the United States mail, first-class postage prepaid, addressed to Lender at the last mailing address for Lender furnished in writing by Lender to Landlord.

8.3. No Modification Without Lender's Consent. For as long as there is any Leasehold Encumbrance in effect, Tenant and Landlord hereby expressly stipulate and agree that they will not modify this lease in any way nor cancel this lease by mutual agreement without the written consent of Lender having that Leasehold Encumbrance.

8.4. Right of Lender to Realize on Security. A Lender with a Leasehold Encumbrance shall have the right at any time during the term of this lease and the existence of the encumbrance to do both of the following:

8.4.1. Any act or thing required of Tenant under this lease, and any such act or thing done and performed by Lender shall be as effective to prevent a forfeiture of Tenant's rights under this lease as if done by Tenant; and

8.4.2. Realize on the security afforded by the leasehold estate by foreclosure proceedings, accepting an assignment in lieu of foreclosure, or other remedy afforded in law or in equity or by the security instrument evidencing the Leasehold Encumbrance (referred to in this lease as "the Security Instrument"), and

8.4.3. To transfer, convey, or assign the title of Tenant to the leasehold estate created by this lease to any purchaser at any foreclosure sale, whether the foreclosure sale is conducted under court order or a power of sale contained in the Security Instrument, or to an assignee under an assignment in lieu of foreclosure; and

8.4.4. To acquire and succeed to the interest of Tenant under this lease by virtue of any foreclosure sale, whether the foreclosure sale is conducted under a court order or a power of sale contained in the

Security Instrument, or by virtue of an assignment in lieu of foreclosure.

The Lender or any person or entity acquiring the leasehold estate shall be liable to perform Tenant's obligations under this lease only during the period, if any, in which that entity or person has ownership of the leasehold estate or possession of the Premises.

8.5. Right of Lender to Cure Defaults. For as long as there is in effect any Leasehold Encumbrance, before Landlord may terminate this lease because of any default under or breach of this lease by Tenant, Landlord must give written notice of the default or breach to Lender and afford Lender the opportunity after service of the notice to do one of the following:

8.5.1. Cure the breach or default within 10 days after expiration of the time period granted to Tenant under this lease for curing a default, when the default can be cured by the payment of money to Landlord or some other person;

8.5.2. Cure the breach or default within 30 days after expiration of the time period granted to Tenant under this lease for curing a default, when the breach or default must be cured by something other than the payment of money and can be cured within that time; or

8.5.3. Cure the breach or default in any reasonable time that may be required when something other than money is required to cure the breach or default and cannot be performed within 30 days after expiration of the time period granted to the tenant under this lease for curing a default, provided that acts to cure the breach or default are commenced within that time period after service of notice of default on Lender by Landlord and are thereafter diligently continued by Lender.

8.6. Foreclosure in Lieu of Curing Default. Notwithstanding any other provision of this lease, a Lender under a Leasehold Encumbrance may forestall termination of this lease by Landlord for a default under or breach of this lease by Tenant by commencing proceedings to foreclose the Leasehold Encumbrance. The proceedings so commenced may be for foreclosure of the Leasehold Encumbrance by order of court or for foreclosure of the Leasehold Encumbrance under a power of sale contained in the Security Instrument. The proceedings shall not, however, forestall termination of this lease by Landlord for the default or breach by Tenant unless all of the following conditions are met:

8.6.1. The proceedings are commenced within 30 days after service on Lender of the notice described in subsection (f) of Section 8;

8.6.2. The proceedings are, after having been commenced, diligently pursued in the manner required by law to completion; and

8.6.3. Lender keeps and performs all of the terms, covenants, and conditions of this lease requiring the payment or expenditure of money by Tenant until the foreclosure proceedings are complete or are discharged by redemption, satisfaction, payment, or conveyance of the leasehold estate to Lender.

8.7. Assignment Without Consent on Foreclosure. A transfer of Tenant's leasehold interest under this lease to any of the following shall not require the prior consent of Landlord:

8.7.1. A purchaser at a foreclosure sale of the Leasehold Encumbrance, whether the foreclosure sale is conducted under court order or a power of sale in the instrument creating the encumbrance, provided Lender under the Leasehold Encumbrance gives Landlord written notice of the transfer, including the name and address of the purchaser and the effective date of the transfer;

8.7.2. An assignee of the leasehold estate of Tenant under an assignment in lieu of foreclosure, provided Lender under the Leasehold Encumbrance gives Landlord written notice of the transfer, including the name and address of the assignee and the effective date of the assignment; or

8.7.3. A purchaser or assignee of the purchaser at a foreclosure sale of the Leasehold Encumbrance or of the assignee of the leasehold estate of Tenant acquired under an assignment in lieu of foreclosure, provided the purchaser or assignee delivers to Landlord its written agreement to be bound by all of the provisions of this lease.

8.8. New Lease to Lender. Notwithstanding any other provision of this lease, should this lease terminate because of any default under or breach of this lease by Tenant, Landlord may enter into a new lease for the Premises with Lender under a Leasehold Encumbrance, as Tenant, provided all of the following conditions are satisfied:

8.8.1. A written request for the new lease is served on Landlord by Lender within 30 days after service on Lender of the notice described in Subsection (f) of Section 8 of this lease;

8.8.2. The new lease

8.8.2.1. Is for a term ending on the same date the term of this lease would have ended had this lease not been terminated;

8.8.2.2. Provides for the payment of rent at the same rate that would have been payable under this lease during the remaining term of this lease had this lease not been terminated; and

8.8.2.3. Contains the same terms, covenants, conditions, and provisions as are contained in this lease (except those that have already been fulfilled or are no longer applicable);

8.8.3. Lender, on execution of the new lease by Landlord, shall pay any and all sums that would at the time of the execution of the new lease be due under this lease but for its termination and shall otherwise fully remedy, or agree in writing to remedy, any other defaults under or breaches of this lease committed by Tenant that can be remedied;

8.8.4. Lender, on execution of the new lease, shall pay all reasonable costs and expenses, including attorneys' fees and court costs, incurred in terminating this lease, recovering possession of the Premises from Tenant or the representative of Tenant, and preparing the new lease;

8.8.5. The new lease shall be subject to all existing subleases between Tenant and subtenants, provided that for any sublease, the subtenant agrees in writing to attorn to Lender (or its assignee); and

8.8.6. The new lease shall be assignable by Lender but not by any assignee of Lender without the prior written consent of Landlord.

8.9. No Merger of Leasehold and Fee Estates. For as long as any Leasehold Encumbrance is in existence, there shall be no merger of the leasehold estate created by this lease and the fee estate of Landlord in the Premises merely because both estates have been acquired or become vested in the same person or entity, unless Lender otherwise consents in writing.

8.10. Lender as Assignee of Lease. No Lender under any Leasehold Encumbrance shall be liable to Landlord as an assignee of this lease unless and until Lender acquires all rights of Tenant under this lease through foreclosure, an assignment in lieu of foreclosure, or as a result of some other action or remedy provided by law or by the instrument creating the Leasehold Encumbrance.

8.11. Lender as Including Subsequent Security Holders. The term "Lender" as used in this lease shall mean not only the institutional lender that loaned money to Tenant and is named as beneficiary, mortgagee, secured party, or security holder in the Security Instrument creating any Leasehold

Encumbrance, but also all subsequent purchasers or assignees of the leasehold interest secured by the Leasehold Encumbrance.

8.12. Two or More Lenders. In the event two or more Lenders each exercise their rights under this lease and there is a conflict that renders it impossible to comply with all requests of Lenders, the Lender whose Leasehold Encumbrance would have senior priority in the event of a foreclosure shall prevail.

9. Maintenance and Repair.

9.1. General Maintenance and Repairs. Tenant shall be responsible to perform general maintenance and repair of the Premises, including but not limited to all common areas, landscaping, irrigation and parking facilities, and keep all portions of the Premises in a clean and orderly condition. Tenant shall be responsible for any damage done in or to the Premises caused by Tenant, sub-tenants or its employees, agents, contractors and invitees. Upon termination of this Lease, Tenant shall peaceably surrender and quit the Premises in good order, condition and repair, reasonable wear and tear excepted, and at its sole expense, except as otherwise specified in Section 7.5 above, shall remove all of its trade fixtures and personal property and repair any damage to the Premises occasioned by removal of these items.

9.2. Capital Repairs and Improvements. Tenant acknowledges and agrees that Tenant has inspected the Premises and has substantial knowledge as to the condition of the Premises. Landlord shall not be responsible for capital repairs or improvements to the Premises. Subject to the terms herein, Tenant hereby waives its rights to compel Landlord to repair, replace, upgrade or otherwise maintain the Premises.

9.3. Destruction of Premises. If the Premises, or any portion thereof, are destroyed or damaged by any reason, Landlord and Tenant agree as follows: If the damage is covered by Tenant's insurance maintained per Section 12 below, Tenant shall immediately submit appropriate claims to effect repair and restoration of the Premises. If insurance proceeds are insufficient to fully effect such repair and restoration, or if the damage is not covered by Tenant's insurance, Tenant and Landlord shall work together to determine how to proceed, recognizing the special nature of the Premises.

10. Liens. Except as provided for in Section 8, Tenant shall not permit to be placed against the Premises, or any part of the Premises, any mechanics', materialmen's, contractors', subcontractors', or other liens. Tenant shall indemnify, defend (with counsel acceptable to Landlord) and hold Landlord harmless from all liability for any and all liens, claims, demands, together with the costs of defense and reasonable attorneys' fees related to same. Landlord reserves the right, at any time and from time to time, to post and maintain on the Premises, any portion thereof or

on the improvements on the Premises any notices of non-responsibility or other notice as may be desirable to protect Landlord against liability. In addition to and not in limitation of Landlord's other rights and remedies under this Lease, should Tenant fail, within ten (10) days of a written request from Landlord, to discharge any lien or claim related to Tenant's use of the Premises, or to indemnify, hold harmless and defend Landlord from and against any loss, damage, injury, liability or claim arising out of Tenant's use of the Premises as provided above, then Landlord, at its option, may elect to pay any lien, claim, loss, demand, injury, liability or damages or settle or discharge any action or satisfy any judgment and all costs, expenses, and attorney's fees incurred in doing so shall be paid to Landlord by Tenant upon written demand, together with interest thereon at the rate of seven percent (7%) per annum (but in no event more than maximum interest rate permitted by law) from the date incurred or paid through and including the payment date.

11. Indemnity. As a material part of the consideration to Landlord, to the fullest extent allowed by law, Tenant shall indemnify, defend (with counsel acceptable to Landlord) and hold Landlord, together with Landlord's agents, employees, officers, officials, and volunteers, harmless from and against any loss, damage, injury, accident, casualty, liability, claim, cost or expense (including, but not limited to, reasonable attorney's fees) of any kind or character to any person, including wrongful death, or property (collectively, "Claims") arising from or related to: (i) Tenant's occupation and/or use of the Premises, before, during, and after the Term and/or (ii) any act or omission of Tenant, its employees, agents, contractors or invitees. Tenant shall not be liable for such Claims to the extent and in the proportion that the same is ultimately determined to be attributable to the sole gross negligence or intentional misconduct of Landlord. All indemnity obligations under this Section shall survive the expiration or termination of this Lease. Landlord shall not be liable for any loss or theft or any property on the Premises.

12. Insurance.

12.1. Coverage. Tenant, at its sole cost and expense, shall, during the entire Term, keep in full force and effect: (i) a worker's compensation insurance policy as required by the State of California; and (ii) a policy or policies of general liability and property damage insurance, with respect to the Premises, in which the combined single limit of liability shall not be less than TWO MILLION DOLLARS ($2,000,000). Tenant shall also maintain a standard form all-risk policy covering fire and extended coverage, vandalism, malicious mischief, sprinkler leakage and other perils of direct physical loss or damage insuring the personal property, trade fixtures and equipment of Tenant. Said policies shall name Landlord as additional insured and contain a clause that the insurer may not cancel or change the insurance coverage limits without first giving Landlord thirty (30) days' prior written notice, except cancellation for nonpayment of premium, in which case only ten (10) days' prior written notice shall be required.

Tenant's general liability insurance shall include a contractual liability endorsement insuring performance of all indemnities of Tenant under this Lease and a cross-liability endorsement to the extent insurable. Said insurance policy shall be with an insurance company or companies with general policy holders' rating of not less than "A-VIII" as rated in the most current available Best's Key Rating Guide and which are qualified to do business in the state in which the Premises are located.

12.2. Risk of Loss. Landlord shall not be liable for injury to any person or for any damage to personal property sustained by Tenant or others that arises from or relates to : (i) any defect or alleged defect in the Premises or any service facilities, (ii) the occurrence of any accident, including but not limited to damage cause by water, wind, storm, or by any gas, steam, electrical wiring, sprinkler system, plumbing, heating or conditioning apparatus, (iii) Tenant's acts or omissions or those of Tenant's agents, employees, invitees/customers, officers, volunteers or other occupants of the Premises, present with Tenant's permission or knowledge, (iv) any part or appurtenance of the Premises, including any and all furniture, fixtures, and equipment of Tenant becoming out of repair

12.3. Waiver of Subrogation. Tenant hereby releases Landlord from liability and waives all right of recovery against Landlord for any loss in or about the Premises from perils insured against under its fire or liability insurance contracts, including any and all risk endorsements thereof, whether due to negligence or any other cause. However, this Section shall be inapplicable as to a particular insurance contract to the extent it would have the effect of invalidating the coverage provided by that contract, whether of Landlord or Tenant. Nothing herein shall relieve Tenant of its obligation to request and procure, to the extent available on a commercially reasonable basis, the necessary endorsements required to validly waive subrogation in accordance with this paragraph. Tenant shall, at the request of Landlord, execute and deliver to Landlord a Waiver of Subrogation in the form and content as reasonably required by Landlord's risk manager. To the extent Tenant fails to maintain the insurance required under the terms of this lease, such failure shall be a defense to any claim asserted by Tenant against Landlord by reason of any loss sustained by Tenant due to circumstances that would have been covered had such required insurance been maintained.

12.4. Certificate of Insurance. A certificate issued by the insurance carrier for each policy of insurance required to be maintained by Tenant under the provisions of this Lease shall be delivered to Landlord upon or before the delivery of the Premises to Tenant for any purpose. Each of said certificates of insurance and each such policy of insurance required to be maintained by Tenant hereunder shall expressly evidence insurance coverage as required by this Lease.

13. Defaults and Remedies.

13.1. Events of Default. Should Tenant be in default in the prompt and full performance of any obligation of the Lease for more than ten (10) days, (unless due to the nature of such default it is not capable of being cured within ten (10) days, in which event Tenant shall be in default unless it commences to cure such obligation within such ten (10) day period and thereafter diligently prosecute such cure to completion), after written notice from Landlord specifying the particulars of the default (any such notice being required by this Section for any breach, being deemed in lieu of, and not in addition to, any notice required under Section 1161 of the California Code of Civil Procedure, or any similar superseding statute), or should Tenant vacate or abandon the Premises, or should Tenant make any general assignment for the benefit of creditors (other than as provided in Section 8), or should substantially all of Tenant's assets located at the Premises or Tenant's interest in this Lease be attached or judicially seized where the seizure is not discharged within thirty (30) days, then Landlord may treat the occurrence of any one (1) or more of the foregoing events as a breach of this Lease and, in addition to any or all other rights or remedies of Landlord by law provided, Landlord shall have the right, at Landlord's option, without further notice or demand of any kind to Tenant or any other person: (i) to declare the Term ended and to re-enter and take possession of the Premises and remove all persons, property and improvements therefrom, or (ii) to re-enter the Premises, without declaring this Lease terminated and without terminating Tenant's rights to possession, and to occupy the whole or any part for and on account of Tenant, and to collect any unpaid rentals and other charges which have become payable or which may thereafter become payable, or (iii) to terminate this Lease and all of Tenant's rights as to the Premises hereunder, even though it may have previously re-entered the Premises without terminating this Lease. In any case in which Landlord shall re-enter and occupy the whole or any part of the Premises, by unlawful detainer proceedings or otherwise, Landlord, at its option, may repair, alter, subdivide, or change the character of the Premises from time to time in such manner as Landlord deems best, may re-let the Premises or any part thereof and receive the rents therefor, and none of such actions shall constitute a termination of this Lease, a release of Tenant from any liability hereunder. Landlord shall not be deemed to have terminated this Lease or liability of Tenant to pay any rent or other charges later accruing by any re-entry of the Premises as provided above, or by any action in unlawful detainer or otherwise to obtain possession of the Premises, unless Landlord shall have notified Tenant in writing that it has so elected to terminate this Lease. Notwithstanding anything to the contrary set forth above, if the default complained of, other than a default for the payment of monies, cannot be rectified or cured within the period requiring rectification or curing, as specified in the written notice relating to the default, then, as to a default susceptible to being cured, the default

shall be deemed to be rectified or cured if Tenant, within the notice period, shall have commenced to rectify or cure the default and shall thereafter diligently and continuously prosecute same to completion.

13.2. Termination of Lease. Should Landlord elect to terminate this Lease pursuant to this Section, Landlord may recover from Tenant all damages caused as a result of Tenant's default.

14. Waiver. Any waiver by Landlord of any default or breach of any covenant, condition, term, and agreement contained in this Lease, shall not be construed to be a waiver of any subsequent or other default or breach, nor shall failure by Landlord to require exact, full, and complete compliance with any of the covenants, conditions, terms, or agreements contained in this Lease be construed as changing the terms of this Lease in any manner or preventing Landlord from enforcing the full provisions hereof. No delay, failure, omission of Landlord to exercise any right, power, privilege, or option arising from any default or breach, nor any subsequent acceptance of payment then or thereafter by Landlord, shall impair any such right, power, privilege, or option or be construed as a waiver of or acquiescence in such default or breach, or as relinquishment of any right. The rights, powers, options, privileges, and remedies available to Landlord under this Lease shall not be exclusive but shall be cumulative with and in addition to all remedies now or hereafter allowed by law and elsewhere provided in this lease.

15. Attorneys' Fees. Should either party to this Lease have to resort to litigation to enforce any provision of this Lease, the prevailing party shall be entitled to its attorneys' fees and reasonable costs incurred in litigating any dispute.

16. Landlord's Access and Parking Lot Use.

16.1 Access and Inspection. Landlord and its representatives, employees, agents or independent contractors shall have access to the Premises, or any portion thereof, at all times, upon reasonable notice to Tenant, for purposes of inspection, to show the Premises to prospective purchasers, to provide necessary services, to make necessary repairs or perform other services, or to post appropriate Notices of Non-Responsibility, all without being liable for any breach of a covenant of quiet enjoyment possessed by Tenant, of eviction of Tenant, or any other damage to Tenant or its operations. In exercising these rights, Landlord shall use its best efforts to minimize disruption or inconvenience to Tenant, and shall unless in an emergency, provide reasonable advance notice of any such entry onto the Premises or inspection thereof.

16.2 Parking Lot Use. Landlord shall have use of a portion of the parking lot, consisting of not less than 20 parking spaces, located at the southeast end of the Property as generally delineated in Exhibit D, attached hereto and

made a part hereof, provided that such use shall be limited to Mondays through Friday from 7:00 a.m. to 5:30 p.m.

17. Prohibition on Assignment and Subletting.

17.1. Landlord's Consent. Tenant may sublease space within containers installed or brought upon the Premises by Tenant in accordance with, and for uses authorized by, this Lease; provided, however, that no such sublease shall relieve Tenant of any of its obligations under the Lease. Except as otherwise provided in the foregoing sentence and in Section 8, Tenant may not assign, sublet or otherwise transfer its interest, under this Lease without Landlord's prior written consent, which consent may be withheld, conditioned or delayed in Landlord's sole and absolute discretion. Any attempted assignment, sublet or transfer made in violation of this provision shall be void.

17.2. Approved Assignments. The following events shall not be considered a transfer of interest under Section 17.1 above: (a) a change in ownership of Tenant as a result of a merger, consolidation, reorganization, or joint venture; (b) the sale, exchange, issuance, or other transfer of Tenant's stock on a national exchange or between Tenant's parent company, if any, and any subsidiary, affiliate, related entity, or other entity that controls, is controlled by, or is under common control with Tenant; (c) the Transfer of this Lease to Tenant's parent entity, if any, or any subsidiary, affiliate, related entity, an entity that controls, is controlled by, or is under common control with Tenant; or (d) a collateral assignment of Tenant's interest in this Lease to a lender as security for any indebtedness of Tenant to the lender. Tenant shall not be required to obtain Landlord's consent and Landlord shall have no right to delay, alter, or impede any of the foregoing transactions or combinations thereof, but such transfer of interest shall be effective only upon not less than sixty (60) days written notice to Landlord.

18. Notices. All written notices required to be given pursuant to the terms hereof shall be either (a) personally delivered, (b) deposited in the United States express mail or first class mail, registered or certified, return receipt requested, postage prepaid, (c) delivered by overnight courier service, or (d) by electronic mail in Portable Document Format (PDF) with confirmation of receipt, in which case notice shall be deemed delivered upon receipt of confirmation of receipt. All such notices shall be deemed delivered upon actual receipt (or upon the first attempt at delivery pursuant to the methods specified in clauses (a), (b) or (c) above if the intended recipient refuses to accept delivery). All such notices shall be delivered to the following addresses, or to such other address as the receiving Party may from time to time specify by written notice to the other Party:

To Tenant: SteelCraft Long Beach LP
3750 Long Beach Blvd., Suite 200

Long Beach CA 90807Attn.: William Burkett
Phone: 562-427-4124

To Landlord: City of Garden Grove
11222 Acacia Parkway
Garden Grove, CA 92840
Attn.: City Manager
Phone: (714) 741-5100

19. No Principal/Agent Relationship. Nothing contained in this Lease shall be construed to render Landlord in any way or for any purpose a partner, joint venturer, or associate in any relationship with Tenant other than that of Landlord and Tenant, nor shall this lease be construed to authorize either to act as an agent for the other.

20. Entire Agreement, Modification. This lease constitutes the entire agreement between Landlord and Tenant pertaining to the subject matter of this Lease and supersedes all prior and contemporaneous agreements, representations and understandings of Landlord and Tenant, oral or written. No supplement, modifications or amendment of this Lease shall be binding unless in writing and executed by Tenant and Landlord.

21. Applicable Law and Venue. This Lease shall be construed and enforced in accordance with, and governed by, the laws of the State of California. The parties consent to the jurisdiction of California Courts with venue in Orange County.

22. Counterparts. This Lease may be executed in any number of counterparts, each of which shall be deemed an original and all of which shall constitute one and the same instrument.

23. Headings and Recitals. The headings of this Lease are for purposes of reference only and shall not limit or define the meaning of any provision.

24. Construction. The Parties acknowledge that each Party and its counsel have reviewed and revised this Lease and that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting Party shall not be employed in the interpretation of this Lease or any amendments hereto.

25. Memorandum of Lease for Recording. Landlord and Tenant shall, at the request of either at any time during the term of this lease, execute a memorandum or "short form" of this lease for purposes of, and in a form suitable for, recordation. The memorandum or "short form" of this lease shall describe the parties, set forth a description of the leased premises, specify the term of this lease, incorporate this lease by reference, and include any other provisions required by Lender(s).

26. Termination; Holdover. This Lease shall terminate without further notice at the expiration of the Lease Term. Any holding over by Tenant after expiration shall not constitute a renewal or extension or give Tenant any rights in or to the Premises.

27. Incorporation of Attachments. All Attachments included herein or attached hereto are hereby incorporated into this Lease by this reference, and constitute an integral part of this Lease.

28. Time. Time is of the essence of every provision contained in this Lease.

29. Severability. If any one or more of the provisions contained in this Lease shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision hereof, and this Lease shall be construed as if such invalid, illegal, or unenforceable term or provision had never been contained herein.

30. Waiver of Relocation Rights. As consideration for entering into this Lease, Tenant expressly, voluntarily and knowingly understands, acknowledges and agrees that its status is and will be and remain as a "post-acquisition tenant" with no eligibility or rights to relocation assistance or benefits thereunder pursuant to the Relocation Assistance Laws. Tenant acknowledges the rights granted by State and/or Federal Relocation Assistance Laws and regulations and, notwithstanding any other provision of this Lease, expressly waives all such past, present and future rights, if any, to which Tenant might otherwise be or become entitled with regard to this Lease. Tenant hereby waives any right to relocation assistance, moving expenses, goodwill or other payments to which Tenant might otherwise be entitled under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, 42 U.S.C. § 4601 et seq., and/or the California Relocation Assistance Law, as amended, Government Code § 7260 et seq. Tenant fully, intentionally, knowingly and voluntarily waives, releases and discharges Landlord, and its appointed and elected officials, officers, directors, employees, contractors, and agents (together "Indemnitees") from all and any manner of rights, demands, liabilities, obligations, claims, or cause of actions, in law or equity, of whatever kind or nature, whether known or unknown, whether now existing or hereinafter arising, which arise from or relate in any manner to (i) the sale of the Premises or the relocation of any of Tenant's operations or the relocation of any person or persons, business or businesses, or other occupant or occupants located on the Premises, including the specific waiver and release of any right to any relocation benefits, assistance and/or payments under the Relocation Assistance Laws notwithstanding that such relocation assistance, benefits and/or payments may be otherwise required under such state or federal law; and (ii) compensation for any interest in the operations at, on, or about the Premises including, but not limited to, land and improvements, fixtures, furniture, or equipment thereon, leasehold interest, goodwill, severance damage, attorneys' fees or any other compensation of any nature whatsoever.

31. Brokers. There have been no brokers, finders or agents involved in this Lease, and each party agrees to hold the other harmless from the failure to pay any other broker, finder or agent making a claim for compensation, commission or charges with respect to this Lease and/or the negotiation hereof.

32. Right of First Refusal. Tenant is hereby granted a Right of First Refusal to purchase the Property as follows:

(a) Prior to soliciting any offer for sale of the Property or disposition of any interest in the Property, or accepting any offer to purchase the Property or any beneficial ownership interests in the Property, Landlord shall notify Tenant of such interest to sell or offer and deliver to Tenant a copy thereof. Tenant may exercise the Right of First Refusal by delivering to Landlord a written notice of exercise within ninety (90) days after Tenant has received Landlord's notice of an intent to sell. The purchase price shall be the fair market value of the Property determined as follows. Landlord shall provide Tenant with a list of no fewer than three appraisers for Tenant's approval. Tenant shall select one appraiser to perform the appraisal and determine the fair market value of the Property. Tenant may reject any appraiser for a reasonable cause. If any appraiser(s) are rejected with cause, Landlord will provide alternative appraiser(s) of an equal number. In the event Tenant fails to select an appraiser within fifteen (15) days of receiving the list of appraisers, Landlord may select an appraiser. Landlord shall pay the cost of the appraiser. Any appraiser selected pursuant to this section shall be an MAI appraiser with at least five years of experience.

(b) In the event Tenant does not exercise the Right of First Refusal pursuant to subparagraphs (a) above, Landlord may sell the Property.

(SIGNATURE PAGE FOLLOWS)

IN WITNESS WHEREOF, Landlord and Tenant have executed this instrument of the Effective Date.

LANDLORD
CITY OF GARDEN GROVE, a California Municipal Corporation

City Manager

Date: 7/13/17

Attest:

City Clerk

Approved as to form:

City Attorney

TENANT
STEELCRAFT LONG BEACH LP, a California Limited Partnership

By: GARDENING AT NITE, LLC, a California Limited Partenership
Its: General Partner

By: HOWARD CDM, a California Corporation
Its: Manager

By: _____
Martin Howard, President

Date: 7-3-17

Exhibit "A"

LEGAL DESCRIPTION

Real property in the City of Garden Grove, County of Orange, State of California, described as follows:

PARCEL 1 AS SHOWN ON A MAP RECORDED IN BOOK 126, PAGES 18 AND 19 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

APN: 090-16-437

Exhibit "B"

PRELIMINARY CONCEPTUAL SITE PLAN AND ELEVATIONS

Exhibit "C"

SCHEDULE OF PERFORMANCE

	MILESTONE	COMPLIANCE DATE
1.	Obtain all Entitlements and Building Permits	Within 180 days of lease approval by City Council.
2.	Submit evidence of financing to construct Tenant Improvements.	Within 180 days of lease approval by City Council.
3.	Commence Construction.	Within 240 days of lease approval by City Council.
4.	Completion of Construction.	Within 540 days (approximately 18 months) of lease approval by City Council, not later than December 5, 2018.

**The Garden Grove City Manager is authorized to approve modifications to the Schedule of Performance and the compliance dates for the milestones therein on behalf of Landlord.

Exhibit "D"

PARKING LOT AREA RESERVED FOR LANDLORD'S USE

Monday - Friday
7:00 a.m. - 5:30 p.m.

GARDEN GROVE

CITY OF GARDEN GROVE
OFFICE OF THE CITY CLERK

Safeguard all official records of the City.
Conduct municipal elections and oversee legislative administration.
Provide reliable, accurate, and timely information to the City Council, staff, and the general public.

Steven R. Jones
Mayor
Kris Beard
Mayor Pro Tem - District 1
John R. O'Neill
Council Member - District 2
Thu-Ha Nguyen
Council Member - District 3
Patrick Phat Bui
Council Member - District 4
Stephanie Klopfenstein
Council Member - District 5
Kim Bernice Nguyen
Council Member - District 6

May 21, 2018

SteelCraft Garden Grove LP
3750 Long Beach Blvd, Ste 200
Long Beach, CA 90807

Attention: Martin Howard

Enclosed is a copy of an Amendment to the Lease Agreement by and between the City of Garden Grove and SteelCraft Garden Grove LP, to lease the property at 12900 Euclid Street (APN 090-16-437) for the purpose of developing, constructing and operating restaurant, retail, and office space within recycled shipping containers on said premises.

Sincerely,

Teresa Pomeroy
City Clerk

By: Liz Vasquez
Deputy City Clerk

Enclosure

c: Finance Department
Finance Department/Purchasing
Community and Economic Development Department

CONSENT TO ASSIGNMENT AND AMENDMENT OF LEASE
12900 Euclid Street,
Garden Grove, CA 92840

This Consent to Assignment and Amendment of Lease ("Assignment") is made this 16 day of April, 2018, by and between the CITY OF GARDEN GROVE, a municipal corporation ("Lessor"), STEELCRAFT LONG BEACH LP ("Lessee") and STEELCRAFT GARDEN GROVE LP ("Assignee") together referred to herein as the "Parties." The Parties agree as follows:

1. **RECITALS.** This Assignment is made with reference to the following facts and objectives:

   A. Lessor and Lessee entered into Lease Agreement ("Agreement") dated August 13, 2017, for the lease of City-owned property ("Property") located at 12900 Euclid St., Garden Grove, CA 92840 for the development of a multi-tenant, outdoor commercial retail and food court use occupying modified shipping containers ("Development").

   B. Pursuant to Article 17 of the Agreement, the Agreement may not be assigned or transferred by Lessee without Lessor's consent.

   C. Pursuant to Section 20 of the Agreement, the Agreement may be modified by written amendment executed by Lessor and Lessee.

   D. Lessee desires to assign the Agreement to Assignee for purposes of creating a project specific entity to handle leasing activities and everyday operations of the Development.

2. **ASSIGNMENT OF LEASE.** CITY approves assignment of the Agreement to Assignee and Assignee hereby assumes all of Lessee's rights, obligations, and liabilities as "Tenant" under the Agreement.

3. **AMENDMENT REGARDING NOTICE.** Section 18 of the Agreement is amended by replacing the contact information for Notice as follows:

   To Tenant at:

   SteelCraft Garden Grove LP
   3750 Long Beach Blvd., Suite 200
   Long Beach, CA 90807
   Attn: Martin Howard

4. **EFFECTIVENESS OF THE AGREEMENT.** Other than as expressly amended by this Amendment, all provisions of the Agreement remain in full force and effect.

[SIGNATURE PAGE FOLLOWS]

LESSOR:

CITY OF GARDEN GROVE,
a municipal corporation

City Manger

ATTEST:

City Clerk

APPROVED AS TO FORM

City Attorney

LESSEE:

STEELCRAFT LONG BEACH LP,
a California limited partnership

By: GARDENING AT NITE, LLC,
A California Limited Liability Company
Its: General Partner

By: HOWARD CDM, a California corporation
Its: Manager

Martin Howard, President

ASSIGNEE:

STEELCRAFT GARDEN GROVE LP,
a California limited partnership

By: GARDENING AT NITE, LLC,
A California Limited Liability Company
Its: General Partner

By: STEELCRAFT LONG BEACH LP,
A California Limited Partnership
Its: General Partner

By: HOWARD CDM, a California corporation
Its: Manager

Martin Howard, President

GARDEN GROVE

CITY OF GARDEN GROVE
OFFICE OF THE CITY CLERK

Safeguard all official records of the City.
Conduct municipal elections and oversee legislative administration.
Provide reliable, accurate, and timely information to the City Council, staff, and the general public.

Steven R. Jones
Mayor
Stephanie Klopfenstein
Mayor Pro Tem - District 5
George S. Brietigam
Council Member - District 1
John R. O'Neill
Council Member - District 2
Thu-Ha Nguyen
Council Member - District 3
Patrick Phat Bui
Council Member - District 4
Kim Bernice Nguyen
Council Member - District 6

December 4, 2019

SteelCraft Garden Grove LP
3750 Long Beach Blvd, Ste 200
Long Beach, CA 90807

Attention: Martin Howard, President

Enclosed is a copy of the Second Amendment to the Lease Agreement by and between the City of Garden Grove and SteelCraft Garden Grove LP, to lease the property at 12900 Euclid Street (APN 090-16-437) for the development of a multi-tenant, outdoor commercial retail and food court use occupying modified shipping containers.

The Amendment was approved by the City Council at their meeting held on November 26, 2019.

Sincerely,

Teresa Pomeroy
City Clerk

By: Liz Vasquez
Deputy City Clerk

Enclosure

c: Finance Department
Finance Department/Purchasing
Community and Economic Department

SECOND AMENDMENT OF LEASE
12900 Euclid Street
Garden Grove, CA 92840

This Second Amendment of Lease Agreement ("Amendment") is entered into by and between the **CITY OF GARDEN GROVE**, a municipal corporation ("Landlord"), and **STEELCRAFT GARDEN GROVE LP** ("Tenant"), effective as of November 26, 2019.

WHEREAS, Landlord and Steelcraft Long Beach LP entered into that Lease Agreement Dated August 13, 2017 ("Lease"), for the lease of City-owned property ("Property") located at 12900 Euclid St., Garden Grove, CA 92470 for the development of a multi-tenant, outdoor commercial retail and food court use occupying modified shipping containers; and

WHEREAS, Article 20 of the Lease stipulates that the Lease may be modified by written amendment executed by Landlord and Tenant; and

WHEREAS, the Lease was amended as to Tenant's contact information and assigned to Tenant by that Consent to Assignment and Amendment of Lease dated April 16, 2018; and

WHEREAS, Landlord and Tenant desire to further amend the Lease to permit extensions of the term for up to 55 years as more particularly provided herein.

NOW, THEREFORE, it is mutually agreed, by and between the parties as follows:

1. Section 3 of the Lease is hereby amended to read as follows:

> 3. Term. The term of this lease shall be 10 years, commencing on the Effective Date (the "Term"), unless terminated earlier as provided in this lease. Tenant may extend the term for up to nine 5-year extensions (a total of 45 additional years) upon giving Landlord written notice of its election to extend the term 180 days but no less than 90 days prior to the end of the initial term and any subsequent 5-year term extension.

2. Except as expressly amended hereby, the Lease remains in full force and effect as originally executed.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties have caused this Amendment No. 1 to be executed by their respective officers duly authorized on the dates set forth opposite their signatures, below.

"LANDLORD"

CITY OF GARDEN GROVE, a municipal corporation

Date: 12/3/19

By: _____
City Manager – **Scott C. Stiles**

ATTESTED:

Teresa Pomeroy
City Clerk

Date: 12/3/19

APPROVED AS TO FORM:

Omar Sandoval
City Attorney

"TENANT"

STEELCRAFT GARDEN GROVE LP,
A California limited partnership

By: STEELCRAFT LONG BEACH, LP
A California limited partnership, its general partner

By: GARDENING AT NITE, LLC
A California limited liability company, its general partner

By: HOWARD CDM, A California corporation, its managing member

By: _____

Name: Martin Howard

Title: President

GARDEN GROVE

CITY OF GARDEN GROVE
OFFICE OF THE CITY CLERK

Safeguard all official records of the City.
Conduct municipal elections and oversee legislative administration.
Provide reliable, accurate, and timely information to the City Council, staff, and the general public.

Steven R. Jones
Mayor
John R. O'Neill
Mayor Pro Tem - District 2
George S. Brietigam
Council Member - District 1
Diedre Thu-Ha Nguyen
Council Member - District 3
Patrick Phat Bui
Council Member - District 4
Stephanie Klopfenstein
Council Member - District 5
Kim B. Nguyen
Council Member - District 6

May 27, 2020

SteelCraft Garden Grove LP
3750 Long Beach Blvd, Ste 200
Long Beach, CA 90807

Attention: Martin D. Howard, President

Enclosed is a copy of the Third Amendment to the Lease Agreement by and between the City of Garden Grove and SteelCraft Garden Grove LP, to modify the terms of the lease for the property at 12900 Euclid Street (APN 090-16-437).

The amendment was approved by the City Council at their meeting held on May 12, 2020.

Sincerely,

Teresa Pomeroy, CMC
City Clerk

By: Liz Vasquez
Deputy City Clerk

Enclosure

c: Finance Department
Finance Department/Purchasing
Community and Economic Development

THIRD AMENDMENT TO THE LEASE
APN 090-164-37
12900 Euclid Street
Garden Grove, CA 92840

This is the THIRD AMENDMENT OF LEASE AGREEMENT ("Third Amendment") is made and entered into by and between the **CITY OF GARDEN GROVE,** a municipal corporation ("Landlord") and **STEELCRAFT GARDEN GROVE LP,** a Delaware limited liability company ("Tenant"), effective as of May 12, 2020.

RECITALS

A. WHEREAS, the Landlord and SteelCraft Long Beach, LP entered into that certain Lease Agreement, dated June 13, 2017 ("Lease"), for the Lease of City-owned property ("Property") identified as APN 090-164-37, located at 12900 Euclid Street, Garden Grove, 92840 for the development of a multi-tenant, outdoor commercial retail and food court use occupying modified shipping containers; and

B. WHEREAS, effective June 13, 2017, the Tenant assumed all rights, obligations, and liabilities as Tenant under the Lease; and

C. WHEREAS, Article 20 of the Lease stipulates that the Lease may be modified by written amendment executed by Landlord and Tenant; and

D. WHEREAS, the Lease was amended as to Tenant's contact information and assigned to Tenant by the Consent to Assignment and Amendment of Lease dated April 16, 2018; and

E. WHEREAS, the Lease was amended as to Tenant's term as to permit extensions up to 55-years of Lease dated November 26, 2019; and

F. WHEREAS, the Landlord and Tenant desire to further amend the Lease to modify the terms thereof subject to the terms set forth herein.

AGREEMENT

NOW THEREFORE, in consideration of the terms and conditions of this Third Amendment, Landlord and Tenant mutually agreed as follows:

1. The monthly rental amount of $8,120 is hereby paused for a 12-month period at no-interest, beginning April 2020 through March 31, 2021, to be repaid to the City over a five-year period, with repayment commencing April 1, 2021,

2. The first Consumer Price Index increase to the monthly rent is hereby waived until through the deferral period,

3. At least 90-day prior to the end of the 12-month deferment period, Tenant may request an additional 6-month deferral period subject to the reasonable discretion of the City, and

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Landlord and Tenant have caused this Amendment No. 3 to be executed by their officers duly authorized on the dates set forth opposite their signatures, below.

"LANDLORD"
CITY OF GARDEN GROVE, a municipal corporation

Date: 5/20/20

By: _____
Scott C. Stiles
City Manager

ATTEST:

By: _____
Teresa Pomeroy
City Clerk

Date: May 21, 2020

APPROVED AS TO FORM:

By: _____
Omar Sandoval
City Attorney

Date: 5-20-2020

"TENANT"
STEELCRAFT GARDEN GROVE LP,
A California limited partnership

By: Steelcraft Long Beach, LP
a California limited partnership
Its: General Partner

By: Gardening at Nite LLC,
a California limited liability company
Its: General Partner

By: Howard COM a California corporation
Its: Managing Member

By: _____
Name: Martin D. Howard
Its: President

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To:	Scott C. Stiles	From:	William E. Murray
Dept.:	City Manager	Dept.:	Public Works
Subject:	Authorize the issuance of a purchase order to Garden Grove Kia for two new sedans. (Cost: $53,175.50) (*Action Item*)	Date:	3/9/2021

OBJECTIVE

To secure City Council authorization for the purchase two (2) new sedans from Garden Grove Kia.

BACKGROUND

Public Works is responsible for providing safe and reliable vehicles for all City departments. The Public Works Department currently has two (2) sedans that meet the City's guidelines for replacement that were approved for the Fiscal Year 2020/21 budget.

DISCUSSION

The Public Works Department uses Sourcewell to meet the bidding requirements of the City of Garden Grove's municipal code. Sourcewell nationally solicits, evaluates and awards contracts through a competitive bid process. After receiving the quote from Sourcewell, Public Works reached out to our local Kia dealer, Garden Grove Kia, to see if they could match or beat the Sourcewell price. After an added rebate, it was determined that Garden Grove Kia could provide a lower price.

Garden Grove Kia 2021 Kia K5	$26,587.75* each
National Auto Fleet Group 2021 Kia K5	$26,882.14* each

* This price includes all applicable tax and destination charges.

FINANCIAL IMPACT

There is no impact to the General Fund. The financial impact is $53,175.50 to the

Fleet Management Fund. The surplus equipment will be sold at public auction.

RECOMMENDATION

It is recommended that the City Council:

- Authorize the Finance Director to issue a purchase order in the amount of $53,175.50 to Garden Grove Kia for the purchase of two (2) new sedans.

By: Steve Sudduth, Equipment Maintenance Supervisor

ATTACHMENTS:

Description	Upload Date	Type	File Name
Kia K5 Quote and Specs	1/21/2021	Backup Material	Kia_K5_Quote_and_Specs.pdf
Garden Grove Kia Quote	2/22/2021	Backup Material	Garden_Grove_Kia_Quote.pdf

National Auto Fleet Group

A Division of Chevrolet of Watsonville

490 Auto Center Drive, Watsonville, CA 95076

(855) 289-6572 • (855) BUY-NJPA • (831) 480-8497 Fax

Fleet@NationalAutoFleetGroup.com

January 13, 2021

City of Garden Grove
11222 Acacia Parkway
Garden Grove, ca 92840
Attn. Mr. Steve Sudduth
Delivery Via Email

Dear Mr. Sudduth,

In response to your inquiry, we are pleased to submit the following for your consideration:

National Auto Fleet Group will sell, service and deliver at Garden Grove, new/unused 2021 Kia K-5 LX FWD responding to your requirement with the attached specifications for $ 24,633.00 plus State Sales Tax, and $8.75 tire tax (non-taxable). These vehicles are available under the Sourcewell (Formerly Known as NJPA) master vehicle contract# 120716-NAF.

	One unit MSRP	Selling Price	Total Savings	Extended units (2)	Total Savings
2021 Kia K-5 LX FWD	25,055.00	24,633.00	1.68%	49,266.00	844.00
Sub Total		24,633.00		49,266.00	
Sales Tax		2,155.39		4,310.78	
Transportation		85.00		170.00	
Tire Tax		8.75		17.50	
Total		26,882.14		53,764.28	

Terms are net 30 days.
Delivery 120-180 Days ARO
National Auto Fleet Group welcomes the opportunity to assist you in your vehicle requirements.

Kevin Buzzard
National Law Enforcement Sales Manager
National Auto Fleet Group
Wondries Fleet Group
626-457-5590 O
714-264-1867 C
626-457-5593 F
Buzzard5150@gmail.com

Vehicle: [Fleet] 2021 Kia K5 (L4222) LX Auto FWD

Wondries Fleet Group / National Auto Fleet Group

Prepared By:

Kevin Buzzard
Wondries Fleet Group / National Auto Fleet Group
626-457-5590 OFC
Buzzard5150@gmail.com

Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer's input is subject to the accuracy of the input provided. Data Version: 12801, Data updated Jan 12, 2021 10:50:00 PM PST

Vehicle: [Fleet] 2021 Kia K5 (L4222) LX Auto FWD (✔ Complete)

Price Summary

PRICE SUMMARY

Base Price	
Total Options	
Vehicle Subtotal	
Destination Charge	
Grand Total	

Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer's input is subject to the accuracy of the input provided. Data Version: 12801, Data updated Jan 12, 2021 10:50:00 PM PST

Vehicle: [Fleet] 2021 Kia K5 (L4222) LX Auto FWD (✔ Complete)

Selected Model and Options

MODEL

CODE	MODEL
L4222	2021 Kia K5 LX Auto FWD

COLORS

CODE	DESCRIPTION
GWP	Glacier White Pearl

PRIMARY PAINT

CODE	DESCRIPTION
GWP	Glacier White Pearl

SEAT TRIM

CODE	DESCRIPTION
WK	Black, Cloth Seat Trim

ADDITIONAL EQUIPMENT - PACKAGE

CODE	DESCRIPTION
010	Option Group 010 -inc: standard equipment

PORT INSTALLED OPTIONS

CODE	DESCRIPTION
CF	Carpeted Floor Mats
	Options Total

Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer's input is subject to the accuracy of the input provided. Data Version: 12801, Data updated Jan 12, 2021 10:50:00 PM PST

Vehicle: [Fleet] 2021 Kia K5 (L4222) LX Auto FWD (✔ Complete)

Standard Equipment

Mechanical

Engine: 1.6L Turbo GDI I-4 -inc: idle stop and go

Engine Auto Stop-Start Feature

Transmission w/Steptronic Sequential Shift Control

Transmission: 8-Speed Automatic -inc: drive mode select system

Front-Wheel Drive

3.37 Axle Ratio

70-Amp/Hr 760CCA Maintenance-Free Battery w/Run Down Protection

130 Amp Alternator

Gas-Pressurized Shock Absorbers

Front And Rear Anti-Roll Bars

Electric Power-Assist Speed-Sensing Steering

14.8 Gal. Fuel Tank

Single Stainless Steel Exhaust

Strut Front Suspension w/Coil Springs

Multi-Link Rear Suspension w/Coil Springs

4-Wheel Disc Brakes w/4-Wheel ABS, Front Vented Discs, Brake Assist, Hill Hold Control and Electric Parking Brake

Exterior

Wheels: 6.5J x 16" Machined Finish Alloy

Tires: P205/65R16

Steel Spare Wheel

Compact Spare Tire Mounted Inside Under Cargo

Clearcoat Paint

Body-Colored Front Bumper

Body-Colored Rear Bumper w/Chrome Bumper Insert

Chrome Side Windows Trim, Black Front Windshield Trim and Chrome Rear Window Trim

Body-Colored Door Handles

Body-Colored Power Heated Side Mirrors w/Manual Folding

Fixed Rear Window w/Defroster

Light Tinted Glass

Variable Intermittent Wipers

Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer's input is subject to the accuracy of the input provided. Data Version: 12801, Data updated Jan 12, 2021 10:50:00 PM PST

Vehicle: [Fleet] 2021 Kia K5 (L4222) LX Auto FWD (✔ Complete)

Exterior

Fully Galvanized Steel Panels

Metal-Look Grille

Trunk Rear Cargo Access

Fully Automatic Aero-Composite Led Low/High Beam Daytime Running Auto High-Beam Headlamps w/Delay-Off

Entertainment

Radio w/Seek-Scan, Clock, Speed Compensated Volume Control, Steering Wheel Controls, Voice Activation and Radio Data System

Radio: AM/FM/MP3 Audio System -inc: 6 speakers, 8" color TFT touchscreen, HD Radio, USB ports, Bluetooth wireless technology, wireless Android Auto and Apple CarPlay

Streaming Audio

Window Grid Antenna

2 LCD Monitors In The Front

Turn-By-Turn Navigation Directions

Interior

Driver Seat

Passenger Seat

Bench Front Facing Rear Seat

Manual Tilt/Telescoping Steering Column

Gauges -inc: Speedometer, Odometer, Engine Coolant Temp, Tachometer, Trip Odometer and Trip Computer

Power Rear Windows

Front Bucket Seats -inc: 6-way manually adjustable front seats

Front Cupholder

Rear Cupholder

Remote Keyless Entry w/Integrated Key Transmitter, Illuminated Entry, Illuminated Ignition Switch and Panic Button

Remote Releases -Inc: Power Cargo Access and Power Fuel

Cruise Control w/Steering Wheel Controls

Dual Zone Front Automatic Air Conditioning

HVAC -inc: Underseat Ducts

Glove Box

Driver Foot Rest

Interior Trim -inc: Metal-Look Interior Accents

Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer's input is subject to the accuracy of the input provided. Data Version: 12801, Data updated Jan 12, 2021 10:50:00 PM PST

Vehicle: [Fleet] 2021 Kia K5 (L4222) LX Auto FWD (✔ Complete)

Interior

Full Cloth Headliner

Metal-Look Gear Shifter Material

Cloth Seat Trim

Day-Night Rearview Mirror

Driver And Passenger Visor Vanity Mirrors w/Driver And Passenger Illumination, Driver And Passenger Auxiliary Mirror

Full Floor Console w/Covered Storage, Mini Overhead Console and 1 12V DC Power Outlet

Front Map Lights

Fade-To-Off Interior Lighting

Full Carpet Floor Covering

Carpet Floor Trim and Carpet Trunk Lid/Rear Cargo Door Trim

Cargo Space Lights

FOB Controls -inc: Cargo Access

Driver / Passenger And Rear Door Bins

Power 1st Row Windows w/Driver 1-Touch Up/Down

Delayed Accessory Power

Power Door Locks w/Autolock Feature

Systems Monitor

Redundant Digital Speedometer

Trip Computer

Outside Temp Gauge

Analog Display

Manual Adjustable Front Head Restraints and Fixed Rear Head Restraints

Front Center Armrest

2 Seatback Storage Pockets

Perimeter Alarm

1 12V DC Power Outlet

Air Filtration

Safety-Mechanical

Electronic Stability Control (ESC)

ABS And Driveline Traction Control

Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer's input is subject to the accuracy of the input provided. Data Version: 12801, Data updated Jan 12, 2021 10:50:00 PM PST

Vehicle: [Fleet] 2021 Kia K5 (L4222) LX Auto FWD (✔ Complete)

Safety-Exterior	
	Side Impact Beams
Safety-Interior	
	Dual Stage Driver And Passenger Seat-Mounted Side Airbags
	Forward Collision-Avoidance Assist (FCA) and Rear Cross-Traffic Collision Avoidance-Assist (RCCA)
	Lane Departure Warning System (LDWS) Lane Keeping Assist
	Lane Departure Warning System (LDWS) Lane Departure Warning
	Tire Specific Low Tire Pressure Warning
	Dual Stage Driver And Passenger Front Airbags
	Curtain 1st And 2nd Row Airbags
	Airbag Occupancy Sensor
	Driver Knee Airbag and Rear Side-Impact Airbag
	Rear Child Safety Locks
	Outboard Front Lap And Shoulder Safety Belts -inc: Rear Center 3 Point, Height Adjusters and Pretensioners
	Rear View Monitor with Parking Guidance Back-Up Camera

Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer's input is subject to the accuracy of the input provided. Data Version: 12801, Data updated Jan 12, 2021 10:50:00 PM PST

Window Sticker

SUMMARY

[Fleet] 2021 Kia K5 (L4222) LX Auto FWD — MSRP:$23,490.00

Interior:Black, Cloth Seat Trim

Exterior 1:Glacier White Pearl

Exterior 2:No color has been selected.

OPTIONS

CODE	MODEL	MSRP
L4222	[Fleet] 2021 Kia K5 (L4222) LX Auto FWD	$23,490.00
	OPTIONS	
010	Option Group 010	$0.00
CF	Carpeted Floor Mats	$155.00
GWP	Glacier White Pearl	$445.00
WK	Black, Cloth Seat Trim	$0.00
	SUBTOTAL	**$24,090.00**
	Adjustments Total	$0.00
	Destination Charge	$965.00
	TOTAL PRICE	**$25,055.00**

FUEL ECONOMY

Est City:29 MPG

Est Highway:38 MPG

Est Highway Cruising Range:562.40 mi

Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer's input is subject to the accuracy of the input provided. Data Version: 12801, Data updated Jan 12, 2021 10:50:00 PM PST

Date: *2/17/2021*
Salesperson:
Manager: *Chris McGregor*

BUSINESS NAME *Vehicle Maintenance Division* Home Phone :
CONTACT *Steve Sudduth*

Address : *GARDEN GROVE, CA 92843*
ORANGE CO
Work Phone :

E-Mail : *stevesu@ggcity.org*
Cell Phone : *(714) 741-5390*

VEHICLE

Stock # : New / Used : **New** VIN : Mileage:
Vehicle : *2021 KIA K5 LXS* Color : *WHITE*
Type : *PRICING QUOTE*

Market Value Selling Price	26,055.00
Discount	1,500.00
Rebate	750.00
Adjusted Price	23,805.00
Dealer Doc	85.00
Tax	2,156.00
Non Tax Fees	541.75
Cash Deposit	.00
Balance	26,587.75

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To:	Scott C. Stiles	From:	Teresa Pomeroy
Dept.:	City Manager	Dept.:	City Clerk
Subject:	Receive and file minutes from the meeting held on February 23, 2021. (*Action Item*)	Date:	3/23/2021

Attached are the minutes from the meeting held on February 23, 2021, recommended to be received and filed as submitted or amended.

ATTACHMENTS:

Description	Upload Date	Type	File Name
Minutes	3/5/2021	Minutes	cc-min_02_23_2021.pdf

MINUTES

GARDEN GROVE CITY COUNCIL

Regular Meeting

Tuesday, February 23, 2021

Community Meeting Center
11300 Stanford Avenue, Garden Grove, CA 92840

CONVENE CLOSED SESSION

At 5:33 p.m., Mayor Jones convened closed session telephonically.

ROLL CALL	PRESENT:	(6)	Council Members Brietigam, D. Nguyen, Bui, Klopfenstein, Mayor Pro Tem K. Nguyen, Mayor Jones
	ABSENT:	(1)	Council Member O'Neill absent at Roll Call, but joined the meeting at 6:31 p.m.

ORAL COMMUNICATIONS FOR CLOSED SESSION

Speakers: None

CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
Pursuant to Government Code Section 54956.9(d)(1): OCWD, et al. v. 3M Company, et. al., OCSC Case No. 30-2020-01172419-CU-PL-CXC

RECESS CLOSED SESSION

Mayor Jones recessed closed session at 6:30 p.m.

CONVENE REGULAR MEETING

Mayor Jones convened the Regular Meeting telephonically at 6:36 p.m. with all Council Members present.

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

PRESENTATION – NEW RECYCLING LAWS UNDER SENATE BILL 1383 PRESENTED BY HF&H CONSULTANTS (F: S-55.1) (XR: 89.1)

Debbie Morris, Sr. Project Manager with HF&H Consultants provided a PowerPoint presentation that overviewed the organic waste reduction requirements under SB 1383 and CalRecycle regulations, and the timeline for implementation.

ORAL COMMUNICATIONS

Speaker: Nicholas Dibs

Written Communication: Craig Durfey

RECESS

At 7:07 p.m., Mayor Jones recessed the meeting.

RECONVENE

At 7:16 p.m., Mayor Jones reconvened the meeting telephonically with all Council Members present.

ADOPTION OF A PROCLAMATION CELEBRATING FEBRUARY AS BLACK HISTORY MONTH (F: 83.1)

It was moved by Council Member Klopfenstein, seconded by Council Member D. Nguyen that:

A Proclamation celebrating February as Black History Month be adopted.

The motion carried by a 7-0 vote as follows:

Ayes:	(7)	Brietigam, O'Neill, D. Nguyen, Bui, Klopfenstein, K. Nguyen, Jones
Noes:	(0)	None

ADOPTION OF A PROCLAMATION CELEBRATING FEBRUARY 12, 2021, AS THE TET LUNAR NEW YEAR (F: 83.1)

It was moved by Council Member Klopfenstein, seconded by Council Member D. Nguyen that:

A Proclamation celebrating the Tet Lunar New Year be adopted.

The motion carried by a 7-0 vote as follows:

Ayes: (7) Brietigam, O'Neill, D. Nguyen, Bui, Klopfenstein, K. Nguyen, Jones
Noes: (0) None

REJECTION OF BIDS FOR RFP NO. S-1276 FOR REPLACING THE EXISTING POLICE DEPARTMENT HOLDING FACILITY SURVEILLANCE CAMERA SYSTEM (F: 82.1)

It was moved by Council Member Klopfenstein, seconded by Council Member D. Nguyen that:

All bids received on December 17, 2020, for providing and installing a camera system in the Garden Grove Police Department holding facility, be rejected.

The motion carried by a 7-0 vote as follows:

Ayes: (7) Brietigam, O'Neill, D. Nguyen, Bui, Klopfenstein, K. Nguyen, Jones
Noes: (0) None

APPROVAL OF AMENDMENT NO. 1 TO THE AGREEMENT WITH STRAY CAT ALLIANCE FOR THE FIELD CAT TRAPPING PROGRAM AND AUTHORIZE ENTERING AN AGREEMENT IN JULY 2021 (F: 55-Stray Cat Alliance)

It was moved by Council Member Klopfenstein, seconded by Council Member D. Nguyen that:

Amendment No. 1 to the agreement with Stray Cat Alliance to increase the current contract amount by $21,000, for a new total amount of $70,000, be approved;

The City Manager be authorized to execute Amendment No. 1, and to enter into and execute the next one-year agreement with Stray Cast Alliance under the same terms and conditions, in an amount not to be exceed $70,000, to commence July 1, 2021.

The motion carried by a 7-0 vote as follows:

Ayes: (7) Brietigam, O'Neill, D. Nguyen, Bui, Klopfenstein, K. Nguyen, Jones
Noes: (0) None

APPROVAL OF AN ISSUANCE OF AN EMERGENCY PURCHASE ORDER WITH HARBOR POINTE FOR CITY FACILITY HEATING, VENTILATION AND AIR CONDITIONING SYSTEM REPAIRS

It was moved by Council Member Klopfenstein, seconded by Council Member D. Nguyen that:

An emergency purchase order be issued to Harbor Pointe, in the amount of $23,922.97, for heating, ventilation and air conditioning system (HVAC) repairs.

The motion carried by a 7-0 vote as follows:

Ayes:	(7)	Brietigam, O'Neill, D. Nguyen, Bui, Klopfenstein, K. Nguyen, Jones
Noes:	(0)	None

RECEIVE AND FILE MINUTES FROM THE MEETING HELD ON FEBRUARY 9, 2021 (F: VAULT)

It was moved by Council Member Klopfenstein, seconded by Council Member D. Nguyen that:

Minutes from the meeting held on February 9, 2021, be received and filed.

The motion carried by a 7-0 vote as follows:

Ayes:	(7)	Brietigam, O'Neill, D. Nguyen, Bui, Klopfenstein, K. Nguyen, Jones
Noes:	(0)	None

WARRANTS

It was moved by Council Member Klopfenstein, seconded by Council Member D. Nguyen that:

Demands covered by Wires 00000254 to 00000261, EFT numbers 00006874 to 00006881, and check numbers 00668629 through 00668725 inclusive as listed on this register and have been verified by the Finance Division as properly issued and bear all proper signatures;

Demands covered by Wire numbers 00000262 through 00000274, EFT numbers 00006882 to 00006889, and check numbers 00668726 through 00668814 inclusive as listed on this register and have been verified by the Finance Division as properly issued and bear all proper signatures;

Demands covered by Wire numbers 00000275 through 00000282, EFT numbers 00006890 to 00006897, and check numbers 00668815 through 00668897 inclusive as listed on this register and have been verified by the Finance Division as properly issued and bear all proper signatures;

Demands covered by EFT numbers 00006898 through 00007844, and check numbers 00668898 through 00669092 inclusive as listed on this register and have

been verified by the Finance Division as properly issued and bear all proper signatures;

Demands covered by Wire numbers 00000283 through 00000286, EFT numbers 00007845 through 00007855 and check numbers 00669093 through 00669203 inclusive as listed on this register and have been verified by the Finance Division as properly issued and bear all proper signatures;

Payroll Checks 184393 through 9920210128; Direct Deposits D376339 through D99999999; and Wires W2774 through W2777 have been audited for accuracy and have been verified by the Finance Director for payment, be received and filed.

The motion carried by a 7-0 vote as follows:

Ayes:	(7)	Brietigam, O'Neill, D. Nguyen, Bui, Klopfenstein, K. Nguyen, Jones
Noes:	(0)	None

APPROVAL TO WAIVE FULL READING OF ORDINANCES LISTED

It was moved by Council Member Klopfenstein, seconded by Council Member D. Nguyen that:

Full reading of ordinances listed be waived.

The motion carried by a 7-0 vote as follows:

Ayes:	(7)	Brietigam, O'Neill, D. Nguyen, Bui, Klopfenstein, K. Nguyen, Jones
Noes:	(0)	None

PUBLIC HEARING – INTRODUCTION AND FIRST READING OF AN ORDINANCE APPROVING AMENDMENT NO. A-027-2020 (F: 115-A-027-2020)

(As approved earlier in the meeting, it was moved by Council Member Klopfenstein, seconded by Council Member D. Nguyen, and approved by a 7-0 vote, that full reading of ordinances listed be waived.)

Following the full reading of the ordinance title, staff introduction and PowerPoint presentation, Mayor Jones declared the public hearing open.

Speakers: Maureen Blackmun, Nicholas Dibs

With no further public comment, Mayor Jones declared the public hearing closed.

City Council consensus was frustration with the passing of State Law that limits local control on development standards for Accessory Dwelling Units (ADU's) creating density that will strain infrastructure and public safety.

Following further City Council discussion, Mayor Jones noted that the proposed Ordinance will provide the limited control over the development standards allowed under State Law.

It was moved by Mayor Pro Tem K. Nguyen, seconded by Council Member O'Neill that:

Ordinance No. 2919 entitled: An Ordinance of the City Council of the City of Garden Grove approving Code Amendment No. A-027-2020, a zoning text amendment to Title 9 of the Garden Grove Municipal Code pertaining to the regulation of accessory dwelling units and junior accessory dwelling units, be passed to second reading; and

Ordinance No. 2919 be categorically exempt from the California Environmental Quality Act pursuant to Title 14, California Code of Regulations, Section 15061(b)(3).

The motion carried by a 4-3 vote as follows:

Ayes:	(4)	O'Neill, D. Nguyen, K. Nguyen, Jones
Noes:	(3)	Brietigam, Bui, Klopfenstein

APPOINTMENTS TO THE ADMINISTRATIVE BOARD OF APPEALS (CONTINUED FROM THE JANUARY 26, 2021, AND FEBRUARY 9, 2021, MEETINGS.) (F: VIP)

It was moved by Council Member Brietigam, seconded by Council Member O'Neill that the following applicants be selected to serve on the Administrative Board of appeals:

Kathleen Ladd, Geoffrey Tackney, Arturo Arestegui, James Kester, and Adam Degner

The motion carried by a 7-0 vote as follows:

Ayes:	(7)	Brietigam, O'Neill, D. Nguyen, Bui, Klopfenstein, K. Nguyen, Jones
Noes:	(0)	None

APPROVAL OF AMENDMENT NO. 1 TO THE AGREEMENT WITH WEST YOST ASSOCIATES FOR PROFESSIONAL SERVICES FOR SUPERVISORY CONTROL AND DATA ACQUISITION (SCADA) IMPLEMENTATION PROJECTS (JOINT ACTION ITEM WITH THE GARDEN GROVE SANITARY DISTRICT) (F: 55-West Yost Associates) (XR: S-34.1)

Following the introduction, it was moved by Council Member O'Neill, seconded by Council Member Brietigam that:

Amendment No. 1 to the existing agreement with West Yost Associates to increase the amount from $3,182,944 to $3,635,793, to be funded with Sewer Funds, be approved;

The City Manager be authorized to sign Amendment No. 1, and make minor modifications as appropriate on behalf of the City.

The motion carried by a 7-0 vote as follows:

Ayes:	(7)	Brietigam, O'Neill, D. Nguyen, Bui, Klopfenstein, K. Nguyen, Jones
Noes:	(0)	None

SANITARY DISTRICT ACTION

Following staff introduction and Sanitary District Board discussion, it was moved by Member Brietigam, seconded by Vice President O'Neill that:

Allocation in the amount of $452,849 in Sewer Funds to cover the cost of services for Sanitation Facilities, be approved:

The motion carried by a 7-0 vote as follows:

Ayes:	(7)	Brietigam, Jones, Klopfenstein, K. Nguyen, D. Nguyen, O'Neill, Bui
Noes:	(0)	None

MATTERS FROM THE MAYOR, CITY COUNCIL MEMBERS, AND CITY MANAGER

Council Member Brietigam noted that following the amicus brief filed in support of Sheriff Don Barnes' challenge to the Court Order releasing 50 percent of inmates from Orange County jails due to COVID, the Sheriff has not been required to release additional inmates and has been allowed to keep dangerous offenders incarcerated.

Council Member Brietigam asked for support from the City Council and moved that a discussion of a Charter City feasibility study be listed on the next agenda, which was seconded by Council Member Klopfenstein.

The motion carried by a 7-0 vote as follows:

Ayes:	(7)	Brietigam, Jones, Klopfenstein, K. Nguyen, D. Nguyen, O'Neill, Bui
Noes:	(0)	None

Council Member O'Neill congratulated former Garden Grove Fire Captain, T.J. McGovern on his promotion to Division Chief for the Emergency Command Center at the Orange County Fire Authority. He commented on his frustration with State Legislators for writing into law the loosening of development standards for Accessory Dwelling Units and noted that there are Orange County cities, as well as the County of Orange discussing pushing back on the state. He noted the inherent danger in creating density with ancillary housing in terms of household fires, and he expressed his resentment for legislation that denies local control.

Council Member D. Nguyen expressed her excitement for the upcoming ground breaking for the new Sprouts store that will be developed at the former Vons Supermarket location in District 3 on Chapman Avenue west of Brookhurst Street.

Council Member Bui suggested that based on any future outcomes from Orange County cities pushing back on the state legislation on development standards for ADU's, that the City Council consider rescinding adopted ordinances. He asked that the Mayor and City Council support listing a discussion item for returning to in-person city council meetings, commenting on the difficulty of continuing virtual meetings.

Mayor Jones responded that he is not inclined to rush going back to in-person meetings as there is ongoing implementation of COVID testing, tracing, and vaccines, and he would not want to have to reverse course if it was found necessary to return to virtual meetings.

Council Member Klopfenstein noted that the City Council has an obligation to the public to be accessible; however, she does not want to rush into holding in-person meetings only to have to return to virtual meetings.

Council Member Brietigam agreed and stated that the City Council does need to get together; however, they should follow the appropriate tiers established by the health care agencies.

City Manager Stiles joined with Council Member O'Neill in congratulating T.J. McGovern on his promotion with the Orange County Fire Authority. He noted the ground breaking for the new Sprouts store announced by Council Member Diedre Nguyen, is coming up on February 24th, and will be a socially distanced event. The Vons Pavilions structure will be torn down and the developer for Sprouts is targeting the end of the year for completion. The California Department of Public Health has revised the guidance on youth sports. Garden Grove is still in the most restrictive purple tier; however the virus positivity rates are dramatically going down. The City

will follow the recommended guidelines once we have reached the Red Tier for a total of two weeks. He stated he will continue to update the City Council and the community, and noted that the bad weather in the south, mid-west and eastern states affected delivery of vaccines; however, good news is that deliveries are coming in and the County opened the Convention Center for vaccinations.

RECESS

At 8:25 p.m., Mayor Jones recessed the meeting.

RECONVENE CLOSED SESSION

At 8:26 p.m., Mayor Jones reconvened closed session telephonically with all Council Members present.

ADJOURN CLOSED SESSION

At 9:02 p.m., Mayor Jones adjourned closed session.

RECONVENE MEETING

At 9:03 p.m., Mayor Jones reconvened the meeting telephonically with all Council Members present.

City Attorney Sandoval announced that no reportable action was taken during closed session.

ADJOURNMENT

At 9:03 p.m., Mayor Jones adjourned the meeting. The next Regular City Council Meeting will be held on Tuesday, March 9, 2021, at 5:30 p.m. at the Community Meeting Center, 11300 Stanford Avenue, Garden Grove, California.

Teresa Pomeroy, CMC
City Clerk

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To:	Scott C. Stiles	From:	Patricia Song
Dept.:	City Manager	Dept.:	Finance
Subject:	Receive and file warrants. (*Action Item*)	Date:	3/23/2021

Attached are the warrants recommended to be received and filed.

ATTACHMENTS:

Description	Upload Date	Type	File Name
Warrants	3/3/2021	Warrants	3-9-21_CC_Warrants_(Payroll_02-19-21).pdf

184409	JUDITH A MOORE	1954.07	184410	DIANE BELAIR	1903.90
184411	MICHAEL F ROCHA	2070.84	184412	SHAQUANNA D WESTON	641.37
184413	DAMIAN JESUS CHAVEZ	668.63	184414	ARTHUR J FLORES	2437.14
184415	EDWIN O THURMAN JR	961.67	184416	FRANK X DE LA ROSA	1868.01
184417	AARON D DINH	122.82	184418	ARNULFO GUZMAN JR	72.84
184419	ETHAN TANG	135.48	184420	SAMANTHA B VARGAS	516.54
184421	PATRICK R JULIENNE	2513.95	184422	BRANDON J PAQUA	1132.65
184423	BRYANT D RICHARDS	1132.65	184424	VOID UNITED WAY OF ORANG(VOID)	0.00
184425	COMMUNITY HEALTH CHARITI	45.00	184426	GARDEN GROVE POLICE ASSO	1640.00
D376941	CAROL E BECKLES	49.27	D376942	GEORGE S BRIETIGAM III	311.32
D376943	PHAT T BUI	170.30	D376944	STEVEN R JONES	246.28
D376945	STEPHANIE L KLOPFENSTEIN	135.79	D376946	DIEDRE THU HA NGUYEN	320.72
D376947	KIM B NGUYEN	324.50	D376948	JOHN R ONEILL	345.07
D376949	STEVE R SOLORIO	45.52	D376950	PAMELA M HADDAD	1624.24
D376951	SHAWN S PARK	2416.70	D376952	SCOTT C STILES	6645.87
D376953	MARIA A STIPE	5357.58	D376954	MEENA YOO	2347.03
D376955	AMANDA M POLLOCK	1750.44	D376956	TERESA L POMEROY	3578.43
D376957	LIZABETH C VASQUEZ	2255.67	D376958	VERONICA AVILA	2215.40
D376959	JEFFREY P DAVIS	2021.04	D376960	NOELLE N KIM	2242.38
D376961	MISSY M MENDOZA	665.77	D376962	MARIE L MORAN	2551.33
D376963	ANA E PULIDO	3632.72	D376964	KRISTY H THAI	2266.73
D376965	SHAUNA J CARRENO	3951.53	D376966	VY D HO	2004.48
D376967	DANNY HUYNH	4551.35	D376968	VILMA C KLOESS	2445.58
D376969	IVY LE	2004.85	D376970	TAMMY LE	1227.53
D376971	LINDA MIDDENDORF	2582.28	D376972	MARIA A NAVARRO	2788.25
D376973	PHUONG VIEN T NGUYEN	2027.90	D376974	QUANG NGUYEN	2387.36
D376975	TINA T NGUYEN	2430.58	D376976	THYANA T PHI	2639.35
D376977	MARIA RAMOS	2549.67	D376978	TANYA L TO	1371.76
D376979	CUONG K TRAN	2158.32	D376980	ELAINE TRUONG	1615.32
D376981	THANH-NGUYEN VO	1557.09	D376982	DON T BALANAY	1987.72
D376983	SYLVIA GARCIA	2033.08	D376984	YUAN SONG	4798.09
D376985	RETA J WESTON	1749.83	D376986	KAREN M HARRIS	2818.29
D376987	CHRISTI C MENDOZA	933.13	D376988	TREVOR G SMOUSE	2282.10
D376989	JANET J CHUNG	2581.98	D376990	ANN C EIFERT	3895.20
D376991	MARGARITA ABOLA	1855.06	D376992	MARY ANN M ALCANCIA	2867.68
D376993	MARISA ATIN RAMOS	1521.07	D376994	ROBERT W MAY	1229.71
D376995	SHAWNA A McDONOUGH	1838.10	D376996	HEIDY Y MUNOZ	3267.77
D376997	SELAMAWIT NIGATU	2422.00	D376998	MY TRA VO	2174.41
D376999	LIGIA ANDREI	1736.47	D377000	ARIANA B BAUTISTA	1792.92
D377001	KAREN J BROWN	809.14	D377002	CORINNE L HOFFMAN	2311.16
D377003	EDWARD E MARVIN JR	1777.33	D377004	ANGELA M MENDEZ	1651.37
D377005	JENNIFER L PETERSON	1854.54	D377006	ANH PHAM	1640.49
D377007	EVA RAMIREZ	1939.70	D377008	ALEXIS B ROMERO	1933.32
D377009	JAIME F CHAVEZ	1645.22	D377010	GARY F HERNANDEZ	1726.18
D377011	NEAL M MANALANSAN	1784.45	D377012	DANIEL J SANCHEZ	1744.15
D377013	SANDRA E SEGAWA	3491.88	D377014	ALANA R CHENG	2834.71
D377015	PAUL GUERRERO	2640.83	D377016	LISA L KIM	5211.93
D377017	JULIE A ASHLEIGH	1884.38	D377018	MICHAEL G AUSTIN	2439.05

**** PAGE TOTAL = 186735.30

D377019	RITA M CRAMER	2271.43	D377020	CHRISTOPHER J CRANDALL	2769.45
D377021	BRYSON T DAHLHEIMER	2170.58	D377022	RYAN J DAKE	2171.08
D377023	DAVID A DENT	4052.32	D377024	TODD C HARTWIG	2607.83
D377025	RALPH V HERNANDEZ	2330.29	D377026	ARMANDO HERRERA JR	880.39
D377027	AARON J HODSON	2230.13	D377028	DONALD E LUCAS	2901.43
D377029	SVETLANA MOURE	2161.24	D377030	PHU T NGUYEN	3807.21
D377031	LORENA J QUILLA SOULES	2855.07	D377032	PEDRO ROQUE	2708.37
D377033	JAKE P TRAN	506.24	D377034	MARCO A VALADEZ	1355.94
D377035	CHRISTOPHER CHUNG	2668.82	D377036	PRIIT J KASKLA	1969.48
D377037	HUONG Q LY	2049.26	D377038	LEE W MARINO	4264.56
D377039	MARIA L MARTINEZ	2329.67	D377040	MARIA C PARRA	3014.90
D377041	MONICA COVARRUBIAS	3380.74	D377042	GRACE E LEE	2497.76
D377043	AMEENAH ABU HAMDIYYAH	1890.59	D377044	GREG BLODGETT	3402.48
D377045	ALBERT O NUNEZ BLANCO	544.95	D377046	ORLINO CAMPOS REFUERZO J	517.17
D377047	ROY N ROBBINS	3037.31	D377048	TIMOTHY E THRONE	1863.50
D377049	MICHAEL C BOS	2108.54	D377050	DANIEL J CANDELARIA	4220.50
D377051	VINCENT L DE LA ROSA	2282.73	D377052	KAMYAR DIBAJ	2515.08
D377053	ALICIA M HOFER	1881.23	D377054	NICOLAS C HSIEH	3367.84
D377055	ROSEMARIE JACOT	2332.71	D377056	SHAN L LEWIS	2449.07
D377057	NAVIN B MARU	4566.90	D377058	JUAN C NAVARRO	2462.84
D377059	MICHAEL F SANTOS	2988.78	D377060	MARK P UPHUS	4064.38
D377061	JOSE A VASQUEZ	2453.05	D377062	ANA G VERGARA NEAL	2605.08
D377063	DAI C VU	4894.63	D377064	KHANG L VU	3274.42
D377065	CHRISTOPHER L ALLEN	1725.82	D377066	JOSHUA ARIONUS	1977.16
D377067	ALEJANDRO BANUELOS	3094.13	D377068	JAN BERGER	2238.42
D377069	ROBERT P BERMUDEZ	716.39	D377070	TIM P CANNON	2899.01
D377071	CARINA M DAN	2106.06	D377072	RYAN H DAVIS	1726.40
D377073	RONALD W DIEMERT	2030.61	D377074	CHRIS N ESCOBAR	3309.06
D377075	JEREMY J GLENN	1454.73	D377076	ALEJANDRO GONZALEZ	2576.13
D377077	MICHAEL J GRAY	1700.88	D377078	LARRY GRIFFIN	2253.69
D377079	ROBERT A HAENDIGES	3215.37	D377080	RYAN S HART	2062.06
D377081	ANTHONY S HERNANDEZ	761.20	D377082	EDWARD A HUY	2223.20
D377083	VIDAL JIMENEZ	1471.82	D377084	LIYAN JIN	2822.44
D377085	SAMUEL K KIM	3712.49	D377086	REBECCA PIK KWAN LI	3885.35
D377087	DAVID MA AE	1678.23	D377088	ALFREDO MARTINEZ	1760.86
D377089	TYLER MEISLAHN	1858.25	D377090	JESSE K MONTGOMERY	2239.86
D377091	JUSTIN M MORRIS	1542.67	D377092	STEVEN J MOYA JR	2251.29
D377093	BASIL G MURAD	3144.59	D377094	KIRK L NATLAND	1466.61
D377095	DUC TRUNG NGUYEN	2074.31	D377096	LISA NGUYEN	572.58
D377097	CORNELIU NICOLAE	3102.04	D377098	ANDREW I ORNELAS	2150.36
D377099	DAVID A ORTEGA	3640.46	D377100	CELESTINO J PASILLAS	2717.85
D377101	WILLIAM F PEARSON	3120.54	D377102	JESSICA J POLIDORI	3255.97
D377103	CHRISTOPHER B PRUDHOMME	1450.97	D377104	ESTEBAN H RODRIGUEZ	12.17
D377105	LES A RUITENSCHILD	3484.96	D377106	JONATHAN RUIZ	2483.19
D377107	ALEXIS SANTOS	1174.67	D377108	ADRIAN M SARMIENTO	4238.22
D377109	ALBERT TALAMANTES JR	2300.25	D377110	MINH K TRAN	2132.47
D377111	ALEJANDRO VALENZUELA JR	1274.19	D377112	ALEJANDRO N VALENZUELA	1458.35
D377113	RONALD J WOLLAND	1393.31	D377114	VICTOR K YERGENSEN	4209.11

**** PAGE TOTAL = 231828.72

D377115	ALICE K FREGOSO	1909.92	D377116	ALICIA R GARCIA	733.25
D377117	RAQUEL K MANSON	2629.58	D377118	WILLIAM E MURRAY JR	6947.30
D377119	EMILY H TRIMBLE	1903.71	D377120	ALFRED J AGUIRRE	2867.03
D377121	EDWARD D AMBRIZ GARCIA	537.45	D377122	RODOLPHO M BECERRA	2085.19
D377123	RAYMOND A BUCHLER	1439.54	D377124	EDGAR A CANO	1381.29
D377125	ALBERT J CARRISOZA	2278.34	D377126	GABRIELA R CONTRERAS	2381.47
D377127	JULIE T COTTON	1665.47	D377128	ERIC M ESPINOZA	1727.80
D377129	ALBERT R EURS II	2613.23	D377130	ROBERT J FRANCO	747.87
D377131	CASEY G GIROUARD	1405.79	D377132	HERMILO HERNANDEZ	1978.63
D377133	DARNELL D JERRY	743.52	D377134	BRENT KAYLOR	2087.18
D377135	MARK W LADNEY	2619.82	D377136	RAUL LEYVA	2315.50
D377137	DIEGO A MEJIA	1894.61	D377138	RIGOBERTO MENDEZ	2442.63
D377139	STEVEN T ORTIZ	2333.09	D377140	PHILLIP Q PHAM	480.67
D377141	RICHARD L PINKSTON	2482.61	D377142	JOSE J ROMAN	712.89
D377143	ALEXIS P TARIN	2533.90	D377144	STEVE J TAUANU'U	4138.09
D377145	SUSAN VITALI	984.47	D377146	STEPHANIE A WASINGER	655.35
D377147	RICK S ZIEGLER	701.14	D377148	IOAN ANDREI	992.65
D377149	SYLVESTER A BABINSKI IV	1819.62	D377150	DONEISHA L BELL	756.93
D377151	JEFFREY G CANTRELL	2055.62	D377152	JULIA ESPINOZA	1107.13
D377153	CECELIA A FERNANDEZ	1198.27	D377154	CONRAD A FERNANDEZ	1003.88
D377155	DIANA GOMEZ	946.58	D377156	JORGE GONZALEZ	1155.64
D377157	MICHAEL R GREENE	1871.45	D377158	RONALD D GUSMAN	1033.55
D377159	GLORIA A HARO	1167.16	D377160	ERIC W JOHNSON	1195.90
D377161	LEONEL A LAMAS	1001.61	D377162	KHUONG NGUYEN	1213.16
D377163	DELFRADO C REYES	1213.16	D377164	RAFAEL ROBLES	1449.62
D377165	ADRIANNA M RODRIGUEZ	1096.78	D377166	RODERICK THURMAN	1699.87
D377167	EVARISTO VERA	1617.30	D377168	RICHARD L WILLIAMS	1912.86
D377169	ANSELMO AGUIRRE	1877.87	D377170	DOMINIC CAMERA	749.27
D377171	PHILLIP J CARTER	2468.29	D377172	RICK L DUVALL	3085.40
D377173	AARON R HANSEN	1977.60	D377174	HUY HOA HUYNH	2073.64
D377175	MATTHEW D ILFELD	1267.94	D377176	BRYAN D KWIATKOWSKI	1879.46
D377177	DANIEL C MOSS	1503.38	D377178	ROLANDO QUIROZ	1722.69
D377179	RICARDO SALDIVAR	577.04	D377180	WILLIAM A SOTO	1691.98
D377181	LUIS A TAPIA	2360.00	D377182	MICHAEL W THOMPSON	3616.89
D377183	JOSEPH E TRUJILLO	1285.84	D377184	WILLIAM J WHITE	2085.18
D377185	JESSE GUZMAN	1863.67	D377186	MARK M KHALIL	1987.42
D377187	BRETT A MEISLAHN	2286.30	D377188	DOUGLAS A MOORE	2126.49
D377189	ANDREW J MORELAND	576.91	D377190	AUSTIN H POWELL	2016.06
D377191	MELVIN P REED	1582.24	D377192	STEPHEN D SUDDUTH	2309.32
D377193	HILLARD J WILLIAMS	3418.41	D377194	SOUMELIA K GOUNTOUMA	2209.88
D377195	ALBERT J HOLMON III	3349.94	D377196	VICTOR T BLAS	2954.02
D377197	JOSE GOMEZ	1938.36	D377198	MICHAEL V GUERRERO	1748.10
D377199	BRENT W HAYES	3001.84	D377200	FRANK D HOWENSTEIN	2402.39
D377201	ALLEN G KIRZHNER	2232.96	D377202	BRANDON S NUNES	1618.02
D377203	STEPHEN PORRAS	2792.98	D377204	JESSE VIRAMONTES	1783.47
D377205	JOHN ZAVALA	2661.93	D377206	YOLANDA A ALVARADO	215.22
D377207	STEPHANIE AMBRIZ	440.46	D377208	JOSELYN D AVALOS	237.66
D377209	REBECCA J BAILOR	556.87	D377210	JOSUE BARREIRO MENDOZA	1718.31

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D377211	DYLAN J BOGGAN	557.53	D377212	RACHEL M CAMARENA	2110.07
D377213	RENE CAMARENA	2135.77	D377214	VICTORIA M CASILLAS	1836.39
D377215	AMANDA D CROSS	1951.23	D377216	GISELL L CRUZ	549.67
D377217	KENNETH E CUMMINGS	398.07	D377218	MARLY DELGADO CHAVEZ	612.95
D377219	GABRIELA DIAZ	651.77	D377220	KELDEN A DOWNS	486.82
D377221	MARK C FREEMAN	3051.74	D377222	JARED D GARCIA	564.41
D377223	STEVEN E GOMEZ	759.31	D377224	JACOB R GRANT	2632.21
D377225	KALYSTA N LOPEZ	139.64	D377226	ELAINE M MA AE	2482.21
D377227	LORENA OCHOA MCINTYRE	2276.07	D377228	JESUS MEDINA	1762.94
D377229	JUAN MEDINA	6353.23	D377230	JOHN A MONTANCHEZ	4735.58
D377231	KIRSTEN K NAKAISHI	537.21	D377232	NOEL N NICHOLAS	1102.54
D377233	JENNIFER GODDARD NYE	2617.39	D377234	GABRIELA OCADIZ HERNANDE	2896.75
D377235	STEPHANIE ORTIZ	188.93	D377236	CHRISTIAN PANGAN	151.72
D377237	JANET E PELAYO	3410.85	D377238	ARIELLE PICKRELL	134.32
D377239	ALEXA PRADO	193.93	D377240	SHADY S PUAILOA	437.51
D377241	SUGEIRY REYNOSO	2606.92	D377242	MARINA Y ROMERO	1890.88
D377243	MARIA D ROSALES	235.65	D377244	DANA MARIE SAUCEDO	2316.61
D377245	EMERON J SCHLUMPBERGER	716.42	D377246	REBECCA S SMITH	262.22
D377247	ANNIE NGAN TRAN-LUONG	524.99	D377248	KENNETH P TRAVIS III	466.18
D377249	CLAUDIA VALDIVIA	2918.42	D377250	JEFFREY VAN SICKLE	2189.17
D377251	JOSHUA VENCES	242.41	D377252	PAUL E VICTORIA	1491.88
D377253	JACOB D VIRAMONTES	445.37	D377254	PEDRO R ARELLANO	3695.48
D377255	THOMAS R DARE	7193.83	D377256	CAROLE A KANEGAE	2476.56
D377257	CLAUDIA ALARCON	3064.12	D377258	KRISTEN A BACKOURIS	1573.96
D377259	SHARON S BAEK	2069.42	D377260	GENA M BOWEN	1902.72
D377261	JESENIA CAMPOS	2041.97	D377262	BRIAN D DALTON	3585.09
D377263	NICHOLAS A DE ALMEIDA LO	3942.01	D377264	AMIR A EL FARRA	4593.72
D377265	HELENA ELSOUSOU	2155.90	D377266	PATRICK E GILDEA	5703.22
D377267	BRIAN C GIRGENTI	2938.94	D377268	AI KELLY HUYNH	2257.68
D377269	MICHAEL J JENSEN	3242.51	D377270	ALLYSON T LE	1618.24
D377271	MATTHEW P MARCHAND	3298.89	D377272	LINDA M MORIN	5670.69
D377273	PHILLIP H PHAM	2987.12	D377274	ASHLEY C ROJAS	1701.79
D377275	REYNA ROSALES	1836.46	D377276	ROBERT M STEPHENSON III	2524.38
D377277	MICHAEL J VISCOMI	3812.63	D377278	GIOVANNI ACOSTA	2321.23
D377279	TIMOTHY R ASHBAUGH	2640.44	D377280	ALFREDO R AVALOS	4457.17
D377281	COLLIN E BAKER	2329.65	D377282	RENZO CHUMBE	2261.82
D377283	DARRYL B CORTEZ JR	2147.84	D377284	GARY L COULTER	2496.41
D377285	CHARLIE DANIELEY III	1412.91	D377286	ISAAC DAVILA	2146.67
D377287	RONALD A DOSCHER	1064.06	D377288	BROC D DUDLEY	2209.79
D377289	STEPHEN C ESTLOW	1090.34	D377290	JESUS FAJARDO	2580.23
D377291	HECTOR FERREIRA JR	2484.57	D377292	ROBERT D FRESENIUS	2129.65
D377293	JASON S FULTON	2661.30	D377294	JOSEPH P GROSS JR	4065.49
D377295	TRAVIS J HADDEN	2380.14	D377296	JOSE D HERRERA	3962.33
D377297	JASON A HOWARD	2813.51	D377298	KIRK P HURLEY	2901.81
D377299	DONALD J HUTCHINS	3406.79	D377300	NICKOLAS K JENSEN	3060.09
D377301	CHAD B KIM	2330.13	D377302	TIMOTHY P KOVACS	3690.91
D377303	MICHAEL J LANG	2787.66	D377304	ANGELA LEDESMA	1907.00
D377305	RAPHAEL M LEE	815.89	D377306	MARK A LORD	3895.95

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D377307	RYAN M LUX	2904.91	D377308	JORGE L MAZON	2472.34
D377309	MICHAEL A MOSER	1629.41	D377310	MITCHEL S MOSSER	2887.15
D377311	JACOB J NEELY	2034.55	D377312	JASON S PERKINS	3783.95
D377313	COREY T POLOPEK	3323.44	D377314	SINDY RAMIREZ OROZCO	2796.62
D377315	JOHN E RANEY	3313.66	D377316	THOMAS S REED	2463.82
D377317	AARON T SHIPLEY	2181.76	D377318	SHAYLEN L SIMONS	2275.53
D377319	CHARLES W STARNES	3755.11	D377320	VINCENTE J VAICARO	5253.20
D377321	EDGAR VALENCIA	3420.26	D377322	ROYCE C WIMMER	3506.80
D377323	SARAH A WRIGHT	2465.26	D377324	COLE A YNIGUEZ	2225.59
D377325	DAVID C YOUNG	3489.03	D377326	MARCOS R ALAMILLO	3383.45
D377327	BOBBY B ANDERSON	2990.82	D377328	FRANCISCO AVALOS JR	2116.58
D377329	JOHN F BANKSON	3337.11	D377330	EVAN S BERESFORD	2521.27
D377331	JAMES A BLUM	2613.24	D377332	TROY F BOWMAN	2251.02
D377333	JEFFREY A BROWN	4364.68	D377334	RYAN V BUSTILLOS	3606.41
D377335	JUAN C CENTENO	3514.39	D377336	JEROME L CHEATHAM	2888.89
D377337	HAN J CHO	4405.73	D377338	BRIAN M CLASBY JR	3599.68
D377339	JULIO C CORTEZ	2374.10	D377340	JUAN L DELGADO JR	3569.50
D377341	KEVIN DINH	2793.08	D377342	TAYLOR M DUARTE	2161.71
D377343	OTTO J ESCALANTE	4885.22	D377344	JOSHUA N ESCOBEDO	3321.44
D377345	MICHELLE N ESTRADA MONSA	2446.76	D377346	GEORGE R FIGUEREDO	1796.67
D377347	SEAN M GLEASON	2464.45	D377348	GONZALO GONZALEZ JR	2509.74
D377349	KYLE N HALEY	1690.63	D377350	EFRAIN A JIMENEZ JR	2905.97
D377351	CODY M JOHNSON	2900.88	D377352	ROBERT J KIVLER	2321.36
D377353	ARION J KNIGHT	1885.30	D377354	PETER M KUNKEL	3188.33
D377355	ERICK LEYVA	4054.82	D377356	RAFAEL LOERA JR	2178.63
D377357	JESSE A LUCATERO	2404.50	D377358	ROBERTO MACHUCA	2230.08
D377359	TAYLOR A MACY	2816.27	D377360	GIANLUCA F MANIACI	2544.47
D377361	BRYAN J MEERS	2931.45	D377362	NATHAN D MORTON	2578.50
D377363	PATRICK W MURPHY	2920.25	D377364	PATRICK J MUSCHETTO	2091.75
D377365	THOMAS R NADOLSKI	2105.54	D377366	JEFFREY C NGUYEN	3231.52
D377367	JOSHUA T OLIVO	3509.77	D377368	STEVEN TRUJILLO ORTIZ	2151.75
D377369	EMMANUEL PEREZ	2096.19	D377370	OMAR F PEREZ	2247.15
D377371	LUIS A QUIROZ	1805.01	D377372	LUIS F RAMIREZ	3319.67
D377373	RON A REYES	3104.99	D377374	DANIEL RODRIGUEZ	2517.67
D377375	SEAN M SALAZAR	2826.64	D377376	ALFREDO SALGADO JR.	2107.20
D377377	CHRISTOPHER M SHELGREN	2608.36	D377378	LEVI JOENIEL SILVA	1937.81
D377379	PAUL W ASHBY	4231.26	D377380	THOMAS A CAPPS	3102.17
D377381	MICHAEL K ELHAMI	4074.36	D377382	SHELBY KEUILIAN	2105.38
D377383	DANNY J MIHALIK	4709.47	D377384	JEREMY N MORSE	3927.14
D377385	JASON M MURO	4463.30	D377386	DANIELLE E RIEDL	3529.14
D377387	ROCKY F RUBALCABA	3489.15	D377388	LINO G SANTANA	4575.31
D377389	DUO XU	1632.32	D377390	JOHN J YERGLER	3395.53
D377391	CHRISTOPHER M EARLE	3063.17	D377392	BENJAMIN M ELIZONDO	2907.15
D377393	KRISTOFER D KELLEY	2699.00	D377394	NICHOLAS A LAZENBY	3098.88
D377395	CHARLES H LOFFLER	3509.32	D377396	BRADLEY A LOWEN	2744.51
D377397	RYAN R RICHMOND	1954.61	D377398	GAREY D STAAL	3378.78
D377399	JOSHUA K BEHZAD	2641.31	D377400	AARON J COOPMAN	3075.76
D377401	MICHAEL E GERDIN	2555.60	D377402	TROY HALLER	4597.44

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D377403	JASON L JOHNSON	2877.07	D377404	RAUL MURILLO JR	4184.84
D377405	ERIC T RUZIECKI	3528.40	D377406	RENE BARRAZA	2919.58
D377407	DEREK M LINK	3531.95	D377408	ADAM D ZMIJA	3651.09
D377409	LISA A BELTHIUS	116.09	D377410	RICHARD O BURILLO	4581.20
D377411	RANDY G CHUNG	142.19	D377412	COURTNEY P CIBOSKY	2858.34
D377413	ADAM B COUGHRAN	379.88	D377414	JOHN DANG	648.09
D377415	CHRISTOPHER C DOVEAS	30.81	D377416	DANIEL S EDWARDS	335.79
D377417	EDWARD K KIM	92.52	D377418	EDUARDO C LEIVA	5027.85
D377419	JOHN O OJEISEKHOBA	185.74	D377420	CARL J WHITNEY	5562.13
D377421	ANDREW N BUI	468.23	D377422	JOSEPH A GARCIA	530.95
D377423	RUDY A ROCHA	628.45	D377424	KENTON TRAN	414.66
D377425	CALEB I VAUGHN	525.88	D377426	TYLER D VU	581.74
D377427	KAREN D BRAME	1514.33	D377428	KENNETH L CHISM	1944.82
D377429	PAUL E DANIELSON	1996.15	D377430	TANNER C DE PADUA	1751.25
D377431	KORY C FERRIN	3578.55	D377432	JAMES D FISCHER	1093.54
D377433	VICTORIA M FOSTER	1437.71	D377434	THI A HUYNH	2886.53
D377435	SERGIO J JIMENEZ TAVAREZ	1760.01	D377436	KENNETH E MERRILL	543.72
D377437	JOSEPH N PANELLA	1728.26	D377438	DOUGLAS A PLUARD	4051.03
D377439	DANIEL C VIGIL	1902.51	D377440	ALEJANDRO VILLA	1132.65
D377441	WILLIAM ALLISON	6526.11	D377442	RICHARD A ALVAREZ BROWN	3005.46
D377443	BEAU A BERENGER	3112.06	D377444	RAY E BEX	5360.80
D377445	FLOR DE LIS ELIZONDO	1429.54	D377446	PATRICIA C FLINN	2592.13
D377447	BAO TINH THI LE	1184.29	D377448	RAQUEL D MATA	1443.84
D377449	REBECCA S MEEKS	3144.57	D377450	JONATHAN B WAINWRIGHT	3879.32
D377451	MARIA A ALCARAZ	2249.76	D377452	MADELINE M ALVARADO	1556.46
D377453	MARIA S ATWOOD	2122.52	D377454	RYAN S BERLETH	2145.63
D377455	BRITTANEE N BRANTNER	2006.83	D377456	CARISSA L BRUNICK	3706.61
D377457	TAMMY L CHAURAN HAIRGROV	2110.51	D377458	JACINTA F CHOWDHURY	1883.95
D377459	KRISTINA L CORNETT	1522.70	D377460	RUSSELL B DRISCOLL	1846.95
D377461	VERONICA FRUTOS	1334.37	D377462	DAVID L GEORGE	2011.12
D377463	PINKY C HINGCO	2673.68	D377464	LINDALINH THU LY	1638.54
D377465	MARIA C MCFARLANE	2520.39	D377466	DAWN M MONTOYA	1642.13
D377467	TRINA T NGUYEN	1815.88	D377468	MANUEL A QUIRALTE AGUAYO	1602.91
D377469	JENNIFER V ROMBOUGH	2032.31	D377470	KIMBRA S VELLANOWETH	2262.48
D377471	CHRYSTAL L WEYKER	1906.08	D377472	SHANNON M YELENSKY	1986.87
D377473	SANDRA M ARROYO	1873.63	D377474	SHYLER R.D. CHAPPELL	2468.66
D377475	JENNIFER A DIX	2854.62	D377476	KATHERINE M FRANCISCO	2162.13
D377477	AMANDA B GARNER	1885.77	D377478	ARCHIE GUZMAN	2108.72
D377479	LAUREN M LADD	2893.15	D377480	ROBERT D LUX	2190.75
D377481	MELISSA MENDOZA CAMPOS	2387.95	D377482	BRANDY J PARK	2600.01
D377483	CRISTINA V PAYAN	2105.64	D377484	JENNIFER M RODRIGUEZ	2316.44
D377485	TANYA L SAMOFF	3428.38	D377486	SUSAN A I SEYMOUR	2386.79
D377487	NICOLE D SHORROW	2686.66	D377488	DANNY J SOSEBEE	1934.89
D377489	MARSHA D SPELLMAN	2504.74	D377490	SPENCER T TRAN	2356.34
D377491	SANTA WARDLE	1073.85	D377492	CHERYL L WHITNEY	2321.98
D377493	DANIEL A CAMARA	2566.18	D377494	RICHARD E DESBIENS	1623.56
D377495	JAMES D FRANKS	2679.88	D377496	PETE GARCIA	2438.88
D377497	ROBERT J GIFFORD	3484.27	D377498	STEVEN H HEINE	1389.28

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D377499	WILLIAM T HOLLOWAY	3592.34	D377500	GERALD F JORDAN	2984.01
D377501	JOSEPH L KOLANO	2296.12	D377502	LEA K KOVACS	2642.76
D377503	DAVID LOPEZ	4984.25	D377504	STEVEN W LUKAS	1930.41
D377505	MARIO MARTINEZ JR	4271.98	D377506	ADAM C NIKOLIC	5163.51
D377507	LUIS A PAYAN	2512.48	D377508	TERRA M RAMIREZ	2381.02
D377509	CHRISTIN E ROGERS	2924.08	D377510	BRIAN T STROUD	3294.87
D377511	PAUL M TESSIER	2979.14	D377512	TUONG-VAN NGUYEN VU	2219.83
D377513	DENNIS WARDLE	3819.00	D377514	SUMMER A BOGUE	2695.05
D377515	ERIC A QUINTERO	895.73	D377516	JANNA K BRADLEY	2684.42
D377517	MARY C CERDA	2007.19	D377518	BRANDI M HART	595.80
D377519	LIANE Y KWAN	3317.55	D377520	JANY H LEE	3605.22
D377521	SHERRILL A MEAD	2301.23	D377522	STEPHANIE E RICHARDS	1873.82
D377523	CAITLYN M STEPHENSON	2051.06	D377524	LAURA J STOVER	4983.27
D377525	ANNA L GOLD	1926.80	D377526	KATRENA J SCHULZE	512.26
D377527	MATTHEW T SWANSON	1702.51	D377528	ANTHONY VALENZUELA	1498.15
D377529	CANDY G WILDER	3188.87	D377530	STEVEN F ANDREWS	2472.72
D377531	TERENCE S CHANG	2591.51	D377532	VERNA L ESPINOZA	1978.33
D377533	CESAR GALLO	2745.20	D377534	ERNIE E HINGCO	1910.47
D377535	GEOFFREY A KLOESS	3668.37	D377536	RACHOT MORAGRAAN	3632.02
D377537	NOEL J PROFFITT	2970.27	D377538	ANAND V RAO	5606.19
D377539	ROD T VICTORIA	2351.76	D377540	TERREL KEITH WINSTON	3355.25
D377541	O.C.E.A. GENERAL	2351.20	D377542	O.C.E.A.	1113.61
D377543	POLICE ASSN	15929.64	D377544	SO CAL CREDIT UNION	43152.00
D377545	SOUTHLAND CREDIT UNION	4575.00	W2778	GREAT WEST LIFE 457 #340	103200.83
W2779	GREAT WEST LIFE OBRA#340	1523.09	W2780	INTERNAL REVENUE SERVICE	285322.00
W2781	EMPLOYMENT DEVELOPMENT D	86980.34			

**** PAGE TOTAL = 661264.53

TOTAL CHECK PAYMENTS	18	19,817.56
TOTAL DIRECT DEPOSITS	605	1,460,343.82
TOTAL WIRE PAYMENTS	4	477,026.26
	....	.....
GRAND TOTAL PAYMENTS	627	1,957,187.64

Checks #184409 thru #184426, and Direct Deposits #D376941 thru #D377545, and wire #W2778 thru #W2781 presented in the Payroll Register submitted to the Garden Grove City Council 09 MAR 2021, have been audited for accuracy and funds are available for payment thereof.

PATRICIA SONG - FINANCE DIRECTOR

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To:	Scott C. Stiles	From:	Lisa L. Kim
Dept.:	City Manager	Dept.:	Community and Economic Development
Subject:	Adoption of Resolutions for a Mitigated Negative Declaration, a Mitigation Monitoring and Reporting Program, and General Plan Amendment No. GPA-001-2021, for a 6-unit apartment project located at 9312 Chapman Avenue; and introduce and conduct the first reading of an Ordinance to approve Amendment No. A-030-2021	Date:	3/9/2021

OBJECTIVE

To transmit a recommendation from the Planning Commission to the City Council to approve the land use actions necessary to effectuate approval of a residential apartment project with six (6) apartment units and associated site improvements on a 20,500 square foot vacant lot located at 9312 Chapman Avenue. Specifically, the City Council is requested to take the following actions: (i) to adopt a Resolution adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project; (ii) to adopt a Resolution approving General Plan Amendment No. GPA-001-2021 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) to introduce and conduct the first reading of an Ordinance approving Amendment No. A-030-2021 to rezone the property from R-1 (Single-Family Residential) to R-3 (Multiple-Family Residential) to facilitate the development of the residential project.

BACKGROUND

The subject site is a 20,500 square foot vacant lot located on the south side of Chapman Avenue, just east of Loraleen Street, at 9312 Chapman Avenue. The site was previously improved with an existing single-family development. In 2016, a demolition permit was obtained by the property owner and all existing improvements were demolished/removed. The site has remained vacant.

The site is currently zoned R-1 (Single-Family Residential) with a current General Plan Land Use Designation of Low Density Residential (LDR). The property abuts R-3 (Multiple-Family Residential) zoned properties to the west and across Chapman Avenue, to the north. The property also abuts PUD-103-73 (Residential Planned Unit Development) zoned properties to the east and south. Surrounding uses include a multi-family apartment building to the west, multi-family developed properties (apartments) across Chapman Avenue to the north, and a multi-family townhome development to the east and south.

The applicant has requested the City take various land use actions necessary for it to develop a residential apartment project with six (6) dwelling units and associated site improvements on the subject property. On January 21, 2021, the Planning Commission held a public hearing to consider General Plan Amendment No. GPA-001-2021, Amendment No. A-030-2021, & Site Plan No. SP-093-2021 for approval of a new multiple-family residential project consisting of a six (6) unit apartment building, along with associated site improvements. There were no speakers from the public who came forward to speak in favor of or in opposition to the project. By a vote of 5-0 (with 1 commissioner absent), the Planning Commission adopted Resolutions (6012-21 and 6013-21) to approve SP-093-2021 and to recommend that the City Council adopt a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program for the project, and to approve Amendment No. A-030-2021 and General Plan Amendment No. GPA-001-2021. The approval of SP-093-2021, along with the related Conditions of Approval, are contingent upon: (i) City Council's adoption of the Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program for the project; (ii) City Council's approval Amendment No. A-030-2021 to rezone the property from R-1 (Single-Family Residential) to R-3 (Multiple-Family Residential) to facilitate the development of the residential project; and (iii) City Council's approval of General Plan Amendment No. GPA-001-2021 to amend the City of Garden Grove's General Plan Land Use Map to modify the General Plan Land Use Designation of the property from Low Density Residential (LDR) to Medium Density Residential (MDR).

DISCUSSION

Project Summary

The proposed General Plan Amendment would amend the City of Garden Grove's General Plan Land Use Map to modify the General Plan Land Use Designation of the property from Low Density Residential (LDR) to Medium Density Residential (MDR). The Low Density Residential (LDR) Land Use Designation is intended for the development of single-family residential neighborhoods with one detached home per lot and would not permit development of the proposed multi-family development project. The proposed project will have a density of approximately 12.75 dwelling units per acre. The MDR Land Use Designation is intended for the development of mainly multi-family residential neighborhoods and allows for a range of residential densities up to a maximum of 32.0 dwelling units per acre, which would facilitate the development of the proposed 6-unit residential apartment project.

The site's proposed multiple-family residential type housing is similar and compatible

with the surrounding properties, which have both multi-family and single-family housing. The surrounding properties have a mix of LDR and MDR General Plan Land Use Designations. Accordingly, Staff finds that the Medium Density Residential Land Use designation is appropriate for the site and will ensure that the site is developed in continuity with surrounding land uses.

The subject property is currently zoned R-1 (Single-Family Residential), which allows a single-family detached residence (not including any State allowances for Accessory Dwelling Units (ADU)). The proposed 6-unit apartment project exceeds the maximum number of units allowed under the R-1 zoning. As part of the project, the City's Zoning Map will be amended to rezone the project site from R-1 (Single-Family Residential) to R-3 (Multiple-Family Residential), to facilitate the development of the proposed 6-unit residential apartment project, and to ensure consistency with the proposed General Plan Land Use Designation of MDR. The R-3 zone implements the MDR General Plan Land Use Designation and allows for a range of densities based on site area, up to a maximum of 24 dwelling units per acre. Pursuant to Garden Grove Municipal Code Subsection 9.12.040.050.A.4, a maximum of 8 dwelling units would be permitted on the 20,500-acre site under the R-3 zoning.

The project consists of six (6) attached multiple-family residential units, each with attached enclosed two-car garages. The apartment units range from two (2) to three (3) stories. Each unit provides four (4) bedrooms and four (4) bathrooms. Each unit, and their respective garages, are accessible from a single main drive aisle with main access to the site from Chapman Avenue. All proposed building setbacks for the project comply with the minimum setback and building separation requirements of the R-3 zone.

The building elevations incorporate projecting and recessed building masses, balconies, along with varied rooflines in order to articulate the building's facade. The building's architectural detailing includes the use of varied window shapes, multi-pane windows, wood siding, and decorative trim around the windows to enhance the building. The exterior building materials will consist of multi-toned stucco exteriors with accenting trims around the windows. The roofing material will consist of composite (asphalt) shingles.

For this residential project, the Municipal Code requires a minimum of 3.5 parking spaces per dwelling unit. Therefore, the project is required to provide a minimum of 21 parking spaces. The project provides attached two-car enclosed garages for each unit and nine (9) guest parking spaces at the rear of the property. Therefore, the project complies with the parking requirements of the Municipal Code.

The Municipal Code requires a minimum of 300 square feet per unit of recreation area.
The project is required to provide a minimum of 1,800 square feet of total recreation area. The project provides a 1,057 square foot active recreation area in the center of the development with amenities that include an open turf park area, built-in benches, a communal picnic table with an open trellis patio cover, and a built-in BBQ pit. Additionally, all units feature private outdoor recreation areas on the 2nd floor balconies above the garages. The project proposes a total of 2,315 square feet of

active and private recreation area, exceeding the minimum required by Code.

Landscaping will be provided along the perimeter areas of the site, including interior communal pedestrian walkways. Enhanced landscaping will be provided within the front area of the lot facing Chapman Avenue. The enhanced landscaping within the front setback will include a variety of trees, shrubs, vines, flowering, and other elements. All landscaped areas will be irrigated with an electronically operated irrigation system utilizing water sensors and programmable irrigation cycles. The landscaping and automatic irrigation systems will be in conformance with the City's Landscape Water Efficiency Guidelines.

Environmental Review:

In conjunction with the proposed project, the City (through a consultant) has prepared an Initial Study and Mitigated Negative Declaration ("IS/MND") in accordance with the California Environmental Quality Act ("CEQA") analyzing the potential environmental impacts of the proposed 6-unit apartment project and associated site improvements. In accordance with CEQA Guidelines, the City made the IS/MND available for public review and comment prior to the meeting. The IS/MND concludes that the proposed project will have no, or a less than significant, impact on all relevant environmental factors, provided specified mitigation measures are incorporated as part of a Mitigation Monitoring and Reporting Program. Conditions of Approval will require the applicant to implement the Mitigation Monitoring and Reporting Program as identified in the adopted Mitigated Negative Declaration, and to provide updates about the implementation process to the City of Garden Grove, Community and Economic Development Department, until completion of the project.

FINANCIAL IMPACT

None.

RECOMMENDATION

It is recommended that the City Council:

- Conduct a Public Hearing;
- Adopt a Mitigated Negative Declaration and an associated Mitigation Monitoring and Reporting Program for the Project;
- Adopt a Resolution approving General Plan Amendment No. GPA-001-2021 to amend the City of Garden Grove's General Plan Land Use Map to modify the General Plan Land Use Designation of the property from Low Density Residential (LDR) to Medium Density Residential (MDR);
- Introduce and conduct the first reading of an Ordinance approving Amendment No. A-030-2021 to rezone the property from R-1 (Single-Family Residential) to R-3 (Multiple-Family Residential) to facilitate the development of the residential project.

ATTACHMENTS:

Description	Upload Date	Type	File Name
Planning Commission Staff Report dated January 21, 2021	2/19/2021	Backup Material	Planning_Commission_Staff_Report_dated_January_21__2021.DOC
Planning Commission Resolution No. 6012-21	2/19/2021	Backup Material	Planning_Commission_Resolution_No._6012-21.DOC
Planning Commission Resolution No. 6013-21	2/19/2021	Backup Material	Planning_Commission_Resolution_No._6013-21.DOC
Exhibit "A" Conditions of Approval for Site Plan No. SP-093-2021	2/19/2021	Backup Material	Exhibit_"A"_Conditions_of_Approval_for_Site_Plan_No._SP-093-2021.DOC
Planning Commission Minute Excerpt of January 21, 2021	2/19/2021	Backup Material	Planning_Commission_Minute_Excerpt_of_January_21__2021.docx
Initial Study MND and MMRP	2/19/2021	Backup Material	Initial_Study_MND_and_MMRP.pdf
Proposed Architectural Plans for the Project	2/19/2021	Backup Material	Proposed_Architectural_Plans_for_the_Project.pdf
Draft City Council Resolution MND and MMRP	2/19/2021	Resolution	Draft_City_Council_Resolution_MND_and_MMRP.docx
Draft City Council Resolution GPA-001-2021	2/19/2021	Resolution	Draft_City_Council_Resolution_GPA-001-2021.doc
Draft City Council Ordinance A-030-2021	2/19/2021	Ordinance	Draft_City_Council_Ordinance_A-030-2021.docx

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: C.1.	**SITE LOCATION:** South side of Chapman Ave, just east of Loraleen Street, at 9312 Chapman Avenue
HEARING DATE: January 21, 2021	**CURRENT GENERAL PLAN LAND USE DESIGNATION:** Low Density Residential (LDR) **PROPOSED GENERAL PLAN LAND USE DESIGNATION:** Medium Density Residential (MDR)
CASE NO: General Plan Amendment No. GPA-001-2021, Amendment No. A-030-2021, & Site Plan No. SP-093-2021	**CURRENT ZONING:** R-1 (Single-Family Residential) **PROPOSED ZONING:** R-3 (Multiple-Family Residential)
APPLICANT: Julie H. Vu	**CEQA DETERMINATION:** Mitigated Negative Declaration
PROPERTY OWNER(S): Victor P. Nguyen	**APNs:** 133-082-27

REQUEST:

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 "project"). 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 will also consider a recommendation that the City Council adopt a Mitigated Negative Declaration and an associated Mitigation Monitoring and Reporting Program for the project.

BACKGROUND:

The subject site is a 20,500 square foot vacant lot located on the south side of Chapman Avenue, just east of Loraleen Street, at 9312 Chapman Avenue. The site was previously improved with an existing single-family development. In 2016, a demolition permit was obtained by the property owner and all existing improvements were demolished/removed. The site has remained vacant.

The site is currently zoned R-1 (Single-Family Residential) with a current General Plan Land Use Designation of Low Density Residential (LDR). The property abuts R-3 (Multiple-Family Residential) zoned properties to the west and across Chapman Avenue, to the north. The property also abuts PUD-103-73 (Residential Planned Unit Development) zoned properties to the east and south. Surrounding uses include a multi-family apartment building to the west, multi-family developed properties (apartments) across Chapman Avenue to the north, and a multi-family townhome development to the east and south.

DISCUSSION:

General Plan Amendment No. GPA-001-2021:

The proposed General Plan Amendment would amend the City of Garden Grove's General Plan Land Use Map to modify the General Plan Land Use Designation of the property from Low Density Residential (LDR) to Medium Density Residential (MDR). The Low Density Residential (LDR) Land Use Designation is intended for the development of single-family residential neighborhoods with one detached home per lot and would not permit development of the proposed multi-family development project. The proposed project will have a density of approximately 12.75 dwelling units per acre. The MDR Land Use Designation is intended for the development of mainly multi-family residential neighborhoods and allows for a range of residential densities up to a maximum of 32.0 dwelling units per acre, which would facilitate the development of the proposed 6-unit residential apartment project.

The site's proposed multiple-family residential type housing is similar and compatible with the surrounding properties, which have both multi-family and single-family housing. The surrounding properties have a mix of LDR and MDR General Plan Land Use Designations. Accordingly, Staff finds that the Medium Density Residential Land Use designation is appropriate for the site and will ensure that the site is developed in continuity with surrounding land uses.

Amendment to Rezone Property from R-1 to R-3:

The subject property is currently zoned R-1 (Single-Family Residential), which allows a single-family detached residence (not including any State allowances for Accessory Dwelling Units (ADU)). The proposed 6-unit apartment project exceeds the maximum number of units allowed under the R-1 zoning. As part of the project, the City's Zoning Map will be amended to rezone the project site from R-1 (Single-Family Residential) to R-3 (Multiple-Family Residential), to facilitate the development of the proposed 6-unit residential apartment project, and to ensure consistency with the proposed General Plan Land Use Designation of MDR. The R-3 zone implements the MDR General Plan Land Use Designation and allows for a range of densities based on site area, up to a maximum of 24 dwelling units per acre. Pursuant to Garden

Grove Municipal Code Subsection 9.12.040.050.A.4, a maximum of 8 dwelling units would be permitted on the 20,500-acre site under the R-3 zoning.

SITE PLAN:

PROJECT STATISTICS:

	Provided	**Code** (under proposed R-3 zoning and MDR General Plan Designation)
Lot Size	20,500 S.F.	7,200 S.F. (minimum)
Density	6 units (12.75 units/acre)	8 units(maximum)
Private/Common Open Space	2,315 S.F.	1,800 S.F. (minimum)
		(300 S.F. per unit)
Parking		
Enclosed Garage	12	
Guest Parking Spaces	9	
Total	21	21 (minimum)
Building Height	33’-3”	35'-0" (maximum)

Site Design and Circulation

The project consists of six (6) attached multiple-family residential units with attached enclosed two-car garages. Each unit, and their respective garages, are accessible from a single main drive aisle. The width of the drive aisle along the easterly property line (along the garages) is 26’-0”. The drive aisle at the rear of property, adjacent to nine (9) uncovered parking stalls, increases to a width of 28’-0”.

Access to the site will be from Chapman Avenue via a 30’-0” wide enhanced entry driveway approach that will include decorative paving. The project does not include a gated entry.

Proposed building setbacks (distance from property lines) for the project are as follows: 20’-0” front setback to the northerly property line (facing Chapman Avenue); 30’-0” side setback to the easterly property line; 49’-0” setback to the southerly property line; and varying interior setbacks ranging between 10’-0” to 25’-0” to the westerly property line. All proposed setbacks for the project comply with the minimum setback and building separation requirements of the R-3 zone.

Parking

The project includes six (6) total apartment units. Each unit provides a total of four (4) bedrooms. For a multiple-family residential development that is less than 50 units and adjacent to a primary arterial street, such as Chapman Avenue, the Municipal Code requires a minimum of 3.5 parking spaces per dwelling unit. Therefore, the project is required to provide a minimum of 21 parking spaces. The project provides a two-car enclosed, attached garage for each unit and nine (9) guest parking spaces at the rear of the property. Therefore, the project complies with the parking requirements of the Municipal Code.

Unit Design

The project consists of six (6) attached apartment units that range from two (2) to three (3) stories. Units 1, 2, and 6 are two (2) stories. Units 3, 4, and 5 are three (3) stories.

	Unit 1	**Unit 2**	**Unit 3**	**Unit 4**	**Unit 5**	**Unit 6**
1st Floor	838 SF	824 SF	514 SF	514 SF	516 SF	812 SF
2nd Floor	1,031 SF	1,004 SF	654 SF	654 SF	660 SF	1,000 SF
3rd Floor	-	-	366 SF	366 SF	366 SF	-
Total	1,869 SF	1,828 SF	1,534 SF	1,534 SF	1,542 SF	1,812 SF

Each unit provides four (4) bedrooms and four (4) bathrooms. All units feature private outdoor recreation areas on the 2nd floor balconies above the garages, which range between 206 to 217 square feet in area (about 10’ x 20’). Each garage will have access from the drive aisle within the development.

The applicant has designed the units to comply with the privacy provision requirements, applicable to 2nd and 3rd story areas of the project, by providing windows that will minimize visual intrusion (e.g., fixed and obscured windows) into the adjacent neighbors’ private recreation areas.

Building Architecture

The building elevations incorporate projecting and recessed building masses, balconies, along with varied rooflines in order to articulate the building’s facade. The building’s architectural detailing includes the use of varied window shapes, multi-pane windows, wood siding, and decorative trim around the windows to enhance the building. The exterior building materials will consist of multi-toned stucco exteriors with accenting trims around the windows. The roofing material will consist of composite (asphalt) shingles.

Private and Active Recreation Areas

The Municipal Code requires a minimum of 300 square feet per unit of recreation area that may be split between private recreation area and communal recreation area. Based on six (6) total units, the project is required to provide a minimum of 1,800 square feet of total recreation area. Based on the lot size, the project is required to provide an active recreation area of at least 900 square feet that is improved with amenities. The project provides a 1,057 square foot active recreation area in the center of the development conveniently accessible by all units. The active recreation area will provide amenities which include an open turf park area, built-in benches, a communal picnic table with an open trellis patio cover, and a built-in BBQ pit. As mentioned prior, all units feature private outdoor recreation areas on the 2nd floor balconies above the garages, which range between 206 to 217 square feet in area (10' x 20'). The project proposes a total of 2,315 square feet of active and private recreation area. Therefore, the project complies with the recreation requirements of the Municipal Code.

Perimeter Walls and Landscaping

The project will provide (minimum) six-foot high decorative concrete block walls around the perimeter of the development – except for within the front 20'-0" setback, where maximum wall height is 3'-0".

Along the perimeter areas of the site landscape treatment will be provided, including along interior communal pedestrian walkways. An enhanced landscape treatment will be provided within the front 20'-0" setback area facing Chapman Avenue. The enhanced landscaping within the front setback will include a variety of trees, shrubs, vines, flowering, and/or other elements, subject to review and approval by the Planning Division. All landscaped areas will be irrigated with an electronically operated irrigation system utilizing water sensors and programmable irrigation cycles. The landscaping and automatic irrigation systems will be in conformance with the City's Landscape Water Efficiency Guidelines.

CEQA Environmental Review:

In conjunction with the proposed project, the City (through a consultant) has prepared an Initial Study and Mitigated Negative Declaration ("IS/MND") in accordance with the California Environmental Quality Act ("CEQA") analyzing the potential environmental impacts of the proposed 6-unit apartment project and associated site improvements. In accordance with CEQA Guidelines, the City made the IS/MND available for public review and comment prior to the meeting. The IS/MND concludes that the proposed project will have no, or a less than significant, impact on all relevant environmental factors, provided specified mitigation measures are incorporated as part of a Mitigation Monitoring and Reporting Program. Conditions of Approval will require the applicant to implement the Mitigation Monitoring and Reporting Program as identified in the adopted Mitigated Negative

Declaration, and to provide updates about the implementation process to the City of Garden Grove, Community and Economic Development Department, until completion of the project. City Staff is requesting that the Planning Commission hold a public hearing and adopt the attached Resolution recommending that the Garden Grove City Council adopt a Mitigated Negative Declaration and an associated Mitigation Monitoring and Reporting Program for the project.

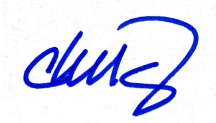
RECOMMENDATION:

Staff recommends that the Planning Commission:

- Adopt the attached Resolution No. 6012-21 recommending that the Garden Grove City Council: (i) approve Amendment No. A-030-2021 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) approve General Plan Amendment No. GPA-001-2021 to amend the City of Garden Grove's General Plan Land Use Map to modify the General Plan Land Use Designation of the property from Low Density Residential (LDR) to Medium Density Residential (MDR); and (iii) adopt a Mitigated Negative Declaration and an associated Mitigation Monitoring and Reporting Program for the project; and

- Adopt the attached Resolution No. 6013-21 approving Site Plan No. SP-093-2021, subject to the recommended Conditions of Approval, and contingent upon City Council adoption of an Ordinance approving Amendment No. A-030-2021, and Resolutions approving General Plan Amendment No. GPA-001-2021 and adopting a Mitigated Negative Declaration and an associated Mitigation Monitoring and Reporting Program for the project.

Lee Marino
Planning Services Manager



By: Chris Chung
Urban Planner

ATTACHMENT 2

RESOLUTION NO. 6012-21

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE RECOMMENDING THAT THE CITY COUNCIL: (I) ADOPT A MITIGATED NEGATIVE DECLARATION AND AN ASSOCIATED MITIGATION MONITORING AND REPORTING PROGRAM FOR THE SIX-UNIT RESIDENTIAL APARTMENT PROJECT (THE "PROJECT") AT 9312 CHAPMAN AVENUE (THE "PROPERTY"); (II) APPROVE GENERAL PLAN AMENDMENT NO. GPA-001-2021 TO AMEND THE CITY OF GARDEN GROVE'S GENERAL PLAN LAND USE MAP TO MODIFY THE GENERAL PLAN LAND USE DESIGNATION OF THE PROPERTY FROM LOW DENSITY RESIDENTIAL (LDR) TO MEDIUM DENSITY RESIDENTIAL (MDR); AND (III) AMEND THE CITY'S OFFICIAL ZONING MAP TO CHANGE THE ZONING OF THE PROPERTY FROM R-1 (SINGLE-FAMILY RESIDENTIAL) TO R-3 (MULTIPLE-FAMILY RESIDENTIAL).

WHEREAS, Julie H. Vu, the applicant and property owner, submitted 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, along with associated site improvements, on a property located on the south side of Chapman Ave, just east of Loraleen Street, at 9312 Chapman Avenue, Assessor's Parcel No. 133-082-27; and

WHEREAS, the applicant has requested the following approvals to facilitate the proposed development: (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 (collectively, the "Project").

WHEREAS, proposed General Plan Amendment No. GPA-001-2021 would amend the City of Garden Grove's General Plan Land Use Map to modify the General Plan Land Use Designation of the Property from Low Density Residential (LDR) to Medium Density Residential (MDR); and

WHEREAS, proposed Amendment No. A-030-2021 would amend the City of Garden Grove Zoning Map to rezone the Property from R-1 (Single-Family Residential) to R-3 (Multiple-Family Residential); and

WHEREAS, pursuant to the California Environmental Quality Act, California Public Resources Code Section 21000 *et seq.* ("CEQA") and CEQA's implementing guidelines, California Code of Regulations, Title 14, Section 15000 *et seq.*, an initial study was prepared for the proposed Project and it has been determined that the proposed Project qualifies for a Mitigated Negative Declaration as the proposed Project with the proposed mitigation measures cannot, or will not, have a significant effect on the environment; and

WHEREAS, a Mitigation Monitoring and Reporting Program has been prepared and is attached to the Mitigated Negative Declaration listing the mitigation measures to be monitored during Project implementation; and

WHEREAS, the Mitigated Negative Declaration with mitigation measures was prepared and circulated in accordance with CEQA and CEQA's implementing guidelines; and

WHEREAS, concurrent with its adoption of this Resolution, the Planning Commission adopted Resolution No. 6013-21 approving Site Plan No. SP-093-2021, subject to (i) the City Council's approval of a Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program for the Project, Amendment No. A-030-2021, and General Plan Amendment No. GPA-001-2021; and

WHEREAS, at its regular meeting held January 21, 2021, the Planning Commission of the City of Garden Grove held a duly noticed public hearing and considered the report submitted by City staff and all oral and written testimony presented regarding the Project, the initial study, and the proposed Mitigated Negative Declaration and associated Mitigation Monitoring and Reporting Program.

NOW, THEREFORE, BE IT RESOLVED, FOUND AND DETERMINED as follows:

1. Pursuant to the California Environmental Quality Act CEQA), Public Resources Code Section 21000 et. seq., and the CEQA guidelines, 14 California Code of Regulations Sec. 15000 et. seq., an initial study was prepared and it has been determined that the Project qualifies for a Mitigated Negative Declaration because the Project with the proposed mitigation measures cannot, or will not, have a significant effect on the environment. The Mitigated Negative Declaration with mitigation measures (in the associated Mitigation Monitoring and Reporting Program) was prepared and circulated in accordance with CEQA and CEQA's implementing guidelines.

2. The Planning Commission has considered the proposed Mitigated Negative Declaration together with comments received during the public review process.

3. The Planning Commission finds that the Mitigated Negative Declaration reflects the City's independent judgment and analysis.

4. The Planning Commission finds on the basis of the whole record before it, including the initial study and comments received, that there is no substantial evidence that the Project, with the proposed mitigation measures, will have a significant effect on the environment.

5. The Planning Commission hereby recommends the City Council (i) adopt the Mitigated Negative Declaration and the associated Mitigation Monitoring and

Reporting Program for the Project and (ii) approve Amendment No. A-030-2021 and General Plan Amendment No. GPA-001-2021.

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Section 9.32.030, are as follows:

FACTS:

The subject site is a 20,500 square foot vacant lot located on the south side of Chapman Avenue, just east of Loraleen Street, at 9312 Chapman Avenue. The site was previously improved with an existing single-family development. In 2016, a demolition permit was obtained by the property owner and all existing improvements were demolished/removed. The site has remained vacant.

The site is currently zoned R-1 (Single-Family Residential) with a current General Plan Land Use Designation of Low Density Residential (LDR). The property abuts R-3 (Multiple-Family Residential) zoned properties to the west and across Chapman Avenue, to the north. The property also abuts PUD-103-73 (Residential Planned Unit Development) zoned properties to the east and south. Surrounding uses include a multi-family apartment building to the west, multi-family developed properties (apartments) across Chapman Avenue to the north, and a multi-family townhome development to the east and south.

The proposed land use entitlements would amend the City's General Plan Land Use Map and Zoning Map to apply a General Plan Land Use Designation of Medium Density Residential and R-3 (Multiple-Family Residential) zoning, to facilitate the development of the six-unit residential apartment project. The resulting density of the proposed project would be approximately 12.75 dwelling units per acre, which is within the density ranges allowed under the R-3 zoning and Low Density Residential General Plan Land Use Designation, respectively. A Site Plan for the project, along with related Conditions of Approval, are being considered concurrently with the General Plan and Zoning Map amendments.

Pursuant to the proposed development plan, the project would consist of six (6) attached multiple-family residential units with attached enclosed two-car garages. Each unit, and their respective garages, are accessible from a single main drive aisle. The width of the drive aisle along the easterly property line (along the garages) is 26'-0". The drive aisle at the rear of property, adjacent to nine (9) uncovered parking stalls, increases to a width of 28'-0". Access to the site will be from Chapman Avenue via a 30'-0" wide enhanced entry driveway approach that will include decorative paving. The project does not include a gated entry. The building elevations incorporate projecting and recessed building masses, balconies, along with varied rooflines in order to articulate the building's facade. The building's architectural detailing includes the use of varied window shapes, multi-pane windows, wood siding, and decorative trim around the windows to enhance the

building. The exterior building materials will consist of multi-toned stucco exteriors with accenting trims around the windows. The roofing material will consist of composite (asphalt) shingles.

Each unit provides a total of four (4) bedrooms. The project provides a two-car enclosed, attached garage for each unit and nine (9) guest parking spaces at the rear of the property.

The project consists of six (6) attached apartment units that range from two (2) to three (3) stories. Units 1, 2, and 6 are two (2) stories. Units 3, 4, and 5 are three (3) stories. Each unit provides four (4) bedrooms and four (4) bathrooms. Each garage will have access from the drive aisle within the development.

The project provides a 1,057 square foot active recreation area in the center of the development conveniently accessible by all units. The active recreation area will provide amenities which include an open turf park area, built-in benches, a communal picnic table with an open trellis patio cover, and a built-in BBQ pit. All units feature private outdoor recreation areas on the 2nd floor balconies above the garages, which range between 206 to 217 square feet in area (10’ x 20’). The project proposes a total of 2,315 square feet of active and private recreation area.

The project will provide (minimum) six-foot high decorative concrete block walls around the perimeter of the development – except for within the front 20’-0” setback, where maximum wall height is 3’-0”.

Along the perimeter areas of the site landscape treatment will be provided, including along interior communal pedestrian walkways. An enhanced landscape treatment will be provided within the front 20’-0” setback area facing Chapman Avenue. The enhanced landscaping within the front setback will include a variety of trees, shrubs, vines, flowering, and/or other elements, subject to review and approval by the Planning Division. All landscaped areas will be irrigated with an electronically operated irrigation system utilizing water sensors and programmable irrigation cycles. The landscaping and automatic irrigation systems will be in conformance with the City’s Landscape Water Efficiency Guidelines.

FINDINGS AND REASONS:

General Plan Amendment

1. Proposed General Plan Amendment No. GPA-001-2021 is internally consistent with the goals, policies, and elements of the General Plan.

   The proposed General Plan Amendment No. GPA-001-2021 would amend the City of Garden Grove's General Plan Land Use Map to modify the General Plan Land Use Designation of the Property from Low Density Residential (LDR) to Medium Density Residential (MDR), in order to facilitate the development of the residential project and associated site improvements. The Medium Density Residential (MDR) Land Use Designation is intended for the development of multi-family residential neighborhoods and provides for a range of densities up to a maximum of 32.0 dwelling units per acre.

   The proposed General Plan amendment will facilitate rezoning of the subject property to R-3 (Multiple-Family Residential), which allows for a range of densities up to maximum of 24 dwelling units per acre, and the development of the proposed 6-unit residential apartment project, which will have a net density of approximately 12.75 dwelling units per acre. The site's proposed multiple-family residential type housing is similar and compatible with the surrounding properties, which have both multi-family and single-family housing. The surrounding properties have a mix of LDR and MDR General Plan Land Use Designations. Accordingly, the Medium Density Residential Land Use designation is appropriate for the site and will ensure that the site is developed and maintained in continuity with surrounding land uses.

   Giving the site a Land Use designation of "Medium Density Residential", pursuant to the proposed General Plan Amendment, is consistent with the goals and policies of the General Plan Land Use Element, including Policy LU-2.4, which encourages the City to assure that the type and intensity of land use shall be consistent with that of the immediate neighborhood. The project is also consistent with Goal LU-3, which encourages adding higher density residential development adjacent to major thoroughfares in the City. The site's proposed multiple-family residential type housing is similar and compatible with the surrounding properties, which have both multi-family and single-family housing. Accordingly, the Medium Density Residential Land Use designation is appropriate for the property and will ensure that the site is maintained in continuity with surrounding land uses.

2. The proposed General Plan Amendment will promote the public interest, health, safety and welfare.

   The proposed General Plan amendment will facilitate the development of the proposed 6-unit residential apartment project, which will ensure that the

future use and development of the property will be consistent with the use and development permitted on nearby properties within the City of Garden Grove.

3. The parcels covered by the proposed amendment to the General Plan Land Use Map are physically suitable for the requested land use designation(s), compatible with the surrounding land uses, and consistent with the General Plan.

The proposed General Plan Amendment No. GPA-001-2021 would amend the City of Garden Grove's General Plan Land Use Map to modify the General Plan Land Use Designation of the Property from Low Density Residential (LDR) to Medium Density Residential (MDR), in order to facilitate the development of the residential project and associated site improvements. The Medium Density Residential (MDR) Land Use Designation is intended for the development of multi-family residential neighborhoods and allows for a range of densities up to a maximum of 32.0 dwelling units per acre. The proposed project will have a net density of 12.75 dwelling units per acre.

The proposed General Plan amendment will facilitate rezoning of the subject property to R-3 (Multiple-Family Residential) and the development of the proposed 6-unit residential apartment project. The site's proposed multiple-family residential type housing is similar and compatible with the surrounding properties, which have both multi-family and single-family housing. The surrounding properties have a mix of LDR and MDR General Plan Land Use Designations. Accordingly, the Medium Density Residential Land Use designation is appropriate for the site and will ensure that the site is developed and maintained in continuity with surrounding land uses. In addition, the site is a large contiguous site with access to all necessary public infrastructure to adequately serve the proposed residential development.

Finally, the General Plan is robust enough to accommodate the re-designation of property to new land use designations, and application of the Medium Density Residential Land Use designation to the site will not conflict with other provisions or elements of the General Plan.

Amendment (Re-zone):

1. Proposed Amendment No. A-030-2021 is internally consistent with the goals, policies, and elements of the General Plan.

Under the proposed Amendment No. A-030-2021, the City's Zoning Map will be amended to rezone the project site from R-1 (Single-Family Residential) to R-3 (Multiple-Family Residential), to facilitate the development of the proposed 6-unit residential apartment project, and to ensure consistency with the

proposed General Plan Land Use Designation of Medium Density Residential (MDR).

The R-3 (Multiple-Family Residential) zone implements the MDR Land Use Designation and is intended to provide for a variety of types and densities of multiple-family residential dwellings. This zone is intended to promote housing opportunities in close proximity to employment and commercial centers. Pursuant to Garden Grove Municipal Code Subsection 9.12.040.050.A.4, a maximum of 8 dwelling units would be permitted on the 20,500-acre site under the R-3 zoning. The proposed project will contain 6 units, which is less than the maximum allowed.

Rezoning the site from R-1 (Single-Family Residential) to R-3 (Multiple-Family Residential), is consistent with the goals and policies of the General Plan Land Use Element, including Policy LU-2.4, which encourages the City to assure that the type and intensity of land use shall be consistent with that of the immediate neighborhood. The project is also consistent with Goal LU-3, which encourages adding higher density residential development adjacent to major thoroughfares in the City. The site's proposed multiple-family residential type housing is similar and compatible with the surrounding properties, which have both multi-family and single-family housing. Accordingly, the R-3 zoning designation is appropriate for the property and will ensure that the site is maintained in continuity with surrounding land uses.

2. The proposed zone change will ensure a degree of compatibility with surrounding properties and uses.

Under the proposed Amendment No. A-030-2021, the City's Zoning Map will be amended to rezone the project site from R-1 (Single-Family Residential) to R-3 (Multiple-Family Residential), to facilitate the development of the proposed 6-unit residential apartment Project, and to ensure consistency with the proposed General Plan Land Use Designation of Medium Density Residential (MDR).

The proposed General Plan amendment will facilitate the development of the proposed 6-unit residential apartment project. The site's proposed multiple-family residential type housing is similar and compatible with the surrounding properties, which have both multi-family and single-family housing. The surrounding properties have a mix of R-3 (Multiple-Family Residential), R-1 (Single-Family Residential), and Residential Planned Unit Development zoning. Accordingly, the R-3 zoning designation is appropriate for the site and will ensure that the site is compatible with and is developed and maintained in continuity with surrounding land uses.

INCORPORATION OF FACTS AND FINDINGS SET FORTH IN STAFF REPORT AND RESOLUTION NO. 6013-21

In addition to the foregoing, the Planning Commission incorporates herein by this reference, the facts and findings set forth in the staff report and in Resolution No. 6013-21.

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The General Plan Amendment No. GPA-001-2021 and Amendment No. A-030-2021, possess characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.32.030.

2. Upon City Council approval of General Plan Amendment No. GPA-001-2021 and Amendment No. A-030-2021, the City of Garden Grove General Plan Land Use Map would be amended to modify the General Plan Land Use Designation of the property from Low Density Residential (LDR) to Medium Density Residential (MDR) and the City's Official Zoning Map would be amended to change the zoning of the property, located at 9312 Chapman Avenue, Assessor's Parcel No. 133-082-27, from R-1 (Single-Family Residential) to R-3 (Multiple-Family Residential), per the attached maps/exhibits, Exhibits "B" and "C", respectively.

3. The overall development and subsequent occupancy and operation of the site shall be subject to those environmental mitigation measures identified in the Mitigated Negative Declaration and associated Mitigation Monitoring and Reporting Program.

Adopted this 21st day of January 2021

ATTEST:

/s/ DAISY PEREZ
VICE CHAIR

/s/ JUDITH MOORE
RECORDING SECRETARY

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS:
CITY OF GARDEN GROVE)

I, JUDITH MOORE, Secretary of the City of Garden Grove Planning Commission, do hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Garden Grove, California, at a meeting held on January 21, 2021, by the following vote:

AYES: COMMISSIONERS: (5) LE, LINDSAY, PEREZ, RAMIREZ, SOEFFNER
NOES: COMMISSIONERS: (0) NONE
ABSENT: COMMISSIONERS: (1) LEHMAN

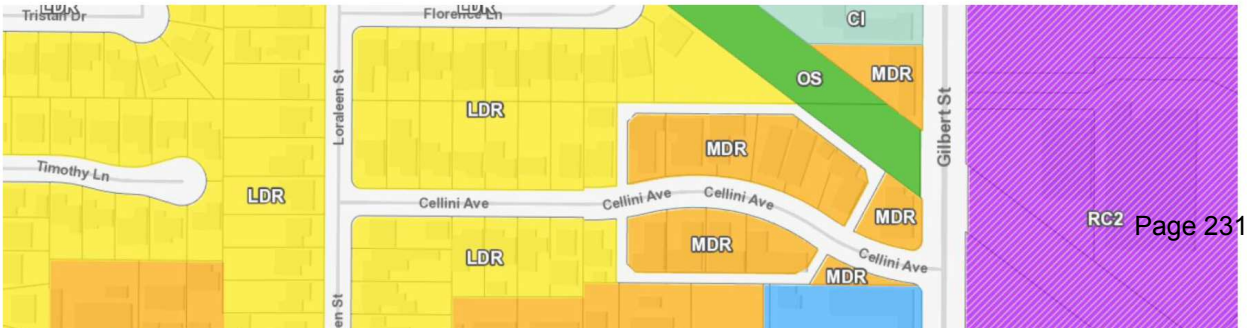
/s/ JUDITH MOORE
RECORDING SECRETARY

PLEASE NOTE: Any request for court review of this decision must be filed within 90 days of the date this decision was final (See Code of Civil Procedure Section 1094.6).

A decision becomes final if it is not timely appealed to the City Council. Appeal deadline is February 11, 2021.

GARDEN GROVE

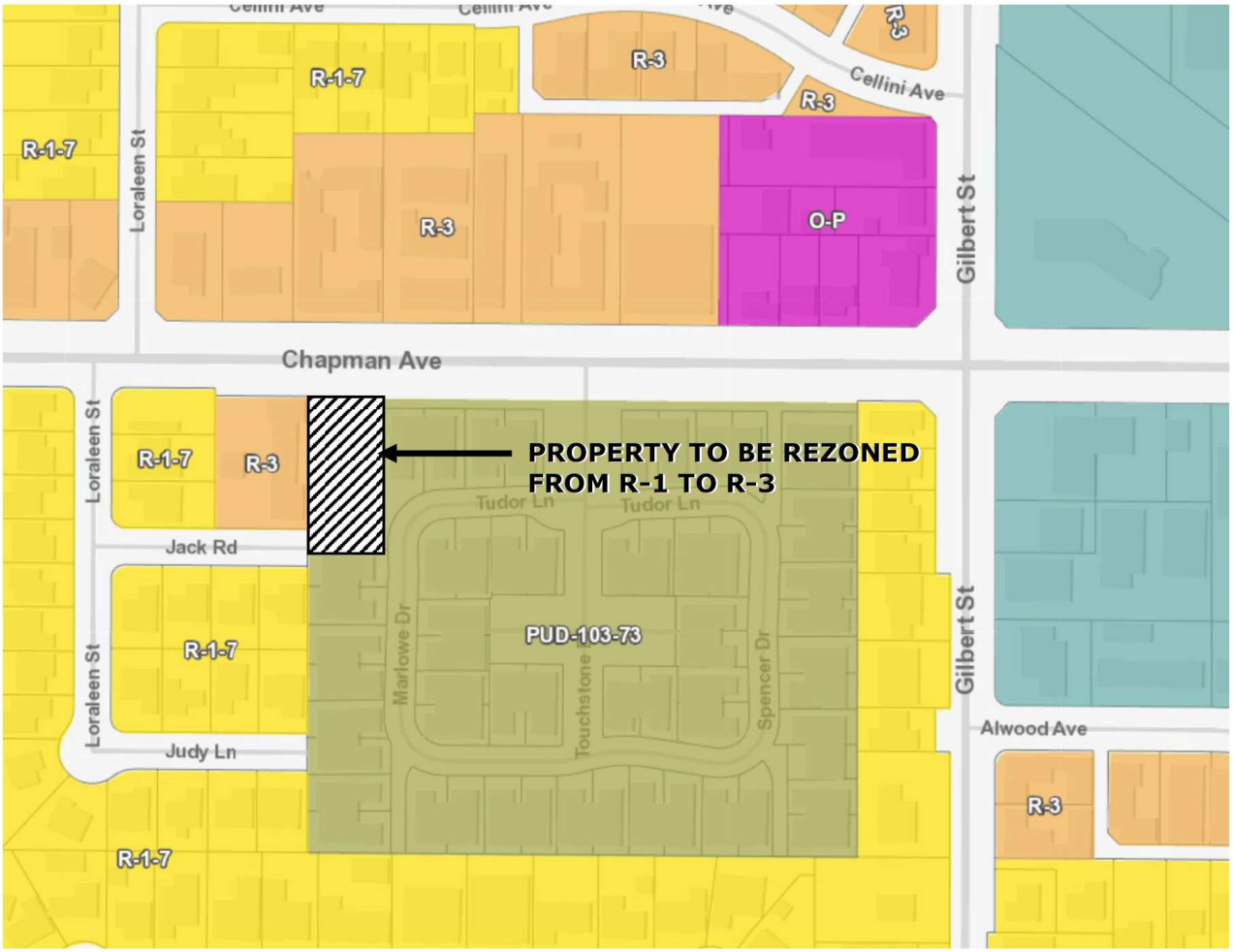
GPA-001-2021
A-030-2021 & SP-093-2021
9312 CHAPMAN AVE
APN: 133-082-27



GARDEN GROVE

GPA-001-2021
A-030-2021 & SP-093-2021

9312 CHAPMAN AVE
APN: 133-082-27



Proposed Rezone from R-1 to R-3

SITE TO BE REZONED FROM R-1 (SINGLE-FAMILY RESIDENTIAL) TO R-3 (MULTIPLE-FAMILY RESIDENTIAL)

N

EXHIBIT "C"

ATTACHMENT 3

RESOLUTION NO. 6013-21

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN NO. SP-093-2021 FOR A PROPERTY LOCATED ON THE SOUTH SIDE OF CHAPMAN AVENUE, EAST OF LORALEEN STREET, AT 9312 CHAPMAN AVENUE, ASSESSOR'S PARCEL NO. 133-082-27.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on January 21, 2021, does hereby approve Site Plan No. SP-093-2021, for land located on the south side of Chapman Ave, just east of Loraleen Street, at 9312 Chapman Avenue, Assessor's Parcel No. 133-082-27, subject to (i) the Conditions of Approval attached hereto as "Exhibit A"; and (ii) Garden Grove City Council adoption of a Mitigated Negative Declaration and associated Mitigation Monitoring Program for the Project, adoption and effectiveness of a Resolution approving General Plan Amendment No. GPA-001-2021, and adoption and effectiveness of an Ordinance approving Amendment No. A-030-2021.

BE IT FURTHER RESOLVED in the matter of Site Plan No. SP-093-2021, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Julie H. Vu, and proposes the development of a 20,500 square foot lot with a new multiple-family residential project consisting of a six (6) unit apartment building, along with associated site improvements, on a property located on the south side of Chapman Avenue, just east of Loraleen Street, at 9312 Chapman Avenue, Assessor's Parcel No. 133-082-27) (the "Property").

2. The applicant has requested the following approvals to facilitate the proposed development: (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 (collectively, the "Project").

3. Pursuant to the California Environmental Quality Act CEQA), Public Resources Code Section 21000 et. seq., and the CEQA guidelines, 14 California Code of Regulations Sec. 15000 et. seq., an initial study was prepared and it has been determined that the proposed Project qualifies for a Mitigated Negative Declaration because the proposed Project with the proposed mitigation measures cannot, or will not, have a significant effect on the environment. The Mitigated Negative Declaration with mitigation measures was prepared and circulated in accordance with CEQA and CEQA's implementing guidelines.

4. Concurrently with its adoption of this Resolution, the Planning Commission adopted Resolution No. 6012-21 recommending that the City Council (i) adopt the Mitigated Negative Declaration and the associated Mitigation Monitoring and Reporting Program for the Project and (ii) approve General Plan Amendment No. GPA-001-2021 and Amendment No. A-030-2021.

5. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.

6. Report submitted by City staff was reviewed.

7. Pursuant to a legal notice, a public hearing was held on January 21, 2021, and all interested persons were given an opportunity to be heard.

8. The Planning Commission gave due and careful consideration to the matter during its meeting of January 21, 2021, and considered all oral and written testimony presented regarding the Project, the initial study, and the Mitigated Negative Declaration.

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Section 9.32.030, are as follows:

FACTS:

The subject site is a 20,500 square foot vacant lot located on the south side of Chapman Avenue, just east of Loraleen Street, at 9312 Chapman Avenue. The site was previously improved with an existing single-family development. In 2016, a demolition permit was obtained by the property owner and all existing improvements were demolished/removed. The site has remained vacant.

The site is currently zoned R-1 (Single-Family Residential) with a current General Plan Land Use Designation of Low Density Residential (LDR). The property abuts R-3 (Multiple-Family Residential) zoned properties to the west and across Chapman Avenue, to the north. The property also abuts PUD-103-73 (Residential Planned Unit Development) zoned properties to the east and south. Surrounding uses include a multi-family apartment building to the west, multi-family developed properties (apartments) across Chapman Avenue to the north, and a multi-family townhome development to the east and south.

The proposed land use entitlements would amend the City's General Plan Land Use Map and Zoning Map to apply a General Plan Land Use Designation of Medium Density Residential and R-3 (Multiple-Family Residential) zoning, to facilitate the development of the six-unit residential apartment project. The resulting density of the proposed project would be approximately 12.75 dwelling units per acre, which is

within the density ranges allowed under the R-3 zoning and Low Density Residential General Plan Land Use Designation, respectively. A Site Plan for the project, along with related Conditions of Approval, are being considered concurrently with the General Plan and Zoning Map amendments.

Pursuant to the proposed development plan, the project would consist of six (6) attached multiple-family residential units with attached enclosed two-car garages. Each unit, and their respective garages, are accessible from a single main drive aisle. The width of the drive aisle along the easterly property line (along the garages) is 26'-0". The drive aisle at the rear of property, adjacent to nine (9) uncovered parking stalls, increases to a width of 28'-0". Access to the site will be from Chapman Avenue via a 30'-0" wide enhanced entry driveway approach that will include decorative paving. The project does not include a gated entry. The building elevations incorporate projecting and recessed building masses, balconies, along with varied rooflines in order to articulate the building's facade. The building's architectural detailing includes the use of varied window shapes, multi-pane windows, wood siding, and decorative trim around the windows to enhance the building. The exterior building materials will consist of multi-toned stucco exteriors with accenting trims around the windows. The roofing material will consist of composite (asphalt) shingles.

Each unit provides a total of four (4) bedrooms. The project provides a two-car enclosed, attached garage for each unit and nine (9) guest parking spaces at the rear of the property.

The project consists of six (6) attached apartment units that range from two (2) to three (3) stories. Units 1, 2, and 6 are two (2) stories. Units 3, 4, and 5 are three (3) stories. Each unit provides four (4) bedrooms and four (4) bathrooms. Each garage will have access from the drive aisle within the development.

The project provides a 1,057 square foot active recreation area in the center of the development conveniently accessible by all units. The active recreation area will provide amenities which include an open turf park area, built-in benches, a communal picnic table with an open trellis patio cover, and a built-in BBQ pit. All units feature private outdoor recreation areas on the 2nd floor balconies above the garages, which range between 206 to 217 square feet in area (10' x 20'). The project proposes a total of 2,315 square feet of active and private recreation area.

The project will provide (minimum) six-foot high decorative concrete block walls around the perimeter of the development – except for within the front 20'-0" setback, where maximum wall height is 3'-0".

Along the perimeter areas of the site landscape treatment will be provided, including along interior communal pedestrian walkways. An enhanced landscape treatment will be provided within the front 20'-0" setback area facing Chapman

Avenue. The enhanced landscaping within the front setback will include a variety of trees, shrubs, vines, flowering, and/or other elements, subject to review and approval by the Planning Division. All landscaped areas will be irrigated with an electronically operated irrigation system utilizing water sensors and programmable irrigation cycles. The landscaping and automatic irrigation systems will be in conformance with the City's Landscape Water Efficiency Guidelines.

No affordable replacement housing units are required to be provided pursuant to SB 330.

FINDINGS AND REASONS:

Site Plan:

1. The Site Plan complies with the spirit and intent of the provisions, conditions and requirements of Title 9 and is consistent with the General Plan.

   Provided General Plan Amendment No. GPA-001-2021 and Amendment No. A-030-2021 are approved by the City Council, the General Plan Land Use Designation and zoning designation for the Property will be Medium Density Residential and R-3 (Multiple-Family Residential), respectively.

   The Medium Density Residential Land Use Designation is intended to create, maintain, and enhance multiple-family residential areas characterized by detached or attached, multi-unit structures, and multiple-family residential neighborhoods that: (i) provide an excellent environment for family life; (ii) preserve residential property values; (iii) provide access to schools, parks, and other community services; and (iv) provide a high-quality architectural design. The proposed project would create a neighborhood of 6 attached multiple-family homes that satisfies each of these objectives and is within the permitted density of up to 32 units per acre for the Medium Density Residential Land Use Designation.

   The R-3 (Multiple-Family Residential) zone implements the MDR Land Use Designation and is intended to provide for a variety of types and densities of multiple-family residential dwellings. This zone is intended to promote housing opportunities in close proximity to employment and commercial centers. Pursuant to Garden Grove Municipal Code Subsection 9.12.040.050.A.4, a maximum of 8 dwelling units would be permitted on the 20,500-acre site under the R-3 zoning. The proposed project will contain 6 units, which is less than the maximum allowed. In addition, the building facades, site design, parking, and landscaping are consistent with the development standards of the R-3 zone and the spirit and intent of the requirements of the Municipal Code.

Approval and effectiveness of the proposed Site Plan is contingent upon City Council adoption of an Ordinance approving Amendment No. A-030-2021, and Resolutions approving General Plan Amendment No. GPA-001-2021 and adopting a Mitigated Negative Declaration and an associated Mitigation Monitoring and Reporting Program for the project.

2. The proposed development will not adversely affect essential on-site facilities such as off-street parking, loading and unloading areas, traffic circulation, and points of vehicular and pedestrian access.

   The drive aisles and maneuvering areas are adequate for vehicle access (for standard vehicles, refuse collecting vehicles, and emergency services vehicles). The project includes six (6) total apartment units. Each unit provides a total of four (4) bedrooms. For a multiple-family residential development that is less than 50 units and adjacent to a primary arterial street, such as Chapman Avenue, the Municipal Code requires a minimum of 3.5 parking spaces per dwelling unit. Therefore, the project is required to provide a minimum of 21 parking spaces. The project provides a two-car enclosed, attached garage for each unit and nine (9) guest parking spaces at the rear of the property. Finally, adequate and safe pedestrian access to all areas within the development is provided within the project through a dedicated internal walkway system (sidewalk) that is free of conflict from drive aisles.

3. The proposed development will not adversely affect essential public facilities such as streets and alleys, utilities and drainage channels.

   The existing streets, utilities, and drainage facilities within the area are adequate to accommodate the project. The on-site circulation and parking are sufficient for the proposed development. The Public Works Department has reviewed the plans and all appropriate conditions of approval have been incorporated. The proposed development will provide landscaping and proper grading of the site to provide adequate on-site drainage. All other appropriate conditions of approval and mitigation measures have been included, which will minimize any adverse impacts to surrounding streets.

4. The proposed development will not adversely impact the Public Works Department's ability to perform its required function.

   The project has been reviewed by the Public Works Department, which has required various on- and off-site improvements, including sidewalks, driveways, and grading improvements. Issues raised by the project have been addressed in the project design and the conditions of approval.

5. The proposed development is compatible with the physical, functional and visual quality of the neighboring uses and desirable neighborhood characteristics.

The project has been designed for building appearance, building placement, landscaping, and other amenities to attain an attractive environment that is compatible with the surrounding uses. The proposed multiple-family residential type housing is similar and compatible with the surrounding properties, which have both multi-family and single-family housing. Furthermore, the project complies with all requirements of the Municipal Code, including those development standards applicable to the R-3 (Multiple-Family Residential) zone, ensuring that the proposed development is livable and safe.

Through the planning and design of buildings and building placement, the provision of open space landscaping and other site amenities, the proposed development will attain an attractive environment for the occupants of the property.

INCORPORATION OF FACTS AND FINDINGS SET FORTH IN THE STAFF REPORT AND RESOLUTION NO. 6012-21

In addition to the foregoing, the Planning Commission incorporates herein by this reference, the facts and findings set forth in the staff report and in Resolution No. 6012-21.

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The Site Plan does possess characteristics that would indicate justification of the request in accordance with Municipal Code Sections 9.32.030 (Site Plan).

2. In order to fulfill the purpose and intent of the Municipal Code, and, thereby, promote the health, safety, and general welfare, the following Conditions of Approval, attached as "Exhibit A", shall apply to Site Plan No. SP-093-2021.

3. Approval of this Site Plan shall be subject to the recommended Conditions of Approval, and contingent upon City Council adoption of a Mitigated Negative Declaration and an associated Mitigation Monitoring and Reporting Program for the Project, a resolution approving General Plan Amendment No. GPA-001-2021, and an ordinance approving Amendment No. A-030-2021.

Adopted this 21st day of January 2021

ATTEST:

/s/ JUDITH MOORE
RECORDING SECRETARY

/s/ DAISY PEREZ
VICE CHAIR

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS:
CITY OF GARDEN GROVE)

I, JUDITH MOORE, Secretary of the City of Garden Grove Planning Commission, do hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Garden Grove, California, at a meeting held on January 21, 2021, by the following vote:

AYES:	COMMISSIONERS:	(5)	LE, LINDSAY, PEREZ, RAMIREZ, SOEFFNER
NOES:	COMMISSIONERS:	(0)	NONE
ABSENT:	COMMISSIONERS:	(1)	LEHMAN

/s/ JUDITH MOORE
RECORDING SECRETARY

PLEASE NOTE: Any request for court review of this decision must be filed within 90 days of the date this decision was final (See Code of Civil Procedure Section 1094.6).

A decision becomes final if it is not timely appealed to the City Council. Appeal deadline is February 11, 2021.

EXHIBIT "A"

Site Plan No. SP-093-2021

9312 Chapman Avenue
Assessor's Parcel No. 133-082-27

CONDITIONS OF APPROVAL

General Conditions

1. The applicant and each owner of the property shall execute, and the applicant shall record against the property a "Notice of Agreement with Conditions of Approval and Discretionary Permit of Approval," as prepared by the City Attorney's Office. Proof of such recordation is required within 30 days of this approval. All Conditions of Approval set forth herein shall be binding on and enforceable against each of the following, and whenever used herein, the term "applicant" shall mean and refer to each of the following: the project applicant, Julie H. Vu, the developer of the project, the current owner of the Property, Victor P. Nguyen, the future owner(s) and tenants(s) of the Property, and each of their respective successors and assigns. All Conditions of Approval are required to be adhered to for the life of the project, regardless of property ownership. Any changes of the Conditions of Approval require approval by the Planning Commission. All Conditions of Approval herein shall apply to Site Plan No. SP-093-2021.

2. Approval of Site Plan No. SP-093-2021 shall be contingent upon City Council adoption of a Mitigated Negative Declaration and an associated Mitigation Monitoring and Reporting Program for the Project, a resolution approving General Plan Amendment No. GPA-001-2021, and an ordinance approving Amendment No. A-030-2021, and shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.

3. Minor modifications to the Site Plan and/or these Conditions of Approval may be approved by the Community and Economic Development Director, in his or her discretion. Proposed modifications, to the Project and/or these Conditions of Approval, determined by the Community and Economic Development Director not to be minor in nature shall be subject to approval of new and/or amended land use entitlements by the applicable City hearing body.

4. The approved site plan, floor plan, and use of the subject property, as represented by the Applicant, are an integral part of the decision approving this Site Plan. If major modifications are made to the approved floor plan, site plan, or other related changes that result in the intensification of the project or

create impacts that have not been previously addressed, the proper entitlements shall be obtained reflecting such changes.

5. All conditions of approval shall be implemented at the applicant's expense, except where specified in the individual condition.

Public Works Engineering Division

6. A geotechnical study prepared by a registered geotechnical engineer is required. The report shall analyze the liquefaction potential of the site and make recommendations. The report shall analyze sub-surface issues related to the past uses of the site, including sub-surface tanks and basement and septic facilities. Any soil or groundwater contamination shall be remediated prior to the issuance of a building permit in a manner meeting the approval of the City Engineer in concert with the Orange County Health Department. The report shall make recommendations for pavement design the interior streets and parking spaces. The report shall also test and analyze soil conditions for LID (Low Impact Development) principles and implementations, including potential infiltration alternatives, soil compaction, saturation, permeability and groundwater levels.

7. A separate street permit is required for work performed within the public right-of-way.

8. The applicant shall be subject to Traffic Mitigation Fees, In-Lieu Park Fees Drainage Facilities Fees, Water Assessment Fees, and other applicable mitigation fees identified in Chapter 9.44 of the Garden Grove Municipal Code, along with all other applicable fees duly adopted by the City. The amount of said fees shall be calculated based on the City's current fee schedule at the time of permit issuance.

9. Grading plans prepared by a registered Civil Engineer are required. The grading plan shall be based on a current survey of the site, including a boundary survey, topography on adjacent properties up to 30' outside the boundary, and designed to preclude cross lot drainage. Minimum grades shall be 0.50% for concrete flow lines and 1.25% for asphalt. The grading plan shall also include water and sewer improvements. The grading plan shall include a coordinated utility plan showing all existing and proposed facilities.

10. Grading fees shall be calculated based on the current fee schedule at the time of permit issuance.

11. All vehicular access drives to the site shall be provided in locations approved by the City Traffic Engineer.

12. The new drive approach to the site on Chapman Avenue shall be constructed in accordance with Garden Grove Standard B-120 (option #2).

13. All parking stalls shall be 19-feet in depth or minimum 17-foot in depth with 2-foot overhang.

14. Prior to issuance of a grading permit, the applicant shall design overhead street lighting within and frontage of the development in a manner meeting the approval of the City's Lighting Administrator. Location of lighting poles shall be shown on all the improvement plans.

15. The grading plan shall depict an accessibility route for the ADA pathway in conformance with the requirements of the Department of Justice standards, latest edition.

16. In accordance with the Orange County Storm Water Program manual, the applicant and/or its contractors shall provide dumpsters onsite during construction unless an Encroachment Permit is obtained for placement in street.

17. Prior to the issuance of any grading or building permits, the applicant shall submit to the City for review and approval a Water Quality Management Plan that:

    - Addresses Site Design BMPs based upon the geotechnical report recommendations and findings such as infiltration minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas.

    - Incorporates the applicable Routine Source Control BMPs as defined in the DAMP.

    - Incorporates structural and Treatment Control BMPs as defined in the DAMP.

    - Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs.

    - Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs.

    - Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs.

18. Prior to grading or building permit closeout and/or the issuance of a certificate of use or a certificate of occupancy, the applicant shall:

    - Demonstrate that all structural best management practices (BMPs) described in the Project WQMP have been constructed and installed in conformance with approved plans and specifications.

    - Demonstrate that applicant is prepared to implement all non-structural BMPs described in the Project WQMP.

    - Demonstrate that an adequate number of copies of the approved Project WQMP are available on-site.

    - Submit for review and approval by the City an Operations and Maintenance (O&M) Plan for all structural BMPs.

19. The applicant and his contractor shall be responsible for protecting all existing horizontal and vertical survey controls, monuments, ties (centerline and corner) and benchmarks located within the limits of the project. If any of the above require removal; relocation or resetting, the Contractor shall, prior to any construction work, and under the supervision of a California licensed Land Surveyor, establish sufficient temporary ties and benchmarks to enable the points to be reset after completion of construction. Any ties, monuments and bench marks disturbed during construction shall be reset per Orange County Surveyor Standards after construction. Applicant and his contractor shall also re-set the tie monuments where curb or curb ramps are removed and replaced or new ramps are installed. The Applicant and his contractor shall be liable for, at his expense, any resurvey required due to his negligence in protecting existing ties, monuments, benchmarks or any such horizontal and vertical controls.

20. The applicant shall identify a temporary parking site(s) for construction crew and construction trailers office staff prior to issuance of a grading permit. No construction parking is allowed on local streets.

21. Prior to issuance of a grading permit, the applicant submit and obtain approval of a worksite traffic control plan for all the proposed improvements within public right of way, satisfactory to the City Traffic Engineer.

22. Heavy construction truck traffic and hauling trips should occur outside peak travel periods. Peak travel periods are considered to be from 7 a.m. to 9 a.m. and 4 p.m. to 6 p.m.

23. Any required lane closures should occur outside of peak travel periods.

24. Construction vehicles should be parked off traveled roadways in a designated parking.

25. Any new or required block walls and/or retaining walls shall be shown on the grading plans. Cross sections shall show vertical and horizontal relations of improvements and property line. Block walls shall be designed in accordance to City standards or designed by a professional registered engineer. In addition, the following shall apply:

    - The color and material of all proposed block walls, columns, and wrought iron fencing shall be approved by the Planning Services Division Prior to installation.

26. All trash container areas shall meet the following requirements per City of Garden Grove Standard B-502 and State mandated commercial organic recycling law-AB 1826, including any other applicable State recycling laws related to refuse, recyclables, and/or organics:

    - Paved with an impervious surface, designed not to allow run-on from adjoining areas, designed to divert drainage from adjoining roofs and pavements diverted around the area, screened or walled to prevent off-site transport of trash.

    - Provide solid roof or awning to prevent direct precipitation.

    - Connection of trash area drains to the municipal storm drain system is prohibited.

    - Potential conflicts with fire code and garbage hauling activities should be considered in implementing this source control.

    - See CASQA Storm Water Handbook Section 3.2.9 and BMP Fact Sheet SD-32 for additional information.

    - The trash shall be located to allow pick-up and maneuvering, including turnarounds, in the area of enclosures.

    - Pursuant to state mandated commercial organic recycling law-AB 1826, the applicant is required to coordinate storage and removal of the organics waste with local recycling/trash company.

    - Pursuant to applicable state mandated laws, the applicant is required to contact and coordinate with the operations manager of the local recycling/trash company (Republic Services, 800-700-8610) to ensure the trash enclosure includes the appropriate size and number of containers for

the disposal of items such as, but may not limited to, municipal solid waste (MSW), recyclables, and organic green waste.

- Based on the amount of waste disposed, per week, the applicant shall coordinate with the local recycling/trash company to ensure the adequate frequency of trash pick-up is serviced to the site for municipal solid waste (MSW), recyclables, and organic green waste, including any other type of waste.

- The applicant shall ensure large bulk items, intended for coordinated and scheduled pick-up by the local recycling/trash company, are not placed in areas that encroach into drive aisles, parking spaces, pedestrian pathways, or areas in the front of the property including areas public right-of-way (e.g., street, sidewalk), during and after construction. Any large bulk items shall be out of public vantage points.

27. The applicant shall remove the existing substandard driveway approach, curb, sidewalk, pavement sections and landscaping along Chapman Avenue and construct street frontage improvements as identified below. All landscape, sidewalk and lighting improvements installed within the public rights-of-way shall be maintained by the applicant in a manner meeting the approval of the City Engineer, Street Division and Planning Division.

Chapman Avenue

a. Remove the existing substandard driveways on Chapman Avenue and construct new curb, gutter and sidewalk.

b. The new driveway approaches to the site on Chapman Avenue shall be constructed in accordance with City of Garden Grove Standard Plan B-120 (option #2).

c. Construct 8-inch curb and gutter replacing the existing driveway approaches along the property frontage at 38' from centerline in accordance with City Standard Plan B-113 (Type C-8).

d. The applicant shall coordinate with planning and street division before placing any type of tree within public right of way and proposed landscape area.

e. Applicant shall coordinate the location of all new water meters, backflow preventers and backflow devices to be placed in sidewalk/landscape area on Chapman Avenue with Planning Division and Water Division.

f. Any proposed new landscaping in public right of way shall be approved by Planning Division and maintained by the applicant.

g. Remove and replace the pavement of the street from the centerline of Chapman Avenue to the edge of the gutter along the property frontage per City Standard Plan B-102 and the direction of the City Engineer.

Public Work's Water Services Division

28. New water service installations 2" and smaller, shall be installed by the City of Garden Grove at applicant's expense. Installation shall be scheduled upon payment of applicable fees, unless otherwise noted. Fire services and larger water services 3" and larger, shall be installed by applicant per City Standards.

29. Water meters shall be located within the City right-of-way. Fire services and large water services 3" and larger, shall be installed by contractor with Class A or C-34 license, per City water standards and inspected by approved Public Works inspection.

30. A Reduced Pressure Principle Device (RPPD) backflow prevention device shall be installed for meter protection if a large meter serving all six units is proposed. The landscape system shall also have RPPD device. Installation shall be per City Standards and shall be tested by a certified backflow device tester immediately after installation. Cross connection inspector shall be notified for inspection after the installation is completed. Applicant shall have RPPD device tested once a year thereafter by a certified backflow device tester and the test results to be submitted to Public Works, Water Services Division. Applicant must open a water account upon installation of RPPD device.

31. It shall be the responsibility of applicant to abandon any existing private water well(s) per Orange County Health Department requirements. Abandonment(s) shall be inspected by Orange County Health Department inspector after permits have been obtained.

32. A composite utility site plan shall be part of the water plan approval.

33. Any new or existing water valve located within new concrete driveway or sidewalk construction shall be reconstructed per City Standard B-753.

34. City shall determine if existing water services(s) is/are usable and meets current City Standards. Any existing meter and service located within new driveway(s) shall be relocated at applicant's expense.

35. If required, fire service and any private fire hydrant service shall have above-ground backflow device with a double-check valve assembly. Device shall be tested immediately after installation and once a year thereafter by a certified backflow device tester and the results to be submitted to Public Works, Water Services Division. Device shall be on private property and is the

responsibility of the applicant. The above-ground assembly shall be screened from public view as required by the Planning Division.

36. Water meters and boxes shall be installed by City forces upon payment of applicable fees and after new water system (including water services) pass all bacteriological and pressure tests.

37. Location and number of fire hydrants shall be as required by Water Services Division and the Orange County Fire Authority.

38. Applicant shall abandon any existing unused sewer lateral(s) at street right-of-way on the applicant's side. The sewer pipe shall be capped with an expansion sewer plug and encased in concrete. Only one sewer connection per lot is allowed.

39. Applicant shall install new private sewer main with laterals and clean outs at right-of-way line. Private main to connect to existing 24" City owned sewer main in Chapman Ave. The private sewer main connection in public right-of-way shall be 6" minimum diameter, extra strength VCP with wedgelock joints and inspected by GGSD. All on site sewer and appurtenances to be installed per the California Plumbing Code and inspected by the Building and Safety Division.

40. All perpendicular crossings of the sewer, including laterals, shall maintain a vertical separation of min. 12" below the water main, outer diameter to outer diameter. All exceptions to the above require a variance from the State Water Resources Control Board.

Planning Services Division

41. The applicant shall submit a complete landscape plan governing the entire development. The plans shall be consistent with the plans submitted to the Planning Commission for review and approval, except as modified herein. The landscape irrigation plans shall include type, size, location and quantity of all plant material. The landscape plan shall include irrigation plans and staking and planting specifications. All landscape irrigation shall comply with the City's Landscape Ordinance and associated Water Efficiency Guidelines. The landscape plan is also subject to the following:

    a. A complete, permanent, automatic remote control irrigation system shall be provided for all common area landscaping shown on the plan. The sprinklers shall be of low flow/precipitation sprinkler heads for water conservation.

    b. The plan shall provide a mixture of a minimum of ten percent (10%) of the trees at 48-inch box, ten percent (10%) of the trees at 36-inch box, fifteen

percent (15%) of the trees at 24-inch box, and sixty percent (60%) of the trees at 15-gallon, the remaining five percent (5%) may be of any size. These trees shall be incorporated into the landscaped frontages of all streets. Where clinging vines are considered for covering walls, Boston Ivy or other acceptable vines, shall be used.

c. The applicant shall be responsible for installing and maintaining the common area landscaping until such time as the project nears complete sell-out and the Homeowner's Association takes over maintenance responsibility.

d. Trees planted within ten feet (10') of any public right of way shall be planted in a root barrier shield. All landscaping along street frontages adjacent to driveways shall be of the low height variety to ensure safe sight clearance. The number of street trees to be planted along the Chapman Avenue frontage shall be incorporated into the front landscape setback, no street trees will be planted in the sidewalk. The street right-of-way plans may be modified to have the sidewalk adjacent to the curb, meeting City Standards, in order to minimize tree overhanging in the street.

e. The landscape treatment along the street frontages, including the area designated as public right-of-way, shall incorporate the landscape area between the sidewalk and the development wall with ground cover, shrubs and bushes, and trees that highlight the project's entrance as well as enhance the exterior appearance along Chapman Avenue. The plant material for the entrances shall be the type to inhibit graffiti such as vines and dense growing shrubs and bushes, and shall be maintained.

f. All landscape areas, in common areas are the responsibility of the applicant.

g. Final design and configuration of the enhanced landscaping along the Chapman Avenue frontage shall be reviewed and approved by the Planning Division as part of the required landscape plans.

42. All construction and grading shall be performed in compliance with the City's Noise Ordinance, Chapter 8.47 of the Garden Grove Municipal Code. Pursuant to the City's Noise Ordinance, no construction or grading shall take place before 7:00 a.m. or after 10:00 p.m. (of the same day).

43. The applicant shall comply with all applicable provisions of the Community and Economic Development Department including, but not limited to, the following:

a. The facades of the units shall be designed with sound attenuation features including the use of dual pane windows and limiting, when possible, the use of windows and vents. These features shall be approved by the Community

and Economic Development Department prior to the issuance of building permits.

b. Prior to the finalization of working drawings for Planning Division, Engineering Division, and Building and Safety Division Plan Check, the applicant shall submit to the Community and Economic Development Department detailed and dimensioned plot plans, floor plans, exterior elevations, and landscape plans. The plans shall indicate cross-sections of all streets within the development, landscape materials, wall materials, and building materials proposed for the project. Each unit shall have phone jacks and cable-TV outlets in all rooms, except the laundry area, hallways, and bathrooms. Mechanical equipment, including air conditioning units, Jacuzzi spa equipment, sump pump, etc., shall not be located closer than 5-feet of any side or rear property line and shall not be located in the front landscape setback. Air conditioning units may be placed adjacent to or in front of the dwelling units provided the location does not obstruct, impede, or hinder any vehicle traffic or pedestrian access to any unit.

44. Any new or required block walls and/or retaining wall(s) shall be shown on the grading plans. Block walls shall be developed to City Standards or designed by a Registered Engineer and shall be measured from on-site finished grade. The applicant shall provide the following:

a. Decorative masonry walls are required along the south, west, and east property lines and shall be constructed to a minimum height of 6'-0" (not to exceed 7'-0"), as measured from highest point of finished grade. These walls shall use decorative masonry or stucco block with decorative caps, subject to the Community and Economic Development Department's approval.

b. The applicant shall make good faith efforts to work with the existing property owners along the project perimeter in designing and constructing the required perimeter block walls. The purposes of this requirement is to avoid having double walls and minimize any impact that it might cause to the existing landscaping on the neighbor's side as much as possible. The perimeter block wall shall be constructed and situated entirely within the subject property. In the event that the applicant cannot obtain approval from the other property owners, the applicant shall construct the new wall with a decorative cap to be placed between the new and existing walls. In the event the location of a new wall adjacent to an existing wall or fence has the potential to affect the landscape planter, then the applicant shall work with City Staff to address this situation. The Community and Economic Development Director shall be authorized to approve minor alterations the size and/or location of the landscape planter to accommodate the placement of such wall.

45. Construction activities shall adhere to SCAQMD Rule 403 (Fugitive Dust) that includes dust minimization measures, the use of electricity from power poles rather than diesel or gasoline powered generators, and the use methanol, natural gas, propane or butane vehicles instead of gasoline or diesel powered equipment, where feasible. Also, the use of solar or low-emission water heaters, and use of low-sodium parking lot lights, and to ensure compliance with Title 24.

46. The common recreation area improvements shall be reviewed and approved by the Community and Economic Development Department, Planning Division prior to issuance of building permits. The improvements within the active recreation area shall include, at minimum, an open turf park area, built-in benches, a communal picnic table with an open trellis patio cover, a built-in BBQ pit, a hedge screen and landscaping around the area, and related equipment and improvements.

47. The applicant shall submit detailed plans showing the proposed location of utilities and mechanical equipment to the Community and Economic Development Department for review and approval prior to Building and Safety Division Plan Check. The project shall also be subject to the following:

    a. All on-site and off-site utilities (off-site refers to the areas within public right-of-way to the center line of the streets adjacent to the subject property) within the perimeter of the site and to the centerline of the adjacent streets shall be installed or relocated underground.

    b. Above-ground utility equipment (e.g., electrical, gas, telephone, cable TV) shall not be located in the street setbacks or any parking areas, and shall be screened to the satisfaction of the Community and Economic Development Department.

    c. No roof-mounted mechanical equipment, including, but not limited to, dish antennas, shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Community and Economic Development Department prior to the issuance of building permits. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.

48. All ground- or wall-mounted mechanical equipment shall be screened from view from any place on or off the site.

49. Building color and material samples shall be submitted to the Planning Division for review and approval prior to issuance of building permits. The buildings shall include multi-toned stuccoed exteriors, window and door trim, decorative paneled front doors, multi-paned windows, window boxes, shutters, paneled

roll-up garage doors, decorative entry, and varied roof lines with tile roofing material. All side and rear elevations that face a street or a common usable open space area shall maintain the same, or enhanced, level of detail as the fronts of the homes.

50. The driveway entrance off Chapman Avenue, located along the northerly property line, shall have enhanced concrete treatment subject to the Community and Economic Development Department's approval.

51. All recreation areas, landscaping along the interior project street and entryway, any landscaping within the public right-of-ways fronting along the project site, shall be maintained for the life of the project by the applicant.

52. A decorative mailbox shall be provided that includes elements that are complimentary to the architectural style of the buildings. Final design of the mailboxes shall be reviewed and approved by the Planning Division prior to the issuance of building permits

53. All on-site lighting shall be decorative. Final design of the street lighting shall be reviewed and approved by the Planning Division prior to the issuance of building permits.

54. All lighting structures shall be placed so as to confine direct rays to the subject property. All exterior lights shall be reviewed and approved by the Planning Division. Lighting adjacent to residential properties shall be restricted to low decorative type wall-mounted lights, or a ground lighting system. Lighting shall be provided throughout all private drive aisles and entrances to the development per City standards for street lighting. Lighting in the common areas shall be directed, positioned, or shielded in such manner so as not to unreasonably illuminate the window area of nearby residences.

55. The applicant shall implement the Mitigation Monitoring and Reporting Program as identified in the adopted Mitigated Negative Declaration, and shall provide updates about the implementation process to the City of Garden Grove, Community and Economic Development Department until completion of the project.

56. The applicant shall, as a condition of Project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, or proceeding against the City, its officers, agents, employees and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body, or City staff action concerning General Plan Amendment No. GPA-001-2021, Amendment No. A-030-2021, and Site Plan No. SP-093-2021 (collectively, the "Project entitlements"), and/or the adopted Mitigated Negative Declaration and the

associated Mitigation Monitoring and Reporting Program for the Project. The applicant shall pay the City's defense costs, including attorney fees and all other litigation related expenses, and shall reimburse the City for court costs, which the City may be required to pay as a result of such defense. The applicant shall defend the City with legal counsel mutually selected by the applicant and the office of the City Attorney and shall further pay any adverse financial award, which may issue against the City, including, but not limited to, any award of attorney fees to a party challenging such project approval.

57. The Conditions of Approval set forth herein include certain development impact fees and other exactions. Pursuant to Government Code §66020(d), these Conditions of Approval constitute written notice of the amount of such fees. To the extent applicable, the applicant is hereby notified that the 90-day protest period, commencing from the effective date of approval of Site Plan No. SP-093-2021, has begun.

GARDEN GROVE PLANNING COMMISSION
Council Chamber, Community Meeting Center
11300 Stanford Avenue, Garden Grove, CA 92840

Meeting Minutes Excerpt
Thursday, January 21, 2021

PUBLIC HEARING – MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM, GENERAL PLAN AMENDMENT NO. GPA-001-2021, AMENDMENT NO. A-030-2021, AND SITE PLAN NO. SP-093-2021 FOR PROPERTY LOCATED ON THE SOUTH SIDE OF CHAPMAN AVENUE, EAST OF LORALEEN STREET AT 9312 CHAPMAN AVENUE.

Applicant: JULIE H. VU
Date: January 21, 2021

Request: 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 LDR (Low Density Residential) to MDR (Medium Density Residential) 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 site is located at 9312 Chapman Avenue (Assessor's Parcel No. 133-082-27). In conjunction with the request, the Planning Commission will also consider a recommendation that the City Council adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project.

Action: Resolution Nos. 6012-21 (GPA/A) and 6013-21 (SP) were approved.

Motion: Ramirez Second: Lindsay

Ayes:	(5)	Le, Lindsay, Perez, Ramirez, Soeffner
Noes:	(0)	None
Absent:	(1)	Lehman

ATTACHMENT 6

INITIAL STUDY & MITIGATED NEGATIVE DECLARATION

SIX-UNIT APARTMENT COMPLEX
9312 CHAPMAN AVENUE
GARDEN GROVE, CALIFORNIA

LEAD AGENCY:

CITY OF GARDEN GROVE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING SERVICES DIVISION
11222 ACACIA PARKWAY
GARDEN GROVE, CALIFORNIA 92840

REPORT PREPARED BY:

BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING
2211 HACIENDA BOULEVARD, SUITE 107
HACIENDA HEIGHTS, CA 91745

OCTOBER 16, 2020

GGRO 015

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MITIGATED NEGATIVE DECLARATION

Title of Project: Six-Unit Apartment (9312 Chapman Avenue).

Brief Description of Project: The proposed project is a request by the Applicant to subdivide a 0.47-acre (20,500 square-feet) vacant lot to accommodate six new dwelling units within a three-story building. These six new dwelling units will have a total building area of 12,767 square feet and a total living area of 10,119 square feet. In addition, a total of 2,315 square feet of recreational space will be provided. Lastly, a total of 21 parking spaces will be included. Access to the project site will be provided by a new 30-foot wide driveway located along the south side of Chapman Avenue. The discretionary approvals that are being requested by the project Applicant include a General Plan Amendment (GPA), Zone Change (ZC), Site Plan, and the adoption of a Mitigated Negative Declaration (MND) and associated Mitigation Monitoring and Reporting Program (MMRP).

Project Location (see also attached map): The project site is located in the north portion of the City of Garden Grove. The proposed project site is located on the south side of Chapman Avenue. The project site's legal address is 9312 Chapman Avenue. The corresponding Assessor's Parcel Number is 133-082-27.

Name of the Project Proponent: The project Applicants are Victor Phu Nguyen and Julie Hoang Vu, 11165 Wasco Road, Garden Grove, CA 92841.

Cortese List: The project ☐ does ■ does not involve a site located on the Cortese List, also known as the California Department of Toxic Substances Control's Hazardous Waste and Substances Site List.

Project Impacts: The Initial Study/MND found that the environmental effects from the project would be less than significant with the incorporation of mitigation measures.

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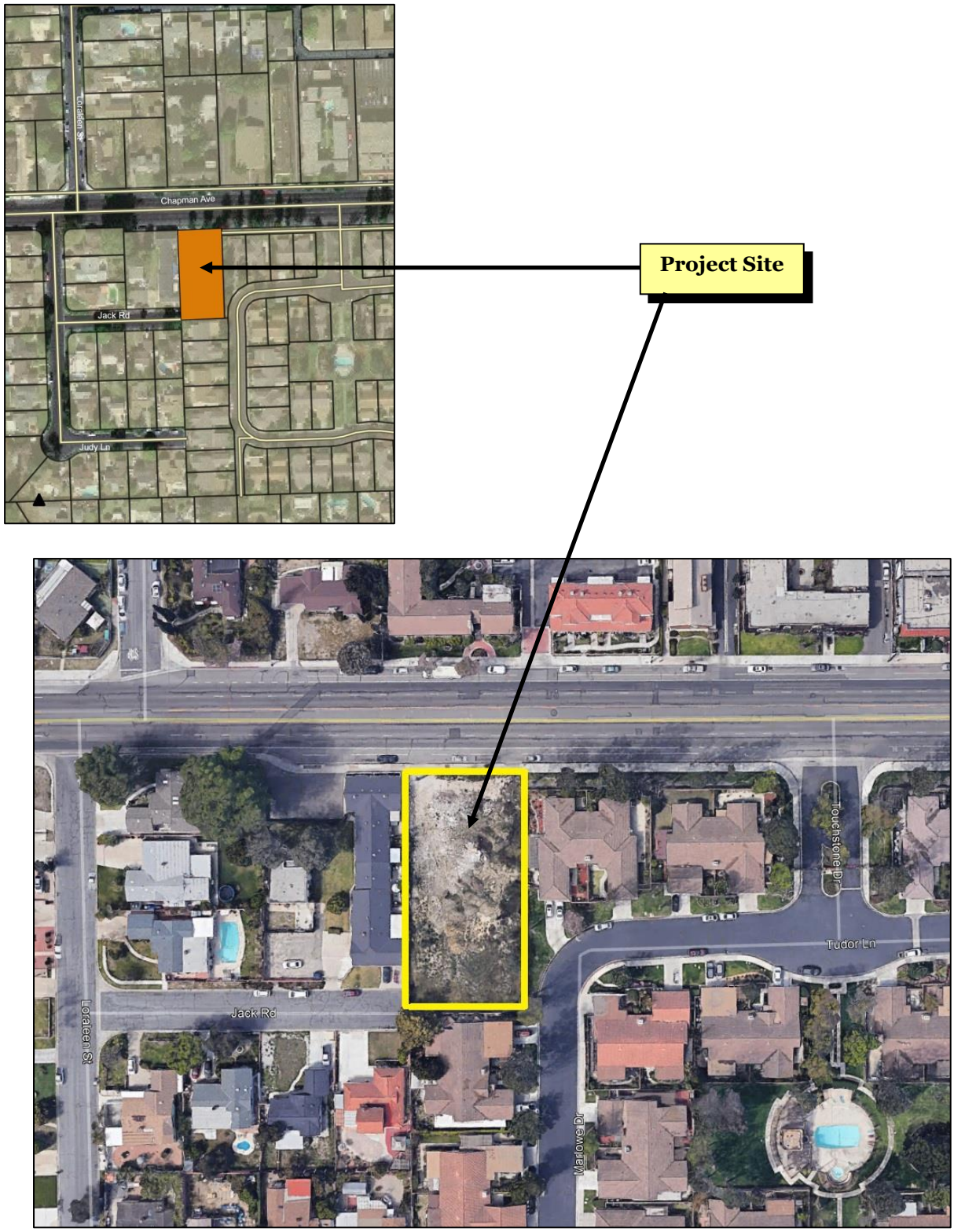

PROJECT LOCATION MAP

SOURCE: QUANTUM GIS AND GOOGLE MAPS

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ENVIRONMENTAL CHECKLIST FORM

1. PROJECT TITLE: Six-Unit Subdivision (9312 Chapman Avenue).

2. LEAD AGENCY:

City of Garden Grove
11222 Acacia Parkway
P.O. Box 3070
Garden Grove, California 92840

3. CONTACT PERSON:

Chris Chung, Urban Planner
Planning Services Division
City of Garden Grove
(714) 741-5312

4. PROJECT LOCATION:

The project site is located in the north portion of the City of Garden Grove. The project site is a 0.47-acre vacant lot that is rectangular in shape and relatively flat. The project site had been formerly occupied by a 1,100 square foot single family dwelling unit from 1950 to 2016. The single-family dwelling unit was razed in late 2016 and the site has been vacant and undeveloped ever since. The project site is located on the south side of Chapman Avenue. The project site's legal address is 9312 Chapman Avenue. The corresponding Assessor's Parcel Number is 133-082-27.

5. PROJECT SPONSOR:

The project Applicants are Victor Phu Nguyen and Julie Hoang Vu, 11165 Wasco Road, Garden Grove, CA 92841.

6. ENVIRONMENTAL SETTING:

The project site is located along the south side of Chapman Avenue, which is a major arterial roadway. Access to the project site is provided by two driveways located along the south side of Chapman Avenue. The project site is bound on the west, south, and east by residential uses. In addition, residential units occupy frontage along the north side of Chapman Avenue.

7. GENERAL PLAN DESIGNATION:

The project site is designated as LDR (Low Density Residential) and will require a General Plan Amendment (GPA) to change the site's land use designation to MDR (Medium Density Residential).

8. ZONING:

The project site is zoned R-1 (*Single-Family Residential*) and will require a Zone Change to change the site's zoning to R-3 (*Multiple-Family Residential*).

9. DESCRIPTION OF PROJECT:

The proposed project is a request by the Applicant to improve a 0.47-acre (20,500 square feet) vacant lot to accommodate six new dwelling units within a three-story building. These six new dwelling units will have a total building area of 12,767 square feet and a total living area of 10,119 square feet. In addition, a total of 2,315 square feet of recreational space will be provided. Lastly, a total of 21 parking spaces, one of which will be compliant with the Americans with Disabilities Act (ADA), will be included. Access to the project site will be provided by a new 30-foot wide driveway located along the south side of Chapman Avenue.

10. OTHER AGENCIES WHOSE APPROVAL (AND PERMITS) ARE REQUIRED:

The project would require various ministerial approvals such as building permits, grading permits, occupancy permits, and an encroachment permit to connect to the City's water and sewer lines within the public right-of-way along Chapman Avenue. The project would also be required to submit a Notice of Intent to comply with the General Construction Activity NPDES Permit to the State Water Resources Control Board.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below could be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Potentially Significant Unless Mitigated," as indicated by the checklist provided herein in Section 1.3 of the attached Initial Study.

☐	Aesthetics	☐	Greenhouse Gas Emissions	☐	Public Services
☐	Agriculture & Forestry Resources	☐	Hazards & Hazardous Materials	☐	Recreation
☐	Air Quality	☐	Hydrology & Water Quality	☐	Transportation
☐	Biological Resources	☐	Land Use & Planning	✓	Tribal Cultural Resources
✓	Cultural Resources	☐	Mineral Resources	☐	Utilities & Service Systems
☐	Energy	✓	Noise	☐	Wildfire
☐	Geology & Soils	☐	Population & Housing	☐	Mandatory Findings of Significance

DETERMINATION

❑	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
✓	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
❑	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
❑	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
❑	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

_____ _____

Signature: Date:

_____

Printed Name For: City of Garden Grove

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency has cited in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must take into account the whole of the action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. Once the lead agency has determined that a particular physical impact may occur, the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4. Negative Declaration: "Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analysis," as described in (5) below, may be cross-referenced.

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration [CEQA Guidelines Section 15063(c)(3)(D)]. In this case, a brief discussion should identify the following:

   a) *Earlier Analysis Used*. Identify and state where they are available for review.

   b) *Impacts Adequately Addressed*. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards, and state whether such efforts were addressed by mitigation measures based on the earlier analysis.

   c) *Mitigation Measures*. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigating measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8. This is only a suggested form and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whichever format is elected.

9. The explanation of each issue should identify:

   a) The significance criteria or threshold, if any, used to evaluate each question; and,

   b) The mitigation measure identified, if any, to reduce the impact to less than significant.

The potential impacts are summarized in Table 1-1 (Initial Study Checklist) and Section 3 of the attached Initial Study.

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SECTION 1 INTRODUCTION

1.1 PURPOSE OF THE INITIAL STUDY

The proposed project is a request by the Applicant to improve a 0.47-acre (20,500 square feet) vacant lot to accommodate six new dwelling units within a three-story building. These six new dwelling units will have a total building area of 12,767 square feet and a total living area of 10,119 square feet. In addition, a total of 2,315 square feet of recreational space will be provided. Lastly, a total of 21 parking spaces, one of which will be ADA accessible, will be included. Access to the project site will be provided by a new 30-foot wide driveway located along the south side of Chapman Avenue. The proposed project is described further herein in Section 2.

The proposed use is considered to be a project under the California Environmental Quality Act (CEQA).[1] The City of Garden Grove is the designated *Lead Agency* for the proposed project and the City will be responsible for the project's environmental review. Section 21067 of CEQA defines a Lead Agency as the public agency that has the principal responsibility for carrying out or approving a project that may have a significant effect on the environment.[2] The project Applicants are Victor Phu Nguyen and Julie Hoang Vu, 11165 Wasco Road, Garden Grove, CA 92841.

As part of the proposed project's environmental review, the City of Garden Grove authorized the preparation of this Initial Study.[3] The primary purpose of CEQA is to ensure that decision-makers and the public understand the environmental impacts of a specific action or project. The purpose of this Initial Study is to ascertain whether the proposed project will have the potential for significant adverse impacts on the environment. Pursuant to the CEQA Guidelines, additional purposes of this Initial Study include the following:

- To provide the City of Garden Grove with information to use as the basis for deciding whether to prepare an environmental impact report (EIR), mitigated negative declaration, or negative declaration for a project;
- To facilitate the project's environmental assessment early in the design and development of the proposed project;
- To eliminate unnecessary EIRs; and,
- To determine the nature and extent of any impacts associated with the proposed project.

Although this Initial Study was prepared with consultant support, the analysis, conclusions, and findings made as part of its preparation fully represent the independent judgment and position of the City of Garden Grove, in its capacity as the Lead Agency. The City also determined, as part of this Initial Study's preparation, that a Mitigated Negative Declaration is the appropriate environmental document for the

[1] California, State of. *Title 14. California Code of Regulations. Chapter 3. Guidelines for the Implementation of the California Environmental Quality Act* (CEQA Guidelines). § 15060 (b).

[2] California, State of. *California Public Resources Code. Division 13, Chapter 2.5. Definitions*. § 21067.

[3] Ibid. (CEQA Guidelines) § 15050.

project's environmental review pursuant to CEQA. This Initial Study and the *Notice of Intent to Adopt a Mitigated Negative Declaration* will be forwarded to responsible agencies, trustee agencies, and the public for review and comment. In compliance with California Public Resources Code section 21091, a 20-day public review period will be provided to allow these agencies and other interested parties to comment on the proposed project and the findings of this Initial Study.[4]

1.2 INITIAL STUDY'S ORGANIZATION

The following annotated outline summarizes the contents of this Initial Study:

- *Section 1 Introduction,* provides the procedural context surrounding this Initial Study's preparation and insight into its composition. This section also includes a checklist that summarizes the findings of this Initial Study.

- *Section 2 Project Description,* provides an overview of the existing environment as it relates to the project site and describes the proposed project's physical and operational characteristics.

- *Section 3 Environmental Analysis,* includes an analysis of potential impacts associated with the proposed project's construction and the subsequent occupancy.

- *Section 4 Findings,* indicates the conclusions of the environmental analysis and the Mandatory Findings of Significance. In addition, this section included the Mitigation Monitoring and Reporting Program (MMRP).

- *Section 5 References,* identifies the sources used in the preparation of this Initial Study.

1.3 INITIAL STUDY CHECKLIST

The environmental analysis provided in Section 3 of this Initial Study indicates that the proposed project will not result in any unmitigable, significant impacts on the environment. For this reason, the City of Garden Grove determined that a Mitigated Negative Declaration is the appropriate CEQA document for the proposed project. The findings of this Initial Study are summarized in Table 1-1 provided on the following pages.

[4] California, State of. *California Public Resources Code. Division 13, Chapter 2.5. Definitions. Chapter 2.6, Section 2109(b).* 2000.

Table 1-1
Initial Study Checklist

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
SECTION 3.1 AESTHETICS *Except as provided in Public Resources Code Section 21099, would the project:*				
3.1.A. *Have a substantial adverse effect on a scenic vista?*				**X**
3.1.B. *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?*				**X**
3.1.C. *In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publically accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?*			**X**	
3.1.D. *Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*			**X**	
SECTION 3.2 AGRICULTURE AND FORESTRY RESOURCES *Would the project:*				
3.2.A. *Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use*?				**X**
3.2.B. *Conflict with existing zoning for agricultural use, or a Williamson Act Contract*?				**X**
3.2.C. *Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined in Public Resources Code §4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))*?				**X**
3.2.D. *Result in the loss of forest land or conversion of forest land to a non-forest use*?				**X**
3.2.E. *Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use*?				**X**
SECTION 3.3 AIR QUALITY *Would the project:*				
3.3.A. *Conflict with or obstruct implementation of the applicable air quality plan*?			**X**	

Table 1-1
Initial Study Checklist

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
3.3.B. *Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard*?			**X**	
3.3.C. *Expose sensitive receptors to substantial pollutant concentrations*?			**X**	
3.3.D. *Result in other emissions (such as those leading to odors adversely affecting a substantial number of people*			**X**	
SECTION 3.4 BIOLOGICAL RESOURCES *Would the project:*				
3.4.A. *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service*?				**X**
3.4.B. *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service*?				**X**
3.4.C. *Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means*?				**X**
3.4.D. *Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites*?				**X**
3.4.E. *Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance*?			**X**	
3.4.F. *Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan*?				**X**
SECTION 3.5 CULTURAL RESOURCES *Would the project:*				
3.5.A. *Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5*?				**X**
3.5.B. *Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5*?		**X**		

Table 1-1
Initial Study Checklist

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
3.5.C. *Disturb any human remains, including those interred outside of dedicated cemeteries?*			**X**	
SECTION 3.6 ENERGY *Would the project:*				
3.6.A. *Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?*			**X**	
3.6.B. *Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?*			**X**	
SECTION 3.7 GEOLOGY AND SOILS *Would the project:*				
3.7.A. *Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. Strong seismic ground–shaking? Seismic-related ground failure, including liquefaction? Landslides?*			**X**	
3.7.B. *Result in substantial soil erosion or the loss of topsoil?*			**X**	
3.7.C *Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?*			**X**	
3.7.D. *Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?*			**X**	
3.7.E. *Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?*				**X**
3.7.F. *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*			**X**	
SECTION 3.8 GREENHOUSE GAS EMISSIONS *Would the project:*				
3.8.A. *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*			**X**	
3.8.B. *Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases?*			**X**	

Table 1-1
Initial Study Checklist

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
SECTION 3.9 HAZARDS AND HAZARDOUS MATERIALS *Would the project:*				
3.9.A. *Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials*?			**X**	
3.9.B. *Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment*?			**X**	
3.9.C. *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school*?			**X**	
3.9.D. *Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment*?				**X**
3.9.E. *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area*?				**X**
3.9.F. *Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan*?				**X**
3.9.G. *Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wild land fire*?				**X**
SECTION 3.10 HYDROLOGY AND WATER QUALITY *Would the project:*				
3.10.A. *Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality*?			**X**	
3.10.B. *Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin*?			**X**	

Table 1-1
Initial Study Checklist

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
3.10.C. *Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner, which would: result in substantial erosion or siltation on- or off-site; substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or, impede or redirect flood flows*?			**X**	
3.10.D. *In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?*			**X**	
3.10.E. *Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan*?				**X**
SECTION 3.11 LAND USE AND PLANNING *Would the project:*				
3.11.A. *Physically divide an established community*?				**X**
3.11.B. *Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect*?			**X**	
SECTION 3.12 MINERAL RESOURCES *Would the project:*				
3.12.A. *Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State*?				**X**
3.12.B. *Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan*?				**X**
SECTION 3.13 NOISE *Would the project:*				
3.13.A. *Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies*?		**X**		
3.13.B. *Generation of excessive ground-borne vibration or ground-borne noise levels ?*			**X**	
3.13.C. *For a project located within the vicinity of a private airstrip or- an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?*				**X**

Table 1-1
Initial Study Checklist

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
SECTION 3.14 POPULATION AND HOUSING *Would the project:*				
3.14.A. *Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*			**X**	
3.14.B. *Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?*				**X**
SECTION 3.15 PUBLIC SERVICES. *Would the project:*				
3.15.A. *Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for:* Fire protection services; Police protection; Schools; Parks; other Governmental facilities*?*			**X**	
SECTION 3.16 RECREATION. *Would the project:*				
3.16.A. *Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated*?			**X**	
3.16.B. *Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment*?			**X**	
SECTION 3.17 TRANSPORTATION *Would the project:*				
3.17.A. *Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities*?			**X**	
3.17.B. *Conflict or be inconsistent with CEQA Guidelines §15064.3 subdivision (b)*?			**X**	
3.17.C. *Substantially increases hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment))*?			**X**	
3.17.D. *Result in inadequate emergency access*?				**X**

Table 1-1
Initial Study Checklist

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
SECTION 3.18 TRIBAL CULTURAL RESOURCES. *Would the project:*				
3.18.A. *Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is: Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resource Code Section 5024.1 In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe*5020.1(k)?			**X**	
SECTION 3.19 UTILITIES AND SERVICE SYSTEMS *Would the project:*				
3.19.A. *Require or result in the relocation or construction of new or expanded water, or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities or relocation of which could cause significant environmental impacts*?			**X**	
3.19.B. *Have sufficient water supplies available to serve the project and the reasonably foreseeable future development during normal, dry, and multiple dry years*?			**X**	
3.19.C. *Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments*			**X**	
3.19.D. *Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals*?			**X**	
3.19.E. *Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste*?				**X**
SECTION 3.20 WILDFIRE *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:*				
3.20.A. *Substantially impair an adopted emergency response plan or emergency evacuation plan*?				**X**

Table 1-1
Initial Study Checklist

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
3.20.B. *Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?*			**X**	
3.20.C. *Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment*?			**X**	
3.20.D. *Expose people or structures to significant risks, including down slope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes*?				**X**
SECTION 3.21 MANDATORY FINDINGS OF SIGNIFICANCE				
3.21.A. *Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?*			**X**	
3.21.B. *Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?*			**X**	
3.21.C. *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*		**X**		

SECTION 2 PROJECT DESCRIPTION

2.1 PROJECT OVERVIEW

The proposed project is a request by the Applicant to improve a 0.47-acre (20,500 square feet) vacant lot to accommodate six new dwelling units within a three-story building. These six new dwelling units will have a total building area of 12,767 square feet and a total living area of 10,119 square feet. In addition, a total of 2,315 square feet of recreational space will be provided. Lastly, a total of 21 parking spaces, one of which will be ADA accessible, will be included. Access to the project site will be provided by a new 30-foot wide driveway located along the south side of Chapman Avenue.[5] The project is described in greater detail herein in Section 2.4.

2.2 PROJECT LOCATION

The project site is located within the corporate boundaries of the City of Garden Grove. The City is located in the western portion of Orange County. Surrounding cities include Stanton on the west; Anaheim on the north; Orange and Santa Ana on the east; and Westminster and Santa Ana on the south.[6] Regional access to the City is provided by the Garden Grove Freeway (State Route [SR] 22) that extends through the City in an east-west orientation. The location of Garden Grove in a regional context is shown in Exhibit 2-1. A citywide map is provided in Exhibit 2-2.

The project site is located in the northernmost portion of the City. Chapman Avenue extends along the project site's northern boundary. The project site's legal address is 9312 Chapman Avenue and the corresponding Assessor's Parcel Number is 133-082-27. Major roadways in the vicinity of the project site include: Chapman Avenue, located adjacent to the project site; Lampson Avenue, located 0.45 miles to the south of the project site; Gilbert Street, located 750 feet to the east of the project site; and Magnolia Street, located 0.28 miles to the west of the project site. Regional access to the project site is provided by SR-22, located 1.46 miles to the southwest of the site.[7] A vicinity map is provided in Exhibit 2-3.

2.3 ENVIRONMENTAL SETTING

Various uses occupy frontage along Chapman Avenue. An aerial photograph is provided in Exhibit 2-4. A photograph of the project site is provided in Exhibit 2-5. The following land uses and development are located near the project site:[8]

- *North of the project site*. Chapman Avenue extends along the project site's northern boundary. Apartments occupy frontage along the north side of Chapman Avenue, opposite the project site.

[5] Liem Nguyen. *Site Plan*. Plan dated April 19, 2018.

[6] Quantum GIS. Shapefile provided by the United States Bureau of the Census.

[7] Google Earth. Website accessed February 21, 2019.

[8] Blodgett Baylosis Environmental Planning. *Site survey*. Survey was conducted on February 20, 2019.

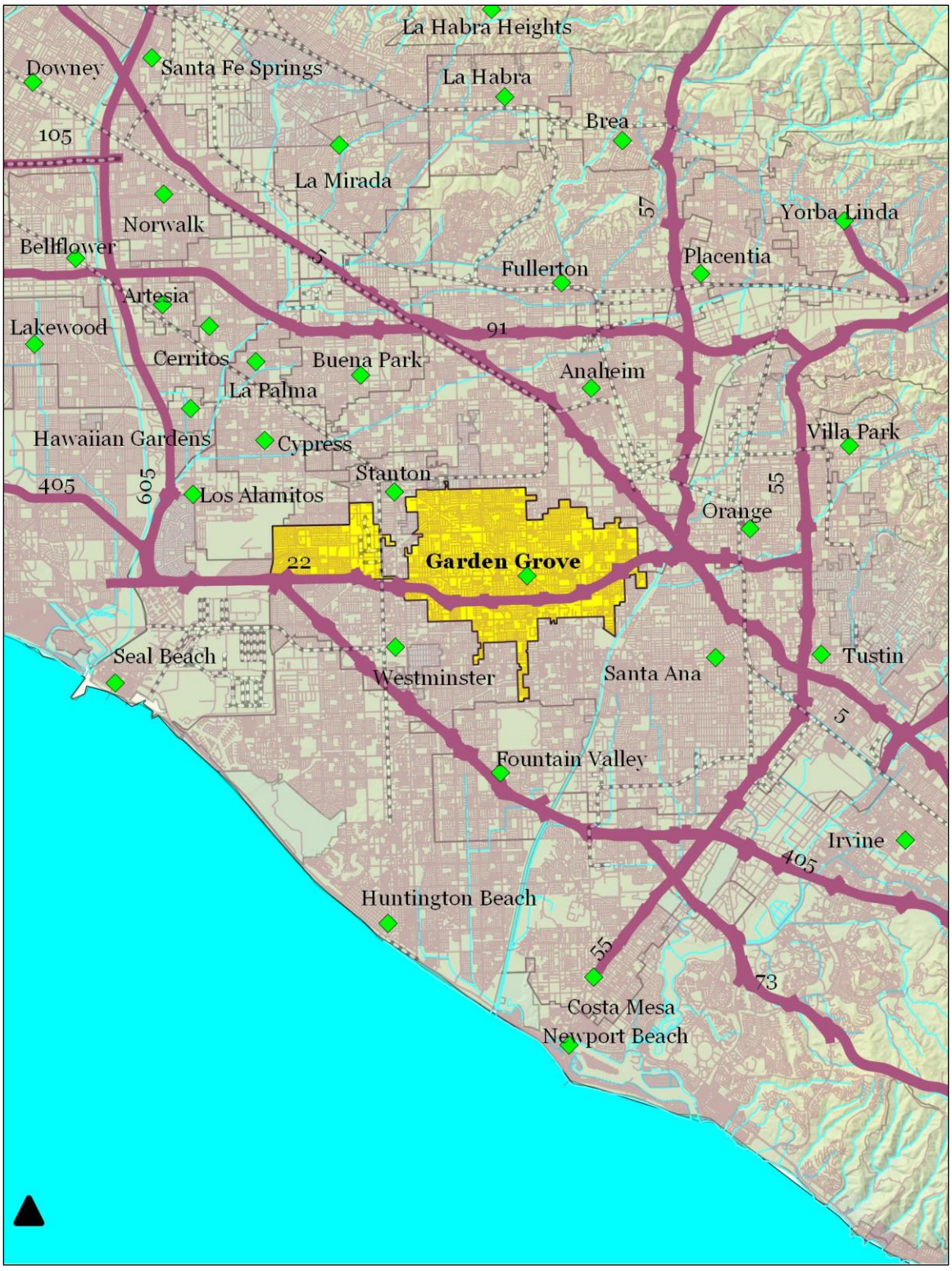

EXHIBIT 2-1
REGIONAL MAP
SOURCE: QUANTUM GIS

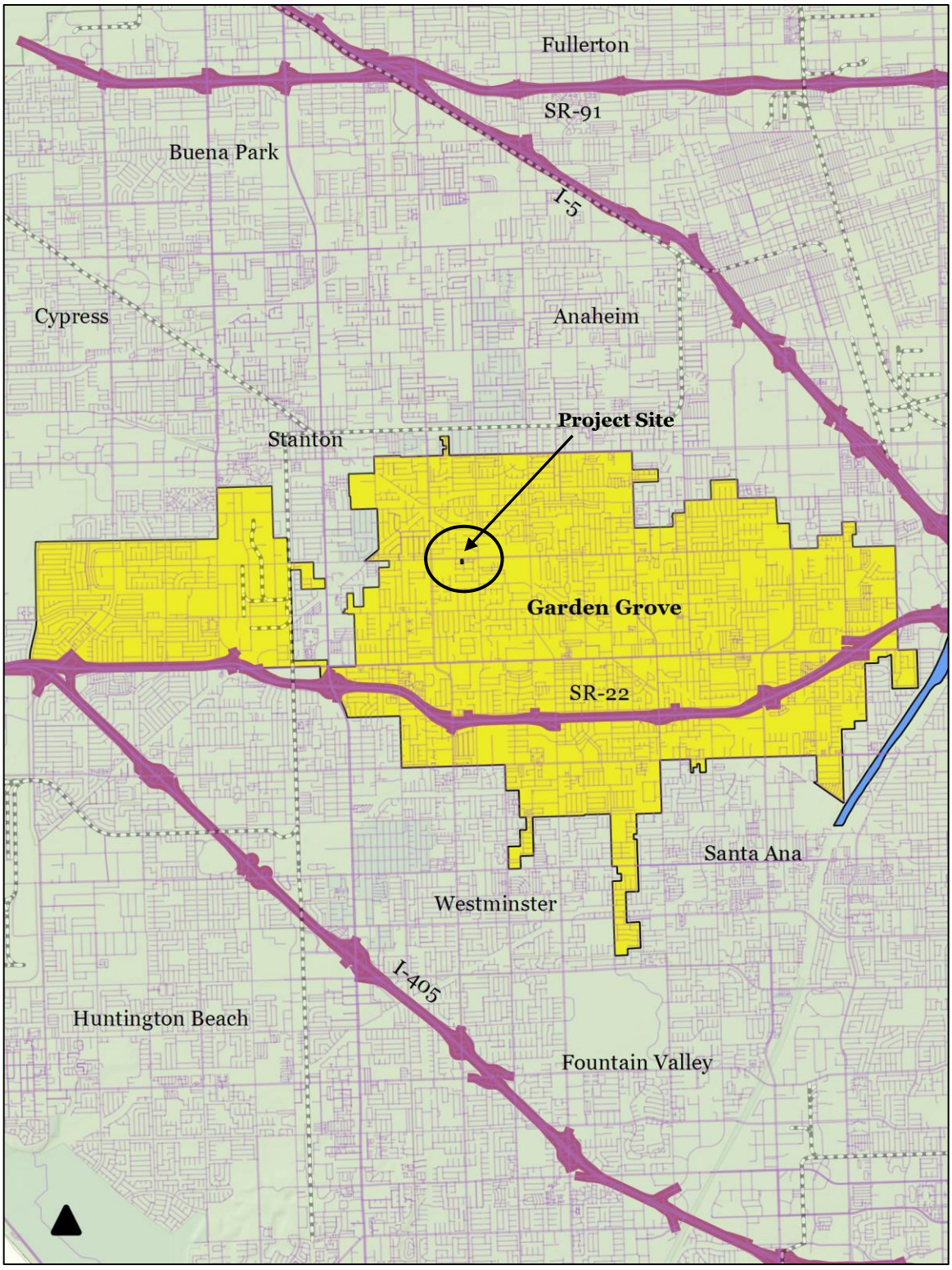

EXHIBIT 2-2
CITYWIDE MAP
SOURCE: QUANTUM GIS

EXHIBIT 2-3
LOCAL MAP
SOURCE: QUANTUM GIS

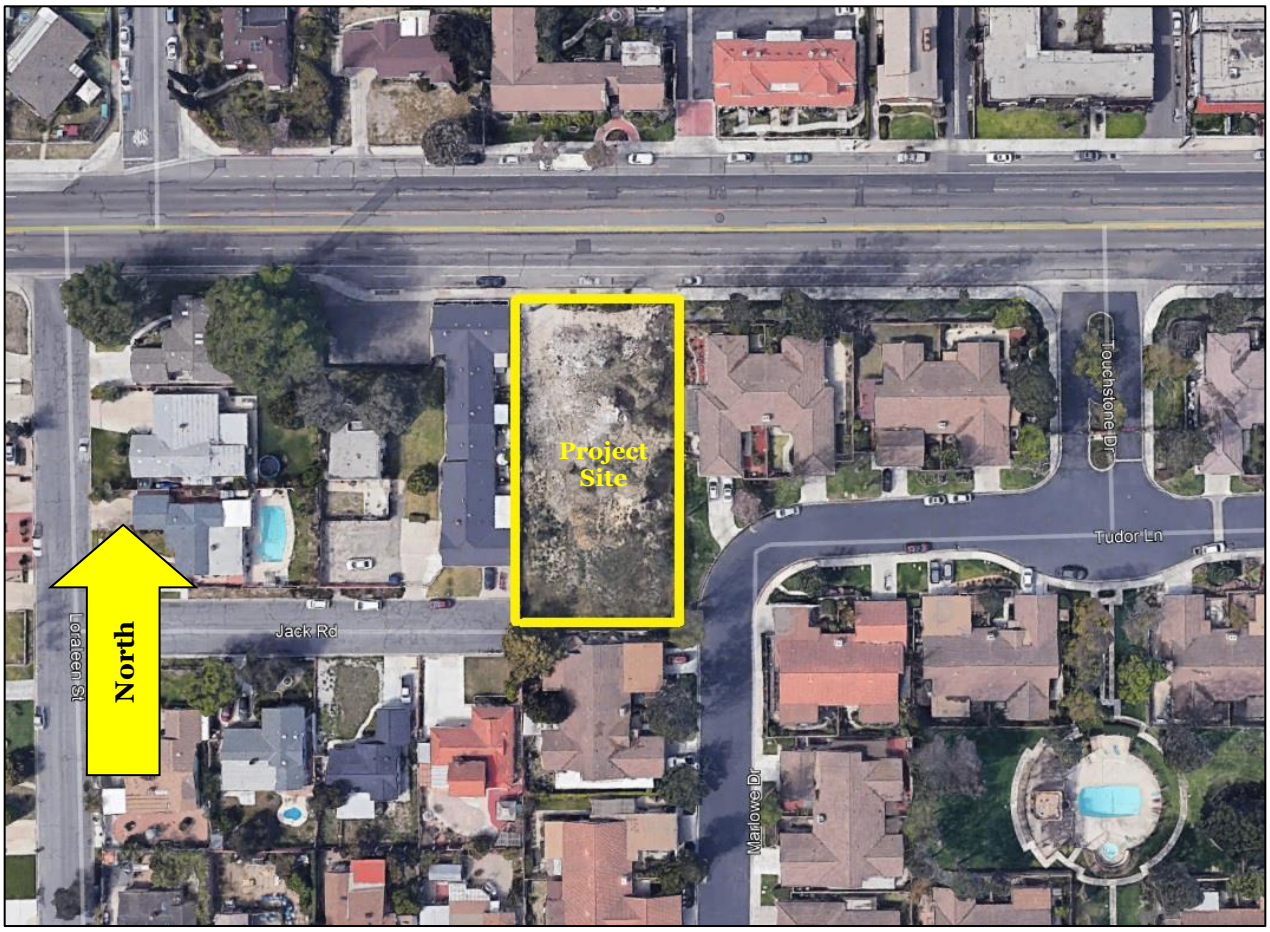

EXHIBIT 2-4
AERIAL PHOTOGRAPH
SOURCE: GOOGLE EARTH

EXHIBIT 2-5
PHOTOGRAPH OF THE SITE
SOURCE: GOOGLE EARTH

- *South of the project site.* A multiple-family development abuts the project site to the south.

- *East of the project site.* A multiple-family development abuts the project site to the east.

- *West of the project site.* Multiple-family units are located west of the project site.

The 0.47-acre project site is currently vacant and undeveloped. The site is fenced off and is covered over in unmaintained ruderal vegetation.[9]

2.4 PROJECT DESCRIPTION

2.4.1 PHYSICAL CHARACTERISTICS

The project elements are described below: [10]

- *Project Site.* The project site consists of a single parcel: 210-190-030. This parcel encompasses 20,500 square feet (0.47-acre) and has a lot depth of 205 feet and a lot width of 100 feet. Once complete, the proposed project will have a lot coverage of 41%.

- *Project Overview.* The project will include the construction of six dwelling units with a total building area of 12,767 square feet and a total living area of 10,119 square feet. These six units will feature four bedrooms and three to four bathrooms. Lastly, these units will range in size from 1,534 square feet to 1,869 square feet.

- *Unit 1.* Unit 1 will include 1,869 square feet of living area spread over two floors. The first floor will consist of 838 square feet of floor area while the second floor will consist of 1,031 square feet of floor area. This unit will contain four bedrooms and three bathrooms. Other features include a 403 square-foot garage; a 10 square-foot porch; a 211 square-foot open balcony; 206 square feet of private recreation space; and 300 square feet of storage space.

- *Unit 2.* Unit 2 will include 1,828 square feet of living area spread over two floors. The first floor will consist of 824 square feet of floor area while the second floor will consist of 1,004 square feet of floor area. This unit will contain four bedrooms and three bathrooms. Other features include a 403 square-foot garage; a 10 square-foot porch; a 211 square-foot open balcony; 206 square feet of private recreation space; and 300 square feet of storage space.

- *Unit 3.* Unit 3 will include 1,534 square feet of living area distributed over three floors. The first floor will consist of 514 square feet of floor area while the second floor will consist of 654 square feet of floor area. The remaining 366 square feet will be allocated to the third floor. This unit will contain four bedrooms and three bathrooms. Other features include a 403 square-foot garage; a 209 square-foot open balcony; 217 square feet of private recreation space; and 300 square feet of storage space.

[9] Blodgett Baylosis Environmental Planning. *Site survey*. Survey was conducted on February 21, 2019.

[10] Liem Nguyen. *Site Plan*. Plan dated April 19, 2018.

- *Unit 4*. Unit 4 will include 1,534 square feet of living area distributed over three floors. The first floor will consist of 514 square feet of floor area while the second floor will consist of 654 square feet of floor area. Meanwhile, the third floor will consist of 366 square feet. This unit will contain four bedrooms and three bathrooms. Other features include a 403 square-foot garage; a 209 square-foot open balcony; 217 square feet of private recreation space; and 300 square feet of storage space.

- *Unit 5*. Unit 5 will include 1,542 square feet of living area spread over three floors. The first floor will consist of 516 square feet of floor area while the second floor will consist of 660 square feet of floor area. The third floor will have a total of 366 square feet. This unit will contain four bedrooms and three bathrooms. Other features include a 403 square-foot garage; a 211 square-foot open balcony; 206 square feet of private recreation space; and 300 square feet of storage space.

- *Unit 6*. Unit 6 will include 1,812 square feet of living area distributed over two floors. The first floor will consist of 812 square feet of floor area while the second floor will consist of 1,000 square feet of floor area. This unit will contain four bedrooms and four bathrooms. Other features include a 425 square-foot garage; a 103 square-foot porch; a 210 square-foot open balcony; 206 square feet of private recreation space; and 300 square feet of storage space.

- *Parking and Access*. Each unit will be equipped with a two-car garage for a total of 12 garage parking spaces. An additional nine surface parking spaces including one space compliant with the Americans with Disabilities Act (ADA) will be stripped in the southern portion of the site. Access to the project site will be provided by a new 30-foot wide driveway apron that will be constructed along the south side of Chapman Avenue.

- *Open Space*. Approximately 2,315 square feet of recreational area will be provided of which 1,258 square feet will consist of private recreational space. The remaining 1,057 square feet will consist of common recreational space.

The proposed project is summarized in Table 2-1, which is below and on the following pages. The proposed site plan is provided in Exhibit 2-6 and the building elevations are provided in Exhibit 2-7.

Table 2-1
Project Summary Table

Project Element	Description
Site Area	20,500 sq. ft. (0.47 acres)
Total Number of Units	6 units
Density	12.76 du/acre
Total Building Area	12,767 sq. ft.
Total Living Area	10,119 sq. ft.
Total Open Space	2,315 sq. ft.
Total Parking	21 spaces
Unit 1 Total Floor Area	1,869 sq. ft.

Table 2-1
Project Summary Table

Project Element	Description
Garage Space	403 sq. ft.
Porch Space	10 sq. ft.
Open Balcony	211 sq. ft.
Storage Space	300 sq. ft.
Number of Bedrooms	4 rooms
Number of Bathrooms	3 rooms
Private Recreation Area	206 sq. ft
Unit 2 Total Floor Area	1,828 sq. ft.
Garage Space	403 sq. ft.
Porch Space	10 sq. ft.
Open Balcony	211 sq. ft.
Storage Space	300 sq. ft.
Number of Bedrooms	4 rooms
Number of Bathrooms	3 rooms
Private Recreation Area	206 sq. ft.
Unit 3 Total Floor Area	1,534 sq. ft.
Garage Space	403 sq. ft.
Open Balcony	209 sq. ft.
Storage Space	300 sq. ft.
Number of Bedrooms	4 rooms
Number of Bathrooms	3 rooms
Private Recreation Area	217 sq. ft.
Unit 4 Total Floor Area	1,534 sq. ft.
Garage Space	403 sq. ft.
Open Balcony	209 sq. ft.
Storage Space	300 sq. ft.
Number of Bedrooms	4 rooms
Number of Bathrooms	3 rooms
Private Recreation Area	217 sq. ft.
Unit 5 Total Floor Area	1,542 sq. ft.
Garage Space	403 sq. ft.
Open Balcony	211 sq. ft.
Storage Space	300 sq. ft.
Number of Bedrooms	4 rooms
Number of Bathrooms	3 rooms
Private Recreation Area	206 sq. ft.
Unit 6 Total Floor Area	1,812 sq. ft.

Table 2-1
Project Summary Table

Project Element	Description
Garage Space	425 sq. ft.
Porch Space	103 sq. ft.
Open Balcony	211 sq. ft
Storage Space	300 sq. ft.
Number of Bedrooms	4 rooms
Number of Bathrooms	4 rooms
Private Recreation Area	206 sq. ft.

Source: Liem Nguyen. *Site Plan*. Plan dated April 19, 2018.

2.4.2 OPERATIONAL CHARACTERISTICS

The six new units will be apartment rental units. The project's implementation could result in a population increase of 22 new residents based on a ratio of 3.63 persons per household identified by the United States Census Bureau. Conversely, these new units are estimated to add up to 30 new residents based on the number of units and bedrooms that will be provided (five residents per unit).

2.4.3 CONSTRUCTION CHARACTERISTICS

The construction of the proposed project would take approximately 11 months to complete. The key construction phases are outlined below:

- *Site Preparation.* The project site will be prepared for the construction of the proposed project. This phase will take approximately one month to complete and will involve the removal of the pavement and existing ruderal vegetation. The project site will be graded and trenched during this phase. This phase will take approximately one month to complete.

- *Construction.* The proposed units will be constructed during this phase. This phase will take approximately seven months to complete.

- *Paving*. This phase will involve the paving of the site. This phase will take approximately one month to complete.

- *Landscaping and Finishing*. This phase will involve the planting of landscaping and the completion of the on-site improvements. This phase will take approximately two months to complete.

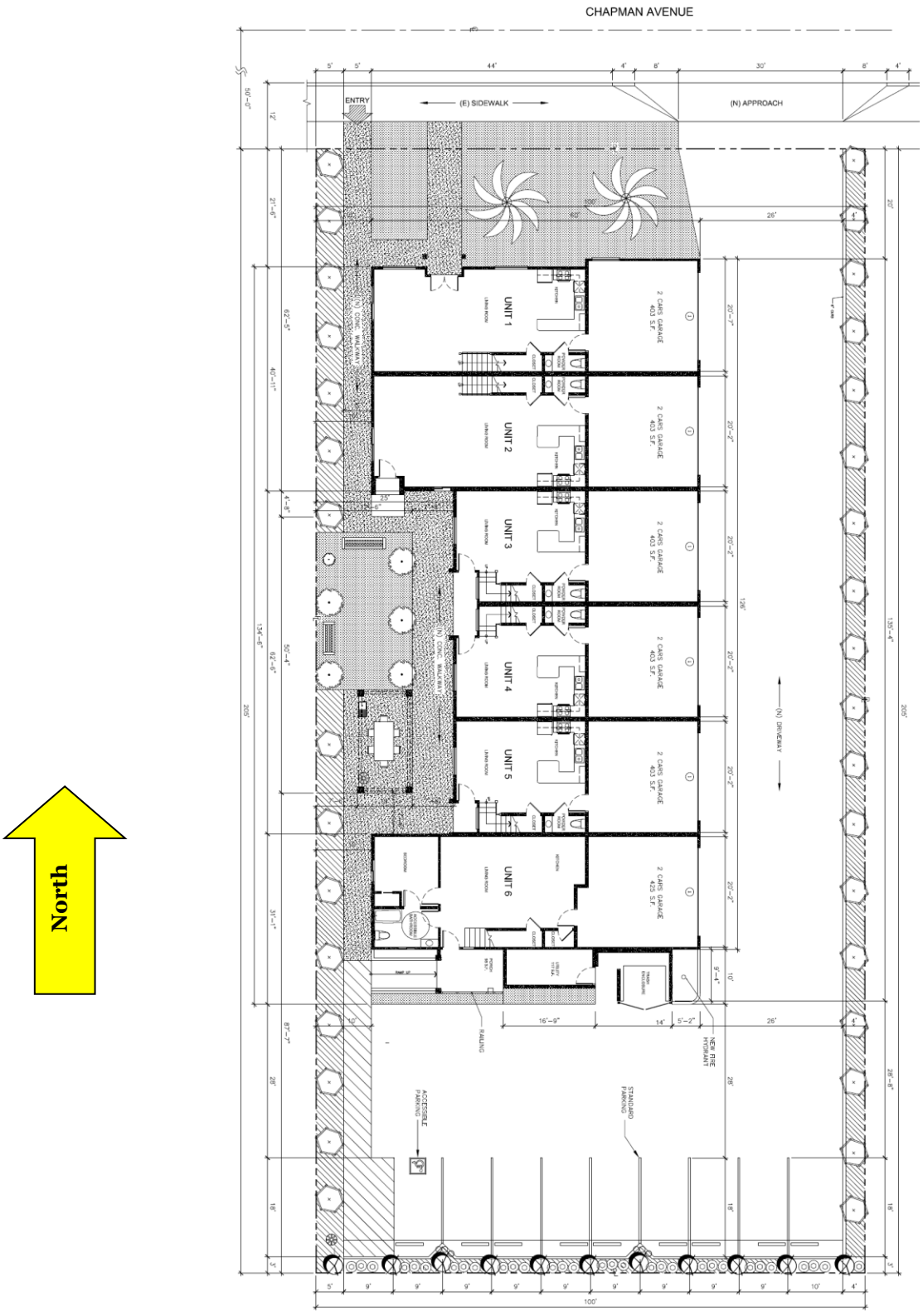

EXHIBIT 2-6
SITE PLAN
SOURCE: LIEM NGUYEN

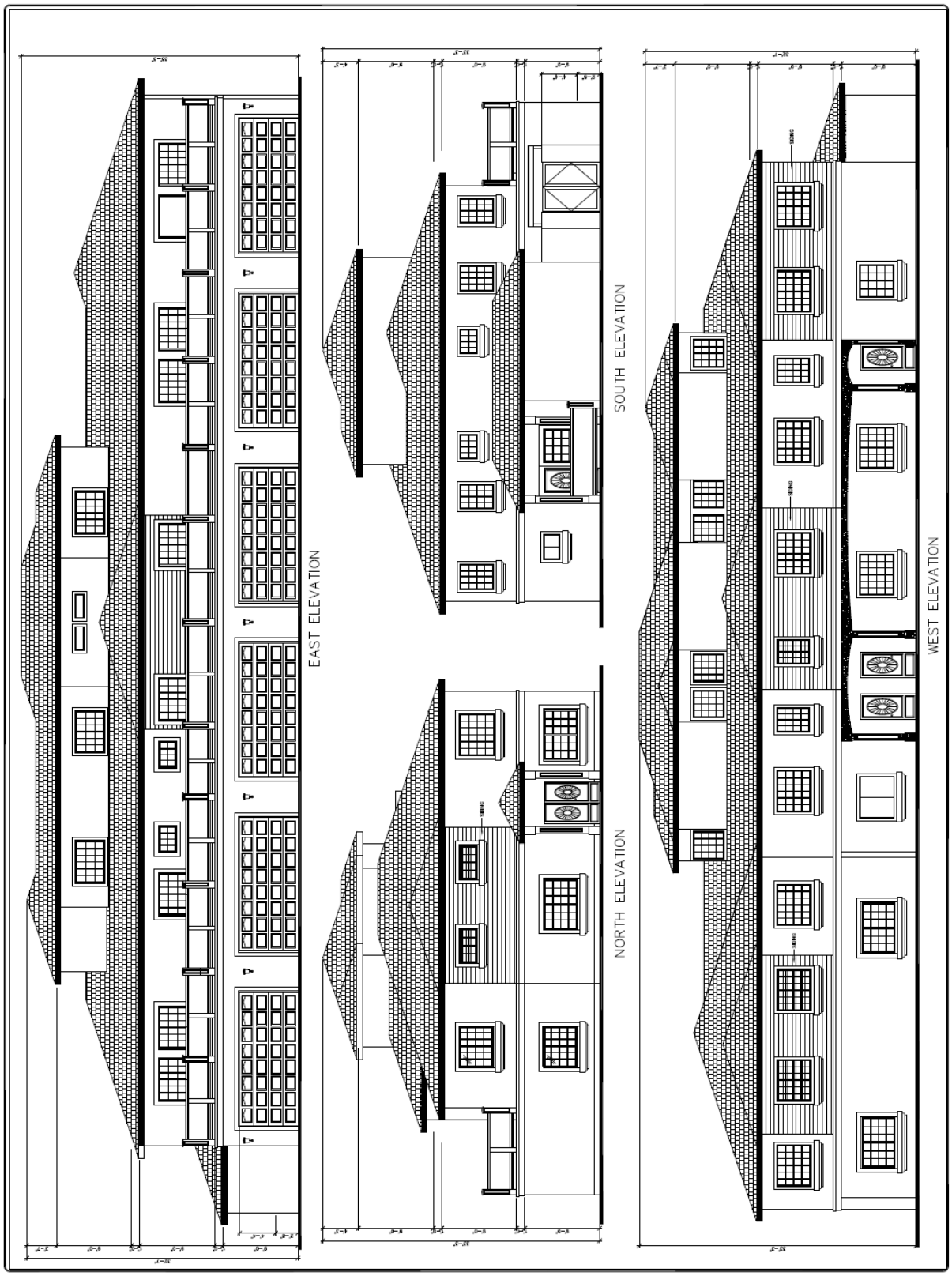

EXHIBIT 2-7
CONCEPTUAL ELEVATIONS
SOURCE: LIEM NGUYEN

2.5 DISCRETIONARY ACTIONS

A Discretionary Decision (or Action) is an action taken by a government agency (for this project, the government agency is the City of Garden Grove) that calls for an exercise of judgment in deciding whether to approve a project. The discretionary approvals required for this project includes the following:

- A *Zone Change* (ZC) from R-1 (*Single-Family Residential*) to R-3 (*Multiple-Family Residential*);
- A *General Plan Amendment* (GPA) from LDR (Low *Density Residential*) to MDR (*Medium Density Residential*) to allow the construction of a new three-story building comprised of six residential apartment units;
- A *Site Plan Approval* (SPA) to construct a new three-story building comprised of six residential apartment units;
- The approval and adoption of the *Mitigated Negative Declaration* that is required pursuant to CEQA; and,
- The approval and adoption of the associated *Mitigation Monitoring and Reporting Program* that is required pursuant to CEQA.

SECTION 3 ENVIRONMENTAL ANALYSIS

This section of the Initial Study prepared for the proposed project analyzes the potential environmental impacts that may result from the proposed project's implementation. The issue areas evaluated in this Initial Study include the following:

- Aesthetics (Section 3.1);
- Agriculture and Forestry Resources (Section 3.2);
- Air Quality (Section 3.3);
- Biological Resources (Section 3.4);
- Cultural Resources (Section 3.5);
- Energy (Section 3.6);
- Geology and Soils (Section 3.7);
- Greenhouse Gas Emissions (Section 3.8);
- Hazards and Hazardous Materials (Section 3.9);
- Hydrology and Water Quality (Section 3.10);
- Land Use and Planning (Section 3.11);
- Mineral Resources (Section 3.12);
- Noise (Section 3.13);
- Population and Housing (Section 3.14);
- Public Services (Section 3.15);
- Recreation (Section 3.16);
- Transportation (Section 3.17);
- Tribal Cultural Resources (Section 3.18);
- Utilities and Service Systems (Section 3.19);
- Wildfire (Section 3.20); and,
- Mandatory Findings of Significance (Section 3.21).

Under each issue area, a description of the thresholds of significance is provided. These thresholds will assist in making a determination as to whether there is a potential for significant impacts on the environment. The analysis considers both the short-term (construction-related) and long-term (operational) impacts associated with the proposed project's implementation, and where appropriate, the cumulative impacts. To each question, there are four possible responses:

- *No Impact*. The proposed project will not result in any adverse environmental impacts.

- *Less than Significant Impact*. The proposed project may have the potential for affecting the environment, although these impacts will be below levels or thresholds that the City of Garden Grove or other responsible agencies consider to be significant.

- *Less than Significant Impact with Mitigation*. The proposed project may have the potential to generate a significant impact on the environment. However, the level of impact may be reduced to levels that are less than significant with the implementation of the recommended mitigation measures.

- *Potentially Significant Impact*. The proposed project may result in environmental impacts that are significant. This finding will require the preparation of an environmental impact report (EIR).

3.1 AESTHETICS

3.1.1 ANALYSIS OF ENVIRONMENTAL IMPACTS.

A. Would the project, except as provided in Public Resources Code Section 21099, have a substantial adverse effect on a scenic vista? ● No Impact.

A scenic view is the view of an area that is visually or aesthetically pleasing from a certain vantage point. A scenic vista can be impacted by a development project that directly diminishes the scenic quality of the scenic vista or that blocks the view corridors of the scenic resource. Here, views of the San Gabriel Mountains and Santa Ana Mountains are obstructed by the existing development located in the area. The surrounding land uses include single story residential development as well as two- and three-story multiple family complexes. These residential uses occupy frontage along the north side of Chapman Avenue and are located within the project site's line-of-sight with the aforementioned mountains. Therefore, no scenic views will be impacted with the implementation of the proposed project. A field survey conducted around the project site indicated that there are no scenic view sheds located in the vicinity of the project site. As a result, no impacts will result.

B. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? ● No Impact.

According to the California Department of Transportation (Caltrans), Chapman Avenue is not a designated scenic highway.[11] In addition, the vegetation present on-site consists of unmaintained ruderal species and the project site does not contain any scenic rock outcroppings.[12] Lastly, the project site is unoccupied and does not contain any buildings listed in the State or National registrar (refer to Section 3.5). As a result, no impacts would occur.

C. Would the project's location, in a non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publically accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? ● Less than Significant Impact.

As indicated previously, the project site is currently vacant and undeveloped. The site is covered over in unmaintained ruderal vegetation and contains debris, rubbish, and remnant concrete. Furthermore, graffiti is present on the wall that extends along the site's western property line. Once complete, the project will improve the appearance of the site by introducing new development featuring modern architecture, façade treatments, and a neutral color scheme. In addition, the project Applicant will plant new drought tolerant landscaping that meets the City's Water Efficiency Ordinance for water efficient landscaping and automatic irrigation. The units will have a maximum height of 33 feet or three stories, which is consistent with the height of the surrounding uses. Since the project's implementation will

[11] California Department of Transportation. *Official Designated Scenic Highways*. www.dot.ca.gov

[12] Blodgett Baylosis Environmental Planning. *Site survey*. Survey was conducted on February 21, 2019.

result in an improvement of the site's appearance, the potential impacts will be less than significant.

D. Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? ● Less than Significant Impact.

Exterior lighting can be a nuisance to adjacent land uses that are sensitive to this lighting. This nuisance lighting is referred to as *light trespass* which is typically defined as the presence of unwanted light on properties located adjacent to the source of lighting. The site is surrounded on the west, south, and east by residential uses, which are sensitive receptors. In addition, sensitive receptors occupy frontage along the north side of Chapman Avenue, opposite the project site.[13] The predominant source of light impacts would be related to the exterior lighting and building lighting as well as lights from vehicles travelling to and from the project site. The project will be required to comply with the City's lighting requirements to ensure on-site lighting is directed and shielded away from nearby properties to avoid light and glare issues. The City of Garden Grove Zoning Ordinance (Section 9.16.040.200.B.4.c) states the following:

> "Lighting in the parking area shall be directed, positioned, or shielded in such a manner so as not to unreasonably illuminate the window area of nearby residences."

The developer may utilize a number of design measures to accomplish this, including the use of light shielding, directing light downward, and employing lower intensity lighting. Conformance with the standard conditions required under the City's Zoning requirements will reduce the potential light and glare impacts to levels that are less than significant. The proposed project's lighting will not affect nearby sensitive receptors because all parking lot and exterior building lighting will be shielded and aimed downward toward the ground surface pursuant to Section 9.16.040.200.B.4.c of the Garden Grove Municipal Code. The project's construction may include portable lighting. Nevertheless, any light used during the daytime hours for construction will be directed towards the project site. There will be no night time construction activities. Standard Conditions of Approval will restrict construction hours as follows: Monday through Saturday - not before 7 a.m. and not after 8 p.m. (of the same day).

Glare is related to light trespass and is defined as visual discomfort resulting from high contrast in brightness levels. Glare-related impacts can adversely affect day or nighttime views. As with lighting trespass, glare is of most concern if it would adversely affect sensitive land use or driver's vision. The exterior façade would consist of non-reflective materials, such as stucco. As a result, no daytime glare-related impacts are anticipated and the project's potential impacts would be less than significant.

3.1.2 MITIGATION MEASURES

The preceding analysis concluded that the project would not require any mitigation.

[13] Blodgett Baylosis Environmental Planning. *Site survey*. Survey was conducted on February 21, 2019.

3.2 AGRICULTURE & FORESTRY RESOURCES

3.2.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? ● No Impact.

According to the California Department of Conservation, the project site does not contain any areas of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.[14] Since the implementation of the proposed project will not involve the conversion of prime farmland, unique farmland, or farmland of statewide importance to urban uses, no impacts will occur.

B. Would the project conflict with existing zoning for agricultural use, or a Williamson Act Contract? ● No Impact.

The project site is currently zoned as R-1 (*Single-Family Residential*) (refer to Section 3.10*)*. According to the City's zoning code, agricultural growing and produces stands are permitted within the R-1 zone district.[15] The proposed project will require the approval of a Zone Change from R-1 to R-3. The change of zone that is required to accommodate the project will not result in new agricultural land since the site is undeveloped and does not contain any agricultural operations. In addition, the project site is not subject to a Williamson Act Contract.[16] Therefore, no impacts will occur since the proposed development will not be erected on a site that is subject to a Williamson Act Contract.

C. Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined in Public Resources Code §4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? ● No Impact.

The project site is located in the midst of an urbanized area and no forest lands are located within the site or this portion of the City. Therefore, no impacts on forest land or timber resources will result from the proposed project's implementation.

D. Would the project result in the loss of forest land or conversion of forest land to a non-forest use? ● No Impact.

No forest lands are located within the vicinity of the project site. As a result, no loss or conversion of forest lands will result from the proposed project's implementation.

[14] California Department of Conservation, Division of Land Resource Protection, Farmland Mapping, and Monitoring Program. *Los Angeles County Important Farmland.* ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2016/los16.pdf

[15] City of Garden Grove Municipal Code. *Title 9 – Land Use, Chapter 9.18 Mixed Use Regulations and Development Standards.* Website accessed August 24, 2016.

[16] California Department of Conservation. *State of California Williamson Act Contract Land.* ftp://ftp.consrv.ca.gov/pub/dlrp/WA/2012%20Statewide%20Map/WA_2012_8x11.pdf

E. Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? ● No Impact.

The project site is located in the midst of an urbanized area; therefore, it would not involve the disruption or damage to the existing environment resulting from a loss of farmland to non-agricultural use or conversion of forest land to non-forest. The project site is not located in close proximity to forest land or farmland areas. As a result, no impacts will result from the implementation of the proposed project.

3.2.2 MITIGATION MEASURES

The analysis of agricultural and forestry resources indicated that no impacts on these resources would occur as part of the proposed project's implementation. As a result, no mitigation is required.

3.3 AIR QUALITY

3.3.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project conflict with or obstruct implementation of the applicable air quality plan? ● Less than Significant Impact.

The South Coast Air Quality Management District (SCAQMD) has established quantitative thresholds for short-term (construction) emissions and long-term (operational) emissions for the following criteria pollutants:

- *Ozone (O_3)* is a nearly colorless gas that irritates the lungs, damages materials, and vegetation. Ozone is formed by photochemical reaction (when nitrogen dioxide is broken down by sunlight).

- *Carbon monoxide (CO)* is a colorless, odorless toxic gas that interferes with the transfer of oxygen to the brain and is produced by the incomplete combustion of carbon-containing fuels emitted as vehicle exhaust.

- *Nitrogen dioxide (NO_2)* is a yellowish-brown gas, which at high levels can cause breathing difficulties. NO_2 is formed when nitric oxide (a pollutant from burning processes) combines with oxygen.

- *Sulfur dioxide* (SO_2) is a colorless, pungent gas formed primarily by the combustion of sulfur-containing fossil fuels. Health effects include acute respiratory symptoms and difficulty in breathing for children.

- *PM_{10} and $PM_{2.5}$* refers to particulate matter less than ten microns and two and one-half microns in diameter, respectively. Particulates of this size cause a greater health risk than larger-sized particles since fine particles can more easily cause irritation.

Projects in the South Coast Air Basin (SCAB) generating construction-related emissions that exceed any of the following emissions thresholds are considered to be significant under CEQA:

- 75 pounds per day of reactive organic compounds;
- 100 pounds per day of nitrogen dioxide;
- 550 pounds per day of carbon monoxide;
- 150 pounds per day of PM_{10};
- 55 pounds per day of $PM_{2.5}$; or,
- 150 pounds per day of sulfur oxides.

A project would have a significant effect on air quality if any of the following operational emissions thresholds for criteria pollutants are exceeded:

- 55 pounds per day of reactive organic compounds;
- 55 pounds per day of nitrogen dioxide;
- 550 pounds per day of carbon monoxide;
- 150 pounds per day of PM_{10};
- 55 pounds per day of $PM_{2.5}$; or,
- 150 pounds per day of sulfur oxides.

The project area is located within the South Coast Air Basin, which covers a 6,600 square-mile area within Los Angeles, the non-desert portions of Los Angeles County, Orange County, and San Bernardino County.[17] Measures to improve regional air quality are outlined in the SCAQMD's Air Quality Management Plan (AQMP).[18] The most recent AQMP was adopted in 2017 and was jointly prepared with the California Air Resources Board (CARB) and the Southern California Association of Governments (SCAG).[19] The AQMP will help the SCAQMD maintain focus on the air quality impacts of major projects associated with goods movement, land use, energy efficiency, and other key areas of growth. Key elements of the 2016 AQMP include enhancements to existing programs to meet the 24-hour $PM_{2.5}$ Federal health standard and a proposed plan of action to reduce ground-level ozone. The primary criteria pollutants that remain non-attainment in the local area include $PM_{2.5}$ and ozone.

Specific criteria for determining a project's conformity with the AQMP is defined in Section 12.3 of the SCAQMD's CEQA Air Quality Handbook. The Air Quality Handbook refers to the following criteria as a means to determine a project's conformity with the AQMP: *Consistency Criteria 1* refers to a proposed project's potential for resulting in an increase in the frequency or severity of an existing air quality violation or its potential for contributing to the continuation of an existing air quality violation and *Consistency Criteria 2* refers to a proposed project's potential for exceeding the assumptions included in the AQMP or other regional growth projections relevant to the AQMP's implementation.[20]

[17] South Coast Air Quality Management District, *Final 2016 Air Quality Plan*. Adopted March 2017.

[18] Ibid.

[19] Ibid.

[20] South Coast Air Quality Management District. *CEQA Air Quality Handbook*. April 1993.

In terms of Criteria 1, the proposed project's long-term (operational) airborne emissions will be below levels that the SCAQMD considers to be a significant impact (refer to the analysis included in the next section where the long-term stationary and mobile emissions for the proposed project are summarized in Table 3-2). In addition, the project's operational emissions will be well within the emissions projections identified in the most recent AQMP. As shown in Table 3-5 of the Final 2016 AQMP, the future 2031 daily operational emissions *with* the estimated population, employment, and VMT growth projections are estimated to be: 345 tons per day of VOCs; 214 tons per day of NOx; 1,188 tons per day of CO; 18 tons per day of SOx; and 65 tons per day of $PM_{2.5}$.

The proposed project will also conform to Consistency Criteria 2 since it will not significantly affect any regional population, housing, and employment projections prepared for the City of Garden Grove. Projects that are consistent with the projections of employment and population forecasts identified in the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) prepared by SCAG are considered consistent with the AQMP growth projections, since the RTP/SCS forms the basis of the land use and transportation control portions of the AQMP. According to the Growth Forecast Appendix prepared by SCAG for the 2016-2040 RTP/SCS, the City of Garden Grove is projected to add a total of 5,300 new residents through the year 2040.[21] The project's implementation could result in a population increase of 22 new residents based on a ratio of 3.63 persons per household identified by the United States Census Bureau. Conversely, these new units are estimated to add up to 30 new residents based on the number of units and bedrooms that will be provided (five residents per unit). The projected number of new residents is well within SCAG's population projections for the City of Garden Grove and the proposed project will not violate Consistency Criteria 2. Since the proposed project will not be in violation of either Consistency Criteria, the project's potential impacts are considered to be less than significant.

B. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? ● Less than Significant Impact.

The analysis of daily construction emissions has been prepared utilizing the California Emissions Estimator Model (CalEEMod V.2016.3.2) developed for the SCAQMD. The entire project construction period is expected to take approximately 11 months (refer to Section 2.3.2) and would include site preparation, the erection of the new units, and the finishing of the project (paving, painting, and the planting of landscaping). Major sources of emissions during grading, building, construction, and site work include exhaust emissions from construction vehicles and equipment, fugitive dust generated by vehicles and equipment traveling over exposed surfaces, and sand disturbances from compacting and cement paving. As shown in Table 3-1, daily construction emissions are not anticipated to exceed the SCAQMD significance thresholds. Therefore, the mass daily construction-related impacts associated with the proposed project would be less than significant.

[21] Southern California Association of Governments. *Regional Transportation Plan/Sustainable Communities Strategy 2016-2040. Demographics & Growth Forecast.* April 2016.

Table 3-1
Estimated Daily Construction Emissions

Construction Phase	ROG	NO_2	CO	SO_2	PM_{10}	$PM_{2.5}$
Site Preparation (on-site)	1.75	21.53	11.91	0.02	1.09	0.81
Site Preparation (off-site)	0.03	0.02	0.35	--	0.09	0.02
Total Site Preparation	**1.78**	**21.55**	**12.26**	**0.02**	**1.18**	**0.83**
Grading (on-site)	2.02	22.74	10.15	0.02	7.23	4.31
Grading (off-site)	0.04	0.03	0.44	--	0.11	0.03
Total Grading	**2.06**	**22.77**	**10.59**	**0.02**	**7.34**	**4.34**
Building Construction (on-site)	2.55	18.91	15.25	0.02	1.09	1.04
Building Construction (off-site)	0.02	0.12	0.20	--	0.05	0.01
Total Building Construction	**2.57**	**19.03**	**15.45**	**0.02**	**1.14**	**1.05**
Paving (on-site)	1.25	12.56	11.85	0.01	0.73	0.67
Paving (off-site)	0.07	0.05	0.67	--	0.16	0.04
Total Paving	**1.32**	**12.61**	**12.52**	**0.01**	**0.89**	**0.71**
Architectural Coatings (on-site)	1.83	1.68	1.83	--	0.11	0.11
Architectural Coatings (off-site)	--	--	0.04	--	0.01	--
Total Architectural Coatings	**1.83**	**1.68**	**1.87**	**--**	**0.12**	**0.11**
Maximum Daily Emissions	**2.58**	**22.77**	**15.46**	**0.02**	**7.34**	**4.34**
Daily Thresholds	**75**	**100**	**550**	**150**	**150**	**55**

Source: California Air Resources Board CalEEMod [computer program].

The project's construction would be required to adhere to all SCAQMD regulations related to fugitive dust generation and other construction-related emissions. According to SCAQMD Regulation 403, all unpaved demolition and construction areas shall be regularly watered up to three times per day during excavation, grading, and construction as required (depending on temperature, soil moisture, wind, etc.). Finally, the contractors must comply with other SCAQMD regulations governing equipment idling and emissions controls. The aforementioned SCAQMD regulations are standard conditions required for every construction project undertaken in the City as well as in the cities and counties governed by the SCAQMD.

Long-term emissions refer to those air quality impacts that will occur once the proposed project has been constructed and is operational. These impacts will continue over the operational life of the project. Operational emissions include those associated with electricity consumption and natural gas usage. Operational emissions also include mobile-source emissions from vehicle trips and from the project site. The long-term air quality impacts associated with the proposed project include mobile emissions associated with vehicular traffic and off-site stationary emissions associated with the generation of energy. The analysis of long-term operational impacts also used the CalEEMod computer model. As indicated in Table 3-2, the projected long-term emissions will also be below thresholds considered to be a significant impact.

Table 3-2
Estimated Operational Emissions in lbs/day - Unmitigated

Emission Source	ROG	NO_2	CO	SO_2	PM_{10}	$PM_{2.5}$
Area-wide (lbs/day)	1.82	0.13	3.54	--	0.46	0.46
Energy (lbs/day)	--	0.03	0.01	--	--	--
Mobile (lbs/day)	0.11	0.56	1.49	--	0.43	0.11
Total (lbs/day)	**1.93**	**0.73**	**5.06**	**0.013**	**0.90**	**0.58**
Daily Thresholds	**55**	**55**	**550**	**150**	**150**	**55**
Significant Impact?	**No**	**No**	**No**	**No**	**No**	**No**

Source: California Air Resources Board CalEEMod [computer program].

As indicated in Table 3-2, the project's operation will result in emissions that are below the thresholds of significance established by the SCAQMD. As a result, the potential impacts are considered to be less than significant.

C. Would the project expose sensitive receptors to substantial pollutant concentrations? ● Less than Significant Impact.

Sensitive receptors refer to land uses and/or activities that are especially sensitive to poor air quality and typically include homes, schools, playgrounds, hospitals, convalescent homes, and other facilities where children or the elderly may congregate.[22] These population groups are generally more sensitive to poor air quality. Sensitive receptors (residential uses) abut the project site to the west, south, and east.[23]

Most vehicles generate carbon monoxide (CO) as part of the tail-pipe emissions and high concentrations of CO along busy roadways and congested intersections are a concern. The areas surrounding the most congested intersections are often found to contain high levels of CO that exceed applicable standards and are referred to as *hot-spots*. Three variables influence the creation of a CO hot-spot: traffic volumes, traffic congestion, and the background CO concentrations for the source receptor area. Typically, a CO hot-spot may occur near a street intersection that is experiencing severe congestion (a LOS E or LOS F) where idling vehicles result in ground level concentrations of carbon monoxide. However, within the last decade, decreasing background levels of pollutant concentrations and more effective vehicle emission controls have significantly reduced the potential for the creation of hot-spots. The SCAQMD stated in its CEQA Handbook that a CO hot-spot would not likely develop at an intersection operating at LOS C or better. Since the Handbook was written, there have been new CO emissions controls added to vehicles and reformulated fuels are now sold in the SCAB. These new automobile emissions controls, along with the reformulated fuels, have resulted in a lowering of both ambient CO concentrations and vehicle emissions. The project's implementation will not result in a degradation of any intersections Level of Service. Therefore, no impacts regarding the creation of carbon hot-spots will result.

[22] South Coast Air Quality Management District. *CEQA Air Quality Handbook, Appendix 9*. As amended 2017.

[23] Ibid.

The SCAQMD requires that CEQA air quality analyses indicate whether a proposed project will result in an exceedance of *localized emissions thresholds* or LSTs. LSTs apply to short-term (construction) emissions at a fixed location and do not include off-site or regional emissions. The approach used in the analysis of the proposed project utilized a number of screening tables that identified maximum allowable emissions (in pounds per day) at a specified distance to a receptor. The pollutants that are the focus of the LST analysis include the conversion of NO_x to NO_2; carbon monoxide (CO) emissions from construction; PM_{10} emissions from construction; and $PM_{2.5}$ emissions from construction. The use of the "look-up tables" is typically used for projects proposed on less than five acres of land area. The project's LST emissions are presented in Table 3-3.

Table 3-3
Local Significance Thresholds Exceedance SRA 17 for 1-Acre of Disturbance

Emissions	Emissions (lbs/day)	Type	Allowable Emissions Threshold (lbs/day) and a Specified Distance from Receptor (in meters)				
			25	50	100	200	500
NO_x	22.77	Construction	**81**	83	98	123	192
CO	15.46	Construction	**485**	753	1,128	2,109	6,841
PM_{10}	3.58*	Construction	**4**	12	28	60	158
$PM_{2.5}$	2.31*	Construction	**3**	4	9	22	85

Source: CalEEMod Version 2016.3.2.
*= Note: These figures take into account the water of the site up to three times per day, which is a standard condition required by the SCAQMD.

As indicated in Table 3-3, the emissions generated by the construction of the proposed project will not exceed the LSTs identified above. Further analysis of the CalEEMod worksheets indicated that the primary source of construction PM emissions is fugitive dust. Adherence to additional mandatory Rule 403 regulations will reduce fugitive dust emissions to levels that are less than significant. Rule 403 also requires that temporary dust covers be used on any piles of excavated or imported earth to reduce wind-blown dust. In addition, all clearing, earthmoving, or excavation activities must be discontinued during periods of high winds (i.e. greater than 15 mph), so as to prevent excessive amounts of fugitive dust. Finally, the contractors must comply with other SCAQMD regulations governing equipment idling and emissions controls. As a result, the potential impacts are considered to be less than significant.

D. Would the project result in other emissions (such as those leading to odors adversely affecting a substantial number of people? ● Less than Significant Impact.

The SCAQMD has identified land uses that are typically associated with odor complaints. These uses include activities involving livestock, rendering facilities, food processing plants, chemical plants, composting activities, refineries, landfills, and businesses involved in fiberglass molding.[24] The project is a proposal to construct six dwelling units. As designed, the proposed project will not be involved in any of the aforementioned odor-generating activities. Given the nature of the intended use (six residential units), no operational impacts related to odors are anticipated with the proposed project.

[24] South Coast Air Quality Management District. *CEQA Air Quality Handbook,* As amended 2017.

Some objectionable odors may emanate from the operation of diesel-powered construction vehicles during construction of the proposed project; however, potential truck drivers visiting the site (construction and deliveries) must adhere to Title 13 - §2485 of the California Code of Regulations, which limits the idling of diesel powered vehicles to less than five minutes. Adherence to the aforementioned standard condition will minimize odor impacts from diesel trucks. In addition, the project's construction contractors must adhere to SCAQMD Rule 403 regulations, which significantly reduce the generation of fugitive dust. Adherence to Rule 403 Regulations and Title 13 - §2485 of the California Code of Regulations will reduce potential impacts to levels that are less than significant and no mitigation is required.

3.3.3 MITIGATION MEASURES

The analysis of air quality impacts indicated no mitigation will be required.

3.4 BIOLOGICAL RESOURCES

3.4.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? ● No Impact.*

A review of the California Department of Fish and Wildlife California Natural Biodiversity Database (CNDDB) Bios Viewer for the Anaheim Quadrangle (the portion of the City of Garden Grove that contains the project site is located within the Anaheim Quadrangle) indicated that out of a total of 23 native plant and animal species, seven are either threatened or endangered. These species include the western yellow-billed cuckoo; the coastal California gnatcatcher; quino checkerspot butterfly; and the swainson's hawk.[25] The project site's lack of suitable riparian, chaparral, or wetland habitat precludes the presence of the aforementioned species. In addition, the underlying soils have been disturbed to accommodate the previous development in a highly urbanized area. These conditions also preclude the presence of burrowing owls or any nesting birds. As a result, no impacts on any candidate, sensitive, or special status species would result.

B. *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? ● No Impact.*

The field survey that was conducted for this project indicated that there are no wetlands or riparian habitat present on-site or in the surrounding areas. This conclusion is also supported by a review of the U.S. Fish and Wildlife Service National Wetlands Inventory, Wetlands Mapper.[26] In addition, there are

[25] California Department of Fish and Wildlife. *Bios Viewer*. https://map.dfg.ca.gov/bios/?tool=cnddbQuick.

[26] United States Fish and Wildlife Service. *National Wetlands Inventory*. https://www.fws.gov/Wetlands/data/Mapper.html

no designated "blue line streams" located within the project site. As a result, no impacts on natural or riparian habitats will result from the proposed project's implementation.

C. *Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? ● No Impact.*

As indicated in the previous subsection, the project site and adjacent developed properties do not contain any natural wetland and/or riparian habitat.[27] The project site does not contain any natural hydrologic features or federally protected wetlands as defined by Section 404 of the Clean Water Act. As a result, the proposed project would not impact any protected wetland area or designated blue-line stream and no impacts would occur.

D. *Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? ● No Impact.*

The project site lacks suitable wildlife habitat because it is a vacant lot with only ruderal vegetation.[28] Furthermore, the site contains no natural hydrological features. Constant disturbance (noise and vibration) from Chapman Avenue limit the site's utility as a migration corridor. Since the site is surrounded by development on all sides and lacks suitable habitat, the site's utility as a migration corridor is restricted. Therefore, no impacts will result from the implementation of the proposed project.

E. *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? ● Less than Significant Impact.*

Title 11 (Public Property) Chapter 11.32 (Trees) of the City of Garden Grove Municipal Code serves as the City's "Tree Ordinance." The Tree Ordinance establishes strict guidelines regarding the removal or tampering of trees located within any public right-of-way (such as streets and alleys). There is one tree located along the portion of Chapman Avenue that extends along the site's northern boundary. This tree will be removed to accommodate the project. Therefore, the Applicant must adhere to the standards identified in that Chapter. Specifically, the project would have to adhere to regulations such as Section 11.32.080, which states:

> *The City Manager or his or her designee shall certify all City permits for construction, installation, altering, moving, or razing of all buildings, utilities, sidewalks, sewers, or other operations where trees or shrubs, or parts thereof are involved.*

No mitigation is required since the Applicant must obtain approval from the City Manager to remove the street tree located adjacent to the site's northern boundary. As a result, the potential impacts are considered to be less than significant.

[27] United States Fish and Wildlife Service. *National Wetlands Inventory*. https://www.fws.gov/Wetlands/data/Mapper.html

[28] Blodgett Baylosis Environmental Planning. *Site survey*. Survey was conducted February 21, 2019.

F. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? ● No Impact.

The project site is not located within an area governed by a habitat conservation or community conservation plan. As a result, no impacts on local, regional, or State habitat conservation plans will result from the proposed project's implementation.

3.4.2 MITIGATION MEASURES

The analysis indicated that the proposed project will not require any mitigation.

3.5 CULTURAL RESOURCES

3.5.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5? ● No Impact.

Historic structures and sites are defined by local, State, and Federal criteria. A site or structure may be historically significant if it is locally protected through a local general plan or historic preservation ordinance. A site or structure may be historically significant according to State or Federal criteria even if the locality does not recognize such significance. The State, through the State Historic Preservation Office (SHPO), maintains an inventory of those sites and structures that are considered to be historically significant. Finally, the U.S. Department of Interior has established specific Federal guidelines and criteria that indicate the manner in which a site, structure, or district is to be defined as having historic significance and in the determination of its eligibility for listing on the National Register of Historic Places.[29] To be considered eligible for the National Register, a property's significance may be determined if the property is associated with events, activities, or developments that were important in the past, with the lives of people who were important in the past, or represents significant architectural, landscape, or engineering elements.[30]

State historic preservation regulations include the statutes and guidelines contained in the California Environmental Quality Act (CEQA) and the Public Resources Code (PRC). A historical resource includes, but is not limited to, any object, building, structure, site, area, place, record, or manuscript, that is historically or archaeologically significant. The State regulations that govern historic resources and structures include Public Resources Code (PRC) Section 5024.1 and CEQA Guidelines Sections 15064.5(a) and 15064.5(b). The project site is vacant and undeveloped and there no structures located on-site. Furthermore, the project site is not identified as a historic resource by the City's Historical Society.[31] Therefore, because there are no local, State, or federal historic resources on or adjacent to the

[29] U.S. Department of the Interior, National Park Service. *National Register of Historic Places*. http://nrhp.focus.nps.gov. 2010.

[30] Ibid.

[31] City of Garden Grove. *City of Garden Grove Historical Society*. http://www.ci.garden-grove.ca.us/ ?q=/HistoricalSociety.

project site, no impacts are anticipated with the proposed project's implementation.

B. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? ● Less than Significant Impact with Mitigation.

The City of Garden Grove was previously inhabited by the Gabrieleño-Kizh people, named after the San Gabriel Mission.[32] The Gabrieleño-Kizh tribe has lived in this region for around 7,000 years.[33] Before European contact, approximately 5,000 Gabrieleño-Kizh people lived in villages throughout the Los Angeles Basin.[34] Archaeological sites are often located along creek areas, ridgelines, and vistas.[35] Formal Native American consultation was provided in accordance with SB-18 and AB-52 (See Section 3.18(a) for a more detailed analysis of the requirements of SB-18 and AB-52). SB-18 and AB-52 consultation letters were mailed to a total of six tribes, including the different Gabrieleño subsets and the Soboba tribe. The specific tribal contacts included the following:

- Linda Candelaria, Co-Chairperson, Gabrielino-Tongva Tribe;
- Anthony Morales, Chairperson, Gabrieleno/Tongva – San Gabriel Band of Mission Indians;
- Robert F. Dorame, Tribal Chair/Cultural Resources, Gabrielino Tongva Indians of California Tribal Council;
- Joseph Ontiveros, Cultural Resource Director, Soboba Band of Luiseno Indians;
- Andrew Salas, Chairman, Gabrieleno Band of Mission Indians – Kizh Nation; and,
- Sam Dunlap, Cultural Resources Director, Gabrielino/Tongva Nation.

Only one of the aforementioned tribes responded. The tribal representative of the Gabrieleño-Kizh indicated that the project site is situated in an area of high archaeological significance. As a result, the following mitigation is required:

- In compliance with the requirements of SB-18 and AB-52, the project Applicant will be required to obtain the services of a qualified Native American Monitor during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground disturbing activities. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the monitor has indicated that the site has a low potential for archeological resources.

[32] Tongva People of Sunland-Tujunga. *Introduction*. http://www.lausd.k12.ca.us/Verdugo_HS/classes/multimedia/intro.html. Website accessed in December 2014).

[33] Ibid.

[34] Rancho Santa Ana Botanical Garden. *Tongva Village Site*. http://www.rsabg.org/tongva-village-site-1. Website accessed in December 2014).

[35] McCawley. The First Angelinos, The Gabrieleño Indians of Los Angeles County. 1996.

In the unlikely event that human remains are uncovered by construction crews and/or the Native American Monitors, all excavation/grading activities shall be halted and the Garden Grove Police Department will be contacted (the Department will then contact the County Coroner). Title 14; Chapter 3; Article 5; Section 15064.5 of CEQA will apply in terms of the identification of significant archaeological resources and their salvage. Adherence to the abovementioned mitigation will reduce potential impacts to levels that are less than significant.

C. *Would the project disturb any human remains, including those interred outside of dedicated cemeteries? ● Less than Significant Impact.*

There are no dedicated cemeteries located within the vicinity of the project site.[36] Magnolia Memorial Park is located 0.36 miles to the southwest of the project site and is the closest cemetery to the project site.[37] The proposed project would be restricted to the project site and would not affect any dedicated cemeteries. Notwithstanding the foregoing, in the unlikely event that human remains are uncovered by construction crews, all excavation and grading activities shall be halted and the Garden Grove Police Department would be contacted (the Department would then contact the County Coroner). This is a standard condition under California Health and Safety Code Section 7050.5(b), which states:

> "In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the human remains are discovered has determined, in accordance with Chapter 10 (commencing with (b) Section 27460) of Part 3 of Division 2 of Title 3 of the Government Code, that the remains are not subject to the provisions of Section 27491 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code. The coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission."

In addition, Title 14; Chapter 3; Article 5; Section 15064.5 of CEQA would apply in terms of the identification of significant archaeological resources and their salvage. Therefore, the potential impacts are considered to be less than significant.

[36] Google Earth. Website accessed February 21, 2019.

[37] Ibid.

3.5.2 MITIGATION MEASURES

The preceding analysis concluded that the project would require the following mitigation:

Mitigation Measure No. 1 (Cultural Resources). In compliance with the requirements of SB-18 and AB-52, the project Applicant will be required to obtain the services of a qualified Native American Monitor during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground disturbing activities. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the monitor has indicated that the site has a low potential for archeological resources.

3.6 ENERGY

3.6.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? ● Less than Significant Impact.*

Title 24 of the California Code of Regulations establishes energy conservation standards for new construction. These standards relate to insulation requirements, glazing, lighting, shading, and water and space heating systems. The Garden Grove Municipal Code (GGMC) incorporates these state requirements. Construction-related energy consumption will consist largely of temporary power consumption related to the use of power tools, more specialized equipment (welding equipment, elevators, cranes, etc.), and lighting. A second major source of energy consumption will be related to temporary lighting used for both work and security. Work-related and security lighting will be required for the site during the course of the construction period. For purposes of this analysis, the entire construction period was assumed to be 11 months. The construction-related electrical consumption rate will be minimal in comparison to the operational consumption once the building is occupied. In addition, construction-related activities do not require the use of natural gas.

Table 3-4 below provides an estimate of electrical and natural gas consumption for the proposed project. As indicated in the table, the project is estimated to consume approximately 39,108 kilowatt (kWh) per year (or 3,259 kWh per month) of electricity and 1,938 therms of natural gas.

Table 3-4
Estimated Annual Energy Consumption

Project	Consumption Rate	Total Project Consumption
Electrical Consumption	6,518 kWh/unit/year	39,108 kWh/year total
Natural Gas Consumption	323 therms/unit/year	1,938 therms/year total

Source: Southern California Edison and Southern California Gas Company.

It is important to note that the project will include energy efficient fixtures such as energy efficient lighting, appliances, windows, roofing materials, air conditioning, and insulation. In addition, the energy consumption rates do not reflect the more stringent 2016 California Building and Green Building Code requirements. Title 24, Part 6 contains energy requirements for newly constructed buildings, additions to existing buildings, and alterations to existing buildings. These energy requirements include the use of energy efficient appliances and fixtures such as air conditioning units and lighting. The purpose of the California Green Building Code (Title 24, Part 11) is to improve public health, safety, and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices. Title 24, Part 6 requirements have been incorporated into the California Green Building Code. These California Green Building Code requirements include the use of energy and water efficient appliances and fixtures such as double paned windows, insulation, low flow faucets, and stormwater treatment appurtenances. Furthermore, depending on when the construction plans are submitted to the City for plan check, the project may be subject to the 2019 California Building Standards Code and the 2019 Building Energy Efficiency Standards (if submitted on, or after January 1, 2020). As a result, less than significant impacts will occur.

B. Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency? ● Less than Significant Impact.

On January 12, 2010, the State Building Standards Commission adopted updates to the California Green Building Standards Code (Code), which became effective on January 1, 2011. The California Code of Regulations (CCR) Title 24, Part 11: California Green Building Standards (Title 24) became effective to aid efforts to reduce GHG emissions associated with energy consumption. Title 24 now requires that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials. The proposed project will be subject to the 2016 Building Code Standards, though the 2019 Standards that may be applicable if the project (construction plans for plan check) is submitted to the City on or after January 1, 2020. The California Green Building Standards Code does not prevent a local jurisdiction from adopting a more stringent code as state law provides methods for local enhancements. As indicated previously, the proposed project will be in accordance with the City's Building Code requirements and with Part 6 and Part 11 of Title 24 of the California Code of Regulations. As a result, the potential impacts are considered to be less than significant.

3.6.2 MITIGATION MEASURES

The preceding analysis concluded that the proposed project will not result in any significant impacts that would warrant mitigation.

3.7 GEOLOGY & SOILS

3.7.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project, directly or indirectly, cause potential substantial adverse effects, including the risk of loss, injury, or death involving: Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault (refer to Division of Mines and Geology Special Publication 42), strong seismic ground–shaking, seismic-related ground failure, liquefaction, or landslides? ● Less than Significant Impact.

The City of Garden Grove is located in a seismically active region. Earthquakes from several active and potentially active faults in the Southern California region could affect the project site. In 1972, the Alquist-Priolo Earthquake Zoning Act was passed in response to the damage sustained in the 1971 San Fernando Earthquake. The Alquist-Priolo Earthquake Fault Zoning Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults.[38] A list of cities and counties subject to the Alquist-Priolo Earthquake Fault Zones is available on the State's Department of Conservation website. The City of Garden Grove is not on the list.[39]

The potential impacts from fault rupture are considered no greater for the project site than for the surrounding areas. Surface ruptures are visible instances of horizontal or vertical displacement, or a combination of the two. The proposed improvements will be constructed in compliance with the 2016 Building Code, which contains standards for building design to minimize the impacts from fault rupture. Therefore, the potential impacts resulting from fault rupture are anticipated to be less than significant. The potential impacts in regards to ground shaking would also be considered to be less than significant. The intensity of ground shaking depends on the intensity of the earthquake, the duration of shaking, soil conditions, type of building, and distance from epicenter or fault. The proposed improvements will be constructed in compliance with the applicable 2019 Building Code, which contains standards for building design to minimize the impacts from ground shaking.

Other potential seismic issues include ground failure, liquefaction, and lateral spreading. Ground failure is the loss in stability of the ground and includes landslides, liquefaction, and lateral spreading. The project site is located within an area that has a potential for liquefaction.[40] According to the United States Geological Survey, liquefaction is the process by which water-saturated sediment temporarily loses strength and acts as a fluid. Essentially, liquefaction is the process by which the ground soil loses strength due to an increase in water pressure following seismic activity. The potential impacts with regards to liquefaction are considered to be less than significant since all soils that are not capable of supporting the proposed development will be removed and re-compacted. In addition, the project Applicant will be required to adhere to the foundation recommendations identified by the project's civil engineer. Lastly, the project site is not subject to the risk of landslides because the project site is relatively

[38] California Department of Conservation. *What is the Alquist-Priolo Ac?* http://www.conservation.ca.gov

[39] California Department of Conservation. *Table 4, Cities and Counties Affected by Alquist Priolo Earthquake Fault Zones as of January 2010*. http://www.conservation.ca.gov/cgs/rghm/ap/Pages/affected.aspx

[40] California Department of Conservation. *Geologic and Seismic Hazards Shapefile*.

flat and there are no substantial hillsides or slopes immediately adjacent to the site boundary.

Lateral spreading is a phenomenon that is characterized by the horizontal, or lateral, movement of the ground. Lateral spreading could be liquefaction induced or can be the result of excess moisture within the underlying soils. Liquefaction induced lateral spreading would not affect the proposed development since all soils that are not capable of supporting the proposed development will be removed and re-compacted. In addition, the project Applicant will be required to adhere to the foundation recommendations identified by the project's civil engineer. Therefore, lateral spreading caused by liquefaction would not affect the project. The underlying soils are not prone to shrinking and swelling (refer to Section 3.7.2.D). Thus, the lateral spreading triggered due to an influx of moisture retained and released by the underlying soils is not likely to occur. As a result, the potential impacts in regards to liquefaction and landslides are less than significant.

B. Would the project result in substantial soil erosion or the loss of topsoil? ● Less than Significant Impact.

The UC Davis SoilWeb soil survey was consulted to determine the nature of the soils that underlie the project site. According to the SoilWeb, the site is underlain by Metz loamy sand.[41] Metz soils have a slight erosion hazard; however, construction activities and the placement of "permanent vegetative cover" will reduce the soil's erosion risk.[42] Once operational, the project site would be paved over and landscaped, which would minimize soil erosion. In addition, the Applicant will be required to adhere to the construction Best Management Practices (BMPs) outlined in the Construction Runoff Guidance Manual Stormwater Runoff Program which includes the City of Garden Grove. This program includes the County of Orange, the cities of Orange County, and the Orange County Flood Control District. The construction BMPs identified in the Construction Runoff Guidance Manual are applicable for all projects located within Orange County.[43] These construction BMPs are grouped into the following categories:

- *Erosion control*, which focuses on preventing soil from being eroded by stormwater and potentially discharged from the construction site;
- *Sediment control*, which focuses on preventing eroded soil from being discharged from the construction site;
- *Wind erosion control*, which protects the soil surface and prevents the soil particles from being detached by wind;
- *Tracking control*, which prevents or reduces the amount of sediment that is tracked to paved areas from unpaved areas by vehicles or construction equipment;
- *Non-stormwater management*, which limits or reduces potential pollutants at their source

[41] UC Davis. *SoilWeb*. https://casoilresource.lawr.ucdavis.edu/gmap/

[42] United States Department of Agriculture, Soil Conservation Service. *Soil Survey of Orange County and Western Part of Riverside County, California*. September 1978. *And* UC Davis. *SoilWeb*. https://casoilresource.lawr.ucdavis.edu/gmap/

[43] Orange County Public Works. *Construction Runoff Guidance Manual*. Report dated December 2012

before they are exposed to stormwater; and,

- *Waste management and materials pollution control*, which practices that limit or reduce or prevent the contamination of stormwater by construction wastes and materials.

In addition, as a permitted subject to the MS4 permit, the City is responsible for ensuring that all new development and redevelopment comply with all pertinent requirements of the National Pollutant Discharge Elimination System (NPDES), which is a key element of the LID measures. In order to connect to the City's MS4 (municipal stormwater system), the project Applicant must obtain a Statewide General Construction Activity Stormwater Permit (GCASP). Construction activities include, but are not limited to, soil disturbance, clearing, grading, stock piling of soils, or excavation. In order to obtain a General Construction Activity Stormwater Permit (GCASP), the Applicant would be required to prepare a Stormwater Pollution Prevention Plan (SWPPP). The SWPPP will contain construction Best Management Practices (BMPs) that will prevent the erosion of top soil, the contamination of stormwater runoff, and the discharge of runoff and soil off-site. The Applicant must ensure that a SWPPP is approved, or file a Notice of Intent to comply with the State permit prior to issuance of a grading permit.[44] The NPDES, SUSMP, and SWPPP are all elements of the MS4. As a result, the potential impacts regarding soil erosion are considered to be less than significant and no mitigation is required.

C. *Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? ● Less than Significant Impact.*

Once complete, the project will not destabilize the new soils since the project will include new paved surfaces, new landscaping, and raised foundations, which would minimize soil erosion. Lateral spreading is a phenomenon that is characterized by the horizontal, or lateral, movement of the ground. Lateral spreading could be liquefaction induced or can be the result of excess moisture within the underlying soils. Liquefaction induced lateral spreading will not affect the proposed project because the project will be constructed in accordance with the 2016 Building Code, or the 2019 Building Code depending on when the project Application is filed. In addition, all soils that is not capable of supporting the proposed project will be removed and may be re-compacted or replaced.

The soils that underlie the project site possess a low potential for shrinking and swelling. Soils that exhibit certain shrink swell characteristics expand according to the moisture content present at the time. Since the underlying soils are not prone to shrinking and swelling, lateral spreading resulting from an influx of groundwater is slim. The likelihood of lateral spreading will be further reduced since the project's implementation will not require grading and excavation that would extend to depths required to encounter groundwater. In addition, the project will not result in the direct extraction of groundwater since the project will be connected to the City's water distribution system.

The soils that underlie the project site are also not prone to subsidence. Subsidence occurs via soil shrinkage and is triggered by a significant reduction in an underlying groundwater table, thus causing the earth on top to sink. No groundwater would be drained to accommodate the construction of the

[44] City of Garden Grove. *The Garden Grove Plan, Program Environmental Impact Report*. February 2012.

proposed project. In addition, the project would not result in the direct extraction of groundwater located below ground surface (BGS). Therefore, the likelihood of on-site subsidence is considered to be remote. As a result, the potential impacts are anticipated to be less than significant.

D. Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property? ● Less than Significant Impact.

According to the UC Davis SoilWeb, the site is underlain with Metz loamy sand soils.[45] Metz soils have a slight erosion hazard and possess a low potential for shrinking and swelling.[46] The shrinking and swelling of soils (expansion) is influenced by the amount of clay present in the underlying soils.[47] As a result, the potential impacts are considered to be less than significant.

E. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? ● No Impact.

No septic tanks would be used as part of proposed project. The residential units will be connected to the City's sanitary sewer system. As a result, no impacts associated with the use of septic tanks would occur as part of the proposed project's implementation.

F. Would the project, directly or indirectly, destroy a unique paleontological resource or site or unique geologic feature? ● Less than Significant Impact.

No paleontological resources or geologic features are anticipated to be encountered during the project's construction phase due to the recent age (Holocene) of the soil. The soils that underlie the project area are alluvial soils. The alluvial deposits are typically quaternary-aged (from two million years ago to the present day) and span the two most recent geologic epochs, the Pleistocene and the Holocene.[48] As a result, no impacts to paleontological resources will occur and no mitigation is required.

3.7.2 MITIGATION MEASURES

The analysis determined that the proposed project would not require any mitigation.

[45] UC Davis. *SoilWeb*. https://casoilresource.lawr.ucdavis.edu/gmap/

[46] United States Department of Agriculture, Soil Conservation Service. *Soil Survey of Orange County and Western Part of Riverside County, California*. September 1978.

[47] Natural Resources Conservation Service Arizona. *Soil Properties Shrink/Swell Potential.* http://www.nrcs.usda.gov/wps/portal/nrcs/detailfull/az/soils/?cid=nrcs144p2_065083

[48] United States Geological Survey. *What is the Quaternary?* http://geomaps.wr.usgs.gov/sfgeo/quaternary/stories/what_is.html. Site accessed on April 19, 2018

3.8 GREENHOUSE GAS EMISSIONS

3.8.1 ENVIRONMENTAL ANALYSIS

A. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? ● Less than Significant Impact.

The State of California requires CEQA documents to include an evaluation of greenhouse gas (GHG) emissions or gases that trap heat in the atmosphere. GHG are emitted by both natural processes and human activities. Examples of GHG that are produced both by natural and industrial processes include carbon dioxide (CO_2), methane (CH_4), and nitrous oxide (N_2O). The SCAQMD has established multiple draft thresholds of significance. These thresholds include 1,400 metric tons of CO_2E ($MTCO_2E$) per year for commercial projects, 3,500 $MTCO_2E$ per year for residential projects, 3,000 $MTCO_2E$ per year for mixed-use projects, and 7,000 $MTCO_2E$ per year for industrial projects.[49]

As indicated in Table 3-5, the project's operational CO_2E emissions (area, energy, mobile, waste, and water) are estimated to be 109 $MTCO_2E$ per year, which is below the aforementioned thresholds. The project's construction CO_2E emissions (site prep, grading, building, construction, paving, and architectural coating) would result in a generation of 159.45 $MTCO_2E$ per year. When amortized over a 30-year period, these emissions decrease to 5.30 $MTCO_2E$ per year. These amortized construction emissions were added to the project's operational emissions to calculate the project's total GHG emissions. As shown in the table, the project's total operational emissions would be 114.28 $MTCO_2E$ per year, which is still below the threshold of 3,500 $MTCO_2E$ per year for residential projects.

Table 3-5
Greenhouse Gas Emissions Inventory

Source	GHG Emissions (Tons/Year)			
	CO_2	CH_4	N_2O	CO_2E
Long-Term – Area Emissions	0.10	--	--	0.10
Long-Term - Energy Emissions	23.99	--	--	24.09
Long-Term - Mobile Emissions	78.57	--	--	78.67
Long-Term - Waste Emissions	1.41	0.08	--	3.50
Long-Term – Water Emissions	2.26	0.01	--	2.60
Long-Term - Total Emissions	**106.35**	**0.09**	**--**	**108.98 $MTCO_2E$**
Total Construction Emissions	**158.49**	**0.03**	**--**	**159.45 $MTCO_2E$**
Construction Emissions Amortized Over 30 Years				**5.30 $MTCO_2E$**
Total Emissions with Amortized Construction Emissions				**114.28 $MTCO_2E$**
Significance Threshold				**3,500 $MTCO_2E$**
Significant Impact?				**No**

[49] South Coast Air Quality Management District. *Greenhouse Gas CEQA Significance Threshold Stakeholder Working Group #14.* http://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-(ghg)-ceqa-significance-thresholds/year-2008-2009/ghg-meeting-14/ghg-meeting-14-main-presentation.pdf

The GHG emissions estimates reflect what a six-unit development of the same location and description would generate once fully operational. The type of activities that may be undertaken once the project is operational have been predicted and accounted for in the model for the selected land use type.

It is important to note that the project is an "infill" development, which is seen as an important strategy in combating the release of GHG emissions. Infill development provides a regional benefit in terms of a reduction in Vehicle Miles Traveled (VMT) since the project is consistent with the regional and State sustainable growth objectives identified in the State's Strategic Growth Council (SGC).[50] Infill development reduces VMT by recycling existing undeveloped or underutilized properties located in established urban areas. When development is located in a more rural setting, such as further east in the desert areas, employees, patrons, visitors, and residents may have to travel farther since rural development is often located a significant distance from employment, entertainment, and population centers. Consequently, this distance is reduced when development is located in urban areas since employment, entertainment, and population centers tend to be set in more established communities. As a result, the potential impacts are considered to be less than significant and no mitigation is required.

B. Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases? ● Less than Significant Impact.

AB 32 requires the reduction of GHG emissions to 1990 levels, which would require a minimum 28% reduction in "business as usual" GHG emissions for the entire State. Additionally, Governor Edmund G. Brown signed into law Executive Order (E.O.) B-30-15 on April 29, 2015, the Country's most ambitious policy for reducing Greenhouse Gas Emissions. Executive Order B-30-15 calls for a 40% reduction in greenhouse gas emissions below 1990 levels by 2030.[51] The City of Garden Grove does not currently have a Climate Action Plan to reduce GHG emissions within its jurisdictional boundaries. Nevertheless, the proposed project will be in compliance with the City's Building Code requirements and with Part 6 and Part 11 of Title 24 of the California Code of Regulations.

On January 12, 2010, the State Building Standards Commission adopted updates to the California Green Building Standards Code (Code) which became effective on January 1, 2011. The California Code of Regulations (CCR) Title 24, Part 11: California Green Building Standards (Title 24) became effective to aid efforts to reduce GHG emissions associated with energy consumption. Title 24 now require that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials. The 2016 version of the standards became effective as of January 1, 2017. The 2016 version addresses additional items such as clean air vehicles, increased requirements for electric vehicles charging infrastructure, organic waste, and water efficiency and conservation. The California Green Building Standards Code does not prevent a local jurisdiction from adopting a more stringent code as State law

[50] California Strategic Growth Council. http://www.sgc.ca.gov/Initiatives/infill-development.html. Promoting and enabling sustainable infill development is a principal objective of the SGC because of its consistency with the State Planning Priorities and because infill furthers many of the goals of all of the Council's member agencies. Website accessed on April 20, 2018.

[51] Office of Governor Edmund G. Brown Jr. *New California Goal Aims to Reduce Emissions 40 Percent Below 1990 Levels by 2030*. http://gov.ca.gov/news.php?id=18938

provides methods for local enhancements. Since the project will be in conformance with Part 6 and Part 11 of Title 24 of the California Code of Regulations, the potential impacts are considered to be less than significant.

In addition, it is important to note that the project is an "infill" development, which is seen as an important strategy in combating the release of GHG emissions. Infill development provides a regional benefit in terms of a reduction in Vehicle Miles Traveled (VMT) since the project is consistent with the regional and State sustainable growth objectives identified in the State's Strategic Growth Council (SGC).[52] Infill development reduces VMT by recycling existing undeveloped or underutilized properties located in established urban areas. When development is located in a more rural setting, such as further east in the desert areas, employees, patrons, visitors, and residents may have to travel farther since rural development is often located a significant distance from employment, entertainment, and population centers. Consequently, this distance is reduced when development is located in urban areas since employment, entertainment, and population centers tend to be set in more established communities. As a result, the potential impacts are considered to be less than significant and no mitigation is required.

3.8.2 MITIGATION MEASURES

The analysis of potential impacts related to GHG emissions indicated that the proposed project would not result in any adverse impacts. As a result, no mitigation measures are required.

3.9 HAZARDS & HAZARDOUS MATERIALS

3.9.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? ● Less than Significant Impact.

The project's construction would require the use of diesel fuel to power the construction equipment. The diesel fuel would be properly sealed in tanks and would be transported to the site by truck. Other hazardous materials that would be used on-site during the project's construction phase include, but are not limited to, gasoline, solvents, architectural coatings, and equipment lubricants.

The project site is not located on the California Department of Toxic Substances Control's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List).[53] In addition, the project site is not identified on any Leaking Underground Storage Tank database (LUST).[54] A search through the California Department of Toxic Substances Control's Envirostor database indicated that the project site

[52] California Strategic Growth Council. http://www.sgc.ca.gov/Initiatives/infill-development.html. Promoting and enabling sustainable infill development is a principal objective of the SGC because of its consistency with the State Planning Priorities and because infill furthers many of the goals of all of the Council's member agencies. Site accessed on April 20, 2018.

[53] CalEPA. *DTSC's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List).* *http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm*

[54] California State Water Resources Control Board. *GeoTracker.* *https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=gardengrove,ca*

was not included on any Federal or State clean up or Superfund lists.[55] The United States Environmental Protection Agency's multi-system search was consulted to determine whether the project site is identified on any Federal Brownfield list; Federal Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) List; Federal Resource Conservation and Recovery Act (RCRA) Treatment, Storage, and Disposal (TSD) Facilities List; and/or Federal RCRA Generators List. The project site was not identified on any of the aforementioned lists.[56] Since the project site is not listed on any of the aforementioned databases, the likelihood of encountering contamination or other environmental concerns (leaking storage tanks, transformers, etc.) during the project's construction phase is slim.

Due to the nature of the proposed project (a six-unit residential development), no hazardous materials beyond what is typically used in a household setting for routine cleaning and maintenance would be used once the project is occupied. As a result, the potential impacts are considered to be less than significant and no mitigation is required.

B. Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? ● Less than Significant Impact.

The project's construction would require the use of diesel fuel to power the construction equipment. The diesel fuel would be properly sealed in tanks and would be transported to the site by truck. Other hazardous materials that would be used on-site during the project's construction phase include, but are not limited to, gasoline, solvents, architectural coatings, and equipment lubricants. As stated previously, the project site is not identified on the California Department of Toxic Substances Control's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List); the Leaking Underground Storage Tank database (LUST); the California Department of Toxic Substances Control's Envirostor database; or the United States EPA Envirofacts database.[57,58,59,60] Since the project site is not listed on any of the aforementioned databases, the likelihood of encountering contamination or other environmental concerns (leaking storage tanks, transformers, etc.) during the project's construction phase is slim.

Once occupied, the project is not likely to create a hazard involving the accidental release of hazardous materials into the environment due to the nature of the proposed project (a six-unit residential development). No hazardous materials beyond what is typically used in a household setting for routine cleaning and maintenance would be used once the project is occupied. As a result, the potential impacts

[55] CalEPA. *Envirostor*. http://www.envirostor.dtsc.ca.gov/public/mapfull.asp?global_id=&x=-119&y=37&zl=18&ms=640,480&mt=m&findaddress=True&city=gardengrove

[56] United States Environmental Protection Agency. *Multisystem Search*. Site accessed February 22, 2019.

[57] CalEPA. *DTSC's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List)*. *http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm*

[58] California State Water Resources Control Board. *GeoTracker*. *https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=gardengrove,ca*

[59] CalEPA. *Envirostor*. http://www.envirostor.dtsc.ca.gov/public/mapfull.asp?global_id=&x=-119&y=37&zl=18&ms=640,480&mt=m&findaddress=True&city=santafesprings

[60] United States Environmental Protection Agency. *Multisystem Search*. Website accessed February 22, 2019.

are considered to be less than significant and no mitigation is required.

C. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? ● Less than Significant.

Hare High School is located 450 feet to the west of the project site, which is within one-quarter mile of the proposed project site. Due to the nature of the proposed project (a six-unit residential development), however, no hazardous materials beyond what is typically used in a household setting for routine cleaning and maintenance would be used once the project is occupied. As a result, the potential impacts are considered to be less than significant and no mitigation is required.

D. Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? ● No Impact.

The *Cortese List*, also referred to as the Hazardous Waste and Substances Sites List or the California Superfund List, is a planning document used by the State and other local agencies to comply with CEQA requirements that require the provision of information regarding the location of hazardous materials release sites. California Government Code section 65962.5 requires the California Environmental Protection Agency to develop and update the Cortese List on an annual basis. The list is maintained as part of the California Department of Toxic Substances Control's Brownfields and Environmental Restoration Program referred to as EnviroStor. A search was conducted through the DTSC's Envirostor website to identify whether the project site is listed in the database as a Cortese site. The project site is not identified as a Cortese site.[61] Therefore, no impacts would occur.

E. Would the project for a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? ● No Impact.

The project site is not located within two miles of a public use airport. The closest airport is the Joint Forces Training Base, located four miles to the west in the City of Los Alamitos. The proposed project is not located within the Runway Protection Zone (RPZ) for the Joint Forces Training Base, and the residential development will not penetrate the airport's 100:1 slope.[62] Essentially, the proposed project will not introduce a building that will interfere with the approach and take off of airplanes utilizing the aforementioned airport. As a result, the proposed project would not present a safety or noise hazard related to aircraft or airport operations at a public use airport to people residing or working in the project area and no impacts would occur.

[61] CalEPA. *DTSC's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List)*. http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm

[62] Orange County Airport Land Use Commission. *Airport Environs Land Use Plan for Joint Forces Training Base, Los Alamitos*. Amended 2015. http://www.ocair.com/commissions/aluc/archive/2015/2015-07-16/item1.pdf.

F. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? ● No Impact.

Operation of the proposed project would not physically interfere with an adopted emergency plan because the proposed project would be developed in accordance with the City's emergency access standards. The proposed project would also be required to comply with all applicable codes and ordinances for emergency vehicle access, which would ensure adequate access to, from, and on site for emergency vehicles. Moreover, the proposed project would provide adequate emergency access via a 30 foot paved driveway along Chapman Avenue. At no time would Chapman Avenue be completely closed to traffic during the proposed project's construction. All construction staging must occur on-site. As a result, no impacts are associated with the proposed project's implementation.

G. Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wild land fire? ● No Impact.

As indicated previously, the project site and the adjacent properties are urbanized and there are no areas of native or natural vegetation found within the vicinity of the project area. In fact, the proposed project site and surrounding areas do not include brush and grass covered areas typically found in areas susceptible to wildfires. Furthermore, the project site is located outside of any area where there is natural vegetation that may represent a significant wildfire risk. As a result, no risk from wildfire is anticipated with the approval and subsequent implementation of the proposed project and no impacts will occur.

3.9.2 MITIGATION MEASURES

The environmental analysis determined that the proposed project will not require any mitigation.

3.10 HYDROLOGY & WATER QUALITY

3.10.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? ● Less than Significant Impact.

The project's construction and subsequent occupation will not violate any water quality standards, waste discharge requirements, or otherwise degrade surface or groundwater quality. Construction activities such as site preparation and grading may have the potential to result in the discharge of sediment, oils, residual diesel fuel, rubbish, or other contaminants of concern into the local streets and/or stormwater infrastructure. The discharge of contaminated runoff from construction will be minimized since the Applicant will be required to adhere to the construction Best Management Practices (BMPs) outlined in the Construction Runoff Guidance Manual. The construction BMPs identified in the Construction

Runoff Guidance Manual are applicable for all projects located within Orange County.[63] These construction BMPs are grouped into the following categories:

- *Erosion control*, which focuses on preventing soil from being eroded by stormwater and potentially discharged from the construction site;
- *Sediment control*, which focuses on preventing eroded soil from being discharged from the construction site;
- *Wind erosion control*, which protects the soil surface and prevents the soil particles from being detached by wind;
- *Tracking control*, which prevents or reduces the amount of sediment that is tracked to paved areas from unpaved areas by vehicles or construction equipment;
- *Non-stormwater management*, which limits or reduces potential pollutants at their source before they are exposed to stormwater; and,
- *Waste management and materials pollution control*, which practices that limit or reduce or prevent the contamination of stormwater by construction wastes and materials.[64]

The project Applicant will be required to prepare a Stormwater Pollution Prevention Program (SWPPP) pursuant to General Construction Activity NPDES regulations since the project would connect to the City's MS4. The SWPPP would contain additional construction BMPs that would be the responsibility of the project Applicant to implement. Furthermore, the applicant would also be required to submit a Notice of Intent to comply with the General Construction Activity NPDES Permit to the State Water Resources Control Board. The Applicant must ensure that a SWPPP is approved, or file a Notice of Intent to comply with the State permit prior to issuance of a grading permit.[65] The NPDES, SUSMP, and SWPPP are all elements of the MS4. Adherence to the aforementioned requirements will reduce the potential construction impacts to levels that are less than significant.

The project site is presently covered over in pervious surfaces. The major source of potential water pollution is related to sheet runoff, capturing surface pollutants from driveways, and other impervious areas that are then conveyed into the local storm water system that is composed of gutters, drains, catch basins, and pipes. This storm water infrastructure will collect the water runoff which will be conveyed to the local storm drain system. In the absence of certain design measures, trash, animal waste, chemicals, and other pollutants would be transported untreated through the storm water system where it is ultimately conveyed to the regional storm drain system.

The City of Garden Grove requires the preparation of a Water Quality Management Plan (WQMP) for projects that meet a certain criteria. The proposed project is considered a redevelopment project. In

[63] Orange County Public Works. *Construction Runoff Guidance Manual*. Report dated December 2012.

[64] DMS Consultants, Inc. *Preliminary Water Quality Management Plan (WQMP)*. Report dated May 29, 2018.

[65] City of Garden Grove. *The Garden Grove Plan, Program Environmental Impact Report*. February 2012.

addition, the project site is currently vacant, unoccupied, and is covered over in pervious surfaces and ruderal vegetation. Therefore, the project Applicant will be required to prepare a WQMP since the project is consistent with Category 8 on Table 7.11-2, which states:

> "All significant redevelopment projects, where significant redevelopment is defined as the addition or replacement of 5,000 or more square feet of impervious surface on an already developed site. Redevelopment does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the facility, or emergency redevelopment activity required to protect public health and safety."

The project Applicant will be required to implement the post-construction Best Management Practices (BMPs) recommended in the mandatory WQMP. These BMPs will filter polluted runoff and will remove contaminants of concern prior to the discharge or percolation of runoff. From there, filtered water will either percolate into the ground, or may be discharged off-site via the local stormwater infrastructure. Thus, the project's implementation will not increase the rate or amount of surface runoff; create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems; or provide additional sources of polluted runoff. As a result, the potential impacts are considered to be less than significant.

B. *Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? ● Less than Significant Impact.*

The grading and trenching that would be undertaken to accommodate the building footings, utility lines, and other underground infrastructure such as stormwater appurtenances and double check detector assemblies would not extend to depths required to encounter groundwater. Therefore no direct construction related impacts to groundwater supplies, or groundwater recharge activities would occur. The proposed project will be connected to the City's water lines and would not result in a direct decrease in underlying groundwater supplies. As part of this project, the applicant/property owner would be required to remove the septic tank and lateral tie in to the sewer/water system. Furthermore, the project's contractors would be required to adhere to the applicable Best Management Practices (BMPs) for the construction site. Adherence to the required BMPs would restrict the discharge of contaminated runoff into the local storm drain system. As a result, the impacts are anticipated to be less than significant.

C. *Would the project substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner, which would: result in substantial erosion or siltation on- or off-site; substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or, impede or redirect flood flows? ● Less than Significant Impact.*

Once implemented, the proposed project would change the site's drainage characteristics. A majority of the project site is currently covered over in pervious surfaces. Currently, stormwater runoff is

discharged off-site into the street or percolates into the ground. Following construction, runoff will either percolate into the ground or will be discharged off-site into the local stormwater infrastructure. Furthermore, the portion of Chapman Avenue that extends along the site's northern property line is paved and any runoff discharged off-site would not result in erosion or siltation. Additionally, the project's construction would be restricted to the designated project site and the project would not alter the course of any stream or river that would lead to on- or off-site siltation or erosion.

As indicated previously, the project Applicant will be required prepare a WQMP and implement all of the recommended Best Management Practices (BMPs) included in the report. These post-construction BMPs would filter out contaminants of concern, allow runoff to percolate into the ground, and would also result in the controlled discharge of excess runoff off-site. Therefore, the risk of off-site erosion and/or siltation will be minimal given the reduced water runoff and the lack of pervious surfaces outside of the project site. Thus, the project's implementation will not substantially increase the rate or amount of surface runoff; create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems; or provide additional sources of polluted runoff. As a result, the potential impacts are considered to be less than significant.

D. Would the project, in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? ● Less than Significant Impact.

According to the Federal Emergency Management Agency (FEMA) flood insurance maps obtained for the City of Garden Grove, the proposed project site is located in Zone X, which is a flood zone that has an annual probability of flooding of less than 0.2% and represents areas outside the 500-year flood plain.[66] Thus, properties located in Zone X are not located within a 100-year flood plain.[67] The proposed project site is not located in an area that is subject to inundation by tsunami or seiche. The project site is located inland approximately eight miles from the Pacific Ocean and the project site would not be exposed to the effects of a tsunami.[68] Furthermore, a seiche in the Barber City Channel is not likely to happen due to the current level of channelization and volume of water present.

The project site and the majority of the City are located within an area that could be subject to flows due to failure or overflow at the Prado Dam, located approximately 20 miles to the northeast in the City of Corona. The primary impact associated with potential dam failure will be related to property damage since flood water will be relatively shallow and the flood water releases would be gradual.[69] The risk of dam inundation is no greater for the project site than the rest of the City since a majority of the City is located within the inundation path of the Prado Dam. As a result, the potential impacts with regards to flooding, tsunamis, seiches, or dam inundation are considered to be less than significant.

[66] Federal Emergency Management Agency (FEMA). *FEMA Flood Map*. https://msc.fema.gov/portal/search?AddressQuery=Garden Grove#searchresultsanchor

[67] FEMA. *Flood Zones, Definition/Description*. http://www.fema.gov/floodplain-management/flood-zones

[68] Google Earth. Website accessed February 25, 2019.

[69] United States Army Corps of Engineers, Los Angeles District. *Dam Safety Program*. http://www.spl.usace. army.mil/Media/ FactSheets/tabid/1321/Article/477349/dam-safety-program.aspx.

E. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? ● No Impact.

The project Applicant will be required to prepare a SWPPP and implement the construction BMPS identified in the SWPPP. The Applicant will also be required to install the post-construction structural BMPS identified in the mandatory WQMP. In addition, the project's construction and operation would not interfere with any groundwater management or recharge plan. As a result, no impacts are anticipated.

3.10.2 MITIGATION MEASURES

The analysis indicated that the proposed project would not result in any hydrological, stormwater runoff, or water quality impacts. As a result, no mitigation is required.

3.11 LAND USE & PLANNING

3.11.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project physically divide an established community? ● No Impact.

Various uses occupy frontage along Chapman Avenue. The following land uses and development are located near the project site:[70]

- *North of the project site.* Chapman Avenue extends along the project site's northern boundary. Apartments occupy frontage along the north side of Chapman Avenue, opposite the project site.
- *South of the project site.* A multiple-family development abuts the project site to the south.
- *East of the project site.* A multiple-family development abuts the project site to the east.
- *West of the project site.* Multiple-family units are located west of the project site. Hare High School is also located 450 feet west of the project site.

The issue is specifically concerned with the expansion of an inconsistent land use into an established neighborhood assuming that an "established community" refers to a residential neighborhood. The proposed residential use would continue to be confined within the project site's boundaries. The project's implementation would not affect the adjacent residential development. As a result, the project would not lead to any division of an existing established neighborhood and no impacts would occur.

[70] Blodgett Baylosis Environmental Planning. *Site survey*. Survey was conducted on February 20, 2019.

B. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? ● Less than Significant Impact.

A Discretionary Decision (or Action) is an action taken by a government agency (for this project, the government agency is the City of Garden Grove) that calls for an exercise of judgment in deciding whether to approve a project. The discretionary approvals required for this project includes the following: a *Zone Change* (ZC) from R-1 (Single-Family Residential) to R-3 (Multiple-Family Residential); a *General Plan Amendment* (GPA) from LDR (Low Density Residential) to MDR (Medium Density Residential) to allow the construction of a new three-story building comprised of six residential apartment units; and, a *Site Plan Approval* (SPA) to construct a new three-story building comprised of six residential apartment units. No other discretionary actions are required to accommodate the project. Table 3-6 depicts the proposed project's conformity with the City's R-3 zoning standards (the project will require the approval of a Zone Change since this type of development is not permitted within the R-1 zone district). As shown in the table, the project conforms to the City's development standards established for the R-3 Zone.

Table 3-6
The Project Conformity with the City's Zoning Standards

Description	City Requirements	Project Element	Conforms?
Maximum Density	8 du for 19,800 to 21,599 sq. ft.	6 du	Yes
Front Setback	20 ft.	20 ft.	Yes
Building Separation to West Property Line	8'-9" for Units 1, 2, and 617'-6" for 1st & 2nd Floors of Units 3, 4 and 5 22'-6" for 3rd Floor of Units 3, 4, and 5	10'-0" 25'-0" 25'-0"	Yes
Building Separation to East Property Line	8'-9"	30'-0"	Yes
Interior Side Setback	5 ft. for 1st floor, 10 ft. for 2nd floor	10 ft.	Yes
Rear Setback	5 ft. for 1st floor, 10 ft. for 2nd floor	49 ft.	Yes
Building Height	35 ft.	33 ft.	Yes
Lot Coverage	50%	31%	Yes

Source: City of Garden Grove Municipal Code Section 9.12.040

The site's General Plan land use is Low Density Residential. The project will require the approval of a General Plan Amendment to change the site's land use designation from Low Density Residential to Medium Density Residential. The City's General Plan Land Use Element states that the Medium Density Residential (MDR) designation is intended to create, maintain, and enhance residential areas characterized by mostly traditional multi-family apartments, condominiums, townhomes, and single-family small-lot subdivisions at a density of 18.1 to 32 dwelling units per acre (du/acre). The project as proposed will have a maximum density of 2.82 dwelling units per acre, which is below the maximum permitted density of 18.1 to 32 du/acre established for the MDR designation in the City's General Plan.

Since the project is consistent with the site's underlying zoning, Specific Plan, and General Plan land use designation, the potential impacts are considered to be less than significant.

3.11.2 MITIGATION MEASURES

The analysis determined that no significant impacts on land use and planning would result from the implementation of the proposed project. As a result, no mitigation measures are required.

3.12 MINERAL RESOURCES

3.12.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State? ● No Impact.

A review of California Division of Oil, Gas, and Geothermal Resources (DOGGR) well finder indicates that there are no wells located within the project site.[71] In addition, according to the Generalized Mineral Land Classification of Orange County, the project site is located in Mineral Resource Zone (MRZ) boundary number three (MRZ-3). Areas located in MRZ-3 are classified as areas where the significance of mineral deposits cannot be determined from the available data.[72] Although the project site is located in MRZ-3, the implementation of the proposed project will not interfere with any active mineral resource extractions. There are a total of five active mineral resource areas in Orange County. These areas include the Santa Ana River Resource Area, the Lower Santiago Creek Resource Area, the Upper Santiago Creek Resource Area, the Arroyo Trabuco Resource Area, and the San Juan Creek Resource Area.[73] None of these resource areas are located near the project site, and no active mining operations exist in the City. As a result, no impacts to mineral resources will occur.

B. Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? ● No Impact.

As previously mentioned, no mineral, oil, or energy extraction and/or generation activities are located within the project site. Moreover, the proposed project will not interfere with any resource extraction activity. Therefore, no impacts will result from the implementation of the proposed project.

[71] California, State of. Department of Conservation. *California Oil, Gas, and Geothermal Resources Well Finder*. https://maps.conservation.ca.gov/doggr/wellfinder/#openModal/-117.95784/33.78484/14

[72] California, State of. Department of Conservation. *Generalized Mineral Land Classification of Orange County, California*. ftp://ftp.consrv.ca.gov/pub/dmg/pubs/ofr/OFR_94-15/OFR_94-15_Plate_1.pdf

[73] California, State of. Department of Conservation. *Update of Mineral Land Classification of Portland Cement Concrete Aggregate in Ventura, Los Angeles, and Orange Counties, California, Part III: Orange County*. Report dated 1994. ftp://ftp.consrv.ca.gov/pub/dmg/pubs/ofr/OFR_94-15/OFR_94-15_Text.pdf

3.12.2 MITIGATION MEASURES

The analysis of potential impacts related to mineral resources indicated that no impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation measures are required.

3.13 NOISE

3.13.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project result in a generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? ● Less than Significant Impact with Mitigation.

The most commonly used unit for measuring the level of sound is the decibel (dB). Zero on the decibel scale represents the lowest limit of sound that can be heard by humans. Noise levels may also be expressed as dBA where an "A" weighting has been incorporated into the measurement metric to account for increased human sensitivity to noise. The A-weighted measurements correlate well with the perceived nose levels at lower frequencies. Noise may be generated from a point source, such as a piece of construction equipment, or from a line source, such as a road containing moving vehicles. The eardrum may rupture at 140 dB. In general, an increase of between 3.0 dB and 5.0 dB in the ambient noise level is considered to represent the threshold for human sensitivity. In other words, increases in ambient noise levels of 3.0 dB or less are not generally perceptible to persons with average hearing abilities.[74]

Composite construction noise is best characterized in a study prepared by Bolt, Beranek, and Newman.[75] In the aforementioned study, the noisiest phases of construction are anticipated to be 89 dBA as measured at a distance of 50 feet from the construction activity. This value takes into account both the number of pieces and spacing of the heavy equipment typically used in a construction effort. In later phases during building erection, noise levels are typically reduced from these values and the physical structures further break up line-of-sight noise. In addition, the construction noise levels typically will decline as one moves away from the noise source in phenomenon known as *spreading loss*. Stationary noise subject to spreading loss experiences a 6.0 dBA reduction for every doubling of the distance beginning with the initial 50-foot distance. Noise emanating from travelling vehicles subject to spreading loss experiences a 3.0 dBA reduction for every doubling of the distance beginning with the initial 50-foot distance.

The nearest sensitive receptor to the project site includes the residential development that abuts the site to the east, west, and south. Hare High School is also a sensitive receptor and is located within 450 feet of the proposed project site. The project's construction noise levels were estimated using the Federal Highway Administration's (FHWA) Roadway Construction Noise Model Version 1.1. The pieces and

[74] Bugliarello, et. al., *The Impact of Noise Pollution,* Chapter 127, 1975.

[75] USEPA, Protective Noise Levels. 1971.

number of equipment that will be utilized was taken from the CalEEMod worksheets prepared for this project. The distance used between the construction activity and the nearest sensitive receptors varied depending on the individual equipment. As indicated by the model, the project's construction will result in ambient noise levels of up to 96.4 dBA at the nearest sensitive receptor. Construction noise is regulated under Section 8.47.060(D)-Special Noise Sources, which states:

> "It shall be unlawful for any person within a residential area, or within a radius of 500 feet therefrom, to operate equipment or perform any outside construction or repair work on buildings, structures, or projects, or to operate any pile driver, power shovel, pneumatic hammer, derrick, power hoist, or any other construction type device between the hours of 10:00 p.m. of one day and 7:00 a.m. of the next day in such a manner that a person of normal sensitiveness, as determined utilizing the criteria established in Section 8.47.050(B), is caused discomfort or annoyance unless such operations are of an emergency nature."

The project Applicant will be required to adhere to the City's Noise Ordinance. Construction will take place between the hours of 7:00 AM and 10:00 PM pursuant to Section 8.47.060(D) of the City's code. In order to ensure that noise levels are further reduced, the following mitigation is required:

- The City Inspector shall ensure that the contractors use construction equipment that includes working mufflers and other sound suppression mechanisms as a means to reduce machinery noise. The Inspector must inspect the equipment prior to the start of the demolition phase.

The aforementioned mitigation calls for the use of sound suppressing equipment. For example, a typical excavator will produce noise levels of around 80.5 dBA at a distance of 50 feet. In the quietest configuration, with improved exhaust and intake muffling, fan disengaged, and three sound panels around the engine, the overall level was reduced to 71.5 dBA at a distance of 50 feet.[76] Furthermore, regular maintenance of construction equipment will ensure noise levels do not increase over time.

The project site is located within an urbanized setting and the ambient noise characteristics reflect the surrounding urban environment. The predominant source of noise in the area is related to traffic on Chapman Avenue. An *Extech* Digital Sound Meter was used to conduct the noise measurements. The meter was performed using a slow response setting, with an "A" weighting. The meter's height above the ground surface was five feet. A series of 100 discrete noise measurements were recorded along the south side of Chapman Avenue. The duration of each measurement period was 15 minutes. The results of the survey are summarized in Table 3-7.

The measurements were taken on a Wednesday afternoon at 2:51. The median ambient exterior noise level (L_{50}) was 72.8 dBA at the measurement location. The L_{50} represents the noise level that is exceeded 50% of the time (half the time the noise level exceeds this level and half the time the noise level is less than this level). As shown in Table 3-7, the average ambient noise level was 70.9 dBA.

[76] Laborers' Health and Safety Fund of North America. *Controlling Noise on Construction Sites*. https://www.lhsfna.org/LHSFNA/assets/File/bpguide%202014.pdf

Table 3-7
Noise Measurement Results

Noise Metric	Noise Level (dBA)
L_{max} (Maximum Noise Level)	84.7 dBA
L_{99} (Noise levels <99% of time)	83.6 dBA
L_{90} (Noise levels <90% of time)	75.8 dBA
L_{75} (Noise levels <75% of time)	74.7 dBA
L_{50} (Noise levels <50% of time)	72.8 dBA
L_{min} (Minimum Noise Level)	55.4 dBA
Average Noise Level	70.9 dBA

Source: Blodgett Baylosis Environmental Planning.

The City of Garden Grove's noise control regulations are included in Title 8, Chapter 47 (Noise Control) of the Municipal Code. The State of California has mandated that local governments prepare a noise element as part of their general plans. The Garden Grove Noise Element contains noise guidelines with respect to land use and noise exposure compatibility. These standards are contained in the Garden Grove General Plan Noise Element (page 7-7; Table 7-1). According to the General Plan, the proposed project will be constructed in an area with a conditionally acceptable to normally unacceptable ambient noise environment. However, this noise would be reduced by complying with the California Green Building code, which requires the use energy efficient windows and insulation which will further reduce interior noise levels. Insulation will be placed between the joists and studs and will serve as an additional buffer which when combined with stucco and drywall, will reduce interior noise levels by a minimum of 10.0 dBA.[77]

Noise reductions of up to 20 dBA are possible with closed windows.[78] As indicated previously, roadway noise experiences a 3.0 dBA reduction for every doubling of the distance beginning with the first 50 feet. Unit 1 will be located 33 feet from Chapman Avenue. Thus, a decrease of 1.5 dBA is anticipated due to spreading loss. Overall, interior noise levels would average 58 to 59 dBA for Unit 1. The inclusion of central air conditioning will further reduce interior noise. Adherence to the construction mitigation proposed throughout this subsection will reduce potential impacts to levels that are less than significant.

B. Would the project result in a generation of excessive ground-borne vibration or ground-borne noise levels? ● Less than Significant Impact.

Ground vibrations associated with construction activities using modern construction methods and equipment rarely reach the levels that result in damage to nearby buildings though vibration related to construction activities may be discernible in areas located near the construction site. A possible exception is in older buildings where special care must be taken to avoid damage. Table 3-8 summarizes the levels of vibration and the usual effect on people and buildings.

[77] California Department of Transportation. *Technical Noise Supplement to the Traffic Noise Analysis Protocol – Table 7-1*

[78] Ibid.

Table 3-8
Common Effects of Construction Vibration

Peak Particle Velocity (in/sec)	Effects on Humans	Effects on Buildings
<0.005	Imperceptible	No effect on buildings
0.005 to 0.015	Barely perceptible	No effect on buildings
0.02 to 0.05	Level at which continuous vibrations begin to annoy occupants of nearby buildings	No effect on buildings
0.1 to 0.5	Vibrations considered unacceptable for persons exposed to continuous vibration.	Minimal potential for damage to weak or sensitive structures
0.5 to 1.0	Vibrations considered bothersome by most people, however tolerable if short-term in length	Threshold at which there is a risk of architectural damage to buildings with plastered ceilings and walls. Some risk to older buildings.
1.0 to 2.0	Vibrations considered unpleasant by most people.	U.S. Bureau of Mines data indicates that blasting vibration in this range will not harm most buildings.
>3.0	Vibration is unpleasant	Potential for architectural damage and possible minor structural damage

Source: U.S. Department of Transportation

The U.S. Department of Transportation (U.S. DOT) has guidelines for vibration levels from construction related to their activities, and recommends that the maximum peak-particle-velocity (PPV) levels remain below 0.05 inches per second at the nearest structures. PPV refers to the movement within the ground of molecular particles and not surface movement. Vibration levels above 0.5 inches per second have the potential to cause architectural damage to normal dwellings. The U.S. DOT also states that vibration levels above 0.015 inches per second (in/sec) are sometimes perceptible to people, and the level at which vibration becomes an irritation to people is 0.64 inches per second.

The project's implementation would not require deep foundations since the underlying fill soils would be removed and the proposed improvements would have a maximum height of 33 feet. The proposed improvements would be constructed over a shallow foundation that would extend no more than three to four feet bgs. The use of shallow foundations precludes the use of pile drivers or any auger type equipment. As shown in the construction noise model, the project's construction would not require the use of impact producing equipment.

Once occupied, the overall increase in ambient noise level would not be readily apparent to an individual with normal hearing. In addition, the project will not result in the exposure of nearby residents to the generation of excessive ground-borne noise due to the nature of the proposed use (no heavy machinery or equipment is anticipated to be in operation once the project is complete). The proposed project's future residents will be required to adhere to all pertinent City noise regulations. Furthermore, the traffic associated with the proposed project will not be great enough to result in a measurable or perceptible increase in traffic noise (it typically requires a doubling of traffic volumes to increase the ambient noise levels to 3.0 dBA or greater). As a result, the traffic noise impacts resulting from the proposed project's occupancy are deemed to be less than significant with the aforementioned mitigation.

C. For a project located within the vicinity of a private airstrip or- an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? ● No Impact.

The project site is not located within two miles of a private airstrip.[79] The closest airport is the Joint Forces Training Base, which is located four miles to the west in the City of Los Alamitos. The proposed project is not located within the Runway Protection Zone (RPZ) for the Joint Forces Training Base. Furthermore, the project site is located outside of the 65 CNEL noise contour boundaries for the aforementioned airport.[80] As a result, no impacts will occur.

3.13.2 MITIGATION MEASURES

The proposed project will require the following mitigation measures:

Mitigation Measure No. 2 (Noise). The City Inspector shall ensure that the contractors use construction equipment that includes working mufflers and other sound suppression mechanisms as a means to reduce machinery noise. The Inspector must inspect the equipment prior to the start of the demolition phase. The equipment must be present and in working order for the construction activities to commence.

3.14 POPULATION & HOUSING

3.14.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? ● Less than Significant Impact.

Growth-inducing impacts are generally associated with the provision of urban services to an undeveloped or rural area. Growth-inducing impacts include the following:

- *New development in an area presently undeveloped and economic factors which may influence development.* The site is undeveloped, though the site occupies frontage along a major arterial roadway.
- *Extension of roadways and other transportation facilities.* The project will utilize the existing roadways, driveways, and sidewalks.
- *Extension of infrastructure and other improvements.* The project will utilize the existing infrastructure, though new utility lines will be installed. The installation of these new utility lines will not lead to subsequent development.

[79] Google Earth. Website accessed February 25, 2019.

[80] Orange County Airport Land Use Commission. *Airport Environs Land Use Plan for Joint Forces Training Base, Los Alamitos.* Amended 2015. http://www.ocair.com/commissions/aluc/archive/2015/2015-07-16/item1.pdf.

- *Major off-site public projects (treatment plants, etc.).* The project's increase in demand for utility services can be accommodated without the construction or expansion of landfills, water treatment plants, or wastewater treatment plants.
- *The removal of housing requiring replacement housing elsewhere.* There are no housing units located on-site.
- *Additional population growth leading to increased demand for goods and services.* The population increase facilitated by the approval of the project has been accounted for by SCAG in the most recent Growth Forecast Appendix.
- *Short-term growth-inducing impacts related to the project's construction.* The project will result in temporary employment during the construction phase.

According to the Growth Forecast Appendix prepared by SCAG for the 2016-2040 RTP/SCS, the City of Garden Grove is projected to add a total of 5,300 new residents through the year 2040.[81] The project's implementation could result in a population increase of 22 new residents based on a ratio of 3.63 persons per household identified by the United States Census Bureau. Conversely, these new units are estimated to add up to 30 new residents based on the number of units and bedrooms that will be provided (five residents per unit). The number of residents that will be added to the City is within the population projections prepared by the SCAG. As a result, the potential impacts are considered to be less than significant.

B. Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? ● No Impact.

No housing units will be displaced as a result of the proposed project's implementation because the site is currently undeveloped. Therefore, no impacts would result.

3.14.2 MITIGATION MEASURES

The analysis of potential population and housing impacts indicated that no significant impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation is required.

[81] Southern California Association of Governments. *Regional Transportation Plan/Sustainable Communities Strategy 2016-2040. Demographics & Growth Forecast.* April 2016.

3.15 PUBLIC SERVICES

3.15.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for:* Fire protection services; Police protection; Schools; Parks; other Governmental facilities? ● *Less than Significant Impact.*

The proposed use will be subject to review and approval by the Orange County Fire Authority (OCFA) to ensure that fire safety and fire prevention measures are incorporated into the project. According to the OCFA, the transition from municipal fire services to County fire services will increase response times and will provide additional employees including paramedics and professional firefighters.[82] In addition, county-wide response times range between five to seven minutes.[83]

Compliance with fire code requirements, installation of sprinkler systems, and approval of the site plan by the Orange County Fire Authority (OCFA) are expected to reduce potential impacts to levels that are less than significant. The Applicant will be required to submit the latest/final architectural plans to OCFA for their preliminary review/clearance. The nearest station to the project site is Garden Grove Fire Department Station 2, which is located one quarter of a mile to the northwest of the project site along the west side of Gilbert Street.[84] The proposed project will be constructed in compliance with the most recent Building Code further reducing the project's fire risk. The proposed project would only place an incremental demand on fire services since the proposed project will be constructed with strict adherence to all pertinent building and fire codes. Finally, the proposed project's implementation will not affect response times or department capacity. According to the OCFA, 50% of the emergency calls are answered within 5 minutes while 90% of the calls are answered within 8 ½ minutes. As a result, the potential impacts to fire protection services are considered to be less than significant.

Law enforcement services are provided by the Garden Grove Police Department. The Garden Grove Police Department's station is located approximately two miles southeast of the project site.[85] The proposed project would only place an incremental demand on police protection services since the project is not anticipated to be an attractor for crime due to the lack of unsecure open space. The Police Department will review the site plan for the proposed project to ensure that the development adheres to the Department requirements. Specifically, all security gates, monitoring systems, alarms, and walls will be under department review. Adherence to the abovementioned requirements will reduce potential impacts on police protection to levels that are less than significant.

[82] OCFA – Orange County Fire Authority. *Garden Grove Transition*. https://www.ocfa.org/NewsAndEvents/NewsAndEvents.aspx

[83] OCFA – Orange County Fire Authority. *About Us*. https://www.ocfa.org/AboutUs/FAQs.aspx

[84] Google Earth. Website accessed February 26, 2019.

[85] Ibid.

The Garden Grove Unified School district serves a majority of the City as well as the surrounding cities of Anaheim, Fountain Valley, Cypress, Santa Ana, Stanton, and Westminster. The district currently has approximately 48,000 students enrolled in 66 schools located throughout the district. The closest schools to the project site include Louis G. Zeyen Elementary School, located 0.30 miles west of the site, Alamitos Intermediate School, located 0.83 miles southwest of the project site, and Hare High School, located 450 feet to the west of the project site. According to the 2010 Census, a total of 26% of the City's population is school aged (5 years of age to 18 years of age). As indicated in the previous section, the development's projected population is up to 30. Using the Citywide Census data, there is a potential for eight students. The project developer would be required to pay any pertinent development fees to the local school districts. Pursuant to SB-50, payment of fees to the applicable school district is considered full mitigation for project-related impacts. The proposed project's school enrollment impacts will be off-set by the school fees that will be paid by the developer and as a result, the impacts will be less than significant. Furthermore, the increase in demand for local parks and recreation facilities are anticipated to be less than significant since the project will include 2,315 square feet of open space. In addition, the project Applicant will be required to pay in-lieu park fees required by the City. As a result, less than significant impacts to parks and recreational services will occur. In conclusion, no new governmental services will be needed to implement the proposed project since the proposed project will not introduce any new development. As a result, the potential impacts are considered to be less than significant.

3.15.3 MITIGATION MEASURES

The analysis determined that the proposed project would not result in any significant impact on public services. As a result, no mitigation is required.

3.16 RECREATION

3.16.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? ● Less than Significant Impact.*

The City of Garden Grove Community Services Department operates and maintains 26 public parks and recreational facilities located throughout the City. The closest Park is Hare School Park, located 450 feet to the west of the project site. The increase in demand for local parks and recreation facilities are anticipated to be less than significant since the project will include 2,315 square feet of open space. In addition, the project Applicant will be required to pay in-lieu park fees required by the City. The payment of this fee will allow the City to conduct regular maintenance or construct/expand new or existing facilities. As a result, the potential impacts are considered to be less than significant and no mitigation is required.

B. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? ● Less than Significant Impact.

The project will include recreational facilities consisting of 2,315 square feet of open space. These amenities will be restricted for residents and their guests. In addition, these project features will be restricted to the designated project site and no outside areas will be disturbed to accommodate the installation of the aforementioned amenities. Furthermore, the subsequent increase in usage of City parks and recreational services will not be enough to result in a deterioration of park and recreational services since the developer will be required to pay park development fees. The payment of the in-lieu park fee will allow the City to construct/expand new or existing facilities. Therefore, less than significant impacts will result and no mitigation is required.

3.16.2 MITIGATION MEASURES

The analysis determined that the proposed project would not result in any significant impact on recreational facilities and services. As a result, no mitigation is required.

3.17 TRANSPORTATION

3.17.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? ● Less than Significant Impact.

The proposed project is a proposal to construct six multiple-family units. The construction of the proposed project would take approximately 11 months to complete. The project site will first be graded and trenched during this initial phase that will take approximately one month to complete. During this initial phase there would be between 3 and 4 daily trips related to the equipment transport and between 8 and 10 worker trips per day. The individual units will then be constructed which will take approximately seven months to complete. During this construction phase there would be 8 daily trips related to the equipment transport and deliveries and 15 worker trips per day. The third phase will involve the paving of the drive aisles which will take approximately one month to complete. During this phase there would be 6 daily trips related to the equipment transport and 4 worker trips per day. The last phase will involve the planting of landscaping and the completion of the on-site improvements and will take approximately two months to complete. During this concluding phase, there would be 1 daily trip related to the equipment transport and 1 worker trip per day.

The project's trip generation was estimated using trip generation rates derived from the Institute of Transportation Engineer's (ITE) 10th Edition Trip Generation Handbook. The project's daily trips are presented in Table 3-9. As shown in Table 3-9, the project is anticipated to generate approximately 33 trips per day, with two of those trips occurring during the morning peak hour and three of those trips occurring during the evening peak hour.

Table 3-9
Project Trip Generation

Description/Variable	Average Daily Trips	AM Peak Hour	PM Peak Hour
ITE Trip Rates for the Proposed Project (Multi-Family Residential –ITE Code 220)			
Trip Rates for Multi-Family Residential	5.44	0.36	0.44
Traffic Generation	33	2	3

The number of trips that will be added will not impact any street's or intersection's level of service (LOS). As a result, the potential impacts are considered to be less than significant. The project's construction and occupation will not result in a loss of pedestrian facilities since all sidewalks that would be affected by the project's construction would be replaced. In addition, the project will not preclude the use of the bicycle path that extends along the south side of Chapman Avenue since all of the proposed improvements will be located within the project site. As a result, the potential impacts are considered to be less than significant.

B. *Would the project conflict or be inconsistent with CEQA Guidelines §15064.3 subdivision (b)? ● Less than Significant Impact.*

According to CEQA Guidelines *§15064.3 subdivision (b)(1),* vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact. Projects that decrease vehicle miles traveled in the project area compared to existing conditions should be considered to have a less than significant transportation impact. The project's implementation will have less than significant impacts since the project will recycle existing undeveloped or underutilized properties located in established urban areas. When development is located in a more rural setting, such as further east in the desert areas, employees, patrons, visitors, and residents may have to travel farther since rural development is often located a significant distance from employment, entertainment, and population centers. Consequently, this distance is reduced when development is located in urban areas since employment, entertainment, and population centers tend to be set in more established communities. As a result, the potential impacts are considered to be less than significant.

C. *Would the project substantially increases hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? ● Less than Significant Impact.*

Adequate sight distance is available from the driveways on Chapman Avenue. In addition, sufficient gap time is available for vehicles executing a left turn from the site onto westbound Chapman Avenue. The proposed project will not expose future residents to dangerous intersections or sharp curves and the proposed project will not introduce incompatible equipment or vehicles to the adjacent roads. As a result, the potential impacts are considered to be less than significant.

D. Would the project result in inadequate emergency access? ● No Impact.

The project would not affect emergency access to any adjacent parcels. At no time will any local streets or parcels be closed to traffic. As a result, the proposed project's implementation will not result in any impacts.

3.17.2 MITIGATION MEASURES

The traffic impact analysis that was prepared for the project indicated that the project's implementation would not require any mitigation.

3.18 TRIBAL CULTURAL RESOURCES

3.18.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is: listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resource Code Section 5024.1 In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe? ● Less than Significant Impact.

A Tribal Resource is defined in Public Resources Code section 21074 and includes the following:

- Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following: included or determined to be eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.

- A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

- A cultural landscape that meets the criteria of subdivision (a) is a tribal cultural resource to the extent that the landscape is geographically defined in terms of the size and scope of the landscape.

- A historical resource described in Section 21084.1, a unique archaeological resource as defined in subdivision (g) of Section 21083.2, or a "non-unique archaeological resource" as defined in subdivision (h) of Section 21083.2 may also be a tribal cultural resource if it conforms with the criteria of subdivision (a).

AB-52 requires a lead agency to begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project, if the tribe requested to the lead agency, in writing, to be informed by the lead agency of proposed projects in that geographic area and the tribe requests consultation. The project site is located within the cultural area that was formerly occupied by the Soboba Band of Luiseno Indians as well as the Gabrieleño-Kizh. The project Applicant will be required to adhere to the mitigation presented in Section 3.5.2.B. As a result, the project's potential impacts are considered to be at a less than significant level.

3.18.2 MITIGATION MEASURES

The analysis of tribal cultural resources indicated that no significant impacts would result so long as the Applicant adheres to the mitigation measure presented in Section 3.5.2B.

3.19 UTILITIES & SERVICE SYSTEMS

3.19.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project require or result in the relocation or construction of new or expanded water, or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities or relocation of which could cause significant environmental impacts? ● Less than Significant Impact.

The project site is presently undeveloped. There are no existing water or wastewater treatment plants, electric power plants, telecommunications facilities, natural gas facilities, or stormwater drainage infrastructure located on-site. Because no such plants are located on the project site, the project's implementation will not require the relocation of any of the aforementioned facilities. In addition, the increase in demand for waste disposal, water, and wastewater treatment services can be adequately handled and no expansion of these services is required (refer to the following subsections). As a result, the potential impacts are considered to be less than significant.

B. Would the project have sufficient water supplies available to serve the project and the reasonably foreseeable future development during normal, dry, and multiple dry years? ● Less than Significant Impact.

According to the City's 2015 Urban Water Management Plan, the City will have an adequate of water to serve both the project and the City through the year 2040 under normal, dry, and multiple dry year scenarios.[86] Table 3-10 depicts the project's future water consumption. Once occupied, the increase in

[86] Arcadis. *2015 Urban Water Management Plan*. Report dated June 2016.

water consumption will be 2,862 gallons per day.

Table 3-10
Water Consumption (gals/day)

Use	Unit	Factor	Generation
Proposed Project (6 units)	6 du	477 gals/du	2,862 gals/day

Source: City of Los Angeles CEQA Thresholds Guide

The project will connect to an existing water line located along Chapman Avenue. The existing water supply facilities and infrastructure will be able accommodate this additional demand. In addition, the proposed project will be constructed in compliance with the 2016 California Green Building Code (Part 11 of Title 24 of the California Code of Regulations). More specifically, the project must comply with Division 5.3, Water Efficiency, and Conservation, which mandates the inclusion of water efficient fixtures such as faucets, toilets, showers, and water efficient landscaping. As a result, the impacts are considered to be less than significant and no mitigation is required.

C. *Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments? ● Less than Significant Impact.*

The City of Garden Grove's sewer system operates entirely using gravity flow and the effluent is conveyed to one of several of Orange County Sanitation District's (OCSD) sewer trunk lines.[87] The Orange County Sanitation District (OCSD) is responsible for safely collecting, treating, and disposing the wastewater generated by 2.5 million people living in a 479 square-mile area of central and northwest Orange County. The OCSD's system includes approximately 580 miles of sewer lines and two treatment plants located in the Cities of Fountain Valley and Huntington Beach. Through these facilities, OCSD collects, conveys, treats, and/or reclaims approximately 230 million gallons of wastewater generated daily in its service area.

Wastewater from the City's local conveyance system is then conveyed to the OCSD trunk sewers and treated at the OCSD Plant No. 2 located in Huntington Beach. The OCSD Revenue Area 3 serves the City of Buena Park, La Habra, Garden Grove, Anaheim, Cypress, La Palma, Stanton, Los Alamitos, Westminster, and Fountain Valley. All sewage flow from Revenue Area 3 is collected and treated at Treatment Plant No. 2, which is located at 22212 Brookhurst Street, Huntington Beach.[88] The estimated average daily effluent received at Plant No. 2 is 127 million gallons (mgd). This facility currently has a total primary treatment capacity of 168 mgd, with an average daily treatment of approximately 127 mgd. Therefore, there is approximately 41 mgd of excess primary treatment capacity at OCSD Plant No. 2. Plant No. 2 also has 90 mgd of secondary treatment capacity. As indicated in Table 3-11, the proposed project is projected to generate 2,286 gallons of effluent on a daily basis, which is well under the capacity of the aforementioned WRPs.

[87] City of Garden Grove. *City of Garden Grove General Plan, Chapter 6 Infrastructure Element*. http://www.ci. garden-grove.ca.us/. Website accessed on February 26, 2019.

[88] Ibid.

Table 3-11
Wastewater (Effluent) Generation (gals/day)

Use	Unit	Factor	Generation
Proposed Project (6 units)	6 du	381 gals/du	2,286 gals/du

Source: Sewage generation is expected to be 80% of water consumption.

The proposed project will connect to an existing sewer line located along Chapman Avenue. The existing sewer lines have sufficient capacity to accommodate the projected flows and adequate sewage collection and treatment are currently available. As a result, the potential impacts are less than significant.

D. *Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? ● Less than Significant Impact.*

The City's waste management is under the jurisdiction of the Garden Grove Sanitary District (GGSD), who contracts collection and disposal services with Republic Services. Waste collected in Orange County is disposed of either at the Frank R. Bowerman Landfill near Irvine, the Olinda Alpha Landfill near Brea, or the Prima Deshecha Landfill in San Juan Capistrano. As indicated in Table 3-12, the future daily solid waste generation is projected to be 72 pounds per day.

Table 3-12
Solid Waste Generation (lbs/day)

Use	Unit	Factor	Generation
Proposed Project (6 units)	6 du	12 lbs/day/dwelling unit	72 lbs/day

Source: City of Los Angeles CEQA Thresholds Guide

The waste materials that will be transported off-site during the project's operation will be adequately handled by the existing facilities. The estimated 72 pounds of solid waste per day represents a small proportion of the remaining landfill capacity of the three area landfills that serve the City. Furthermore, this generation rate represents a small proportion of the total waste generated Citywide. As a result, the impacts are expected to be less than significant.

E. *Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste? ● No Impact.*

The proposed project, like all other development in Garden Grove, will be required to adhere to City and County ordinances with respect to waste reduction and recycling. As a result, no impacts related to State and local statutes governing solid waste are anticipated.

3.19.3 MITIGATION MEASURES

The analysis of utilities impacts indicated that no significant impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation is required.

3.20 WILDFIRE

3.20.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan? ● No Impact.

The proposed project site is located within an urbanized area and no areas containing natural vegetation is located near the project site. Furthermore, the proposed project would not involve the closure or alteration of any existing evacuation routes that would be important in the event of a wildfire. As a result, no impacts will occur.

B. Would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? ● Less than Significant Impact.

The project site and the adjacent properties are urbanized and there are no areas of native or natural vegetation found within the vicinity of the project area. The proposed project may be exposed to criteria pollutant emissions generated by wildland fires due to the project site's proximity to fire hazard severity zones (the site is located ten miles west of the Santa Ana Mountains). However, the potential impacts would not be exclusive to the project site since criteria pollutant emissions from wildland fires may affect the entire City as well as the surrounding cities and unincorporated county areas. As a result, the potential impacts are considered to be less than significant.

C. Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? ● Less than Significant Impact.

The project will include the installation of new utility lines such as gas lines, water lines, etc. These utilities lines will be located below ground surface. As a result, the potential impacts are considered to be less than significant.

D. Expose people or structures to significant risks, including down slope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? ● No Impact.

There is no risk from wildfire within the project site or the surrounding area given the project site's distance from any area that may be subject to a wildfire event. The project site and surrounding areas are developed and are covered over in pavement and concrete. Therefore, the project will not expose future employees to flooding or landslides facilitated by runoff flowing down barren and charred slopes and no will occur.

3.20.2 MITIGATION MEASURES

The analysis of wildfires impacts indicated that no significant impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation is required.

3.21 MANDATORY FINDINGS OF SIGNIFICANCE

The following findings can be made regarding the Mandatory Findings of Significance set forth in Section 15065 of the CEQA Guidelines based on the results of this environmental assessment:

- *Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? ● Less than Significant Impact.*

The proposed project will not have the potential to degrade the quality of the environment since the project's air quality emissions will be below the thresholds of significance outlined by the SCAQMD. No impacts to protected species or habitat would result with the implementation of the proposed project. Furthermore, the best management practices identified in the WQMP will filter out contaminants of concern present in stormwater runoff. The addition of project trips will not negatively impact any local intersection. Lastly, the project will include energy and water efficient appliances and fixtures.

- *Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? ● Less than Significant Impact.*

The cumulative air quality emissions will be below the thresholds of significance established by the SCAQMD.

- *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? ● Less than Significant Impact with Mitigation.*

Daytime and nighttime light and glare from both the proposed project would not contribute any significant impacts since the project must comply with the City's municipal code. The project's operational air quality impacts would be less than significant based on the proposed project's short-term (construction emissions) and long-term operational emissions (refer herein to Section 3.3). In addition, future truck drivers must adhere to Title 13 - §2485 of the California Code of Regulations, which limits the idling of diesel powered vehicles to less than five minutes. Adherence to the aforementioned standard condition will minimize odor impacts from diesel trucks. Adherence to Rule 403 Regulations and Title 13 - §2485 of the California Code of Regulations will reduce potential impacts to levels that are less than significant.

Adherence to the mitigation measure included in the analysis of cultural/tribal resources would mitigate any potential impacts in the event archaeological resources are encountered during grading and excavation activities. This mitigation measure is identified herein in Section 3.5.2. Adherence to the construction noise mitigation provided in the preceding analysis would prevent the exposure of sensitive receptors to excess noise. Lastly, the addition of the project's traffic would not result in a deterioration of any intersection's level of service or the creation of a CO hot-spot. As a result, the potential impacts are considered to be less than significant with adherence to the required mitigation measures.

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SECTION 4 CONCLUSIONS

4.1 FINDINGS

The Initial Study determined that the proposed project is not expected to have significant adverse environmental impacts. The following findings can be made regarding the Mandatory Findings of Significance set forth in Section 15065 of the CEQA Guidelines based on the results of this Initial Study:

- The proposed project *will not* have a significant effect on the environment.
- The proposed project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.
- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the immediate vicinity.
- The proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly.
- A Mitigation Reporting and Monitoring Program *will be* required.

4.2 MITIGATION MONITORING & REPORTING PROGRAM

4.2.1. OVERVIEW OF THE PROJECT

The proposed project is a request to subdivide a 0.47-acre (20,500 square feet) site to accommodate six new dwelling units. These six new dwelling units will have a total building area of 14,206 square feet and a total living area of 10,119 square feet. In addition, a total of 2,315 square feet of recreational space will be provided. Lastly, a total of 21 parking spaces will be included. Access to the project site will be provided by a new 30-foot wide driveway located along the south side of Chapman Avenue.

4.2.2. FINDINGS RELATED TO MITIGATION MONITORING

Section 21081(a) of the Public Resources Code states that findings must be adopted by the decision-makers coincidental to the approval of a Mitigated Negative Declaration. These findings shall be incorporated as part of the decision-maker's findings of fact, in response to AB-3180. In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the following additional findings may be made:

- A mitigation reporting or monitoring program will be required;
- Site plans and/or building plans, submitted for approval by the responsible monitoring agency, shall include the required standard conditions; and,

- An accountable enforcement agency or monitoring agency shall be identified for the mitigations adopted as part of the decision-maker's final determination.

4.2.3. MITIGATION MEASURES

Mitigation Measure No. 1 (Cultural Resources). The project Applicant will be required to obtain the services of a qualified Native American Monitor during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground disturbing activities. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the monitor has indicated that the site has a low potential for archeological resources.

Mitigation Measure No. 2 (Noise). The City Inspector shall ensure that the contractors use construction equipment that includes working mufflers and other sound suppression mechanisms as a means to reduce machinery noise. The Inspector must inspect the equipment prior to the start of the demolition phase.

4.2.4. MITIGATION MONITORING

The monitoring and reporting on the implementation of these measures, including the period for implementation, monitoring agency, and the monitoring action, are identified in Table 4.1 provided on the following pages.

TABLE 4.1
MITIGATION-MONITORING PROGRAM

Measure	Enforcement Agency	Monitoring Phase	Verification
Mitigation Measure No. 1 (Cultural Resources). The project Applicant will be required to obtain the services of a qualified Native American Monitor during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground disturbing activities. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the monitor has indicated that the site has a low potential for archeological resources.	Planning Department ● *(Applicant is responsible for implementation)*	*Prior to the issuance of a grading permit.* ● Mitigation ends when construction is completed.	Date: Name & Title:

TABLE 4.1
MITIGATION-MONITORING PROGRAM

Measure	Enforcement Agency	Monitoring Phase	Verification
Mitigation Measure No. 2 (Noise). The City Inspector shall ensure that the contractors use construction equipment that includes working mufflers and other sound suppression mechanisms as a means to reduce machinery noise. The Inspector must inspect the equipment prior to the start of the demolition phase.	Planning Department and Code Enforcement Officer ● *(Applicant is responsible for implementation)*	*Prior to the issuance of a grading permit.* ● Mitigation ends when construction is completed.	Date: Name & Title:
Mitigation Measure No. 3 (Tribal Resources). The project Applicant will be required to obtain the services of a qualified Native American Monitor during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground disturbing activities. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the monitor has indicated that the site has a low potential for archeological resources. **(NOTE: This mitigation measure is the same as Mitigation Measure No. 1)**	Planning Department ● (Applicant is responsible for implementation)	*Prior to the issuance of a grading permit.* ● *Mitigation ends when construction is completed.*	Date: Name & Title:

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SECTION 5 REFERENCES

5.1 PREPARERS

Blodgett Baylosis Environmental Planning
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(626) 336-0033

Marc Blodgett, Project Manager
Bryan Hamilton, Project Planner
Alejandra Rocha, Project Planner

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APPENDICES

APPENDIX A – AIR QUALITY WORKSHEETS

APPENDIX B – NOISE WORKSHEETS

APPENDIX C – NATIVE AMERICAN (AB-52 CONSULTATION)

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9312 Chapman Avenue Subdivision

South Coast AQMD Air District, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing	6.00	Dwelling Unit	1.95	10,800.00	17
Parking Lot	9.00	Space	0.08	3,600.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	8			**Operational Year**	2021
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use -

Construction Phase - Construction times are estimated.

Construction Off-road Equipment Mitigation -

Mobile Land Use Mitigation -

Area Mitigation -

Energy Mitigation -

Water Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	43.00
tblConstructionPhase	NumDays	220.00	87.00
tblConstructionPhase	NumDays	6.00	23.00
tblConstructionPhase	NumDays	10.00	22.00
tblConstructionPhase	NumDays	3.00	20.00
tblConstructionPhase	PhaseEndDate	6/11/2020	2/29/2020
tblConstructionPhase	PhaseEndDate	5/14/2020	11/30/2019
tblConstructionPhase	PhaseEndDate	7/11/2019	7/31/2019
tblConstructionPhase	PhaseEndDate	5/28/2020	12/31/2019
tblConstructionPhase	PhaseEndDate	7/3/2019	6/30/2019
tblConstructionPhase	PhaseStartDate	5/29/2020	1/1/2020
tblConstructionPhase	PhaseStartDate	7/12/2019	8/1/2019
tblConstructionPhase	PhaseStartDate	7/4/2019	7/1/2019
tblConstructionPhase	PhaseStartDate	5/15/2020	12/1/2019
tblConstructionPhase	PhaseStartDate	6/29/2019	6/1/2019
tblGrading	AcresOfGrading	11.50	3.00
tblGrading	AcresOfGrading	30.00	4.50

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2019	2.5815	22.7785	15.4619	0.0257	6.2722	1.0913	7.3460	3.3548	1.0460	4.3427	0.0000	2,521.0199	2,521.0199	0.7707	0.0000	2,540.2871
2020	1.8416	1.6869	1.8723	3.0800e-003	0.0112	0.1110	0.1222	2.9600e-003	0.1110	0.1140	0.0000	292.8922	292.8922	0.0221	0.0000	293.4452
Maximum	**2.5815**	**22.7785**	**15.4619**	**0.0257**	**6.2722**	**1.0913**	**7.3460**	**3.3548**	**1.0460**	**4.3427**	**0.0000**	**2,521.0199**	**2,521.0199**	**0.7707**	**0.0000**	**2,540.2871**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2019	2.5815	22.7785	15.4619	0.0257	2.5143	1.0913	3.5882	1.3265	1.0460	2.3144	0.0000	2,521.0199	2,521.0199	0.7707	0.0000	2,540.2870
2020	1.8416	1.6869	1.8723	3.0800e-003	0.0112	0.1110	0.1222	2.9600e-003	0.1110	0.1140	0.0000	292.8922	292.8922	0.0221	0.0000	293.4452
Maximum	**2.5815**	**22.7785**	**15.4619**	**0.0257**	**2.5143**	**1.0913**	**3.5882**	**1.3265**	**1.0460**	**2.3144**	**0.0000**	**2,521.0199**	**2,521.0199**	**0.7707**	**0.0000**	**2,540.2870**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	59.81	0.00	50.32	60.41	0.00	45.51	0.00	0.00	0.00	0.00	0.00	0.00

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.8212	0.1302	3.5483	7.8100e-003		0.4611	0.4611		0.4611	0.4611	56.2015	108.8933	165.0948	0.1685	3.8100e-003	170.4434
Energy	4.5700e-003	0.0391	0.0166	2.5000e-004		3.1600e-003	3.1600e-003		3.1600e-003	3.1600e-003		49.9047	49.9047	9.6000e-004	9.1000e-004	50.2013
Mobile	0.1112	0.5614	1.4958	5.4100e-003	0.4320	4.2100e-003	0.4362	0.1156	3.9300e-003	0.1195		550.3696	550.3696	0.0262		551.0242
Total	**1.9370**	**0.7307**	**5.0608**	**0.0135**	**0.4320**	**0.4684**	**0.9005**	**0.1156**	**0.4682**	**0.5838**	**56.2015**	**709.1676**	**765.3691**	**0.1956**	**4.7200e-003**	**771.6688**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.2490	5.7300e-003	0.4970	3.0000e-005		2.7400e-003	2.7400e-003		2.7400e-003	2.7400e-003	0.0000	0.8933	0.8933	8.7000e-004	0.0000	0.9150
Energy	4.5700e-003	0.0391	0.0166	2.5000e-004		3.1600e-003	3.1600e-003		3.1600e-003	3.1600e-003		49.9047	49.9047	9.6000e-004	9.1000e-004	50.2013
Mobile	0.1084	0.5423	1.4200	5.1100e-003	0.4064	3.9800e-003	0.4104	0.1087	3.7200e-003	0.1125		519.6272	519.6272	0.0249		520.2501
Total	**0.3620**	**0.5872**	**1.9337**	**5.3900e-003**	**0.4064**	**9.8800e-003**	**0.4163**	**0.1087**	**9.6200e-003**	**0.1184**	**0.0000**	**570.4252**	**570.4252**	**0.0267**	**9.1000e-004**	**571.3664**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	81.31	19.65	61.79	59.99	5.93	97.89	53.77	5.93	97.95	79.73	100.00	19.56	25.47	86.33	80.72	25.96

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	6/1/2019	6/30/2019	5	20	
2	Grading	Grading	7/1/2019	7/31/2019	5	23	
3	Building Construction	Building Construction	8/1/2019	11/30/2019	5	87	
4	Paving	Paving	12/1/2019	12/31/2019	5	22	
5	Architectural Coating	Architectural Coating	1/1/2020	2/29/2020	5	43	

Acres of Grading (Site Preparation Phase): 4.5

Acres of Grading (Grading Phase): 3

Acres of Paving: 0.08

Residential Indoor: 21,870; Residential Outdoor: 7,290; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 216 (Architectural Coating – sqft)

OffRoad Equipment

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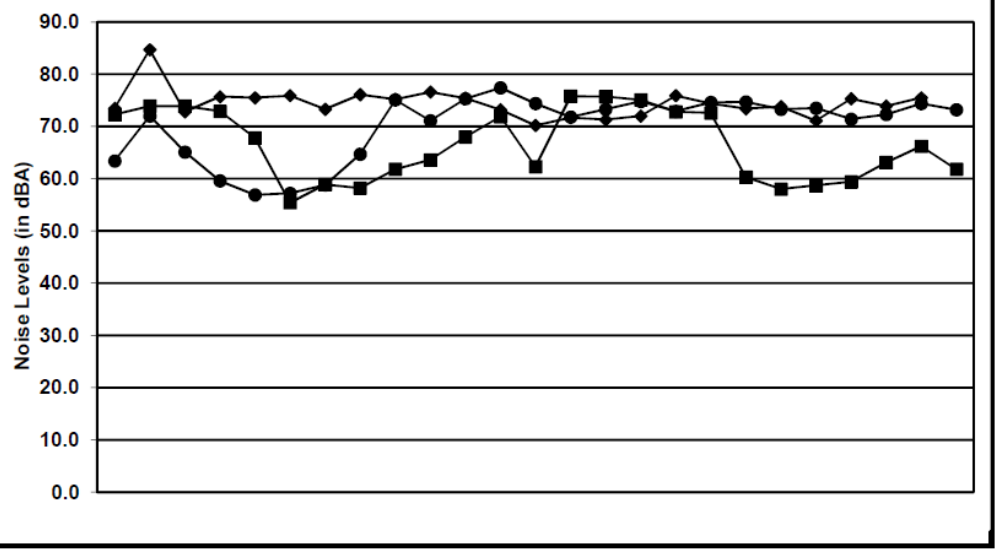
Actual Noise Levels During Measurement				Noise Measurement Results in Leq%				
1-25	26-50	51-75	76-100	L%	1-25	26-50	51-75	76-100
75.8	73.5	72.3	63.4	L_{99}	83.6	84.7	75.8	77.4
72.4	84.7	73.9	72.0		76.7	76.6	75.7	75.3
72.7	72.8	73.9	65.1	L_{90}	75.8	76.1	75.1	75.1
69.9	75.7	72.9	59.6		75.8	75.9	73.9	74.8
70.2	75.5	67.8	56.9		75.7	75.9	73.9	74.7
73.7	75.9	55.4	57.2		75.7	75.7	72.9	74.6
73.9	73.3	58.9	58.8		74.8	75.5	72.8	74.4
71.0	76.1	58.2	64.7		74.2	75.5	72.6	74.4
74.8	75.2	61.8	75.1		73.9	75.4	72.3	73.5
72.7	76.6	63.6	71.1		73.8	75.3	71.9	73.3
73.2	75.4	68.0	75.3		73.7	75.2	68.0	73.3
75.7	73.2	71.9	77.4	L_{50}	73.2	74.4	67.8	73.2
75.8	70.2	62.3	74.4		72.7	73.9	66.2	72.9
68.3	71.7	75.8	71.8		72.7	73.8	63.6	72.3
70.9	71.3	75.7	73.3		72.4	73.5	63.1	72.0
74.2	72.0	75.1	74.8		71.7	73.4	62.3	71.8
75.7	75.9	72.8	72.9		71.0	73.3	61.8	71.4
69.9	74.4	72.6	74.6		70.9	73.2	61.8	71.1
73.8	73.4	60.3	74.7		70.2	72.8	60.3	65.1
69.6	73.8	58.0	73.3	L_{25}	69.9	72.3	59.4	64.7
83.6	71.1	58.7	73.5		69.9	72.0	58.9	63.4
71.7	75.3	59.4	71.4		69.6	71.7	58.7	59.6
76.7	73.9	63.1	72.3	L_{10}	68.3	71.3	58.2	58.8
68.1	75.5	66.2	74.4		68.1	71.1	58.0	57.2
67.8	72.3	61.8	73.2		67.8	70.2	55.4	56.9



Noise Measurements along the south side of Chapman Ave

Source: Blodgett Baylosis Environmental Planning

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TRANSMITTAL
AB-52 CONSULTATION REPORT

August 19, 2019

Linda Candelaria, Co-Chairperson
Gabrielino-Tongva Tribe
1999 Avenue of the Stars, Suite 1100
Los Angeles, California 90067

PURPOSE: The purpose of this report is to provide background information for a project being proposed in the City of Garden Grove, which is located in the northwestern portion of Orange County. The City of Garden Grove Community Development Department, in its capacity as Lead Agency for the proposed project, is requesting your Tribal Organization review this information in accordance with Public Resources Code Section 21080.3.1 sub. (b). The report is to respond to your formal request for notification and information related to proposed projects within the Tribal territory that are subject to the California Environmental Quality Act (CEQA). Questions, comments, and/or a request for formal consultation shall be submitted to the following contact person at the City of Garden Grove within 30 days of receipt of this report:

Chris Chung, Urban Planner
City of Garden Grove, Community Development Department
11222 Acacia Parkway, P.O. Box 3070
Garden Grove, California 92840
714-741-5312

PROJECT NAME: Six-Unit Apartment (9312 Chapman Avenue).

ADDRESS: The project site's legal address is 9312 Chapman Avenue. The corresponding Assessor's Parcel Number is 133-082-27.

CITY/COUNTY: City of Garden Grove, Orange County.

APPLICANT: The project Applicants are Victor Phu Nguyen and Julie Hoang Vu, 11165 Wasco Road, Garden Grove, CA 92841.

PROJECT: The proposed project is a request by the Applicant to subdivide a 0.47-acre (20,500 square-feet) vacant lot to accommodate six new dwelling units within a three-story building. These six new dwelling units will have a total building area of 12,767 square feet and a total living area of 10,119 square feet. In addition, a total of 2,315 square feet of recreational space will be provided. Lastly, a total of

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LOCATION: The project site is located within the corporate boundaries of the City of Garden Grove. The City is located in the western portion of Orange County. Surrounding cities include Stanton on the west; Anaheim on the north; Orange and Santa Ana on the east; and Westminster and Santa Ana on the south. Regional access to the City is provided by the Garden Grove Freeway (State Route [SR] 22) that extends through the City in an east-west orientation. A citywide map is provided in Exhibit 1. The project site is located in the northernmost portion of the City. Chapman Avenue extends along the project site's northern boundary. The project site's legal address is 9312 Chapman Avenue and the corresponding Assessor's Parcel Number is 133-082-27. Major roadways in the vicinity of the project site include: Chapman Avenue, located adjacent to the project site; Lampson Avenue, located 0.45 miles to the south of the project site; Gilbert Street, located 750 feet to the east of the project site; and Magnolia Street, located 0.28 miles to the west of the project site. Regional access to the project site is provided by SR-22, located 1.46 miles to the southwest of the site. A vicinity map is provided in Exhibit 2.

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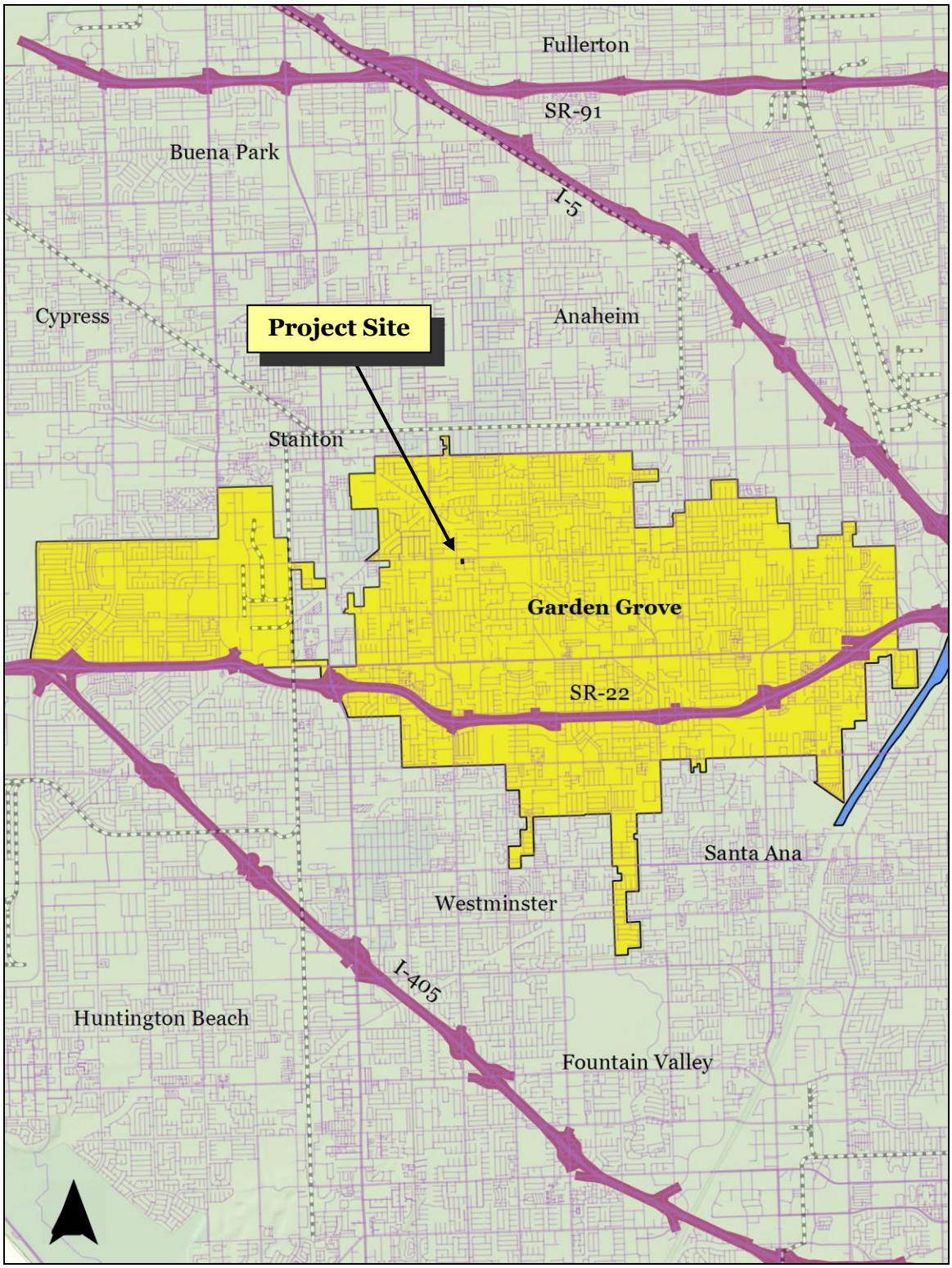

EXHIBIT 1
LOCATION OF PROJECT SITE IN THE CITY OF GARDEN GROVE

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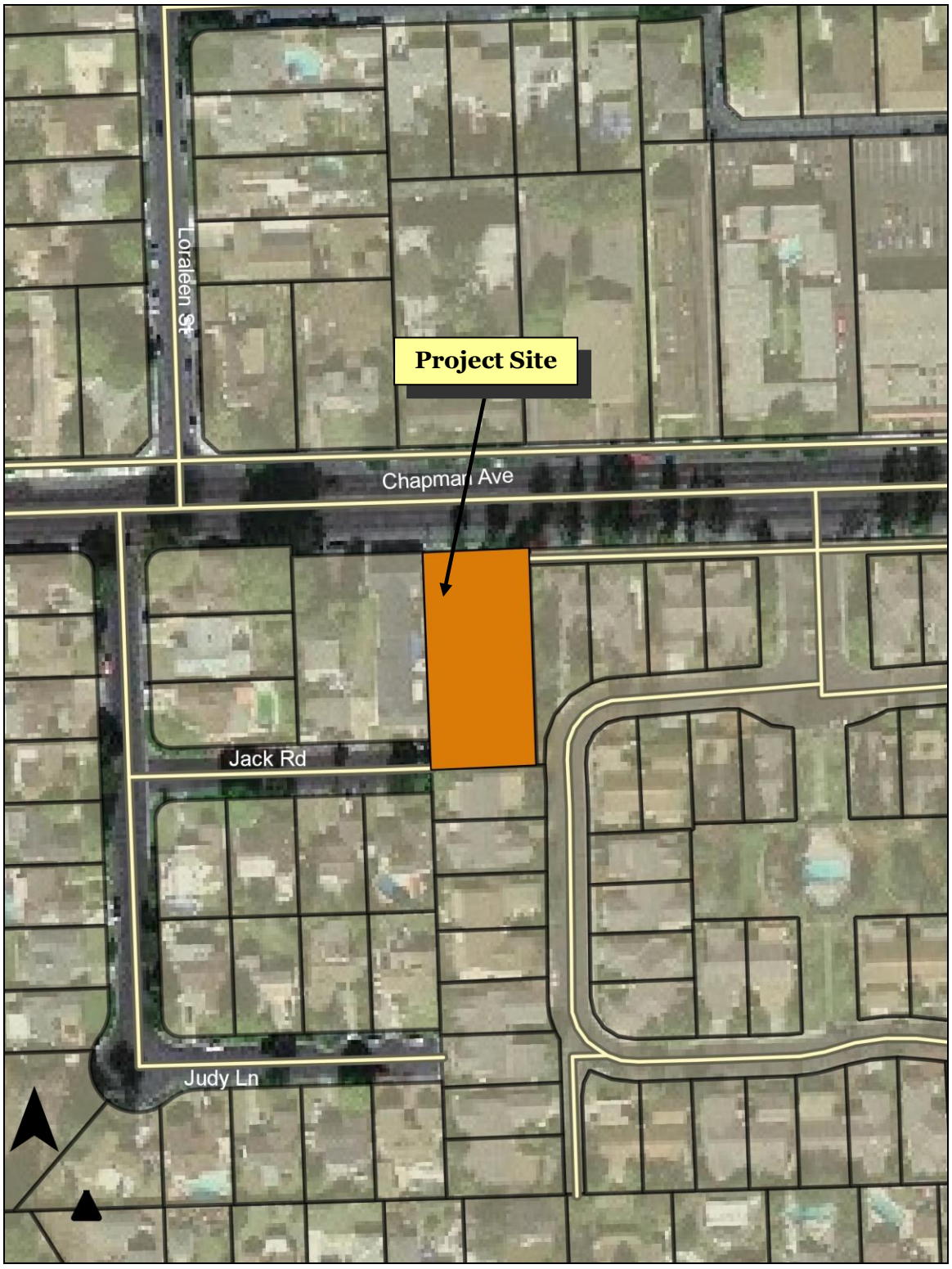

EXHIBIT 2
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EXHIBIT 3
AERIAL PHOTOGRAPH

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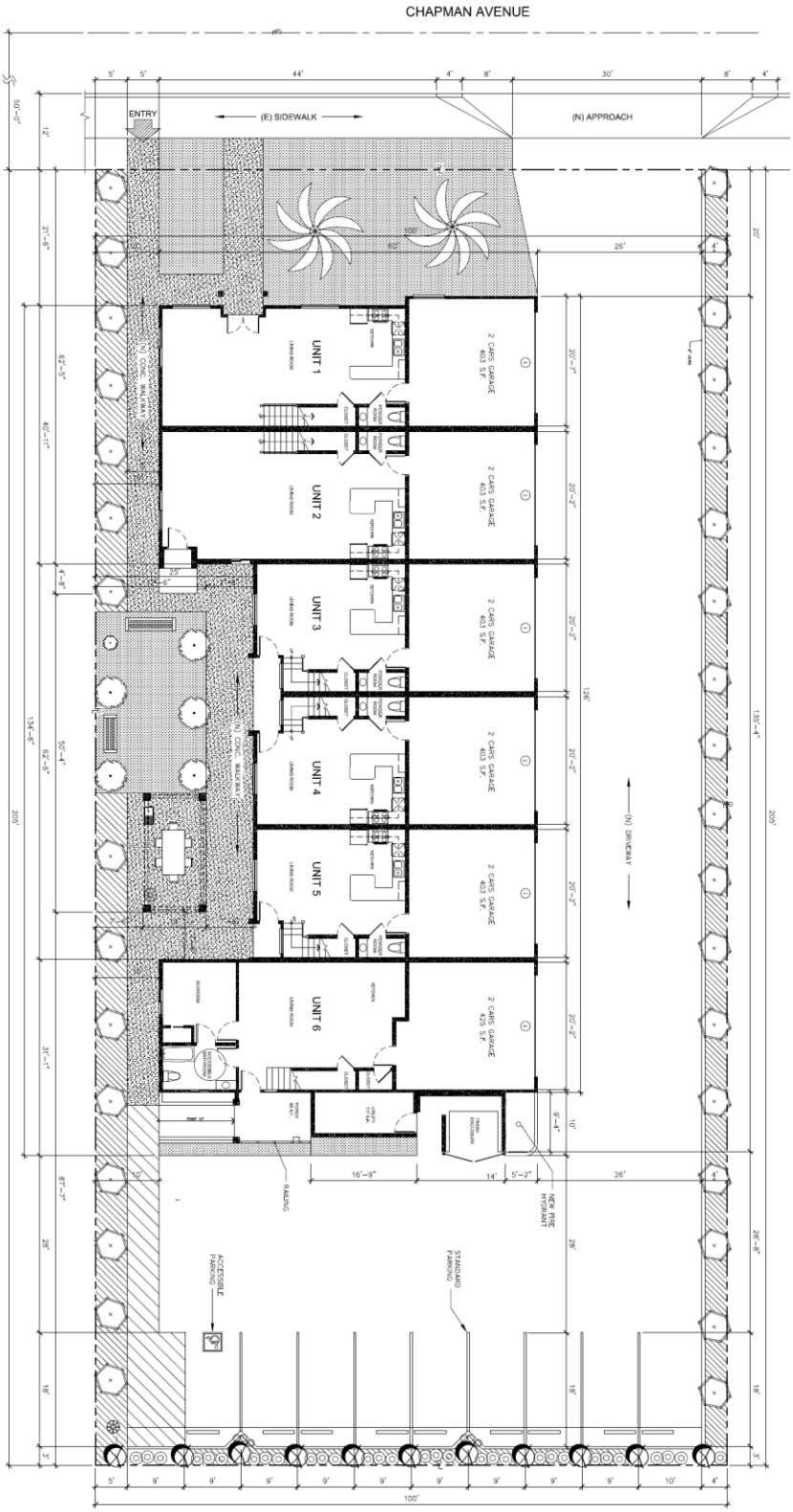

EXHIBIT 4
PROJECT SITE PLAN

SOURCE: LIEM NGUYEN

TRANSMITTAL
AB-52 CONSULTATION REPORT

August 19, 2019

Anthony Morales, Chairperson
Gabrielino-Tongva Tribe
1999 Avenue of the Stars, Suite 1100
Los Angeles, California 90067

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Chris Chung, Urban Planner
City of Garden Grove, Community Development Department
11222 Acacia Parkway, P.O. Box 3070
Garden Grove, California 92840
714-741-5312

PROJECT NAME: Six-Unit Apartment (9312 Chapman Avenue).

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APPLICANT: The project Applicants are Victor Phu Nguyen and Julie Hoang Vu, 11165 Wasco Road, Garden Grove, CA 92841.

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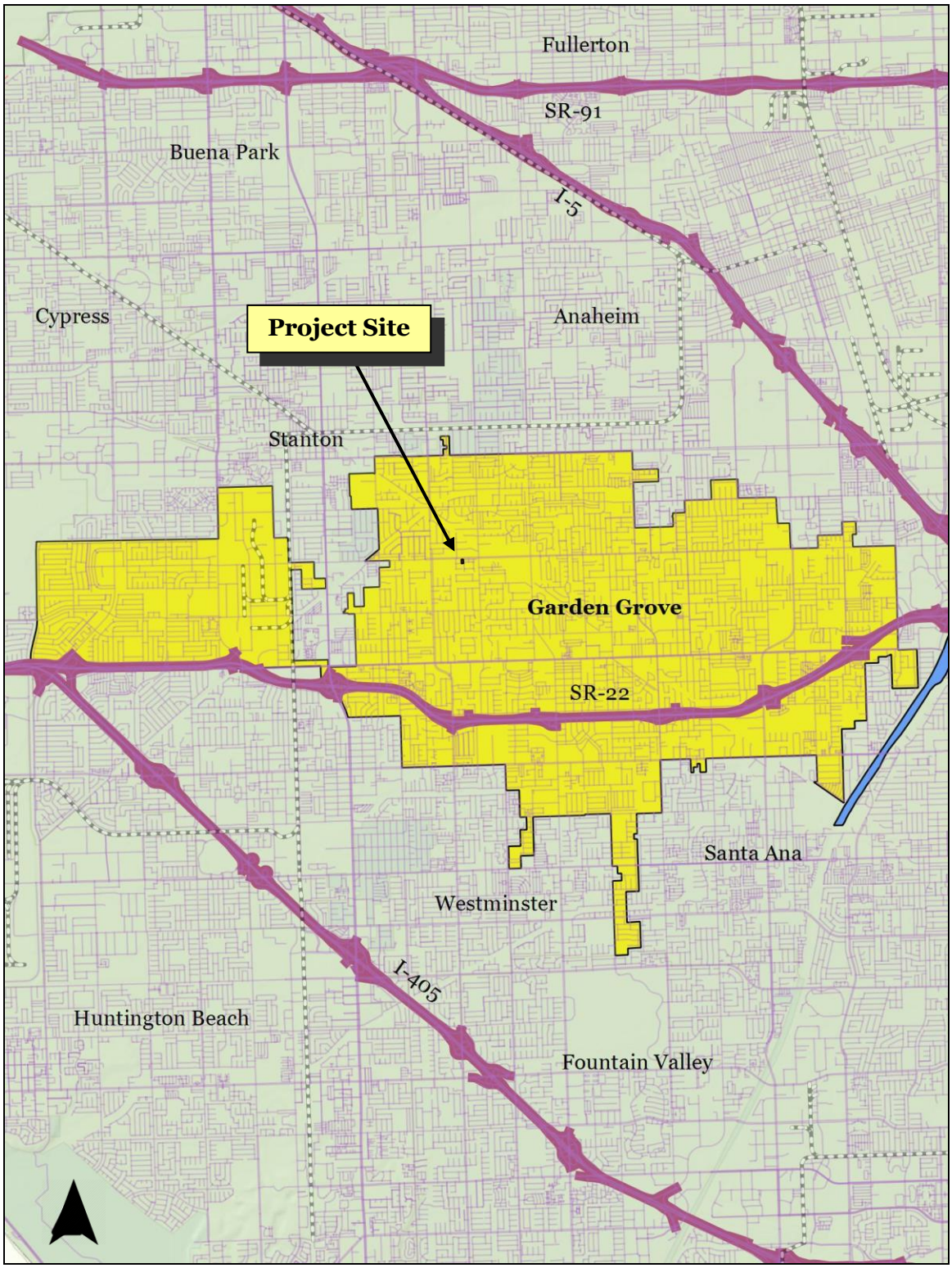

EXHIBIT 1
LOCATION OF PROJECT SITE IN THE CITY OF GARDEN GROVE

Source: Quantum GIS

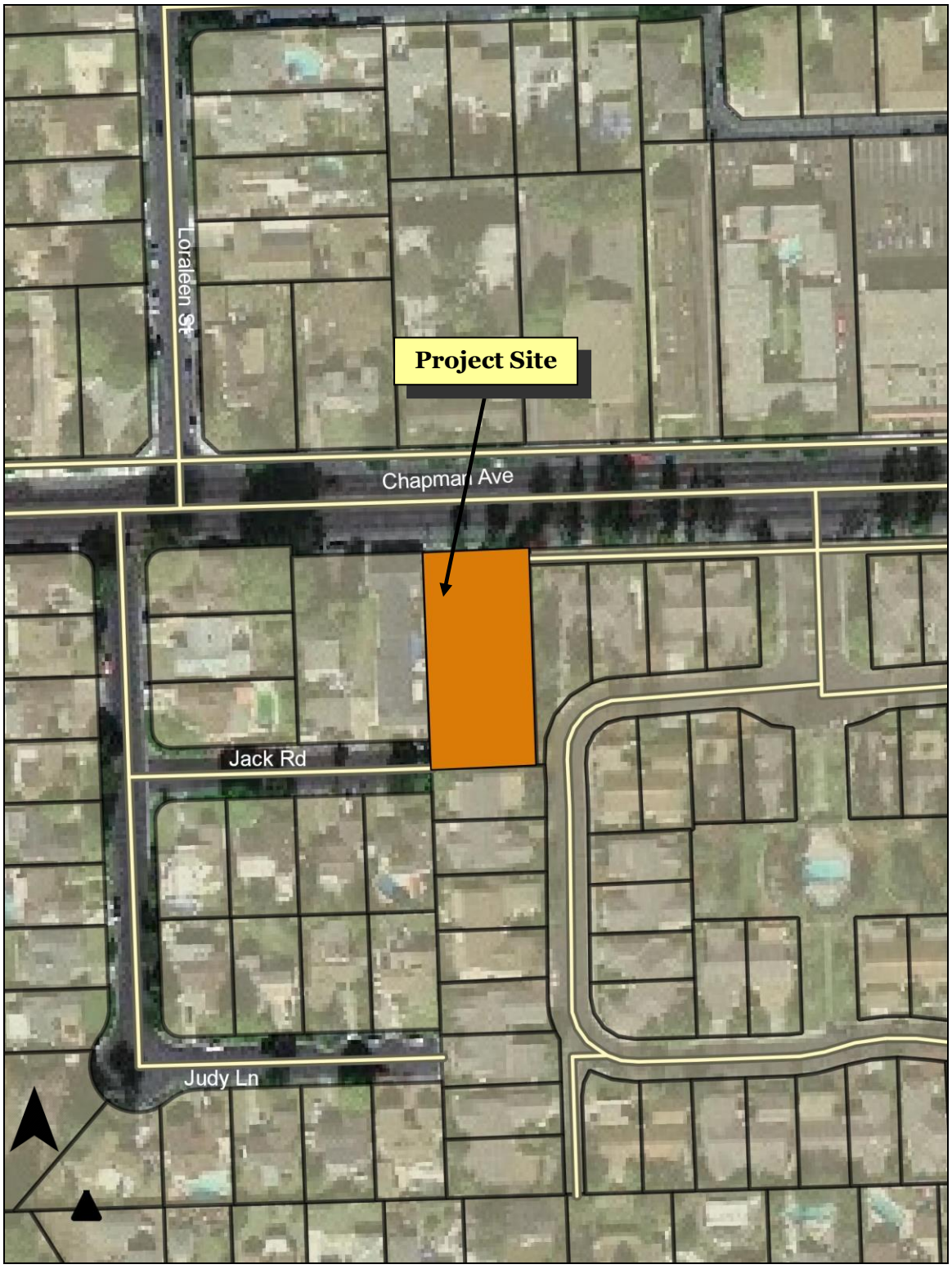

EXHIBIT 2
LOCAL MAP

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EXHIBIT 3
AERIAL PHOTOGRAPH

Source: Quantum GIS

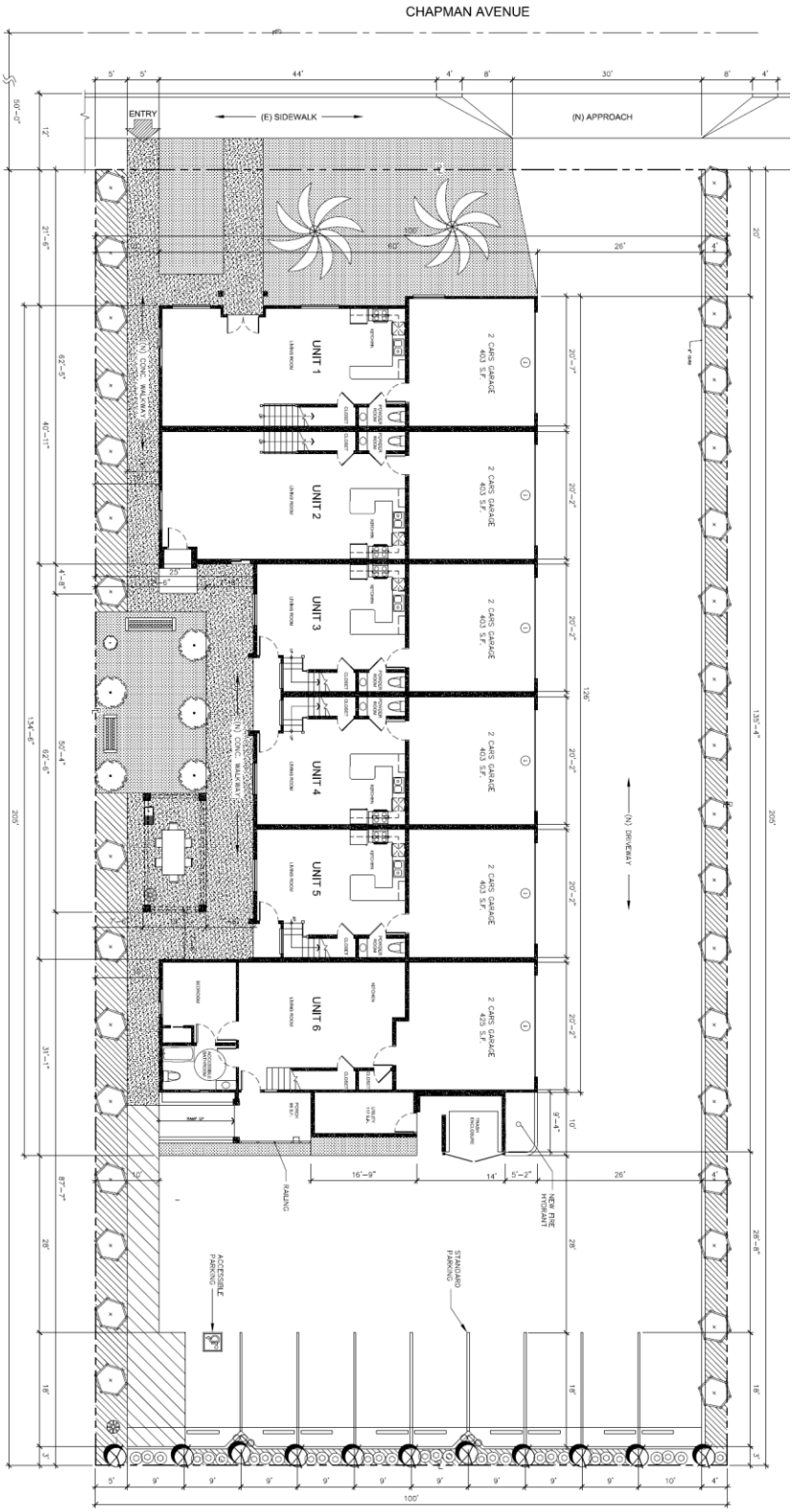

EXHIBIT 4
PROJECT SITE PLAN

SOURCE: LIEM NGUYEN

TRANSMITTAL
AB-52 CONSULTATION REPORT

August 19, 2019

Andrew Salas, Chairman
Gabrieleno Band of Mission Indians-Kizh Nation
P.O. Box 393
Covina, California 91723

PURPOSE: The purpose of this report is to provide background information for a project being proposed in the City of Garden Grove, which is located in the northwestern portion of Orange County. The City of Garden Grove Community Development Department, in its capacity as Lead Agency for the proposed project, is requesting your Tribal Organization review this information in accordance with Public Resources Code Section 21080.3.1 sub. (b). The report is to respond to your formal request for notification and information related to proposed projects within the Tribal territory that are subject to the California Environmental Quality Act (CEQA). Questions, comments, and/or a request for formal consultation shall be submitted to the following contact person at the City of Garden Grove within 30 days of receipt of this report:

Chris Chung, Urban Planner
City of Garden Grove, Community Development Department
11222 Acacia Parkway, P.O. Box 3070
Garden Grove, California 92840
714-741-5312

PROJECT NAME: Six-Unit Apartment (9312 Chapman Avenue).

ADDRESS: The project site's legal address is 9312 Chapman Avenue. The corresponding Assessor's Parcel Number is 133-082-27.

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APPLICANT: The project Applicants are Victor Phu Nguyen and Julie Hoang Vu, 11165 Wasco Road, Garden Grove, CA 92841.

PROJECT: The proposed project is a request by the Applicant to subdivide a 0.47-acre (20,500 square-feet) vacant lot to accommodate six new dwelling units within a three-story building. These six new dwelling units will have a total building area of 12,767 square feet and a total living area of 10,119 square feet. In addition, a total of 2,315 square feet of recreational space will be provided. Lastly, a total of

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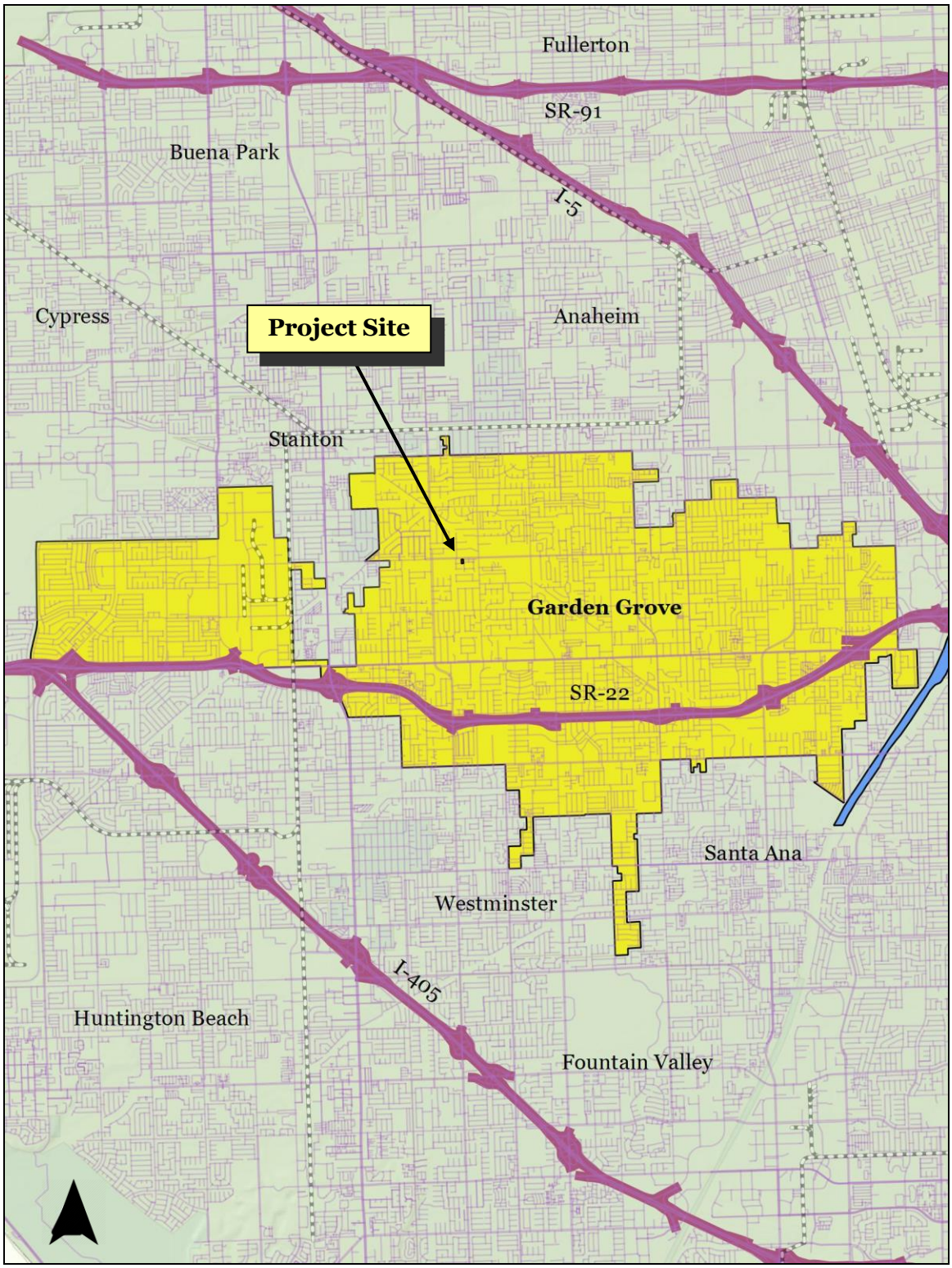

EXHIBIT 1
LOCATION OF PROJECT SITE IN THE CITY OF GARDEN GROVE

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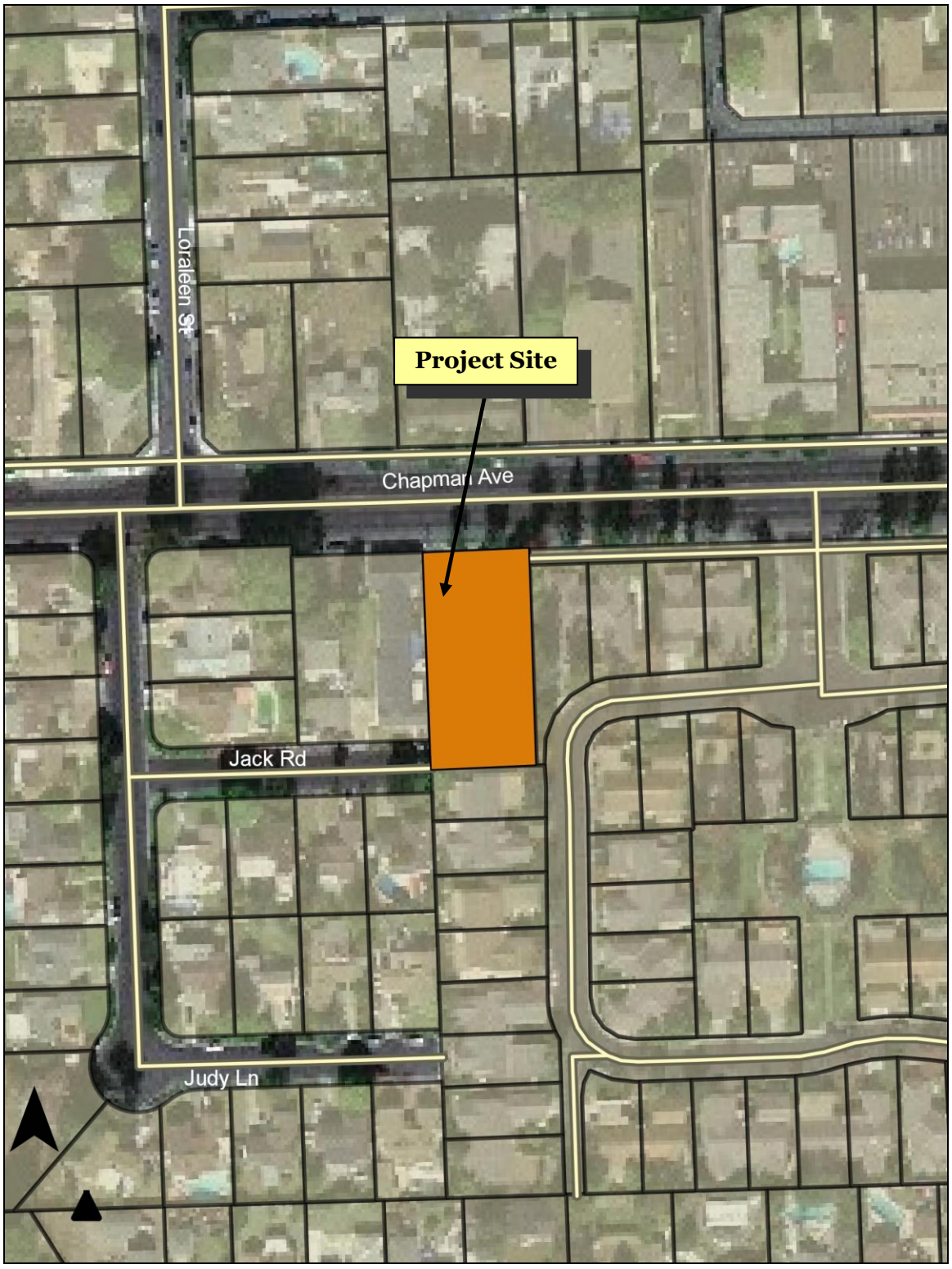

EXHIBIT 2
LOCAL MAP

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EXHIBIT 3
AERIAL PHOTOGRAPH

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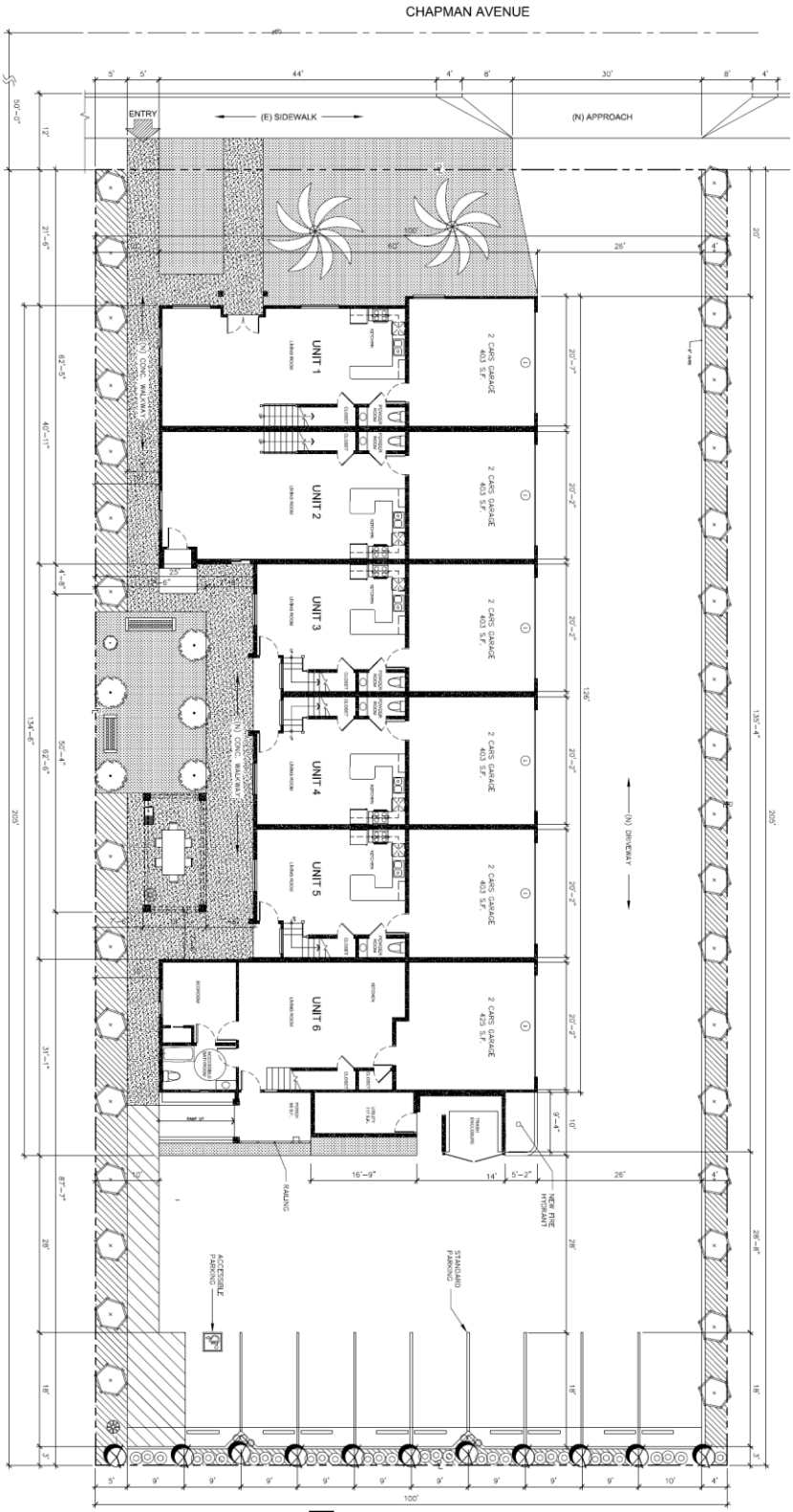

EXHIBIT 4
PROJECT SITE PLAN
SOURCE: LIEM NGUYEN

TRANSMITTAL
AB-52 CONSULTATION REPORT

August 19, 2019

Joseph Ontiveros, Cultural Resource Director
Soboba Band of Luiseno Indians
23904 Soboba Road
San Jacinto, CA 92583

PURPOSE: The purpose of this report is to provide background information for a project being proposed in the City of Garden Grove, which is located in the northwestern portion of Orange County. The City of Garden Grove Community Development Department, in its capacity as Lead Agency for the proposed project, is requesting your Tribal Organization review this information in accordance with Public Resources Code Section 21080.3.1 sub. (b). The report is to respond to your formal request for notification and information related to proposed projects within the Tribal territory that are subject to the California Environmental Quality Act (CEQA). Questions, comments, and/or a request for formal consultation shall be submitted to the following contact person at the City of Garden Grove within 30 days of receipt of this report:

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11222 Acacia Parkway, P.O. Box 3070
Garden Grove, California 92840
714-741-5312

PROJECT NAME: Six-Unit Apartment (9312 Chapman Avenue).

ADDRESS: The project site's legal address is 9312 Chapman Avenue. The corresponding Assessor's Parcel Number is 133-082-27.

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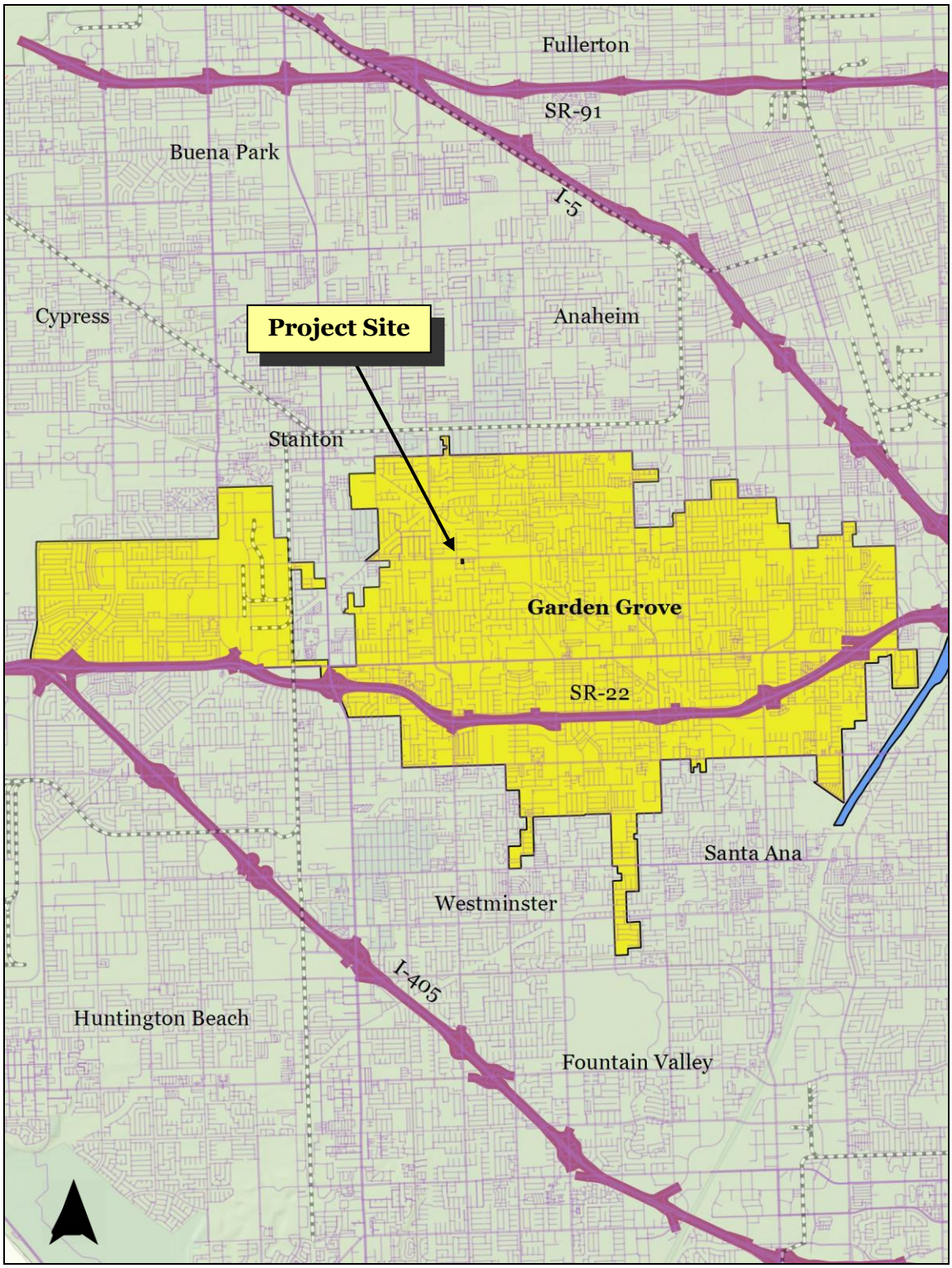

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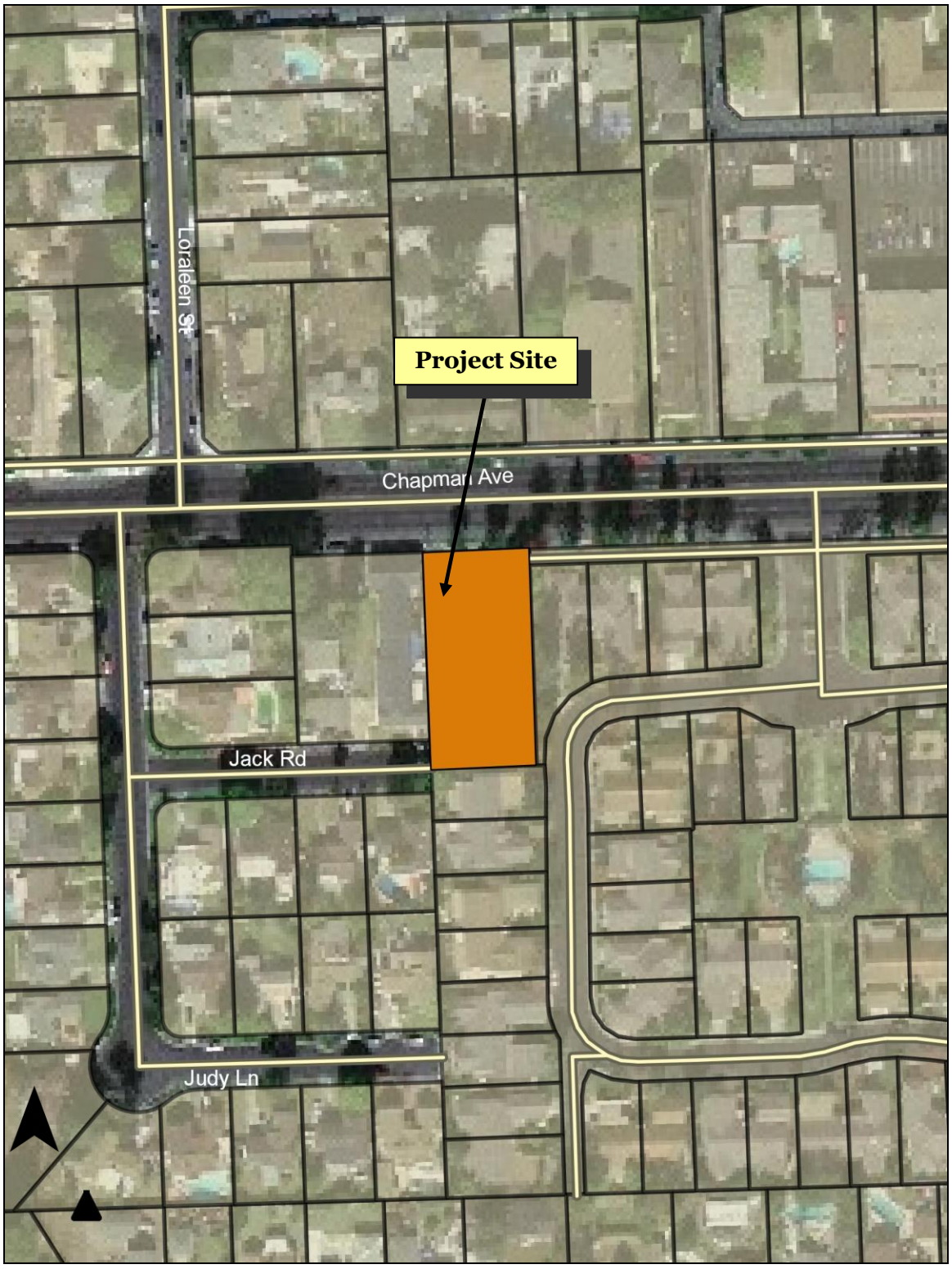

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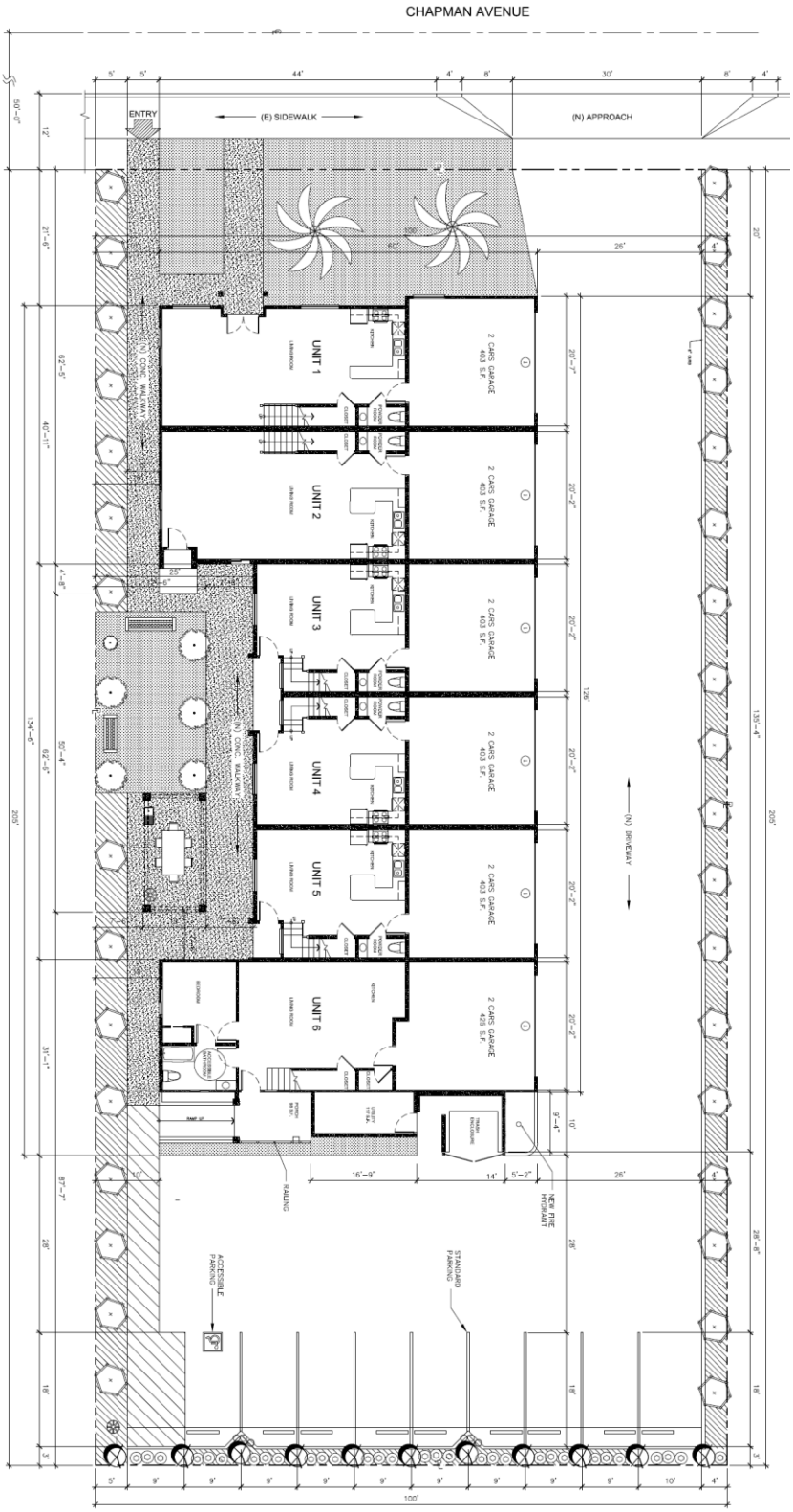

EXHIBIT 4
PROJECT SITE PLAN

SOURCE: LIEM NGUYEN

TRANSMITTAL
AB-52 CONSULTATION REPORT

February 21, 2019

Robert F. Dorame, Tribal Chair/Cultural Resources
Gabrielino-Tongva Tribe
1999 Avenue of the Stars, Suite 1100
Los Angeles, California 90067

PURPOSE: The purpose of this report is to provide background information for a project being proposed in the City of Garden Grove, which is located in the northwestern portion of Orange County. The City of Garden Grove Community Development Department, in its capacity as Lead Agency for the proposed project, is requesting your Tribal Organization review this information in accordance with Public Resources Code Section 21080.3.1 sub. (b). The report is to respond to your formal request for notification and information related to proposed projects within the Tribal territory that are subject to the California Environmental Quality Act (CEQA). Questions, comments, and/or a request for formal consultation shall be submitted to the following contact person at the City of Garden Grove within 30 days of receipt of this report:

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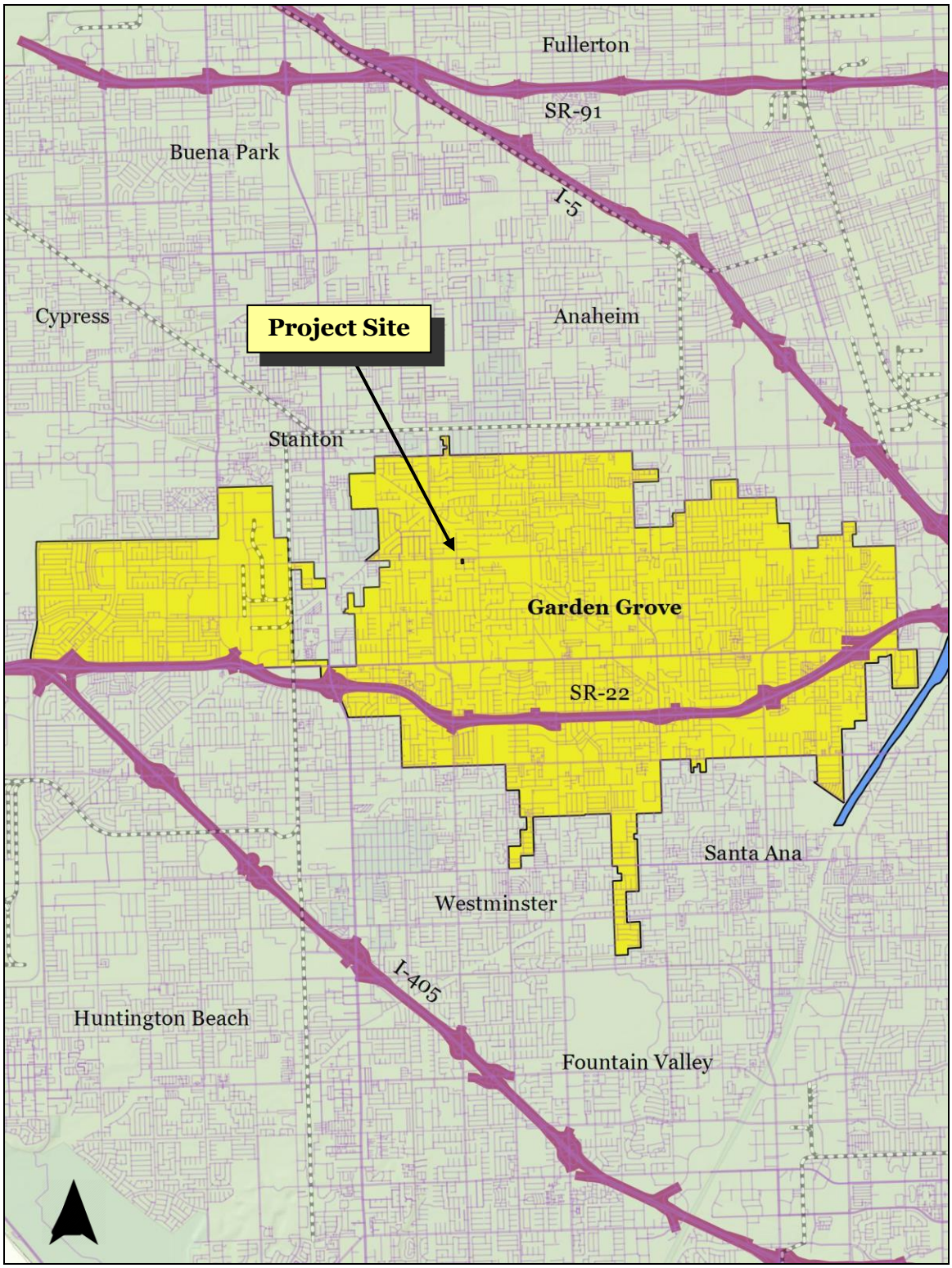


EXHIBIT 1
LOCATION OF PROJECT SITE IN THE CITY OF GARDEN GROVE

Source: Quantum GIS

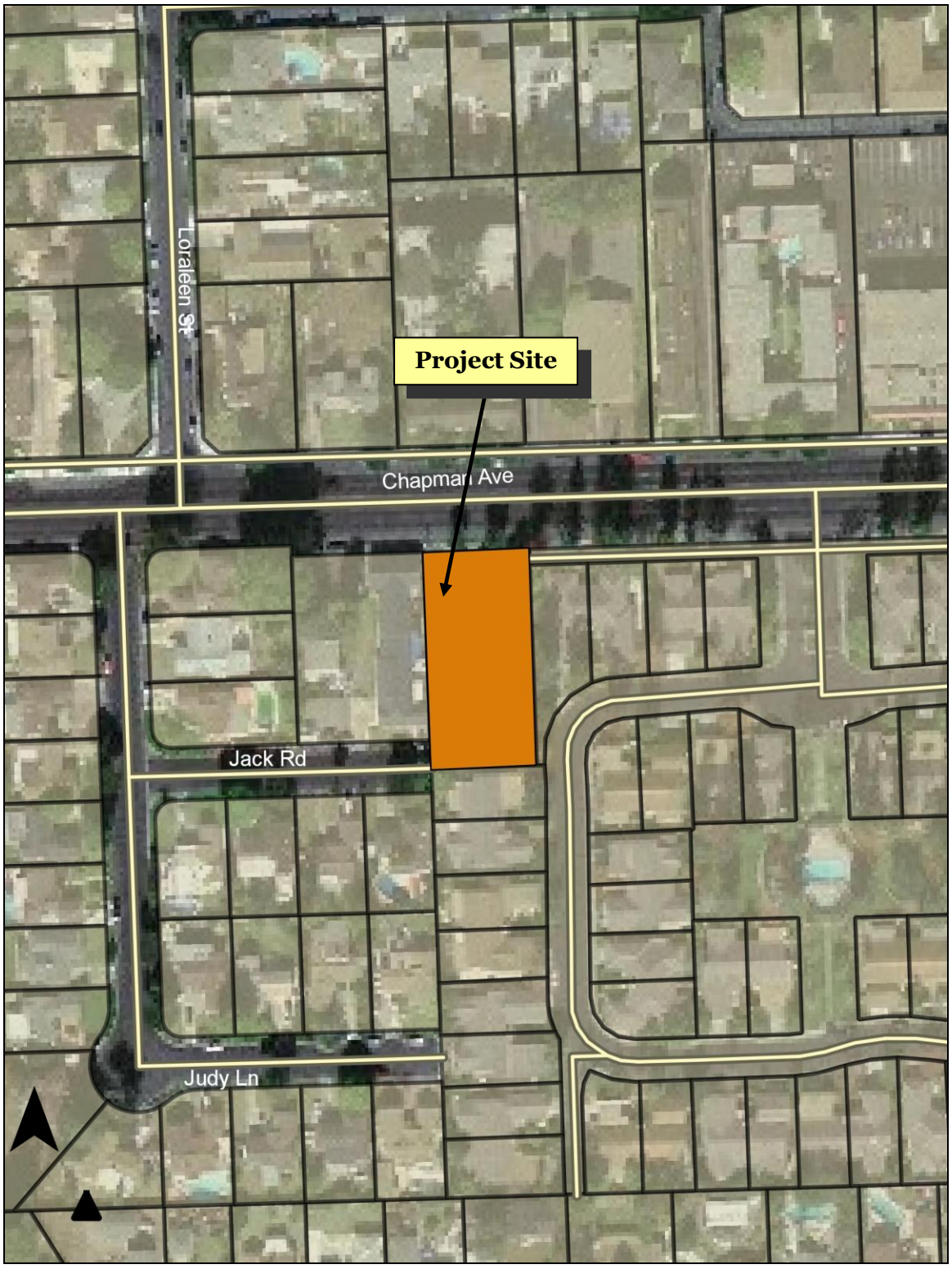


EXHIBIT 2
LOCAL MAP

Source: Quantum GIS

EXHIBIT 3
AERIAL PHOTOGRAPH

Source: Quantum GIS

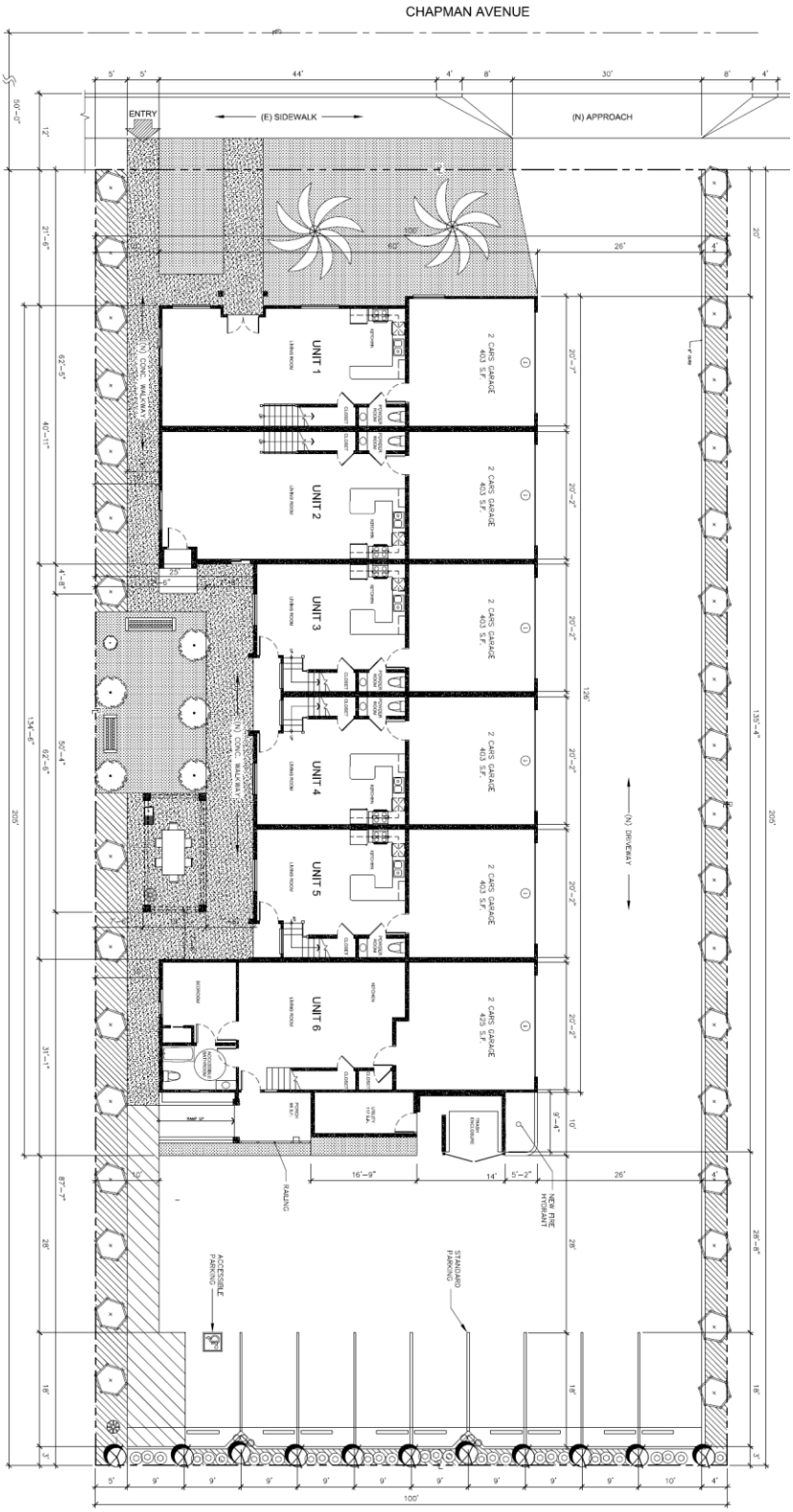
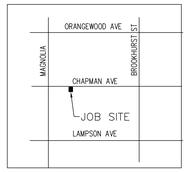


EXHIBIT 4
PROJECT SITE PLAN

SOURCE: LIEM NGUYEN

ATTACHMENT 7

VICINITY MAP

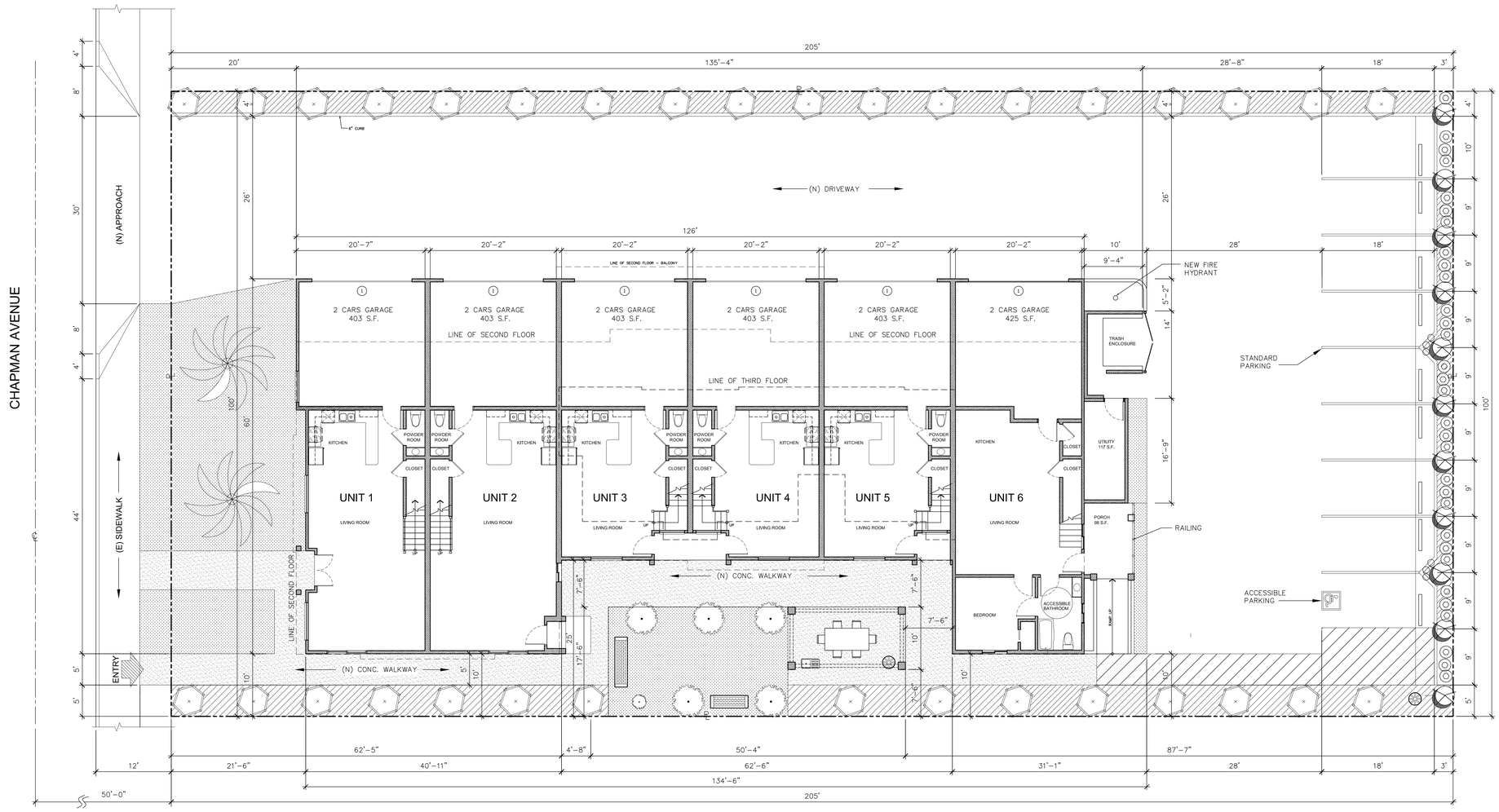


NORTH
N.T.S.

PROJECT DATA

PROPERTY ADDRESS:	9312 CHAPMAN AVE GARDEN GROVE, CA 92841
ZONE:	R-3
OCCUPANCY:	R-2
TYPE OF CONSTRUCTION:	V-B
NUMBER OF STORIES	3
NUMBER OF UNITS:	6
APN:	133-082-27
SPRINKLERED:	YES
LEGAL DESCRIPTION:	SEC 31 T 4 R 10 W 100 FT E 200 FT N 255 FT NE1/4 NW1/4
LOT SIZE:	100'x205' = 20,500 SQ. FT.
BUILDING HEIGHT:	33'-3"

BUILDING DATA							
	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	TOTAL
FIRST FLOOR	838 S.F.	824 S.F.	514 S.F.	514 S.F.	516 S.F.	812 S.F.	
SECOND FLOOR	1,031 S.F.	1,004 S.F.	654 S.F.	654 S.F.	660 S.F.	1,000 S.F.	
THIRD FLOOR	–	–	366 S.F.	366 S.F.	366 S.F.	–	
TOTAL LIVING AREA	1,869 S.F.	1,828 S.F.	1,534 S.F.	1,534 S.F.	1,542 S.F.	1,812 S.F.	10,119 S.F.
GARAGE	403 S.F.	403 S.F.	403 S.F.	403 S.F.	403 S.F.	425 S.F.	2,440 S.F.
PORCH	10 S.F.	10 S.F.	–	–	–	103 S.F.	123 S.F.
OPEN BALCONY	211 S.F.	211 S.F.	209 S.F.	209 S.F.	211 S.F.	210 S.F.	1,261 S.F.
ACCESSORY STORAGE GARAGE	300 FT^3	300 FT^3	300 FT^3	300 FT^3	300 FT^3	300 FT^3	–
UTILITY ROOM							117 S.F.
TOTAL AREA OF THE BUILDING							14,206 S.F.
NUMBER OF BED ROOM	4	4	4	4	4	4	24
NUMBER OF BATH ROOM	3	3	3	3	3	4	19
NUMBER OF POWDER ROOM	1	1	1	1	1	0	5
PRIVATE RECREATION AREA	206 S.F.	206 S.F.	217 S.F.	217 S.F.	206 S.F.	206 S.F.	1,258 S.F.
ACTIVE RECREATION AREA (20'-x52'-10")							1,057 S.F.
TOTAL RECREATION AREA REQUIRED (6 UNITS X 300 S.F.)							1,800 S.F.
TOTAL RECREATION AREA PROVIDED							2,315 S.F.
NUMBER PARKING REQUIRED (3.5 PER UNIT) (6 UNITS X 3.5)						=	21
NUMBER PARKING PROVIDED							21



NORTH

SITE PLAN

SCALE: 1/8" = 1'-0"

PROJECT DESIGNED BY:
LIEM NGUYEN
6061 LARCHWOOD DRIVE
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TEL: (714) 331-7279

PROJECT STRUCT. DESIGNED BY:
CONSULTING ENGINEER
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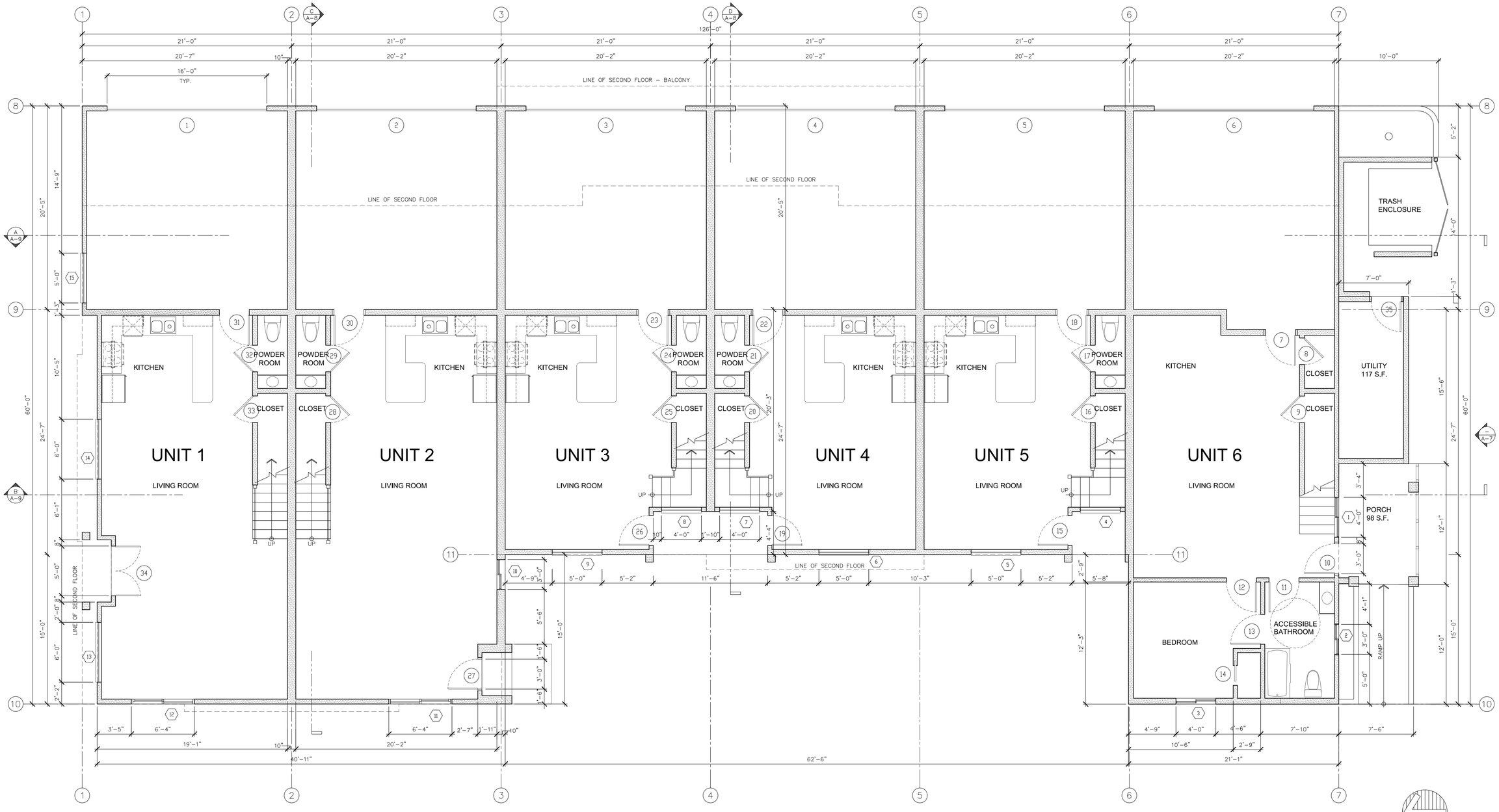
TEL: (714) 392-5481

SIX UNIT APARTMENT COMPLEX
9312 CHAPMAN AVENUE
GARDEN GROVE, CA 92841

DATE 10-01-20
PLAN CHECK
DRAWN
SHEET NAME
SITE PLAN
SHEET NO.
A-1
OF SHEETS



FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

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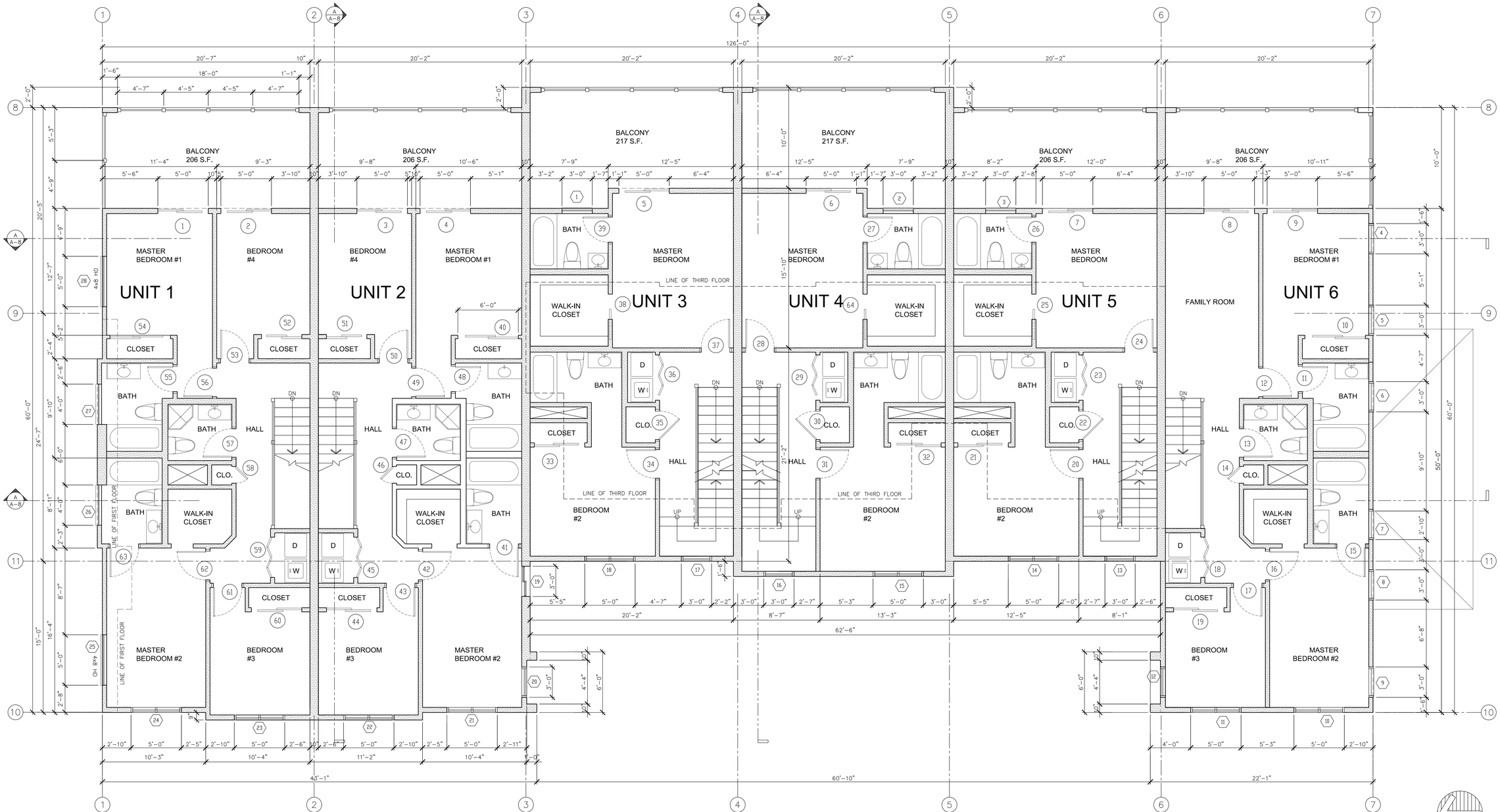
DATE 10-01-20
PLAN CHECK
DRAWN
SHEET NAME
FIRST FLOOR PLAN
SHEET NO.
A-2
OF SHEETS



SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

NORTH

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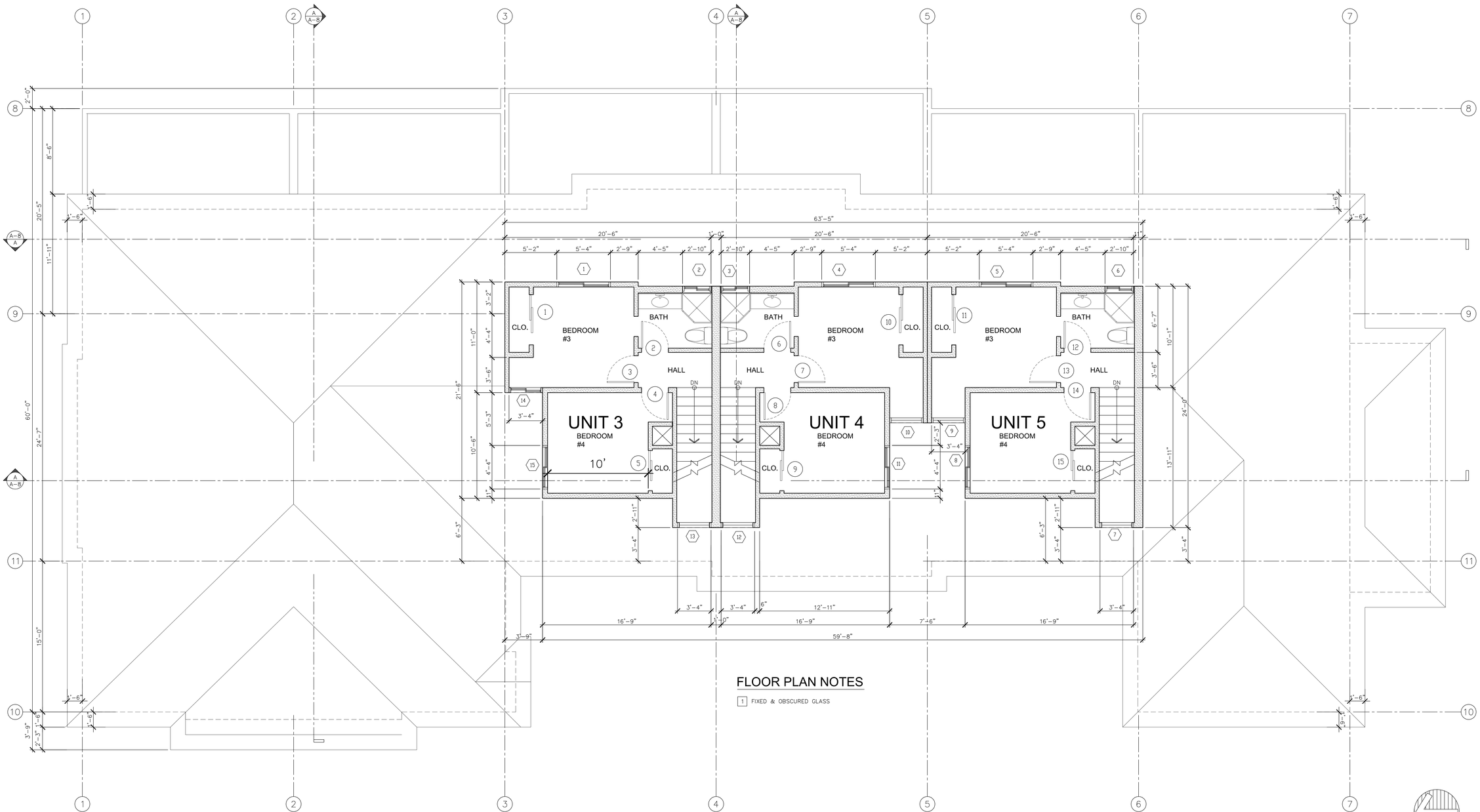
SIX UNIT APARTMENT COMPLEX
9312 CHAPMAN AVENUE
GARDEN GROVE, CA 92841

DATE 10-01-20
PLAN CHECK
DRAWN
SHEET NAME
SECOND FLOOR PLAN
SHEET NO.
A-3
OF SHEETS



FLOOR PLAN NOTES

1 FIXED & OBSCURED GLASS

THIRD FLOOR PLAN

SCALE: 1/4"=1'-0"

NORTH

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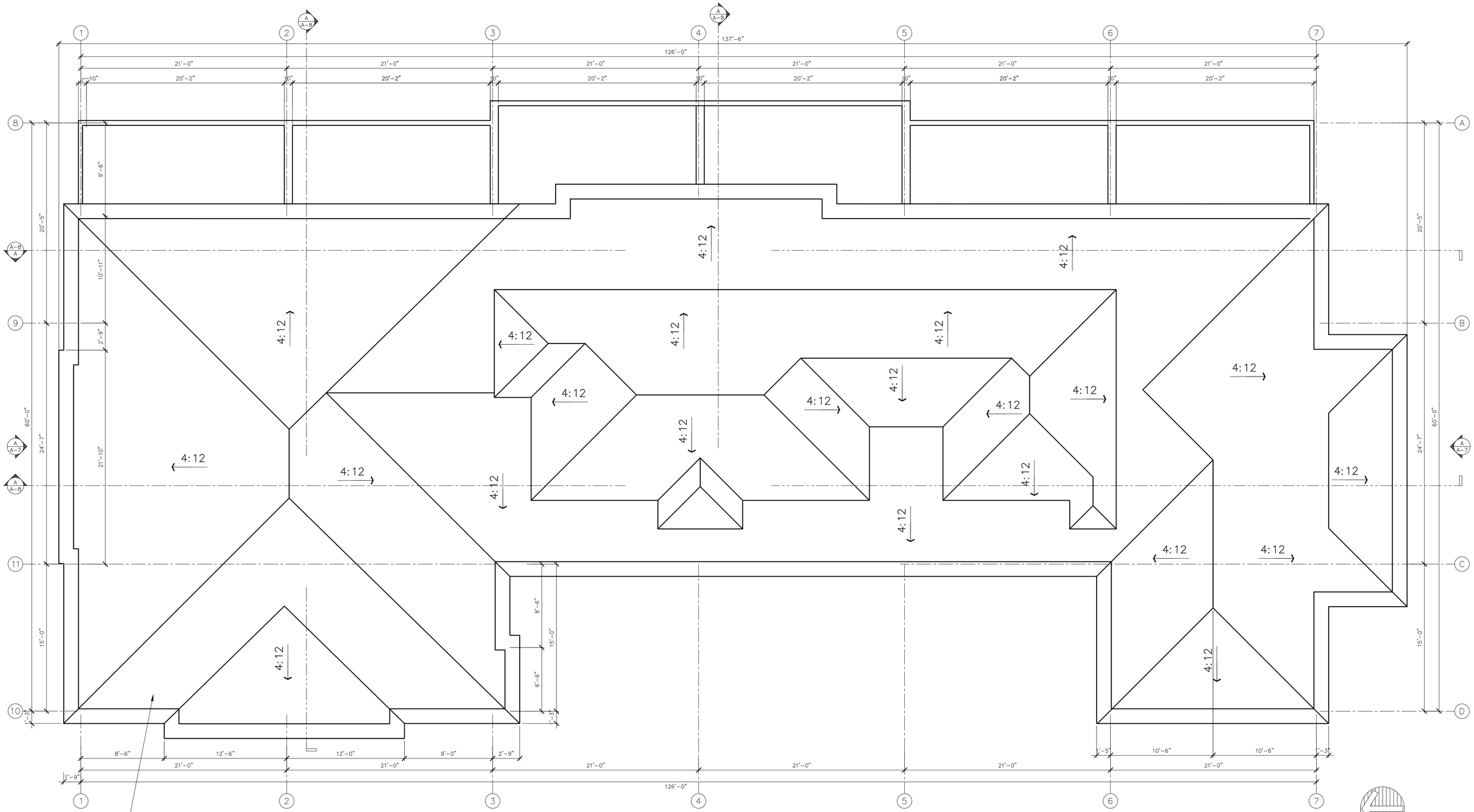
DATE 10-01-20
PLAN CHECK
DRAWN
SHEET NAME
THIRD FLOOR PLAN
SHEET NO.
A-4
OF SHEETS



ROOF TILE ICBO ER-4660 EAGLELITE – LIGHTWEIGHT, FIRESAFE ROOFTILE MMABILU TILES – 5.50 LBS PER SQUARE FOOT – GREYRED COLOR OVER 2 – 30# ASPHALT FELTS W/ 19" LAP & 1/2" CDX(OSB) APA 23/0, FACE GRAIN PERPENDICULAR TO FRAMING MEMBERS BELOW, STAGGER ADJACENT PANELS BY 4 FEET, NAILED WITH 8d COMMON NAILS AT 6" O.C. ALL PLYWOOD PANEL EDGES AND 12" O.C. ALL INTERMEDIATE SUPPORTS

ROOF PLAN

SCALE: 1/4"=1'-0"

NORTH

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GARDEN GROVE, CA 92841

DATE 10-01-20
PLAN CHECK
DRAWN
SHEET NAME
ROOF PLAN
SHEET NO.
A-5
OF SHEETS

EAST ELEVATION

SCALE: 1/4"= 1'-0"

WEST ELEVATION

SCALE: 1/4"= 1'-0"

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SIX UNIT APARTMENT COMPLEX
9312 CHAPMAN AVENUE
GARDEN GROVE, CA 92841

DATE 10-01-20
PLAN CHECK
DRAWN
SHEET NAME
ELEVATIONS

SHEET NO.
A-6
OF SHEETS

NORTH ELEVATION

SCALE: 1/4"= 1'-0"

SOUTH ELEVATION

SCALE: 1/4"= 1'-0"

WINDOW SCHEDULE

FIRST FLOOR

⬡	SIZE	FACING	FRAME	DESCRIPTION
1	4'-0" x 4'-0"	SOUTH	VINYL/FR	SLIDING (TEMPERED)
2	3'-0" x 2'-0"	SOUTH	VINYL/FR	SLIDING
3	4'-0" x 4'-0"	WEST	VINYL/FR	SLIDING
4	4'-0" x 4'-0"	WEST	VINYL/FR	SLIDING (TEMPERED)
5	5'-0" x 4'-0"	WEST	VINYL/FR	SLIDING
6	5'-0" x 4'-0"	WEST	VINYL/FR	SLIDING
7	4'-0" x 4'-0"	WEST	VINYL/FR	SLIDING (TEMPERED)
8	4'-0" x 4'-0"	WEST	VINYL/FR	SLIDING (TEMPERED)
9	5'-0" x 4'-0"	WEST	VINYL/FR	SLIDING
10	3'-0" x 4'-0"	SOUTH	VINYL/FR	SLIDING
11	6'-0" x 4'-0"	WEST	VINYL/FR	SLIDING
12	6'-0" x 4'-0"	WEST	VINYL/FR	SLIDING
13	6'-0" x 4'-0"	NORTH	VINYL/FR	SLIDING (TEMPERED)
14	6'-0" x 4'-0"	NORTH	VINYL/FR	SLIDING
15	5'-0" x 4'-0"	NORTH	VINYL/FR	SLIDING

SECOND FLOOR

⬡	SIZE		FRAME	DESCRIPTION
1	3'-0" x 2'-0"	EAST	VINYL/FR	SLIDING (TEMPERED)
2	3'-0" x 2'-0"	EAST	VINYL/FR	SLIDING (TEMPERED)
3	3'-0" x 2'-0"	EAST	VINYL/FR	SLIDING (TEMPERED)
4	3'-0" x 4'-0"	SOUTH	VINYL/FR	SLIDING
5	3'-0" x 4'-0"	SOUTH	VINYL/FR	SLIDING
6	3'-0" x 4'-0"	SOUTH	VINYL/FR	SLIDING
7	3'-0" x 2'-0"	SOUTH	VINYL/FR	SLIDING (TEMPERED)
8	3'-0" x 4'-0"	SOUTH	VINYL/FR	SINGLE HUNG
9	3'-0" x 4'-0"	SOUTH	VINYL/FR	SINGLE HUNG
10	5'-0" x 4'-0"	WEST	VINYL/FR	SLIDING
11	5'-0" x 4'-0"	WEST	VINYL/FR	SLIDING
12	4'-0" x 4'-0"	NORTH	VINYL/FR	SINGLE HUNG
13	3'-0" x 4'-0"	WEST	VINYL/FR	SINGLE HUNG
14	5'-0" x 4'-0"	WEST	VINYL/FR	SLIDING
15	5'-0" x 4'-0"	WEST	VINYL/FR	SLIDING
16	3'-0" x 4'-0"	WEST	VINYL/FR	SINGLE HUNG
17	3'-0" x 4'-0"	WEST	VINYL/FR	SINGLE HUNG
18	5'-0" x 4'-0"	WEST	VINYL/FR	SLIDING
19	3'-0" x 4'-0"	SOUTH	VINYL/FR	SLIDING (TEMPERED)
20	3'-0" x 4'-0"	SOUTH	VINYL/FR	SINGLE HUNG
21	5'-0" x 4'-0"	WEST	VINYL/FR	SLIDING
22	5'-0" x 4'-0"	WEST	VINYL/FR	SLIDING
23	5'-0" x 4'-0"	WEST	VINYL/FR	SLIDING
24	5'-0" x 4'-0"	WEST	VINYL/FR	SLIDING
25	5'-0" x 4'-0"	NORTH	VINYL/FR	SLIDING
26	4'-0" x 2'-0"	NORTH	VINYL/FR	SLIDING (TEMPERED)
27	4'-0" x 2'-0"	NORTH	VINYL/FR	SLIDING
28	5'-0" x 4'-0"	NORTH	VINYL/FR	SLIDING

WINDOW SCHEDULE

THIRD FLOOR

⬡	SIZE	FACING	FRAME	DESCRIPTION
1	5'-0" x 4'-0"	EAST	VINYL/FR	SLIDING
2	3'-0" x 2'-0"	EAST	VINYL/FR	SLIDING
3	3'-0" x 2'-0"	EAST	VINYL/FR	SLIDING
4	5'-0" x 4'-0"	EAST	VINYL/FR	SLIDING
5	5'-0" x 4'-0"	EAST	VINYL/FR	SLIDING
6	3'-0" x 2'-0"	EAST	VINYL/FR	SLIDING
7	3'-0" x 4'-0"	WEST	VINYL/FR	SLIDING
8	4'-0" x 4'-0"	WEST	VINYL/FR	SLIDING
9	3'-0" x 4'-0"	WEST	VINYL/FR	SLIDING
10	3'-0" x 4'-0"	WEST	VINYL/FR	SLIDING
11	4'-0" x 4'-0"	WEST	VINYL/FR	SLIDING
12	3'-0" x 4'-0"	WEST	VINYL/FR	SLIDING
13	3'-0" x 4'-0"	WEST	VINYL/FR	SLIDING
14	3'-0" x 4'-0"	WEST	VINYL/FR	SLIDING
15	4'-0" x 4'-0"	NORTH	VINYL/FR	SLIDING

DOOR SCHEDULE

FIRST FLOOR

◯	SIZE	TYPE	MARK
1	16'-0" x 7'-0"	GARAGE DOOR	METAL
2	16'-0" x 7'-0"	GARAGE DOOR	METAL
3	16'-0" x 7'-0"	GARAGE DOOR	METAL
4	16'-0" x 7'-0"	GARAGE DOOR	METAL
5	16'-0" x 7'-0"	GARAGE DOOR	METAL
6	16'-0" x 7'-0"	GARAGE DOOR	METAL
7	3'-0" X 6'-8"	DOOR	1 3/8" SOLID CORE, SELF-CLOSING TIGHT-FITTING
8	2'-0" X 6'-8"	DOOR	WOOD
9	2'-0" X 6'-8"	DOOR	WOOD
10	3'-0" X 6'-8"	EXTERIOR DOOR	VINYL/ WOOD
11	2'-4" X 6'-8"	DOOR	WOOD
12	2'-8" X 6'-8"		
13	2'-4" X 6'-8"	SLIDING DOOR	WOOD
14	2'-0" X 6'-8"	POCKET DOOR	WOOD
15	3'-0" X 6'-8"	EXTERIOR DOOR	VINYL/ WOOD
16	2'-0" X 6'-8"	SLIDING DOOR	WOOD
17	2'-4" X 6'-8"	DOOR	WOOD
18	3'-0" X 6'-8"	DOOR	1 3/8" SOLID CORE, SELF-CLOSING TIGHT-FITTING
19	3'-0" X 6'-8"	EXTERIOR DOOR	VINYL/ WOOD
20	2'-0" X 6'-8"	DOOR	WOOD
21	2'-4" X 6'-8"	DOOR	WOOD
22, 23	3'-0" X 6'-8"	DOOR	1 3/8" SOLID CORE, SELF-CLOSING TIGHT-FITTING
24	2'-4" X 6'-8"	DOOR	WOOD
25	2'-0" X 6'-8"		
26	3'-0" X 6'-8"	EXTERIOR DOOR	VINYL/ WOOD
27	3'-0" X 6'-8"	EXTERIOR DOOR	VINYL/ WOOD
28	2'-0" X 6'-8"	DOOR	WOOD
29	2'-4" X 6'-8"	DOOR	WOOD
30, 31	3'-0" X 6'-8"	DOOR	1 3/8" SOLID CORE, SELF-CLOSING TIGHT-FITTING
32	2'-4" X 6'-8"		WOOD
33	2'-0" X 6'-8"	EXTERIOR DOOR	VINYL/ WOOD
34	2'-6" X 6'-8"	SLIDING DOOR	WOOD
35	3'-0" X 6'-8"	EXTERIOR DOOR	VINYL/ WOOD

DOOR SCHEDULE

SECOND FLOOR

◯	SIZE	TYPE	MARK
1	5'-0" X 6'-8"	SLIDING DOOR	TEMP. GLASS
2	5'-0" X 6'-8"	SLIDING DOOR	TEMP. GLASS
3	5'-0" X 6'-8"	SLIDING DOOR	TEMP. GLASS
4	5'-0" X 6'-8"	SLIDING DOOR	TEMP. GLASS
5	5'-0" X 6'-8"	SLIDING DOOR	TEMP. GLASS
6	5'-0" X 6'-8"	SLIDING DOOR	TEMP. GLASS
7	5'-0" X 6'-8"	SLIDING DOOR	TEMP. GLASS
8	5'-0" X 6'-8"	SLIDING DOOR	TEMP. GLASS
9	5'-0" X 6'-8"	SLIDING DOOR	TEMP. GLASS
10	6'-0" X 6'-8"	CLOSET SLIDING DOOR	WOOD
11	2'-4" X 6'-8"	DOOR	WOOD
12	2'-8" X 6'-8"	DOOR	WOOD
13	2'-4" X 6'-8"	SLIDING DOOR	WOOD
14	1'-6" X 6'-8"	DOOR	WOOD
15	2'-4" X 6'-8"	DOOR	WOOD
16	2'-8" X 6'-8"	DOOR	WOOD
17	2'-8" X 6'-8"	DOOR	WOOD
18	4'-0" X 6'-8"	FOLDING DOOR	WOOD
19	5'-0" X 6'-8"	CLOSET SLIDING DOOR	WOOD
20	2'-8" X 6'-8"		
21	5'-0" X 6'-8"	CLOSET SLIDING DOOR	WOOD
22	2'-0" X 6'-8"	DOOR	WOOD
23	4'-0" X 6'-8"	FOLDING DOOR	WOOD
24	2'-8" X 6'-8"	DOOR	WOOD
25	2'-4" X 6'-8"	POCKET DOOR	WOOD
26	2'-4" X 6'-8"	DOOR	WOOD
27	2'-4" X 6'-8"	DOOR	WOOD
28	2'-8" X 6'-8"	DOOR	WOOD
29	4'-0" X 6'-8"	FOLDING DOOR	WOOD
30	2'-4" X 6'-8"	DOOR	WOOD
31	2'-8" X 6'-8"	DOOR	WOOD
32	5'-0" X 6'-8"	DOOR	WOOD
33	5'-0" X 6'-8"	CLOSET SLIDING DOOR	WOOD
34	2'-8" X 6'-8"		WOOD
35	2'-4" X 6'-8"	DOOR	WOOD
36	4'-0" X 6'-8"	FOLDING DOOR	WOOD
37	2'-8" X 6'-8"		WOOD
38	2'-4" X 6'-8"	POCKET DOOR	WOOD
39	2'-4" X 6'-8"	DOOR	WOOD
40	6'-0" X 6'-8"	CLOSET SLIDING DOOR	WOOD

DOOR SCHEDULE

SECOND FLOOR (CONT.)

◯	SIZE	TYPE	MARK
41	2'-8" X 6'-8"		
42	2'-8" X 6'-8"		
43	2'-8" X 6'-8"		
44	5'-0" X 6'-8"	CLOSET SLIDING DOOR	WOOD
45	4'-0" X 6'-8"	FOLDING DOOR	WOOD
46	1'-6" X 6'-8"	SLIDING DOOR	
47	2'-4" X 6'-8"		
48	2'-4" X 6'-8"		
49	2'-8" X 6'-8"		
50	2'-8" X 6'-8"		WOOD
51	4'-0" X 6'-8"	CLOSET SLIDING DOOR	WOOD
52	4'-0" X 6'-8"	CLOSET SLIDING DOOR	
53	2'-8" X 6'-8"		WOOD
54	5'-0" X 6'-8"	CLOSET SLIDING DOOR	WOOD
55	2'-4" X 6'-8"	DOOR	WOOD
56	2'-8" X 6'-8"		WOOD
57	2'-4" X 6'-8"	DOOR	WOOD
58	1'-6" X 6'-8"	DOOR	WOOD
59	4'-0" X 6'-8"	FOLDING DOOR	WOOD
60	5'-0" X 6'-8"	CLOSET SLIDING DOOR	WOOD
61	2'-8" X 6'-8"		
62	2'-8" X 6'-8"		
63	2'-4" X 6'-8"	SLIDING DOOR	WOOD
64	2'-4" X 6'-8"	POCKET DOOR	WOOD

DOOR SCHEDULE

THIRD FLOOR

◯	SIZE	TYPE	MARK
1	5'-0" X 6'-8"	CLOSET SLIDING DOOR	WOOD
2	2'-4" X 6'-8"	DOOR	WOOD
3	2'-8" X 6'-8"	DOOR	WOOD
4	2'-8" X 6'-8"	DOOR	WOOD
5	4'-0" X 6'-8"	CLOSET SLIDING DOOR	WOOD
6	2'-4" X 6'-8"	DOOR	WOOD
7	2'-8" X 6'-8"	DOOR	WOOD
8	2'-8" X 6'-8"	DOOR	WOOD
9	4'-0" X 6'-8"	CLOSET SLIDING DOOR	WOOD
10	5'-0" X 6'-8"	CLOSET SLIDING DOOR	WOOD
11	5'-0" X 6'-8"	CLOSET SLIDING DOOR	WOOD
12	2'-4" X 6'-8"	DOOR	WOOD
13	2'-8" X 6'-8"	DOOR	WOOD
14	2'-8" X 6'-8"	DOOR	WOOD
15	4'-0" X 6'-8"	CLOSET SLIDING DOOR	WOOD

PROJECT DESIGNED BY:
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SIX UNIT APARTMENT COMPLEX
9312 CHAPMAN AVENUE
GARDEN GROVE, CA 92841

DATE 10-01-20

PLAN CHECK

DRAWN

SHEET NAME

ELEVATIONS,
DOOR & WINDOW SCHEDULES

SHEET NO.

A-7

OF SHEETS

GARDEN GROVE CITY COUNCIL

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE ADOPTING A MITIGATED NEGATIVE DECLARATION AND AN ASSOCIATED MITIGATION MONITORING AND REPORTING PROGRAM FOR THE SIX-UNIT RESIDENTIAL APARTMENT PROJECT (THE "PROJECT") (GPA-001-2021, A-030-2021, SP-093-2021) AT 9312 CHAPMAN AVENUE (THE "PROPERTY")

WHEREAS, Julie H. Vu, the applicant and property owner, submitted 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, along with associated site improvements, on a property located on the south side of Chapman Ave, just east of Loraleen Street, at 9312 Chapman Avenue, Assessor's Parcel No. 133-082-27; and

WHEREAS, the applicant has requested the following approvals to facilitate the proposed development: (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 (collectively, the "Project"); and

WHEREAS, proposed General Plan Amendment No. GPA-001-2021 would amend the City of Garden Grove's General Plan Land Use Map to modify the General Plan Land Use Designation of the Property from Low Density Residential (LDR) to Medium Density Residential (MDR); and

WHEREAS, proposed Amendment No. A-030-2021 would amend the City of Garden Grove Zoning Map to rezone the Property from R-1 (Single-Family Residential) to R-3 (Multiple-Family Residential); and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et. seq., and the CEQA guidelines, 14 California Code of Regulations Sec. 15000 et. seq., an initial study was prepared and it has been determined that the proposed Project qualifies for a Mitigated Negative Declaration because the proposed Project with implementation of the proposed mitigation measures cannot, or will not, have a significant effect on the environment. A Mitigation Monitoring and Reporting Program has been prepared and is attached to the Mitigated Negative Declaration listing the mitigation measures to be monitored during project implementation. The Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program were prepared and circulated in accordance with CEQA and CEQA's implementing guidelines;

WHEREAS, concurrent with the adoption of this Resolution, on March 9, 2021, the City Council adopted a Resolution approving General Plan Amendment

No. GPA-001-2021, and introduced an Ordinance approving Amendment No. A-030-2021;

WHEREAS, the Planning Commission, at a Public Hearing held on January 21, 2021, recommended that the City Council adopt a Mitigated Negative Declaration and an associated Mitigation Monitoring and Reporting Program for the Project. Pursuant to the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et. seq., and the CEQA guidelines, 14 California Code of Regulations Sec. 15000 et. seq., an initial study was prepared and it has been determined that the proposed Project qualifies for a Mitigated Negative Declaration because the proposed Project with implementation of the proposed mitigation measures cannot, or will not, have a significant effect on the environment. A Mitigation Monitoring and Reporting Program has been prepared and is attached to the Mitigated Negative Declaration listing the mitigation measures to be monitored during project implementation. The Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program were prepared and circulated in accordance with CEQA and CEQA's implementing guidelines;

WHEREAS, pursuant to a legal notice, a Public Hearing was held by the City Council on March 9, 2021, and all interested persons were given an opportunity to be heard; and

WHEREAS, the City Council gave due and careful consideration to the matter during its meeting of March 9, 2021.

NOW, THEREFORE, the City Council of the City of Garden Grove does hereby resolve as follows:

1. The City Council of the City of Garden Grove has considered the proposed Mitigated Negative Declaration and an associated Mitigation Monitoring and Reporting Program for the Project along with comments received during the public review process. The record of proceedings on which the City Council of the City of Garden Grove decision is based is located at the City of Garden Grove, 11222 Acacia Parkway, Garden Grove, California. The custodian of record of proceedings is the Director of Community Development.

2. The City Council of the City of Garden Grove finds on the basis of the whole record before it, the conditions of approval and mitigation measures, including the initial study and comments received, that all project impacts are at a level of insignificance. The City Council further finds that the adoption of the Mitigated Negative Declaration and an associated Mitigation Monitoring and Reporting Program for the Project reflects the City Council’s independent judgment and analysis.

3. Therefore, the City Council of the City of Garden Grove adopts the Mitigated Negative Declaration and an associated Mitigation Monitoring and Reporting Program for the Project.

GARDEN GROVE CITY COUNCIL

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING GENERAL PLAN AMENDMENT NO. GPA-001-2021 TO AMEND THE CITY OF GARDEN GROVE'S GENERAL PLAN LAND USE MAP TO MODIFY THE GENERAL PLAN LAND USE DESIGNATION OF THE PROPERTY FROM LOW DENSITY RESIDENTIAL (LDR) TO MEDIUM DENSITY RESIDENTIAL (MDR).

WHEREAS, Julie H. Vu, the applicant and property owner, submitted 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, along with associated site improvements, on a property located on the south side of Chapman Ave, just east of Loraleen Street, at 9312 Chapman Avenue, Assessor's Parcel No. 133-082-27; and

WHEREAS, the applicant has requested the following approvals to facilitate the proposed development: (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 (collectively, the "Project"); and

WHEREAS, following a Public Hearing held on January 21, 2021, the Garden Grove Planning Commission (1) adopted Resolution No. 6012-21 recommending the City Council adopt a Mitigated Negative Declaration and associated Mitigation Monitoring and Reporting Program for the Project and approve General Plan Amendment No. GPA-001-2021, and (2) adopted Resolution No. 6013-21 approving Site Plan No. SP-093-2021, along with the attached "Exhibit A" Conditions of Approval, and subject to (i) the City Council's adoption of a Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program for the Project, a resolution approving General Plan Amendment No. GPA-001-2021, and an ordinance approving Amendment No. A-030-2021;

WHEREAS, concurrent with the adoption of this Resolution, on March 9, 2021, the City Council adopted a Resolution adopting a Mitigated Negative Declaration and an associated Mitigation Monitoring and Reporting Program for the Project, and introduced an Ordinance approving Amendment No. A-030-2021;

WHEREAS, pursuant to a legal notice, a Public Hearing was held by the City Council on March 9, 2021, and all interested persons were given an opportunity to be heard; and

WHEREAS, the City Council gave due and careful consideration to the matter during its meeting of March 9, 2021.

NOW, THEREFORE, the City Council of the City of Garden Grove does hereby resolve as follows:

1. The foregoing recitals are true and correct and are incorporated herein by reference.

2. The City Council of the City of Garden Grove hereby makes the following findings regarding General Plan Amendment No. GPA-001-2021:

    a. Proposed General Plan Amendment No. GPA-001-2021 is internally consistent with the goals, policies, and elements of the General Plan. The proposed General Plan Amendment No. GPA-001-2021 would amend the City of Garden Grove's General Plan Land Use Map to modify the General Plan Land Use Designation of the Property from Low Density Residential (LDR) to Medium Density Residential (MDR), in order to facilitate the development of the residential project and associated site improvements. The Medium Density Residential (MDR) Land Use Designation is intended for the development of multi-family residential neighborhoods and provides for a range of densities up to a maximum of 32.0 dwelling units per acre. The proposed General Plan amendment will facilitate rezoning of the subject property to R-3 (Multiple-Family Residential), which allows for a range of densities up to maximum of 24 dwelling units per acre, and the development of the proposed 6-unit residential apartment project, which will have a net density of approximately 12.75 dwelling units per acre. The site's proposed multiple-family residential type housing is similar and compatible with the surrounding properties, which have both multi-family and single-family housing. The surrounding properties have a mix of LDR and MDR General Plan Land Use Designations. Accordingly, the Medium Density Residential Land Use designation is appropriate for the site and will ensure that the site is developed and maintained in continuity with surrounding land uses. Giving the site a Land Use designation of "Medium Density Residential", pursuant to the proposed General Plan Amendment, is consistent with the goals and policies of the General Plan Land Use Element, including Policy LU-2.4, which encourages the City to assure that the type and intensity of land use shall be consistent with that of the immediate neighborhood. The project is also consistent with Goal LU-3, which encourages adding higher density residential development adjacent to major thoroughfares in the City. The site's proposed multiple-family residential type housing is similar and compatible with the surrounding properties, which have both multi-family and single-family housing. Accordingly, the Medium Density Residential Land Use designation is appropriate for the property and will ensure that the site is maintained in continuity with surrounding land uses.

    b. The proposed General Plan Amendment will promote the public interest, health, safety and welfare. The proposed General Plan amendment will

facilitate the development of the proposed 6-unit residential apartment project, which will ensure that the future use and development of the property will be consistent with the use and development permitted on nearby properties within the City of Garden Grove.

c. The parcels covered by the proposed amendment to the General Plan Land Use Map are physically suitable for the requested land use designation(s), compatible with the surrounding land uses, and consistent with the General Plan. The proposed General Plan Amendment No. GPA-001-2021 would amend the City of Garden Grove's General Plan Land Use Map to modify the General Plan Land Use Designation of the Property from Low Density Residential (LDR) to Medium Density Residential (MDR), in order to facilitate the development of the residential project and associated site improvements. The Medium Density Residential (MDR) Land Use Designation is intended for the development of multi-family residential neighborhoods and allows for a range of densities up to a maximum of 32.0 dwelling units per acre. The proposed project will have a net density of 12.75 dwelling units per acre. The proposed General Plan amendment will facilitate rezoning of the subject property to R-3 (Multiple-Family Residential) and the development of the proposed 6-unit residential apartment project. The site's proposed multiple-family residential type housing is similar and compatible with the surrounding properties, which have both multi-family and single-family housing. The surrounding properties have a mix of LDR and MDR General Plan Land Use Designations. Accordingly, the Medium Density Residential Land Use designation is appropriate for the site and will ensure that the site is developed and maintained in continuity with surrounding land uses. In addition, the site is a large contiguous site with access to all necessary public infrastructure to adequately serve the proposed residential development. Finally, the General Plan is robust enough to accommodate the re-designation of property to new land use designations, and application of the Medium Density Residential Land Use designation to the site will not conflict with other provisions or elements of the General Plan.

3. The facts and reasons stated in Planning Commission Resolution No. 6012-21 recommending approval of General Plan Amendment No. GPA-001-2021, a copy of which is one file in the City Clerk's Office, are incorporated herein by reference with the same force and effect as if set forth in full.

4. General Plan Amendment No. GPA-001-2021 is hereby approved.

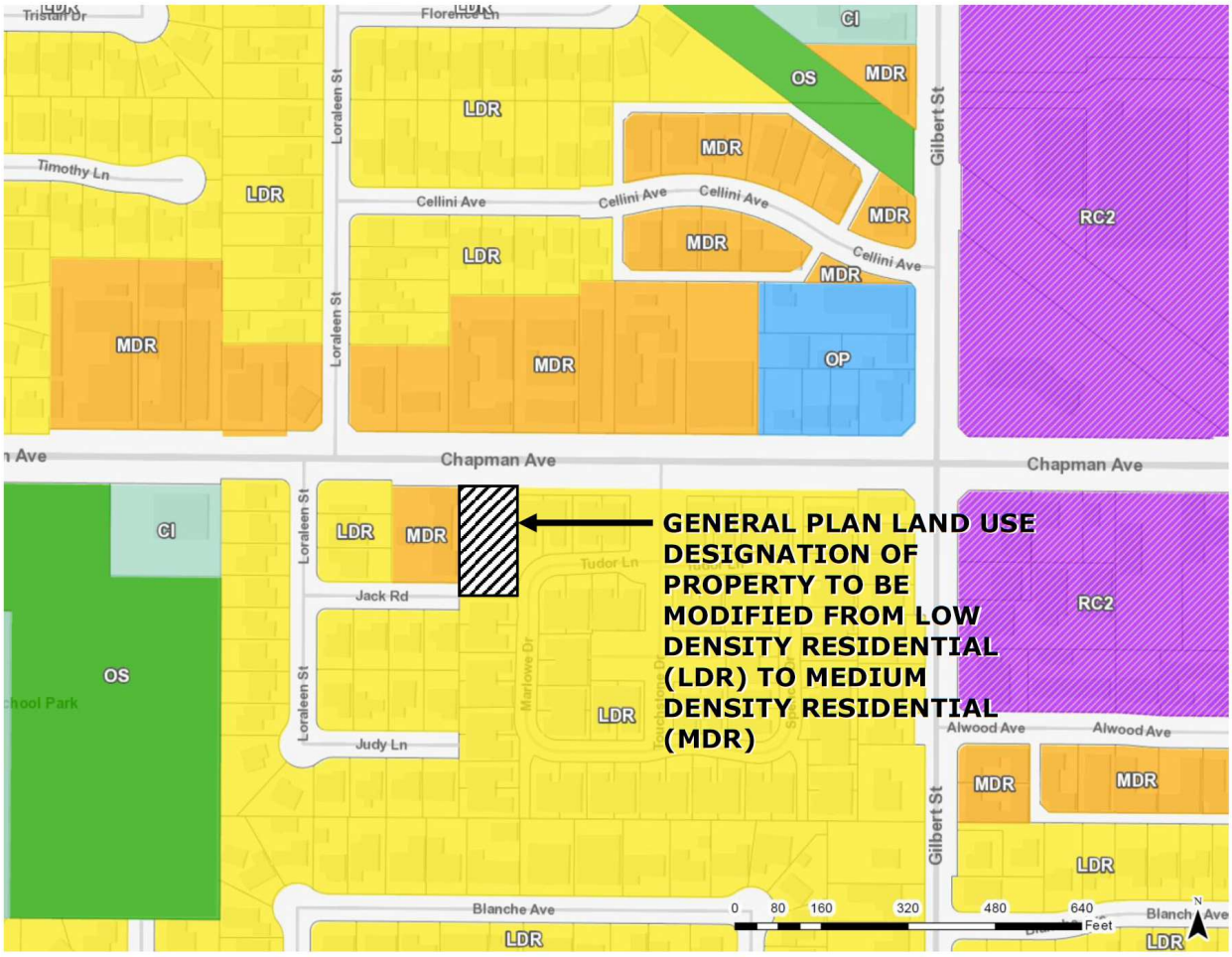
5. This Resolution shall take effect on the thirty-first (31st) day following adoption.

6. The City Clerk shall certify to the adoption of this Resolution.

GARDEN GROVE

GPA-001-2021
A-030-2021 & SP-093-2021

9312 CHAPMAN AVE
APN: 133-082-27



Proposed General Plan Amendment from LDR to MDR

GENERAL PLAN LAND USE DESIGNATION OF PROPERTY TO BE MODIFIED FROM LOW DENSITY RESIDENTIAL (LDR) TO MEDIUM DENSITY RESIDENTIAL (MDR)

N

EXHIBIT "B"

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING AMENDMENT NO. A-030-2021 TO AMEND THE CITY'S OFFICIAL ZONING MAP TO CHANGE THE ZONING OF THE PROPERTY, LOCATED AT 9312 CHAPMAN AVENUE, FROM R-1 (SINGLE-FAMILY RESIDENTIAL) TO R-3 (MULTIPLE-FAMILY RESIDENTIAL).

CITY ATTORNEY SUMMARY

This Ordinance approves an amendment to the City's Official Zoning Map to change the zoning of the Property located at 9312 Chapman Avenue from R-1 (Single-Family Residential) to R-3 (Multiple-Family Residential).

THE CITY COUNCIL OF THE CITY OF GARDEN GROVE FINDS AND DETERMINES AS FOLLOWS:

WHEREAS, Julie H. Vu, the applicant and property owner, submitted 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, along with associated site improvements, on a property located on the south side of Chapman Ave, just east of Loraleen Street, at 9312 Chapman Avenue, Assessor's Parcel No. 133-082-27; and

WHEREAS, the applicant has requested the following approvals to facilitate the proposed development: (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 (collectively, the "Project");

WHEREAS, proposed Amendment No. A-030-2021 would amend the City of Garden Grove Zoning Map to rezone the Property from R-1 (Single-Family Residential) to R-3 (Multiple-Family Residential);

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et. seq., and the CEQA guidelines, 14 California Code of Regulations Sec. 15000 et. seq., an initial study was prepared and it has been determined that the proposed Project qualifies for a Mitigated Negative Declaration because the proposed Project with implementation of the proposed mitigation measures cannot, or will not, have a significant effect on the environment. A Mitigation Monitoring and Reporting Program has been prepared and is attached to the Mitigated Negative Declaration listing the mitigation measures to be monitored during project implementation. The Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program were prepared and circulated in accordance with CEQA and CEQA's implementing guidelines;

WHEREAS, the Planning Commission adopted Resolution No. 6013-21 approving Site Plan No. SP-093-2021, recommending City Council's adoption of a Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program for the Project, a resolution approving General Plan Amendment No. GPA-001-2021, and an ordinance approving Amendment No. A-030-2021;

WHEREAS, the Planning Commission, at a Public Hearing held on January 21, 2021, recommended that the City Council adopt a Mitigated Negative Declaration and an associated Mitigation Monitoring and Reporting Program for the Project, pursuant to the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et. seq., and the CEQA guidelines, 14 California Code of Regulations Sec. 15000 et. seq., an initial study was prepared and it has been determined that the proposed Project qualifies for a Mitigated Negative Declaration because the proposed Project with implementation of the proposed mitigation measures cannot, or will not, have a significant effect on the environment. A Mitigation Monitoring and Reporting Program has been prepared and is attached to the Mitigated Negative Declaration listing the mitigation measures to be monitored during project implementation. The Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program were prepared and circulated in accordance with CEQA and CEQA's implementing guidelines;

WHEREAS, pursuant to a legal notice, a Public Hearing was held by the City Council on March 9, 2021, and all interested persons were given an opportunity to be heard;

WHEREAS, the City Council gave due and careful consideration to the matter during its meeting of March 9, 2021; and

WHEREAS, the City Council of the City of Garden Grove hereby makes the following findings regarding Amendment No. A-030-2021:

A. Proposed Amendment No. A-030-2021 is internally consistent with the goals, policies, and elements of the General Plan. Under the proposed Amendment No. A-030-2021, the City's Zoning Map will be amended to rezone the project site from R-1 (Single-Family Residential) to R-3 (Multiple-Family Residential), to facilitate the development of the proposed 6-unit residential apartment project, and to ensure consistency with the proposed General Plan Land Use Designation of Medium Density Residential (MDR). The R-3 (Multiple-Family Residential) zone implements the MDR Land Use Designation and is intended to provide for a variety of types and densities of multiple-family residential dwellings. This zone is intended to promote housing opportunities in close proximity to employment and commercial centers. Pursuant to Garden Grove Municipal Code Subsection 9.12.040.050.A.4, a maximum of 8 dwelling units would be permitted on the 20,500-acre site under the R-3 zoning. The proposed project will contain 6 units, which is less than the maximum allowed. Rezoning the site from R-1 (Single-Family Residential) to R-3 (Multiple-Family Residential), is consistent with the goals and policies of the General Plan Land Use Element, including Policy LU-2.4, which encourages the City to assure that the type

and intensity of land use shall be consistent with that of the immediate neighborhood. The project is also consistent with Goal LU-3, which encourages adding higher density residential development adjacent to major thoroughfares in the City. The site's proposed multiple-family residential type housing is similar and compatible with the surrounding properties, which have both multi-family and single-family housing. Accordingly, the R-3 zoning designation is appropriate for the property and will ensure that the site is maintained in continuity with surrounding land uses.

B. The proposed zone change will ensure a degree of compatibility with surrounding properties and uses. Under the proposed Amendment No. A-030-2021, the City's Zoning Map will be amended to rezone the project site from R-1 (Single-Family Residential) to R-3 (Multiple-Family Residential), to facilitate the development of the proposed 6-unit residential apartment Project, and to ensure consistency with the proposed General Plan Land Use Designation of Medium Density Residential (MDR). The proposed General Plan amendment will facilitate the development of the proposed 6-unit residential apartment project. The site's proposed multiple-family residential type housing is similar and compatible with the surrounding properties, which have both multi-family and single-family housing. The surrounding properties have a mix of R-3 (Multiple-Family Residential), R-1 (Single-Family Residential), and Residential Planned Unit Development zoning. Accordingly, the R-3 zoning designation is appropriate for the site and will ensure that the site is compatible with and is developed and maintained in continuity with surrounding land uses.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDEN GROVE DOES ORDAIN AS FOLLOWS:

Section 1. The above recitals are true and correct.

Section 2. The facts and reasons stated in Planning Commission Resolution No. 6012-21 recommending approval of Amendment No. A-030-2021, a copy of which is on file in the Office of the City Clerk, are hereby incorporated herein by reference with the same force and effect as if set forth in full.

Section 3. Amendment No. A-030-2021 is hereby approved.

Section 4. The zoning of the Project site is re-zoned from R-1 (Single-Family Residential) to R-3 (Multiple-Family Residential), as shown on the attached map. Zone Map part L-09 is amended accordingly.

Section 5. Severability. If any section, subsection, subdivision, sentence, clause, phrase, word, or portion of this Ordinance is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance and each section, subsection, subdivision, sentence, clause, phrase, word, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions,

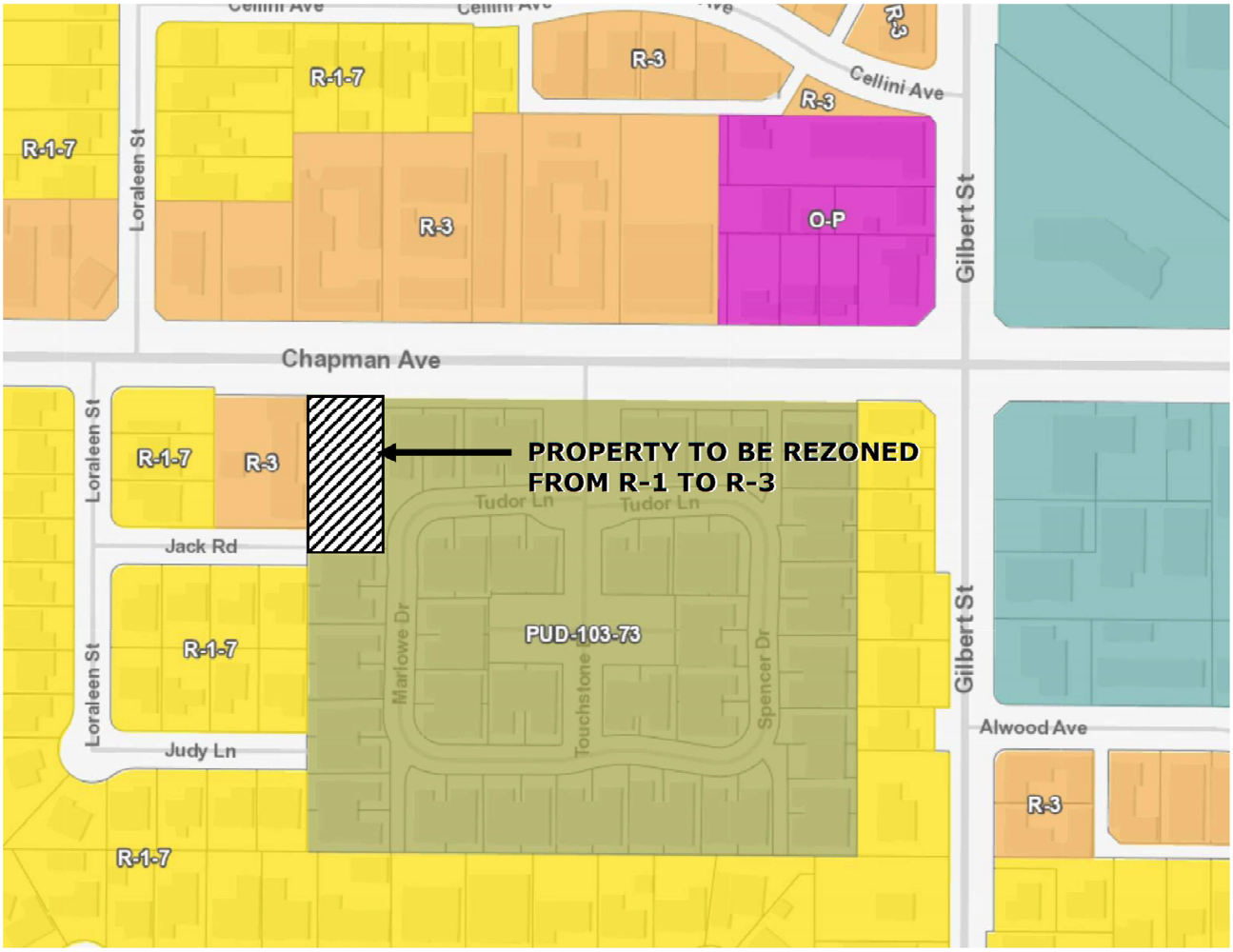
sentences, clauses, phrases, words, or portions thereof be declared invalid or unconstitutional.

Section 6. The Mayor shall sign and the City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same, or the summary thereof, to be published and posted pursuant to the provisions of law and this Ordinance shall take effect on the date that is thirty (30) days after adoption.

GARDEN GROVE

GPA-001-2021
A-030-2021 & SP-093-2021

9312 CHAPMAN AVE
APN: 133-082-27



Proposed Rezone from R-1 to R-3

SITE TO BE REZONED FROM R-1 (SINGLE-FAMILY RESIDENTIAL) TO R-3 (MULTIPLE-FAMILY RESIDENTIAL)

N

EXHIBIT "C"

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To:	Scott C. Stiles	From:	Teresa Pomeroy
Dept.:	City Manager	Dept.:	City Clerk
Subject:	Second reading by title only and adoption of Ordinance No. 2919	Date:	3/23/2021

Attached is Ordinance No. 2919 recommended for second reading and adoption.

ATTACHMENTS:

Description	Upload Date	Type	File Name
Ordinance No. 2919	3/2/2021	Ordinance	2-23-21_GG_Ordinance_for_Amendment_No._A-027-2020.pdf

ORDINANCE NO. 2919

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING CODE AMENDMENT NO. A-027-2020, A ZONING TEXT AMENDMENT TO TITLE 9 OF THE GARDEN GROVE MUNICIPAL CODE PERTAINING TO THE REGULATION OF ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS

City Attorney Summary

This Ordinance approves zoning text amendments to Title 9 of the Garden Grove Municipal Code (Land Use Code) pertaining to the regulation of accessory dwelling units and junior accessory dwelling units to conform to changes in State law.

THE CITY COUNCIL OF THE CITY OF GARDEN GROVE FINDS AND DETERMINES AS FOLLOWS:

WHEREAS, Government Code Sections 65852.2 and 65852.22 authorize cities to act by ordinance to provide for the creation and regulation of accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) in a manner consistent with State law;

WHEREAS, in 2019, the California Legislature adopted, and the Governor signed, Senate Bill 13 (Chapter 653, Statutes of 2019), Assembly Bill 68 (Chapter 655, Statutes of 2019), Assembly Bill 587 (Chapter 657, Statutes of 2019), Assembly Bill 671 (Chapter 658), and Assembly Bill 881 (Chapter 659, Statutes of 2019) into law;

WHEREAS, among other things, these statutes amended Government Code Sections 65852.2 and 65852.22 to facilitate the production of ADUs and JADUs to address the State's housing shortage and to establish new requirements and limitations that local jurisdictions must comply with in order retain authority to continue to regulate ADUs in areas zoned to allow single-family and multiple-family dwelling residential use;

WHEREAS, as a result of these changes to State law, the City's existing regulations for ADUs are no longer consistent with Government Code Sections 65852.2 and 65852.22;

WHEREAS, the City wishes to amend the City's Land Use Code to repeal the existing regulations for ADUs and to adopt new regulations pertaining to ADUs and JADUs, which conform to existing State law;

WHEREAS, the Planning Commission of the City of Garden Grove held a duly noticed public hearing on July 16, 2020 and considered all oral and written testimony presented regarding the proposed zoning text amendment;

WHEREAS, on July 16, 2020, following the public hearing, the Planning Commission adopted Resolution No. 5995-20 recommending that the City Council find that the proposed zoning text amendment is exempt from review under the California

Environmental Quality Act and approve Municipal Code Amendment No. A-027-2020 and a draft ordinance;

WHEREAS, a duly noticed public hearing regarding Amendment No. A-027-2020 was held by the City Council on August 25, 2020 and September 8, 2020, and all interested persons were given an opportunity to be heard;

WHEREAS, following conclusion of the public hearing on September 8, 2020, the City Council reviewed the recommended changes to the draft ordinance recommended by the Planning Commission and remanded a revised draft ordinance back to the Planning Commission for review and recommendation to the City Council.

WHEREAS, the Planning Commission has reviewed the changes to the draft ordinance recommended by the City Council, along with additional changes recommended by City staff on the basis of subsequent guidance and feedback provided by the California Department of Housing and Community Development (HCD).

WHEREAS, the Planning Commission of the City of Garden Grove held a duly noticed public hearing on January 21, 2021 and considered all oral and written testimony presented regarding the proposed zoning text amendment;

WHEREAS, on January 21, 2021, following the public hearing, the Planning Commission adopted Resolution No. 6015-21 recommending that the City Council find that the proposed zoning text amendment is exempt from review under the California Environmental Quality Act and approve Municipal Code Amendment No. A-027-2020 and a revised ordinance;

WHEREAS, a duly noticed public hearing regarding Amendment No. A-027-2020 was held by the City Council on February 23, 2021, and all interested persons were given an opportunity to be heard;

WHEREAS, the City Council gave due and careful consideration to the matter; and

WHEREAS, the City Council hereby makes the following findings regarding Amendment No. A-027-2020:

A. The proposed Land Use Code Amendment is internally consistent with the goals, policies, and elements of the General Plan. The proposed text amendments will bring the City's Land Use Code into conformance with recent changes to State law pertaining to accessory dwelling units (ADUs) and junior accessory units (JADUs). The intent of the changes to the State law is to continue to facilitate the housing production of ADUs and JADUs, which are considered as an essential affordable housing option to address the State's housing shortage. Pursuant to State law, ADUs and JADUs will be allowed in zones where single-family and multiple-family uses are permitted. Goal LU-2 and Policy LU-2.2 of the General Plan Land Use element encourage a diverse mix of housing types in the City. In addition, the goal of the General Plan Housing Element is to encourage the development of affordable housing to meet the City's regional

housing needs as well as to provide housing that encourages people of all economic levels to live in Garden Grove. ADUs and JADUs will provide for more housing opportunities in the City that will meet the City's regional housing needs.

B. The proposed Land Use Code Amendment will promote the public health, safety and welfare. The proposed text amendments will bring the City's Land Use Code into conformance with changes to State law relating to accessory dwelling units (ADUs) and junior accessory units (JADUs). The proposed text amendments are intended to be consistent with current State law, and will facilitate the housing production of ADUs and JADUs, which are an essential affordable housing option to meet the State's housing shortage. Nevertheless, to minimize impacts of ADUs and JADUs to existing residential neighborhoods, the Land Use Code will continue to contain reasonable development standards and regulations for ADUs and JADUs, as permitted by State law, including prohibiting the short-term rental of ADUs and JADUs and requiring owner-occupancy for properties developed with JADUs and the recordation of a corresponding deed restriction.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDEN GROVE DOES ORDAIN AS FOLLOWS:

SECTION 1. The City Council finds that the above recitals are true and correct.

SECTION 2. The City Council finds that the proposed amendment is exempt from the California Environmental Quality Act ("CEQA") pursuant to Public Resources Code Section 21080.17 (CEQA does not apply to the adoption of an ordinance by a city or county to implement the provisions of Section 65852.1 or Section 65852.2 of the Government Code) and CEQA Guidelines Section 15061(b)(3) (It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment).

SECTION 3. Municipal Code Amendment No. A-027-2020 is hereby approved pursuant to the findings set forth herein and the facts and reasons stated in Planning Commission Resolution No. 6015-21, a copy of which is on file in the Office of the City Clerk, and which is incorporated herein by reference with the same force and effect as if set forth in full.

SECTION 4. The definition of "Accessory Dwelling Unit" set forth in Subsection C of Section 9.04.060 (Definitions) of Chapter 9.04 (General Provisions) of Title 9 (Land Use) of the Garden Grove Municipal Code is hereby amended to read as follows:

> "Accessory dwelling unit" (also "ADU") shall have the same meaning as set forth in California Government Code Section 65852.2, as amended from time to time. Generally, an accessory dwelling unit is an attached or detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residential dwelling structure. It shall

include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the primary residential dwelling structure is or will be situated. An accessory dwelling unit also includes an "efficiency unit" as defined in California Health and Safety Code Section 17958.1 and a "manufactured home" as defined in California Health and Safety Code Section 18007. An accessory dwelling unit may be created through: (i) construction of a new detached structure; (ii) construction of a new attached structure or addition; or (iii) conversion of existing permitted interior space within an existing dwelling, attached or detached garage, or accessory structure.

SECTION 5. Subsection C of Section 9.04.060 (Definitions) of Chapter 9.04 (General Provisions) of Title 9 (Land Use) of the Garden Grove Municipal Code is hereby amended to add a definition for "Junior Accessory Dwelling Unit" to read as follows:

"Junior accessory dwelling unit" (also "JADU") shall have the same meaning as set forth in California Government Code Section 65852.22, as amended from time to time. Generally, a JADU is a residential dwelling unit that is no more than 500 square feet in size, is contained entirely within the living area of a single-family residence, provides a cooking facility with appliances, a food preparation counter and storage cabinets that are of reasonable size in relation to the unit, and has independent exterior access. A junior accessory dwelling unit may include separate sanitation facilities, or may share sanitation facilities with the existing structure.

SECTION 6. Table 1 (City of Garden Grove Land Use Matrix) in Subsection 9.08.020.030 (Uses Permitted) of Subsection 9.08.020 (Permitted Uses in the R-1 Zone) of Section 9.08.040 (Single-Family Residential Development Standards) of Chapter 9.08 (Single-Family Residential Development Standards) of Title 9 (Land Use) of the Garden Grove Municipal Code is hereby amended by deleting the row for "Accessory Dwelling Unit".

SECTION 7. Subsection L (Accessory Dwelling Units) of Subsection 9.08.020.050 (Special Operating Conditions and Development Standards) of Section 9.08.020 (Permitted Uses in the R-1 Zone) of Chapter 9.08 (Single-Family Residential Development Standards) of Title 9 (Land Use) of the Garden Grove Municipal Code is hereby repealed.

SECTION 8. Chapter 9.54 (Accessory Dwelling Units and Junior Accessory Dwelling Units) is hereby added to of Title 9 (Land Use) of the Garden Grove Municipal Code to read as follows:

Chapter 9.54 ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS

9.54.010. Purpose, Applicability, Definitions, Effect of Conforming, Interpretation.

A. Purpose. The purpose of this chapter is to provide for and regulate the development of accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) in a manner consistent with State law.

B. Applicability. Except as otherwise provided by State law, the standards and limitations set forth in this chapter apply to the development of new ADUs and JADUs in the City.

C. Definitions. As used in this chapter, the following terms shall have the following meanings:

1. The terms "accessory dwelling unit", "accessory structure", "efficiency unit", "living area", "nonconforming zoning condition", "passageway", "proposed dwelling", "public transit", and "tandem parking" all have the same meaning as that stated in Government Code section 65852.2 as that section may be amended time to time. The terms "accessory dwelling unit" and "ADU" shall have the same meaning.

2. The term "junior accessory dwelling unit" shall have the same meaning as that stated in Government Code section 65852.22(h)(1) as that section may be amended time to time. The terms "junior accessory dwelling unit" and "JADU" shall have the same meaning.

3. The term "attached ADU" means an ADU, other than a converted ADU, that is physically attached to a primary dwelling structure.

4. The term "detached ADU" means an ADU, other than a converted ADU, that is physically separated from, but located on the same lot as, a primary dwelling structure.

5. The term "converted ADU" means an ADU that is constructed within all or a portion of the permitted existing interior space of an accessory structure or within all or a portion of the permitted existing interior space of a dwelling structure, including bedrooms, attached garages, storage areas, or similar uses. A converted ADU also includes an ADU that is constructed in the same location and to the same dimensions as a permitted existing structure or portion of a permitted existing structure.

6. The term "Director" means the City of Garden Grove Director of Community and Economic Development, or his or her designee.

D. Effect of Conforming. An ADU that conforms to the provisions of this chapter shall:

1. Be deemed an accessory use or an accessory building and shall not be considered to exceed the allowable density for the lot upon which it is located;

2. Be deemed a residential use that is consistent with the existing General Plan and zoning designation for the lot upon which it is located; and

3. Not be considered in the application of any local ordinance, policy, or program to limit residential growth.

E. Interpretation. The provisions of this chapter shall be interpreted to be consistent with the provisions of Government Code sections 65852.2 and 65852.22 and shall be applied in a manner that is consistent with State law.

9.54.020. Locations Permitted.

A. Permitted ADU Locations. ADUs conforming to the provisions in this chapter may be located on any lot in the City that is zoned to allow single-family or multiple-family residential uses and that includes a proposed or existing legally developed single-family or multiple-family dwelling.

B. Permitted JADU Locations. JADUs conforming to the provisions in this chapter may be located within a proposed or existing legally developed single-family dwelling on any lot in the City that is zoned to allow single-family residential uses.

9.54.030. Number of ADUs and JADUs Permitted.

A. Single-Family Lots. No more than one (1) ADU and/or one (1) JADU is permitted on a lot developed or proposed to be developed with a single-family dwelling.

B. Multiple-Family Lots. Either (i) no more than two (2) detached ADUs pursuant to subsection B.1 or (ii) one or more converted ADUs pursuant to subsection B.2 are permitted on a lot developed or proposed to be developed with one or more multiple-family dwelling structures. Detached ADUs pursuant subsection B.1 may not be combined on the same lot with converted ADUs pursuant to subsection B.2.

1. No more than a total of two (2) detached ADUs may be constructed on a lot developed or proposed to be developed with one or more multiple-

family dwelling structures. If two (2) detached ADUs are constructed, they may not be attached to one another as part of a single structure.

2. On lots with no detached ADUs, one or more converted ADUs may be constructed within portions of existing multiple-family dwelling structures that are not used as livable space. No converted ADUs may be constructed within the existing livable space of a multiple-family structure. The number of ADUs permitted under this subsection shall not exceed twenty-five (25) percent of the existing multiple-family dwelling units on the lot. For the purpose of calculating the number of allowable accessory dwelling units: (a) previously approved ADUs shall not count towards the existing number of multiple-family dwelling units; and (b) fractions shall be rounded down to the next lower number of dwelling unit, except that at least one (1) converted ADU shall be allowed.

9.54.040. ADU Requirements.

A. Development Standards. Except as modified by this section or as otherwise provided by State law, an ADU shall conform to the development standards applicable to the lot on which it is located as set forth in this Title and/or in an applicable specific plan or planned unit development ordinance or resolution. Pursuant to sections 9.12.040.030 and 9.18.110.040, lots located in multiple-family residential and mixed-use zoning districts that are improved with single-family residential uses are subject to certain single-family residential development standards. Notwithstanding the foregoing, when the application of a development standard related to floor area ratio, lot coverage, open-space, or minimum lot size would prohibit the construction of an attached or detached ADU of at least 800 square feet, such standard shall be waived to the extent necessary to allow construction of an ADU of up to 800 square feet.

B. Unit Size.

1. Minimum Size. An ADU shall be at least the following minimum sizes based on the number of bedrooms provided:

a. Studio or Efficiency Units: 220 square feet.

b. One bedroom: 500 square feet.

c. Two or more bedrooms: 700 square feet.

2. Maximum Size.

a. Attached ADUs: The total floor area of an attached ADU shall not exceed the following:

i. Studio or One bedroom: 850 square feet or (ii) fifty (50) percent of the floor area of the primary dwelling unit, whichever is less; provided, however, that if the size of the primary dwelling unit is less than 1,600 square feet, an attached ADU may have a total floor area of up to 800 square feet.

ii. Two or more bedrooms: 1,000 square feet or (ii) fifty (50) percent of the floor area of the primary dwelling unit, whichever is less, provided, however, that if the size of the primary dwelling unit is less than 1,600 square feet, an attached ADU may have a total floor area of up to 800 square feet.

b. Detached ADUs: The total floor area of a detached ADU shall not exceed the following:

i. Studio or One bedroom: 850 square feet.

ii. Two or more bedrooms: 1,000 square feet.

c. ADU and JADU on same site: ADUs may not exceed 800 square feet in size in cases where both an ADU and JADU are developed or proposed on a site.

d. Converted ADUs: The maximum size limitations set forth in this subsection do not apply to converted ADUs that do not increase the existing floor area of a structure. In addition, a converted ADU created within an existing accessory structure may include an expansion of not more than 150 square feet beyond the same physical dimensions as the existing accessory structure to the extent necessary to accommodate ingress and egress.

3. Porches, Patios, and Garages.

a. An attached or detached ADU may include an attached covered patio and/or porch, which, if provided, shall be integrated into the design of the ADU and shall not exceed 80 square feet in size.

b. An attached or detached ADU may include an attached one-car garage, which, if provided, shall be integrated into the design of the ADU and shall not exceed 250 square feet in size.

c. In no event shall the total combined area of an ADU and attached porch, patio, and/or garage exceed 1,330 square feet.

C. Setbacks.

1. Front Yard Setbacks. New attached and detached ADUs are subject to the same minimum front yard setback requirements applicable to other structures on the lot on which the ADU is located.

2. Side and Rear Yard Setbacks. Minimum setbacks of no less than four (4) feet from the side and rear lot lines are required for new attached and detached ADUs.

3. Converted ADUs. No setbacks are required for converted ADUs, provided the side and rear yard setbacks of the existing converted structure are sufficient for fire and safety, as dictated by current applicable uniform building and fire codes.

D. Building Separation.

1. A minimum separation of six (6) feet is required between a detached ADU and the primary dwelling unit.

2. A minimum separation of six (6) feet is required between attached or detached ADU and all other structures not attached to the ADU, including garages, on the property.

3. Building separation requirements do not apply to converted ADUs that do not include an expansion of the floor area of the existing structure.

E. Height.

1. New attached and detached ADUs shall be one story, constructed at ground level, and shall not be more than 16 feet in height measured from ground level to the highest point on the roof.

2. Converted ADUs are not subject to a height limitation.

F. Design.

1. The design, pitch, color, material, and texture of the roof and eave details of an attached or detached ADU shall be substantially the same as the primary unit.

2. The color, material, and texture of all building walls, windows, and doors of an attached or detached ADU shall be similar to and compatible with the primary unit.

3. The architectural style and scale of an attached or detached ADU shall match the primary unit.

4. In order to facilitate the development of ADUs in a manner that ensures reasonable consistency and compatibility of design, the Director is authorized to develop standard design plans and criteria for ADUs. ADUs developed in conformance with such standard plans and criteria shall be deemed to comply with this subsection.

G. Off-street Parking.

1. One off-street parking space must be provided for a new attached or detached ADU. The required parking space may be permitted in setback areas, or through tandem parking on a driveway, unless specific findings are made by the Director that parking in setback areas or tandem parking is not feasible based upon specific site or regional topographical or fire and life safety concerns.

2. Parking for a new attached or detached ADU is in addition to the required parking for the primary unit. However, when a garage, carport, or covered parking structure is demolished in conjunction with the construction of an ADU or converted to an ADU, those off-street parking spaces are not required to be replaced.

3. Off-street parking is not required in the following instances:

   a. The ADU is located within one-half mile walking distance of public transit, including transit stations and bus stations;

   b. The ADU is located within an architecturally and historically significant historic district;

   c. The ADU is part of the primary residence or accessory structure (i.e., a converted ADU);

d. When on-street parking permits are required, but not offered to the occupant of the ADU; and/or

e. When there is a car-share vehicle located within one block of the ADU.

H. Exterior Access Required. An attached or converted ADU must have independent exterior access that is separate from the access to the proposed or existing primary dwelling.

I. Passageway. No passageway shall be required in conjunction with the construction of an ADU.

9.54.050. JADU Requirements.

A. Footprint. A JADU may only be constructed within the walls of a proposed or existing single-family dwelling, including an existing attached garage.

B. Unit Size. A JADU shall not exceed 500 square feet in size.

C. Separate Entrance. A JADU must include a separate entrance from the main entrance of the proposed or existing single-family residence in which it is located.

D. Kitchen Requirements. A JADU must include an efficiency kitchen, including a cooking facility with appliances, and a food preparation counter and storage cabinets that are of reasonable size in relation to the size of the JADU.

E. Bathroom Facilities. A JADU may include separate sanitation facilities or may share sanitation facilities with the proposed or existing single-family dwelling in which it is located.

F. Parking. No additional off-street parking is required for a JADU beyond that required at the time the existing primary dwelling was constructed. However, when an existing attached garage is converted to a JADU, any required off-street parking spaces for the primary dwelling that are eliminated as a result of the conversion shall be replaced. These replacement parking spaces may be located in any configuration on the same lot, including, but not limited to, as covered spaces, uncovered spaces, or tandem spaces.

G. Fire Protection. For purposes of any fire or life protection ordinance or regulation, a JADU shall not be considered a separate or new dwelling unit.

H. Utility Service. For purposes of providing service for water, sewer, or power, including a connection fee, a JADU shall not be considered a separate or new dwelling unit.

I. Deed Restriction. Prior to the issuance of a building permit for a JADU, the owner of record of the property shall record a deed restriction against the title of the property in the County Recorder's office with a copy filed with the Director. The deed restriction shall run with the land and shall bind all future owners, heirs, successors, or assigns. The form of the deed restriction shall be provided by the City and shall provide that:

1. The property shall include no more than one JADU and/or ADU.

2. The JADU may not be sold, mortgaged, or transferred separately from the primary residence.

3. An owner of record of the lot upon which a JADU is located shall occupy either the JADU or the remaining portion of the primary single-family dwelling as his/her/their principal residence. In the event owner occupancy of the property ceases, the JADU shall automatically become un-habitable space, shall not be used as a separate dwelling unit, and shall not be separately rented or leased for any purpose.

4. The JADU may be rented, but may not be rented on a short-term basis of less than 30 days.

5. A restriction on the size and attributes of the junior accessory dwelling unit that conforms with this section.

6. The deed restriction may not be modified or terminated without the prior written consent of the Director.

9.54.060. Other Requirements.

A. No Separate Conveyance. Except as otherwise provided in Government Code section 65852.26 or by other applicable law, an ADU or JADU may be rented separate from the primary residence, but may not be sold or otherwise conveyed separate from the primary residence, and a lot shall not be subdivided in any manner which would authorize such separate sale or ownership.

B. No Short-Term Rental Permitted. An ADU or JADU that is rented shall be rented for a term that is longer than thirty (30) days. Short-term rental (i.e., 30 days or less) of an ADU or a JADU is prohibited.

C. Owner Occupancy Requirements.

1. ADUs. Owner occupancy of a primary dwelling or ADU is not required.

2. JADUs. An owner of record of the lot upon which a JADU is located must occupy either the JADU or the remaining portion of the primary single-family dwelling as his/her/their principal residence. Notwithstanding the foregoing, owner-occupancy is not required if the owner is another governmental agency, land trust, or housing organization.

9.54.070. Permit Application and Review Procedures.

A. Building Permit Required. A building permit is required prior to construction of an ADU or JADU. Except as otherwise provided in this chapter or by State law, all building, fire, and related code requirements applicable to habitable dwellings apply to ADUs and JADUs. However, fire sprinklers shall not be required if they are not required for the primary dwelling.

B. Application. Prior to the issuance of a building permit for an ADU or JADU, the applicant shall submit an application on a form prepared by the City, along with all information and materials prescribed by such form. No application shall be accepted unless it is completed as prescribed and is accompanied by payment for all applicable fees.

C. Review. The Director shall consider and approve or disapprove a complete application for an ADU or JADU ministerially without discretionary review or public hearing within sixty (60) days from the date the City receives a complete application. Review is limited to whether the proposed ADU or JADU complies with the requirements of this chapter. If an applicant requests a delay, the time period for the City to review of an application shall be tolled for the period of the requested delay. If the application to create an ADU or a JADU unit is submitted with an application to create a new single-family dwelling on the lot, the Director may delay acting on the application for the ADU or the JADU until the City acts on the application to create the new single-family dwelling, but the application to create the ADU or JADU will still be considered ministerially without discretionary review or a hearing.

D. Zoning Conformity. The City shall not require the correction of nonconforming zoning conditions as a condition of approval of a permit application for the creation of an ADU or JADU.

E. Conformity with State Law. The City shall not apply any requirement or development standard provided for in this chapter to an ADU or a JADU to the extent prohibited by any provision of State law,

including, but not limited to, subdivision (e)(1) of Government Code section 65852.2.

9.54.080. Utilities.

A. ADUs. Unless otherwise mandated by applicable law or the utility provider or determined by the City's Public Works Director to be necessary, an ADU may be served by the same water, sewer, and other utility connections serving the primary dwelling on the property, and the installation of a new or separate utility connection directly between an ADU and a utility is not required. However, separate utility connections and meters for ADUs may be installed at the property owner's option, when permitted by the utility provider, and subject to the payment of all applicable fees.

B. JADUs. A JADU shall be served by the same water, sewer, and other utility connections serving the primary single-family dwelling in which it is located, and no separate utility meters shall be permitted for a JADU.

9.54.090. Impact Fees.

A. Construction of an ADU is subject to applicable development impact fees adopted by the City pursuant to California Government Code, Title 7, Division 1, Chapter 5 (commencing with § 66000) and Chapter 7 (commencing with § 66012).

B. No impact fee as required by this Code is required for an ADU that is less than 750 square feet in size.

C. Any impact fee that is required for an ADU that is 750 square feet or more shall be charged proportionately in relation to the square footage of the primary dwelling.

D. For purposes of this section, "impact fee" does not include any connection fee, capacity charge for water or sewer service, planning application fee, plan check fee, or building permit fee.

SECTION 9: If any section, subsection, subdivision, sentence, clause, phrase, word, or portion of this Ordinance is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance and each section, subsection, subdivision, sentence, clause, phrase, word, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, words or portions thereof be declared invalid or unconstitutional.

SECTION 10: The Mayor shall sign and the City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same, or the summary thereof, to be published and posted pursuant to the provisions of law and this Ordinance shall take effect thirty (30) days after adoption.

The foregoing Ordinance was passed by the City Council of the City of Garden Grove on the __ day of _____.

_____
MAYOR

ATTEST:

_____
CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS:
CITY OF GARDEN GROVE)

I, TERESA POMEROY, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Ordinance was introduced for first reading and passed to second reading on February 23, 2021, with a vote as follows:

AYES:	COUNCIL MEMBERS:	(4)	O'NEILL, NGUYEN D., NGUYEN K., JONES
NOES:	COUNCIL MEMBERS:	(3)	BRIETIGAM, BUI, KLOPFENSTEIN
ABSENT:	COUNCIL MEMBERS:	(0)	NONE