

## AGENDA



Garden Grove City  
Council

Tuesday, September 27,  
2022

6:30 PM

Community Meeting  
Center 11300 Stanford  
Avenue Garden Grove  
California 92840

**Steve Jones**

Mayor

**Diedre Thu-Ha Nguyen**

Mayor Pro Tem - District 3

**George S. Brietigam**

Council Member - District 1

**John R. O'Neill**

Council Member - District 2

**Patrick Phat Bui**

Council Member - District 4

**Stephanie Klopfenstein**

Council Member - District 5

**Kim B. Nguyen**

Council Member - District 6

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**COVID-19 Information:** Members of the public can address the City Council during the public comment portion of the meeting in person or via e-mail. If you plan to attend the meeting in person, masks or face coverings are required to be worn if you are not vaccinated. If you feel ill or are showing symptoms of COVID-19, please consider submitting comments by e-mail. Instructions are available on the City's website at <https://ggcity.org/city-council/meetings-participation>

**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 who attend the meeting in-person and would like 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 before the meeting begins. 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 BUI, COUNCIL MEMBER KLOPFENSTEIN, COUNCIL MEMBER K. NGUYEN, MAYOR PRO TEM D. NGUYEN, MAYOR JONES

INVOCATION

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

### 1. PRESENTATIONS

- 1.a. Community Spotlight recognizing 25 plus year employees serving the City of Garden Grove.

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

RECESS

CONDUCT OTHER LEGISLATIVE BODIES' BUSINESS

RECONVENE

### 3. CONSENT ITEMS

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

- 3.a. Adoption of a Proclamation declaring October 9th through the 15th, 2022, as Fire Prevention Week. *(Action Item)*
- 3.b. Acceptance of Project IFB No. S-1279-A for the Renovation of West Haven Park as Complete. *(Action Item)*
- 3.c. Approval of Final Parcel Map No. 2017-141 for the property located at 9241 Imperial Avenue, Garden Grove. *(Action Item)*
- 3.d. Adoption of a Resolution amending the City's Conflict of Interest Code pertaining to designated positions and disclosure



categories. (*Action Item*)

- 3.e. Authorization of the issuance of a purchase order to National Auto Fleet Group for a new Public Works Department van. (Cost: \$38,087.80) (*Action Item*)
- 3.f. Approval of an agreement with AKM Consulting Engineers for storm drain channel inspection, conditions assessment and design services. (Cost: \$57,756) (*Action Item*)
- 3.g. Approval of an agreement with A3 Communications, Inc., dba Blue Violet Networks to provide materials and labor for a new keycard access and security system. (Cost: \$116,413.09) (*Action Item*)
- 3.h. Receive and file warrants. (*Action Item*)
- 3.i. Approval to waive full reading of Ordinances listed. (*Action Item*)

#### 4. PUBLIC HEARINGS

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

- 4.a. Acceptance of Fiscal Year 2021-22 Consolidated Annual Performance and Evaluation Report (CAPER). (*Action Item*)
- 4.b. Introduction and first reading of an ordinance approving Amendment No. A-035-2022 for focused zoning text amendments.  
  
Entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING AMENDMENT NO. A-035-2022 TO AMEND TITLE 9 (LAND USE) OF THE GARDEN GROVE MUNICIPAL CODE TO MAKE FOCUSED ZONING AMENDMENTS TO IMPLEMENT VARIOUS POLICIES AND PROGRAMS SET FORTH IN THE GENERAL PLAN HOUSING ELEMENT AND LAND USE ELEMENT AND TO ENSURE COMPLIANCE WITH APPLICABLE STATE HOUSING LAWS. (*Action Item*)

#### 5. ITEMS FOR CONSIDERATION

- 5.a. Approval to participate in the 2022-2023 Office of Traffic Safety (OTS) Selective Traffic Enforcement Program (STEP). (Grant Amount: \$325,000) (*Action Item*)
- 5.b. Award a contract to David Volz Design Landscape Architects, Inc., for Project No. S-1298 to provide consultant services for the revitalization and expansion of Woodbury Park. (Cost: \$678,146) (*Action Item*)
- 5.c. Award a contract to Stephen Doreck Equipment Rentals, Inc., for Project CP1286000 – Orangewood Avenue – Dale Street Water Improvements Project. (Cost: \$2,719,470) (*Action Item*)

#### 6. MATTERS FROM THE MAYOR, CITY COUNCIL MEMBERS, AND CITY

## MANAGER

- 6.a. Discussion on Garden Grove's existing filming regulations and to explore opportunities for increasing filming activities as requested by the City Council. (*Action Item*)

## 7. ADJOURNMENT

The next Regular City Council Meeting is scheduled for Tuesday, October 11, 2022, at 5:30 p.m. in the Community Meeting Center, 11300 Stanford Avenue, Garden Grove, California 92840.

**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 declaring October 9th through the 15th, 2022, as Fire Prevention Week.  
(*Action Item*)

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Attached is a Proclamation declaring October 9th through the 15th, 2022 as Fire Prevention Week recommended for adoption.

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>	<b>File Name</b>
Proclamation	7/29/2022	Proclamation	9-27-22_02B-1_Fire_Prevention_Proc_-_ATT_(1).docx

## **Proclamation**

### **Fire Prevention Week**

WHEREAS, fire is a serious public safety concern both locally and nationally, and homes are where people are at greatest risk from fire; and

WHEREAS, working smoke alarms in the home can reduce the risk of dying in a fire by more than half. An average of 358,500 homes experience a structural fire each year; and

WHEREAS, more than a third of home fire deaths occur in homes with no smoke alarms. The risk of dying in reported home structure fires is 55 percent lower in homes with working smoke alarms; and

WHEREAS, in 2021 there was 100 cooking fires across Orange County. In 2019, California was in the top three states in the US with the largest numbers of fire deaths; and

WHEREAS, Orange County residents should install working smoke alarms on every level of the home, in the hallway outside the sleeping areas, and in each bedroom, check their smoke alarms monthly, replace batteries regularly, replace smoke alarms every 10 years and create and practice their home escape plans; and

WHEREAS, Orange County residents are responsive to public education and outreach measures and can take personal steps to increase their safety from fire, especially in their homes; and

WHEREAS, the 2022 Fire Prevention Week theme, "Fire won't wait. Plan your escape" effectively serves to remind us to educate everyone about simple but important actions they can take to keep themselves and those around them safe from home fires

NOW, THEREFORE, the Garden Grove City Council hereby declares October 9-15, 2022, as "Fire Prevention Week" and urge Orange County residents to plan and practice a home fire escape. Everyone needs to be prepared in advance, so that they know what to do when the smoke alarm sounds and to support the many public safety activities and efforts of Orange County Fire Authority during Fire Prevention Week 2022.

September 27, 2022

**City of Garden Grove**

**INTER-DEPARTMENT MEMORANDUM**

To:	Scott C. Stiles	From:	William E. Murray
Dept.:	City Manager	Dept.:	Public Works
Subject:	Acceptance of Project IFB No. S-1279-A for the Renovation of West Haven Park as Complete. ( <i>Action Item</i> )	Date:	9/27/2022

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**OBJECTIVE**

For the Garden Grove City Council to accept Project IFB No. S-1279-A – Furnish all Labor, Material, Tools, Equipment and Incidentals for the Renovation of the West Haven Park as complete, and authorize the City Manager to execute the Notice of Completion of Public Improvements and Work.

**BACKGROUND**

The Renovation of the West Haven Park Project consisted of the rehabilitation work done for the North portion of the park, over the existing underground water reservoirs and surrounding area. The project consisted of excavation and disposal of material that was unsuitable for the recreational play use, fine grade of topsoil and installation of grass. A period of sixty (60) calendar days for maintenance and plant establishment was provided as part of the contract.

**DISCUSSION**

The contractor, KASA Construction Inc., has completed this project in accordance with the plans, specifications and other contract documents.

**FINANCIAL IMPACT**

The project was funded with Water Funds and was completed within budget and on schedule. The retention payment will be released following the statutory period after recordation of the Notice of Completion with the County of Orange.

**RECOMMENDATION**

It is recommended that the City Council:

- Accept Project IFB No. S-1279-A – Renovation of the West Haven Park as complete,

and authorize the City Manager to execute the Notice of Completion of Public Improvement and Work; and

- Authorize the Finance Director to release the retention payment when appropriate to do so.

By: Carina Dan, E.I.T., Prin. Engineering Technician

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>	<b>File Name</b>
Notice of Complete No. S-1279-A	9/16/2022	Notice	NOTICE_OF_COMPLETION_PROJECT_IFB_NO._S- 1279-A.pdf

RECORDING REQUESTED BY

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When Recorded Mail To:

City Clerk  
City of Garden Grove  
P. O. Box 3070  
Garden Grove, CA 92842

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**NOTICE OF COMPLETION  
OF PUBLIC IMPROVEMENT AND WORK**

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NOTICE IS HEREBY GIVEN that the Garden Grove City Council, Orange County, California, has caused a public improvement, to wit:

**PROJECT IFB NO. S-1279-A**  
**FURNISH ALL LABOR, MATERIAL, TOOLS, EQUIPMENT AND INCIDENTALS**  
**FOR THE RENOVATION OF THE WEST HAVEN PARK**

to be constructed upon the property hereinafter described. The contract for furnishing of all plant, labor, services, materials, and equipment, and all utilities and transportation, including power, fuel, and water, and performing all work necessary to construct and complete, in a good and workmanlike manner in strict accordance with the specifications, plans, and drawings therefore on file in the office of the City Clerk of the City of Garden Grove, for the construction, installation and completion of the above-described public improvement and work, was heretofore made and entered into with [KASA CONSTRUCTION, INC.](#), on the [28th](#) day of [September, 2021](#), and filed for record in the office of the City Clerk of the City of Garden Grove; that the work upon said public improvement has been completed, and that the [City Engineer](#) has notified the City Council that he has made and completed a final inspection of the materials furnished and installed and the work performed in the construction, installation, and completion of said public improvement hereinabove more particularly described and set forth, and has certified in writing to the City Council that all the provisions of the contract and contract documents for the furnishing of all plant, labor, services, materials, and equipment, and the performing of all work necessary for the construction, installation, and completion of said public improvement above described have been fully complied with to his satisfaction as required by the contract document; that final acceptance of the construction, installation, and completion of said public improvement above described was made on the [27th](#) day of [September 2022](#); that the nature of the title to said property of said City Council is as follows: That is to say, it owns said public improvement in fee except the right-of-way upon which it is constructed, and that it owns an easement upon, over, and along said right-of-way for the purpose of the construction, installation, and completion of said public improvement hereinabove described and the use thereof after said completion; that the property hereinabove referred to and on which said public improvement is situated is described as follows, to wit:

**PROJECT IFB NO. S-1279-A**  
**FURNISH ALL LABOR, MATERIAL, TOOLS, EQUIPMENT AND INCIDENTALS**  
**FOR THE RENOVATION OF THE WEST HAVEN PARK**

NOTICE OF COMPLETION

PROJECT IFB NO. S-1279-A - FURNISH ALL LABOR, MATERIAL, TOOLS, EQUIPMENT AND  
INCIDENTALS FOR THE RENOVATION OF THE WEST HAVEN PARK AS COMPLETE

September 27, 2022

Page 2 of 2

NAME OF SURETY on Labor and Material Bond is:

Liberty Mutual Insurance Company

451 A St Suite 1800

San Diego, CA 92101

Tel No. (619) 234-6848

DATED this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_

GARDEN GROVE CITY COUNCIL

By \_\_\_\_\_

City Manager of the Garden Grove  
City Council

ATTEST:

\_\_\_\_\_  
Secretary of Garden Grove City Council

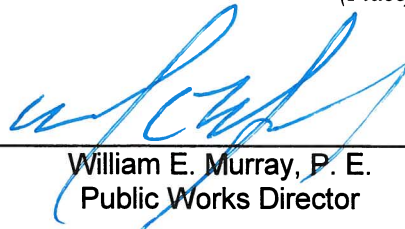
STATE OF CALIFORNIA  
COUNTY OF ORANGE

I am the Public Works Director of the City of Garden Grove.

I have read the foregoing Notice of Completion of Public Improvement and Work, and know the contents thereof; and I certify that the same is true of my own knowledge, except as to those matters, which are therein stated upon my information or belief, and as to those matters I believe to be true.

I certify (or declare), under penalty of perjury, that the foregoing is true and correct.

Executed on 9/16/2022 at Garden Grove, California  
(Date) (Place)

  
\_\_\_\_\_  
William E. Murray, P. E.  
Public Works Director



City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: Scott C. Stiles From: William E. Murray  
Dept.: City Manager Dept.: Public Works  
Subject: Approval of Final Parcel Map No. 2017-141 for the property located at 9241 Imperial Avenue, Garden Grove. (*Action Item*) Date: 9/27/2022

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OBJECTIVE

To receive City Council approval of Final Parcel Map No. PM-2017-141 for the property located on the west side of Gilbert Street, north of Imperial Avenue at 9241 Imperial Avenue, Garden Grove.

BACKGROUND

On May 3, 2017, Planning Commission Resolution No. 5918-18 approved Site Plan No. SP-052-2018 and Tentative Parcel Map No. PM-2017-141 were approved. A copy of Planning Resolution No. 5918-18 is attached.

DISCUSSION

The proposed Final Parcel Map PM-2017-141 subdivides an existing 18,473 square foot lot, improved with a single-family home, into two (2) parcels. Lot 1 will have a lot size of 9,438 square feet, and Lot 2 will have a lot size of 9,035 square feet. The existing single-family home has been demolished to accommodate the proposed subdivision and a new two-story, single-family home will be constructed on each lot.

The conditions of approval, as well as California state law under the Surveyor's Act, require the applicant to be responsible for **protecting all existing and newly established** horizontal and vertical survey controls, monuments, ties (centerline and corner) and benchmarks located within the limits of the project and all new monuments must be set within 365 days of recording the final map as shown on the Surveyor's Statement of the final map. To guarantee the protection and re-establishment of all the monuments of the subject development, the developer has opted to provide a deposit in the forms of cashier's checks.

Staff has reviewed all the subdivision documentation mandated by City Ordinances, conditions of approval, and the Subdivision Map Act and finds this map to be in

compliance. The owner has complied with all conditions of the tentative parcel map.

#### FINANCIAL IMPACT

There is no financial impact to the General Fund.

#### RECOMMENDATION

It is recommended that City Council:

- Approve Final Parcel Map No. 2017-141

By: Kamyar Dibaj  
Project Engineer

#### **ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>	<b>File Name</b>
PARCEL MAP	9/16/2022	Exhibit	Parcel_Map_No._2017-141.pdf
PLANNING COMMISSION RESOLUTION	9/16/2022	Resolution	SP-052-2018PCReso.doc
RECEIPT	9/16/2022	Backup Material	Receipt_#575458_- _WebTill.pdf



SHEET 1 OF 2 SHEETS  
NUMBER OF PARCELS: 2 NUMBERED  
GROSS AREA: 18,473 S.F. / 0.424 ACRES  
NET AREA: 18,425 S.F. / 0.423 ACRES  
DATE OF SURVEY: JUNE 15, 2017  
ALL OF TENTATIVE PARCEL MAP NO. 2017-141

# PARCEL MAP NO. 2017-141

IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOT 1 OF TRACT NO. 2141, AS PER MAP FILED IN BOOK 59, PAGES 17 TO 18  
INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

DAVID T. ROSELL, P.L.S. 6281 ROSELL SURVEYING & MAPPING, INC.

ACCEPTED AND FILED AT THE  
REQUEST OF

ORANGE COAST TITLE COMPANY

DATE \_\_\_\_\_

TIME \_\_\_\_\_ FEE \$ \_\_\_\_\_

INSTRUMENT NO. \_\_\_\_\_

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

HUGH NGUYEN  
COUNTY CLERK-RECORDER

BY \_\_\_\_\_  
DEPUTY

## OWNERSHIP CERTIFICATE:

I, THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND COVERED BY THIS MAP, DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP, AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

I ALSO HEREBY DEDICATE TO THE PUBLIC IN FEE FOR STREET PURPOSES: GILBERT STREET AND IMPERIAL AVENUE.

I ALSO HEREBY DEDICATE TO THE PUBLIC AN EASEMENT FOR PUBLIC UTILITY PURPOSES, AS SHOWN ON THIS MAP.

TRAN VO, AN UNMARRIED WOMAN, OWNER

BY: TRAN VO  
TRAN VO

## BENEFICIARY:

STEVEN MINH TRAN, BENEFICIARY UNDER DEED OF TRUST RECORDED SEPTEMBER 16, 2020 AS INSTRUMENT NO. 202000049870 OF OFFICIAL RECORDS.

BY: STEVEN MINH TRAN  
NAME: STEVEN MINH TRAN  
TITLE: BENEFICIARY

## SIGNATURE OMISSIONS:

PURSUANT TO THE PROVISIONS OF SECTION 66436(a)(3)(A) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

AT&T SUCCESSOR IN INTEREST TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITY PURPOSES, RECORDED JULY 15, 1954 IN BOOK 2772, PAGE 202, OF OFFICIAL RECORDS.

SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITY PURPOSES, RECORDED AUGUST 1, 1954 IN BOOK 2790, PAGE 264, OF OFFICIAL RECORDS.

PURSUANT TO THE PROVISIONS OF SECTION 66436(a)(3)(B) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

HOLDER (UNKNOWN), OF A PUBLIC UTILITY EASEMENT, AS SHOWN ON TRACT NO. 2141 RECORDED IN BOOK BOOK 59, PAGES 17 THROUGH 18, INCLUSIVE OF MISCELLANEOUS MAPS. THE CIRCUMSTANCES PREVENTING THE PROCUREMENT OF THE SIGNATURE IS IMPOSSIBLE OR IMPRACTICAL TO OBTAIN BECAUSE THE OWNER IS UNKNOWN.

## NOTARY ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA Texas }  
COUNTY OF Harris } SS  
ON 10/29/2020 BEFORE ME, Ivan Diaz

A NOTARY PUBLIC, PERSONALLY APPEARED Steven Minh Tran WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND  
SIGNATURE Ivan Diaz  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

PRINT NAME Ivan Diaz  
PRINCIPAL COUNTY OF BUSINESS: Harris  
COMMISSION EXPIRES: 06/26/2022  
COMMISSION # OF NOTARY: 131621155



## COUNTY TREASURER-TAX COLLECTOR'S CERTIFICATE:

STATE OF CALIFORNIA }  
COUNTY OF ORANGE } SS

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE, THERE ARE NO LIENS AGAINST THE LAND COVERED BY THIS MAP OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOT YET PAYABLE.

AND DO CERTIFY TO THE RECORDER OF THE COUNTY OF ORANGE THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH REGARDING DEPOSITS TO SECURE PAYMENT OF TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND COVERED BY THIS MAP.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ (MONTH) (YEAR)

SHARI L. FREIDENRICH BY: \_\_\_\_\_  
COUNTY TREASURER-TAX COLLECTOR TREASURER-TAX COLLECTOR

## CITY CLERK'S CERTIFICATE:

STATE OF CALIFORNIA }  
COUNTY OF ORANGE } SS  
CITY OF GARDEN GROVE }

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY OF COUNCIL OF THE CITY OF GARDEN GROVE AT A REGULAR MEETING THEREOF HELD ON THE \_\_\_\_\_ DAY, 2020 AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP AND DID ACCEPT ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENTS; THE DEDICATION IN FEE FOR STREET PURPOSES OF GILBERT STREET AND IMPERIAL AVENUE.

AND DID ALSO ACCEPT ON BEHALF OF THE CITY OF GARDEN GROVE:

1. THE 3.00' WIDE EASEMENT FOR PUBLIC UTILITY PURPOSES AS DEDICATED.

AND DID ALSO APPROVE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION 66436(a)(3)(A) OF THE SUBDIVISION MAP ACT.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED THE OFFICIAL SEAL OF THE CITY OF GARDEN GROVE.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ (MONTH) (YEAR)

BY: \_\_\_\_\_  
TERESA POMEROY  
CITY CLERK  
CITY OF GARDEN GROVE

## NOTARY ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

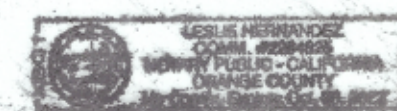
STATE OF CALIFORNIA }  
COUNTY OF orange } SS  
ON 10/28/2020 BEFORE ME, Leslie Hernandez

A NOTARY PUBLIC, PERSONALLY APPEARED tran vo WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND  
SIGNATURE Leslie Hernandez  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

PRINT NAME Leslie Hernandez  
PRINCIPAL COUNTY OF BUSINESS: Orange  
COMMISSION EXPIRES: October 28, 2022  
COMMISSION # OF NOTARY: 2264825



## SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST TRAN VO IN JUNE, 2017. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN SUCH POSITIONS WITHIN 365 DAYS AFTER THE RECORDATION OF THIS MAP; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DAVID T. ROSELL  
P.L.S. 6281  
EXP. DATE 9/30/22



## CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND FOUND IT TO BE SUBSTANTIALLY IN CONFORMANCE WITH THE TENTATIVE MAP, IF REQUIRED, AS FILED WITH, AMENDED AND APPROVED BY THE CITY PLANNING COMMISSION; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT, AND CITY OF GARDEN GROVE SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH.

DATED THIS 7th DAY OF September, 2020

Daniel J. Candalaria  
DANIEL J. CANDELARIA  
CITY ENGINEER OF THE CITY OF GARDEN GROVE  
R.C.E. NO. 52125  
EXPIRATION DATE: 12/31/2020



## COUNTY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND THAT ALL MAPPING PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH AND I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

KEVIN R. HILLS, COUNTY SURVEYOR  
L.S. 6617



BY: LILY M. N. SANDBERG, DEPUTY COUNTY SURVEYOR  
P.L.S. 8402







## RESOLUTION NO. 5918-18

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN NO. SP-052-2018 AND TENTATIVE PARCEL MAP NO. PM-2017-141.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in a regular session assembled on May 3, 2018, hereby approve Site Plan No. SP-052-2018 and Tentative Parcel Map No. PM-2017-141, for a property located on the northwest corner of Imperial Avenue and Gilbert Street, at 9241 Imperial Avenue, Assessor's Parcel No. 098-264-01.

BE IT FURTHER RESOLVED in the matter of Site Plan No. SP-052-2018 and Tentative Parcel Map No. PM-2014-171, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Rosell Surveying & Mapping, Inc.
2. The applicant is requesting Site Plan and Tentative Parcel Map approval to subdivide an existing 18,470 square foot lot improved with a single-family home into two (2) parcels. Lot 1 will have a lot size of 9,387 square feet, and Lot 2 will have a lot size of 9,035 square feet. The existing single-family home will be demolished to accommodate the proposed subdivision, and a new, two-story single-family home will be constructed on each lot.
3. Pursuant to the California Environmental Quality Act ("CEQA"), the City of Garden Grove previously determined that this project was categorically exempt from CEQA pursuant to Section 15315 (Minor Land Divisions) of the CEQA Guidelines (14 Cal. Code Regs., Section 15303 and 15315) and Section 15303 (New Construction or Conversion of Small Structures).
4. The property has a General Plan designation of Low Density Residential and is zoned R-1 (Single-Family Residential). The site is currently improved with a single-family home that will be demolished to accommodate the proposed subdivision.
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 the City staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on May 3, 2018, 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 on May 3, 2018; and

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 9.04.030 are as follows:

**FACTS:**

The property is an 18,470 square foot lot, located on the northwest corner of Imperial Avenue and Gilbert Street. The property has a General Plan Land Use Designation of Low Density Residential and is zoned R-1 (Single-Family Residential). The property is located in a residential area improved with single-family residences. The property is improved with a 2,447 square foot single-family home constructed in 1952 that will be demolished to accommodate the proposed subdivision.

Lot 1 will have a lot size of 9,387 square feet, and Lot 2 will have a lot size of 9,035 square feet. Each lot will be improved with a two-story single-family home. Lot 1 will have a 3,940 square foot single-family home with four bedrooms, and four (4) bathrooms, while Lot 2 will have a 3,232 square foot single-family home with five (5) bedrooms and three (3) bathrooms.

The project has been designed to comply with the development standards of the R-1 zone, including setbacks, parking, lot coverage, building height, and the minimum lot size requirements.

**FINDINGS AND REASONS:**

**SITE PLAN**

1. The Site Plan complies with the spirit and intent of the provisions, conditions, and requirements of the Municipal Code and other applicable ordinances.

The property has a General Plan Land Use Designation of Low Density Residential and is zoned R-1 (Single-Family Residential). The project has been designed to comply with the development standards of the R-1 (Single-Family Residential) zone. Both parcels comply with the setbacks, parking, lot coverage, building height, and the minimum lot size requirements of the zone. A new two-story, single-family home will be constructed on each lot. The proposed project is compatible with the character of the existing single-family neighborhood. The project complies with the General Plan Land Use Designation, the development standards of the R-1 zone, and all other applicable ordinances.

2. The proposed development does 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

Each parcel will be accessed from a single-drive approach from Imperial Avenue. Each new residential home will be designed to provide the required enclosed garage and open parking spaces for the R-1 zone. Lot 1 will have a two-car enclosed garage with two open parking spaces along the driveway, and Lot 2 will have a three-car enclosed garage with three open parking spaces.

The City's Traffic Engineering Section has reviewed the proposed project, and all appropriate conditions of approval have been incorporated to minimize any adverse impacts to surrounding streets.

3. The development, as proposed, will not adversely affect essential public facilities such as streets and alleys, utilities, and drainage channels.

The streets in the area will be adequate to accommodate the development once the developer provides the necessary improvements for the project. Utilities and drainage channels in the area are existing and are adequate to accommodate the development. The proposed development will provide landscaping and proper grading of the site, thereby, improving drainage in the area.

The Public Works Department has reviewed the project, and has incorporated all the appropriate conditions of approval to minimize any adverse impacts.

4. The development does have a reasonable degree of physical, functional, and visual compatibility with neighboring uses and desirable neighborhood characteristics.

The project has been designed in accordance with the R-1 (Single-Family Residential) development standards. The property is located in an area improved with existing single-family residences. The proposed subdivision will be compatible with the surrounding neighborhood. Each lot will have a single-family home that complies with development standards of the R-1 zone, including setbacks, parking, lot coverage, and maximum building height.

The project has been designed to ensure a reasonable degree of compatibility with the neighborhood by providing lots that comply with the minimum lot size, and all applicable development standards of the R-1 zone.

5. Through the planning and design of buildings and building replacement, the provision of open space landscaping and other site amenities will attain an attractive environment for the occupants of the property.

The project has been designed to comply with the fifty-percent (50%) lot coverage requirement of the R-1 zone that will ensure that each parcel maintains the required amount of open usable space. Additionally, the conditions of approval will ensure that the landscaping requirements of the Municipal Code will be complied with.

### **TENTATIVE PARCEL MAP**

1. The proposed map is consistent with the General Plan.

The property has a General Plan Land Use Designation of Low Density Residential. The proposed map is consistent with the provisions of the General Plan Low Density Residential land use designation, which is intended to create, maintain, and enhance residential areas characterized by detached, single-family homes on a single parcel. The proposed Tentative Parcel Map is consistent with the provisions of the General Plan as the number of lots and the number of residential units on each lot does not exceed the density allowed under the General Plan Land Use Designation of Low Density Residential.

2. The design and improvement of the proposed subdivision are consistent with the General Plan.

The design and improvement of the proposed map are consistent with the General Plan. The creation of a two (2) lot subdivision for the purpose of constructing one single-family home on each lot is consistent with the General Plan. The project complies with the minimum lot size requirement of the R-1 zone. In addition, the configuration of the lots and design of the homes is compatible with the existing residential neighborhood. With the conditions of approval, the design and improvement of the subject site is consistent with the spirit and intent of the General Plan.

3. The site is physically suitable for the type of development and complies with the spirit and intent of the Municipal Code.

The site is adequate in size and shape to accommodate the proposed project. Each parcel complies with the minimum lot size and the development standards of the R-1 zone. The placement and size of the proposed single-family homes comply with the development standards for the R-1 zone, including setbacks, parking, lot coverage and open space provisions.



4. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, and the requirements of the California Environmental Quality Act have been satisfied.

The requirements of the California Environmental Quality Act have been satisfied. The project was determined to be exempt pursuant to Section 15303(a) (New Construction or Conversion of Small Structures) and Section 15315 (Minor Land Divisions) of the California Environmental Quality Act.

5. The site is physically suitable for the proposed density of the development.

The site is adequate in size and shape to accommodate a two (2) lot subdivision that complies with the minimum lot size and the minimum lot width requirement of the R-1 zone. The proposed design of the residential lot allows for the placement of one single-family home on each lot, which complies with the density requirement of the General Plan.

The placement of the new single-family home on each lot complies with the R-1 development standards. The project complies with the minimum parking, open space, setbacks, lot coverage and building height requirements of the R-1 zone.

6. The design of the subdivision and the proposed improvements are not likely to cause serious public health problems.

The design of the subdivision and the proposed improvements are not likely to cause serious public health problems since conditions of approval will be in place to safeguard the public health. City Departments, including Traffic Division, Water Division, Engineering Division, Fire Department, Police Department and the Planning Division have reviewed the proposed development and have applied conditions of approval to minimize against any potential negative impacts that the project may have on the community. The conditions of approval for on- and off-site improvements will safeguard the public health.

7. The design of the project and the proposed improvements will not conflict with easements of record or easements established by court judgment acquired by the public at large for access through or use of property within the subdivision; or, if such easements exist, alternate easements for access or for use will be provided and these will be substantially equivalent to the ones previously acquired by the public.

The design of the subdivision and the proposed improvements will not conflict with easements of record or easements established by court judgment acquired by the public at large for access through or use of property within the proposed subdivision. The project has been designed to avoid development over existing easements.

8. The design and improvement of the proposed subdivision are suitable for the uses proposed and the subdivision can be developed in compliance with the applicable zoning regulations.

The design and improvement of the proposed subdivision are suitable for the uses proposed and the subdivision can be developed in compliance with the applicable zoning requirements.

The design of the subdivision is suitable for the low-density residential project and complies with the spirit and intent of the General Plan, and the Subdivision Map Act. The project has also been designed to comply with the R-1 development standards, and complies with the minimum lot size and minimum lot width requirement.

9. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision.

To the extent feasible, the project has been designed in accordance with Government Code Section 66473.1, such as to allow for passive or natural heating opportunities in the subdivision design, to encourage the orientation of structures to take advantage of shade and prevailing breezes, to allow solar access for passive heating and opportunities for placement of shade trees and other vegetation for cooling.

10. The design, density, and configuration of the subdivision strike a balance between the affect of the subdivision on the housing needs of the region and public service needs. The character of the subdivision is compatible with the design of existing structures, and the lot sizes of the subdivision are substantially compatible with the lot sizes within the general area.

The project has been reviewed in relation to the housing needs and goals of the City and is compatible with the existing residential projects in the vicinity. The property is located in an area with existing single-family residences. The property is currently improved with a single-family home that will be demolished to accommodate the proposed subdivision. A new, two-story, single-family home, will be constructed on each lot. The subdivision will be compatible with the surrounding area since the lots are designed to comply with the minimum lot size. The project complies with the density

requirements of the General Plan, and complies with all applicable R-1 development standards.

11. The subject property is not located within a state responsibility area or a very high fire hazard severity zone, the proposed subdivision is served by local fire suppression services, and the proposed subdivision meets applicable design, location, and ingress-egress requirements.
12. The discharge of waste from the proposed subdivision into the existing sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board. The conditions of approval for on and off-site improvements will ensure permitted capacity of the public sewer system is not exceeded.

#### INCORPORATION OF FACTS AND FINDINGS SET FORTH IN STAFF REPORT

In addition to the foregoing, the Planning Commission incorporates herein by this reference, the facts and findings set forth in the staff report.

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The Site Plan and Tentative Parcel Map possess characteristics that would justify the request in accordance with Municipal Code Section No. 9.32.030.3 (Site Plan) and Section 9.40.060 (Tentative Maps).
2. In order to fulfill the purpose and intent of the Municipal Code and thereby promote the health, safety, and general welfare, the attached Conditions of Approval (Exhibit "A") shall apply to Site Plan No. SP-052-2018 and Tentative Parcel Map No. PM-2017-141.

Adopted this 3rd day of May 2018

ATTEST:

/s/ GEORGE BRIETIGAM  
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 May 3, 2018, by the following vote:

AYES:	COMMISSIONERS:	(6)	BRIETIGAM, KANZLER, LAZENBY, LEHMAN, NGUYEN, SALAZAR
NOES:	COMMISSIONERS:	(0)	NONE
ABSENT:	COMMISSIONERS:	(1)	TRUONG

/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 May 24, 2018.

Receipt #575458

POSTED

Primary Till

09/08/22 @ 10:34:25 AM by lindag

MISC BOND DEPOSIT- PM 2017-141	852.20316	\$3,500.00
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CHECK		\$3,500.00
Check #: 296, Payer: TRAN VO		

LINES TOTAL:	\$3,500.00
PAYMENT TOTAL:	\$3,500.00
CHANGE:	\$0.00

**City of Garden Grove**

**INTER-DEPARTMENT MEMORANDUM**

To:	Scott C. Stiles	From:	Teresa Pomeroy
Dept.:	City Manager	Dept.:	City Clerk
Subject:	Adoption of a Resolution amending the City's Conflict of Interest Code pertaining to designated positions and disclosure categories. ( <i>Action Item</i> )		
		Date:	9/27/2022

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**OBJECTIVE**

For the City Council to adopt a Resolution relating to the City's Conflict of Interest Code for designated positions.

**BACKGROUND**

The City adopted a Conflict of Interest Code on April 14, 1997, that incorporated the Model Conflict of Interest Code established by the California Fair Political Practices Commission. The Code requires biennial review on even-numbered years, and the last review and adoption by the City Council was in 2020.

**DISCUSSION**

Due to the reorganization and position title changes within the past two years there are revisions to the list of designated officials and employees required to file statements of economic interest.

**FINANCIAL IMPACT**

There is no financial impact to the City by this action.

**RECOMMENDATION**

It is recommended that the City Council:

- Rescind Resolution No. 9655-20; and
- Adopt the attached Resolution amending the Conflict of Interest Code pertaining to designated positions and disclosure categories.

By: Lizabeth Vasquez, Deputy City Clerk

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>	<b>File Name</b>
Resolution	9/22/2022	Resolution	GG_Conflict_of_Interest_Code_2022.docx

GARDEN GROVE CITY COUNCIL

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE  
AMENDING THE CONFLICT OF INTEREST CODE OF THE CITY OF GARDEN GROVE  
PERTAINING TO DESIGNATED POSITIONS AND DISCLOSURE CATEGORIES AND  
RESCINDING RESOLUTION NO. 9655-20

WHEREAS, pursuant to the provisions of the Political Reform Act and Government Code Section 87300, et seq., the City adopted a Conflict of Interest Code on April 14, 1997, incorporating the Model Conflict of Interest Code promulgated by the California Fair Political Practices Commission, Title 2 California Code of Regulations, Section 18730, by adoption of Resolution No. 7951-97;

WHEREAS, amendments by the Fair Political Practices Commission (FPPC) to the model conflict of interest code are automatically applicable to the City by virtue of the City's adoption of the model conflict of interest code; and

WHEREAS, it is necessary to update the list of designated positions and disclosure categories pertaining to officials and employees subject to the City's Conflict of Interest Code.

NOW, THEREFORE, BE IT RESOLVED as follows:

Section 1. The City of Garden Grove does hereby adopt the list of designated employees and disclosure categories pursuant to Exhibits "A" and "B" attached herein and made a part hereof by this reference. Said Exhibits shall replace Exhibits "A" and "B" of Resolution No. 7951-97 pertaining to the designated officials and employees and the disclosure categories of the City's Conflict of Interest Code. A copy of the Model Code, FPPC Regulation 18730 as last amended by the Fair Political Practices Commission and effective June 11, 2021, is attached for reference as Exhibit "C."

Section 2. Resolution No. 9655-20 is hereby repealed.



## EXHIBIT "A"

### CONFLICT OF INTEREST CODE FILINGS

#### DESIGNATED OFFICERS AND EMPLOYEES

<u>DEPARTMENT/POSITIONS</u>	<u>CATEGORY</u>
<u>CITY ATTORNEY*</u>	
Assistant City Attorney	1 & 2
Deputy City Attorney	1 & 2
<u>CITY MANAGER*</u>	
Assistant City Manager	1 & 2
Deputy Director	1 & 2
City Clerk	1 & 2
Deputy City Clerk	6
Division Manager	3, 4, & 5
Housing Supervisor	2, 3, 4 & 5
Principal Administrative Analyst	6
Senior Administrative Analyst	6
Senior Program Specialist	6
<u>COMMUNITY &amp; ECONOMIC DEVELOPMENT</u>	
Assistant City Manager	1 & 2
Community & Economic Development Director	1 & 2
Building Official	2, 3, 4 & 5
Building Inspector	4 & 5
Division Manager	2, 3, 4 & 5
Economic Development Division Manager	2, 3, 4 & 5
Code Enforcement Supervisor	2, 3, 4 & 5
Permit Center Supervisor	2, 3, 4 & 5
Plan Check Engineer	2, 3, 4 & 5
Planning Services Manager	2, 3, 4 & 5
Project Planner	2, 3, 4 & 5
Senior Administrative Analyst	2, 3, 4 & 5
Senior Planner	2, 3, 4 & 5
Senior Program Specialist	2, 3, 4 & 5
Senior Project Planner	2, 3, 4 & 5
Senior Real Property Agent	2, 3, 4, & 5
Senior Building Inspector	3, 4 & 5
Supervising Building Inspector	2, 3, 4 & 5

## COMMUNITY SERVICES

Community Services Director	1 & 2
Division Manager	5
Community Services Supervisor	6
Senior Program Specialist	2, 3, 4 & 5

## CONSULTANTS\*\*

## FINANCE

Finance Director	1 & 2
Accounting Supervisor	5
Senior Accountant	5
Business Tax Supervisor	3, 4 & 5
Division Manager	3, 4 & 5
Payroll Supervisor	5
Principal Administrative Analyst	3, 4 & 5
Senior Administrative Analyst	3, 4 & 5
Senior Program Specialist	3, 4, & 5
Utilities Revenue Supervisor	3, 4 & 5

## HUMAN RESOURCES

Human Resources Director	1 & 2
Division Manager	5

## INFORMATION TECHNOLOGY

Information Technology Director	1 & 2
Information Systems Manager	6
Network Administrator	5
Senior Administrative Analyst	5
Senior Information Technology Analyst	5

## POLICE

Police Chief	1 & 2
Police Captain	6
Public Safety Fiscal Analyst	3, 4 & 5
Emergency Operations Officer	3, 4 & 5

## PUBLIC WORKS

Assistant Engineer	3, 4 & 5
Associate Engineer	4 & 5
City Engineer	3, 4 & 5
Construction Inspector	4 & 5
Custodial Supervisor	4 & 5

Division Manager	4 & 5
Environmental Services Manager	3, 4 & 5
Principal Administrative Analyst	3, 4 & 5
Project Engineer	4 & 5
Public Works Director	1 & 2
Public Works Foreman	4 & 5
Public Works Supervisor	4 & 5
Senior Administrative Analyst	2, 3, 4 & 5
Senior Civil Engineer	3, 4 & 5
Senior Program Specialist	2, 3, 4 & 5
Traffic Engineer	3, 4 & 5

### COMMISSIONS/BOARDS

Downtown Commission Members	2, 3, 4 & 6
Housing Authority Board Members	2, 3, 4 & 6

\*Council Members, City Manager, City Attorney, City Treasurer, Planning Commissioners, and other public officials who manage public investments are required to file Statements of Economic Interests pursuant to Government Code Section 87200 et seq.; therefore, they are not included as designated positions in this Exhibit.

\*\*Consultants, as defined below, shall disclose pursuant to categories 1 & 2 subject to the following limitations: The City Manager may determine in writing that a particular consultant, although meeting the definition below, is hired to perform a range of duties that are limited in scope and thus is not required to comply with the disclosure requirements described herein. Such determination shall include a description of the consultant's duties and, based upon that description, a statement of the extent of disclosure requirements. The determination of the City Manager is a public record and shall be retained for public inspection in the same manner and location as the Conflict of Interest Code. Nothing herein excuses any such consultant from any other provision of the Conflict of Interest Code.

"Consultants" are defined pursuant to FPPC Regulation 18700.3 (a) as follows:

"Consultant" means an individual who, pursuant to a contract with a state or local government agency:

(A) Makes a governmental decision whether to:

1. Approve a rate, rule, or regulation;
2. Adopt or enforce a law;
3. Issue, deny, suspend, or revoke any permit, license, application, certificate, approval, order, or similar authorization or entitlement;
4. Authorize the agency to enter into, modify, or renew a contract provided it is the type of contract that requires agency approval;
5. Grant agency approval to a contract that requires agency approval and to which the agency is a party, or to the specifications for such a contract;
6. Grant agency approval to a plan, design, report, study, or similar item;
7. Adopt, or grant agency approval of, policies, standards, or guidelines for the agency, or for any subdivision thereof; or

(B) Serves in a staff capacity with the agency and in that capacity participates in making a governmental decision as defined in Regulation 18702.2 or performs the

same or substantially all the same duties for the agency that would otherwise be performed by an individual holding a position specified in the agency's Conflict of Interest Code under Government Code Section 87302.

## EXHIBIT "B"

### DISCLOSURE CATEGORIES

#### CATEGORY 1:

All investments, business positions, and sources of income.

#### CATEGORY 2:

All interests in real property within the City or within 500 feet of the City's boundaries.

#### CATEGORY 3:

All investments, business positions, and sources of income subject to the regulatory, permit, or licensing authority of the designated official's commission or employee's department.

#### CATEGORY 4:

Investments in business entities, business positions, and sources of income, which engage in land development, construction or the acquisition or sale of real property.

#### CATEGORY 5:

Investments in business entities, business positions, and sources of income of the type, which provide services, supplies, materials, machinery, or equipment utilized by the City.

#### CATEGORY 6:

Investments in business entities, business positions, and sources of income of the type which provide services, supplies, materials, machinery, or equipment utilized by the designated official's commission or employee's department.

## EXHIBIT "C"

(Regulations of the Fair Political Practices Commission, Title 2, Division 6, California Code of Regulations)

### **§ 18730. Provisions of Conflict of Interest Codes.**

(a) Incorporation by reference of the terms of this regulation along with the designation of employees and the formulation of disclosure categories in the Appendix referred to below constitute the adoption and promulgation of a conflict of interest code within the meaning of Section 87300 or the amendment of a conflict of interest code within the meaning of Section 87306 if the terms of this regulation are substituted for terms of a conflict of interest code already in effect. A code so amended or adopted and promulgated requires the reporting of reportable items in a manner substantially equivalent to the requirements of article 2 of chapter 7 of the Political Reform Act, Sections 81000, et seq. The requirements of a conflict of interest code are in addition to other requirements of the Political Reform Act, such as the general prohibition against conflicts of interest contained in Section 87100, and to other state or local laws pertaining to conflicts of interest.

(b) The terms of a conflict of interest code amended or adopted and promulgated pursuant to this regulation are as follows:

#### (1) Section 1. Definitions.

The definitions contained in the Political Reform Act of 1974, regulations of the Fair Political Practices Commission (Regulations 18110, et seq. ), and any amendments to the Act or regulations, are incorporated by reference into this conflict of interest code.

#### (2) Section 2. Designated Employees.

The persons holding positions listed in the Appendix are designated employees. It has been determined that these persons make or participate in the making of decisions which may foreseeably have a material effect on economic interests.

(3) Section 3. Disclosure Categories.

This code does not establish any disclosure obligation for those designated employees who are also specified in Section 87200 if they are designated in this code in that same capacity or if the geographical jurisdiction of this agency is the same as or is wholly included within the jurisdiction in which those persons must report their economic interests pursuant to article 2 of chapter 7 of the Political Reform Act, Sections 87200, et seq.

In addition, this code does not establish any disclosure obligation for any designated employees who are designated in a conflict of interest code for another agency, if all of the following apply:

(A) The geographical jurisdiction of this agency is the same as or is wholly included within the jurisdiction of the other agency;

(B) The disclosure assigned in the code of the other agency is the same as that required under article 2 of chapter 7 of the Political Reform Act, Section 87200; and

(C) The filing officer is the same for both agencies.<sup>1</sup>

Such persons are covered by this code for disqualification purposes only. With respect to all other designated employees, the disclosure categories set forth in the Appendix specify which kinds of economic interests are reportable. Such a designated employee shall disclose in the employee's statement of economic interests those economic interests the employee has which are of the kind described in the disclosure categories to which the employee is assigned in the Appendix. It has been determined that the economic interests set forth in a designated employee's

disclosure categories are the kinds of economic interests which the employee foreseeably can affect materially through the conduct of the employee's office.

(4) Section 4. Statements of Economic Interests: Place of Filing.

The code reviewing body shall instruct all designated employees within its code to file statements of economic interests with the agency or with the code reviewing body, as provided by the code reviewing body in the agency's conflict of interest code.<sup>2</sup>

(5) Section 5. Statements of Economic Interests: Time of Filing.

(A) Initial Statements. All designated employees employed by the agency on the effective date of this code, as originally adopted, promulgated and approved by the code reviewing body, shall file statements within 30 days after the effective date of this code. Thereafter, each person already in a position when it is designated by an amendment to this code shall file an initial statement within 30 days after the effective date of the amendment.

(B) Assuming Office Statements. All persons assuming designated positions after the effective date of this code shall file statements within 30 days after assuming the designated positions, or if subject to State Senate confirmation, 30 days after being nominated or appointed.

(C) Annual Statements. All designated employees shall file statements no later than April 1. If a person reports for military service as defined in the Servicemember's Civil Relief Act, the deadline for the annual statement of economic interests is 30 days following the person's return to office, provided the person, or someone authorized to represent the person's interests, notifies the filing officer in writing prior to the applicable filing deadline that the person is subject to that federal statute and is unable to meet the applicable deadline, and provides the filing officer verification of the person's military status.



(D) Leaving Office Statements. All persons who leave designated positions shall file statements within 30 days after leaving office.

(5.5) Section 5.5. Statements for Persons Who Resign Prior to Assuming Office.

Any person who resigns within 12 months of initial appointment, or within 30 days of the date of notice provided by the filing officer to file an assuming office statement, is not deemed to have assumed office or left office, provided the person did not make or participate in the making of, or use the person's position to influence any decision and did not receive or become entitled to receive any form of payment as a result of the person's appointment. Such persons shall not file either an assuming or leaving office statement.

(A) Any person who resigns a position within 30 days of the date of a notice from the filing officer shall do both of the following:

(1) File a written resignation with the appointing power; and

(2) File a written statement with the filing officer declaring under penalty of perjury that during the period between appointment and resignation the person did not make, participate in the making, or use the position to influence any decision of the agency or receive, or become entitled to receive, any form of payment by virtue of being appointed to the position.

(6) Section 6. Contents of and Period Covered by Statements of Economic Interests.

(A) Contents of Initial Statements.

Initial statements shall disclose any reportable investments, interests in real property and business positions held on the effective date of the code and income received during the 12 months prior to the effective date of the code.

(B) Contents of Assuming Office Statements.

Assuming office statements shall disclose any reportable investments, interests in real property and business positions held on the date of assuming office or, if subject to State Senate confirmation or appointment, on the date of nomination, and income received during the 12 months prior to the date of assuming office or the date of being appointed or nominated, respectively.

(C) Contents of Annual Statements. Annual statements shall disclose any reportable investments, interests in real property, income and business positions held or received during the previous calendar year provided, however, that the period covered by an employee's first annual statement shall begin on the effective date of the code or the date of assuming office whichever is later, or for a board or commission member subject to Section 87302.6, the day after the closing date of the most recent statement filed by the member pursuant to Regulation 18754.

(D) Contents of Leaving Office Statements.

Leaving office statements shall disclose reportable investments, interests in real property, income and business positions held or received during the period between the closing date of the last statement filed and the date of leaving office.

(7) Section 7. Manner of Reporting.

Statements of economic interests shall be made on forms prescribed by the Fair Political Practices Commission and supplied by the agency, and shall contain the following information:

(A) Investment and Real Property Disclosure.

When an investment or an interest in real property<sup>3</sup> is required to be reported,<sup>4</sup> the statement shall contain the following:

1. A statement of the nature of the investment or interest;

2. The name of the business entity in which each investment is held, and a general description of the business activity in which the business entity is engaged;
3. The address or other precise location of the real property;
4. A statement whether the fair market value of the investment or interest in real property equals or exceeds \$2,000, exceeds \$10,000, exceeds \$100,000, or exceeds \$1,000,000.

(B) Personal Income Disclosure. When personal income is required to be reported,<sup>5</sup> the statement shall contain:

1. The name and address of each source of income aggregating \$500 or more in value, or \$50 or more in value if the income was a gift, and a general description of the business activity, if any, of each source;
2. A statement whether the aggregate value of income from each source, or in the case of a loan, the highest amount owed to each source, was \$1,000 or less, greater than \$1,000, greater than \$10,000, or greater than \$100,000;
3. A description of the consideration, if any, for which the income was received;
4. In the case of a gift, the name, address and business activity of the donor and any intermediary through which the gift was made; a description of the gift; the amount or value of the gift; and the date on which the gift was received;
5. In the case of a loan, the annual interest rate and the security, if any, given for the loan and the term of the loan.

(C) Business Entity Income Disclosure. When income of a business entity, including income of a sole proprietorship, is required to be reported,<sup>6</sup> the statement shall contain:

1. The name, address, and a general description of the business activity of the business entity;

2. The name of every person from whom the business entity received payments if the filer's pro rata share of gross receipts from such person was equal to or greater than \$10,000.

(D) Business Position Disclosure. When business positions are required to be reported, a designated employee shall list the name and address of each business entity in which the employee is a director, officer, partner, trustee, employee, or in which the employee holds any position of management, a description of the business activity in which the business entity is engaged, and the designated employee's position with the business entity.

(E) Acquisition or Disposal During Reporting Period. In the case of an annual or leaving office statement, if an investment or an interest in real property was partially or wholly acquired or disposed of during the period covered by the statement, the statement shall contain the date of acquisition or disposal.

(8) Section 8. Prohibition on Receipt of Honoraria.

(A) No member of a state board or commission, and no designated employee of a state or local government agency, shall accept any honorarium from any source, if the member or employee would be required to report the receipt of income or gifts from that source on the member's or employee's statement of economic interests.

(B) This section shall not apply to any part-time member of the governing board of any public institution of higher education, unless the member is also an elected official.

(C) Subdivisions (a), (b), and (c) of Section 89501 shall apply to the prohibitions in this section.

(D) This section shall not limit or prohibit payments, advances, or reimbursements for travel and related lodging and subsistence authorized by Section 89506.

(8.1) Section 8.1. Prohibition on Receipt of Gifts in Excess of \$520.

(A) No member of a state board or commission, and no designated employee of a state or local government agency, shall accept gifts with a total value of more than \$520 in a calendar year from any single source, if the member or employee would be required to report the receipt of income or gifts from that source on the member's or employee's statement of economic interests.

(B) This section shall not apply to any part-time member of the governing board of any public institution of higher education, unless the member is also an elected official.

(C) Subdivisions (e), (f), and (g) of Section 89503 shall apply to the prohibitions in this section.

(8.2) Section 8.2. Loans to Public Officials.

(A) No elected officer of a state or local government agency shall, from the date of the election to office through the date that the officer vacates office, receive a personal loan from any officer, employee, member, or consultant of the state or local government agency in which the elected officer holds office or over which the elected officer's agency has direction and control.

(B) No public official who is exempt from the state civil service system pursuant to subdivisions (c), (d), (e), (f), and (g) of Section 4 of Article VII of the Constitution shall, while he or she holds office, receive a personal loan from any officer, employee, member, or consultant of the state or local government agency in which the public official holds office or over which the public official's agency has direction and control. This subdivision shall not apply to loans made to a public official whose duties are solely secretarial, clerical, or manual.

(C) No elected officer of a state or local government agency shall, from the date of the election to office through the date that the officer vacates office, receive a personal loan from

any person who has a contract with the state or local government agency to which that elected officer has been elected or over which that elected officer's agency has direction and control. This subdivision shall not apply to loans made by banks or other financial institutions or to any indebtedness created as part of a retail installment or credit card transaction, if the loan is made or the indebtedness created in the lender's regular course of business on terms available to members of the public without regard to the elected officer's official status.

(D) No public official who is exempt from the state civil service system pursuant to subdivisions (c), (d), (e), (f), and (g) of Section 4 of Article VII of the Constitution shall, while the official holds office, receive a personal loan from any person who has a contract with the state or local government agency to which that elected officer has been elected or over which that elected officer's agency has direction and control. This subdivision shall not apply to loans made by banks or other financial institutions or to any indebtedness created as part of a retail installment or credit card transaction, if the loan is made or the indebtedness created in the lender's regular course of business on terms available to members of the public without regard to the elected officer's official status. This subdivision shall not apply to loans made to a public official whose duties are solely secretarial, clerical, or manual.

(E) This section shall not apply to the following:

1. Loans made to the campaign committee of an elected officer or candidate for elective office.

2. Loans made by a public official's spouse, child, parent, grandparent, grandchild, brother, sister, parent-in-law, brother-in-law, sister-in-law, nephew, niece, aunt, uncle, or first cousin, or the spouse of any such persons, provided that the person making the loan is not acting as an agent or intermediary for any person not otherwise exempted under this section.

3. Loans from a person which, in the aggregate, do not exceed \$500 at any given time.

4. Loans made, or offered in writing, before January 1, 1998.

(8.3) Section 8.3. Loan Terms.

(A) Except as set forth in subdivision (B), no elected officer of a state or local government agency shall, from the date of the officer's election to office through the date the officer vacates office, receive a personal loan of \$500 or more, except when the loan is in writing and clearly states the terms of the loan, including the parties to the loan agreement, date of the loan, amount of the loan, term of the loan, date or dates when payments shall be due on the loan and the amount of the payments, and the rate of interest paid on the loan.

(B) This section shall not apply to the following types of loans:

1. Loans made to the campaign committee of the elected officer.

2. Loans made to the elected officer by his or her spouse, child, parent, grandparent, grandchild, brother, sister, parent-in-law, brother-in-law, sister-in-law, nephew, niece, aunt, uncle, or first cousin, or the spouse of any such person, provided that the person making the loan is not acting as an agent or intermediary for any person not otherwise exempted under this section.

3. Loans made, or offered in writing, before January 1, 1998.

(C) Nothing in this section shall exempt any person from any other provision of Title 9 of the Government Code.

(8.4) Section 8.4. Personal Loans.

(A) Except as set forth in subdivision (B), a personal loan received by any designated employee shall become a gift to the designated employee for the purposes of this section in the following circumstances:

1. If the loan has a defined date or dates for repayment, when the statute of limitations for filing an action for default has expired.

2. If the loan has no defined date or dates for repayment, when one year has elapsed from the later of the following:

- a. The date the loan was made.
- b. The date the last payment of \$100 or more was made on the loan.
- c. The date upon which the debtor has made payments on the loan aggregating to less than \$250 during the previous 12 months.

(B) This section shall not apply to the following types of loans:

- 1. A loan made to the campaign committee of an elected officer or a candidate for elective office.
- 2. A loan that would otherwise not be a gift as defined in this title.
- 3. A loan that would otherwise be a gift as set forth under subdivision (A), but on which the creditor has taken reasonable action to collect the balance due.
- 4. A loan that would otherwise be a gift as set forth under subdivision (A), but on which the creditor, based on reasonable business considerations, has not undertaken collection action. Except in a criminal action, a creditor who claims that a loan is not a gift on the basis of this paragraph has the burden of proving that the decision for not taking collection action was based on reasonable business considerations.
- 5. A loan made to a debtor who has filed for bankruptcy and the loan is ultimately discharged in bankruptcy.

(C) Nothing in this section shall exempt any person from any other provisions of Title 9 of the Government Code.



(9) Section 9. Disqualification.

No designated employee shall make, participate in making, or in any way attempt to use the employee's official position to influence the making of any governmental decision which the employee knows or has reason to know will have a reasonably foreseeable material financial effect, distinguishable from its effect on the public generally, on the official or a member of the official's immediate family or on:

(A) Any business entity in which the designated employee has a direct or indirect investment worth \$2,000 or more;

(B) Any real property in which the designated employee has a direct or indirect interest worth \$2,000 or more;

(C) Any source of income, other than gifts and other than loans by a commercial lending institution in the regular course of business on terms available to the public without regard to official status, aggregating \$500 or more in value provided to, received by or promised to the designated employee within 12 months prior to the time when the decision is made;

(D) Any business entity in which the designated employee is a director, officer, partner, trustee, employee, or holds any position of management; or

(E) Any donor of, or any intermediary or agent for a donor of, a gift or gifts aggregating \$500 or more provided to, received by, or promised to the designated employee within 12 months prior to the time when the decision is made.

(9.3) Section 9.3. Legally Required Participation.

No designated employee shall be prevented from making or participating in the making of any decision to the extent the employee's participation is legally required for the decision to be made.

The fact that the vote of a designated employee who is on a voting body is needed to break a tie does not make the employees' participation legally required for purposes of this section.

(9.5) Section 9.5. Disqualification of State Officers and Employees.

In addition to the general disqualification provisions of section 9, no state administrative official shall make, participate in making, or use the official's position to influence any governmental decision directly relating to any contract where the state administrative official knows or has reason to know that any party to the contract is a person with whom the state administrative official, or any member of the official's immediate family has, within 12 months prior to the time when the official action is to be taken:

(A) Engaged in a business transaction or transactions on terms not available to members of the public, regarding any investment or interest in real property; or

(B) Engaged in a business transaction or transactions on terms not available to members of the public regarding the rendering of goods or services totaling in value \$1,000 or more.

(10) Section 10. Disclosure of Disqualifying Interest.

When a designated employee determines that the employee should not make a governmental decision because the employee has a disqualifying interest in it, the determination not to act may be accompanied by disclosure of the disqualifying interest.

(11) Section 11. Assistance of the Commission and Counsel.

Any designated employee who is unsure of the duties under this code may request assistance from the Fair Political Practices Commission pursuant to Section 83114 and Regulations 18329 and 18329.5 or from the attorney for the employee's agency, provided that nothing in this section requires the attorney for the agency to issue any formal or informal opinion.

(12) Section 12. Violations.

This code has the force and effect of law. Designated employees violating any provision of this code are subject to the administrative, criminal and civil sanctions provided in the Political Reform Act, Sections 81000-91014. In addition, a decision in relation to which a violation of the disqualification provisions of this code or of Section 87100 or 87450 has occurred may be set aside as void pursuant to Section 91003.

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<sup>1</sup> Designated employees who are required to file statements of economic interests under any other agency's conflict of interest code, or under article 2 for a different jurisdiction, may expand their statement of economic interests to cover reportable interests in both jurisdictions, and file copies of this expanded statement with both entities in lieu of filing separate and distinct statements, provided that each copy of such expanded statement filed in place of an original is signed and verified by the designated employee as if it were an original. See Section 81004.

<sup>2</sup> See Section 81010 and Regulation 18115 for the duties of filing officers and persons in agencies who make and retain copies of statements and forward the originals to the filing officer.

<sup>3</sup> For the purpose of disclosure only (not disqualification), an interest in real property does not include the principal residence of the filer.

<sup>4</sup> Investments and interests in real property which have a fair market value of less than \$2,000 are not investments and interests in real property within the meaning of the Political Reform Act. However, investments or interests in real property of an individual include those held by the individual's spouse and dependent children as well as a pro rata share of any investment or interest in real property of any business entity or trust in which the individual, spouse and dependent children own, in the aggregate, a direct, indirect or beneficial interest of 10 percent or greater.

<sup>5</sup> A designated employee's income includes the employee's community property interest in the income of the employee's spouse but does not include salary or reimbursement for expenses received from a state, local or federal government agency.

<sup>6</sup> Income of a business entity is reportable if the direct, indirect or beneficial interest of the filer and the filer's spouse in the business entity aggregates a 10 percent or greater interest. In addition, the disclosure of persons who are clients or customers of a business entity is required only if the clients or customers are within one of the disclosure categories of the filer.

Note: Authority cited: Section 83112, Government Code. Reference: Sections 87103(e), 87300-87302, 89501, 89502 and 89503, Government Code.

## **HISTORY**

1. New section filed 4-2-80 as an emergency; effective upon filing (Register 80, No. 14).  
Certificate of Compliance included.
2. Editorial correction (Register 80, No. 29).
3. Amendment of subsection (b) filed 1-9-81; effective thirtieth day thereafter (Register 81, No. 2).
4. Amendment of subsection (b)(7)(B)1. filed 1-26-83; effective thirtieth day thereafter (Register 83, No. 5).
5. Amendment of subsection (b)(7)(A) filed 11-10-83; effective thirtieth day thereafter (Register 83, No. 46).
6. Amendment filed 4-13-87; operative 5-13-87 (Register 87, No. 16).
7. Amendment of subsection (b) filed 10-21-88; operative 11-20-88 (Register 88, No. 46).
8. Amendment of subsections (b)(8)(A) and (b)(8)(B) and numerous editorial changes filed 8-28-90; operative 9-27-90 (Reg. 90, No. 42).

9. Amendment of subsections (b)(3), (b)(8) and renumbering of following subsections and amendment of Note filed 8-7-92; operative 9-7-92 (Register 92, No. 32).
10. Amendment of subsection (b)(5.5) and new subsections (b)(5.5)(A)-(A)(2) filed 2-4-93; operative 2-4-93 (Register 93, No. 6).
11. Change without regulatory effect adopting Conflict of Interest Code for California Mental Health Planning Council filed 11-22-93 pursuant to title 1, section 100, California Code of Regulations (Register 93, No. 48). Approved by Fair Political Practices Commission 9-21-93.
12. Change without regulatory effect redesignating Conflict of Interest Code for California Mental Health Planning Council as chapter 62, section 55100 filed 1-4-94 pursuant to title 1, section 100, California Code of Regulations (Register 94, No. 1).
13. Editorial correction adding History 11 and 12 and deleting duplicate section number (Register 94, No. 17).
14. Amendment of subsection (b)(8), designation of subsection (b)(8)(A), new subsection (b)(8)(B), and amendment of subsections (b)(8.1)-(b)(8.1)(B), (b)(9)(E) and Note filed 3-14-95; operative 3-14-95 pursuant to Government Code section 11343.4(d) (Register 95, No. 11).
15. Editorial correction inserting inadvertently omitted language in footnote 4 (Register 96, No. 13).
16. Amendment of subsections (b)(8)(A)-(B) and (b)(8.1)(A), repealer of subsection (b)(8.1)(B), and amendment of subsection (b)(12) filed 10-23-96; operative 10-23-96 pursuant to Government Code section 11343.4(d) (Register 96, No. 43).
17. Amendment of subsections (b)(8.1) and (9)(E) filed 4-9-97; operative 4-9-97 pursuant to Government Code section 11343.4(d) (Register 97, No. 15).

18. Amendment of subsections (b)(7)(B)5., new subsections (b)(8.2)-(b)(8.4)(C) and amendment of Note filed 8-24-98; operative 8-24-98 pursuant to Government Code section 11343.4(d) (Register 98, No. 35).

19. Editorial correction of subsection (a) (Register 98, No. 47).

20. Amendment of subsections (b)(8.1), (b)(8.1)(A) and (b)(9)(E) filed 5-11-99; operative 5-11-99 pursuant to Government Code section 11343.4(d) (Register 99, No. 20).

21. Amendment of subsections (b)(8.1)-(b)(8.1)(A) and (b)(9)(E) filed 12-6-2000; operative 1-1-2001 pursuant to the 1974 version of Government Code section 11380.2 and Title 2, California Code of Regulations, section 18312(d) and (e) (Register 2000, No. 49).

22. Amendment of subsections (b)(3) and (b)(10) filed 1-10-2001; operative 2-1-2001.

Submitted to OAL for filing pursuant to *Fair Political Practices Commission v. Office of Administrative Law*, 3 Civil C010924, California Court of Appeal, Third Appellate District, nonpublished decision, April 27, 1992 (FPPC regulations only subject to 1974 Administrative Procedure Act rulemaking requirements) (Register 2001, No. 2).

23. Amendment of subsections (b)(7)(A)4., (b)(7)(B)1.-2., (b)(8.2)(E)3., (b)(9)(A)-(C) and footnote 4. filed 2-13-2001. Submitted to OAL for filing pursuant to *Fair Political Practices Commission v. Office of Administrative Law*, 3 Civil C010924, California Court of Appeal, Third Appellate District, nonpublished decision, April 27, 1992 (FPPC regulations only subject to 1974 Administrative Procedure Act rulemaking requirements) (Register 2001, No. 7).

24. Amendment of subsections (b)(8.1)-(b)(8.1)(A) filed 1-16-2003; operative 1-1-2003.

Submitted to OAL for filing pursuant to *Fair Political Practices Commission v. Office of Administrative Law*, 3 Civil C010924, California Court of Appeal, Third Appellate District,

nonpublished decision, April 27, 1992 (FPPC regulations only subject to 1974 Administrative Procedure Act rulemaking requirements) (Register 2003, No. 3).

25. Editorial correction of History 24 (Register 2003, No. 12).

26. Editorial correction removing extraneous phrase in subsection (b)(9.5)(B) (Register 2004, No. 33).

27. Amendment of subsections (b)(2)-(3), (b)(3)(C), (b)(6)(C), (b)(8.1)-(b)(8.1)(A), (b)(9)(E) and (b)(11)-(12) filed 1-4-2005; operative 1-1-2005 pursuant to Government Code section 11343.4 (Register 2005, No. 1).

28. Amendment of subsection (b)(7)(A)4. filed 10-11-2005; operative 11-10-2005 (Register 2005, No. 41).

29. Amendment of subsections (a), (b)(1), (b)(3), (b)(8.1), (b)(8.1)(A) and (b)(9)(E) filed 12-18-2006; operative 1-1-2007. Submitted to OAL pursuant to *Fair Political Practices Commission v. Office of Administrative Law*, 3 Civil C010924, California Court of Appeal, Third Appellate District, nonpublished decision, April 27, 1992 (FPPC regulations only subject to 1974 Administrative Procedure Act rulemaking requirements) (Register 2006, No. 51).

30. Amendment of subsections (b)(8.1)-(b)(8.1)(A) and (b)(9)(E) filed 10-31-2008; operative 11-30-2008. Submitted to OAL for filing pursuant to *Fair Political Practices Commission v. Office of Administrative Law*, 3 Civil C010924, California Court of Appeal, Third Appellate District, nonpublished decision, April 27, 1992 (FPPC regulations only subject to 1974 Administrative Procedure Act rulemaking requirements and not subject to procedural or substantive review by OAL) (Register 2008, No. 44).

31. Amendment of section heading and section filed 11-15-2010; operative 12-15-2010. Submitted to OAL for filing pursuant to *Fair Political Practices Commission v. Office of*

*Administrative Law*, 3 Civil C010924, California Court of Appeal, Third Appellate District, nonpublished decision, April 27, 1992 (FPPC regulations only subject to 1974 Administrative Procedure Act rulemaking requirements and not subject to procedural or substantive review by OAL) (Register 2010, No. 47).

32. Amendment of section heading and subsections (a)-(b)(1), (b)(3)-(4), (b)(5)(C), (b)(8.1)-(b)(8.1)(A) and (b)(9)(E) and amendment of footnote 1 filed 1-8-2013; operative 2-7-2013.

Submitted to OAL for filing pursuant to *Fair Political Practices Commission v. Office of Administrative Law*, 3 Civil C010924, California Court of Appeal, Third Appellate District, nonpublished decision, April 27, 1992 (FPPC regulations only subject to 1974 Administrative Procedure Act rulemaking requirements and not subject to procedural or substantive review by OAL) (Register 2013, No. 2).

33. Amendment of subsections (b)(8.1)-(b)(8.1)(A), (b)(8.2)(E)3. and (b)(9)(E) filed 12-15-2014; operative 1-1-2015 pursuant to section 18312(e)(1)(A), title 2, California Code of Regulations.

Submitted to OAL for filing and printing pursuant to *Fair Political Practices Commission v. Office of Administrative Law*, 3 Civil C010924, California Court of Appeal, Third Appellate District, nonpublished decision, April 27, 1992 (FPPC regulations only subject to 1974 Administrative Procedure Act rulemaking requirements) (Register 2014, No. 51).

34. Redesignation of portions of subsection (b)(8)(A) as new subsections (b)(8)(B)-(D), amendment of subsections (b)(8.1)-(b)(8.1)(A), redesignation of portions of subsection (b)(8.1)(A) as new subsections (b)(8.1)(B)-(C) and amendment of subsection (b)(9)(E) filed 12-1-2016; operative 12-31-2016 pursuant to Cal. Code Regs. tit. 2, section 18312(e). Submitted to OAL for filing pursuant to *Fair Political Practices Commission v. Office of Administrative Law*, 3 Civil C010924, California Court of Appeal, Third Appellate District, nonpublished decision,



April 27, 1992 (FPPC regulations only subject to 1974 Administrative Procedure Act rulemaking requirements and not subject to procedural or substantive review by OAL) (Register 2016, No. 49).

35. Amendment of subsections (b)(8.1)-(b)(8.1)(A) and (b)(9)(E) filed 12-12-2018; operative 1-11-2019 pursuant to Cal. Code Regs., tit. 2, section 18312(e). Submitted to OAL for filing and printing pursuant to *Fair Political Practices Commission v. Office of Administrative Law*, 3 Civil C010924, California Court of Appeal, Third Appellate District, nonpublished decision, April 27, 1992 (FPPC regulations only subject to 1974 Administrative Procedure Act rulemaking requirements and not subject to procedural or substantive review by OAL) (Register 2018, No. 50).

36. Amendment of subsections (b)(8.1)-(8.1)(A) filed 12-23-2020; operative 1-1-2021 pursuant to Cal. Code Regs., tit. 2, section 18312(e). Submitted to OAL for filing pursuant to *Fair Political Practices Commission v. Office of Administrative Law*, 3 Civil C010924, California Court of Appeal, Third Appellate District, nonpublished decision, April 27, 1992 (FPPC regulations only subject to 1974 Administrative Procedure Act rulemaking requirements and not subject to procedural or substantive review by OAL) (Register 2020, No. 52).

37. Amendment of subsections (b)(3)(C), (b)(5)(C), (b)(5.5), (b)(5.5)(A)(2), (b)(7)(D), (b)(8)(A), (b)(8.1)(A), (b)(8.2)(A), (b)(8.2)(C)-(D), (b)(8.3)(A), (b)(9), (b)(9.3), (b)(9.5), (b)(10) and (b)(11) and footnote 5 filed 5-12-2021; operative 6-11-2021 pursuant to Cal. Code Regs., tit. 2, section 18312(e). Submitted to OAL for filing pursuant to *Fair Political Practices Commission v. Office of Administrative Law*, 3 Civil C010924, California Court of Appeal, Third Appellate District, nonpublished decision, April 27, 1992 (FPPC regulations only subject to 1974

Administrative Procedure Act rulemaking requirements and not subject to procedural or substantive review by OAL) (Register 2021, No. 20).

**City of Garden Grove**

**INTER-DEPARTMENT MEMORANDUM**

To:	Scott C. Stiles	From:	William E. Murray
Dept.:	City Manager	Dept.:	Public Works
Subject:	Authorization of the issuance Date: 9/27/2022 of a purchase order to National Auto Fleet Group for a new Public Works Department van. (Cost: \$38,087.80) ( <i>Action Item</i> )		

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**OBJECTIVE**

To secure City Council authorization to purchase one (1) new Public Works Department van from National Auto Fleet Group through the Sourcewell competitive bid program, contract #091521-NAF.

**BACKGROUND**

The Public Works Department has one (1) van that currently meets the City's guidelines for replacement and was approved through the FY22/23 budget process. This van is replacing a 2001 Ford van, VIN#1FMRE11W41HB53321, with 41,137 miles from the Water Services Department. Experience has shown that the City's buying power is enhanced through joining with other public agencies to purchase fleet vehicles and equipment.

**DISCUSSION**

Sourcewell nationally solicits, evaluates and awards contracts through a competitive bid process. As a member of Sourcewell, the City is able to utilize bid awards for equipment purchases. Staff recommends piggybacking on the results of a recent Sourcewell competitive bid program, Contract #091521-NAF. The results deemed National Auto Fleet Group as the lowest responsive bid.

National Auto Fleet Group \$38,087.80\*  
Ford Transit Connect Van

\* This price includes all applicable tax and destination charges.

## FINANCIAL IMPACT

There is no impact to the General Fund. The financial impact is \$38,087.80 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 \$38,087.80 to National Auto Fleet Group for the purchase of one (1) new Public Works Department Van.

By: Steve Sudduth, Equipment Maintenance Supervisor

### **ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>	<b>File Name</b>
Nation Auto Fleet Group Quote	9/12/2022	Backup Material	NAFG_quote_Ford_Transit_van.pdf



# National Auto Fleet Group

A Division of Chevrolet of Watsonville

490 Auto Center Drive, Watsonville, CA 95076

(855) 289-6572 • (831) 480-8497 Fax

Fleet@NationalAutoFleetGroup.com

9/1/2022

9/2/2022 Re-Configured

Quote ID: **32693 R1**

Order Cut Off Date: **TBA**

Steve Sudduth  
City of Garden Grove  
Fleet Maintenance

13802 Newhope St.

Garden Grove, California, 92843

Dear Steve Sudduth,

National Auto Fleet Group is pleased to quote the following vehicle(s) for your consideration.

**One (1) New/Unused (2023 Ford Transit Connect Wagon (S9E) XL LWB w/Rear Symmetrical Doors, )** and delivered to your specified location, each for

	One Unit
Contract Price	\$35,015.22
Tax (8.7500 %)	\$3,063.83
Tire fee	\$8.75
Total	\$38,087.80

- per the attached specifications.

This vehicle(s) is available under the **Sourcewell Contract 091521-NAF** . Please reference this Contract number on all purchase orders to National Auto Fleet Group. Payment terms are Net 20 days after receipt of vehicle.

Thank you in advance for your consideration. Should you have any questions, please do not hesitate to call.

Sincerely,

Kevin Buzzard  
Account Manager  
Email: buzzard5150@gmail.com  
Office: (626) 457-5590  
Fax: (831) 480-8497



**GMC**

**Buyer Info**

Organization  
City of Garden Grove

Department  
Fleet Maintenance

Sourcewell #

State

First Name  
Steve

Last Name  
Sudduth

Email Address  
stevesu@ggcity.org

Phone Number  
(714) 741-5390

Alternate Phone Number

# Order Cut Off is TBA

## **Purchase Order Instructions & Resources**

In order to finalize your purchase please submit this purchase packet to your governing body for a purchase order approval and submit your purchase order in the following way:

Email: [Fleet@NationalAutoFleetGroup.com](mailto:Fleet@NationalAutoFleetGroup.com)

Fax: (831) 480-8497

Mail: National Auto Fleet Group

490 Auto Center Drive

Watsonville, CA 95076

**We will send a courtesy confirmation for your order and a W-9 if needed.**

### **Additional Resources**

Learn how to track your vehicle: [www.NAFGETA.com](http://www.NAFGETA.com)

Use the upfitter of your choice: [www.NAFGpartner.com](http://www.NAFGpartner.com)

Vehicle Status: [ETA@NationalAutoFleetGroup.com](mailto:ETA@NationalAutoFleetGroup.com)

General Inquiries: [Fleet@NationalAutoFleetGroup.com](mailto:Fleet@NationalAutoFleetGroup.com)

For general questions or assistance please contact our main office at:

**1-855-289-6572**



## Vehicle Configuration Options

<b>ENGINE</b>	
<b>Code</b>	<b>Description</b>
992	ENGINE: 2.0L GDI I-4 GAS, -inc: auto start/stop technology and EcoMode (STD)
<b>TRANSMISSION</b>	
<b>Code</b>	<b>Description</b>
448	TRANSMISSION: 8-SPEED SELECTSHIFT AUTOMATIC, (STD)
<b>WHEELS</b>	
<b>Code</b>	<b>Description</b>
64F	WHEELS: 16" 5-SPK SPARKLE SILVER-PNTED ALUM ALLOY
<b>PRIMARY PAINT</b>	
<b>Code</b>	<b>Description</b>
Z2	FROZEN WHITE
<b>PAINT SCHEME</b>	
<b>Code</b>	<b>Description</b>
---	STANDARD PAINT
<b>SEAT TYPE</b>	
<b>Code</b>	<b>Description</b>
SB	EBONY W/DARK GREY INSERTS, VINYL FRONT BUCKET SEATS, -inc: 6-way manual driver seat (fore/aft, up/down and lever recline) w/manual lumbar and 4-way manual passenger seat (fore/aft and lever recline) w/fold-flat back
<b>ADDITIONAL EQUIPMENT</b>	
<b>Code</b>	<b>Description</b>
924	DARK TINTED GLASS, -inc: privacy glass upgrade from normal tinted glass (excludes front row)
58Z	RADIO: SYNC 3 W/O NAVIGATION, -inc: FordPass Connect/telematics modem w/WiFi hotspot connects up to 10 devices ( a trial subscription of 3 months or 3 gigabytes - whichever comes first, wireless service plan required after trial subscription ends), remotely start, lock and unlock vehicle, schedule specific times to remotely start vehicle, locate parked vehicle and check vehicle status ( service for 1 year from the vehicle sale date as recorded by the dealer), 6.5" LCD touch screen, AM/FM stereo receiver, SiriusXM satellite radio, 911 Assist, AppLink, Apple CarPlay compatibility, Android Auto compatibility, 2 smart-charging USB ports and 6-speaker system (4 front speakers and 2 rear door speakers), Ford telematics and data services prep included for fleet ONLY: FordPass Connect 4G Wi-Fi modem provides data to support telematics and data services including but not limited to vehicle location, speed, idle time, fuel, vehicle diagnostics and



	maintenance alerts, Device enables telematics services through Ford or authorized providers, Activate at <a href="http://www.FleetAccount.ford.com">www.FleetAccount.ford.com</a> or call 833-FCS-Ford (833-327-3673), Compass Display, 4-Spoke Steering Wheel, satin chrome shells, SYNC 3 Communications & Entertainment System, VHR, SYNC services, Bluetooth, steering wheel controls and auxiliary input jack
87D	3RD ROW REAR SEAT DELETE, -inc: Horizontal Cargo Net,
21M	2ND ROW 3-PASSENGER 60/40 BENCH SEAT
87R	KEY FOBS (2 ADDITIONAL)
<b>OPTION PACKAGE</b>	
<b>Code</b>	<b>Description</b>
200A	ORDER CODE 200A

# 2023 Fleet/Non-Retail Ford Transit Connect Wagon XL LWB w/Rear Symmetrical Doors

## WINDOW STICKER

2023 Ford Transit Connect Wagon XL LWB w/Rear Symmetrical Doors		
CODE	MODEL	MSRP
S9E	2023 Ford Transit Connect Wagon XL LWB w/Rear Symmetrical Doors	\$32,860.00
	<b>OPTIONS</b>	
992	ENGINE: 2.0L GDI I-4 GAS, -inc: auto start/stop technology and EcoMode (STD)	\$0.00
448	TRANSMISSION: 8-SPEED SELECTSHIFT AUTOMATIC, (STD)	\$0.00
64F	WHEELS: 16" 5-SPK SPARKLE SILVER-PNTED ALUM ALLOY	\$395.00
Z2	FROZEN WHITE	\$0.00
—	STANDARD PAINT	\$0.00
SB	EBONY W/DARK GREY INSERTS, VINYL FRONT BUCKET SEATS, -inc: 6-way manual driver seat (fore/aft, up/down and lever recline) w/manual lumbar and 4-way manual passenger seat (fore/aft and lever recline) w/fold-flat back	\$0.00
924	DARK TINTED GLASS, -inc: privacy glass upgrade from normal tinted glass (excludes front row)	\$435.00
58Z	RADIO: SYNC 3 W/O NAVIGATION, -inc: FordPass Connect/telematics modem w/WiFi hotspot connects up to 10 devices ( a trial subscription of 3 months or 3 gigabytes - whichever comes first, wireless service plan required after trial subscription ends), remotely start, lock and unlock vehicle, schedule specific times to remotely start vehicle, locate parked vehicle and check vehicle status ( service for 1 year from the vehicle sale date as recorded by the dealer), 6.5" LCD touch screen, AM/FM stereo receiver, SiriusXM satellite radio, 911 Assist, AppLink, Apple CarPlay compatibility, Android Auto compatibility, 2 smart-charging USB ports and 6-speaker system (4 front speakers and 2 rear door speakers), Ford telematics and data services prep included for fleet ONLY: FordPass Connect 4G Wi-Fi modem provides data to support telematics and data services including but not limited to vehicle location, speed, idle time, fuel, vehicle diagnostics and maintenance alerts, Device enables telematics services through Ford or authorized providers, Activate at <a href="http://www.FleetAccount.ford.com">www.FleetAccount.ford.com</a> or call 833-FCS-Ford (833-327-3673), Compass Display, 4-Spoke Steering Wheel, satin chrome shells, SYNC 3 Communications & Entertainment System, VHR, SYNC services, Bluetooth, steering wheel controls and auxiliary input jack	\$595.00
87D	3RD ROW REAR SEAT DELETE, -inc: Horizontal Cargo Net,	(\$155.00)
21M	2ND ROW 3-PASSENGER 60/40 BENCH SEAT	\$0.00
87R	KEY FOBS (2 ADDITIONAL)	\$65.00
200A	ORDER CODE 200A	\$0.00
Please note selected options override standard equipment		

<b>SUBTOTAL</b>	<b>\$34,195.00</b>
Advert/ Adjustments	\$0.00
Manufacturer Destination Charge	\$1,695.00
<b>TOTAL PRICE</b>	<b>\$35,890.00</b>

Est City: 24 (2022) MPG  
Est Highway: 28 (2022) MPG  
Est Highway Cruising Range: 442.40 mi

Any performance-related calculations are offered solely as guidelines. Actual unit performance will depend on your operating conditions.



## Standard Equipment

### MECHANICAL

Engine: 2.0L GDI I-4 Gas -inc: auto start/stop technology and EcoMode
Transmission: 8-Speed SelectShift Automatic
3.8 Axle Ratio
GVWR: 5,302 lbs
50-State Emissions System
Transmission w/SelectShift Sequential Shift Control
Front-Wheel Drive
80-Amp/Hr 800CCA Maintenance-Free Battery w/Run Down Protection
220 Amp Alternator
1250# Maximum Payload
Gas-Pressurized Shock Absorbers
Front And Rear Anti-Roll Bars
Electric Power-Assist Steering
15.8 Gal. Fuel Tank
Single Stainless Steel Exhaust
Strut Front Suspension w/Coil Springs
Torsion Beam Rear Suspension w/Coil Springs
4-Wheel Disc Brakes w/4-Wheel ABS, Front Vented Discs, Brake Assist and Hill Hold Control

### EXTERIOR

Wheels: 16" Sparkle Silver-Painted Steel -inc: full wheel covers (non-locking lug nuts)
Tires: 215/55R16 97H XL AS
Steel Spare Wheel
Full-Size Spare Tire Stored Underbody w/Crankdown
Clearcoat Paint
Black Front Bumper
Black Rear Bumper
Black Bodyside Moldings
Black Side Windows Trim and Black Front Windshield Trim
Black Door Handles
Black Manual Side Mirrors w/Convex Spotter and Manual Folding
Fixed Rear Window w/Fixed Interval Wiper and Defroster
Light Tinted Glass
Rain Detecting Variable Intermittent Wipers
Fully Galvanized Steel Panels
Black Grille



Sliding Rear Doors
Split Swing-Out Rear Cargo Access
Tailgate/Rear Door Lock Included w/Power Door Locks
Autolamp Auto On/Off Aero-Composite Halogen Daytime Running Lights Preference Setting Headlamps w/Delay-Off
Perimeter/Approach Lights

## ENTERTAINMENT

Radio: AM/FM w/Bluetooth -inc: FordPass Connect/telematics modem w/WiFi hotspot connects up to 10 devices ( a trial subscription of 3 months or 3 gigabytes - whichever comes first, wireless service plan required after trial subscription ends), remotely start, lock and unlock vehicle, schedule specific times to remotely start vehicle, locate parked vehicle and check vehicle status ( service for 1 year from the vehicle sale date as recorded by the dealer), 4.2" LCD multi-function display screen, 1 USB port and 4-speaker system (2 front door and 2 rear door speakers), Ford telematics and data services prep included for fleet ONLY: FordPass Connect 4G Wi-Fi modem provides data to support telematics and data services including but not limited to vehicle location, speed, idle time, fuel, vehicle diagnostics and maintenance alerts, Device enables telematics services through Ford or authorized providers, Activate at <a href="http://www.FleetAccount.ford.com">www.FleetAccount.ford.com</a> or call 833-FCS-Ford (833-327-3673)
Radio w/Seek-Scan, Clock, Speed Compensated Volume Control, Aux Audio Input Jack, Steering Wheel Controls, Voice Activation, Radio Data System and SYNC External Memory Control
Streaming Audio
Integrated Roof Antenna
1 LCD Monitor In The Front

## INTERIOR

Driver Seat
Passenger Seat
Bucket Folding Bucket Front Facing Fold Forward Seatback Vinyl Rear Seat
Front Center Armrest and Rear Seat Mounted Armrest Outboard Only
Manual Tilt/Telescoping Steering Column
Gauges -inc: Speedometer, Odometer, Engine Coolant Temp, Tachometer, Trip Odometer and Trip Computer
Power Rear Windows and Fixed 3rd Row Windows
Fixed Bucket Bucket Vinyl 3rd Row Seat Front, 2 Manual and Adjustable Head Restraints
Front Cupholder
Rear Cupholder
3 12V DC Power Outlets
Remote Keyless Entry w/Integrated Key Transmitter and Illuminated Entry
Cruise Control w/Steering Wheel Controls
Manual Air Conditioning
Glove Box
Driver Foot Rest



Full Cloth Headliner
Cloth Door Trim Insert
Urethane Gear Shifter Material
Vinyl Front Bucket Seats -inc: 6-way manual driver seat (fore/aft, up/down and lever recline) w/manual lumbar and 4-way manual passenger seat (fore/aft and lever recline) w/fold-flat back
Day-Night Rearview Mirror
Full Floor Console w/Storage, Full Overhead Console w/Storage, 3 12V DC Power Outlets and 1 120V AC Power Outlet
Front Map Lights
Delay Off Interior Lighting
Full Vinyl/Rubber Floor Covering
Vinyl/Rubber Floor Trim
Cargo Net
Cargo Space Lights
FOB Controls -inc: Cargo Access
Driver / Passenger And Rear Door Bins
Power 1st Row Windows w/Driver 1-Touch Down
Delayed Accessory Power
Power Door Locks w/Autolock Feature
Systems Monitor
Redundant Digital Speedometer
Trip Computer
Outside Temp Gauge
Analog Appearance
Seats w/Vinyl Back Material
Manual w/Tilt (driver Only) Front Head Restraints and Manual Adjustable Rear Head Restraints
1 Seatback Storage Pocket
Securilock Anti-Theft Ignition (pats) Immobilizer
3 12V DC Power Outlets and 1 120V AC Power Outlet

## SAFETY

AdvanceTrac w/Roll Stability Control Electronic Stability Control (ESC) And Roll Stability Control (RSC)
ABS And Driveline Traction Control
Side Impact Beams
Dual Stage Driver And Passenger Seat-Mounted Side Airbags
Reverse Sensing System Rear Parking Sensors
Ford Co-Pilot360 - Automatic Emergency Braking (AEB)
Collision Mitigation-Front
Low Tire Pressure Warning
Dual Stage Driver And Passenger Front Airbags

Safety Canopy System Curtain 1st, 2nd And 3rd Row Airbags
Airbag Occupancy Sensor
Rear Child Safety Locks
Outboard Front Lap And Shoulder Safety Belts -inc: Height Adjusters and Pretensioners
Back-Up Camera

**City of Garden Grove**

**INTER-DEPARTMENT MEMORANDUM**

To: Scott C. Stiles From: William E. Murray

Dept.: City Manager Dept.: Public Works

Subject: Approval of an agreement with AKM Consulting Engineers for storm drain channel inspection, conditions assessment and design services. (Cost: \$57,756) (*Action Item*) Date: 9/27/2022

---

**OBJECTIVE**

To request City Council to approve an agreement to AKM Consulting Engineers for professional channel inspection, conditions assessment and design services.

**BACKGROUND**

Staff proposes to hire a qualified consulting firm to conduct a visual survey inspection and prepare a condition assessment report of City owned storm drain channels. The consultant will perform a channel field inspection of existing conditions, and prepare a detailed survey inspection, assessment report and prepare a preliminary design report for the necessary repairs based on the visual survey inspection.

**DISCUSSION**

Staff requested proposals from four (4) firms to provide professional channel inspection, conditions assessment and design services. All four (4) consultants submitted a proposal. A panel consisting of four (4) staff members rated the proposals on the basis of qualifications, work plan and references. Based on the evaluations results, AKM Consulting Engineers was rated the highest. The following is a summary of the ratings:

<b>Company</b>	<b>Rater A</b>	<b>Rater B</b>	<b>Rater C</b>	<b>Rater D</b>	<b>TOTAL</b>
AKM Consulting Engineers	152.0	156.5	173.0	153.5	<b>635.0</b>
Michael Baker	169.5	142.5	164.0	146.0	<b>622.0</b>
Hunsaker & Associates	160.5	142.0	157.5	133.5	<b>593.5</b>
AECOM	142.5	137.5	153.5	139.0	<b>572.5</b>



## FINANCIAL IMPACT

There is no impact to the General Fund. The expense associated with this agreement will be absorbed into the Engineering Division's operational budget.

## RECOMMENDATION

It is recommended that the City Council:

- Approve a professional services agreement to AKM Consulting Engineers, in the amount of \$57,756, for professional channel inspection, conditions assessment and design services; and
- Authorize the City Manager to execute the professional services agreement on behalf of the City.

By: Kamyar Dibaj, Project Engineer

### **ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>	<b>File Name</b>
AGREEMENT	9/16/2022	Agreement	AKM_2022.docx

## **CONSULTANT AGREEMENT**

THIS AGREEMENT is made this **27th** day of **September** 2022 by the CITY OF GARDEN GROVE, a municipal corporation, ("CITY"), and **AKM Consulting Engineers, Inc.**, a California Corporation ("CONSULTANT").

### **RECITALS**

The following recitals are a substantive part of this Agreement:

1. This Agreement is entered into pursuant to CITY OF GARDEN GROVE COUNCIL. CITY desires to utilize the services of CONSULTANT to provide **Storm Drain Channel Inspection, Condition Assessment and Preliminary Design.**

3. CONSULTANT is qualified by virtue of experience, training, education and expertise to accomplish services.

### **AGREEMENT**

THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. **Term of Agreement:** This Agreement shall cover services rendered for September 27, 2022 to September 27, 2023
2. **Services to be Provided:** The services to be performed by CONSULTANT shall consist of the services as further specified in CONSULTANT'S proposal attached hereto as Exhibit "A" and incorporated herein by reference. CONSULTANT agrees that is provision of Services under this agreement shall be within accepted accordance with customary and usual practices in CONSULTANT'S profession. By executing this Agreement, CONSULTANT warrants that it has carefully considered how the work should be performed and fully understands the facilities, difficulties, and restrictions attending performance of the work under this agreement.
3. **Compensation.** CONSULTANT shall be compensated as follows:
  - 3.1 **Amount.** CONSULTANT shall be compensated in accordance with the rate schedule set forth in Exhibit "B".
  - 3.2 **Not to Exceed.** The Parties agree that CONSULTANT shall bill for the Services provided by CONSULTANT to City on an hourly basis, except where otherwise set forth herein, provided compensation under this Proposal shall not exceed **\$57,756.00**. CONSULTANT warrants that all services will be performed in a competent, professional and satisfactory manner in accordance with the standards prevalent in the industry for such services. CONSULTANT shall not be compensated for any services rendered in connection with its performance of this Agreement, which are in addition to those set forth herein, unless such additional services

are authorized in advance and in writing by the City Manager. The Proposal and this Agreement do not guarantee any specific amount of work.

- 3.3 Payment. For work under this Agreement, payment shall be made per monthly invoice. For extra work not a part of this Agreement, a written authorization by CITY will be required and payment shall be based on hourly rates as provided in Exhibit "B".
- 3.4 Records of Expenses. CONSULTANT shall keep complete and accurate records of payroll costs, travel and incidental expenses. These records will be made available at reasonable times to CITY.
- 3.5 Termination. CITY and CONSULTANT shall each have the right to terminate this Agreement, without cause, by giving thirty-(30) days written notice of termination to the other party. If CITY terminates the project, then the provisions of paragraph 3 shall apply to that portion of the work completed.

#### 4. **Insurance Requirements**

- 4.1 Commencement of Work CONSULTANT shall not commence work under this Agreement until all certificates and endorsements have been received and approved by the CITY. All insurance required by this Agreement shall contain a Statement of Obligation on the part of the carrier to notify the CITY of any material change, cancellation, or termination at least thirty (30) days in advance.
- 4.2 Workers Compensation Insurance For the duration of this Agreement, CONSULTANT and all subcontractors shall maintain Workers Compensation Insurance in the amount and type required by law, if applicable. The insurer shall waive its rights of subrogation against the CITY, its officers, officials, agents, employees, and volunteers.
- 4.3 Insurance Amounts CONSULTANT shall maintain the following insurance for the duration of this Agreement:
  - a) Commercial general liability in the amount of \$1,000,000 per occurrence; (claims made and modified occurrence policies are not acceptable); Insurance companies must be admitted and licensed in California and have a Best's Guide Rating of A-, Class VII or better, as approved by the CITY;
  - b) Automobile liability in the amount of \$1,000,000 per occurrence; (claims made and modified occurrence policies are not acceptable) Insurance companies must be admitted and licensed in California and have a Best's Guide Rating of A-, Class VII or better, as approved by the CITY.

- c) Professional liability in the amount of \$1,000,000 per occurrence; Insurance companies must be acceptable to CITY and have an AM Best's Guide Rating of A-, Class VII or better, as approved by the CITY. If the policy is written on a "claims made" basis, the policy shall be continued in full force and effect at all times during the term of the agreement, and for a period of three (3) years from the date of the completion of services provided. In the event of termination, cancellation, or material change in the policy, professional/consultant shall obtain continuing insurance coverage for the prior acts or omissions of professional/consultant during the course of performing services under the term of the agreement. The coverage shall be evidenced by either a new policy evidencing no gap in coverage, or by obtaining separate extended "tail" coverage with the present or new carrier.

An Additional Insured Endorsement, **ongoing and completed operations**, for the policy under section 4.3 (a) shall designate CITY, its officers, officials, employees, agents, and volunteers as additional insured's for liability arising out of work or operations performed by or on behalf of the CONSULTANT. CONSULTANT shall provide to CITY proof of insurance and endorsement forms that conform to city's requirements, as approved by the CITY.

An Additional Insured Endorsement for the policy under section 4.3 (b) shall designate CITY, its officers, officials, employees, agents, and volunteers as additional insured's for automobiles owned, lease, hired, or borrowed by CONSULTANT. CONSULTANT shall provide to CITY proof of insurance and endorsement forms that conform to CITY's requirements, as approved by the CITY.

For any claims related to this Agreement, CONSULTANT's insurance coverage shall be primary insurance as respects to CITY, its officers, officials, employees, agents, and volunteers. Any insurance or self-insurance maintained by the CITY, its officers, officials, employees, agents, or volunteers shall be excess of the CONSULTANT's insurance and shall not contribute with it.

*If CONTRACTOR maintains higher insurance limits than the minimums shown above, CONTRACTOR shall provide coverage for the higher insurance limits otherwise maintained by the CONTRACTOR.*

- 5. **Non-Liability of Officials and Employees of the CITY.** No official or employee of CITY shall be personally liable to CONSULTANT in the event of any default or breach by CITY, or for any amount, which may become due to CONSULTANT.
- 6. **Non-Discrimination.** CONSULTANT covenants there shall be no discrimination against any person or group due to race, color, creed, religion,

sex, marital status, age, handicap, national origin or ancestry, in any activity pursuant to this Agreement.

7. **Independent Contractor.** It is agreed to that CONSULTANT shall act and be an independent contractor and not an agent or employee of CITY, and shall obtain no rights to any benefits which accrue to CITY'S employees.
8. **Compliance With Law.** CONTRACTOR shall comply with all applicable laws, ordinances, codes, and regulations of the federal, state, and local government. CONTRACTOR shall comply with, and shall be responsible for causing all contractors and subcontractors performing any of the work pursuant to this Agreement to comply with, all applicable federal and state labor standards, including, to the extent applicable, the prevailing wage requirements promulgated by the Director of Industrial Relations of the State of California Department of Labor. The City makes no warranty or representation concerning whether any of the work performed pursuant to this Agreement constitutes public works subject to the prevailing wage requirements.
9. **Disclosure of Documents.** All documents or other information developed or received by CONSULTANT are confidential and shall not be disclosed without authorization by CITY, unless disclosure is required by law.
10. **Ownership of Work Product.** All documents or other information developed or received by CONSULTANT shall be the property of CITY. CONSULTANT shall provide CITY with copies of these items upon demand or upon termination of this Agreement.
11. **Conflict of Interest and Reporting.** CONSULTANT shall at all times avoid conflict of interest or appearance of conflict of interest in performance of this Agreement.
12. **Notices.** All notices shall be personally delivered or mailed to the below listed addresses, or to such other addresses as may be designated by written notice. These addresses shall be used for delivery of service of process.

(a) Address of CONSULTANT is as follows:

**AKM Consulting Engineers  
553 Wald  
Irvine, CA 92618**

(b) Address of CITY is as follows (with a copy to):

Engineering:  
Kamyar Dibaj  
City of Garden Grove  
11222 Acacia Prkwy  
Garden Grove, CA 92840

City Attorney  
City of Garden Grove  
11222 Acacia Prkwy  
Garden Grove, CA 92840

13. **CONSULTANT'S Proposal.** This Agreement shall include CONSULTANT'S proposal, Exhibit "A" hereto, which shall be incorporated herein. In the event of any inconsistency between the terms of the proposal and this Agreement, this Agreement shall govern.
14. **Licenses, Permits and Fees.** At its sole expense, CONSULTANT shall obtain a **Garden Grove Business License**, all permits and licenses as may be required by this Agreement.
15. **Familiarity With Work.** By executing this Agreement, CONSULTANT warrants that: (1) it has investigated the work to be performed; (2) it has investigated the site of the work and is aware of all conditions there; and (3) it understands the facilities, difficulties and restrictions of the work under this Agreement. Should CONSULTANT discover any latent or unknown conditions materially differing from those inherent in the work or as represented by CITY, it shall immediately inform CITY of this and shall not proceed, except at CONSULTANT'S risk, until written instructions are received from CITY.
16. **Time of Essence.** Time is of the essence in the performance of this Agreement.
17. **Limitations Upon Subcontracting and Assignment.** The experience, knowledge, capability and reputation of CONSULTANT, its principals and employees were a substantial inducement for CITY to enter into this Agreement. CONSULTANT shall not contract with any other entity to perform the services required without written approval of the CITY. This Agreement may not be assigned voluntarily or by operation of law, without the prior written approval of CITY. If CONSULTANT is permitted to subcontract any part of this Agreement, CONSULTANT shall be responsible to CITY for the acts and omissions of its subcontractor as it is for persons directly employed. Nothing contained in this Agreement shall create any contractual relationship between any subcontractor and CITY. All persons engaged in the work will be considered employees of CONSULTANT. CITY will deal directly with and will make all payments to CONSULTANT.
18. **Authority to Execute.** The persons executing this Agreement on behalf of the parties warrant that they are duly authorized to execute this Agreement and that by executing this Agreement, the parties are formally bound.
19. **Indemnification.** To the fullest extent permitted by law, CONSULTANT agrees to protect, defend, and hold harmless CITY and its elective or appointive boards, officers, agents, and employees from any and all claims, liabilities, expenses, or damages of any nature, including attorneys' fees, for injury or death of any person, or damages of any nature, including interference with use of property, arising out of, or in any way connected with the negligence, recklessness and/or intentional wrongful conduct of CONSULTANT, CONSULTANT'S agents, officers, employees, subcontractors, or independent contractors hired by CONSULTANT in the performance of the Agreement. The

only exception to CONSULTANT'S responsibility to protect, defend, and hold harmless CITY, is due to the negligence, recklessness and/or wrongful conduct of CITY, or any of its elective or appointive boards, officers, agents, or employees.

This hold harmless agreement shall apply to all liability regardless of whether any insurance policies are applicable. The policy limits do not act as a limitation upon the amount of indemnification to be provided by CONSULTANT.

20. **Modification.** This Agreement constitutes the entire agreement between the parties and supersedes any previous agreements, oral or written. This Agreement may be modified only by subsequent mutual written agreement executed by CITY and CONSULTANT.
21. **Waiver.** All waivers of the provisions of this Agreement must be in writing by the appropriate authorities of the CITY and CONSULTANT.
22. **California Law.** This Agreement shall be construed in accordance with the laws of the State of California. Any action commenced about this Agreement shall be filed in the central branch of the Orange County Superior Court.
23. **Interpretation.** This Agreement shall be interpreted as though prepared by both parties
24. **Preservation of Agreement.** Should any provision of this Agreement be found invalid or unenforceable, the decision shall affect only the provision interpreted, and all remaining provisions shall remain enforceable.

*[SIGNATURES ON FOLLOWING PAGE]*

**IN WITNESS THEREOF**, these parties hereto have caused this Agreement to be executed as of the date set forth opposite the respective signatures.

**"CITY"**  
**CITY OF GARDEN GROVE**

Dated: \_\_\_\_\_, 2022

By: \_\_\_\_\_  
City Manager

**ATTEST**

**"CONSULTANT"**  
AKM ENGINEERING CONSULTANTS

\_\_\_\_\_  
City Clerk

By: \_\_\_\_\_  
Title: \_\_\_\_\_

Dated: \_\_\_\_\_, 2022

Dated: \_\_\_\_\_, 2022

**APPROVED AS TO FORM:**

If CONSULTANT/CONTRACTOR is a corporation, a Corporate Resolution and/or Corporate Seal is required. If a partnership, Statement of Partnership must be submitted to CITY

\_\_\_\_\_  
Garden Grove City Attorney

Dated: \_\_\_\_\_, 2022



**City of Garden Grove**

**INTER-DEPARTMENT MEMORANDUM**

To:	Scott C. Stiles	From:	Tom DaRé
Dept.:	City Manager	Dept.:	Police Chief
Subject:	Approval of an agreement with A3 Communications, Inc., dba Blue Violet Networks to provide materials and labor for a new keycard access and security system. (Cost: \$116,413.09) (Action Item)		
		Date:	9/27/2022

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**OBJECTIVE**

To obtain City Council approval of an agreement with A3 Communications, Inc. dba Blue Violet Networks (Blue Violet) to install a new keycard door entry and security system at the Police headquarters at 11301 Acacia Parkway and at the Purcell building at 11277 Garden Grove Boulevard. This system will replace the old system that is currently in use at the Police headquarters.

**BACKGROUND**

The Garden Grove Police Department currently utilizes a “Keri” card security system that monitors and restricts access to the main police department building, the property and evidence annex and the off-site Special Services building.

The current system has been in use for approximately ten years and requires constant maintenance. The system aged out of support in 2018, which prevents updating the current access cards. As technology is ever evolving, it is important to replace the system as it has reached its end of life use.

**DISCUSSION**

In September 2021, the City Council awarded a contract to Blue Violet for the purchase and installation of a new jail surveillance camera system under RFP S-1276-A. In August 2022, Department staff contacted Blue Violet to request a quote for additional surveillance cameras as well as a card security system.

Blue Violet quoted prices pursuant to a California Department of General Services

Multiple Award Schedule (CMAS) Contract 3-17-84-0052B, which qualifies as a authorized procurement under Garden Grove Municipal Code section 2.50.060(E) as a piggy-back purchase dispensing with the requirement for an RFP process. As part of this project, security monitoring will also be added to the newly acquired Purcell building, located at 11277 Garden Grove Boulevard, which will be housing various city departments.

#### FINANCIAL IMPACT

The portion of the project related to the Purcell building will be funded by monies appropriated for the CIP-Civic Center Purcell Building Improvement. Funding for the Police Department buildings will be a combination of unspent funds appropriated in FY22 and carried over to FY23 (Fund 204: \$91K) and FY23 non-General Fund appropriations being repurposed for this project. There will be no additional impact on the General Fund.

#### RECOMMENDATION

It is recommended that the City Council:

- Approve an agreement with A3 Communications, Inc., dba Blue Violet Networks, in the amount of \$116,413.09, to provide labor, materials, and services for the installation of a new keycard door entry and security system at the Police headquarters at 11301 Acacia Parkway and at the Purcell building at 11277 Garden Grove Boulevard; and
- Authorize the City Manager to execute the contract on behalf of the City and make minor modifications as appropriate

By: Lieutenant Brian Dalton

#### **ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>	<b>File Name</b>
A3 Communications Blue Violet Contract FY23	9/20/2022	Agreement	A3_COMMUNICATIONS_BLUE_VIOLET_CONTRACT_FY_23_FINAL.pdf
Blue Violet CMAS Contract 3-17-84-0052B	9/20/2022	Backup Material	Blue_Violet_CMAS_Contract_3-17-84-0052B.pdf
A3 Blue Violet CMAS Contract Supplemental 2022	9/20/2022	Backup Material	Blue_Violet-A3_CMAS_Contract_3-17-84-0052B__2_Supp_2_Updated_2022.pdf
Attachment A-A3 Blue Violet Page 1	9/20/2022	Backup Material	Attachment_A-A3_Blue_Violet_Page_1.pdf
Attachment A-A3 Blue Violet Page 2	9/20/2022	Backup Material	Attachment_A-A3_Blue_Violet_Page_2.pdf

## PROFESSIONAL SERVICES AGREEMENT

**THIS AGREEMENT** is made this 27<sup>th</sup> day of September, 2022, by the **CITY OF GARDEN GROVE**, a municipal corporation, ("CITY") and **A3 Communications, Inc. dba Blue Violet Networks**, hereinafter referred to as "CONTRACTOR".

### RECITALS

The following recitals are a substantive part of this Agreement:

1. This Agreement is entered into pursuant to Garden Grove City Council authorization, dated September 27, 2022.
2. The services, equipment and prices provided by Contractor to City are in accordance with the services, equipment and the prices provided by Contractor in its successful public bid to the California Department of General Services Multiple Award Schedule ("CMAS"). Contractor agrees to honor the same pricing schedule Contractor that was originally submitted to the State of California, Department of General Services, for the services outlined in this Agreement. The same pricing schedule was subsequently adopted by the Procurement Division of the State of California's Department of General Services. A copy of the CMAS Master Price Agreement, Contract Number 3-17-84-0052B ("Multiple Award Schedule"), is attached as Attachment B and incorporated herein by reference.
3. CONTRACTOR is qualified by virtue of experience, training, education and expertise to accomplish services.

### AGREEMENT

THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. **Term and Termination.** Except for extended warranties purchased herein, the term of the agreement shall be for period 180 days from full execution of the agreement or until the project has been completed. This agreement may be terminated by the CITY without cause. In such event, the CITY will compensate CONTRACTOR for work performed to date in accordance with Proposal Pricing (Attachment "A"). Contractor is required to present evidence to support performed work completion.
2. **Services to be Provided.** The services to be performed and equipment to be provided by Contractor consist of the purchase, delivery, and installation of a new keycard door entry and security system at the Police Headquarters located at 11301 Acacia Parkway and the Purcell Building located at 11277 Garden Grove Blvd., Garden Grove, CA 92840, per the Proposal which is attached hereto as Attachment "A" and CMAS Master Price Agreement, Contract Number 3-17-

84-0052B which is attached hereto as Attachment "B" and are incorporated herein by reference.

3. **Compensation.** CONTRACTOR shall be compensated as follows:

- 3.1 **AMOUNT.** Compensation under this agreement shall be the Not to Exceed (NTE) amount of One Hundred Sixteen Thousand Four Hundred Thirteen Dollars and 09/100 (\$116,413.09), in arrears and in accordance with, Proposal Pricing which is attached hereto as Attachment "A" and CMAS Master Price Agreement, Contract Number 3-17-84-0052B which is attached hereto as Attachment "B" and are incorporated herein by reference.
- 3.2 **Payment.** For work under this Agreement, payment shall be made per invoice for work completed. Within 45 day of delivery of goods or completion of performance of services, CONTRACTOR must promptly render an invoice to CITY or payment may be significantly delayed. For extra work not a part of this Agreement, a written authorization by CITY will be required, and payment shall be based on Proposal Pricing, which is attached hereto as Attachment "A" and CMAS Master Price Agreement, Contract Number 3-17-84-0052B which is attached hereto as Attachment "B" and are incorporated herein by reference.
- 3.3 **Records of Expenses.** CONTRACTOR shall keep complete and accurate records of all costs and expenses incidental to services covered by this Agreement. These records will be made available at reasonable times to CITY.
- 3.4 **Termination.** CITY and CONTRACTOR shall have the right to terminate this agreement, without cause, by giving thirty (30) days written notice of termination. If the Agreement is terminated by CITY, then the provisions of paragraph 3 would apply to that portion of the work completed.

4. **Insurance requirements.**

- 4.1 **COMMENCEMENT OF WORK.** CONTRACTOR shall not commence work under this Agreement until all certificates and endorsements have been received and approved by the CITY. All insurance required by this Agreement shall contain a Statement of Obligation on the part of the carrier to notify the CITY of any material change, cancellation, or termination at least thirty (30) days in advance and provide a Waiver of Subrogation in favor of the City.
- 4.2 **WORKERS COMPENSATION INSURANCE.** During the duration of this Agreement, CONTRACTOR and all subcontractors shall maintain Workers Compensation Insurance in the amount and type required by law, if applicable

4.3 INSURANCE AMOUNTS. CONTRACTOR shall maintain the following insurance for the duration of this Agreement:

- (a) Commercial general liability, which *includes Cyber Liability*, in an amount of \$1,000,000.00 per occurrence: **claims made and modified occurrence policies are not acceptable**; Insurance companies must be acceptable to CITY/AGENCY and have a Best's Guide Rating of A-Class VII or better, as approved by the CITY/AGENCY.
- (b) Automobile liability in an amount of \$1,000,000.00 per occurrence. Insurance companies must be acceptable to CITY/AGENCY and have a Best's Guide Rating of A-Class VII or better, as approved by the CITY/AGENCY.

An **On-Going and Completed Operations Additional Insured Endorsement** for the policy under section 4.3 (a) shall designate CITY, it's officers, officials, employees, agents, and volunteers as additional insureds for liability arising out of work or operations performed by or on behalf of the CONTRACTOR. CONTRACTOR shall provide to CITY proof of insurance and endorsement forms that conform to CITY's requirements, as approved by the CITY.

An Additional Insured Endorsement for the policy under section 4.3 (b) shall designate CITY, it's officers, officials, employees, agents, and volunteers as additional insureds for automobiles, owned, leased, hired, or borrowed by the CONTRACTOR. CONTRACTOR shall provide to CITY proof of insurance and endorsement forms that conform to CITY's requirements, as approved by the CITY.

For any claims related to this Agreement, CONTRACTOR's insurance coverage shall be primary insurance as respects CITY, its officers, officials, employees, agents, and volunteers. Any insurance or self-insurance maintained by the CITY, its officers, officials, employees, agents, and volunteers shall be excess of the CONTRACTOR's insurance and shall not contribute with it.

- 5. **Non-Liability of Officials and Employees of the City.** No official or employee of CITY shall be personally liable to CONTRACTOR in the event of any default or breach by CITY, or for any amount which may become due to CONTRACTOR.
- 6. **Non-Discrimination.** CONTRACTOR covenants there shall be no discrimination against any person or group due to race, color, creed, religion, sex, marital

status, age, handicap, national origin, or ancestry, in any activity pursuant to this Agreement.

7. **Independent Contractor.** It is agreed to that CONTRACTOR shall act and be an independent contractor and not an agent or employee of the CITY, and shall obtain no rights to any benefits which accrue to CITY'S employees.
8. **Compliance with Law.** CONTRACTOR shall comply with all applicable laws, ordinances, codes, and regulations of the federal, state, and local government.
9. **Notices.** All notices shall be personally delivered or mailed to the below listed address, or to such other addresses as may be designated by written notice. These addresses shall be used for delivery of service of process.
  - a. (Contractor)  
A3 Communications, Inc. dba Blue Violet Networks  
Attention: David Kim, General Manager  
17815 Newhope Street, Suite M  
Fountain Valley, CA 92708
  - b. (Address of City) (with a copy to):  
City of Garden Grove Garden Grove City Attorney  
11222 Acacia Parkway 11222 Acacia Parkway  
Garden Grove, CA 92840 Garden Grove, CA 92840
10. **CONTRACTOR'S PROPOSAL.** This Agreement shall include CONTRACTOR'S proposal or bid which shall be incorporated herein by reference. In the event of any inconsistency between the terms of the proposal and this Agreement, this Agreement shall govern.
11. **Licenses, Permits, and Fees.** At its sole expense, CONTRACTOR shall obtain a Garden Grove Business License, all permits, and licenses as may be required by this Agreement.
12. **Familiarity with Work.** By executing this Agreement, CONTRACTOR warrants that: (1) it has investigated the work to be performed; (2) it has investigated the site of the work and is aware of all conditions there; and (3) it understands the facilities, difficulties, and restrictions of the work under this Agreement. Should Contractor discover any latent or unknown conditions materially differing from those inherent in the work or as represented by CITY, it shall immediately inform CITY of this and shall not proceed, except at CONTRACTOR'S risk, until written instructions are received from CITY.
13. **Time of Essence.** Time is of the essence in the performance of this Agreement.
14. **Limitations Upon Subcontracting and Assignment.** The experience, knowledge, capability, and reputation of CONTRACTOR, its principals and employees were a substantial inducement for CITY to enter into this Agreement.

CONTRACTOR shall not contract with any other entity to perform the services required without written approval of the CITY. This Agreement may not be assigned voluntarily or by operation of law, without the prior written approval of CITY. If CONTRACTOR is permitted to subcontract any part of this Agreement, CONTRACTOR shall be responsible to CITY for the acts and omissions of its subcontractor as it is for persons directly employed. Nothing contained in this Agreement shall create any contractual relationship between any subcontractor and CITY. All persons engaged in the work will be considered employees of CONTRACTOR. CITY will deal directly with and will make all payments to CONTRACTOR.

15. **Authority to Execute.** The persons executing this Agreement on behalf of the parties warrant that they are duly authorized to execute this Agreement and that by executing this Agreement, the parties are formally bound.
16. **Indemnification.** CONTRACTOR agrees to protect, defend, and hold harmless CITY and its elective or appointive boards, officers, agents, and employees from any and all claims, liabilities, expenses, or damages of any nature, including attorneys' fees, for injury or death of any person, or damage to property, or interference with use of property, arising out of, or in any way connected with performance of the Agreement by CONTRACTOR, CONTRACTOR'S agents, officers, employees, subcontractors, or independent contractors hired by CONTRACTOR. The only exception to CONTRACTOR'S responsibility to protect, defend, and hold harmless CITY, is due to the sole negligence of CITY, or any of its elective or appointive boards, officers, agents, or employees.

This hold harmless agreement shall apply to all liability regardless of whether any insurance policies are applicable. The policy limits do not act as a limitation upon the amount of indemnification to be provided by CONTRACTOR.

17. **Prevailing Wages.** The CITY has been advised that the Prevailing Wages Law applies to the work. CONTRACTOR and its subcontractors must be registered with the California Department of Industrial Relations pursuant to Labor Code Section 1725.5. This Agreement shall not be effective until CONTRACTOR provides proof of registration to the CITY. CONTRACTOR shall be responsible for CONTRACTOR's compliance in all respects with the Prevailing Wage Law, including the payment of the prevailing wage rates to all the laborers involved, and with California Labor Code Section 1770 et seq., including the keeping of all records required by the provisions of Labor Code Section 1776 and the implementing administrative regulations. CONTRACTOR shall submit payroll records to the Labor Commissioner pursuant to Labor Code section 1771.4(a)(3) and shall comply with the job site notices posting requirements established by the Labor Commissioner pursuant to Title 8, California Code of Regulations Section 16461(e) or other regulation promulgated pursuant to Labor Code Section 1771.4(a)(2). Pursuant to Labor Code Section 1771.4, this Project is subject to compliance monitoring and enforcement by the California Department of Industrial Relations. The CITY shall be a third party

beneficiary of the forgoing covenant with rights to enforce the same as against the CONTRACTOR.

18. **Appropriations.** This Agreement is subject to and contingent upon funds being appropriated therefor by the Garden Grove City Council for each fiscal year covered by the term of this Agreement. If such appropriations are not made, this Agreement shall automatically terminate without penalty to the CITY.

(Agreement Signature Block on Next Page)



**IN WITNESS THEREOF**, these parties have executed this Agreement on the day and year shown below.

Date: \_\_\_\_\_

**"CITY"**  
**CITY OF GARDEN GROVE**

By: \_\_\_\_\_  
**City Manager**

**ATTESTED:**

\_\_\_\_\_  
**City Clerk**

Date: \_\_\_\_\_

**"CONTRACTOR"**  
**A3 Communications, Inc. dba Blue**  
**Violet Networks**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Tax ID No. \_\_\_\_\_

Contractor's License: \_\_\_\_\_

Expiration Date: \_\_\_\_\_

If CONTRACTOR is a corporation, a Corporate Resolution and/or Corporate Seal is required. If a partnership, Statement of Partnership must be submitted to CITY.

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Garden Grove City Attorney

\_\_\_\_\_  
Date

State of California

## MULTIPLE AWARD SCHEDULE

### Blue Violet Networks Corp.

Formerly: Blue Violet Networks, LLC

CMAS NUMBER:	<b>3-17-84-0052B</b>
SUPPLEMENT NUMBER:	1
CMAS TERM DATES:	9/12/2017 through 3/31/2027
CMAS CATEGORY:	Information Technology Goods and Services
APPLICABLE TERMS & CONDITIONS:	<a href="#">January 20, 2022</a>
MAXIMUM ORDER LIMIT:	State Agencies: <b>See Purchasing Authority Dollar Threshold provision</b> Local Government Agencies: <b>Unlimited</b>
FOR USE BY:	State & Local Government Agencies
BASE SCHEDULE #:	<a href="#">GS-07F-091GA</a>
BASE SCHEDULE HOLDER:	Blue Violet Networks

This California Multiple Award Schedule (CMAS) provides for the purchase, warranty, and installation of surveillance systems and physical access control systems. (See page 3 for the restrictions applicable to this CMAS.)

This supplement is to extend this CMAS through 3/31/2027. In addition, this supplement replaces in its entirety the existing CMAS. The most current Ordering Instructions and Special Provisions, CMAS Terms and Conditions, and products and/or services are included herein. All purchase orders issued by State agencies shall incorporate these Ordering Instructions and Special Provisions, and CMAS Terms and Conditions. Review these provisions carefully as they have changed.

*Original Signature on File*

Effective Date: **3/14/2022**

**Bryan Dugger, Program Analyst, California Multiple Award Schedules Unit**

**CALIFORNIA MULTIPLE AWARD SCHEDULE (CMAS)  
BLUE VIOLET NETWORKS CORP.  
CMAS NO 3-17-84-0052B, SUPPLEMENT NO. 1**

NOTICE: Products and/or services on this CMAS may be available on a Mandatory Statewide Contracts. If this is the case, the use of this CMAS is restricted unless the State agency has an approved exemption as explained in the Statewide Contract User Instructions. Information regarding Statewide Contracts can be obtained at the: [Statewide Contract Index Listing](http://www.dgs.ca.gov/PD/About/Page-Content/PD-Branch-Intro-Accordion-List/Acquisitions/Statewide-Contracts) ([www.dgs.ca.gov/PD/About/Page-Content/PD-Branch-Intro-Accordion-List/Acquisitions/Statewide-Contracts](http://www.dgs.ca.gov/PD/About/Page-Content/PD-Branch-Intro-Accordion-List/Acquisitions/Statewide-Contracts)). This requirement is not applicable to local government agencies.

The services provided under this CMAS are only available in support of the products covered by this CMAS.

Agency non-compliance with the requirements may result in the loss of delegated authority to use the CMAS program.

CMAS contractor non-compliance with the requirements may result in termination.

**CALIFORNIA MULTIPLE AWARD SCHEDULE (CMAS)  
BLUE VIOLET NETWORKS CORP.  
CMAS NO 3-17-84-0052B, SUPPLEMENT NO. 1**

**CMAS PRODUCT & SERVICE CODES**

Product & Service Codes listed below are for marketing purposes only. Review the base schedule for the products and/or services available.

Brand-Avigilon  
Security-Access Control System  
Security-Components  
Security-IT Hardware  
Security-Management Systems  
Security-Smart Cards  
Security-Software  
Security-Surveillance System  
Service-Hardware Installation  
Video-Surveillance Camera

**AVAILABLE PRODUCTS AND/OR SERVICES**

All of the products in the base schedule are available within the scope of this CMAS.

The ordering agency must verify all products and/or services are currently available on the base General Services Administration (GSA) schedule. Access the [GSA eLibrary](http://www.gsaelibrary.gsa.gov) at [www.gsaelibrary.gsa.gov](http://www.gsaelibrary.gsa.gov).

All of the job titles in the base schedule are available within the scope of this CMAS.

You may verify the following current information about the job titles available in the base schedule at the [General Services Administration \(GSA\) eLibrary](http://www.gsaelibrary.gsa.gov) ([www.gsaelibrary.gsa.gov](http://www.gsaelibrary.gsa.gov)):

- Description of the functional requirements
- Minimum education and experience requirements
- Maximum pricing allowed (lower pricing acceptable)

**EXCLUDED PRODUCTS AND/OR SERVICES**

Software maintenance as a service and order-level materials are not available under this CMAS.

**CALIFORNIA MULTIPLE AWARD SCHEDULE (CMAS)  
BLUE VIOLET NETWORKS CORP.  
CMAS NO 3-17-84-0052B, SUPPLEMENT NO. 1**

**ISSUE PURCHASE ORDER TO**

Agency purchase orders must be sent to the following:

**Blue Violet Networks Corp.  
17815 Newhope Street, Suite M  
Fountain Valley, CA 92708  
Attn: Rob Clement**

**E-mail:     rclement@blueviolet.net**

Agencies with questions regarding products and/or services may contact the CMAS contractor as follows:

**Contact:   Rob Clement  
Phone:     (949) 540-5542  
E-mail:     rclement@blueviolet.net**

**TOP 500 DELINQUENT TAXPAYERS**

In accordance with Public Contract Code (PCC) 10295.4, and prior to placing an order for IT goods and/or services, **agencies must verify** with the Franchise Tax Board and the California Department of Tax and Fee Administration that this CMAS contractor's name does not appear on either list of the 500 largest tax delinquencies pursuant to Revenue and Taxation Code 7063 or 19195. **See next paragraph for information.**

The Franchise Tax Board's list of Top 500 Delinquent Taxpayers is available at [www.ftb.ca.gov/about-ftb/newsroom/top-500-past-due-balances/index.html](http://www.ftb.ca.gov/about-ftb/newsroom/top-500-past-due-balances/index.html).

The California Department of Tax and Fee Administration's list of Top 500 Sales & Use Tax Delinquencies in California is available at [www.cdtfa.ca.gov/taxes-and-fees/top500.htm](http://www.cdtfa.ca.gov/taxes-and-fees/top500.htm).

**CALIFORNIA SELLER'S PERMIT**

The CMAS contractor's California Seller's Permit Number is 102542983. Prior to placing an order with this company, agencies must verify that this permit is still valid at the California Department of Tax and Fee Administration website ([cdtfa.ca.gov](http://cdtfa.ca.gov)).

**MINIMUM ORDER LIMITATION**

There is no minimum dollar value limitation on orders placed under this CMAS.

**CALIFORNIA MULTIPLE AWARD SCHEDULE (CMAS)  
BLUE VIOLET NETWORKS CORP.  
CMAS NO 3-17-84-0052B, SUPPLEMENT NO. 1**

**CMAS PRICES**

The maximum prices allowed for the products and/or services available are those set forth in the base schedule.

The ordering agency is encouraged to seek prices lower than those in the base schedule. When responding to an agency's Request for Offer (RFO), the CMAS contractor can offer lower prices to be competitive.

**CALIFORNIA CIVIL RIGHTS LAW CERTIFICATION**

Pursuant to PCC 2010, effective January 1, 2017, applicants must certify their compliance with the California Civil Rights laws and Employer Discriminatory Policies (Civil Code 51, GC 12960). It is the agency's responsibility to verify that the contractor has a California Civil Rights Law Certification on file.

**WARRANTY**

For warranties, see the base schedule, the CMAS Terms and Conditions, General Provisions, and CMAS Warranty.

CMAS contractor personnel shall have the experience, education, and expertise as defined in the base schedule.

**DELIVERY**

45 days after receipt of order or as negotiated between agency and CMAS contractor and included in the purchase order.

**SHIPPING INSTRUCTIONS**

F.O.B. (Free On Board) Destination. Seller pays the freight charges.

**PURCHASING AUTHORITY DOLLAR THRESHOLD**

Order limits for the purchase of goods and/or services is determined by the individual agency purchasing authority threshold.

No CMAS order may be executed by a State agency that exceeds that agency's purchasing authority threshold. State agencies with approved purchasing authority, along with their dollar thresholds can be obtained at the [List of State Departments with Approved Purchasing Authority](http://www.dgs.ca.gov/PD/Resources/Page-Content/Procurement-Division-Resources-List-Folder/List-of-State-Departments-with-Approved-Purchasing-Authority) website ([www.dgs.ca.gov/PD/Resources/Page-Content/Procurement-Division-Resources-List-Folder/List-of-State-Departments-with-Approved-Purchasing-Authority](http://www.dgs.ca.gov/PD/Resources/Page-Content/Procurement-Division-Resources-List-Folder/List-of-State-Departments-with-Approved-Purchasing-Authority)).

**CALIFORNIA MULTIPLE AWARD SCHEDULE (CMAS)  
BLUE VIOLET NETWORKS CORP.  
CMAS NO 3-17-84-0052B, SUPPLEMENT NO. 1**

**HOW TO USE CMAS**

Agencies must adhere to the detailed requirements in the State Contracting Manual (SCM) when using CMAS. The requirements for the following bullets are in SCM, Volume 2, Chapter 6 (for non-IT), SCM, Volume 3, Chapter 6 (for IT), and SCM, Volume FISCAL, Chapter 5 (FISCAL):

- Develop an RFO, which includes a Scope of Work (SOW) and Bidder Declaration form. For information on the Bidder Declaration requirements, see SCM, Volume 2, Chapter 3, 3.5.7 and Volume 3, Chapter 3, 3.4.7.
- Search for potential CMAS contractors on the CMAS website ([www.dgs.ca.gov/PD/About/Page-Content/PD-Branch-Intro-Accordion-List/Acquisitions/California-Multiple-Award-Schedules](http://www.dgs.ca.gov/PD/About/Page-Content/PD-Branch-Intro-Accordion-List/Acquisitions/California-Multiple-Award-Schedules)) and select "Find a CMAS Contractor."
- Request offers from a minimum of 3 CMAS contractors including one small business (SB) and/or Disabled Veteran Business Enterprise (DVBE), if available, who are authorized to sell the products and/or services needed.
- If requesting offers from a certified DVBE, include the Disabled Veteran Business Enterprise Declarations form (Standard 843) in the RFO. This declaration must be completed and returned by the DVBE prime contractor and/or any DVBE subcontractors. (See SCM Volumes 2, 3, and FISCAL, Chapter 3).
- This is not a bid transaction, so the small business preference, DVBE incentives, protest language, intent to award, evaluation criteria, advertising, etc., are not applicable.
- If less than 3 offers are received, State agencies must document their file with the reasons why the other suppliers did not respond with an offer.
- Assess the offers received using best value methodology, with cost as one of the criteria.
- Issue a Purchase Order to the selected CMAS contractor.
- For CMAS transactions under \$10,000, only one offer is required if the State agency can establish and document that the price is fair and reasonable. The fair and reasonable method can only be used for non-customizable purchases.

**SPLITTING ORDERS**

Splitting orders to avoid any monetary limitations is prohibited.

Do not circumvent normal procurement methods by splitting purchases into a series of delegated purchase orders, per PCC 10329.

Splitting a project into small projects to avoid either fiscal or procedural controls is prohibited, per State Administrative Manual (SAM) 4819.34.

**CALIFORNIA MULTIPLE AWARD SCHEDULE (CMAS)  
BLUE VIOLET NETWORKS CORP.  
CMAS NO 3-17-84-0052B, SUPPLEMENT NO. 1**

**ORDERING PROCEDURES**

**1. Purchase Orders**

All Ordering Agency purchase order documents executed under this CMAS must contain the applicable CMAS number as show on page 1.

a. State Departments:

Standard 65 Purchase Documents – State departments not transacting in FISCal must use the Purchasing Authority Purchase Order (Standard 65) for purchase execution. An electronic version of the Standard 65 is available at the Department of General Services (DGS), Procurement Division (PD) website ([www.dgsapps.dgs.ca.gov/osp/StatewideFormsWeb/Forms.aspx](http://www.dgsapps.dgs.ca.gov/osp/StatewideFormsWeb/Forms.aspx)), select Standard (STD) Forms.

FISCAL Purchase Documents – State departments transacting in FISCal will follow the FISCal procurement and contracting procedures.

b. Local Government Agencies:

Local government agencies may use their own purchase order document for purchase execution.

The agency is required to complete and distribute the purchase order. For services, the agency shall modify the information contained on the order to include the service period (start and end date), and the monthly cost (or other intermittent cost), and any other information pertinent to the services. The cost for each line item must be included in the order, not just system totals.

The contractor must immediately reject purchase orders that are not accurate. Discrepancies are to be negotiated and incorporated into the purchase order prior to product delivery and service implementation.

**2. Service and Delivery after CMAS Expiration**

The purchase order must be issued before the CMAS expires. However, delivery of the products or completion of the services may be after the CMAS expires (unless otherwise specifically stated in the purchase order). Amending the purchase order to add quantity, time, or money is not possible if the CMAS expired.



**CALIFORNIA MULTIPLE AWARD SCHEDULE (CMAS)  
BLUE VIOLET NETWORKS CORP.  
CMAS NO 3-17-84-0052B, SUPPLEMENT NO. 1**

**3. Multiple CMAS Agreements on a Single Purchase Order**

Agencies wishing to include multiple CMAS agreements on a single FISCal purchase order must adhere to the following guidelines:

- All CMAS must be for the same CMAS contractor.
- The purchase order must go to one contractor location.
- Enter the word "CMAS" in the space reserved for the Leveraged Procurement Agreement (LPA) number. The word "CMAS" signifies that the purchase order contains items from multiple CMAS agreements. The purchasing agency may only use one bill code.
- For each individual CMAS, the agency must identify and group together the CMAS number with the line items and subtotal per CMAS number (do not include tax in the subtotal), and sequentially identify each individual CMAS as Sub #1, Sub #2, Sub #3, etc. This facilitates accurate billing of administrative fees by the Procurement Division.
- The total of all items on the purchase order must not exceed the purchase order limit identified in the CMAS.
- Do not combine items from IT and non-IT CMAS agreements. An Information Technology CMAS begins with the number "3" and a non-IT CMAS begins with the number "4." The purchase order limits are different for these CMAS agreements.

**4. Amendments to State Agency's Purchase Orders**

Agency purchase orders cannot be amended if the CMAS has expired.

SCM, Volumes 2 & 3, Chapter 6, 6.A5.0 and SCM, Volume FISCal, Chapter 5, 5.A4.0 provides the following direction regarding amendments to all types of LPA purchase orders:

Original orders, which include options for changes (e.g., quantity or time), that were evaluated and considered in the selection for award during the RFO process, may be amended consistent with the terms of the original order, provided that the original order allowed for amendments. If the original order did not evaluate options, then amendments are not allowed unless an NCB is approved for those amendments.

Amendments unique to non-IT services are covered in SCM, Volume 2, Chapter 6, 6.B2.9 and SCM, Volume FISCal, Chapter 5, 5.A4.1 as follows:

If the original contract permitted amendments, but did not specify the changes (e.g., quantity or time), it may be amended, per Public Contract Code (PCC) § 10335 (d)(1). Only a contract may be amended once under this exemption. The time shall not exceed one year, or add not more than 30% of the original order value and may not exceed \$250,000. If the original contract did not have language permitting amendments, the NCB process must be followed.

**CALIFORNIA MULTIPLE AWARD SCHEDULE (CMAS)  
BLUE VIOLET NETWORKS CORP.  
CMAS NO 3-17-84-0052B, SUPPLEMENT NO. 1**

**CMAS CONTRACTOR OWNERSHIP INFORMATION**

The CMAS contractor is a certified SB enterprise. Their Office of Small Business and DVBE Services (OSDS) certification number 2002871 expires on 3/31/2022.

If this certification has expired, the current expiration date should be verified at [Cal eProcure](http://Cal eProcure) ([caleprocure.ca.gov/pages/PublicSearch/supplier-search.aspx](http://caleprocure.ca.gov/pages/PublicSearch/supplier-search.aspx)). The OSDS contact information can be found on the OSDS website ([www.dgs.ca.gov/PD/About/Page-Content/PD-Branch-Intro-Accordion-List/Office-of-Small-Business-and-Disabled-Veteran-Business-Enterprise/Certification-Program](http://www.dgs.ca.gov/PD/About/Page-Content/PD-Branch-Intro-Accordion-List/Office-of-Small-Business-and-Disabled-Veteran-Business-Enterprise/Certification-Program)). Note that some companies have been assigned a new certification number, so use the company name and/or certification number when checking status on-line.

**SMALL BUSINESS MUST BE CONSIDERED**

Prior to placing orders under the CMAS program, State agencies shall whenever practicable first consider offers from small businesses that have established CMAS (GC 14846(b)). NOTE: DGS auditors will request substantiation of compliance with this requirement when agency files are reviewed.

CMAS Small Business and Disabled Veteran Partners lists ([www.dgs.ca.gov/PD/About/Page-Content/PD-Branch-Intro-Accordion-List/Acquisitions/California-Multiple-Award-Schedules](http://www.dgs.ca.gov/PD/About/Page-Content/PD-Branch-Intro-Accordion-List/Acquisitions/California-Multiple-Award-Schedules)) can be found on the CMAS website by selecting "Find a CMAS Contractor".

In response to our commitment to increase participation by small businesses, the Department of General Services waives the administrative fee (a fee charged to customer agencies to support the CMAS program) for orders to California certified small business enterprises.

**SMALL BUSINESS/DVBE - TRACKING**

State agencies are able to claim subcontracting dollars towards their SB or DVBE goals whenever the CMAS contractor subcontracts a commercially useful function to a certified SB or DVBE. The CMAS contractor will provide the ordering agency with the name of the SB or DVBE used and the dollar amount the ordering agency can apply towards its SB or DVBE goal.

**SMALL BUSINESS/DVBE - SUBCONTRACTING**

1. The amount an ordering agency can claim towards achieving its SB or DVBE goals is the dollar amount of the subcontract award made by the CMAS contractor to each SB or DVBE.
2. The CMAS contractor will provide an ordering agency with the following information at the time the order is quoted:
  - a. The CMAS contractor will state that, as the prime contractor, it shall be responsible for the overall execution of the fulfillment of the order.

**CALIFORNIA MULTIPLE AWARD SCHEDULE (CMAS)  
BLUE VIOLET NETWORKS CORP.  
CMAS NO 3-17-84-0052B, SUPPLEMENT NO. 1**

- b. The CMAS contractor will indicate to the ordering agency how the order meets the SB or DVBE goal, as follows:
  - i. List the name of each company that is certified by the Office of Small Business and DVBE Services that it intends to subcontract a commercially useful function to; and
  - ii. Include the SB or DVBE certification number of each company listed, and attach a copy of each certification; and
  - iii. Indicate the dollar amount of each subcontract with a SB or DVBE that may be claimed by the ordering agency towards the SB or DVBE goal; and
  - iv. Indicate what commercially useful function the SB or DVBE subcontractor will be providing towards fulfillment of the order.
3. The ordering agency's purchase order must be addressed to the prime contractor, and the purchase order must reference the information provided by the prime contractor as outlined above.

**WITHHOLD LANGUAGE (SB588)**

**Option 1 – Withhold Language**

Upon delivery or completion of ordered goods or services for which the Contractor committed to DVBE subcontractor participation, state departments must require the Contractor to certify all the following:

1. The amount and percentage of work the Contractor committed to provide to one or more DVBEs under the requirements of the contract and the amount each DVBE received from the Contractor.
2. That all payments under the contract have been made to the DVBE. Upon request, the Contractor must provide proof of payment for the work.

In accordance with the Military and Veterans Code 999.7, state departments shall withhold \$10,000 from the final payment, or the full final payment if less than \$10,000, if the Contractor fails to meet the certification requirements identified above. State departments shall notify the Contractor of their failure to meet the certification requirements and give the Contractor an opportunity to comply with the certification requirements. If after 30 calendar days from the date of notice, the Contractor refuses to comply with the certification requirements, the state department shall permanently deduct \$10,000 from the final payment, or the full payment if less than \$10,000.

**Option 2 – No Withhold Language**

During the contract term and upon completion of the contract for which a DVBE subcontractor commitment was made, DGS-PD will require the Contractor to certify all participation commitments and payments under the contract have been made to the DVBE. Upon request by DGS-PD, the Contractor shall provide proof of payment for the work.

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CMAS NO 3-17-84-0052B, SUPPLEMENT NO. 1**

**PRODUCT SUBSTITUTIONS**

Substitution of Deliverables may not be tendered without advance written consent of the Buyer. The Contractor must offer an equivalent or newer model of the product from the same manufacturer at the same or lower price. Contractor cannot use any specification in lieu of those contained in the Contract without written consent from the Buyer.

**NEW EQUIPMENT REQUIRED**

The State will procure new equipment. All equipment must be new (or warranted as newly manufactured) and the latest model in current production. Used, shopworn, demonstrator, prototype, or discontinued models are not acceptable.

Where Federal Energy Management Program (FEMP) standards are available, all State agencies shall purchase only those products that meet the recommended standards. All products displaying the Energy Star label meet the FEMP standards.

**SPECIAL MANUFACTURED GOODS**

Any CMAS for goods to be manufactured by the CMAS contractor specifically for the State and not suitable for sale to others may require progress payments.

**TRADE-IN EQUIPMENT**

Trade-ins at open market price may be considered. The product description and trade-in allowance must be identified on the purchase order.

Agencies are required to adhere to SAM 3520 through 3520.6, Disposal of Personal Property and Surplus Personal Property, as applicable, when trade-ins are considered. A Property Survey Report, Standard 152, must be submitted for approval prior to disposition of any State-owned personal property, including general office furniture regardless of the acquisition value, or if the property was recorded or capitalized for accounting purposes.

**STATE AGENCY BUY RECYCLED CAMPAIGN**

State ordering agencies are required to report purchases made within the eleven product categories in the California Department of Resources Recycling and Recovery's State Agency Buy Recycled Campaign per PCC 12200 through 12217.

Contractor will be required to complete and return a Recycled-Content Certification form ([www.calrecycle.ca.gov/contracts/forms](http://www.calrecycle.ca.gov/contracts/forms)) upon request by the state ordering agency.

## ELECTRONIC WASTE RECYCLING

## PRODUCT INSTALLATION

The prime contractor, as well as any subcontractors, must hold any certifications and/or licenses required for the project.

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**PUBLIC WORKS (INSTALLATION SERVICES ONLY)**

A public works contract is defined as an agreement for “the erection, construction, alteration, repair, or improvement of any public structure, building, road, or other public improvement of any kind” in accordance with PCC 1101. State agencies planning these types of projects need to review SCM, Volume 1, Chapters 10 and 11 for applicable guidelines and regulations. Visit the DGS, Real Estate Services Division (RESN) website ([www.dgs.ca.gov/RESN](http://www.dgs.ca.gov/RESN)) if you have questions about public works transactions.

Agency CMAS purchase orders may allow for public works installation only when it is incidental to the total purchase order amount.

Agencies are to ensure that the applicable laws and codes pertaining to the contractor and sub-contractor licensing, prevailing wage rates, bonding, labor code requirements, etc., are adhered to by the prime contractor as well as any subcontractor during performance under the CMAS purchase order.

The bond amount for public works is not less than 100% of the purchase order price.

**NOTE:** In accordance with Labor Code (LC) 1773.2, the ordering agency is responsible for determining the appropriate craft, classification or type of worker needed for any contract for public works. Also, the agency is to specify the applicable prevailing wage rates as determined by the Director of the Department of Industrial Relations (DIR). In lieu of specifying the prevailing wage rates, the agency may include a statement on the order that the prevailing wage rates are on file at the agency's office and will be made available upon request. The prevailing wage rates are available from DIR at [www.dir.ca.gov](http://www.dir.ca.gov) (select Statistics & Research).

**Bonds:** For guidelines, see CMAS, General Terms and Conditions, Public Works Requirements.

**State Contractor's License:** Public works services can be obtained through CMAS only if incidental to the overall purchase order. If incidental public works services are included in the purchase order, prior to issuing the order agencies should contact the State Contractor's License Board ([www.cslb.ca.gov](http://www.cslb.ca.gov)) to verify that the Contractor's License shown below is still active and in good standing.

The CMAS contractor's California Contractor's License number is 1068137. This is a Class C-10 Electrical license that is valid through 8/31/2022.

**Cable and Wire:** Cable and wire products that are purchased under this CMAS must be for information technology projects only (computers, telecommunications, and security systems) and cannot be used for general purpose installations.

Purchase orders for cable and wire installation services only are prohibited.

Cable and wire installations under this CMAS must be installed and tested to EIA/TIA Standards.



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Agency questions regarding the purchase and/or installation of cable and wire for computers and/or telecommunications may be directed to the California Department of Technology, Statewide Telecommunications and Network Division.

**PRODUCTIVE USE REQUIREMENTS**

The customer in-use requirement applies to all procurements of information technology equipment and software, per SCM, Volume 3, Chapter 2, 2.B6.2 and SCM, Volume FISCal, Chapter 2, 2.E3.2.

Each equipment or software component must be in current operation for a paying customer and the paying customer must be external to the contractor's organization (not owned by the contractor and not owning the contractor).

To substantiate compliance with the Productive Use Requirements, the CMAS contractor must provide upon request the name and address of a customer installation and the name and telephone number of a contact person.

The elapsed time such equipment or software must have been in operation is based upon the importance of the equipment or software for system operation and its cost. The following designates product categories and the required period of time for equipment or software operation prior to approval of the replacement item on CMAS.

**Category 1 - Critical Software:** Critical software is software that is required to control the overall operation of a computer system or peripheral equipment. Included in this category are operating systems, data base management systems, language interpreters, assemblers and compilers, communications software, and other essential system software.

<b>Cost</b>	<b>Installation</b>	<b>Final Bid Submission</b>
More than \$100,000	8 months	6 months
\$10,000 up to \$100,000	4 months	3 months
Less than \$10,000	1 month	1 month

**Category 2 - All Information Technology Equipment and Non-Critical Software:** Information technology equipment is defined in SAM 4819.2.

<b>Cost</b>	<b>Installation</b>	<b>Final Bid Submission</b>
More than \$100,000	6 months	4 months
\$10,000 up to \$100,000	4 months	3 months
Less than \$10,000	1 month	1 month

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**NOT SPECIFICALLY PRICED ITEMS**

The only time that open market/incidental, non-schedule items may be included in a CMAS order is when they fall under the parameters of the Not Specifically Priced (NSP) Items provision.

CMAS contractors must be authorized providers of the hardware, software and/or services they offer under the NSP Items provision.

Agency and CMAS contractor use of the NSP provision is subject to the following requirements:

1. Purchase orders containing only NSP items are prohibited.
2. A purchase order containing NSP items may be issued only if it results in the lowest overall alternative to the State.
3. NSP items shall be clearly identified in the order. Any product or service already specifically priced and included in the base schedule may not be identified as an NSP item.
4. NSP Installation Services: The CMAS contractor is fully responsible for all installation services performed under the CMAS. Product installations must be performed by manufacturer authorized personnel and meet manufacturer documented specifications. The prime contractor, as well as any subcontractors, must hold any certifications and/or licenses required for the project. The total dollar value of all installation services included in the purchase order cannot exceed the dollar value of the products included in the purchase order, nor can they exceed the NSP Maximum Order Limitation.
5. Maximum Order Limitation: For orders \$250,000, or less, the total dollar value of all NSP items included in a purchase order shall not exceed \$5,000. For orders exceeding \$250,000, and at the option of the contractor, the total dollar value of all NSP items in a purchase order shall not exceed 5% of the total cost of the order or \$25,000 whichever is lower.
6. An NSP item included in an order issued against a CMAS is subject to all of the terms and conditions set forth in the contract.
7. Trade-ins, upgrades, involving the swapping of boards, are permissible, where the contract makes specific provisions for this action. In those instances, where it is permitted, the purchase order must include the replacement item and a notation that the purchase involves the swapping of a board.

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The following NSP items **are specifically excluded** from any order issued under this CMAS:

1. Items not intended for use in direct support of the priced items included in the same order. An NSP item must be subordinate to the specifically priced item that it is supporting. For example, a cable, which is not otherwise specifically priced in the base schedule, is subordinate to a specifically priced printer or facsimile machine and is eligible to be an NSP item subject to that cable meeting the remaining NSP requirements. However, a printer or facsimile machine, which is not otherwise specifically priced in the base schedule, is not subordinate to a specifically priced cable, and is not eligible to be an NSP item.
2. Supply type items, except for the minimum amount necessary to provide initial support to the priced items included in the same order.
3. Items that do not meet the Productive Use Requirements for information technology products, per SCM, Volume 3, Chapter 2, 2.B6.2 and SCM, Volume FISCal, Chapter 2, 2.E3.2.
4. Any other item or class of items specifically excluded from the scope of this CMAS.
5. Public Works components NOT incidental to the total purchase order amount.
6. Products or services the CMAS contractor is NOT factory authorized or otherwise certified or trained to provide.
7. Follow-on consultant services that were previously recommended or suggested by the same CMAS contractor.

The CMAS contractor is required to reject purchase orders containing NSP items that do not conform to the above requirements. The CMAS contractor will promptly notify the agency issuing the non-conforming order of its non-acceptance and the reasons for its non-acceptance.

**STATE AND LOCAL GOVERNMENTS CAN USE CMAS**

State and local government agency use of CMAS is optional. A local government is any city, county, city and county, district, or other local governmental body or corporation, including Universities of California, California State Universities, K-12 schools, and community colleges empowered to expend public funds. While the State makes this CMAS available, each local government agency should make its own determination whether the CMAS program is consistent with its procurement policies and regulations.

PCC 10298 allows any city, county, city and county, district, or other local governmental body or corporation empowered to expend public funds to contract with suppliers awarded CMAS without further competitive bidding.

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See complete PCC 10298 language at  
([leginfo.legislature.ca.gov/faces/codes\\_displaySection.xhtml?lawCode=PCC&sectionNum=10298](http://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=PCC&sectionNum=10298)).

PCC 10299 allows any school district empowered to expend public funds to utilize CMAS without further competitive bidding.

See complete PCC 10299 language at  
([leginfo.legislature.ca.gov/faces/codes\\_displaySection.xhtml?lawCode=PCC&sectionNum=10299](http://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=PCC&sectionNum=10299)).

**UPDATES AND/OR CHANGES**

A CMAS supplement is not required for updates and/or changes once the update and/or change becomes effective for the base schedule, except as follows:

- A CMAS supplement is required when the CMAS is based on specific products and/or services from another contractor's multiple award contract and the contractor wants to add a new manufacturer's products and/or services.
- A CMAS supplement is required for new federal contract terms and conditions that constitute a material difference from existing contract terms and conditions. A material change has a potentially significant effect on the delivery, quantity or quality of items provided, the amount paid to the contractor or on the cost to the State.

**SELF-DELETING BASE SCHEDULE TERMS AND CONDITIONS**

Instructions, or terms and conditions that appear in the Special Items or other provisions of the base schedule and apply to the purchase, license, or rental (as applicable) of products or services by the US Government in the United States, and/or to any overseas location shall be self-deleting. (Example: "Examinations of Records" provision).

Federal regulations and standards, such as Federal Acquisition Regulation, Federal Information Resources Management Regulation, Federal Information Processing Standards, General Services Administration Regulation, or Federal Installment Payment Agreement shall be self-deleting. Federal blanket orders and small order procedures are not applicable.

**ORDER OF PRECEDENCE**

The CMAS Terms and Conditions takes precedence if there is a conflict between the terms and conditions of the contractor's base schedule, packaging, invoices, catalogs, brochures, technical data sheets or other documents (see CMAS Terms and Conditions, CONFLICT OF TERMS).

**APPLICABLE CODES, POLICIES AND GUIDELINES**

All California codes, policies, and guidelines are applicable. The use of CMAS does not reduce or relieve state agencies of their responsibility to meet statewide requirements regarding contracting or the procurement of goods or services. Most procurement and contract codes, policies, and guidelines are incorporated into CMAS agreements. Nonetheless, there is no guarantee that every possible requirement that pertains to all the different and unique State processes has been included.

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**PAYMENTS AND INVOICES**

**1. Payment Terms**

Payment terms for this CMAS are net 45 days.

Payment will be made in accordance with the provisions of the California Prompt Payment Act, GC 927. Unless expressly exempted by statute, the Act requires State agencies to pay properly submitted, undisputed invoices not more than 45 days after (1) the date of acceptance of goods or performance of services; or (2) receipt of an undisputed invoice, whichever is later.

**2. Payee Data Record (Standard 204)**

State Agencies not transacting in FISCal, must obtain a copy of the Payee Data Record (Standard 204) in order to process payments. State Ordering Agencies must forward a copy of the Standard 204 to their accounting offices. Without the Standard 204, payment may be unnecessarily delayed. State Agencies should contact the CMAS contractor for copies of the Payee Data Record.

**3. DGS Administrative and Incentive Fees**

**Orders from State Agencies:**

DGS will bill each State agency directly an administrative fee for use of CMAS. The administrative fee should NOT be included in the order total or remitted before an invoice is received from DGS. This administrative fee is waived for CMAS purchase orders issued to California certified small businesses.

**Orders from Local Government Agencies:**

CMAS contractors, who are not California certified small businesses, are required to remit to DGS an incentive fee equal to a percentage of the total of all local government agency orders (excluding sales tax and shipping) placed against their CMAS.

The incentive fee is waived for CMAS purchase orders issued to California certified small businesses.

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**4. Contractor Invoices**

Unless otherwise stipulated, the CMAS contractor must send their invoices to the agency address set forth in the purchase order. Invoices shall be submitted in triplicate and shall include the following:

- CMAS number
- Agency purchase order number
- Agency Bill Code (State Only)
- Line item number
- Unit price
- Extended line item price
- Invoice total

State sales tax and/or use tax shall be itemized separately and added to each invoice as applicable.

The company name on the CMAS, purchase order and invoice must match or the State Controller's Office will not approve payment.

**5. Advance Payments**

Advance payment is allowed for services only under limited, narrowly defined circumstances, i.e., between specific departments and certain types of non-profit organizations, or when paying another government agency (GC 11256 through 11263 and 11019).

It is NOT acceptable to pay in advance, except software maintenance and license fees, which are considered a subscription and may be paid in advance if a provision addressing payment in advance is included in the purchase order.

Software warranty upgrades and extensions may also be paid for in advance, one time.

**6. Credit Card**

The CMAS contractor accepts the State of California credit card (CAL-Card).

A purchase order is required even when the ordering department chooses to pay the CMAS contractor via the CAL-Card.

**7. Leasing/Financing**

California State Agencies are required to utilize the Golden State Financial Marketplace (GS SMarT) program for all financing and leasing needs. California Local Government Agencies (counties, cities, K-12 school districts, community colleges, California State Universities, Universities of California, etc.) may utilize the GS SMarT program for financing and leasing according to PCC 14937. The minimum dollar amount for Local Government Agency financing and leasing is \$100,000.

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**8. Lease/Purchase Analysis**

State agencies must complete a Lease/Purchase Analysis (LPA) to determine best value when contemplating a lease/rental and retain a copy for future audit purposes (SAM 3710).

For short-term rental equipment, the lease/purchase analysis must be approved by DGS Office of Legal Services.

The lease/purchase analysis for all other purchases must be approved by the Department of General Services, GS SMar State Financial Marketplace. Buyers may contact the GS SMar Administrator, Kris Bianchini via e-mail at [kristopher.bianchini@dgs.ca.gov](mailto:kristopher.bianchini@dgs.ca.gov) for further information.

**9. Leasing**

The State reserves the right to select the form of payment for all procurements, be it either an outright purchase with payment rendered directly by the State, or a financing/lease-purchase or operating lease via the State Financial Marketplace (GS SMar and/or Lease SMar). If payment is via the financial marketplace, the Supplier will invoice the State and the State will approve the invoice and the selected Lender/Lessor for all product listed on the State's procurement document will pay the supplier on behalf of the State.

Buyers may contact the GS SMar Administrator, Kris Bianchini via e-mail at [kristopher.bianchini@dgs.ca.gov](mailto:kristopher.bianchini@dgs.ca.gov) for further information.

**OBTAINING COPY OF ORIGINAL CMAS AND SUPPLEMENTS**

A copy of a CMAS and supplements, if any, can be obtained at [Cal eProcure](http://Cal eProcure) ([caleprocure.ca.gov](http://caleprocure.ca.gov)). A complete CMAS consists of the following:

- CMAS cover pages (which includes the signature page, ordering instructions and special provisions, and any attachments or exhibits as prepared by the CMAS Unit)
- CMAS Terms and Conditions.
- Base schedule terms and conditions
- Product/service listing and prices
- Supplements, if applicable.

It is important for the agency to confirm that the required products, services, and prices are included in the CMAS and are at or below base schedule rates. To streamline substantiation that the needed items are in the base schedule, the agencies should ask the CMAS contractor to identify the specific pages from the base schedule that include the required products, services, and prices. Agencies should save these pages for their file documentation.



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**CONTRACTORS ACTING AS FISCAL AGENTS ARE PROHIBITED**

When a subcontractor ultimately provides all of the products or performs all of the services that a CMAS contractor has agreed to provide, and the prime contractor only handles the invoicing of expenditures, then the prime contractor's role becomes that of a fiscal agent because it is merely administrative in nature and does not provide a Commercially Useful Function. It is unacceptable to use fiscal agents in this manner because the agency is paying unnecessary administrative costs.

**AGENCY RESPONSIBILITY**

Each agency is responsible for its own contracting program and purchasing decisions, including use of the CMAS program and associated outcomes.

This responsibility includes, but is not necessarily limited to, ensuring the necessity of the services, securing appropriate funding, complying with laws and policies, preparing the purchase order in a manner that safeguards the State's interests, obtaining required approvals, and documenting compliance with GC 19130.b (3) for outsourcing services.

It is the responsibility of each agency to consult as applicable with their legal staff and contracting offices for advice depending upon the scope or complexity of the purchase order.

If you do not have legal services available to you within your agency, DGS Office of Legal Services is available to provide services.

**CONFLICT OF INTEREST**

Agencies must evaluate the proposed purchase order to determine if there are any potential conflict of interest issues. See the CMAS Terms and Conditions, Conflict of Interest, for more information.

**FEDERAL DEBARMENT**

When federal funds are being expended, the agency is required to obtain (retain in file) a signed "Federal Debarment" certification from the CMAS contractor before the purchase order is issued.

This certification is required by the regulations implementing Executive Order 12549, Debarment and Suspension, 29 CFR Part 98, Section 98.510, Participants; responsibilities. The regulations were published as Part VII of the May 26, 1988 Federal Register (pages 19160-19211).

**CONTRACTOR TRAVEL**

The Travel provision is not applicable to this CMAS.

**LIQUIDATED DAMAGES FOR LATE DELIVERY**

The value of the liquidated damages cannot be a penalty, must be mutually agreed upon by agency and contractor and included in the purchase order to be applicable.

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**ACCEPTANCE TESTING CRITERIA**

If the agency wants to include acceptance testing for all newly installed technology systems, and individual equipment, and machines which are added or field modified (modification of a machine from one model to another) after a successful performance period, the test criteria must be included in the purchase order to be applicable.

**AMERICANS WITH DISABILITY ACT**

To view the DGS Accessibility Policy, please visit [www.dgs.ca.gov/Configuration/Footer-Utility-Links/Accessibility/Accessibility](http://www.dgs.ca.gov/Configuration/Footer-Utility-Links/Accessibility/Accessibility).

GENERAL SERVICES  
ADMINISTRATION FEDERAL SUPPLY  
SERVICE  
AUTHORIZED FEDERAL SUPPLY SCHEDULE CATALOG/PRICE  
LIST



**FSC Schedule: MAS**

Security and Protection – Protective Equipment & Security Systems  
Miscellaneous – Complementary Special Item Number (SINs)

**Contract Number: GS-07F-091GA**  
**Contract Period: 03-31-2017 to 03-31-2027**  
**Mod Number: PO-0016 & PS0020**  
**Effective Date: 04/01/2022 & 02/23/2022**

**Contractor:**  
**Blue Violet Networks**  
**17815 Newhope St. Suite M**  
**Fountain Valley, CA 92708**

**Phone: 714-754-4000**  
**Email: [jp@blueviolet.net](mailto:jp@blueviolet.net)**

Business Size: Small Business

Online access to contract ordering information, terms and conditions, up-to-date pricing, and the option to create an electronic delivery order are available through GSA *Advantage!*™, a menu-driven database system. The INTERNET address GSA *Advantage!*™ is: [www.GSAAdvantage.gov](http://www.GSAAdvantage.gov).

For more information on ordering from the Federal Supply Schedule click on the FSS Schedules button at <http://www.fss.gsa.gov>.

CONTRACTOR INFORMATION:

- 1a. Table of awarded special item number(s):

**334220 – Surveillance Systems, Wearable Body Cameras and Vehicular**  
**334290L – Physical Access Control System (PACS) – Legacy SIN**  
**ANCILLARY – Ancillary Supplies and Services**  
**OLM – Order Level Materials**

- 1b. Identification of the lowest priced model number and lowest unit price for that model for each special item number awarded in the contract.

**334220 – \$72.75**  
**334290L – \$0.26**  
**ANCILLARY - \$110.83**

- 1c. If the Contractor is proposing hourly rates, a description of all corresponding commercial job titles, experience, functional responsibility and education for those types of employees or subcontractors who will perform services shall be provided.

**ANCILLARY - \$110.83**

2. Maximum order: ***\$250,000.00***
3. Minimum order: ***\$100***
4. Geographic coverage (delivery area): **Conus**
5. Point(s) of production (city, county, and State or foreign country). **See GSA Advantage File.**
6. Discount from list, prices or statement of net price. **Prices are Net Discounts Deducted**
7. Quantity discounts: **None.**
8. Prompt payment terms: ***NET 30 days. Information for Ordering Offices: Prompt payment terms cannot be negotiated out of the contractual agreement in exchange for other concessions.***
9. Foreign items (list items by country of origin): **None**
- 10a. Time of delivery: ***45 days after receipt of order (ARO).***
- 10b. Expedited Delivery: ***Contact the Contractor.***
- 10c. Rush Delivery: ***Contact the Contractor for rates***

- 10d. Urgent Requirements: **Agencies can contact the Contractor's representative to affect a faster delivery. Customers are encouraged to contact the contractor for the purpose of requesting accelerated delivery**
- 11. F.O.B. point(s): ***Point of Production.***
- 12a. Ordering Address: **Same as contractor.**
- 12b. ORDERING PROCEDURES: **Ordering procedures: For supplies and services, the ordering procedures, information on Blanket Purchase Agreements (BPAs) are found in Federal Acquisition Regulation (FAR) 8.405-3.**
- 13. Payment Address: **Same as contractor**
- 14. Warranty provision: **Standard Manufacturer Warranty. Customer should contact contractor for a copy of the warranty.**
- 15. Export packing charges, if applicable. ***Contact Sales Office.***
- 16. Terms and conditions of rental, maintenance, and repair (if applicable) ***Not Applicable***
- 17. Terms and conditions of installation (if applicable). ***Not Applicable***
- 18a. Terms and conditions of repair parts indicating date of parts price lists and any discounts from list prices (if applicable). ***Not Applicable***
- 18b. Terms and conditions for any other services (if applicable). ***Not Applicable***
- 19. List of service and distribution points (if applicable). ***Not Applicable***
- 20. List of participating dealers (if applicable). ***Not Applicable***
- 21. Preventive maintenance (if applicable). ***Not Applicable***
- 22a. Special attributes such as environmental attributes (e.g., recycled content, energy efficiency, and/or reduced pollutants) ***Not Applicable***
- 22b. If applicable, indicate that Section 508 compliance information is available on Electronic and Information Technology (EIT) supplies and services and show where full details can be found (e.g. contractor's website or other location.) The EIT standards can be found at [www.Section508.gov/](http://www.Section508.gov/). ***Not Applicable***
- 23. Unique Entity Identifier UEI number: **GRNJUKUX6UD1**
- 24. Notification Regarding Registration in System for Award Management (SAM) Database: ***Contractor has an active registration in the SAM database.***

## Services

SIN(s) PROPOSED	LABOR CATEGORY	FUNCTIONAL RESPONSIBILITY	MINIMUM EDUCATION/ CERTIFICATION LEVEL	MINIMUM YEARS OF EXPERIENCE	PRICE OFFERED TO GSA (including IFF)
ANCILLARY	Security Technician I	Installation and service of access control and video surveillance field devices.	HS Diploma + Certifications	2	\$110.83
ANCILLARY	Security Technician II	Installation and service of access control and video surveillance head end equipment and commissioning.	HS Diploma + Certifications	5	\$119.70
ANCILLARY	Project Manager	Manage and set schedule, coordinate with others, communicate system status, risk manage.	Bachelors or Experience + Certifications	8	\$146.30
ANCILLARY	Senior Engineer	System Integration, active directory support, high level support.	Bachelors + Certifications	10	\$164.03

## Products

See GSA Advantage!



SIN/SIN(s) PROPOSED	MAN. NAME	MFR PART NO	PRODUCT DESCRIPTION	MSRP	CMAS Price
334220	Avigilon	3.0C-H4A-DC2-B	3.0 Megapixel WDR, LightCatcher, Day/Night, In-Ceiling Dome, 9-22mm f/1.6 P-iris lens, Self-Learning Video Analytics	\$ 925.00	\$ 708.31
334220	Avigilon	3.0C-H4A-DO2-B	3.0 Megapixel WDR, LightCatcher, Day/Night, Outdoor Dome, 9-22mm f/1.6 P-iris lens, Self-Learning Video Analytics	\$ 1,025.00	\$ 784.89
334220	Avigilon	3.0C-H4M-D1	3.0 MP, WDR, LightCatcher, Day/Night, Indoor Dome, 2.8mm f/1.2	\$ 390.00	\$ 298.64
334220	Avigilon	3.0C-H4M-D1-IR	3.0 MP, WDR, LightCatcher, Day/Night, Indoor Dome, 2.8mm f/1.2, IR	\$ 425.00	\$ 325.44
334220	Avigilon	3.0C-H5SL-BO1-IR	3.0 MP, WDR, LightCatcher, Day/Night, Indoor/Outdoor Bullet Camera, 3.1-8.4mm f/1.6, Integrated IR	\$ 570.00	\$ 436.47
334220	Avigilon	3.0C-H5SL-BO2-IR	3.0 MP, WDR, LightCatcher, Day/Night, Indoor/Outdoor Bullet Camera, 9.5-31mm f/1.4, Integrated IR	\$ 620.00	\$ 474.76
334220	Avigilon	3.0C-H5SL-D1	3.0 MP, WDR, LightCatcher, Day/Night, Indoor Dome, 3-9mm f/1.4	\$ 460.00	\$ 352.24
334220	Avigilon	3.0C-H5SL-D1-IR	3.0 MP, WDR, LightCatcher, Day/Night, Indoor Dome, 3-9mm f/1.4, Integrated IR	\$ 495.00	\$ 379.04
334220	Avigilon	3.0C-H5SL-DO1-IR	3.0 MP, WDR, LightCatcher, Day/Night, Outdoor Dome, 3.1-8.4mm f/1.6, Integrated IR	\$ 570.00	\$ 436.47
334220	Avigilon	320S-H4A-THC-BO12	320x256, Thermal Outdoor Bullet, 18.0mm f/1.0, 9Hz, NETD<60mK, Self-Learning Video Analytics	\$ 4,700.00	\$ 3,598.99
334220	Avigilon	320S-H4A-THC-BO24	320x256, Thermal Outdoor Bullet, 9.1mm f/1.0, 9Hz, NETD<60mK, Self-Learning Video Analytics	\$ 3,900.00	\$ 2,986.40
334220	Avigilon	320S-H4A-THC-BO50	320x256, Thermal Outdoor Bullet, 4.3mm f/1.0, 9Hz, NETD<60mK, Self-Learning Video Analytics	\$ 3,700.00	\$ 2,833.25
334220	Avigilon	4.0C-H5A-B2	4.0 MP WDR, LightCatcher, Day/Night, 3.3-9mm f/1.3 lens, Next-Generation Analytics	\$ 942.00	\$ 721.33
334220	Avigilon	4.0C-H5A-B3	4.0 MP WDR, LightCatcher, Day/Night, 9-22mm f/1.6 lens, Next-Generation Analytics	\$ 982.00	\$ 751.96

334220	Avigilon	4.0C-H5A-BO1-IR	4.0 MP WDR, LightCatcher, 3.3-9mm f/1.3 P-iris lens, Integrated IR, Next-Generation Analytics	\$ 1,142.00	\$ 874.48
334220	Avigilon	4.0C-H5A-BO2-IR	4.0 MP WDR, LightCatcher, 9-22mm f/1.6 P-iris lens, Integrated IR, Next-Generation Analytics	\$ 1,182.00	\$ 905.11
334220	Avigilon	4.0C-H5A-D1	4.0 MP WDR, LightCatcher, Day/Night, Indoor Dome, 3.3-9mm f/1.3 P-iris lens, Next-Generation Analytics	\$ 942.00	\$ 721.33
334220	Avigilon	4.0C-H5A-D1-IR	4.0 MP WDR, LightCatcher, Day/Night, Indoor Dome, 3.3-9mm f/1.3 P-iris lens, Integrated IR, Next-Generation Analytics	\$ 992.00	\$ 759.62
334220	Avigilon	4.0C-H5A-D2	4.0 MP WDR, LightCatcher, Day/Night, Indoor Dome, 9-22mm f/1.6 P-iris lens, Next-Generation Analytics	\$ 982.00	\$ 751.96
334220	Avigilon	4.0C-H5A-DC1	4.0 MP WDR, LightCatcher, Day/Night, In-Ceiling Dome, 3.3-9mm f/1.3 P-iris lens, Next-Generation Analytics	\$ 992.00	\$ 759.62
334220	Avigilon	4.0C-H5A-DC1-IR	4.0 MP WDR, LightCatcher, Day/Night, In-Ceiling Dome, 3.3-9mm f/1.3 P-iris lens, Integrated IR, Next-Generation Analytics	\$ 1,042.00	\$ 797.90
334220	Avigilon	4.0C-H5A-DC2	4.0 MP WDR, LightCatcher, Day/Night, In-Ceiling Dome, 9-22mm f/1.6 P-iris lens, Next-Generation Analytics	\$ 1,032.00	\$ 790.25
334220	Avigilon	4.0C-H5A-DO1	4.0 MP WDR, LightCatcher, Day/Night, Outdoor Dome, 3.3-9mm f/1.3 P-iris lens, Next-Generation Analytics	\$ 1,092.00	\$ 836.19
334220	Avigilon	4.0C-H5A-DO1-IR	4.0 MP WDR, LightCatcher, Day/Night, Outdoor Dome, 3.3-9mm f/1.3 P-iris lens, Integrated IR, Next-Generation Analytics	\$ 1,142.00	\$ 874.48
334220	Avigilon	4.0C-H5A-DO2	4.0 MP WDR, LightCatcher, Day/Night, Outdoor Dome, 9-22mm f/1.6 P-iris lens, Next-Generation Analytics	\$ 1,132.00	\$ 866.82
334220	Avigilon	4.0C-H5A-DP1	4.0 MP WDR, LightCatcher, Day/Night, Pendant Dome, 3.3-9mm f/1.3 P-iris lens, Next-Generation Analytics. Must use with a H4A-MT-WALL	\$ 1,032.00	\$ 790.25

334220	Avigilon	4.0C-H5A-DP1-IR	4.0 MP WDR, LightCatcher, Day/Night, Pendant Dome, 3.3-9mm f/1.3 P-iris lens, Integrated IR, Next-Generation Analytics. Must use with a H	\$ 1,082.00	\$ 828.53
334220	Avigilon	4.0C-H5A-DP2	4.0 MP WDR, LightCatcher, Day/Night, Pendant Dome, 9-22mm f/1.6 P-iris lens, Next-Generation Analytics. Must use with a H4A-MT-WALL1	\$ 1,072.00	\$ 820.88
334220	Avigilon	5.0C-H5A-BO2-IR	5.0 MP WDR, LightCatcher, 9-22mm f/1.6 P-iris lens, Integrated IR, Next-Generation Analytics	\$ 1,245.00	\$ 953.35
334220	Avigilon	5.0C-H5A-DO2	5.0 MP WDR, LightCatcher, Day/Night, Outdoor Dome, 9-22mm f/1.6 P-iris lens, Next-Generation Analytics	\$ 1,195.00	\$ 915.06
334220	Avigilon	5.0C-H5A-DP2	5.0 MP WDR, LightCatcher, Day/Night, Pendant Dome, 9-22mm f/1.6 P-iris lens, Next-Generation Analytics. Must use with a H4A-MT-WALL1	\$ 1,135.00	\$ 869.12
334220	Avigilon	5.0C-H5SL-BO1-IR	5.0 MP, WDR, LightCatcher, Day/Night, Indoor/Outdoor Bullet Camera, 3.1-8.4mm f/1.6, Integrated IR	\$ 670.00	\$ 513.05
334220	Avigilon	5.0C-H5SL-BO2-IR	5.0 MP, WDR, LightCatcher, Day/Night, Indoor/Outdoor Bullet Camera, 9.5-31mm f/1.4, Integrated IR	\$ 720.00	\$ 551.34
334220	Avigilon	5.0C-H5SL-D1	5.0 MP, WDR, LightCatcher, Day/Night, Indoor Dome, 3.1-8.4mm f/1.6	\$ 560.00	\$ 428.82
334220	Avigilon	5.0C-H5SL-D1-IR	5.0 MP, WDR, LightCatcher, Day/Night, Indoor Dome, 3.1-8.4mm f/1.6, Integrated IR	\$ 595.00	\$ 455.62
334220	Avigilon	5.0C-H5SL-DO1-IR	5.0 MP, WDR, LightCatcher, Day/Night, Outdoor Dome, 3.1-8.4mm f/1.6, Integrated IR	\$ 670.00	\$ 513.05
334220	Avigilon	5.0L-H4A-DC2-B	5.0 Megapixel, LightCatcher, Day/Night, In-Ceiling Dome, 9-22mm f/1.6 P-iris lens, Self-Learning Video Analytics	\$ 1,045.00	\$ 800.20
334220	Avigilon	5.0L-H4A-DO2-B	5.0 Megapixel, LightCatcher, Day/Night, Outdoor Dome, 9-22mm f/1.6 P-iris lens, Self-Learning Video Analytics	\$ 1,145.00	\$ 876.78

334220	Avigilon	5.0L-H4A-DP2-B	5.0 Megapixel, LightCatcher, Day/Night, Pendant Dome, 9-22mm f/1.6 P-iris lens, Self-Learning Video Analytics. Must use with a H4A-MT-W	\$ 1,085.00	\$ 830.83
334220	Avigilon	6.0C-H5A-B2	6.0 MP WDR, LightCatcher, Day/Night, 4.9-8mm f/1.8 lens, Next-Generation Analytics	\$ 1,085.00	\$ 830.83
334220	Avigilon	6.0C-H5A-BO1-IR	6.0 MP WDR, LightCatcher, 4.9-8mm f/1.8 P-iris lens, Integrated IR, Next-Generation Analytics	\$ 1,285.00	\$ 983.98
334220	Avigilon	6.0C-H5A-D1	6.0 MP WDR, LightCatcher, Day/Night, Indoor Dome, 4.9-8mm f/1.8 P-iris lens, Next-Generation Analytics	\$ 1,085.00	\$ 830.83
334220	Avigilon	6.0C-H5A-D1-IR	6.0 MP WDR, LightCatcher, Day/Night, Indoor Dome, 4.9-8mm f/1.8 P-iris lens, Integrated IR, Next-Generation Analytics	\$ 1,135.00	\$ 869.12
334220	Avigilon	6.0C-H5A-DC1	6.0 MP WDR, LightCatcher, Day/Night, In Ceiling Dome, 4.9-8mm f/1.8 P-iris lens, Next-Generation Analytics	\$ 1,135.00	\$ 869.12
334220	Avigilon	6.0C-H5A-DC1-IR	6.0 MP WDR, LightCatcher, Day/Night, In Ceiling Dome, 4.9-8mm f/1.8 P-iris lens, Integrated IR, Next-Generation Analytics	\$ 1,185.00	\$ 907.41
334220	Avigilon	6.0C-H5A-DO1	6.0 MP WDR, LightCatcher, Day/Night, Outdoor Dome, 4.9-8mm f/1.8 P-iris lens, Next-Generation Analytics	\$ 1,235.00	\$ 945.69
334220	Avigilon	6.0C-H5A-DO1-IR	6.0 MP WDR, LightCatcher, Day/Night, Outdoor Dome, 4.9-8mm f/1.8 P-iris lens, Integrated IR, Next-Generation Analytics	\$ 1,285.00	\$ 983.98
334220	Avigilon	6.0C-H5A-DP1	6.0 MP WDR, LightCatcher, Day/Night, Pendant Dome, 4.9-8mm f/1.8 P-iris lens, Next-Generation Analytics. Must use with a H4A-MT-WALL	\$ 1,175.00	\$ 899.75
334220	Avigilon	6.0C-H5A-DP1-IR	6.0 MP WDR, LightCatcher, Day/Night, Pendant Dome, 4.9-8mm f/1.8 P-iris lens, Integrated IR, Next-Generation Analytics. Must use with a H	\$ 1,225.00	\$ 938.04
334220	Avigilon	640S-H4A-THC-BO12	640x512, Thermal Outdoor Bullet, 36mm f/1.0, 9Hz, NETD<60mK, Self-Learning Video Analytics	\$ 8,350.00	\$ 6,212.48

334220	Avigilon	640S-H4A-THC-BO24	640x512, Thermal Outdoor Bullet, 18mm f/1.0, 9Hz, NETD<60mK, Self-Learning Video Analytics	\$ 6,100.00	\$ 4,671.03
334220	Avigilon	640S-H4A-THC-BO50	640x512, Thermal Outdoor Bullet, 8.7mm f/1.0, 9Hz, NETD<60mK, Self-Learning Video Analytics	\$ 5,900.00	\$ 4,490.36
334220	Avigilon	8.0C-H5A-B2	8.0 MP (4K) WDR, LightCatcher, Day/Night, 4.9-8mm f/1.8 lens, Next-Generation Analytics	\$ 1,300.00	\$ 995.47
334220	Avigilon	8.0C-H5A-BO1-IR	8.0 MP (4K) WDR, LightCatcher, 4.9-8mm f/1.8 P-iris lens, Integrated IR, Next-Generation Analytics	\$ 1,500.00	\$ 1,148.61
334220	Avigilon	8.0C-H5A-D1	8.0 MP (4K) WDR, LightCatcher, Day/Night, Indoor Dome, 4.9-8mm f/1.8 P-iris lens, Next-Generation Analytics	\$ 1,300.00	\$ 995.47
334220	Avigilon	8.0C-H5A-D1-IR	8.0 MP (4K) WDR, LightCatcher, Day/Night, Indoor Dome, 4.9-8mm f/1.8 P-iris lens, Integrated IR, Next-Generation Analytics	\$ 1,350.00	\$ 1,033.75
334220	Avigilon	8.0C-H5A-DC1	8.0 MP (4K) WDR, LightCatcher, Day/Night, In-Ceiling Dome, 4.9-8mm f/1.8 P-iris lens, Next-Generation Analytics	\$ 1,350.00	\$ 1,033.75
334220	Avigilon	8.0C-H5A-DC1-IR	8.0 MP (4K) WDR, LightCatcher, Day/Night, In-Ceiling Dome, 4.9-8mm f/1.8 P-iris lens, Integrated IR, Next-Generation Analytics	\$ 1,400.00	\$ 1,072.04
334220	Avigilon	8.0C-H5A-DO1	8.0 MP (4K) WDR, LightCatcher, Day/Night, Outdoor Dome, 4.9-8mm f/1.8 P-iris lens, Next-Generation Analytics	\$ 1,450.00	\$ 1,110.33
334220	Avigilon	8.0C-H5A-DO1-IR	8.0 MP (4K) WDR, LightCatcher, Day/Night, Outdoor Dome, 4.9-8mm f/1.8 P-iris lens, Integrated IR, Next-Generation Analytics	\$ 1,500.00	\$ 1,148.61
334220	Avigilon	8.0C-H5A-DP1	8.0 MP (4K) WDR, LightCatcher, Day/Night, Pendant Dome, 4.9-8mm f/1.8 P-iris lens, Next-Generation Analytics. Must use with a H4A-MT-W	\$ 1,390.00	\$ 1,064.38
334220	Avigilon	8.0C-H5A-DP1-IR	8.0 MP (4K) WDR, LightCatcher, Day/Night, Pendant Dome, 4.9-8mm f/1.8 P-iris lens, Integrated IR, Next-Generation Analytics. Must use wit	\$ 1,440.00	\$ 1,102.67
334220	Avigilon	8.0-H4A-D1-B	4K UHD (8.0 Megapixel), Day/Night, Indoor Dome, 4.3-8mm f/1.8 P-iris lens, Self-Learning Video Analytics	\$ 1,300.00	\$ 995.47

334220	Avigilon	8.0-H4A-D1-IR-B	4K UHD (8.0 Megapixel), Indoor Dome, 4.3-8mm f/1.8 P-iris lens, Integrated IR Self-Learning Video Analytics	\$ 1,350.00	\$ 1,033.75
334220	Avigilon	8.0-H4A-DC1-B	4K UHD (8.0 Megapixel), Day/Night, In-Ceiling Dome, 4.3-8mm f/1.8 P-iris lens, Self-Learning Video Analytics	\$ 1,350.00	\$ 1,033.75
334220	Avigilon	8.0-H4A-DO1-B	4K UHD (8.0 Megapixel), Day/Night, Outdoor Dome, 4.3-8mm f/1.8 P-iris lens, Self-Learning Video Analytics	\$ 1,450.00	\$ 1,110.33
334220	Avigilon	8.0-H4A-DO1-IR-B	4K UHD (8.0 Megapixel), Day/Night, Outdoor Dome, 4.3-8mm f/1.8 P-iris lens, Integrated IR, Self-Learning Video Analytics	\$ 1,500.00	\$ 1,148.61
334220	Avigilon	8.0-H4A-DP1-B	4K UHD (8.0 Megapixel), Day/Night, Pendant Dome, 4.3-8mm f/1.8 P-iris lens, Self-Learning Video Analytics. Must use with a H4A-MT-WAL	\$ 1,390.00	\$ 1,064.38
334290L	Avigilon	AC-ALL-READ-APTIQ-OSDP-KEYPD-MTK15-485	Schlage (formerly aptiQ™) Multi-Technology Keypad - Single Gang Reader - OSDP (Allegion Part Number: MTK15-485)	\$ 447.00	\$ 342.29
334290L	Avigilon	AC-ALL-READ-APTIQ-OSDP-MULL-MT11-485	Schlage (formerly aptiQ™) Multi-Technology – Mullion Reader - OSDP (Allegion Part Number: MT11-485)	\$ 278.00	\$ 212.88
334290L	Avigilon	AC-ALL-READ-APTIQ-OSDP-SNG-MT15-485	Schlage (formerly aptiQ™) Multi-Technology - Single Gang Reader - OSDP (Allegion Part Number: MT15-485)	\$ 279.00	\$ 213.64
334290L	Avigilon	AC-ALL-READ-APTIQ-WIEGAND-MTMSK15	Schlage (formerly aptiQ™) Multi-Technology with Magnetic Stripe and Keypad - Single Gang Reader - Wiegand (Allegion Part Number: MTM	\$ 679.00	\$ 519.94
334290L	Avigilon	AC-APP-ENT2-WARR-EXTEND-1YR	1 Year Extended Warranty for Access Control Manager Enterprise Appliance	\$ 640.00	\$ 490.08
334290L	Avigilon	AC-APP-ENT2-WARR-EXTEND-2YR	2 Year Extended Warranty for Access Control Manager Enterprise Appliance	\$ 1,280.00	\$ 980.15
334290L	Avigilon	AC-APP-ENT-PLUS-WARR-EXTEND-1YR	1 Year Extended Warranty for Access Control Manager Enterprise Plus Appliance	\$ 755.00	\$ 578.14
334290L	Avigilon	AC-APP-ENT-PLUS-WARR-EXTEND-2YR	2 Year Extended Warranty for Access Control Manager Enterprise Plus Appliance	\$ 1,515.00	\$ 1,160.10
334290L	Avigilon	AC-APP-PRO-WARR-EXTEND-1YR	1 Year Extended Warranty for Access Control Manager Professional Appliance	\$ 225.00	\$ 172.29



334290L	Avigilon	AC-APP-PRO-WARR-EXTEND-2YR	2 Year Extended Warranty for Access Control Manager Professional Appliance	\$ 450.00	\$ 344.58
334220	Avigilon	ACC7-COR	ACC 7 Core Edition camera license	\$ 85.00	\$ 65.09
334220	Avigilon	ACC7-COR-TO-ENT-UPG	ACC 7 Core to Enterprise Edition Upgrade license	\$ 225.00	\$ 172.29
334220	Avigilon	ACC7-COR-TO-STD-UPG	ACC 7 Core to Standard Edition Upgrade license	\$ 105.00	\$ 80.40
334220	Avigilon	ACC7-ENT	ACC 7 Enterprise Edition camera license	\$ 290.00	\$ 222.07
334220	Avigilon	ACC7-ENT-FO	ACC 7 Enterprise Edition camera failover license	\$ 45.00	\$ 34.46
334220	Avigilon	ACC7-ENT-VER-UPG	ACC 5 or ACC 6 to ACC 7 Enterprise Edition Version Upgrade license	\$ 30.00	\$ 22.97
334220	Avigilon	ACC7-LPR	ACC 7 LPR lane license	\$ 3,200.00	\$ 2,450.38
334220	Avigilon	ACC7-MEDIA	ACC 7 media	\$ 20.00	\$ 15.31
334220	Avigilon	ACC7-POS-STR	ACC 7 POS Transaction SW license for recording a stream of transaction details. Compatible with Enterprise and Standard Edition Only.	\$ 225.00	\$ 172.29
334220	Avigilon	ACC7-STD	ACC 7 Standard Edition camera license	\$ 165.00	\$ 126.35
334220	Avigilon	ACC7-STD-TO-ENT-UPG	ACC 7 Standard to Enterprise Edition Upgrade license	\$ 175.00	\$ 134.01
334220	Avigilon	ACC7-STD-VER-UPG	ACC 5 or ACC 6 to ACC 7 Standard Edition Version Upgrade license	\$ 15.00	\$ 11.49
334290L	Avigilon	AC-HID-CARD-3000PG1MN	ICLASS 2K/2 SE, PROG, F-GLOSS, B-GLOSS W/MAG, MATCH, NO SLOT, Minimum Order 100 (HID Part Number: 3000PG1MN)	\$ 6.50	\$ 4.98
334290L	Avigilon	AC-HID-CARD-ADMIN-SEC9X-CRD-0-005J	Configuration card used to adjust CSN output settings from 32 bit MSB to 56 bit LSB on iCLASS Standard, SE and SEOS readers. (HID #: SE	\$ 36.80	\$ 28.18
334290L	Avigilon	AC-HID-CARD-DUOPROXII-CL	DuoProx II Graphics Quality PVC, Proximity Access Card, w/ Magnetic Stripe (HID # 1336LGGMN)	\$ 6.83	\$ 5.23
334290L	Avigilon	AC-HID-CARD-ICLASS-2000	iCLASS Contactless Smart Card, 2k bit with 2 application areas	\$ 4.83	\$ 3.70
334290L	Avigilon	AC-HID-CARD-ICLASS-2002	iCLASS Contactless Smart Card, 16k bit with 16 application areas	\$ 8.75	\$ 6.70
334290L	Avigilon	AC-HID-CARD-ICLASS-2004	iCLASS Contactless Smart Card, 32k bit with 16k/16 + 16k/1 application areas	\$ 9.12	\$ 6.98
334290L	Avigilon	AC-HID-CARD-ICLASS-2050	iCLASS Key II Contactless Smart Key 2k bit with 2 application areas	\$ 6.28	\$ 4.81
334290L	Avigilon	AC-HID-CARD-ICLASS-2080	iCLASS Clamshell Contactless Smart Card, 2k bit with 2 application areas	\$ 3.22	\$ 2.47

334290L	Avigilon	AC-HID-CARD-ICLASS-2100	COMPOSITE ICLASS, 2K/2, PROG, F-GLOSS, F-GLOSS W/ MAG, MATCHING#, Minimum Order 100, (HID Part Number: 2100PG1MN )	\$ 7.00	\$ 5.36
334290L	Avigilon	AC-HID-CARD-ICLASS-3000PGGMV	ICLASS 2K/2 SE, PROG, F-GLOSS, B-GLOSS, MATCH, VERT SLOT, Minimum Order 100 (HID Part Number: 3000PGGMV)	\$ 5.15	\$ 3.94
334290L	Avigilon	AC-HID-CARD-ICLASS-PROX-2120BG1MNN	iCLASS + Prox Contactless Smart Card, 2k bits with 2 application areas, plain white with gloss finish on front, plain white with magnetic str	\$ 12.92	\$ 9.89
334290L	Avigilon	AC-HID-CARD-ICLASS-PROX-2120BGGMNM	iCLASS + Prox Contactless Smart Card, 2k bits with 2 application areas, plain white with gloss finish, no slot punch (HID #: 2120BGGMNM)	\$ 11.58	\$ 8.87
334290L	Avigilon	AC-HID-CARD-ICLASS-PROX-2120BGGMVM	COMPOSITE ICLASS PROX 2K/2, PROGRAMMED, F-GLOSS, B-GLOSS, MATCHING, VERT SLOT, MATCH 125K #	\$ 11.58	\$ 8.87
334290L	Avigilon	AC-HID-CARD-ICLASS-SE-3000	iCLASS SE Contactless Smart Card, 2k bit with 2 application areas	\$ 4.83	\$ 3.70
334290L	Avigilon	AC-HID-CARD-ICLASS-SE-3000-AVG	iCLASS SE Contactless Smart Card, 2k bit with 2 application areas, Avigilon Format, Avigilon University 1000, Avigilon logo on back, Minimum Order 100, packaged in box of 100 (HID# IOD-CG-06482) (CARD iClass SE 2kbit, Avigilon logo)	\$ 5.08	\$ 3.89
334290L	Avigilon	AC-HID-CARD-ICLASS-SE-3000-AVG-NL	iCLASS SE Contactless Smart Card, 2k bit with 2 application areas, Avigilon Format, Without Avigilon logo, Order quantity must be in boxes	\$ 5.59	\$ 4.28
334290L	Avigilon	AC-HID-CARD-ICLASS-SE-3002	iCLASS SE Contactless Smart Card, 16k bit with 16 application areas	\$ 8.75	\$ 6.70
334290L	Avigilon	AC-HID-CARD-ICLASS-SE-3004	iCLASS SE Contactless Smart Card, 32k bit with 16k/16 + 16k/1 application areas	\$ 9.12	\$ 6.98
334290L	Avigilon	AC-HID-CARD-ICLASS-SE-UHF-6011TGGANA	ISO CARD COMPOSITE UHF/ICLASS 16K, PROG, WHITE, LASER MATCHING, 860-960 MHz	\$ 10.71	\$ 8.20
334290L	Avigilon	AC-HID-CARD-ICLASS-SE-UHF-6011TGGNNN-001	ISO CARD COMPOSITE UHF/ICLASS 16K, PROG, WHITE, NO #, NO SALES ORDER, 860-960 MHz	\$ 10.71	\$ 8.20
334290L	Avigilon	AC-HID-CARD-ICLASS-SE-UHF-6013TGGANN	ISO CARD COMPOSITE UHF/ICLASS 32K, PROG, WHITE, UHF LASER MATCHING, 860-960 MHz Application areas 16k/2+16k/1	\$ 10.71	\$ 8.20

334290L	Avigilon	AC-HID-CARD-ICLASS-SE-UHF-6014SGGANN	ISO CARD COMPOSITE UHF/ICLASS 32K, PROG, WHITE, UHF LASER MATCHING, 860-960 MHz Application areas 16k/16+16k/1	\$ 10.71	\$ 8.20
334290L	Avigilon	AC-HID-CARD-ICLASS-UHF-600TGGAN	ISO CARD COMPOSITE UHF, PROG, WHITE, LASER MATCHING, 860-960 MHz	\$ 8.95	\$ 6.85
334290L	Avigilon	ACHIDCARDICLSEOSICLASS PROX52060PHNGGMNNN	ISO CARD COMPOSITE ICLASS SEOS 8K, ICLASS 2K, PROX, PROG SEOS, PROG STD ICLASS, NO PROX PROG, F-GLOSS, B-GLOSS, MATCH SEOS, NO ICLASS, NO PROX, NO SLOT	\$ 12.00	\$ 9.19
334290L	Avigilon	AC-HID-CARD-ISOPROXII-GRPH	ISOProx II Graphics Quality PVC, Proximity Access Card (HID #1386LGGMN)	\$ 6.17	\$ 4.73
334290L	Avigilon	AC-HID-CARD-MOB-ADMIN-SEC9X-CRD-MADD	Configuration card which enables the use of the Mobile Configuration App used to adjust Bluetooth range settings on Mobile-Enabled Reade	\$ 39.30	\$ 30.10
334290L	Avigilon	AC-HID-CARD-MOB-SEC9X-CRD-E-MKYD	Configuration Card Reader, Management Crad, Seos keys and configuration	\$ 35.56	\$ 27.23
334290L	Avigilon	AC-HID-CARD-PROXCARDII-CL	ProxCARD II Proximity Access Card (Clam Shell) (HID # 1326LMSMV)	\$ 3.04	\$ 2.33
334290L	Avigilon	AC-HID-CARD-SEOS-5005PGGMN	COMPOSITE ICLASS SEOS CONTACTLESS SMART CARD 16 KB MEMORY, PROG., F-GLOSS, B-GLOSS, MATCH. ICLASS #, NO SLOT, LAM	\$ 8.96	\$ 6.86
334290L	Avigilon	AC-HID-CARD-SEOS-5005PGGSN	COMPOSITE ICLASS SEOS CONTACTLESS SMART CARD 16 KB MEMORY, PROG., F-GLOSS, B-GLOSS, SEQ. #. ICLASS #, NO SLOT	\$ 8.96	\$ 6.86
334290L	Avigilon	AC-HID-CARD-SEOS-5006PG1MN	COMPOSITE ICLASS SEOS CONTACTLESS SMART CARD 8K, SEOS OS LOADED, PROG., F-GLOSS, B-GLOSS, W/MAG, MATCHING ICLASS #, NO SLOT	\$ 5.62	\$ 4.30
334290L	Avigilon	AC-HID-CARD-SEOS-5006PGGMN	COMPOSITE ICLASS SEOS CONTACTLESS SMART CARD 8 KB MEMORY, PROG., F-GLOSS, B-GLOSS, MATCH. ICLASS #, NO SLOT, LAM	\$ 4.40	\$ 3.37
334290L	Avigilon	AC-HID-CARD-SEOS-5006PGGMNT	COMPOSITE ICLASS SEOS CONTACTLESS SMART CARD 8 KB MEMORY, PROG., F-GLOSS, B-GLOSS, MATCH. ICLASS #, NO SLOT, LAM, 10 PACK	\$ 4.62	\$ 3.54
334290L	Avigilon	AC-HID-CARD-SEOS-5006PGGNN	COMPOSITE ICLASS SEOS CONTACTLESS SMART CARD 8 KB MEMORY, PROG., F-GLOSS, B-GLOSS, NO ICLASS #, NO SLOT, LAM	\$ 4.40	\$ 3.37

334290L	Avigilon	AC-HID-CARD-SEOS-5006PGGSN	COMPOSITE ICLASS SEOS CONTACTLESS SMART CARD 8 KB MEMORY, PROG., F-GLOSS, B-GLOSS, SEQ. ICLASS #, NO SLOT	\$ 4.40	\$ 3.37
334290L	Avigilon	AC-HID-CARD-SEOS-5006VGGNN	COMPOSITE ICLASS SEOS CONTACTLESS SMART CARD 8K, SEOS LOADED, ER PROG., F-GLOSS, B-GLOSS, NO ICLASS #, NO SLOT	\$ 4.40	\$ 3.37
334290L	Avigilon	AC-HID-CARD-SEOS-ICLASS-PROX-5105PGGNNN	COMPOSITE ICLASS SEOS PROX 16K, PROG. ICLASS, F-GLOSS, B-GLOSS, NO ICLASS #, NO SLOT, NO PROX #	\$ 12.09	\$ 9.26
334290L	Avigilon	AC-HID-CARD-SEOS-ICLASS-PROX-5105RG1MNM	COMPOSITE ICLASS SEOS PROX 16K, PROG. ICLASS, F-GLOSS, B-GLOSS W/MAG, MATCH. ICLASS #, NO SLOT, MATCH. PROX #, LAM	\$ 13.31	\$ 10.20
334290L	Avigilon	AC-HID-CARD-SEOS-ICLASS-PROX-5105RG1MNN	COMPOSITE ICLASS SEOS PROX 16K, PROG. ICLASS, F-GLOSS, B-GLOSS W/MAG, MATCH. ICLASS #, NO SLOT, MATCH. PROX #	\$ 13.31	\$ 10.20
334290L	Avigilon	AC-HID-CARD-SEOS-ICLASS-PROX-5105RG1NNM	COMPOSITE ICLASS SEOS PROX 16K, PROG. ICLASS/PROX F-GLOSS, B-GLOSS W/MAG, NO ICLASS #, NO SLOT, MATCH. PROX #, LAM	\$ 13.31	\$ 10.20
334290L	Avigilon	AC-HID-CARD-SEOS-ICLASS-PROX-5105RGGMNM	COMPOSITE ICLASS SEOS PROX 16K, PROG. ICLASS, F-GLOSS, B-GLOSS, MATCH. ICLASS #, NO SLOT, MATCH. PROX #	\$ 12.09	\$ 9.26
334290L	Avigilon	AC-HID-CARD-SEOS-ICLASS-PROX-5105RGGMNN	COMPOSITE ICLASS SEOS PROX 16K, PROG. ICLASS, F-GLOSS, B-GLOSS, MATCH. ICLASS #, NO SLOT, NO PROX #	\$ 12.09	\$ 9.26
334290L	Avigilon	AC-HID-CARD-SEOS-ICLASS-PROX-5105RGGNNS	COMPOSITE ICLASS SEOS PROX 16K, PROG. ICLASS, F-GLOSS, B-GLOSS, NO ICLASS #, NO SLOT, SEQ. PROX #	\$ 12.09	\$ 9.26
334290L	Avigilon	AC-HID-CARD-SEOS-ICLASS-PROX-5105RGGSN	COMPOSITE ICLASS SEOS PROX 16K, PROG. ICLASS, F-GLOSS, B-GLOSS, SEQ. ICLASS #, NO SLOT, NO PROX #	\$ 12.09	\$ 9.26
334290L	Avigilon	AC-HID-CARD-SEOS-ICLASS-PROX-5105VGGNNN	COMPOSITE ICLASS SEOS CONTACTLESS SMART CARD, 16/KG PROX ER PROG, F-GLOSS, B-GLOSS, NO. ICLASS #, NO SLOT, NO PROX #	\$ 12.09	\$ 9.26
334290L	Avigilon	AC-HID-CARD-SEOS-ICLASS-PROX-5106PG1MNN	COMPOSITE ICLASS SEOS PROX CONTACTLESS SMART CARD 8K, PROG. ICLASS , F - GLOSS, B - GLOSS W/MAG, MATCHING ICLASS #, NO SLOT, NO PROX #, LAM	\$ 10.69	\$ 8.18

334290L	Avigilon	AC-HID-CARD-SEOS-ICLASS- PROX-5106PGGMNN	COMPOSITE ICLASS SEOS PROX CONTACTLESS SMART CARD 8K, PROG. ICLASS,NON PROGRAM PROX, F-GLOSS, B-GLOSS, MATCHING ICLASS #, NO SLOT, NO PROX #	\$ 9.47	\$ 7.25
334290L	Avigilon	AC-HID-CARD-SEOS-ICLASS- PROX-5106PGGNNN	COMPOSITE ICLASS SEOS PROX CONTACTLESS SMART CARD 8K, PROG. ICLASS,NON PROGRAM PROX, F-GLOSS, B-GLOSS, NO ICLASS #, NO SLOT, NO PROX #	\$ 9.47	\$ 7.25
334290L	Avigilon	AC-HID-CARD-SEOS-ICLASS- PROX-5106RG1MNM	COMPOSITE ICLASS SEOS PROX CONTACTLESS SMART CARD 8K, PROG. ICLASS/PROX, F-GLOSS, B-GLOSS, NO ICLASS #, NO SLOT, NO PROX #, LAM	\$ 10.69	\$ 8.18
334290L	Avigilon	AC-HID-CARD-SEOS-ICLASS- PROX-5106RG1MNN	COMPOSITE ICLASS SEOS PROX CONTACTLESS SMART CARD 8K, PROG. ICLASS/PROX, F-GLOSS, B-GLOSS W/MAG, MATCHING ICLASS #, NO SLOT, NO PROX #, LAM	\$ 10.69	\$ 8.18
334290L	Avigilon	AC-HID-CARD-SEOS-ICLASS- PROX-5106RG1NNM	COMPOSITE ICLASS SEOS PROX CONTACTLESS SMART CARD 8K, PROG. ICLASS/PROX, F-GLOSS, B-GLOSS W/MAG, NO ICLASS #, NO SLOT, MATCHING PROX #, LAM	\$ 10.69	\$ 8.18
334290L	Avigilon	AC-HID-CARD-SEOS-ICLASS- PROX-5106RG1NNN	COMPOSITE ICLASS SEOS PROX CONTACTLESS SMART CARD 8K, PROG. ICLASS/PROX, F-GLOSS, B-GLOSS W/MAG, NO ICLASS #, NO SLOT, NO PROX #, LAM	\$ 10.69	\$ 8.18
334290L	Avigilon	AC-HID-CARD-SEOS-ICLASS- PROX-5106RGGMNM	COMPOSITE ICLASS SEOS PROX CONTACTLESS SMART CARD 8K, PROG. ICLASS/PROX, F-GLOSS, B-GLOSS, MATCH ICLASS #, NO SLOT, MATCH PROX #	\$ 9.47	\$ 7.25
334290L	Avigilon	AC-HID-CARD-SEOS-ICLASS- PROX-5106RGGMNN	COMPOSITE ICLASS SEOS PROX CONTACTLESS SMART CARD 8K, PROG. ICLASS/PROX, F-GLOSS, B-GLOSS, MATCH ICLASS #, NO SLOT, NO PROX #	\$ 9.47	\$ 7.25
334290L	Avigilon	AC-HID-CARD-SEOS-ICLASS- PROX-5106RGGNNN	COMPOSITE ICLASS SEOS PROX CONTACTLESS SMART CARD 8K, ICLASS SIO PROGRAMMED, PROX HID FORMAT, F-GLOSS, B-GLOSS, NO ICLASS #, NO PROX #, NO SLOT, LAM	\$ 9.47	\$ 7.25
334290L	Avigilon	AC-HID-CARD-SEOS-ICLASS- PROX-5106VGGNNN	COMPOSITE ICLASS SEOS PROX CONTACTLESS SMART CARD 8K, SEOS LOADED, ER PROG., F-GLOSS, B-GLOSS, NO ICLASS #, NO PROX #, NO SLOT	\$ 9.47	\$ 7.25

334290L	Avigilon	AC-HID-CORP1K-MC-1000	SERVICE FEE: CORPORATE 1000 CARD FORMAT	\$ 0.34	\$ 0.26
334290L	Avigilon	AC-HID-FOB-ICLASS-3250PNNMN-AVG	ICLASS SE KEYFOB 2K/2, PROG ICLASS, BLACK W/BLUE HID, MATCH ICLASS #, Available with Avigilon format, Stock Item, Order quantity	\$ 6.70	\$ 5.13
334290L	Avigilon	AC-HID-FOB-PROXKEYIII-CL	ProxKey III Proximity Access Keyfob (HID# 1346LNSMN)	\$ 6.67	\$ 5.11
334290L	Avigilon	AC-HID-LSP-ACMEC-KIT16	Access Control Manager Embedded Controller, Sixteen (16) Door, Unassembled Kit, Includes one (1) AC-HID-ACMEC Access Control Manager Embedded Controller, Eight (8) AC-HID-VERTX-V100 HID VertX V100 Reader Interface Modules, One (1) AC-LSP-16DR-HID-LCK LifeSafety Power Sixteen (16) Door HID Dual Voltage Integrated Power System, Sixteen (16) AC-HID-READ-ICLASS-SE-R10-AVG HID iCLASS SE R10 Card Readers, Avigilon Logo, One-Hundred (100) AC-HID-CARD-ICLASS-SE-3000-AVG iCLASS SE Contactless Smart Card, 2k bit with 2 application areas, Avigilon Format, Avigilon University 1000, Avigilon logo on back, packaged in box of 100, 49 lbs.	\$ 9,027.00	\$ 6,912.36
334290L	Avigilon	AC-HID-LSP-ACMEC-KIT4	Access Control Manager Embedded Controller, Four (4) Door, Unassembled Kit, Includes one (1) AC-HID-ACMEC Access Control Manager Embedded Controller, Two (2) AC-HID-VERTX-V100 HID VertX V100 Reader Interface Modules, One (1) AC-LSP-4DR-HID-LCK LifeSafety Power Four (4) Door HID Dual Voltage Integrated Power System, Four (4) AC-HID-READ-ICLASS-SE-R10-AVG HID iCLASS SE R10 Card Readers, Avigilon Logo, One-Hundred (100) AC-HID-CARD-ICLASS-SE-3000-AVG iCLASS SE Contactless Smart Card, 2k bit with 2 application areas, Avigilon Format, Avigilon University 1000, Avigilon logo on back, packaged in box of 100, 26 lbs.	\$ 3,831.00	\$ 2,933.56



334290L	Avigilon	AC-HID-LSP-ACMEC-KIT8	Access Control Manager Embedded Controller, Eight (8) Door, Unassembled Kit, Includes one (1) AC-HID-ACMEC Access Control Manager Embedded Controller, Four (4) AC-HID-VERTEX-V100 HID VertX V100 Reader Interface Modules, One (1) AC-LSP-8DR-HID-LCK LifeSafety Power Eight (8) Door HID Dual Voltage Integrated Power System, Eight (8) AC-HID-READ-ICLASS-SE-R10-AVG HID iCLASS SE R10 Card Readers, Avigilon Logo, One-Hundred (100) AC-HID-CARD-ICLASS-SE-3000-AVG iCLASS SE Contactless Smart Card, 2k bit with 2 application areas, Avigilon Format, Avigilon University 1000, Avigilon logo on back, packaged in box of 100, 39 lbs.	\$ 5,697.00	\$ 4,362.44
334290L	Avigilon	AC-ING-CARD-APTIQ-XF8420	aptiQ Smart Card 2K byte/16k bit Clamshell	\$ 5.17	\$ 3.96
334290L	Avigilon	AC-ING-CARD-APTIQ-XF8440	aptiQ Smart Card 4K byte/32k bit Clamshell	\$ 5.82	\$ 4.45
334290L	Avigilon	AC-ING-CARD-APTIQ-XF8480	aptiQ Smart Card 8K byte/64k bit Clamshell	\$ 7.13	\$ 5.46
334290L	Avigilon	AC-ING-CARD-APTIQ-XF8520M1	aptiQ Smart Card 2K byte/16k bit with Magnetic Stripe ISO Glossy White	\$ 6.12	\$ 4.69
334290L	Avigilon	AC-ING-CARD-APTIQ-XF8540	aptiQ Smart Card 4K byte/32k bit ISO Glossy White	\$ 6.26	\$ 4.80
334290L	Avigilon	AC-ING-CARD-APTIQ-XF8540M1	aptiQ Smart Card 4K byte/32k bit with Magnetic Stripe ISO Glossy White	\$ 6.77	\$ 5.19
334290L	Avigilon	AC-ING-CARD-APTIQ-XF8580	aptiQ Smart Card 8K byte/64k bit ISO Glossy White	\$ 7.57	\$ 5.79
334290L	Avigilon	AC-ING-CARD-APTIQ-XF8580M1	Schlage (formerly aptiQ™) Smart Card 8K byte/64k bit with Magnetic Stripe ISO Glossy White (Allegion Part Number: XF8580M1)	\$ 8.87	\$ 6.79
334290L	Avigilon	AC-ING-CARD-APTIQ-XF8720	Schlage (formerly Schlage (formerly aptiQ™)™) Smart Card 2K byte/16k bit PVC Patch (Allegion Part Number: XF8720)	\$ 5.61	\$ 4.29
334290L	Avigilon	AC-ING-CARD-APTIQ-XF8740	Schlage (formerly Schlage (formerly aptiQ™)™) Smart Card 4K byte/32k bit PVC Patch (Allegion Part Number: XF8740)	\$ 6.34	\$ 4.86
334290L	Avigilon	AC-ING-CARD-APTIQ-XF8780	Schlage (formerly Schlage (formerly aptiQ™)™) Smart Card 8K byte/64k bit PVC Patch (Allegion Part Number: XF8780)	\$ 7.65	\$ 5.85

334290L	Avigilon	AC-ING-CARD-APTIQ- XF8920	Proximity and Schlage (formerly aptiQ™) Smart Card Combo 2K byte/16k bit ISO Glossy White (Allegion Part Number: XF8920)	\$ 9.02	\$ 6.91
334290L	Avigilon	AC-ING-CARD-APTIQ- XF8940	Proximity and Schlage (formerly aptiQ™) Smart Card Combo 4K byte/32k bit ISO Glossy White (Allegion Part Number: XF8940)	\$ 9.82	\$ 7.52
334290L	Avigilon	AC-ING-CARD-APTIQ- XF8980	Proximity and Schlage (formerly aptiQ™) Smart Card Combo 8K byte/64k bit ISO Glossy White (Allegion Part Number: XF8980)	\$ 11.36	\$ 8.70
334290L	Avigilon	AC-ING-CARD-APTIQ- XF9520	MIFARE Smart Card 2.5 k bit ISO Glossy White	\$ 4.30	\$ 3.29
334290L	Avigilon	AC-ING-CARD-APTIQ- XF9520MS	MIFARE Smart Card 2.5 k bit with magnetic stripe ISO Glossy White	\$ 4.30	\$ 3.29
334290L	Avigilon	AC-ING-CARD-APTIQ- XF9551MS	MIFARE Contactless ISO Glossy Smart Card 1k byte/8k bit & mag stripe	\$ 5.17	\$ 3.96
334290L	Avigilon	AC-ING-CARD-APTIQ- XF9558	MIFARE Contactless Smart Card 4k byte/32k bit ISO Glossy White	\$ 7.13	\$ 5.46
334290L	Avigilon	AC-ING-CARD-APTIQ- XF9558MS	MIFARE Contactless ISO Glossy Smart Card 4k byte/32k bit and mag stripe	\$ 7.13	\$ 5.46
334290L	Avigilon	AC-ING-CARD-APTIQ- XF9651	MIFARE Smart 1k bit (minimum order is 50) Keytag	\$ 5.39	\$ 4.13
334290L	Avigilon	AC-ING-CARD-APTIQ- XF9751	MIFARE Smart Cards 1k byte/8k bit PVC Patch (Allegion Part Number: XF9751)	\$ 5.31	\$ 4.07
334290L	Avigilon	AC-ING-CARD-APTIQ- XF9758	MIFARE Smart Cards 4k byte/32k bit PVC Patch (Allegion Part Number: XF9758)	\$ 8.00	\$ 6.13
334290L	Avigilon	AC-ING-CARD-APTIQ- XF9951	Proximity and Contactless Smart Card Combo ISO Glossy White 1k byte/8k bit Card (Allegion Part Number: XF9951)	\$ 7.14	\$ 5.47
334290L	Avigilon	AC-ING-CARD-APTIQ- XF9958	Proximity and Contactless Smart Card Combo ISO Glossy White 4k byte/32k bit (Allegion Part Number: XF9958)	\$ 8.45	\$ 6.47
334290L	Avigilon	AC-ING-FOB-APTIQ-XF7610	Proximity Keyfob (minimum order is 50)	\$ 4.30	\$ 3.29
334290L	Avigilon	AC-ING-READ-APTIQ- KEYPD-MTK15	aptiQ Multi-Technology Keypad - Single Gang Reader	\$ 394.00	\$ 301.70

334290L	Avigilon	AC-LSP-D8P	The D8P (8 Out) Power Distribution Module provides 8 auxiliary power outputs, each one individually protected by a solid state circuit breaker (D8P) rated at 2.5A each. Each output is programmable to either of the two voltages available when used in a dual voltage power system, or to the continuous output or the resettable output of the power supply when used in a single voltage system.	\$ 40.00	\$ 30.63
334290L	Avigilon	AC-LSP-E4M	8 Door Mercury enclosure with removable backplate Battery space for 12V or 24V, 8Ah batteries is available within the cabinet. Comes with door lock and two (2) keys. Weight: 24 lb. Size: 20" x 24" x 4.5"	\$ 360.00	\$ 275.67
334290L	Avigilon	AC-LSP-E4M1	16 Door Mercury enclosure with door mount & removable backplate. Battery space for 12V or 24V, 8Ah batteries is available within the cabinet. Comes with door lock and two (2) keys. Weight: 26 lb. Size: 20" x 24" x 4.5"	\$ 510.00	\$ 390.53
334290L	Avigilon	AC-LSP-E4V	8 Door HID VertX enclosure with removable backplate *** Accomodates single voltage only *** Battery space for 12V or 24V, 8Ah batteries is available within the cabinet. Comes with door lock and two (2) keys. Weight: 24 lb. Size: 20" x 24" x 4.5"	\$ 360.00	\$ 275.67
334290L	Avigilon	AC-LSP-E4V1	8 - 16 Door HID VertX enclosure with door mount & removable backplate *** Accomodates single or dual voltage *** Battery space for 12V or 24V, 8Ah batteries is available within the cabinet. Comes with door lock and two (2) keys. Weight: 75 lb. Size: 20" x 24" x 4.5"	\$ 575.00	\$ 440.30

334290L	Avigilon	AC-LSP-FPO150	150W-12/24VDC PS, Backplate, Standoffs, & E4M size cabinet kit: The FlexPower AC-LSP-FPO150 (FPO150-2D8E4M1) is an offline switchmode power supply battery charger system. The unit is user selectable for 12 or 24VDC. Providing two independent outputs, the first output provides continuous output power for system use and the second is programmable for either fail-safe or fail-secure operation, activated when the fire alarm disconnect is initiated. Also providing 16 auxiliary power distributed outputs, the unit has provisions for mounting a variety of Mercury boards in the cabinet proper (E4M) and cabinet door (EM1). The unit is configured in painted, steel, locking enclosure with tamper switch and integral battery space. Size: 20" x 24" x 4.5", Weight: 21 lb.	\$ 757.00	\$ 579.67
334290L	Avigilon	AC-LSP-FPO150/150-16DR-DV	16 Door Access/Dual Voltage 300W PS/C, 12VDC@12A and 24VDC@6A System Features: 80Ah charge capability, microprocessor battery charging, charger software algorithm minimizes effects of deep battery discharge, continuous and switched DC outputs, sixteen 12 or 24VDC auxiliary outputs fused at 3A (Class 2 power limited version also available), fire alarm input (FAI), sixteen opto isolated, NO/NC, access control inputs, sixteen relay lock control outputs, programmable for either 12 or 24VDC, failsafe or failsecure, and FAI, fault detection reporting with delay, system can be web-managed (w/ NetLink module), 120V/230VAC, locking enclosure, 20" X 24" X 4.5", ten year warranty, US/Canada agency listed for access, security, fire, CCTV, mass notification	\$ 943.00	\$ 722.10
334290L	Avigilon	AC-LSP-FPO150/250-2D8P2M8NL4E4M1	Power supply board 150W, 12A/12V or 6A/24V   Power supply board 250W, 20A/12V or 10A/24V   16 auxiliary DC outputs class 2 power	\$ 1,610.00	\$ 1,232.85

334290L	Avigilon	AC-LSP-FPO150/250-2D8P2M8NL4E6M1	Power supply board 150W, 12A/12V or 6A/24V   Power supply board 250W, 20A/12V or 10A/24V   16 auxiliary DC outputs class 2 power	\$ 2,035.00	\$ 1,558.29
334290L	Avigilon	AC-LSP-FPO150/250-2D8P2M8NL4E8M2	Power supply board 150W, 12A/12V or 6A/24V   Power supply board 250W, 20A/12V or 10A/24V   16 auxiliary DC outputs class 2 power	\$ 2,185.00	\$ 1,673.15
334290L	Avigilon	AC-LSP-FPO150-8DR-DV	8 Door Access/Dual Voltage 150W PS/C ,12VDC@4A and 24VDC@4A System Features: One battery set supports all voltages, microprocessor battery charging, 80Ah charge capability, continuous and switched DC outputs, eight 12 or 24VDC auxiliary outputs fused at 3A (Class 2 power limited version also available), fire alarm input (FAI), eight opto isolated, NO/NC, access control inputs, eight relay lock control outputs, programmable for either 12 or 24VDC, failsafe or failsecure, and FAI, fault detection reporting with delay, system can be web-managed (w/ NetLink module), 120V/230VAC, locking enclosure: 16" X 20" X 4.5", ten year warranty, US/Canada agency listed for access, security, fire, CCTV, mass notification	\$ 597.00	\$ 457.15

334290L	Avigilon	AC-LSP-FPO150-8DR-SV	8 Door Access/Single Voltage 150W PS/C , 12VDC@12A or 24VDC@6A System Features: 80Ah charge capability, microprocessor battery charging, charger software algorithm minimizes effects of deep battery discharge, continuous and switched DC outputs, eight 12 or 24VDC auxiliary outputs fused at 3A (Class 2 power limited version also available), fire alarm input (FAI), eight opto isolated, NO/NC, access control inputs, eight relay lock control outputs, programmable for either 12 or 24VDC, failsafe or failsecure, and FAI, fault detection reporting with delay, system can be web-managed (w/ NetLink module), 120V/230VAC, locking enclosure: 16" X 20" X 4.5", ten year warranty, US/Canada agency listed for access, security, fire, CCTV, mass notification	\$ 537.00	\$ 411.20
334290L	Avigilon	AC-LSP-FPO150-B100D8PM8NL4E4M	Power supply board 150W, 12A/12V or 6A/24V   Secondary voltage power supply, 5-18V adjustable @ 4A max, class 2 power limited out	\$ 1,075.00	\$ 823.17
334290L	Avigilon	AC-LSP-FPO150-B100D8PM8NL4E6M	Power supply board 150W, 4A/12V or 4A/24V   Secondary voltage power supply, 5-18V adjustable @ 4A max, class 2 power limited outp	\$ 1,440.00	\$ 1,102.67
334290L	Avigilon	AC-LSP-FPO150-PS	The FPO150 150W Power Supply Board is a high efficiency, off-line switchmode power supply-battery charger designed as a general purpose power supply to provide uninterrupted power for locks, auxiliary equipment and access controllers. Capable of providing two power outputs and featuring user selectability for 12 or 24 VDC, the unit provides multiple outputs, fire alarm interface, AC fault reporting, system faultreporting, form 'C' fault relay contacts and a host of features and functions designed to support the access control industry.	\$ 285.00	\$ 218.24

334290L	Avigilon	AC-LSP-FPO250	The FPO250 250W Power Supply Board is a high efficiency, off-line switchmode power supply-battery charger designed as a general purpose power supply to provide uninterrupted power for locks, auxiliary equipment and access controllers. Capable of providing two power outputs and featuring user selectability for 12 or 24 VDC, the unit provides multiple outputs, fire alarm interface, AC fault reporting, system faultreporting, form 'C' fault relay contacts and a host of features and functions designed to support the access control industry.	\$ 355.00	\$ 271.84
334290L	Avigilon	AC-LSP-FPO250/250-16DR-DV	16 Door Access/Dual Voltage 500W PS/C, 12VDC@20A and 24VDC@10A System Features: 80Ah charge capability, microprocessor battery charging, charger software algorithm minimizes effects of deep battery discharge, continuous and switched DC outputs, sixteen 12 or 24VDC auxiliary outputs fused at 3A (Class 2 power limited version also available), fire alarm input (FAI), sixteen opto isolated, NO/NC, access control inputs, sixteen relay lock control outputs, programmable for either 12 or 24VDC, failsafe or failsecure, and FAI, fault detection reporting with delay, system can be web-managed (w/ NetLink module), 120V/230VAC, locking enclosure, 20" X 24" X 4.5", ten year warranty, US/Canada agency listed for access, security, fire, CCTV, mass notification	\$ 1,058.00	\$ 810.16



334290L	Avigilon	AC-LSP-FPO250-16DR-SV	16 Door Access/Single Voltage 250W PS/C, 12VDC@20A or 24VDC@10A System Features: 80Ah charge capability, microprocessor battery charging, charger software algorithm minimizes effects of deep battery discharge, continuous and switched DC outputs, sixteen 12 or 24VDC auxiliary outputs fused at 3A (Class 2 power limited version also available), fire alarm input (FAI), sixteen opto isolated, NO/NC, access control inputs, sixteen relay lock control outputs, programmable for either 12 or 24VDC, failsafe or failsecure, and FAI, fault detection reporting with delay, system can be web-managed (w/ NetLink module), 120V/230VAC, locking enclosure, 20" X 24" X 4.5", ten year warranty, US/Canada agency listed for access, security, fire, CCTV, mass notification	\$ 787.00	\$ 602.64
334290L	Avigilon	AC-LSP-FPO75	The FPO75 75W Power Supply Board is a high efficiency, off-line switchmode power supply-battery charger designed as a general purpose power supply to provide uninterrupted power for locks, auxiliary equipment and access controllers. Capable of providing two power outputs and featuring user selectability for 12 or 24 VDC, the unit provides multiple outputs, fire alarm interface, AC fault reporting, system faultreporting, form 'C' fault relay contacts and a host of features and functions designed to support the access control industry.	\$ 170.00	\$ 130.18

334290L	Avigilon	AC-LSP-FPO75/75-8DR-DV	8 Door Access/Dual Voltage 150W PS/C , 12VDC@6A and 24VDC@3A System Features: 40Ah charge capability, microprocessor battery charging, charger software algorithm minimizes effects of deep battery discharge, continuous and switched DC outputs, eight 12 or 24VDC auxiliary outputs fused at 3A (Class 2 power limited version also available), fire alarm input (FAI), eight opto isolated, NO/NC, access control inputs, eight relay lock control outputs, programmable for either 12 or 24VDC, failsafe or failsecure, and FAI, fault detection reporting with delay, system can be web-managed (w/ NetLink module), 120V/230VAC, locking enclosure: 16" X 20" X 4.5", ten year warranty, US/Canada agency listed for access, security, fire, CCTV, mass notification	\$ 563.00	\$ 431.11
334290L	Avigilon	AC-LSP-FPO75-4DR-SV	4 Door Access/Single Voltage 75W PS/C, 12VDC@4A or 24VDC@2A System Features: 40Ah charge capability, microprocessor battery charging, charger software algorithm minimizes effects of deep battery discharge, continuous and switched DC outputs, fire alarm input (FAI), four opto isolated, NO/NC, access control inputs, four relay lock control outputs, failsafe or failsecure, and FAI – each output fused for 3A (Class 2 power limited version also available). Fault detection reporting with delay, system can be web-managed (w/ NetLink module), 120V/230VAC, locking enclosure: 12" X 14" X 4.5", ten year warranty, US/Canada agency listed for access, security, fire, CCTV, mass notification	\$ 337.00	\$ 258.06
334290L	Avigilon	AC-LSP-FPO75-B100M8NL4E2M	Power supply board 75W, 6A/12V or 3A/24V   Secondary voltage power supply, 5-18V adjustable @ 4A max, class 2 power limited output	\$ 870.00	\$ 666.20

334290L	Avigilon	AC-LSP-FPO75-E1M	75W-12/24VDC PS, Backplate, Standoffs, & E1 size cabinet kit: The FlexPower FPO75-E1M is an offline switchmode power supply-battery charger specifically designed for the lifesafety industry. Capable of providing two power outputs, user selectable for 12 or 24 VDC, the unit is configured in a painted-steel, locking enclosure with tamper switch and integral battery space. One output provides continuous output power for system use, the second is programmable for either fail-safe or fail-secure operation, activated when the fire alarm disconnect is initiated. Size: 12" x 14" x 4.5", Weight: 9 lb.	\$ 372.00	\$ 284.86
334290L	Avigilon	AC-LSP-FPO75-E2M	75W-12/24VDC PS, Backplate, Standoffs & E2 size cabinet kit: The FlexPower FPO75-E2M is an offline switchmode 75 watt power supply-battery charger specifically designed for the lifesafety industry. Capable of providing two power outputs, user selectable for 12 or 24 VDC, the unit is configured in a painted-steel, locking enclosure with tamper switch and integral battery space. One output provides continuous output power for system use, the second is programmable for either fail-safe or fail-secure operation, activated when the fire alarm disconnect is initiated. Size: 16" x 20" x 4.5", Weight: 13 lb.	\$ 450.00	\$ 344.58
334290L	Avigilon	AC-LSP-NL2	The NL2 Network Communication Module communicates and controls power status over a local or wide area network to Access Control Manager (ACM). Provides two SPI ports for connection of one or two power supplies to enable monitoring, reporting and control of the power system. Enables remote testing of one battery set (12 or 24VDC). Recommended for use with single voltage systems or dual voltage systems using B100 12V module.	\$ 220.00	\$ 168.46

334290L	Avigilon	AC-LSP-NL4	The NL4 Network Communication Module communicates and controls power status over a local or wide area network to Access Control Manager (ACM). Provides four SPI ports for connection of one or two power supplies to enable monitoring, reporting and control of the power system. Enables remote testing of two battery sets (12 and 24VDC). Recommended for use with dual voltage systems requiring independent FPO power supplies (i.e. sixteen door dual voltage systems).	\$ 330.00	\$ 252.70
334290L	Avigilon	AC-LSP-PS-MCLASS-E5M	E5 enclosure size 8.5W x 11H x 3D with Mercury/LNL hole mount pattern Fits up to Mercury 1501 or Mr51e Controllers	\$ 115.00	\$ 88.06
334290L	Avigilon	AC-LSP-RACK-MOUNT-MERC-RGM75B-C4PZ	75W 12V/2A and 24V/2A UL listed Dual Voltage 12 & 24VDC 12 & 24VDC: 4DR Mercury rack mount, 4 class 2 power limited outputs fused at 2.5A/ea. Fits (2) MR52 sized Mercury controllers, Standard 2U EIA, 19" rack mount chassis, UL/CUL listed system / z wire mgmt cable arm	\$ 989.00	\$ 757.32
334290L	Avigilon	AC-LSP-RACK-MOUNT-MERC-RGM75B-M8PN	75W 12V/2A and 24V/2A UL listed Dual Voltage 12 & 24VDC 12 & 24VDC: 4DR Mercury rack mount, 8 class 2 power limited outputs fused at 2.5A/ea. Fits (2) MR52 sized Mercury controllers, Standard 2U EIA, 19" rack mount chassis, UL/CUL listed system	\$ 1,349.00	\$ 1,032.99
334290L	Avigilon	AC-LSP-RACK-MOUNT-MERC-RGM75B-M8PNZ	75W 12V/2A and 24V/2A UL listed Dual Voltage 12 & 24VDC 12 & 24VDC: 4DR Mercury rack mount, 8 class 2 power limited outputs fused at 2.5A/ea. Fits (2) MR52 sized Mercury controllers, Standard 2U EIA, 19" rack mount chassis, UL/CUL listed system / z wire mgmt cable arm	\$ 1,438.00	\$ 1,101.14

334290L	Avigilon	AC-LSP-RACK-MOUNT-MERC-RGM75-D8PZ	75W 12V/6A or 24V/3A UL listed 4DR Mercury rack mount, 12/24V 8 class 2 power limited outputs fused at 2.5A/ea. Fits (2) MR52 sized Mercury controllers, Standard 2U EIA, 19" rack mount chassis, UL/CUL listed system / z wire mgmt cable arm	\$ 872.00	\$ 667.73
334290L	Avigilon	AC-LSP-RACK-MOUNT-MERC-RGM75-M8PNZ	75W 12V/6A or 24V/3A UL listed 4DR Mercury rack mount, networked 12/24V 8 managed class 2 power limited outputs fused at 2.5A/ea. Fits (2) MR52 sized Mercury controllers, Standard 2U EIA, 19" rack mount chassis, UL/CUL listed system / z wire mgmt cable arm	\$ 1,382.00	\$ 1,058.26
334290L	Avigilon	AC-LSP-RM-BAT-RBE	RBE rackmount battery enclosure for 7-8Ah batteries, Standard 2U EIA, 19" rack mount chassis	\$ 367.00	\$ 281.03
334290L	Avigilon	AC-LSP-WALL-MOUNT-FPO150-B100C8D8E2M	Power supply board 150W, 12A/12V or 6A/24V   Secondary voltage power supply, 5-18V adjustable @ 4A max, class 2 power limited output   8 relay lock control outputs fused at 3A per output   8 auxiliary DC outputs fused at 3A per output   Enclosure, Size 18. (16W x 20H x 4.5D) with Mercury backplate (Non-stock item)	\$ 629.00	\$ 481.65
334290L	Avigilon	AC-LSP-WALL-MOUNT-FPO150-B100C8D8NL2E2M	Power supply board 150W, 12A/12V or 6A/24V   Secondary voltage power supply, 5-18V adjustable @ 4A max, class 2 power limited output   8 relay lock control outputs fused at 3A per output   8 auxiliary DC outputs fused at 3A per output   Network communication module 2nd Gen.   Enclosure, Size 18. (16W x 20H x 4.5D) with Mercury/Lenel backplate (Non-stock item)	\$ 833.00	\$ 637.86
334290L	Avigilon	AC-LSP-WALL-MOUNT-FPO150-B100C8D8NL2E4M	Power supply board 150W, 12A/12V or 6A/24V   Secondary voltage power supply, 5-18V adjustable @ 4A max, class 2 power limited output   8 relay lock control outputs fused at 3A per output   8 auxiliary DC outputs fused at 3A per output   Network communication module 2nd Gen.   Enclosure, Size 24. (20W x 24H x 4.5D) with Mercury backplate (Non-stock item)	\$ 911.00	\$ 697.59

334290L	Avigilon	ACLSPWALLMOUNTFPO25 OB1002C82D8NL2E8M	Power supply board 250W, 20A/12V or 10A/24V   Secondary voltage power supply, 5-18V adjustable @ 4A max, class 2 power limited output   16 relay lock control outputs fused at 3A per output   16 auxiliary DC outputs fused at 3A per output   Network communication module 2nd Gen.   Enclosure, (30W x 36H x 4.5D) with Mercury backplate (Non-stock item)	\$ 1,662.00	\$ 1,272.66
334290L	Avigilon	AC-LSP-WALL-MOUNT- FPO75-B100C4D8NL2E2M	Power supply board 75W, 6A/12V or 3A/24V   Secondary voltage power supply, 5-18V adjustable @ 4A max, class 2 power limited output   4 relay lock control outputs fused at 3A per output   8 auxiliary DC outputs fused at 3A per output   Network communication module 2nd Gen.   Enclosure, Size 18. (16W x 20H x 4.5D) with Mercury backplate (Non-stock item)	\$ 727.00	\$ 556.70
334290L	Avigilon	AC-LSP-WALL-MOUNT- FPO75-B100C4D8NL2E4M	Power supply board 75W, 6A/12V or 3A/24V   Secondary voltage power supply, 5-18V adjustable @ 4A max, class 2 power limited output   4 relay lock control outputs fused at 3A per output   8 auxiliary DC outputs fused at 3A per output   Network communication module 2nd Gen.   Enclosure, Size 24. (20W x 24H x 4.5D) with Mercury backplate (Non-stock item)	\$ 802.00	\$ 614.13
334290L	Avigilon	AC-LSP-WIRED-FPO150- B100C82D8PE6M/P8-A	Eight Door Mercury Panduit ProWire Unified Power wall mount   Power supply board 150W, 4A/24V   Secondary voltage module, 4A/12V c	\$ 1,705.00	\$ 1,305.59
334290L	Avigilon	AC-MER-CON-MR16OUT	16 Relay Output Control Module (Mercury MR16OUT)	\$ 717.00	\$ 549.04
334290L	Avigilon	AC-MER-CONT-LP1501	Intelligent Controller, Linux Based with 1 door, 2 inputs and 2 outputs, PoE+ Support, expandable up to 17 doors. (Mercury Part #: LP1501)	\$ 680.00	\$ 520.71
334290L	Avigilon	AC-MER-CONT-LP1502	Intelligent Controller, Linux Based with 2 doors, 8 inputs and 4 outputs, expandable up to 64 doors. (Mercury Part #: LP1502)	\$ 1,280.00	\$ 980.15
334290L	Avigilon	AC-MER-CONT-LP2500	Intelligent Controller, Linux Based, expandable up to 64 doors. (Mercury Part #: LP2500)	\$ 1,880.00	\$ 1,439.60

334290L	Avigilon	AC-MER-RIM-MR62E	Reader Interface Module with 2 doors, 4 inputs and 4 outputs, PoE+ Support. (Mercury Part #: MR62e)	\$ 800.00	\$ 612.59
334220	Avigilon	H4AMH-AD-IRIL1	Optional IR illuminator ring, up to 30m (100ft), for use with H4AMH-DO-COVR1.	\$ 330.00	\$ 252.70
334220	Avigilon	HD-NVR2-WARR-EXTEND-2YR	2 Year Extended Warranty for HD-NVR2	\$ 2,798.00	\$ 2,142.55
334220	Avigilon	HD-NVR3-PRM-WARR-EXTEND-2YR	2 Year Extended Warranty for HD-NVR3-PRM	\$ 4,195.00	\$ 3,212.29
334220	Avigilon	HD-NVR3-STD-WARR-EXTEND-2YR	2 Year Extended Warranty for HD-NVR3-STD	\$ 4,195.00	\$ 3,212.29
334220	Avigilon	HD-NVR3-VAL-WARR-EXTEND-2YR	2 Year Extended Warranty for HD-NVR3-VAL	\$ 1,955.00	\$ 1,497.03
334220	Avigilon	HD-NVR3-VAL-WARR-EXTEND-2YR-G2	2 Year Extended Warranty for HD-NVR3-VAL, Gen 2	\$ 1,670.00	\$ 1,278.79
334220	Avigilon	HD-NVR4-PRM-WARR-EXTEND-2YR	2 Year Extended Warranty for HD-NVR4-PRM	\$ 4,195.00	\$ 3,212.29
334220	Avigilon	HD-NVR4-STD-WARR-EXTEND-2YR	2 Year Extended Warranty for HD-NVR4-STD	\$ 2,795.00	\$ 2,140.25
334220	Avigilon	HD-NVR-KYD-WARR-1YR	1 Year Keep Your Drive Warranty - All NVR Server Models	\$ 335.00	\$ 256.52
334220	Avigilon	HD-NVR-KYD-WARR-2YR	2 Year Keep Your Drive Warranty - All NVR Server Models	\$ 500.00	\$ 382.87
334220	Avigilon	HD-NVR-KYD-WARR-3YR	3 Year Keep Your Drive Warranty - All NVR Server Models	\$ 665.00	\$ 509.22
334220	Avigilon	HD-NVR-KYD-WARR-4YR	4 Year Keep Your Drive Warranty - All NVR Server Models	\$ 835.00	\$ 639.40
334220	Avigilon	HD-NVR-KYD-WARR-5YR	5 Year Keep Your Drive Warranty - All NVR Server Models	\$ 1,000.00	\$ 765.74
334220	Avigilon	HD-NVR-WARR-EXTEND-2YR	2 Year Extended Warranty for HD-NVR	\$ 3,708.00	\$ 2,839.38
334220	Avigilon	HD-NVRWS3-WARR-EXTEND-2YR	2 Year Extended Warranty for HD-NVRWS3	\$ 716.00	\$ 548.27
334220	Avigilon	HD-NVRWS-WARR-EXTEND-2YR	2 Year Extended Warranty for HD-NVRWS	\$ 716.00	\$ 548.27
334220	Avigilon	HD-RMWS-2MN-WARR-EXTEND-2YR	2 Year Extended Warranty for 2MN-HD-RMWS	\$ 716.00	\$ 548.27
334220	Avigilon	HD-RMWS3-2MN-WARR-EXTEND-2YR	2 Year Extended Warranty for HD-RMWS3-2MN	\$ 716.00	\$ 548.27
334220	Avigilon	HD-RMWS3-4MN-WARR-EXTEND-2YR	2 Year Extended Warranty for HD-RMWS3-4MN	\$ 650.00	\$ 497.73
334220	Avigilon	HD-RMWS4-4MN-WARR-EXTEND-2YR	2 Year Extended Warranty for HD-RMWS4-4MN	\$ 650.00	\$ 497.73
334220	Avigilon	HD-RMWS-4MN-WARR-EXTEND-2YR	2 Year Extended Warranty for 4MN-HD-RMWS	\$ 650.00	\$ 497.73
334220	Avigilon	12C-H4A-4MH-360	4x 3 MP, WDR, LightCatcher, 2.8mm, Camera Only	\$ 1,905.00	\$ 1,458.74
334220	Avigilon	15C-H4A-3MH-180	3x 5 MP, WDR, LightCatcher, 4mm, Camera Only	\$ 1,800.00	\$ 1,378.34



334220	Avigilon	15C-H4A-3MH-270	3x 5 MP, WDR, LightCatcher, 2.8mm, Camera Only	\$ 1,800.00	\$ 1,378.34
334220	Avigilon	20C-H4A-4MH-360	4x 5 MP, WDR, LightCatcher, 2.8mm, Camera Only	\$ 2,100.00	\$ 1,608.06
334220	Avigilon	24C-H4A-3MH-180	3x 8 MP, WDR, LightCatcher, 5.2mm, Camera Only	\$ 2,100.00	\$ 1,608.06
334220	Avigilon	24C-H4A-3MH-270	3x 8 MP, WDR, LightCatcher, 4mm, Camera Only	\$ 2,100.00	\$ 1,608.06
334220	Avigilon	3.0C-H4VI-RO1-IR	3.0 MP, H4 Video Intercom, WDR, LightCatcher, Day/Night, 1.83mm f/2.4, Integrated IR, Recessed Mount	\$ 1,150.00	\$ 880.60
334220	Avigilon	3.0C-HD-LP-B1	Box camera, 3.0 MP, 4.7-84.6mm f/1.6 lens, with visible light blocker	\$ 880.00	\$ 673.85
334220	Avigilon	32C-H4A-4MH-360	4x 8 MP, WDR, LightCatcher, 4mm, Camera Only	\$ 2,400.00	\$ 1,837.78
334220	Avigilon	9C-H4A-3MH-180	3x 3 MP, WDR, LightCatcher, 4mm, Camera Only	\$ 1,655.00	\$ 1,267.30
334220	Avigilon	9C-H4A-3MH-270	3x 3 MP, WDR, LightCatcher, 2.8mm, Camera Only	\$ 1,655.00	\$ 1,267.30
334220	Avigilon	ACC5-4TO5-COR-UPG	ACC 5 upgrade license for one ACC 4 Core server	\$ 95.00	\$ 72.75
334220	Avigilon	ACC5-4TO5-ENT-UPG	ACC 5 upgrade license for one ACC 4 Enterprise server	\$ 335.00	\$ 256.52
334220	Avigilon	ACC5-4TO5-STD-UPG	ACC 5 upgrade license for one ACC 4 Standard server	\$ 185.00	\$ 141.66
334220	Avigilon	ACC6-AMAG-SMTRY	Amag Symmetry Integration Module for a site. Enables event and video integration between Amag Symmetry and an Avigilon Control Center site.	\$ 2,500.00	\$ 1,914.36
334220	Avigilon	ACC6-GLGR-CMNDC	Gallagher (Formerly Cardax) Integration Module for a site. Enables bi-directional event and video integration between Gallagher Command Center and an Avigilon Control Center site.	\$ 2,500.00	\$ 1,914.36
334220	Avigilon	ACC6-HRSH-VLCTY	Hirsch Velocity Integration Module for a site. Enables alarm integration from Hirsch Velocity to an Avigilon Control Center site.	\$ 2,500.00	\$ 1,914.36
334220	Avigilon	ACC6-INTX-FORCE	Interlogix Forcefield Integration Module for a site. Enables video and event integration to Interlogix Forcefield from an Avigilon Control Center site.	\$ 2,500.00	\$ 1,914.36
334220	Avigilon	ACC6-JAQS-INTCM	Jacques Integration Module for a site. Enables bi-directional event integration between Jacques VoIP Voice Communication System and an Avigilon Control Center site.	\$ 2,500.00	\$ 1,914.36

334220	Avigilon	ACC6-LENL-ONGRD	OAAP Certified Lenel OnGuard Integration Module for a site. Enables event and video integration between Lenel OnGuard and an Avigilon Control Center site.	\$ 2,500.00	\$ 1,914.36
334290L	Avigilon	ACC6-PXTN-NET2	Paxton Net2 Integration Module for a site. Enables event and video integration between Paxton Net2 and an Avigilon Control Center site.	\$ 2,500.00	\$ 1,914.36
334290L	Avigilon	ACC6-S2-NETBX	S2 NetBox Integration Module for a site. Enables video integration between S2 NetBox and an Avigilon Control Center site.	\$ 2,500.00	\$ 1,914.36
334290L	Avigilon	ACC6-STFN-ALPHA	Stentofon AlphaCom Integration Module for a site. Enables bi-directional event integration between Stentofon AlphaCom and an Avigilon Con	\$ 2,500.00	\$ 1,914.36
334220	Avigilon	APD-S1-D	Avigilon Presence Detector with Ceiling Mount	\$ 850.00	\$ 650.88
334220	Avigilon	DOVE-CVR-CLEAR	Replacement dome bubble for JPEG2000 Dome and JPEG2000 Panoramic cameras.	\$ 84.00	\$ 64.32
334220	Avigilon	DOVE-IND-CEL	Indoor in-ceiling mount add-on adapter allows the camera to be ceiling mounted with only the external clear bubble showing.	\$ 95.00	\$ 72.75
334220	Avigilon	DOVE-INDE-PLT	Indoor electrical box mounting plate add-on, allows mounting with side cable access and mounting to a 4S electrical box.	\$ 18.00	\$ 13.78
334220	Avigilon	DOVE-OD-BASE	Outdoor mounting base add-on, creates an IP66 seal and allows conduit connection and pipe mounting.	\$ 23.00	\$ 17.61
334220	Avigilon	DOVE-OD-PEND	Indoor/Outdoor pendant mount, creates an IP66 sealed enclosure for connection to industry standard pendant wall brackets.	\$ 23.00	\$ 17.61
334220	Avigilon	ENC-4P-H264	4-Port H.264 Analog Video Encoder with 4 audio support	\$ 345.00	\$ 264.18
334220	Avigilon	H3-DC-CLEAR	Replacement clear transparent cover, includes dome bubble and camera cover for in-ceiling domes.	\$ 40.00	\$ 30.63
334220	Avigilon	H3-D-CLEAR	Replacement clear transparent cover, includes dome bubble and camera cover for indoor domes.	\$ 40.00	\$ 30.63

334220	Avigilon	H3-DC-SMOKE	Replacement smoked transparent cover, includes dome bubble and camera cover for in-ceiling domes. Reduces light transmission by 50% compared to the standard clear cover. Not recommended for low light applications.	\$ 40.00	\$ 30.63
334220	Avigilon	H3-DOP-CLEAR	Replacement clear transparent cover, includes dome bubble and camera cover for outdoor and pendant domes.	\$ 60.00	\$ 45.94
334220	Avigilon	H3-DOP-SMOKE	Replacement smoked transparent cover, includes dome bubble and camera cover for outdoor and pendant domes. Reduces light transmission by 50% compared to the standard clear cover. Not recommended for low light applications or with the integrated IR illuminator.	\$ 60.00	\$ 45.94
334220	Avigilon	H3-D-SMOKE	Replacement smoked transparent cover, includes dome bubble and camera cover for indoor domes. Reduces light transmission by 50% compared to the standard clear cover. Not recommended for low light applications or with the integrated IR illuminator.	\$ 40.00	\$ 30.63
334220	Avigilon	H4A-DO-CLER1	Replacement clear transparent cover for H4A outdoor dome camera. Includes dome bubble and grey camera cover.	\$ 60.00	\$ 45.94
334220	Avigilon	H4-BO-DEMO1	Replacement H4 HD Bullet or H4 Thermal configuration port cover with a female 1/4-20 screw mount for use with tripod head for demo pur	\$ 5.00	\$ 3.83
334220	Avigilon	H4VI-ACCS-KIT1	Replacement installation accessories for H4VI. Includes terminal block plugs and screws.	\$ 20.00	\$ 15.31
334220	Avigilon	H4VI-AC-RELY1	Safety Relay for H4 Video Intercom	\$ 120.00	\$ 91.89
334220	Avigilon	H4VI-MT-SURF1	Surface mount adapter for H4 Video Intercom	\$ 225.00	\$ 172.29
334220	Avigilon	IDRAC8-ENT-UPG	IDRAC 8 Enterprise Upgrade for NVR3	\$ 670.00	\$ 513.05
334220	Avigilon	IDRAC9-ENT-UPG	IDRAC 9 Enterprise Upgrade for NVR4/AIA	\$ 670.00	\$ 513.05
334220	Avigilon	PTZMH-ACCS-CABL1	Replacement cable accessory and adapter kit for H4 PTZ Pendant mount cameras. Includes waterproof RJ45 connector, M8 2-pin male cable and M12 12-pin female cable.	\$ 50.00	\$ 38.29

334290L	Avigilon	AC-RO-SMALL-ENC	6.5W x 6.5W x 3D small size enclosure suitable for 1 x Mercury EP1501 or 1 x Mercury MR51e , IP67 rated, Includes removable non-metall	\$ 75.00	\$ 57.43
334220	Avigilon	ACC-USB-JOY-PRO	Fully configured Professional USB Surveillance joystick for full control of Avigilon Control Center including shuttle playback control and digital and conventional PTZ.	\$ 945.00	\$ 723.63
334220	Avigilon	ES-HD-CWS	Standard Format Enclosure for cameras with 12VDC/24VDC Vented Cooler, Wall Bracket and Sunshield. Maximum combined camera and lens length is 9.8" (25 cm).	\$ 330.00	\$ 252.70
334220	Avigilon	ES-HD-CWS-LG	Large Format Enclosure for Avigilon HD IP Professional Cameras with 12VDC/24VDC Vented Cooler, Wall Bracket and Sunshield. Maximum combined camera and lens length is 12.8" (32.5 cm).	\$ 500.00	\$ 382.87
334220	Avigilon	ES-HD-HS-XL	Extra Large Format Enclosure for Avigilon HD IP Professional Cameras with 24 VAC Triple fan assisted heater. Maximum combined camera and lens length is 20" (51.9 cm).	\$ 1,705.00	\$ 1,305.59
334220	Avigilon	ES-HD-HWS	Standard Format Enclosure for cameras with 12VDC/24VAC Heater, Wall Bracket and Sunshield. Maximum combined camera and lens length is 9.8" (25 cm).	\$ 225.00	\$ 172.29
334220	Avigilon	ES-HD-HWS-LG	Large Format Enclosure for Avigilon HD IP Professional Cameras with 12VDC/24VAC Heater, Wall Bracket and Sunshield. Maximum combined camera and lens length is 12.8" (32.5 cm).	\$ 415.00	\$ 317.78
334220	Avigilon	ES-HD-HWS-SM	Standard Format Enclosure for Avigilon HD H.264 IP Cameras with 12VDC/24VAC Heater, Wall Bracket and Sunshield. Maximum combined camera and lens length is 9.8" (25 cm).	\$ 150.00	\$ 114.86
334220	Avigilon	ES-HD-IPM	Optional PoE+ power module. Powers full camera enclosure features & camera with a single Ethernet connection. Compatible with ES-HD-HWS, ES-HD-CWS, ES-HD-HWS-LG & ES-HD-CWS-LG	\$ 235.00	\$ 179.95

334220	Avigilon	ES-HD-LP-HS	Standard format enclosure with heater, sunshield and PoE passthrough for a camera. PoE+ powers the camera enclosure and camera use	\$ 650.00	\$ 497.73
334220	Avigilon	ES-HD-MNT-ARM	Ceiling arm mount for ES-HD-HWS-SM, ES-HD-HWS, ES-HD-CWS, ES-HD-HWS-LG & ES-HD-CWS-LG.	\$ 115.00	\$ 88.06
334220	Avigilon	ES-HD-MNT-CORNER	Corner mount adapter for ES-HD-HWS-SM, ES-HD-HWS, ES-HD-CWS, ES-HD-HWS-LG & ES-HD-CWS-LG.	\$ 65.00	\$ 49.77
334220	Avigilon	ES-HD-MNT-PAR	Pedestal and ceiling mount for ES-HD-HWS-SM, ES-HD-HWS, ES-HD-CWS, ES-HD-HWS-LG & ES-HD-CWS-LG	\$ 110.00	\$ 84.23
334220	Avigilon	ES-HD-MNT-PLATE	Reinforcing wall mount adapter for ES-HD-HWS-SM, ES-HD-HWS, ES-HD-CWS, ES-HD-HWS-LG & ES-HD-CWS-LG.	\$ 40.00	\$ 30.63
334220	Avigilon	ES-HD-MNT-POLE-LG	Large pole mount for ES-HD-HWS-SM, ES-HD-HWS, ES-HD-CWS, ES-HD-HWS-LG & ES-HD-CWS-LG.	\$ 160.00	\$ 122.52
334220	Avigilon	ES-HD-MNT-POLE-MD	Medium pole mount for ES-HD-HWS-SM, ES-HD-HWS, ES-HD-CWS, ES-HD-HWS-LG & ES-HD-CWS-LG. Additional mounting point if used with ES-HD-MNT-PLATE.	\$ 190.00	\$ 145.49
334220	Avigilon	ES-HD-MNT-POLE-SM	Small dual pole mount for ES-HD-HWS-SM, ES-HD-HWS, ES-HD-CWS, ES-HD-HWS-LG & ES-HD-CWS-LG.	\$ 75.00	\$ 57.43
334220	Avigilon	ES-HD-MNT-WBLA	Ball joint mount for ES-HD-HS-XL	\$ 810.00	\$ 620.25
334220	Avigilon	LEF10040045CA2	Canon, 100-400mm, f/4.5-f/5.6, Auto-Iris, Vari Focal	\$ 4,375.00	\$ 3,350.13
334220	Avigilon	LEF163528CA2	Canon, 16-35mm, f/2.8L, Auto-Iris, Vari Focal   Recommended for 4K-7K H4PRO-B   Highest image	\$ 4,855.00	\$ 3,717.68
334220	Avigilon	LEF20028CA	Canon, 200mm, f/2.8, Auto-Iris	\$ 1,920.00	\$ 1,470.23
334220	Avigilon	LEF2414CA	Canon, 24mm, f/1.4, Auto-Iris	\$ 3,540.00	\$ 2,710.73
334220	Avigilon	LEF247028TA2	Tamron 24-70, f/2.8, Gen 2, Auto-Iris, Vari Focal   Recommended for 4K-7K H4PRO-B   Highest image quality available, vari-focal	\$ 2,249.00	\$ 1,722.16
334220	Avigilon	LEF3514SI	Sigma, 35mm, f/1.4, Auto-Iris   Recommended for 4K-7K H4PRO-B   Highest image quality available, excellent in low light	\$ 2,075.00	\$ 1,588.92
334220	Avigilon	LEF5012CA	Canon, 50mm, f/1.2, Auto-Iris	\$ 3,332.00	\$ 2,551.46
334220	Avigilon	LEF5014CA	Canon, 50mm, f/1.4, Auto-Iris	\$ 834.00	\$ 638.63

334220	Avigilon	LEF7020028CA	Canon, 70-200mm, f/2.8, Auto-Iris, Vari Focal	\$ 2,709.00	\$ 2,074.40
334220	Avigilon	LEF8512CA	Canon, 85mm, f/1.2, Auto-Iris	\$ 4,105.00	\$ 3,143.38
334220	Avigilon	LEFS183518SI	Sigma, 18-35mm, f/1.8, Auto-Iris, Vari Focal	\$ 1,660.00	\$ 1,271.13
334220	Avigilon	LEFS3014SI	Sigma, 30mm, f/1.4, Auto-Iris	\$ 1,035.00	\$ 792.54
334290L	Avigilon	AC-HID-ACMEC	Avigilon Access Control Manager Embedded Controller (with plastic enclosure back plate & cover), Browser Based ACM Controller, Up To 16 Doors, 2000 Cardholders, 10 Operators (two Concurrent), 25,000 Transactions, 8 Subpanel Support, Schedules, Holidays, Access Groups, Weigh 1 lb. (HID 71000BEP0N01C-AVGE)	\$ 1,259.00	\$ 964.07
334290L	Avigilon	ACHIDREADICLASSEMOB OSDP900NMPNEKEA005	iClass SE R10 Mobile Enabled Reader black Mini-Mulion Mounting 13.56 MHz credential compatibility, Bluetooth smart, OSDP, Pigtail	\$ 203.00	\$ 155.45
334290L	Avigilon	ACHIDREADICLASSEMOB OSDP900NMPTEKEA005	iClass SE R10 Mobile Enabled Reader Black Mini-Mulion Mounting 13.56 MHz credential compatibility, Bluetooth smart, OSDP, Terminal Strip	\$ 203.00	\$ 155.45
334290L	Avigilon	ACHIDREADICLASSEMOB OSDP910NMPNEKEA005	iClass SE R15 Mobile Enabled Reader black Mulion Mounting 13.56 MHz credential compatibility, Bluetooth smart, OSDP, Pigtail	\$ 323.00	\$ 247.34
334290L	Avigilon	ACHIDREADICLASSEMOB OSDP910NMPTEKEA005	iClass SE R15 Mobile Enabled Reader black Mulion Mounting 13.56 MHz credential compatibility, Bluetooth smart, OSDP, Terminal Strip	\$ 323.00	\$ 247.34
334290L	Avigilon	ACHIDREADICLASSEMOB OSDP920NMPNEKEA005	iClass SE R40 Mobile Enabled Reader Black Wallswitch Mounting 13.56 MHz credential compatibility, Bluetooth smart, OSDP, Pigtail	\$ 323.00	\$ 247.34
334290L	Avigilon	ACHIDREADICLASSEMOB OSDP920NMPTEKEA005	iClass SE R40 Mobile Enabled Reader Black Wallswitch Mounting 13.56 MHz credential compatibility, Bluetooth smart, OSDP, Terminal Strip	\$ 323.00	\$ 247.34
334290L	Avigilon	ACHIDREADICLASSEMOB WG900NBNNEK20000	iClass SE R10 Mobile ready Reader black Mini-Mulion Mounting 13.56 MHz credential compatibility, Bluetooth smart, Wiegand, Pigtail	\$ 203.00	\$ 155.45
334290L	Avigilon	ACHIDREADICLASSEMOB WG900NBNNEKE0000	iClass SE R10 Mobile enabled Reader black Mini-Mulion Mounting 13.56 MHz credential compatibility, Bluetooth smart, Wiegand, Pigtail	\$ 203.00	\$ 155.45

334290L	Avigilon	ACHIDREADICLASSEMOB WG900NBNTek20000	iClass SE R10 Mobile ready Reader black Mini-Mulion Mounting 13.56 MHz credential compatibility, Bluetooth smart, Wiegand, Terminal Strip	\$ 203.00	\$ 155.45
334290L	Avigilon	ACHIDREADICLASSEMOB WG900NMNNEKEA001	iClass SE R10 Mobile Enabled Reader black Mini-Mulion Mounting 13.56 MHz credential compatibility, Bluetooth smart, Wiegand, Pigtail	\$ 203.00	\$ 155.45
334290L	Avigilon	ACHIDREADICLASSEMOB WG900NMNTEKEA001	iClass SE R10 Mobile Enabled Reader Black Mini-Mulion Mounting 13.56 MHz credential compatibility, Bluetooth smart, Wiegand, Terminal Strip	\$ 203.00	\$ 155.45
334290L	Avigilon	ACHIDREADICLASSEMOB WG910NMNNEKEA001	iClass SE R15 Mobile Enabled Reader black Mulion Mounting 13.56 MHz credential compatibility, Bluetooth smart, Wiegand, Pigtail	\$ 323.00	\$ 247.34
334290L	Avigilon	ACHIDREADICLASSEMOB WG910NMNTEKEA001	iClass SE R15 Mobile Enabled Reader black Mulion Mounting 13.56 MHz credential compatibility, Bluetooth smart, Wiegand, Terminal Strip	\$ 323.00	\$ 247.34
334290L	Avigilon	ACHIDREADICLASSEMOB WG920NBNNek20000	iClass SE R40 Mobile ready Reader black Mini-Mulion Mounting 13.56 MHz credential compatibility, Bluetooth smart, Wiegand, Pigtail	\$ 323.00	\$ 247.34
334290L	Avigilon	ACHIDREADICLASSEMOB WG920NBNNKE0000	iClass SE R40 Mobile enabled Reader black Mini-Mulion Mounting 13.56 MHz credential compatibility, Bluetooth smart, Wiegand, Pigtail	\$ 323.00	\$ 247.34
334290L	Avigilon	ACHIDREADICLASSEMOB WG920NBNTek20000	iClass SE R40 Mobile ready Reader black Mini-Mulion Mounting 13.56 MHz credential compatibility, Bluetooth smart, Wiegand, Terminal Strip	\$ 323.00	\$ 247.34
334290L	Avigilon	ACHIDREADICLASSEMOB WG920NBNTKE0000	iClass SE R40 Mobile enabled Reader black Mini-Mulion Mounting 13.56 MHz credential compatibility, Bluetooth smart, Wiegand, Terminal Strip	\$ 323.00	\$ 247.34
334290L	Avigilon	ACHIDREADICLASSEMOB WG920NMNNEKEA001	iClass SE R40 Mobile Enabled Reader Black Wallswitch Mounting 13.56 MHz credential compatibility, Bluetooth smart, Wiegand, Pigtail	\$ 323.00	\$ 247.34
334290L	Avigilon	ACHIDREADICLASSEMOB WG920NMNTEKEA001	iClass SE R40 Mobile Enabled Reader Black Wallswitch Mounting 13.56 MHz credential compatibility, Bluetooth smart, Wiegand, Terminal Strip	\$ 323.00	\$ 247.34



334290L	Avigilon	AC-HID-READ-ICLASS-SE-R10	iCLASS SE R10 Contactless Smart Card Reader, Mini-Mullion, No Prox	\$ 125.00	\$ 95.72
334290L	Avigilon	AC-HID-READ-ICLASS-SE-R10-AVG	iCLASS SE R10 Contactless Smart Card Reader, Mini-Mullion, No Prox (READER iCLASS SE R10 Avigilon logo)	\$ 125.00	\$ 95.72
334290L	Avigilon	AC-HID-READ-ICLASS-SE-R15	iCLASS SE R15 Contactless Smart Card Reader, Mini-Mullion, No Prox	\$ 245.00	\$ 187.61
334290L	Avigilon	AC-HID-READ-ICLASS-SE-R40	iCLASS SE R40 Contactless Smart Card Reader, Wall Switch, No Prox	\$ 245.00	\$ 187.61
334290L	Avigilon	AC-HID-READ-ICLASS-SE-RP10	iCLASS SE RP10 Contactless Smart Card Reader, Mini-Mullion, STD Prox	\$ 163.00	\$ 124.82
334290L	Avigilon	AC-HID-READ-ICLASS-SE-RP15	iCLASS SE RP15 Contactless Smart Card Reader, Mini-Mullion, STD Prox	\$ 283.00	\$ 216.71
334290L	Avigilon	AC-HID-READ-ICLASS-SE-RP40	iCLASS SE RP40 Contactless Smart Card Reader, Wall Switch, STD Prox	\$ 283.00	\$ 216.71
334290L	Avigilon	AC-HID-READ-MCLASS-WIEG-900PTNNEKE0000	R10 Mini-mullion reader; Wiegand; HID Prox, AWID and EM4102 (32 bits); iCLASS Seos, SE, SR, Standard; MIFARE Classic (SIO), MIFARE DE	\$ 180.00	\$ 137.83
334290L	Avigilon	AC-HID-READ-MCLASS-WIEG-910PTNNEKE0000	R15 Mullion reader; Wiegand; HID Prox, AWID and EM4102 (32 bits); iCLASS Seos, SE, SR, Standard; MIFARE Classic (SIO), MIFARE DESFire	\$ 285.00	\$ 218.24
334290L	Avigilon	AC-HID-READ-MCLASS-WIEG-920PTNNEKE0000	R40 Standard wall switch reader; Wiegand; HID Prox, AWID and EM4102 (32 bits); iCLASS Seos, SE, SR, Standard; MIFARE Classic (SIO),	\$ 285.00	\$ 218.24
334290L	Avigilon	AC-ING-DISK-APTIQ-XF7010	Proximity Sticky Disk (35 mm Disk) (minimum order is 50)	\$ 3.95	\$ 3.02
334290L	Avigilon	AC-ING-READ-APTIQ-MINI-SM10	aptiQ 13.56 MHz Smart - Mini Mullion Reader	\$ 117.00	\$ 89.59
334290L	Avigilon	AC-ING-READ-XCEEDID-PROX-C	XceedID - 125 kHz Proximity - Mini Mullion Crème Reader	\$ 117.00	\$ 89.59
334290L	Avigilon	AC-LSP-OSE-16DR-MER	16 Door Mercury Over Sized Enclosure (OSE) with door mount & removable backplate. Enclosure holds a total of 10 boards - 8 mercury panels and two (2) I/O modules, 6 placed in the main box and 4 on the door. This enclosure has two D8P auxiliary distribution modules for 16 class II power limited outputs. Battery space for 12V or 24V, 8Ah batteries is available. Enclosure comes standard with installed AC on/off switch, a low battery disconnect module and dual door lock key sets. Enclosure weight: 77 lb. Size: 36" x 30" x 4.5". CE approved. UL/CUL listed with Mercury panels installed.	\$ 1,278.00	\$ 978.62

334290L	Avigilon	AC-LSP-OSE-16DR-MER-IO	16 Door Dual Voltage Mercury Over Sized Enclosure (OSE) with door mount & removable backplate. 150W power supply for system power and 250W power supply for lock power. Enclosure holds a total of 10 boards - 8 mercury panels and two (2) I/O modules, 6 placed in the main box and 4 on the door. Enclosure has two C8 lock control modules for 16 distributed lock outputs and two D8P auxillary distribution modules for 16 class II power limited outputs. Battery space for 12V or 24V, 8Ah batteries is available. Enclosure comes standard with installed AC on/off switch, a low battery disconnect module and dual door lock key sets. Enclosure weight: 77 lb. Size: 36" x 30" x 4.5". CE approved. UL/CUL listed with Mercury panels installed.	\$ 1,367.00	\$ 1,046.77
334290L	Avigilon	AC-LSP-OSE-16DR-MER-LCK	16 Door Mercury Over Sized Enclosure (OSE) with removable backplate. Enclosure holds a total of 8 mercury panel boards and two D8P auxillary distribution modules for 16 class II power limited outputs. Battery space for 12V or 24V, 8Ah batteries is available. Enclosure comes standard with installed AC on/off switch, a low battery disconnect module and dual door lock key sets. Enclosure weight: 75 lb. Size: 36" x 30" x 4.5". CE approved. UL/CUL listed with Mercury panels installed.	\$ 1,689.00	\$ 1,293.34
334290L	Avigilon	AC-LSP-OSE-16DR-MER-LCK-FAI	16 Door Dual Voltage Mercury Over Sized Enclosure (OSE) with removable backplate. 150W power supply for system power and 250W p	\$ 1,500.00	\$ 1,148.61

334290L	Avigilon	AC-LSP-OSE-16DR-MER-LCK-IO	16 Door Dual Voltage Mercury Over Sized Enclosure (OSE) with removable backplate. 150W power supply for system power and 250W power supply for lock power. Enclosure holds a total of 8 Mercury boards, two C8 lock control modules for 16 distributed lock outputs and two D8P auxillary distribution modules for 16 class II power limited outputs. Battery space for 12V or 24V, 8Ah batteries is available. Enclosure comes standard with installed AC on/off switch, a low battery disconnect module and dual door lock key sets. Enclosure weight: 75 lb. Size: 36" x 30" x 4.5". CE approved. UL/CUL listed with Mercury panels installed.	\$ 1,780.00	\$ 1,363.02
334290L	Avigilon	AC-PRO-KIT16	Access Control Manager Professional Sixteen (16) Door Unassembled Kit, includes:	\$ 14,870.00	\$ 11,386.60
334290L	Avigilon	AC-PRO-KIT4	Access Control Manager Professional Four (4) Door Unassembled Kit, includes:	\$ 5,960.00	\$ 4,563.83
334290L	Avigilon	AC-PRO-KIT8	Access Control Manager Professional Eight (8) Door Unassembled Kit, includes:	\$ 8,820.00	\$ 6,753.85
334290L	Avigilon	AC-SCH-BATTERY-8B-626	AD-400 Eight (8) battery conversion kit in grey (Allegion Schlage Part #: 8B-626).	\$ 84.00	\$ 64.32
334290L	Avigilon	AC-SCH-COM300L-643E	Communication Module Kit for AD-300 Classroom/Storeroom (70) function. Compatible with Cylindrical, Mortise, Mortise with deadbolt, 993 e	\$ 282.00	\$ 215.94
334220	Avigilon	HD-NVR3-PRM-2NDCPU	2nd CPU + Heatsink, 2x 8GB RAM, NVR3 PRM	\$ 2,070.00	\$ 1,585.09
334220	Avigilon	HD-NVR3-PRM-2NDPS-AU	Power Supply, Hot-Swappable, NVR3 PRM, AU power cord	\$ 465.00	\$ 356.07
334220	Avigilon	HD-NVR3-PRM-2NDPS-NA	Power Supply, Hot-Swappable, NVR3 PRM, NA power cord	\$ 465.00	\$ 356.07
334220	Avigilon	HD-NVR3-PRM-2NDPS-UK	Power Supply, Hot-Swappable, NVR3 PRM, UK power cord	\$ 465.00	\$ 356.07
334220	Avigilon	HD-NVR3-STD-2NDCPU	2nd CPU + Heatsink, 2x 8GB RAM, NVR3 STD	\$ 1,845.00	\$ 1,412.80
334220	Avigilon	HD-NVR3-STD-2NDPS-AU	Power Supply, Hot-Swappable, NVR3 STD, AU power cord	\$ 465.00	\$ 356.07

334220	Avigilon	HD-NVR3-STD-2NDPS-NA	Power Supply, Hot-Swappable, NVR3 STD, NA power cord	\$ 465.00	\$ 356.07
334220	Avigilon	HD-NVR3-STD-2NDPS-UK	Power Supply, Hot-Swappable, NVR3 STD, UK power cord	\$ 465.00	\$ 356.07
334220	Avigilon	HD-NVR3-VAL-2NDPS-AU	Power Supply, Hot-Swappable, NVR3 VAL, AU power cord	\$ 410.00	\$ 313.95
334220	Avigilon	HD-NVR3-VAL-2NDPS-NA	Power Supply, Hot-Swappable, NVR3 VAL, NA power cord	\$ 410.00	\$ 313.95
334220	Avigilon	HD-NVR3-VAL-2NDPS-UK	Power Supply, Hot-Swappable, NVR3 VAL, UK power cord	\$ 410.00	\$ 313.95
334220	Avigilon	HD-NVR4-PRM-192TB-NA	HD NVR4 PRM 192TB 2U Rack Mnt, Windows Server 2016	\$ 71,500.00	\$ 53,196.72
334220	Avigilon	HD-NVR4-PRM-2NDCPU	2nd CPU + Heatsink, 2x 16GB RAM, NVR4 PRM	\$ 3,000.00	\$ 2,297.23
334220	Avigilon	HD-NVR4-PRM-2NDPS-AU	Power Supply, Hot-Swappable, NVR4 PRM, AU power cord	\$ 465.00	\$ 356.07
334220	Avigilon	HD-NVR4-PRM-2NDPS-NA	Power Supply, Hot-Swappable, NVR4 PRM, NA power cord	\$ 465.00	\$ 356.07
334220	Avigilon	HD-NVR4-PRM-2NDPS-UK	Power Supply, Hot-Swappable, NVR4 PRM, UK power cord	\$ 465.00	\$ 356.07
334220	Avigilon	HD-NVR4-STD-2NDCPU	2nd CPU + Heatsink, 2x 8GB RAM, NVR4 STD	\$ 1,845.00	\$ 1,412.80
334220	Avigilon	HD-NVR4-STD-2NDPS-AU	Power Supply, Hot-Swappable, NVR4 STD, AU power cord	\$ 465.00	\$ 356.07
334220	Avigilon	HD-NVR4-STD-2NDPS-NA	Power Supply, Hot-Swappable, NVR4 STD, NA power cord	\$ 465.00	\$ 356.07
334220	Avigilon	HD-NVR4-STD-2NDPS-UK	Power Supply, Hot-Swappable, NVR4 STD, UK power cord	\$ 465.00	\$ 356.07
334220	Avigilon	HD-NVR-ANK2-1	Analytics Kit for Appearance Search and Face Recognition, NVR4 Value or any NVR3 models	\$ 980.00	\$ 750.43
334220	Avigilon	M1300	Monitor, 19", LCD, 1.3 Megapixel, 5:4 Standard Aspect Ratio	\$ 325.00	\$ 248.87
334220	Avigilon	VMA-AIA-2NDPS-AU	Replacement, hot-swappable power supply, for AU	\$ 465.00	\$ 356.07
334220	Avigilon	VMA-AIA-2NDPS-NA	Replacement, hot-swappable power supply, for NA	\$ 465.00	\$ 356.07
334220	Avigilon	VMA-AIA-2NDPS-UK	Replacement, hot-swappable power supply, for UK	\$ 465.00	\$ 356.07
334290L	Avigilon	AC-ALL-SCH-HHD-KIT-USB	Handheld Device Kit (USB devices ONLY:AD-Series and CO-Series). Includes Handheld Device pre-loaded with SUS Application, HHD-USB Cable. Used to initialize, manage, and test AD-Series and CO-Series devices.	\$ 841.00	\$ 643.99
334220	Avigilon	1.0C-H4IRPTZ-DP45-WP	1MP H4 IR PTZ with Wiper 45X, Self-learning analytics, IK10, IP66, 250m IR	\$ 3,250.00	\$ 2,488.66

334220	Avigilon	2.0C-H4IRPTZ-DP30-WP	2MP H4 IR PTZ, with Wiper 30X, Self-learning analytics, IK10, IP66, 250m IR	\$ 3,525.00	\$ 2,699.24
334290L	Avigilon	AC-ING-CARD-APTIQ-XF7410	Proximity Card Clamshell	\$ 2.44	\$ 1.86
334290L	Avigilon	AC-ING-CARD-APTIQ-XF7510	Proximity Card ISO Glossy White	\$ 4.19	\$ 3.20
334290L	Avigilon	AC-MER-CON-MR16IN	16 Zone Input Monitor Module (with 2 relays) (Mercury MR16IN)	\$ 717.00	\$ 549.04
334290L	Avigilon	AC-MER-CON-MR50	Reader Interface Module - (1 reader: mag or wiegand, 2 inputs, 2 relays) (Mercury MR50)	\$ 325.00	\$ 248.87
334220	Avigilon	H4F-ACCS-KIT1	Replacement installation accessories for H4F camera. Includes accessories kit, Aux IO cable, and torx screw driver.	\$ 30.00	\$ 22.97
334220	Avigilon	H4F-AC-DESI1	Desiccant packs for use with H4F cameras, contains qty 5. individually packaged dessicant packs	\$ 10.00	\$ 7.66
334220	Avigilon	H4F-DO-CVER1	Replacement top cover assembly for H4F camera. Includes dome bubble, IR board, mic and grey camera cover.	\$ 160.00	\$ 122.52
334220	Avigilon	H4F-MT-NPTA1	NPT adapter for use with H4F cameras	\$ 60.00	\$ 45.94
334220	Avigilon	IRPTZ-ACCS-CABL1	Replacement power and I/O cable for H4 IR PTZ.	\$ 28.00	\$ 21.44
334220	Avigilon	LEF8518CA	Canon, 85mm, f/1.8, Auto-Iris	\$ 960.00	\$ 735.11
334220	Avigilon	ES-HD-IR-IP6	IR illuminator, PoE+, Outdoor, included lens option for 60°, 35°, or 10° horizontal coverage. Included mounting adapter to ES-HD-LP-HS.	\$ 670.00	\$ 513.05
334220	Avigilon	ACC-MIC	Omni-directional, low impedance, electret condenser microphone with built-in preamp for producing line level output. It is housed in a high impact ABS dome designed for ceiling or wall mounting. Normal pick-up pattern is approximately 15' from the microphone location, all directions, or within 30' diameter circle. No wiring or plug is provided with the microphone, Avigilon HD Dome Cameras and Analog Encoders with Audio use a 3.5mm plug.	\$ 292.00	\$ 223.60
334220	Avigilon	ACC-SDK-DEV	Grants access to the Avigilon SDK Developer's Portal, and the Avigilon Control Center SDK.	\$ 3,500.00	\$ 2,680.10
334220	Avigilon	ACC-SPLIT	POE Splitter for Camera Installation, extracts 12V DC from a POE input for powering a camera during focusing	\$ 53.00	\$ 40.58

334220	Avigilon	ACC-USB-JOY	Programmable USB Surveillance Joystick for controlling digital and conventional PTZ within Avigilon Control Center	\$ 625.00	\$ 478.59
334290L	Avigilon	AC-HID-TAG-MICROPROX-ADH	MICROPROX TAG, PROG, GRAY, MATCH # (HID # 1391LGSMN)	\$ 4.50	\$ 3.45
334290L	Avigilon	AC-ING-CARD-APTIQ-XF7510MS	Proximity and Magnetic Stripe Card ISO Glossy White	\$ 4.66	\$ 3.57
334290L	Avigilon	AC-ING-CARD-APTIQ-XF8520	aptiQ Smart Card 2K byte/16k bit ISO Glossy White	\$ 5.61	\$ 4.29
334290L	Avigilon	AC-ING-CARD-APTIQ-XF9420	MIFARE Smart Card 2.5k bit Clamshell	\$ 3.13	\$ 2.40
334290L	Avigilon	AC-ING-CARD-APTIQ-XF9551	MIFARE Contactless Smart Card 1k byte/8k bit ISO Glossy White	\$ 5.17	\$ 3.96
334290L	Avigilon	AC-ING-READ-APTIQ-MULL-MT11	aptiQ Multi-Technology – Mullion Reader	\$ 241.00	\$ 184.54
334290L	Avigilon	AC-ING-READ-APTIQ-SNG-MT15	aptiQ Multi-Technology - Single Gang Reader	\$ 241.00	\$ 184.54
334290L	Avigilon	AC-LSP-16DR-HID	Sixteen Door HID Single Voltage Integrated Power System supporting one AC-HID-VERTEX-V1000 with eight AC-HID-VERTEX-V100 (HID VertX EVO hardware sold separately). Includes painted steel enclosure, removable pre drilled back plate, controller mounting screws and a 150 watt 12V/12A power supply-battery charger. The power supply is pre-wired to sixteen Class 2, Power Limited (CL2PL) outputs (two D8P Boards) delivering a regulated independent power connection to each HID VertX EVO board and auxiliary equipment. The power supply features dual outputs, form 'C' fault relay contacts, a fire alarm input and network interface (interface module sold separately) to enable monitoring, reporting and control of the power system from Access Control Manager (ACM) link. Battery space for two 12V, 8Ah batteries is available in cabinet. Cabinet size: 20" x 24" x 4.5" with door lock, tamper switch and two (2) keys. Weight 25 lb.	\$ 755.00	\$ 578.14

334290L	Avigilon	AC-LSP-16DR-HID-LCK	<p>Sixteen Door HID Dual Voltage Integrated Power System supporting one AC-HID-VERTX-V1000 with eight AC-HID-VERTX-V100 (HID VertX EVO hardware sold separately). The advantage of a dual voltage power supply is the ability to power HID boards and door locks. Includes a painted steel enclosure, removable pre drilled back plate, controller standoffs and mounting screws. System includes one 75 watt 12V/6A pre-wired to sixteen Class 2, Power Limited (CL2PL) outputs (two D8P Boards) delivering regulated independent power connection to each HID VertX EVO board and one 250 watt 24V/10A power supply-battery chargers pre-wired to sixteen fused output (two C8 Boards) for independent relay lock power. Both power supplies features dual outputs (12 &amp; 24volts DC), form 'C' fault relay contacts, a fire alarm input and network interface (interface module sold separately) to enable monitoring, reporting and control of the power system from Access Control Manager (ACM) link. Cabinet size: 20" x 24" x 4.5" with door lock and two (2) keys. Weight 26 lb.</p>	\$ 1,060.00	\$ 811.69
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334290L	Avigilon	AC-LSP-16DR-MER	<p>Sixteen Door Mercury Single Voltage Integrated Power System supporting one AC-MER-CONT-2DR with Seven AC-MER-CON-MR52 (Mercury hardware sold separately). Includes painted steel enclosure, removable pre drilled back plate, controller standoffs and mounting screws and a 150 watt 12V/12A or 24V/6A power supply-battery charger. The power supply is pre-wired to eight Class 2, Power Limited (CL2PL) outputs (D8P Board) delivering a regulated independent power connection to Mercury boards and auxiliary equipment. The power supply features dual outputs, form 'C' fault relay contacts, a fire alarm input and network interface (interface module sold separately) to enable monitoring, reporting and control of the power system from Access Control Manager (ACM) link. Battery space for two 12V, 8Ah batteries is available in cabinet. Cabinet size: 20" x 24" x 4.5" with door lock, tamper switch and two (2) keys. Weight 25 lb.</p>	\$ 720.00	\$ 551.34
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334290L	Avigilon	AC-LSP-16DR-MER-LCK	<p>Sixteen Door Mercury Dual Voltage Integrated Power System supporting one AC-MER-CONT-2DR with seven AC-MER-CON-MR52 (Mercury hardware sold separately). The advantage of a dual voltage power supply is the ability to power Mercury boards and door locks. Includes a painted steel enclosure, removable pre drilled back plate, controller standoffs and mounting screws. System includes one 150 watt 12V/12A pre-wired to sixteen Class 2, Power Limited (CL2PL) outputs (two D8P Boards) delivering regulated independent power connection to each Mercury board and one 250 watt 24V/10A power supply-battery chargers pre-wired to sixteen fused output (two C8 Boards) for independent relay lock power. Both power supplies features dual outputs (12 &amp; 24volts DC), form 'C' fault relay contacts, a fire alarm input and network interface (interface module sold separately) to enable monitoring, reporting and control of the power system from Access Control Manager (ACM) link. Cabinet size: 20" x 24" x 4.5" with door lock and two (2) keys. Weight 26 lb.</p>	\$ 1,110.00	\$ 849.97
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334290L	Avigilon	AC-LSP-2DR-HID	Two Door HID Single Voltage Integrated Power System supporting one AC-HID-VERTX-V2000 (HID VertX EVO hardware sold separately). Includes painted steel enclosure, removable pre drilled back plate, controller mounting screws and a 75 watt 12V/6A or 24V/3A power supply-battery charger. The power supply is pre-wired to eight Class 2, Power Limited (CL2PL) outputs (D8P Board) delivering a regulated independent power connection to HID VertX EVO board and auxiliary equipment. The power supply features dual outputs, form 'C' fault relay contacts, a fire alarm input and network interface (interface module sold separately) to enable monitoring, reporting and control of the power system from Access Control Manager (ACM) link. Battery space for two 12V, 8Ah batteries is available in cabinet. Cabinet size: 12" x 14" x 4.5" with door lock, tamper switch and two (2) keys. Weight 14 lb.	\$ 370.00	\$ 283.32
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334290L	Avigilon	AC-LSP-2DR-HID-LCK	<p>Two Door HID Dual Voltage Integrated Power System supporting one AC-HID-VERTX-V2000 (HID VertX EVO hardware sold separately). The advantage of a dual voltage power supply is the ability to power both HID board and door locks from the same supply. Includes painted steel enclosure, removable pre drilled back plate, controller mounting screws and a 75 watt 12V/2A and 24V/2A power supply-battery charger. The power supply is pre-wired to four Class 2, Power Limited (CL2PL) outputs (C4P Board) delivering a regulated independent power connection to HID VertX EVO board and lock power control. The power supply features dual outputs (12 &amp; 24volts DC), form 'C' fault relay contacts, a fire alarm input and network interface (interface module sold separately) to enable monitoring, reporting and control of the power system from Access Control Manager (ACM) link. Battery space for two 12V, 8Ah batteries is available in cabinet. Cabinet size: 12" x 14" x 4.5" with door lock and two (2) keys. Weight 14 lb.</p>	\$ 450.00	\$ 344.58
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334290L	Avigilon	AC-LSP-2DR-MER	Two Door Mercury Single Voltage Integrated Power System supporting two AC-MER-CONT-1DR or one AC-MER-CONT-2DR (Mercury hardware sold separately). Includes painted steel enclosure, removable pre drilled back plate, controller standoffs and mounting screws and a 75 watt 12V/6A or 24V/3A power supply-battery charger. The power supply is pre-wired to eight Class 2, Power Limited (CL2PL) outputs (D8P Board) delivering a regulated independent power connection to Mercury boards and auxiliary equipment. The power supply features dual outputs, form 'C' fault relay contacts, a fire alarm input and network interface (interface module sold separately) to enable monitoring, reporting and control of the power system from Access Control Manager (ACM) link. Battery space for two 12V, 8Ah batteries is available in cabinet (unless using two AC-MER-CONT-1DR). Cabinet size: 12" x 14" x 4.5" with door lock, tamper switch and two (2) keys. Weight 14 lb.	\$ 370.00	\$ 283.32
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334290L	Avigilon	AC-LSP-2DR-MER-LCK	Two Door Mercury Dual Voltage Integrated Power System supporting two AC-MER-CONT-1DR or one AC-MER-CONT-2DR (Mercury hardware sold separately). The advantage of a dual voltage power supply is the ability to power both Mercury boards and door locks from the same supply. Includes a painted steel enclosure, removable pre drilled back plate, controller standoffs and mounting screws and a 75 watt 12V/2A and 24V/2A power supply-battery charger. The power supply is pre-wired to four Class 2, Power Limited (CL2PL) outputs (C4P Board) delivering a regulated independent power connection to each Mercury board and lock power and control. The power supply features dual outputs (12 & 24volts DC), form 'C' fault relay contacts, a fire alarm input and network interface (interface module sold separately) to enable monitoring, reporting and control of the power system from Access Control Manager (ACM) link. Battery space for two 12V, 8Ah batteries is available in cabinet (unless using two AC-MER-CONT-1DR). Cabinet size: 12" x 14" x 4.5" with door lock and two (2) keys. Weight 14 lb.	\$ 450.00	\$ 344.58
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334290L	Avigilon	AC-LSP-4DR-HID	<p>Four Door HID Single Voltage Integrated Power System supporting two AC-HID-VERTX-V2000 or one AC-HID-VERTX-V1000 with two AC-HID-VERTX-V100 (HID VertX EVO hardware sold separately). Includes painted steel enclosure, removable pre drilled back plate, controller mounting screws and a 75 watt 12V/6A or 24V/3A power supply-battery charger. The power supply is pre-wired to eight Class 2, Power Limited (CL2PL) outputs (D8P Board) delivering a regulated independent power connection to each HID VertX EVO board and auxiliary equipment. The power supply features dual outputs, form 'C' fault relay contacts, a fire alarm input and network interface (interface module sold separately) to enable monitoring, reporting and control of the power system from Access Control Manager (ACM) link. Battery space for two 12V, 8Ah batteries is available in cabinet. Cabinet size: 16" x 20" x 4.5" with door lock, tamper switch and two (2) keys. Weight 19 lb.</p>	\$ 400.00	\$ 306.30
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334290L	Avigilon	AC-LSP-4DR-HID-LCK	<p>Four Door HID Dual Voltage Integrated Power System supporting two AC-HID-VERTX-V2000 or one AC-HID-VERTX-V1000 with two AC-HID-VERTX-V100 (HID VertX EVO hardware sold separately). The advantage of a dual voltage power supply is the ability to power both HID boards and door locks from the same supply. Includes a painted steel enclosure, removable pre drilled back plate, controller mounting screws, and a 75 watt 12V/2A and 24V/2A power supply-battery charger. The power supply is pre-wired to eight Class 2, Power Limited (CL2PL) outputs (D8P Board) delivering a regulated independent power connection to each HID VertX EVO board and four fused output (C4 Board) for independent relay lock power control. The power supply features dual outputs (12 &amp; 24volts DC), form 'C' fault relay contacts, a fire alarm input and network interface (interface module sold separately) to enable monitoring, reporting and control of the power system from Access Control Manager (ACM) link. Battery space for two 12V, 8Ah batteries is available in cabinet. Cabinet size: 16" x 20" x 4.5" with door lock and two (2) keys. Weight 19 lb.</p>	\$ 515.00	\$ 394.36
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334290L	Avigilon	AC-LSP-4DR-MER	<p>Four Door Mercury Single Voltage Integrated Power System supporting one AC-MER-CONT-2DR with one AC-MER-CON-MR52 (Mercury hardware sold separately). Includes painted steel enclosure, removable pre drilled back plate, controller standoffs and mounting screws and a 75 watt 12V/6A or 24V/3A power supply-battery charger. The power supply is pre-wired to eight Class 2, Power Limited (CL2PL) outputs (D8P Board) delivering a regulated independent power connection to Mercury boards and auxiliary equipment. The power supply features dual outputs, form 'C' fault relay contacts, a fire alarm input and network interface (interface module sold separately) to enable monitoring, reporting and control of the power system from Access Control Manager (ACM) link. Battery space for two 12V, 8Ah batteries is available in cabinet. Cabinet size: 16" x 20" x 4.5" with door lock, tamper switch and two (2) keys. Weight 19 lb.</p>	\$ 400.00	\$ 306.30
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334290L	Avigilon	AC-LSP-4DR-MER-LCK	<p>Four Door Mercury Dual Voltage Integrated Power System supporting one AC-MER-CONT-2DR with one AC-MER-CON-MR52 (Mercury hardware sold separately). The advantage of a dual voltage power supply is the ability to power both Mercury boards and door locks from the same supply. Includes a painted steel enclosure, removable pre drilled back plate, controller standoffs and mounting screws and a 75 watt 12V/2A and 24V/2A power supply-battery charger. The power supply is pre-wired to eight Class 2, Power Limited (CL2PL) outputs (D8P Board) delivering a regulated independent power connection to each Mercury board and four fused output (C4 Board) for independent relay lock power. The power supply features dual outputs (12 &amp; 24volts DC), form 'C' fault relay contacts, a fire alarm input and network interface (interface module sold separately) to enable monitoring, reporting and control of the power system from Access Control Manager (ACM) link. Battery space for two 12V, 8Ah batteries is available in cabinet. Cabinet size: 16" x 20" x 4.5" with door lock and two (2) keys. Weight 19 lb.</p>	\$ 515.00	\$ 394.36
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334290L	Avigilon	AC-LSP-8DR-HID	<p>Eight Door HID Single Voltage Integrated Power System supporting one AC-HID-VERTX-V1000 with four AC-HID-VERTX-V100 (HID VertX EVO hardware sold separately). Includes painted steel enclosure, removable pre drilled back plate, controller mounting screws and a 75 watt 12V/6A power supply-battery charger. The power supply is pre-wired to eight Class 2, Power Limited (CL2PL) outputs (D8P Board) delivering a regulated independent power connection to each HID VertX EVO board and auxiliary equipment. The power supply features dual outputs, form 'C' fault relay contacts, a fire alarm input and network interface (interface module sold separately) to enable monitoring, reporting and control of the power system from Access Control Manager (ACM) link. Battery space for two 12V, 8Ah batteries is available in cabinet. Cabinet size: 20" x 24" x 4.5" with door lock, tamper switch and two (2) keys. Weight 25 lb.</p>	\$ 475.00	\$ 363.73
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334290L	Avigilon	AC-LSP-8DR-HID-LCK	<p>Eight Door HID Dual Voltage Integrated Power System supporting one AC-HID-VERTX-V1000 with four AC-HID-VERTX-V100 (HID VertX EVO hardware sold separately). The advantage of a dual voltage power supply is the ability to power both HID boards and door locks from the same supply. Includes a painted steel enclosure, removable pre drilled back plate, controller mounting screws, and a 150 watt 12V/4A and 24V/4A power supply-battery charger. The power supply is pre-wired to eight Class 2, Power Limited (CL2PL) outputs (D8P Board) delivering a regulated independent power connection to each HID VertX EVO board and eight fused output (C8 Board) for independent relay lock power control. The power supply features dual outputs (12 &amp; 24volts DC), form 'C' fault relay contacts, a fire alarm input and network interface (interface module sold separately) to enable monitoring, reporting and control of the power system from Access Control Manager (ACM) link. Battery space for two 12V, 8Ah batteries is available in cabinet. Cabinet size: 20" x 24" x 4.5" with door lock and two (2) keys. Weight 25 lb.</p>	\$ 830.00	\$ 635.57
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334290L	Avigilon	AC-LSP-8DR-MER	<p>Eight Door Mercury Single Voltage Integrated Power System supporting one AC-MER-CONT-2DR with three AC-MER-CON-MR52 (Mercury hardware sold separately). Includes painted steel enclosure, removable pre drilled back plate, controller standoffs and mounting screws and a 75 watt 12V/6A or 24V/3A power supply-battery charger. The power supply is pre-wired to eight Class 2, Power Limited (CL2PL) outputs (D8P Board) delivering a regulated independent power connection to Mercury boards and auxiliary equipment. The power supply features dual outputs, form 'C' fault relay contacts, a fire alarm input and network interface (interface module sold separately) to enable monitoring, reporting and control of the power system from Access Control Manager (ACM) link. Battery space for two 12V, 8Ah batteries is available in cabinet. Cabinet size: 20" x 24" x 4.5" with door lock, tamper switch and two (2) keys. Weight 25 lb.</p>	\$ 475.00	\$ 363.73
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334290L	Avigilon	AC-LSP-8DR-MER-LCK	<p>Eight Door Mercury Dual Voltage Integrated Power System supporting one AC-MER-CONT-2DR with three AC-MER-CON-MR52 (Mercury hardware sold separately). The advantage of a dual voltage power supply is the ability to power both Mercury boards and door locks from the same supply. Includes a painted steel enclosure, removable pre drilled back plate, controller standoffs and mounting screws and a 150 watt 12V/4A and 24V/4A power supply-battery charger. The power supply is pre-wired to eight Class 2, Power Limited (CL2PL) outputs (D8P Board) delivering a regulated independent power connection to each Mercury board and eight fused output (C8 Board) for independent relay lock power. The power supply features dual outputs (12 &amp; 24volts DC), form 'C' fault relay contacts, a fire alarm input and network interface (interface module sold separately) to enable monitoring, reporting and control of the power system from Access Control Manager (ACM) link. Battery space for two 12V, 8Ah batteries is available in cabinet. Cabinet size: 20" x 24" x 4.5" with door lock and two (2) keys. Weight 25 lb.</p>	\$ 700.00	\$ 536.02
334290L	Avigilon	AC-LSP-B100	<p>The B100 Secondary Voltage Module provides a means to easily and economically add an additional voltage to any power system. Primary power for the B100 is derived from an main FPO power supply and the B100 steps the FPO voltage down to the user defined range (typically 12VDC). B100 delivers up to 4A maximum current at 12VDC.</p>	\$ 60.00	\$ 45.94

334290L	Avigilon	AC-LSP-FPO75-2E2M	One (1) 75W-12/24VDC PS, Backplate, Standoffs; & two (2) E2M size cabinets kit: The FlexPower FPO75-2E2M is an offline switchmode 75 watt power supply-battery charger specifically designed for the lifesafety industry. Capable of providing two power outputs, user selectable for 12 or 24 VDC, the unit is configured in a painted-steel, locking enclosure with tamper switch and integral battery space. One output provides continuous output power for system use, the second is programmable for either fail-safe or fail-secure operation, activated when the fire alarm disconnect is initiated. Size: 16" x 20" x 4.5", Weight: 13 lb.	\$ 665.00	\$ 509.22
334220	Avigilon	16C-H5PRO-B	5K (16 MP) H5 Pro Camera. Lens and housing not included.	\$ 7,650.00	\$ 5,756.11
334220	Avigilon	2.0C-H5EX-A0-BO1	Explosion protected bullet camera; 2.0MP (1080p); 30x; WDR; Next Generation Analytics; LightCatcher; AISI 316L stainless steel; wiper; 3/4" NPT and 4m armored cable; T5. Built to order; orders are non-cancellable and non-returnable.	\$ 9,768.00	\$ 6,480.65
334220	Avigilon	2.0C-H5EX-A2-BO1	Explosion protected bullet camera; 2.0MP (1080p); 30x; WDR; Next Generation Analytics; LightCatcher; AISI 316L stainless steel; wiper; 3/4" NPT and 4m armored cable; T6. Built to order; orders are non-cancellable and non-returnable.	\$ 9,768.00	\$ 6,480.65
334220	Avigilon	2.0C-H5EX-B0-BO1	Explosion protected bullet camera; 2.0MP (1080p); 30x; WDR; Next Generation Analytics; LightCatcher; AISI 316L stainless steel; wiper; 3/4" NPT and 10m armored cable; T5. Built to order; orders are non-cancellable and non-returnable.	\$ 10,489.00	\$ 6,984.07
334220	Avigilon	2.0C-H5EX-B2-BO1	Explosion protected bullet camera; 2.0MP (1080p); 30x; WDR; Next Generation Analytics; LightCatcher; AISI 316L stainless steel; wiper; 3/4" NPT and 10m armored cable; T6. Built to order; orders are non-cancellable and non-returnable.	\$ 10,489.00	\$ 6,984.07

334220	Avigilon	2.0C-H5EX-F1-BO1	Explosion protected bullet camera; 2.0MP (1080p); 30x; WDR; Next Generation Analytics; LightCatcher; AISI 316L stainless steel; wiper; 3/4" NPT and 4m tail cable; T5. Built to order; orders are non-cancellable and non-returnable.	\$ 10,200.00	\$ 6,207.58
334220	Avigilon	2.0C-H5EX-F3-BO1	Explosion protected bullet camera; 2.0MP (1080p); 30x; WDR; Next Generation Analytics; LightCatcher; AISI 316L stainless steel; wiper; 3/4" NPT and 4m tail cable; T6. Built to order; orders are non-cancellable and non-returnable.	\$ 10,200.00	\$ 6,207.58
334220	Avigilon	2.0C-H5EX-G1-BO1	Explosion protected bullet camera; 2.0MP (1080p); 30x; WDR; Next Generation Analytics; LightCatcher; AISI 316L stainless steel; wiper; 3/4" NPT and 10m tail cable; T5. Built to order; orders are non-cancellable and non-returnable.	\$ 11,002.00	\$ 6,662.32
334220	Avigilon	2.0C-H5EX-G3-BO1	Explosion protected bullet camera; 2.0MP (1080p); 30x; WDR; Next Generation Analytics; LightCatcher; AISI 316L stainless steel; wiper; 3/4" NPT and 10m tail cable; T6. Built to order; orders are non-cancellable and non-returnable.	\$ 11,002.00	\$ 6,662.32
334220	Avigilon	2.0C-H5EXPTZ-A0-BO30	Explosion protected PTZ camera; 2.0MP (1080p); 30x; WDR; Next Generation Analytics; LightCatcher; AISI 316L stainless steel; wiper; 230VAC power input. Built to order; orders are non-cancellable and non-returnable.	\$ 28,560.00	\$ 13,543.79
334220	Avigilon	2.0C-H5EXPTZ-B0-BO30	Explosion protected PTZ camera; 2.0MP (1080p); 30x; WDR; Next Generation Analytics; LightCatcher; AISI 316L stainless steel; wiper; 24VAC power input. Built to order; orders are non-cancellable and non-returnable.	\$ 28,560.00	\$ 13,543.79
334220	Avigilon	2.0C-H5EXPTZ-C0-BO30	Explosion protected PTZ camera; 2.0MP (1080p); 30x; WDR; Next Generation Analytics; LightCatcher; AISI 316L stainless steel; wiper; 120VAC power input. Built to order; orders are non-cancellable and non-returnable.	\$ 28,560.00	\$ 13,543.79

334220	Avigilon	26C-H5PRO-B	6.25K (26 MP) H5 Pro Camera. Lens and housing not included.	\$ 9,180.00	\$ 6,498.07
334220	Avigilon	40C-H5PRO-B	8K (40 MP) H5 Pro Camera. Lens and housing not included.	\$ 11,220.00	\$ 8,442.30
334220	Avigilon	6.0C-H5EX-B0-CO1	Explosion protected compact bullet camera; 6.0MP; 4.9-8mm f/1.8 P-iris lens; WDR; Next Generation Analytics; LightCatcher; AISI 316L stainless steel; bracket included; 4m armored cable. Built to order; orders are non-cancellable and non-returnable.	\$ 6,347.00	\$ 4,847.41
334220	Avigilon	6.0C-H5EX-C0-CO1	Explosion protected compact bullet camera; 6.0MP; 4.9-8mm f/1.8 P-iris lens; WDR; Next Generation Analytics; LightCatcher; AISI 316L stainless steel; bracket included; 10m armored cable. Built to order; orders are non-cancellable and non-returnable.	\$ 6,873.00	\$ 5,206.27
334220	Avigilon	61C-H5PRO-B	10K (61 MP) H5 Pro Camera. Lens and housing not included.	\$ 15,300.00	\$ 11,512.23
334290L	Avigilon	AC-APP-1024R-ENT-PLUS-6	Access Control Manager Enterprise Plus 6 – Web-Based PACS Plus Appliance for 1024 Readers - includes:   physical appliance   embedded 64 bit Linux OS & Open LDAP for configuration database   Access Control Manager Security Management Software   1024 Reader Count Software License   One (1) ACM Verify   ACC Video Integration   Five (5) partitions   Identities CSV export; recurring; one-time; long & short format   Total reader capacity can be expanded from 1024 to 2048 readers; in increments of 16; with the purchase of the desired quantity of AC-SW-LIC-16RCU-6-P; 16 Reader Count Software Licenses   Supports up to 512 controllers   500K identities and 150M stored events and Fifty (50) simultaneous operators (via browser)   Three (3) year appliance hardware warranty begins at date of shipment	\$ 45,900.00	\$ 33,858.01



334290L	Avigilon	AC-APP-128R-ENT2-6	Access Control Manager Enterprise 6 – Web-Based PACS Enterprise Appliance for 128 Readers - includes:   physical appliance   embedded 64 bit Linux OS & Open LDAP for configuration database   Access Control Manager Security Management Software   128 Reader Count Software License   One (1) ACM Verify   ACC Video Integration   Five (5) partitions   Identities CSV export; recurring; one-time; long & short format   Total reader capacity can be expanded from 128 to 400 readers; in increments of 16; with the purchase of the desired quantity of AC-SW-LIC-16RCU-6-P; 16 Reader Count Software Licenses   Supports up to 512 controllers   250K identities and 150M stored events and twenty (20) simultaneous operators (via browser)   Three (3) year appliance hardware warranty begins at date of shipment	\$ 9,690.00	\$ 7,147.80
334290L	Avigilon	AC-APP-16R-ENT-PLUS-6	Access Control Manager Enterprise Plus 6 – Web-Based PACS Plus Appliance for 16 Readers - includes:   physical appliance   embedded 64 bit Linux OS & Open LDAP for configuration database   Access Control Manager Security Management Software   16 Reader Count Software License   One (1) ACM Verify   ACC Video Integration   Five (5) partitions   Identities CSV export; recurring; one-time; long & short format   Total reader capacity can be expanded from 16 to 2048 readers; in increments of 16; with the purchase of the desired quantity of AC-SW-LIC-16RCU-6-P; 16 Reader Count Software Licenses   Supports up to 512 controllers   500K identities and 150M stored events and Fifty (50) simultaneous operators (via browser)   Three (3) year appliance hardware warranty begins at date of shipment	\$ 12,069.66	\$ 8,903.15

334290L	Avigilon	AC-APP-2048R-ENT-PLUS-6	Access Control Manager Enterprise Plus 6 – Web-Based PACS Plus Appliance for 2048 Readers - includes:   physical appliance   embedded 64 bit Linux OS & Open LDAP for configuration database   Access Control Manager Security Management Software   2048 Reader Count Software License   One (1) ACM Verify   ACC Video Integration   Five (5) partitions   Identities CSV export; recurring; one-time; long & short format   Total reader capacity cannot be expanded   Supports up to 512 controllers   500K identities and 150M stored events and Fifty (50) simultaneous operators (via browser)   Three (3) year appliance hardware warranty begins at date of shipment	\$ 58,140.00	\$ 42,886.80
334290L	Avigilon	AC-APP-256R-ENT2-6	Access Control Manager Enterprise 6 – Web-Based PACS Enterprise Appliance for 256 Readers - includes:   physical appliance   embedded 64 bit Linux OS & Open LDAP for configuration database   Access Control Manager Security Management Software   256 Reader Count Software License   One (1) ACM Verify   ACC Video Integration   Five (5) partitions   Identities CSV export; recurring; one-time; long & short format   Total reader capacity can be expanded from 256 to 400 readers; in increments of 16; with the purchase of the desired quantity of AC-SW-LIC-16RCU-6-P; 16 Reader Count Software Licenses   Supports up to 512 controllers   250K identities and 150M stored events and twenty (20) simultaneous operators (via browser)   Three (3) year appliance hardware warranty begins at date of shipment	\$ 16,489.32	\$ 12,163.29

334290L	Avigilon	AC-APP-256R-ENT-PLUS-6	Access Control Manager Enterprise Plus 6 – Web-Based PACS Plus Appliance for 256 Readers - includes:   physical appliance   embedded 64 bit Linux OS & Open LDAP for configuration database   Access Control Manager Security Management Software   256 Reader Count Software License   One (1) ACM Verify   ACC Video Integration   Five (5) partitions   Identities CSV export; recurring; one-time; long & short format   Total reader capacity can be expanded from 256 to 2048 readers; in increments of 16; with the purchase of the desired quantity of AC-SW-LIC-16RCU-6-P; 16 Reader Count Software Licenses   Supports up to 512 controllers   500K identities and 150M stored events and Fifty (50) simultaneous operators (via browser)   Three (3) year appliance hardware warranty begins at date of shipment	\$ 21,420.00	\$ 15,800.40
334290L	Avigilon	AC-APP-512R-ENT-PLUS-6	Access Control Manager Enterprise Plus 6 – Web-Based PACS Plus Appliance for 512 Readers - includes:   physical appliance   embedded 64 bit Linux OS & Open LDAP for configuration database   Access Control Manager Security Management Software   512 Reader Count Software License   One (1) ACM Verify   ACC Video Integration   Five (5) partitions   Identities CSV export; recurring; one-time; long & short format   Total reader capacity can be expanded from 512 to 2048 readers; in increments of 16; with the purchase of the desired quantity of AC-SW-LIC-16RCU-6-P; 16 Reader Count Software Licenses   Supports up to 512 controllers   500K identities and 150M stored events and Fifty (50) simultaneous operators (via browser)   Three (3) year appliance hardware warranty begins at date of shipment	\$ 33,660.00	\$ 24,829.20

334290L	Avigilon	AC-APP-64R-ENT2-6	Access Control Manager Enterprise 6 – Web-Based PACS Enterprise Appliance for 64 Readers - includes:   physical appliance   embedded 64 bit Linux OS & Open LDAP for configuration database   Access Control Manager Security Management Software   64 Reader Count Software License   One (1) ACM Verify   ACC Video Integration   Five (5) partitions   Identities CSV export; recurring; one-time; long & short format   Total reader capacity can be expanded from 64 to 400 readers; in increments of 16; with the purchase of the desired quantity of AC-SW-LIC-16RCU-6-P; 16 Reader Count Software Licenses   Supports up to 512 controllers   250K identities and 150M stored events and twenty (20) simultaneous operators (via browser)   Three (3) year appliance hardware warranty begins at date of shipment	\$ 6,289.32	\$ 4,721.80
334290L	Avigilon	AC-HID-EL-SOS-K12	Sex offender screening service per year per system Special bundle package for K-12 schools only (HID # EL-SOS-K12)(HID Part Number: EL-SOS-K12)	\$ 681.00	\$ 442.62
334290L	Avigilon	AC-HID-PIVCLASS-OMNPR-SW-18-00	PIVCLASS MOBILE REGISTRATION ENGINE; AVIGILON ACM; DOWNLOAD (Requires pivCLASS Supplemental Ordering Information form with ALL orders found in the pivCLASS How To Order Guide <a href="https://www.hidglobal.com/documents/how-to-order">https://www.hidglobal.com/documents/how-to-order</a> )	\$ 13,068.24	\$ 9,639.75
334290L	Avigilon	AC-HID-PIVCLASS-PVC-CM	PIVCLASS CERTIFICATE MANAGER; 1 LICENSE/PACS; DOWNLOAD; CODEBENCH SUPPLIER (Requires pivCLASS Supplemental Ordering Information form with ALL orders found in the pivCLASS How To Order Guide <a href="https://www.hidglobal.com/documents/how-to-order">https://www.hidglobal.com/documents/how-to-order</a> )	\$ 15,708.00	\$ 11,388.39

334290L	Avigilon	AC-HID-PIVCLASS-PVC-CM-REDNT	PIVCLASS CERTIFICATE MANAGER; 1 LICENSE/PACS REDUNDANT; DOWNLOAD (Requires pivCLASS Supplemental Ordering Information form with ALL orders found in the pivCLASS How To Order Guide <a href="https://www.hidglobal.com/documents/how-to-order">https://www.hidglobal.com/documents/how-to-order</a> )	\$ 7,854.00	\$ 5,793.48
334290L	Avigilon	AC-HID-PIVCLASS-PVC-DTAIMP-18-00	PIVCLASS DATA IMPORT; AVIGILON ACM; DOWNLOAD (Requires pivCLASS Supplemental Ordering Information form with ALL orders found in the pivCLASS How To Order Guide <a href="https://www.hidglobal.com/documents/how-to-order">https://www.hidglobal.com/documents/how-to-order</a> )	\$ 6,551.46	\$ 4,899.30
334290L	Avigilon	AC-HID-PIVCLASS-PVC-IDPUB1000	PIVCLASS ID PUBLISHER 1000; DOWNLOAD; CODEBENCH SUPPLIER (Requires pivCLASS Supplemental Ordering Information form with ALL orders found in the pivCLASS How To Order Guide <a href="https://www.hidglobal.com/documents/how-to-order">https://www.hidglobal.com/documents/how-to-order</a> )	\$ 16,283.28	\$ 12,011.32
334290L	Avigilon	AC-HID-PIVCLASS-PVC-IDPUB1000-REDNT	REDUNDANT PIVCLASS ID PUBLISHER 1000; DOWNLOAD; CODEBENCH SUPPLIER (Requires pivCLASS Supplemental Ordering Information form with ALL orders found in the pivCLASS How To Order Guide <a href="https://www.hidglobal.com/documents/how-to-order">https://www.hidglobal.com/documents/how-to-order</a> )	\$ 8,141.64	\$ 6,005.66
334290L	Avigilon	AC-HID-PIVCLASS-PVC-IDPUB500	PIVCLASS ID PUBLISHER 500; DOWNLOAD; CODEBENCH SUPPLIER (Requires pivCLASS Supplemental Ordering Information form with ALL orders found in the pivCLASS How To Order Guide <a href="https://www.hidglobal.com/documents/how-to-order">https://www.hidglobal.com/documents/how-to-order</a> )	\$ 8,065.14	\$ 5,949.23
334290L	Avigilon	AC-HID-PIVCLASS-PVC-IDPUBUNL	PIVCLASS ID PUBLISHER UNL; DOWNLOAD; CODEBENCH SUPPLIER (Requires pivCLASS Supplemental Ordering Information form with ALL orders found in the pivCLASS How To Order Guide <a href="https://www.hidglobal.com/documents/how-to-order">https://www.hidglobal.com/documents/how-to-order</a> )	\$ 27,152.40	\$ 20,028.89

334290L	Avigilon	AC-HID-PIVCLASS-PVC-IDPUBUNL-REDNT	REDUNDANT PIVCLASS ID PUBLISHER UNL; DOWNLOAD; CODEBENCH SUPPLIER (Requires pivCLASS Supplemental Ordering Information form with ALL orders found in the pivCLASS How To Order Guide <a href="https://www.hidglobal.com/documents/how-to-order">https://www.hidglobal.com/documents/how-to-order</a> )	\$ 13,576.20	\$ 10,014.44
334290L	Avigilon	AC-HID-PIVCLASS-PVC-MPX-CNSL	PIVCLASS MULTIPACS CONSOLE; DOWNLOAD; CODEBENCH SUPPLIER (Requires pivCLASS Supplemental Ordering Information form with ALL orders found in the pivCLASS How To Order Guide <a href="https://www.hidglobal.com/documents/how-to-order">https://www.hidglobal.com/documents/how-to-order</a> )	\$ 15,702.90	\$ 11,583.20
334290L	Avigilon	AC-HID-PIVCLASS-PVC-MPX-CNSL-REDNT	REDUNDANT PIVCLASS MULTIPACS CONSOLE; DOWNLOAD; CODEBENCH SUPPLIER (Requires pivCLASS Supplemental Ordering Information form with ALL orders found in the pivCLASS How To Order Guide <a href="https://www.hidglobal.com/documents/how-to-order">https://www.hidglobal.com/documents/how-to-order</a> )	\$ 7,850.94	\$ 5,791.23
334290L	Avigilon	AC-HID-PIVCLASS-PVC-MPX-CNX-18-00	PIVCLASS MULTIPACS CONNECTOR; AVIGILON ACM; DOWNLOAD (Requires pivCLASS Supplemental Ordering Information form with ALL orders found in the pivCLASS How To Order Guide <a href="https://www.hidglobal.com/documents/how-to-order">https://www.hidglobal.com/documents/how-to-order</a> )	\$ 10,184.70	\$ 7,512.71
334290L	Avigilon	AC-HID-PIVCLASS-PVC-MPX-CNX-REDNT	REDUNDANT PIVCLASS MULTIPACS CONNECTOR; DOWNLOAD; CODEBENCH SUPPLIER (Requires pivCLASS Supplemental Ordering Information form with ALL orders found in the pivCLASS How To Order Guide <a href="https://www.hidglobal.com/documents/how-to-order">https://www.hidglobal.com/documents/how-to-order</a> )	\$ 5,092.86	\$ 3,892.04
334290L	Avigilon	AC-HID-PIVCLASS-PVCP-D/S-18-00	PIVCLASS REGISTRATION ENGINE; AVIGILON ACM; DOWNLOAD (Requires pivCLASS Supplemental Ordering Information form with ALL orders found in the pivCLASS How To Order Guide <a href="https://www.hidglobal.com/documents/how-to-order">https://www.hidglobal.com/documents/how-to-order</a> )	\$ 13,068.24	\$ 9,639.75

334290L	Avigilon	AC-HID-PIVCLASS-PVCP-D/S-CPLG-18-00	PIVCLASS PACS PLUGIN CHANGE; AVIGILON ACM; DOWNLOAD (Requires pivCLASS Supplemental Ordering Information form with ALL orders found in the pivCLASS How To Order Guide <a href="https://www.hidglobal.com/documents/how-to-order">https://www.hidglobal.com/documents/how-to-order</a> )	\$ 7,630.62	\$ 5,628.70
334290L	Avigilon	AC-SW-1024R-VM-6-P	Access Control Manager Virtual 6 - Web-Based PACS Virtual for 1024 Readers - includes: embedded 64 bit Linux OS & Open LDAP for configuration database   Access Control Manager Security Management Software   1024 Reader Count Software License   One (1) ACM Verify   ACC Video Integration   Five (5) partitions   Identities CSV export; recurring; one-time; long & short format   Total reader capacity can be expanded from 1024 to 2048 readers; in increments of 16; with the purchase of the desired quantity of AC-SW-LIC-16RCU-6-P; 16 Reader Count Software Licenses   Supports up to 512 controllers   500K identities and 150M stored events and Fifty (50) simultaneous operators (via browser)   VMware software is required and not included	\$ 35,700.00	\$ 26,334.01

334290L	Avigilon	AC-SW-128R-VM-6-P	Access Control Manager Virtual 6 - Web-Based PACS Virtual for 128 Readers - includes: embedded 64 bit Linux OS & Open LDAP for configuration database   Access Control Manager Security Management Software   128 Reader Count Software License   One (1) ACM Verify   ACC Video Integration   Five (5) partitions   Identities CSV export; recurring; one-time; long & short format   Total reader capacity can be expanded from 128 to 2048 readers; in increments of 16; with the purchase of the desired quantity of AC-SW-LIC-16RCU-6-P; 16 Reader Count Software Licenses   Supports up to 512 controllers   500K identities and 150M stored events and Fifty (50) simultaneous operators (via browser)   VMware software is required and not included	\$ 8,499.66	\$ 6,269.75
334290L	Avigilon	AC-SW-2048R-VM-6-P	Access Control Manager Virtual 6 - Web-Based PACS Virtual for 2048 Readers - includes: embedded 64 bit Linux OS & Open LDAP for configuration database   Access Control Manager Security Management Software   2048 Reader Count Software License   One (1) ACM Verify   ACC Video Integration   Five (5) partitions   Identities CSV export; recurring; one-time; long & short format   Total reader capacity cannot be expanded   Supports up to 512 controllers   500K identities and 150M stored events and Fifty (50) simultaneous operators (via browser)   VMware software is required and not included	\$ 54,399.66	\$ 40,127.75



334290L	Avigilon	AC-SW-256R-VM-6-P	Access Control Manager Virtual 6 - Web-Based PACS Virtual for 256 Readers - includes: embedded 64 bit Linux OS & Open LDAP for configuration database   Access Control Manager Security Management Software   256 Reader Count Software License   One (1) ACM Verify   ACC Video Integration   Five (5) partitions   Identities CSV export; recurring; one-time; long & short format   Total reader capacity can be expanded from 256 to 2048 readers; in increments of 16; with the purchase of the desired quantity of AC-SW-LIC-16RCU-6-P; 16 Reader Count Software Licenses   Supports up to 512 controllers   500K identities and 150M stored events and Fifty (50) simultaneous operators (via browser)   VMware software is required and not included	\$ 15,300.00	\$ 11,286.01
334290L	Avigilon	AC-SW-512R-VM-6-P	Access Control Manager Virtual 6 - Web-Based PACS Virtual for 512 Readers - includes: embedded 64 bit Linux OS & Open LDAP for configuration database   Access Control Manager Security Management Software   512 Reader Count Software License   One (1) ACM Verify   ACC Video Integration   Five (5) partitions   Identities CSV export; recurring; one-time; long & short format   Total reader capacity can be expanded from 512 to 2048 readers; in increments of 16; with the purchase of the desired quantity of AC-SW-LIC-16RCU-6-P; 16 Reader Count Software Licenses   Supports up to 512 controllers   500K identities and 150M stored events and Fifty (50) simultaneous operators (via browser)   VMware software is required and not included	\$ 28,900.68	\$ 21,318.51

334290L	Avigilon	AC-SW-64R-VM-6-P	Access Control Manager Virtual 6 - Web-Based PACS Virtual for 64 Readers - includes: embedded 64 bit Linux OS & Open LDAP for configuration database   Access Control Manager Security Management Software   64 Reader Count Software License   One (1) ACM Verify   ACC Video Integration   Five (5) partitions   Identities CSV export; recurring; one-time; long & short format   Total reader capacity can be expanded from 64 to 2048 readers; in increments of 16; with the purchase of the desired quantity of AC-SW-LIC-16RCU-6-P; 16 Reader Count Software Licenses   Supports up to 512 controllers   500K identities and 150M stored events and Fifty (50) simultaneous operators (via browser)   VMware software is required and not included	\$ 5,100.00	\$ 3,897.09
334290L	Avigilon	AC-SW-LIC-AF-6-P	Access Control Manager 6 Hot Standby - Auto Failover Software License (per Appliance) includes AC-SW-LIC-REP-6-P; Requires duplicate licensing for failover appliance	\$ 5,100.00	\$ 3,897.09
334220	Avigilon	AINVR-STD-24TB-NA	AI NVR Standard; 24TB; NA	\$ 16,320.00	\$ 12,279.71
334220	Avigilon	AINVR-STD-32TB-NA	AI NVR Standard; 32TB; NA	\$ 17,850.00	\$ 13,430.93
334220	Avigilon	AINVR-STD-48TB-NA	AI NVR Standard; 48TB; NA	\$ 24,990.00	\$ 18,803.31
334220	Avigilon	AINVR-VAL-12TB-NA	AI NVR Value; 12TB; NA	\$ 6,630.00	\$ 5,041.34
334220	Avigilon	AVA-EXP1-263TB-5YR	Video Archive Expansion Unit; 263TB; 5YR Support	\$ 72,726.00	\$ 54,721.46
334220	Avigilon	AVA-EXP1-526TB-5YR	Video Archive Expansion Unit; 526TB; 5YR Support	\$ 114,546.00	\$ 86,188.22
334220	Avigilon	AVA-EXP1-789TB-5YR	Video Archive Expansion Unit; 789TB; 5YR Support	\$ 145,860.00	\$109,749.92
334220	Avigilon	AVA-HED1-225TB	Video Archive Head Unit; 225TB; 3YR Support	\$ 73,440.00	\$ 55,258.70
334220	Avigilon	AVA-HED1-225TB-5YR	Video Archive Head Unit; 225TB; 5YR Support	\$ 84,558.00	\$ 63,624.25
334220	Avigilon	AVA-HED1-488TB-5YR	Video Archive Head Unit; 488TB; 5YR Support	\$ 141,066.00	\$106,142.75
334220	Avigilon	AVA-HED1-751TB-5YR	Video Archive Head Unit; 751TB; 5YR Support	\$ 168,300.00	\$126,634.52
334220	Avigilon	AVA-WARR-EXTEND-1YR	1 Year Warranty Extension for Avigilon Video Archive	\$ 6,804.00	\$ 5,159.80
334220	Avigilon	AVA-WARR-EXTEND-2YR	2 Year Warranty Extension for Avigilon Video Archive	\$ 13,607.00	\$ 10,238.36

334220	Avigilon	HD-NVR4-PRM-192TB-AU	NVR4 Premium 192TB; 2U Rack Mount; Windows Server 2016; AU	\$ 72,930.00	\$ 55,471.03
334220	Avigilon	NVR4-HDDS-PACK-32TB	Storage Expansion Pack to add 32TB of effective storage to NVR4-STD-32TB or NVR4-STD-16TB	\$ 9,333.00	\$ 7,022.46
334220	Avigilon	NVR4-VAL-16TB-NA	NVR4 Value 16TB; 1U Rack Mount; Windows 10; NA	\$ 6,885.00	\$ 5,214.70
334220	Avigilon	NVR4-VAL-24TB-NA	NVR4 Value 24TB; 1U Rack Mount; Windows 10; NA	\$ 10,251.00	\$ 7,713.19
334220	Avigilon	NVR4-WKS-8TB-NA	NVR4 Workstation 8TB; Widnows 10; NA	\$ 2,724.00	\$ 1,822.94
334220	Avigilon	NVR4-WKS-WARR-EXTEND-2YR	2 Year Warranty Extension for NVR4-WKS or RM5-WKS	\$ 392.70	\$ 182.03
334220	Avigilon	NVR4X-PRM-128TB-NA	NVR4X Premium 128TB 2U Rack Mnt; Windows Server 2016; NA	\$ 48,450.00	\$ 36,455.39
334220	Avigilon	NVR4X-PRM-157TB-NA	NVR4X Premium 157TB 2U Rack Mnt; Windows Server 2016; NA	\$ 59,500.00	\$ 44,769.78
334220	Avigilon	NVR4X-PRM-192TB-NA	NVR4X Premium 192TB 2U Rack Mnt; Windows Server 2016; NA	\$ 72,930.00	\$ 54,874.95
334220	Avigilon	NVR4X-PRM-217TB-NA	NVR4X Premium 217TB 2U Rack Mnt; Windows Server 2016; NA	\$ 82,263.00	\$ 61,897.42
334220	Avigilon	NVR4X-PRM-64TB-NA	NVR4X Premium 64TB 2U Rack Mnt; Windows Server 2016; NA	\$ 31,620.00	\$ 23,791.94
334220	Avigilon	NVR4X-PRM-96TB-NA	NVR4X Premium 96TB 2U Rack Mnt; Windows Server 2016; NA	\$ 36,720.00	\$ 22,785.24
334220	Avigilon	NVR4X-PRM-FIPS-128TB-NA	NVR4X Premium - FIPS Series; 128TB; Windows Server 2016; NA. These units have a 6 week lead time from the time the order is placed. Avigilon is currently only selling "-NA" models; please add a note on the PO to request additional power cords (EU; AU; UK) if needed.	\$ 50,873.00	\$ 38,278.54
334220	Avigilon	NVR4X-PRM-FIPS-157TB-NA	NVR4X Premium - FIPS Series; 157TB; Windows Server 2016; NA. These units have a 6 week lead time from the time the order is placed. Avigilon is currently only selling "-NA" models; please add a note on the PO to request additional power cords (EU; AU; UK) if needed.	\$ 62,475.00	\$ 46,086.54
334220	Avigilon	NVR4X-PRM-FIPS-64TB-NA	NVR4X Premium - FIPS Series; 64TB; Windows Server 2016; NA. These units have a 6 week lead time from the time the order is placed. Avigilon is currently only selling "-NA" models; please add a note on the PO to request additional power cords (EU; AU; UK) if needed.	\$ 33,201.00	\$ 24,981.54

334220	Avigilon	NVR4X-PRM-FIPS-96TB-NA	NVR4X Premium - FIPS Series; 96TB; Windows Server 2016; NA. These units have a 6 week lead time from the time the order is placed. Avigilon is currently only selling "-NA" models; please add a note on the PO to request additional power cords (EU; AU; UK) if needed.	\$ 38,556.00	\$ 29,010.82
334220	Avigilon	NVR4X-STD-16TB-NA	NVR4X Standard 16TB 2U Rack Mnt; Windows 10; NA	\$ 13,388.00	\$ 10,073.58
334220	Avigilon	NVR4X-STD-16TB-S16-NA	NVR4X Standard 16TB 2U Rack Mnt; Windows Server 2016; NA	\$ 15,428.00	\$ 11,608.54
334220	Avigilon	NVR4X-STD-24TB-NA	NVR4X Standard 24TB 2U Rack Mnt; Windows 10; NA	\$ 15,372.00	\$ 11,566.40
334220	Avigilon	NVR4X-STD-24TB-S16-NA	NVR4X Standard 24TB 2U Rack Mnt; Windows Server 2016; NA	\$ 17,412.00	\$ 13,101.36
334220	Avigilon	NVR4X-STD-32TB-NA	NVR4X Standard 32TB 2U Rack Mnt; Windows 10; NA	\$ 16,749.00	\$ 12,602.50
334220	Avigilon	NVR4X-STD-32TB-S16-NA	NVR4X Standard 32TB 2U Rack Mnt; Windows Server 2016; NA	\$ 19,131.00	\$ 14,394.80
334220	Avigilon	NVR4X-STD-48TB-NA	NVR4X Standard 48TB 2U Rack Mnt; Windows 10; NA	\$ 23,919.00	\$ 17,997.45
334220	Avigilon	NVR4X-STD-48TB-S16-NA	NVR4X Standard 48TB 2U Rack Mnt; Windows Server 2016; NA	\$ 25,460.00	\$ 19,156.95
334220	Avigilon	PRO-ACC-ONSITE-TRN	PRO-ACC-ONSITE-TRN	\$ 300.00	\$ 145.20
334220	Avigilon	VMA-AIA1-CG1-NA	AI Appliance with 10 channels of analytics and a North American power cord.	\$ 7,497.00	\$ 5,640.99
334220	Avigilon	VMA-RPA-RGD-8P4	ES 8-Port Rugged Appliance with 4TB; power supply sold separately	\$ 7,140.00	\$ 5,386.54
334220	Avigilon	10.0C-H5DH-D1-IR	2x 5MP H5A Dual Head Camera. Indoor camera with built-in IR. Next-Generation analytics.	\$ 1,500.00	\$ 1,148.61
334220	Avigilon	12.0W-H5A-FE-DC1	12.0 MP; Fisheye In-ceiling Camera; Day/Night; WDR; 1.6mm f/2.0; Next-Generation Analytics	\$ 1,130.00	\$ 865.29
334220	Avigilon	12.0W-H5A-FE-DO1	12.0 MP; Fisheye Dome Camera; Day/Night; WDR; 1.6mm f/2.0; Next-Generation Analytics	\$ 1,100.00	\$ 842.32
334220	Avigilon	12.0W-H5A-FE-DO1-IR	12.0 MP; Fisheye Dome Camera; Day/Night; WDR; 1.6mm f/2.0; Next-Generation Analytics; Integrated IR	\$ 1,150.00	\$ 880.60
334220	Avigilon	2.0C-H5A-PTZ-DC36	H5A; 2MP 36x In-Ceiling PTZ Dome	\$ 2,438.00	\$ 1,866.88
334220	Avigilon	2.0C-H5A-PTZ-DP36	H5A; 2MP 36x Pendant PTZ Dome	\$ 2,714.00	\$ 2,078.23
334220	Avigilon	2.0C-H5M-DO1-IR	2.0 MP WDR; LightCatcher; Day/Night; Outdoor Dome; 2.8mm f/1.2; IR	\$ 408.00	\$ 312.42

334220	Avigilon	3.0C-H4A-25G-B1-B	3.0 Megapixel WDR; LightCatcher; Day/Night; 4.7-84.6mm f/1.6 lens; Self-Learning Video Analytics; 256GB Built-in SSD	\$ 2,000.00	\$ 1,531.49
334220	Avigilon	3.0C-H5A-CR1-IR	H5A; Corner; CRS; 3.0 MP WDR; 3-9mm;IR	\$ 1,224.00	\$ 937.27
334220	Avigilon	3.0C-H5A-CR1-IR-SS	H5A; Corner; SS; 3.0 MP WDR; 3-9mm; IR	\$ 1,479.00	\$ 1,132.53
334220	Avigilon	320SH4ATHC-WARR-EXTEND-1YR	Extended Warranty for QVGA H4 Thermal cameras; 1 year extension	\$ 409.02	\$ 313.21
334220	Avigilon	320SH4ATHC-WARR-EXTEND-2YR	Extended Warranty for QVGA H4 Thermal cameras; 2 years extension	\$ 817.02	\$ 625.63
334220	Avigilon	4.0C-H5A-PTZ-DC36	H5A; 4MP 36x In-Ceiling PTZ Dome	\$ 3,012.00	\$ 2,306.42
334220	Avigilon	4.0C-H5A-PTZ-DP36	H5A; 4MP 36x Pendant PTZ Dome	\$ 3,012.00	\$ 2,306.42
334220	Avigilon	5.0C-H5A-CR1-IR	H5A; Corner; CRS; 5.0 MP WDR; 3-9mm;IR	\$ 1,632.00	\$ 1,249.69
334220	Avigilon	5.0C-H5A-CR1-IR-SS	H5A; Corner; SS; 5.0 MP WDR; 3-9mm; IR	\$ 1,887.00	\$ 1,444.96
334220	Avigilon	5.0C-H5M-DO1-IR	5.0 MP WDR; LightCatcher; Day/Night; Outdoor Dome; 2.8mm f/1.2; IR	\$ 408.00	\$ 312.42
334220	Avigilon	6.0C-H5DH-D1-IR	2x 3MP H5A Dual Head Camera. Indoor camera with built-in IR	\$ 1,300.00	\$ 995.47
334220	Avigilon	6.0C-H5EX-A0-CO1	Explosion protected compact bullet camera; 6.0MP; 4.9-8mm f/1.8 P-iris lens; WDR; Next Generation Analytics; LightCatcher; AISI 316L stainless steel; bracket included; no cable. Built to order; orders are non-cancellable and non-returnable.	\$ 5,610.00	\$ 4,295.82
334220	Avigilon	640SH4ATHC-WARR-EXTEND-1YR	Extended Warranty for VGA H4 Thermal cameras; 1 year extension	\$ 733.38	\$ 561.58
334220	Avigilon	640SH4ATHC-WARR-EXTEND-2YR	Extended Warranty for VGA H4 Thermal cameras; 2 years extension	\$ 1,467.00	\$ 1,123.35
334220	Avigilon	640SH4ATHD-WARR-EXTEND-1YR	Extended Warranty for H4 Thermal ETD cameras; 1 year extension	\$ 395.76	\$ 303.05
334220	Avigilon	640SH4ATHD-WARR-EXTEND-2YR	Extended Warranty for H4 Thermal ETD cameras; 2 year extension	\$ 791.52	\$ 606.11
334220	Avigilon	8.0C-H5A-FE-DC1	8.0 MP; H5A Fisheye In-ceiling Camera; LightCatcher; Day/Night; WDR; 1.41mm f/2.0; Next-Generation Analytics	\$ 755.00	\$ 578.14
334220	Avigilon	8.0C-H5A-FE-DO1	8.0 MP; H5A Fisheye Dome Camera; LightCatcher; Day/Night; WDR; 1.41mm f/2.0; Next-Generation Analytics	\$ 725.00	\$ 555.16
334220	Avigilon	8.0C-H5A-FE-DO1-IR	8.0 MP; H5A Fisheye Dome Camera; LightCatcher; Day/Night; WDR; 1.41mm f/2.0; Next-Generation Analytics; Integrated IR	\$ 775.00	\$ 593.45

334220	Avigilon	8.0C-H5A-PTZ-DC36	H5A; 8MP 36x In-Ceiling PTZ Dome	\$ 3,565.00	\$ 2,729.87
334220	Avigilon	8.0C-H5A-PTZ-DP36	H5A; 8MP 36x Pendant PTZ Dome	\$ 3,565.00	\$ 2,729.87
334220	Avigilon	8C-H5PRO-B	4K (8 MP) H5 Pro Camera. Lens and housing not included.	\$ 3,060.00	\$ 2,343.17
334290L	Avigilon	AC-ALL-SCH-COM400P-626	Schlage COM400P Communication Module Kit; Satin chrome	\$ 336.27	\$ 257.50
334290L	Avigilon	AC-ALL-SCH-COM400P-643E	Schlage COM400P Communication Module Kit; Aged bronze	\$ 336.27	\$ 257.50
334290L	Avigilon	AC-ALL-SCH-FOB-5652T	Schlage 13.56 MHz smart credential; thin keyfob; MIFARE Plus SE; 2K byte/16Kbit; minimum order quantity: 50 (Allegion Part Number: 5652T)	\$ 6.69	\$ 5.12
334290L	Avigilon	AC-ALL-SCH-FOB-9651	Schlage 13.56 MHz smart credential; keyfob; MIFARE Classic; 1K byte/8Kbit; minimum order quantity: 50 (Allegion Part Number: 9651)	\$ 6.79	\$ 5.20
334290L	Avigilon	AC-ALL-SCH-FOB-9651T	Schlage 13.56 MHz smart credential; thin keyfob; MIFARE Classic; 1K byte/8Kbit; minimum order quantity: 50 (Allegion Part Number: 9651T)	\$ 7.00	\$ 5.36
334290L	Avigilon	AC-APP-16R-ENT2-6	Access Control Manager Enterprise 6 – Web-Based PACS Enterprise Appliance for 16 Readers - includes:   physical appliance   embedded 64 bit Linux OS & Open LDAP for configuration database   Access Control Manager Security Management Software   16 Reader Count Software License   One (1) ACM Verify   ACC Video Integration   Five (5) partitions   Identities CSV export; recurring; one-time; long & short format   Total reader capacity can be expanded from 16 to 400 readers; in increments of 16; with the purchase of the desired quantity of AC-SW-LIC-16RCU-6-P; 16 Reader Count Software Licenses   Supports up to 512 controllers   250K identities and 150M stored events and twenty (20) simultaneous operators (via browser)   Three (3) year appliance hardware warranty begins at date of shipment	\$ 3,739.32	\$ 2,863.36

334290L	Avigilon	AC-APP-16R-PRO-6	Access Control Manager Professional 6 – Web-Based PACS Professional Appliance for 16 Readers - includes:   physical appliance   embedded 64 bit Linux OS & Open LDAP for configuration database   Access Control Manager Security Management Software   16 Reader Count Software License   One (1) ACM Verify   ACC Video Integration   Five (5) partitions   Identities CSV export; recurring; one-time; long & short format   Total reader capacity can be expanded from 16 to 32 readers with the purchase of one AC-SW-LIC-16RCU-6-P 16 Reader Count Software License   Supports up to 32 controllers; 75K identities; 75M stored transactions and ten (10) simultaneous operators (via browser)   Three (3) year appliance hardware warranty begins at date of shipment	\$ 1,700.34	\$ 1,302.03
334290L	Avigilon	AC-APP-32R-ENT2-6	Access Control Manager Enterprise 6 – Web-Based PACS Enterprise Appliance for 32 Readers - includes:   physical appliance   embedded 64 bit Linux OS & Open LDAP for configuration database   Access Control Manager Security Management Software   32 Reader Count Software License   One (1) ACM Verify   ACC Video Integration   Five (5) partitions   Identities CSV export; recurring; one-time; long & short format   Total reader capacity can be expanded from 32 to 400 readers; in increments of 16; with the purchase of the desired quantity of AC-SW-LIC-16RCU-6-P; 16 Reader Count Software Licenses   Supports up to 512 controllers   250K identities and 150M stored events and twenty (20) simultaneous operators (via browser)   Three (3) year appliance hardware warranty begins at date of shipment	\$ 4,588.98	\$ 3,513.97

334290L	Avigilon	AC-APP-32R-PRO-6	Access Control Manager Professional 6 – Web-Based PACS Professional Appliance for 32 Readers - includes:   physical appliance   embedded 64 bit Linux OS & Open LDAP for configuration database   Access Control Manager Security Management Software   32 Reader Count Software License   One (1) ACM Verify  ACC Video Integration   Five (5) partitions   Identities CSV export; recurring; one-time; long & short format  Total reader capacity cannot be expanded   Supports up to 32 controllers; 75K identities and 75M stored transactions and ten (10) simultaneous operators (via browser)  Three (3) year appliance hardware warranty begins at date of shipment	\$ 2,550.00	\$ 1,952.64
334220	Avigilon	ACC6-AMAG-SMTRY-M	ACC6 Amag Symmetry Integ. +media	\$ 2,550.00	\$ 1,952.64
334220	Avigilon	ACC6-GLGR-CMNDC-M	ACC6 Gallagher CmdC Integ. +media	\$ 2,550.00	\$ 1,952.64
334220	Avigilon	ACC6-HRSH-VLCTY-M	ACC6 Hirsch Velocity Integ. +media	\$ 2,550.00	\$ 1,952.64
334220	Avigilon	ACC6-INTX-FORCE-M	ACC6 Interlogix Forcefield Integ. +media	\$ 2,550.00	\$ 1,952.64
334220	Avigilon	ACC6-JAQS-INTCM-M	ACC6 Jacques Intercom Integ. +media	\$ 2,550.00	\$ 1,952.64
334220	Avigilon	ACC6-LENL-ONGRD-M	ACC6 Lenel OnGuard Integ. +media	\$ 2,550.00	\$ 1,952.64
334220	Avigilon	ACC6-PXTN-NET2-M	ACC6 Paxton Net2 Integ. +media	\$ 2,550.00	\$ 1,952.64
334220	Avigilon	ACC6-S2-NETBX-M	ACC6 S2 Netbox Integ. +media	\$ 2,550.00	\$ 1,952.64
334220	Avigilon	ACC6-STFN-ALPHA-M	ACC6 Stentofon Intercom Integ. +media	\$ 2,550.00	\$ 1,952.64
334220	Avigilon	ACC6-SWHS-CCURE-M	ACC6 SWHS CCure 9000 Integ. +media	\$ 2,550.00	\$ 1,952.64
334220	Avigilon	ACC7-COR-P	ACC 7 Core camera channel; printed	\$ 86.70	\$ 66.39
334220	Avigilon	ACC7-COR-TO-ENT-UPG-P	ACC 7 CORE to ENT Edition UPG; printed	\$ 229.50	\$ 175.74
334220	Avigilon	ACC7-COR-TO-STD-UPG-P	ACC 7 CORE to STD Edition UPG; printed	\$ 107.10	\$ 82.02
334220	Avigilon	ACC7-ENT-FO-P	ACC 7 ENT failover channel; printed	\$ 45.90	\$ 35.14
334220	Avigilon	ACC7-ENT-P	ACC 7 Enterprise camera channel; printed	\$ 295.80	\$ 226.51
334220	Avigilon	ACC7-ENT-VER-UPG-P	ACC 5 or 6 to ACC 7 ENT VER UPG; printed	\$ 30.60	\$ 23.44
334220	Avigilon	ACC7-FACE	ACC7 Face channel	\$ 1,530.00	\$ 1,171.59
334220	Avigilon	ACC7-FACE-10C	ACC7 Face channel 10 pack	\$ 5,100.00	\$ 3,905.29
334220	Avigilon	ACC7-FACE-10C-P	ACC7 Face channel 10 pack; printed	\$ 5,100.00	\$ 3,905.29
334220	Avigilon	ACC7-FACE-P	ACC7 Face channel; printed	\$ 1,530.00	\$ 1,171.59
334220	Avigilon	ACC7-LPR-P	ACC 7 LPR lane; printed	\$ 3,264.00	\$ 2,499.39
334220	Avigilon	ACC7-POS-STR-P	ACC 7 Point of Sale stream; printed	\$ 229.50	\$ 175.74



334220	Avigilon	ACC7-RADIO-ALERT	ACC7 Radio Alert	\$ 1,530.00	\$ 1,171.59
334220	Avigilon	ACC7-RADIO-ALERT-P	ACC7 Radio Alert; printed	\$ 1,530.00	\$ 1,171.59
334220	Avigilon	ACC7-STD-P	ACC 7 Standard camera channel; printed	\$ 168.30	\$ 128.88
334220	Avigilon	ACC7-STD-TO-ENT-UPG-P	ACC 7 STD to ENT Edition UPG; printed	\$ 178.50	\$ 136.69
334220	Avigilon	ACC7-STD-VER-UPG-P	ACC 5 or 6 to ACC 7 STD VER UPG; printed	\$ 15.30	\$ 11.72
334220	Avigilon	ACC7-VAC	ACC7 Video Analytics channel	\$ 306.00	\$ 234.32
334220	Avigilon	ACC7-VAC-P	ACC7 Video Analytics channel; printed	\$ 306.00	\$ 234.32
334290L	Avigilon	AC-FP-CARD-CONEXT-CSK-2	CONEXT™ High-security key fob-style tag	\$ 7.91	\$ 6.06
334290L	Avigilon	AC-FP-CARD-CONEXT-CSM-2P	CONEXT™ High-security ISO-style composite card	\$ 6.94	\$ 5.31
334290L	Avigilon	AC-FP-CARD-CSM-2S	CONEXT™ Credential High-security ISO-style composite card with HiCo (27500e) magnetic stripe	\$ 7.14	\$ 5.47
334290L	Avigilon	AC-FP-CONEXT-CMC-2-25	CONEXT Credentials; 2.4-GHz Mobile supporting BLE-enabled smartphones; 25 Pack with QR Code	\$ 180.54	\$ 138.25
334290L	Avigilon	AC-FP-FOB-CSC-2	CONEXT™ Credential High-security clamshell-style card	\$ 6.89	\$ 5.28
334290L	Avigilon	AC-FP-MOB-CMC-2	CONEXT™ Credential 2.4-GHz Mobile credential supporting BLE-enabled smartphones	\$ 7.24	\$ 5.54
334290L	Avigilon	AC-FP-READ-CSR-35L-OSDP	CONEXT OSDP; Long Range; Mullien and Single-gang Mount; Mobile-Ready Contactless Smartcard Readers (2.4-GHz/13.56-MHz) — MIFARE® DESFire® EV1 and EV2 Support	\$ 420.24	\$ 321.79
334290L	Avigilon	AC-FP-READ-CSR-35L-WG	CONEXT Wiegand; Long Range; Mullien and Single-gang Mount; Mobile-Ready Contactless Smartcard Readers (2.4-GHz/13.56-MHz) — MIFARE® DESFire® EV1 and EV2 Support	\$ 298.86	\$ 228.85
334290L	Avigilon	AC-FP-READ-DELTA3-CSN	Delta3 Contactless Smartcard Reader - With a compact design the model Delta3 may be mounted to metal door or window frames; and other flat surfaces (Stock Item) (Farpointe Data Part Number: Delta3 CSN)	\$ 147.90	\$ 113.25

334290L	Avigilon	AC-FP-READ-DELTA5.3-CSN	Delta5.3 Contactless Smartcard Reader - With distinctive contemporary styling the model Delta5.3 lends itself to mounting to a standard European-sized (60 mm) wall switch box; and other flat surfaces.(Farpointe Data Part Number: Delta5.3 CSN)	\$ 163.20	\$ 124.97
334290L	Avigilon	AC-FP-READ-DELTA5-CSN	Delta5 Contactless Smartcard Reader - With a thin profile the model Delta5 may be mounted to a standard North American single-gang wall switch box; and other flat surfaces (Stock Item) (Farpointe Data Part Number: Delta5 CSN)	\$ 163.20	\$ 124.97
334290L	Avigilon	AC-HID-CARD-2122BGGMNN	COMPOSITE ICLASS/PROX; 16K/16; PROG; F-GLOSS; F-GLOSS; MATCHING ICLASS#; NO SLOT; NO PROX#	\$ 13.45	\$ 10.30
334290L	Avigilon	AC-HID-CARD-SEOS-5006PGCMN-AVG	COMPOSITE ICLASS SEOS CONTACTLESS SMART CARD 8K; PROG; F-GLOSS; B-AVIGILON; MATCHING #; NO SLOT; CUSTOM AVIGILON PACKAGING-SHRINK WRAP IN LOTS OF 50; PACK 100/BOX; LAM; AVIGILON LOGO; (AVIGILON FORMAT- NO PROGRAMMING INFORMATION REQUIRED)(MOQ 100)(HID - 5006PGCMN)	\$ 6.63	\$ 5.08
334290L	Avigilon	AC-HID-CARD-SEOS-5006PGGMN-AVG	COMPOSITE ICLASS SEOS CONTACTLESS SMART CARD 8K; PROG; F-GLOSS; B-GLOSS; MATCHING #; NO SLOT; CUSTOM AVIGILON PACKAGING-SHRINK WRAP IN LOTS OF 50; PACK 100/BOX; LAM; (AVIGILON FORMAT- NO PROGRAMMING INFORMATION REQUIRED)(MOQ 100)(HID - 5006PGGMN) No Logo	\$ 6.63	\$ 5.08
334290L	Avigilon	AC-HID-EL-SS-PASSPORT	EL-SS-PASSPORT SnapShell Passport Scanner (COO: Isreal) (HID # EL-SS-PASSPORT)	\$ 1,821.43	\$ 1,394.75
334290L	Avigilon	AC-HID-EL-SS-R2	EL-SS Snapshell License Card Scanner (COO: Isreal) (HID # EL-SS-R2)	\$ 1,810.50	\$ 1,386.38
334290L	Avigilon	AC-HID-FOB-SEOS-5266PNNA-AVG	SEOS KEY FOB 8K; PROG SEOS; F-BLACK W/HID ARTWORK; B-BLACK; LASER MATCH SEOS #; (AVIGILON FORMAT - NO PROGRAMMING INFORMATION REQUIRED)(MOQ 100)(HID - 5266PNNA)	\$ 6.63	\$ 5.08

334290L	Avigilon	AC-HID-MCLASS-SE-PROX-OSDP-900PTPNEK00387	RDR; RP10; MULTICLASS; SE E; LF STD; HF STD/SIO/SEOS; 485HDX; PIG; BLK; STD-1; A/V OFF; OSDP V1; OPN COL; OSDP TAMP ENBLD; TEST KEY; POLL=75MS; CSN 32-BIT MSB; EM4102 32-BIT; IPM OFF; UART OFF; WIEG OFF (HID Part #: 900PTPNEK00387)	\$ 214.20	\$ 164.02
334290L	Avigilon	AC-HID-MCLASS-SE-PROX-OSDP-900PTPTEK00387	RDR; RP10; MULTICLASS; SE E; LF STD; HF STD/SIO/SEOS; 485HDX; TERM; BLK; STD-1; A/V OFF; OSDP V1; OPN COL; OSDP TAMP ENBLD; TEST KEY; POLL=75MS; CSN 32-BIT MSB; EM4102 32-BIT; IPM OFF; UART OFF; WIEG OFF (HID Part #: 900PTPTEK00387)	\$ 214.20	\$ 164.02
334290L	Avigilon	AC-HID-MCLASS-SE-PROX-OSDP-910PTPNEK00387	RDR; RP15; MULTICLASS; SE E; LF STD; HF STD/SIO/SEOS; 485HDX; PIG; BLK; STD-1; A/V OFF; OSDP V1; OPN COL; OSDP TAMP ENBLD; TEST KEY; POLL=75MS; CSN 32-BIT MSB; EM4102 32-BIT; IPM OFF; UART OFF; WIEG OFF (HID Part #: 910PTPNEK00387)	\$ 321.30	\$ 246.04
334290L	Avigilon	AC-HID-MCLASS-SE-PROX-OSDP-920PTPNEK00387	RDR; RP40; MULTICLASS; SE E; LF STD; HF STD/SIO/SEOS; 485HDX; PIG; BLK; STD-1; A/V OFF; OSDP V1; OPN COL; OSDP TAMP ENBLD; TEST KEY; POLL=75MS; CSN 32-BIT MSB; EM4102 32-BIT; IPM OFF; UART OFF; WIEG OFF (HID Part #: 920PTPNEK00387)	\$ 321.30	\$ 246.04
334290L	Avigilon	AC-HID-MCLASS-SE-PROX-OSDP-920PTPTEK00387	RDR; RP40; MULTICLASS; SE E; LF STD; HF STD/SIO/SEOS; 485HDX; TERM; BLK; STD-1; A/V OFF; OSDP V1; OPN COL; OSDP TAMP ENBLD; TEST KEY; POLL=75MS; CSN 32-BIT MSB; EM4102 32-BIT; IPM OFF; UART OFF; WIEG OFF (HID Part #: 920PTPTEK00387)	\$ 321.30	\$ 246.04
334290L	Avigilon	AC-HID-MCLASS-SE-PROX-OSDP-921PTPTEK00385	RDR; RPK40; MULTICLASS; SE E; LF STD; HF STD/SIO/SEOS; 485HDX; TERM; BLK; STD-1; A/V OFF; OSDP V1; OPN COL; OSDP TAMP ENABLED; TEST KEY; POLL=75MS; CSN 32-BIT MSB; EM4102 32-BIT; KPF; ASCII; BFFRD 1 KEY; IPM OFF; UART OFF; WIEG OFF (HID Part #: 921PTPTEK00385)	\$ 530.40	\$ 406.15

334290L	Avigilon	AC-HID-MOB-MID-SUB-T100	HID Origo Mobile Identities - User licenses - initial and renewal. Number of user licenses (maximum number of concurrent users) valid for one year in an HID Origo account (linked to the Organization ID). Please provide the organization and credential access control data format information (Organization ID; Organization Name; MOB or ICE and format: facility/site code; card number range; etc.). Require automated onboarding form to be completed. (LINK to Automated Onboarding: <a href="https://managedservices.hidglobal.com/faces/maUserOnBoardingStart">https://managedservices.hidglobal.com/faces/maUserOnBoardingStart</a> ). Minimum Order Quantity: 20. (HID Part Number: MID-SUB-T100)	\$ 8.48	\$ 6.49
334290L	Avigilon	AC-HID-MOB-MID-SUB-T100-ADD-10-MONTH	HID Origo Mobile Identitiy user Account - User license - add-on order cost for 10 months. Number of user accounts (maximum number of concurrent users) valid till the end of the contract of an existing HID Origo account (linked to the Organization ID). Valid HID Org ID; Org Name; Contact ID and subscription start date required at time of order. Minimum Order Quantity: 20 (HID Part Number: MID-SUB-T100-ADD10).	\$ 7.06	\$ 5.41
334290L	Avigilon	AC-HID-MOB-MID-SUB-T100-ADD-11-MONTH	HID Origo Mobile Identitiy user Account - User license - add-on order cost for 11 months. Number of user accounts (maximum number of concurrent users) valid till the end of the contract of an existing HID Origo account (linked to the Organization ID). Valid HID Org ID; Org Name; Contact ID and subscription start date required at time of order. Minimum Order Quantity: 20 (HID Part Number: MID-SUB-T100-ADD11).	\$ 7.77	\$ 5.95

334290L	Avigilon	AC-HID-MOB-MID-SUB-T100-ADD-1-MONTH	HID Origo Mobile Identity user Account - User license - add-on order cost for 1 month. Number of user accounts (maximum number of concurrent users) valid till the end of the contract of an existing HID Origo account (linked to the Organization ID). Valid HID Org ID; Org Name; Contact ID and subscription start date required at time of order. Minimum Order Quantity: 20 (HID Part Number: MID-SUB-T100-ADD1).	\$ 0.71	\$ 0.54
334290L	Avigilon	AC-HID-MOB-MID-SUB-T100-ADD-2-MONTH	HID Origo Mobile Identity user Account - User license - add-on order cost for 2 months. Number of user accounts (maximum number of concurrent users) valid till the end of the contract of an existing HID Origo account (linked to the Organization ID). Valid HID Org ID; Org Name; Contact ID and subscription start date required at time of order. Minimum Order Quantity: 20 (HID Part Number: MID-SUB-T100-ADD2).	\$ 1.41	\$ 1.08
334290L	Avigilon	AC-HID-MOB-MID-SUB-T100-ADD-3-MONTH	HID Origo Mobile Identity user Account - User license - add-on order cost for 3 months. Number of user accounts (maximum number of concurrent users) valid till the end of the contract of an existing HID Origo account (linked to the Organization ID). Valid HID Org ID; Org Name; Contact ID and subscription start date required at time of order. Minimum Order Quantity: 20 (HID Part Number: MID-SUB-T100-ADD3).	\$ 2.12	\$ 1.62
334290L	Avigilon	AC-HID-MOB-MID-SUB-T100-ADD-4-MONTH	HID Origo Mobile Identity user Account - User license - add-on order cost for 4 months. Number of user accounts (maximum number of concurrent users) valid till the end of the contract of an existing HID Origo account (linked to the Organization ID). Valid HID Org ID; Org Name; Contact ID and subscription start date required at time of order. Minimum Order Quantity: 20 (HID Part Number: MID-SUB-T100-ADD4).	\$ 2.83	\$ 2.17

334290L	Avigilon	AC-HID-MOB-MID-SUB-T100-ADD-5-MONTH	HID Origo Mobile Identity user Account - User license - add-on order cost for 5 months. Number of user accounts (maximum number of concurrent users) valid till the end of the contract of an existing HID Origo account (linked to the Organization ID). Valid HID Org ID; Org Name; Contact ID and subscription start date required at time of order. Minimum Order Quantity: 20 (HID Part Number: MID-SUB-T100-ADD5).	\$ 3.53	\$ 2.70
334290L	Avigilon	AC-HID-MOB-MID-SUB-T100-ADD-6-MONTH	HID Origo Mobile Identity user Account - User license - add-on order cost for 6 months. Number of user accounts (maximum number of concurrent users) valid till the end of the contract of an existing HID Origo account (linked to the Organization ID). Valid HID Org ID; Org Name; Contact ID and subscription start date required at time of order. Minimum Order Quantity: 20 (HID Part Number: MID-SUB-T100-ADD6).	\$ 4.24	\$ 3.24
334290L	Avigilon	AC-HID-MOB-MID-SUB-T100-ADD-7-MONTH	HID Origo Mobile Identity user Account - User license - add-on order cost for 7 months. Number of user accounts (maximum number of concurrent users) valid till the end of the contract of an existing HID Origo account (linked to the Organization ID). Valid HID Org ID; Org Name; Contact ID and subscription start date required at time of order. Minimum Order Quantity: 20 (HID Part Number: MID-SUB-T100-ADD7).	\$ 4.95	\$ 3.79
334290L	Avigilon	AC-HID-MOB-MID-SUB-T100-ADD-8-MONTH	HID Origo Mobile Identity user Account - User license - add-on order cost for 8 months. Number of user accounts (maximum number of concurrent users) valid till the end of the contract of an existing HID Origo account (linked to the Organization ID). Valid HID Org ID; Org Name; Contact ID and subscription start date required at time of order. Minimum Order Quantity: 20 (HID Part Number: MID-SUB-T100-ADD8).	\$ 5.65	\$ 4.32

334290L	Avigilon	AC-HID-MOB-MID-SUB-T100-ADD-9-MONTH	HID Origo Mobile Identity user Account - User license - add-on order cost for 9 months. Number of user accounts (maximum number of concurrent users) valid till the end of the contract of an existing HID Origo account (linked to the Organization ID). Valid HID Org ID; Org Name; Contact ID and subscription start date required at time of order. Minimum Order Quantity: 20 (HID Part Number: MID-SUB-T100-ADD9).	\$ 6.36	\$ 4.87
334290L	Avigilon	AC-HID-MSO-1300E	MORPHOTRAK MSO 1300E; CODEBENCH SUPPLIER	\$ 601.80	\$ 460.83
334290L	Avigilon	AC-HID-PIVCLASS-00NHPTEK00088	RDR; R10-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; FIPS 64-BIT REVERSE BCD; IPM OFF; UART OFF; WIEG ON	\$ 157.08	\$ 120.28
334290L	Avigilon	AC-HID-PIVCLASS-6132AKL	SPACER ACC KIT; PIVCLASS RDR; BLK; ERGO ANGLE; LEFT	\$ 17.71	\$ 13.56
334290L	Avigilon	AC-HID-PIVCLASS-900NHPNEK00088	RDR; R10-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 64-BIT REVERSE BCD; IPM OFF; UART OFF; WIEG ON	\$ 157.08	\$ 120.28
334290L	Avigilon	AC-HID-PIVCLASS-900NHPNEK000UF	RDR; R10-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; PIG; BLK; STD-1; OSDP V2; OPEN COLL; OSDP TAMP ENBLD; TEST KEYS; POLL=75MS; A/V OFF; FIPS 200-BIT; IPM OFF; UART OFF; WIEG OFF	\$ 157.08	\$ 120.28
334290L	Avigilon	AC-HID-PIVCLASS-900NHPNEK0032Q	RDR; R10-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; IPM OFF; UART OFF; WIEG ON	\$ 157.08	\$ 120.28
334290L	Avigilon	AC-HID-PIVCLASS-900NHPNEK00336	RDR; R10-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 75-BIT; IPM OFF; UART OFF; WIEG ON	\$ 157.08	\$ 120.28
334290L	Avigilon	AC-HID-PIVCLASS-900NHPNEK0032Q	RDR; R10-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; IPM OFF; UART OFF; WIEG ON	\$ 157.08	\$ 120.28

334290L	Avigilon	AC-HID-PIVCLASS-900NHPTEK000UF	RDR; R10-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; TERM; BLK; STD-1; OSDP V2; OPEN COLL; OSDP TAMP ENBLD; TEST KEYS; POLL=75MS; A/V OFF; FIPS 200-BIT; IPM OFF; UART OFF; WIEG OFF	\$ 157.08	\$ 120.28
334290L	Avigilon	AC-HID-PIVCLASS-900NHPTEK0032Q	RDR; R10-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; IPM OFF; UART OFF; WIEG ON	\$ 157.08	\$ 120.28
334290L	Avigilon	AC-HID-PIVCLASS-900NHPTEK00336	RDR; R10-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 75-BIT; IPM OFF; UART OFF; WIEG ON	\$ 157.08	\$ 120.28
334290L	Avigilon	AC-HID-PIVCLASS-900NHPTEK00337	RDR; R10-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 64-BIT; IPM OFF; UART OFF; WIEG ON	\$ 157.08	\$ 120.28
334290L	Avigilon	AC-HID-PIVCLASS-900NHRNEK0000C	RDR; R10-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; IPM OFF; UART OFF; WIEG ON	\$ 157.08	\$ 120.28
334290L	Avigilon	AC-HID-PIVCLASS-900NHRNEK00018	RDR; R10-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 75-BIT; MIF/DES 56-BIT CSN; IPM OFF; UART OFF; WIEG ON	\$ 157.08	\$ 120.28
334290L	Avigilon	AC-HID-PIVCLASS-900NHRNEK0001T	RDR; R10-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 75-BIT; IPM OFF; UART OFF; WIEG ON	\$ 157.08	\$ 120.28
334290L	Avigilon	AC-HID-PIVCLASS-900NHRNEK0001Y	RDR; R10-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH OFF; BZR ON; OPT TAMP; OPEN COLL; FIPS 64-BIT; BCD; IPM OFF; UART OFF; WIEG ON	\$ 157.08	\$ 120.28



334290L	Avigilon	AC-HID-PIVCLASS-900NHRNEK00032	RDR; R10-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED OFF; FLSH OFF; BZR ON; OPT TAMP; OPEN COLL; FIPS 64-BIT; RVRS BCD; IPM OFF; UART OFF; WIEG ON	\$ 157.08	\$ 120.28
334290L	Avigilon	AC-HID-PIVCLASS-900NHRNEK00038	RDR; R10-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; MIF/DES 56-BIT CSN; IPM OFF; UART OFF; WIEG ON	\$ 157.08	\$ 120.28
334290L	Avigilon	AC-HID-PIVCLASS-900NHRNEK0005W	RDR; R10-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 64-BIT; BCD; IPM OFF; UART OFF; WIEG ON	\$ 157.08	\$ 120.28
334290L	Avigilon	AC-HID-PIVCLASS-900NHRNEK00110	RDR; R10-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 40-BIT; BCD; IPM OFF; UART OFF; WIEG ON	\$ 157.08	\$ 120.28
334290L	Avigilon	AC-HID-PIVCLASS-900NHRNEK0012W	RDR; R10-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH OFF; BZR ON; OPT TAMP; OPEN COLL; FIPS 75-BIT; IPM OFF; UART OFF; WIEG ON	\$ 157.08	\$ 120.28
334290L	Avigilon	AC-HID-PIVCLASS-900NHRNEK00220	RDR; R10-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 128-BIT; FASCN + RMV OVRHD; IPM OFF; UART OFF; WIEG ON	\$ 157.08	\$ 120.28
334290L	Avigilon	AC-HID-PIVCLASS-900NHRNEK00226	RDR; R10-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED OFF; FLSH GRN; BZR OFF; OPT TAMP; OPEN COLL; FIPS 200-BIT; IPM OFF; UART OFF; WIEG ON	\$ 157.08	\$ 120.28
334290L	Avigilon	AC-HID-PIVCLASS-900NHRNEK0032Y	RDR; R10-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; IPM OFF; UART ON; WIEG OFF	\$ 157.08	\$ 120.28

334290L	Avigilon	AC-HID-PIVCLASS-900NHRNEK0037D	RDR; R10-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 64-BIT REVERSE BCD; IPM OFF; UART OFF; WIEG ON	\$ 157.08	\$ 120.28
334290L	Avigilon	AC-HID-PIVCLASS-900NHRNEKE000C	RDR; R10-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; ELITE KEYS; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; IPM OFF; UART OFF; WIEG ON	\$ 157.08	\$ 120.28
334290L	Avigilon	AC-HID-PIVCLASS-900NHRNEKE001T	RDR; R10-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; ELITE KEYS; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 75-BIT; IPM OFF; UART OFF; WIEG ON	\$ 157.08	\$ 120.28
334290L	Avigilon	AC-HID-PIVCLASS-900NHRTEK0000C	RDR; R10-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; IPM OFF; UART OFF; WIEG ON	\$ 157.08	\$ 120.28
334290L	Avigilon	AC-HID-PIVCLASS-900NHRTEK00018	RDR; R10-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 75-BIT; MIF/DES 56-BIT CSN; IPM OFF; UART OFF; WIEG ON	\$ 157.08	\$ 120.28
334290L	Avigilon	AC-HID-PIVCLASS-900NHRTEK0001T	RDR; R10-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 75-BIT; IPM OFF; UART OFF; WIEG ON	\$ 157.08	\$ 120.28
334290L	Avigilon	AC-HID-PIVCLASS-900NHRTEK00038	RDR; R10-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; MIF/DES 56-BIT CSN; IPM OFF; UART OFF; WIEG ON	\$ 157.08	\$ 120.28
334290L	Avigilon	AC-HID-PIVCLASS-900NHRTEK0003C	RDR; R10-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED OFF; FLSH OFF; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; IPM OFF; UART OFF; WIEG ON	\$ 157.08	\$ 120.28

334290L	Avigilon	AC-HID-PIVCLASS-900NHRTEK0032Y	RDR; R10-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; IPM OFF; UART ON; WIEG OFF	\$ 157.08	\$ 120.28
334290L	Avigilon	AC-HID-PIVCLASS-900NHRTEKE000C	RDR; R10-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; IPM OFF; UART OFF; WIEG ON	\$ 157.08	\$ 120.28
334290L	Avigilon	AC-HID-PIVCLASS-900PHPNEK0003Y	RDR; RP10-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 64-BIT REVERSE BCD; IPM OFF; UART OFF; WIEG ON	\$ 191.76	\$ 146.84
334290L	Avigilon	AC-HID-PIVCLASS-900PHPNEK000HA	RDR; RP10-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; FIPS 128-BIT REVERSED; IPM OFF; UART OFF; WIEG ON	\$ 191.76	\$ 146.84
334290L	Avigilon	AC-HID-PIVCLASS-900PHPNEK000UH	RDR; RP10-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; PIG; BLK; STD-1; OSDP V2; OPEN COLL; OSDP TAMP ENBLD; TEST KEYS; POLL=75MS; A/V OFF; FIPS 200-BIT; IPM OFF; UART OFF; WIEG OFF	\$ 191.76	\$ 146.84
334290L	Avigilon	AC-HID-PIVCLASS-900PHPNEK0032U	RDR; RP10-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; IPM OFF; UART OFF; WIEG ON	\$ 191.76	\$ 146.84
334290L	Avigilon	AC-HID-PIVCLASS-900PHPNEK00338	RDR; RP10-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 75-BIT; IPM OFF; UART OFF; WIEG ON	\$ 191.76	\$ 146.84
334290L	Avigilon	AC-HID-PIVCLASS-900PHPNEK00339	RDR; RP10-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 64-BIT; IPM OFF; UART OFF; WIEG ON	\$ 191.76	\$ 146.84

334290L	Avigilon	AC-HID-PIVCLASS-900PHPNEKE003Y	RDR; RP10-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 64-BIT REVERSE BCD; IPM OFF; UART OFF; WIEG ON	\$ 191.76	\$ 146.84
334290L	Avigilon	AC-HID-PIVCLASS-900PHPNEKE00HA	RDR; RP10-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; PIG; BLK; ELITE; LED RED; FLSH GRN; BZR ON; FIPS 128-BIT REVERSED; IPM OFF; UART OFF; WIEG ON	\$ 191.76	\$ 146.84
334290L	Avigilon	AC-HID-PIVCLASS-900PHPNEKE032U	RDR; RP10-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; IPM OFF; UART OFF; WIEG ON	\$ 191.76	\$ 146.84
334290L	Avigilon	AC-HID-PIVCLASS-900PHPNEKE0338	RDR; RP10-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 75-BIT; IPM OFF; UART OFF; WIEG ON	\$ 191.76	\$ 146.84
334290L	Avigilon	AC-HID-PIVCLASS-900PHPNEKE0339	RDR; RP10-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 64-BIT; IPM OFF; UART OFF; WIEG ON	\$ 191.76	\$ 146.84
334290L	Avigilon	AC-HID-PIVCLASS-900PHPTEK0003Y	RDR; RP10-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 64-BIT REVERSE BCD; IPM OFF; UART OFF; WIEG ON	\$ 191.76	\$ 146.84
334290L	Avigilon	AC-HID-PIVCLASS-900PHPTEK000HA	RDR; RP10-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; FIPS 128-BIT REVERSED; IPM OFF; UART OFF; WIEG ON	\$ 191.76	\$ 146.84
334290L	Avigilon	AC-HID-PIVCLASS-900PHPTEK000UH	RDR; RP10-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; TERM; BLK; STD-1; OSDP V2; OPEN COLL; OSDP TAMP ENBLD; TEST KEYS; POLL=75MS; A/V OFF; FIPS 200-BIT; IPM OFF; UART OFF; WIEG OFF	\$ 191.76	\$ 146.84

334290L	Avigilon	AC-HID-PIVCLASS-900PHPTEK0032U	RDR; RP10-H; PIVCLASS; SE E; LF STD;HF STD/SIO/SEOS/FIPS/CAK; 485HDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; IPM OFF; UART OFF; WIEG ON	\$ 191.76	\$ 146.84
334290L	Avigilon	AC-HID-PIVCLASS-900PHPTEK00338	RDR; RP10-H; PIVCLASS; SE E; LF STD;HF STD/SIO/SEOS/FIPS/CAK; 485HDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 75-BIT; IPM OFF; UART OFF; WIEG ON	\$ 191.76	\$ 146.84
334290L	Avigilon	AC-HID-PIVCLASS-900PHPTEK00339	RDR; RP10-H; PIVCLASS; SE E; LF STD;HF STD/SIO/SEOS/FIPS/CAK; 485HDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 64-BIT; IPM OFF; UART OFF; WIEG ON	\$ 191.76	\$ 146.84
334290L	Avigilon	AC-HID-PIVCLASS-900PHPTEKE003Y	RDR; RP10-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 64-BIT REVERSE BCD; IPM OFF; UART OFF; WIEG ON	\$ 191.76	\$ 146.84
334290L	Avigilon	AC-HID-PIVCLASS-900PHPTEKE00HA	RDR; RP10-H; PIVCLASS; SE E; LF STD;HF STD/SIO/SEOS/FIPS/CAK; 485HDX; TERM; BLK; ELITE; LED RED; FLSH GRN; BZR ON; FIPS 128-BIT REVERSED; IPM OFF; UART OFF; WIEG ON	\$ 191.76	\$ 146.84
334290L	Avigilon	AC-HID-PIVCLASS-900PHPTEKE032U	RDR; RP10-H; PIVCLASS; SE E; LF STD;HF STD/SIO/SEOS/FIPS/CAK; 485HDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; IPM OFF; UART OFF; WIEG ON	\$ 191.76	\$ 146.84
334290L	Avigilon	AC-HID-PIVCLASS-900PHPTEKE0338	RDR; RP10-H; PIVCLASS; SE E; LF STD;HF STD/SIO/SEOS/FIPS/CAK; 485HDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 75-BIT; IPM OFF; UART OFF; WIEG ON	\$ 191.76	\$ 146.84
334290L	Avigilon	AC-HID-PIVCLASS-900PHPTEKE0339	RDR; RP10-H; PIVCLASS; SE E; LF STD;HF STD/SIO/SEOS/FIPS/CAK; 485HDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 64-BIT; IPM OFF; UART OFF; WIEG ON	\$ 191.76	\$ 146.84

334290L	Avigilon	AC-HID-PIVCLASS-900PHRNEK00004	RDR; RP10-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; IPM OFF; UART OFF; WIEG ON	\$ 191.76	\$ 146.84
334290L	Avigilon	AC-HID-PIVCLASS-900PHRNEK00005	RDR; RP10-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 75-BIT; IPM OFF; UART OFF; WIEG ON	\$ 191.76	\$ 146.84
334290L	Avigilon	AC-HID-PIVCLASS-900PHRNEK00006	RDR; RP10-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 64-BIT; IPM OFF; UART OFF; WIEG ON	\$ 191.76	\$ 146.84
334290L	Avigilon	AC-HID-PIVCLASS-900PHRNEK00007	RDR; RP10-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; IPM OFF; UART ON; WIEG OFF	\$ 191.76	\$ 146.84
334290L	Avigilon	AC-HID-PIVCLASS-900PHRNEK00016	RDR; RP10-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 75-BIT; MIF/DES 56-BIT CSN; IPM OFF; UART OFF; WIEG ON	\$ 191.76	\$ 146.84
334290L	Avigilon	AC-HID-PIVCLASS-900PHRNEK0003U	RDR; RP10-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH OFF; BZR ON; OPT TAMP; OPEN COLL; FIPS 40-BIT; BCD; IPM OFF; UART OFF; WIEG ON	\$ 191.76	\$ 146.84
334290L	Avigilon	AC-HID-PIVCLASS-900PHRNEK000HA	RDR; RP10-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; FIPS 128-BIT REVERSED; IPM OFF; UART OFF; WIEG ON	\$ 191.76	\$ 146.84
334290L	Avigilon	AC-HID-PIVCLASS-900PHRNEK000K2	RDR; RP10-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED ON; FLSH OFF; BZR ON; OPT TAMP; OPEN COLL; FIPS 200 BIT; PROX FSK; IPM OFF; UART OFF; WIEG ON; CSTM SEOS LEDS	\$ 191.76	\$ 146.84
334290L	Avigilon	AC-HID-PIVCLASS-900PHRNEK0012K	RDR; RP10-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH OFF; BZR ON; OPT TAMP; OPEN COLL; RVRS BCD; IPM OFF; UART OFF; WIEG ON	\$ 191.76	\$ 146.84

334290L	Avigilon	AC-HID-PIVCLASS-900PHRNEK0037E	RDR; RP10-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 64-BIT REVERSE BCD; IPM OFF; UART OFF; WIEG ON	\$ 191.76	\$ 146.84
334290L	Avigilon	AC-HID-PIVCLASS-900PHRNEK00466	RDR; RP10-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; CSN SUPPRESSED; LED RED; FLSH GRN; BZR ON; IPM OFF; UART OFF; WIEG ON	\$ 191.76	\$ 146.84
334290L	Avigilon	AC-HID-PIVCLASS-900PHRNEKE0004	RDR; RP10-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; IPM OFF; UART OFF; WIEG ON	\$ 191.76	\$ 146.84
334290L	Avigilon	AC-HID-PIVCLASS-900PHRNEKE0005	RDR; RP10-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 75-BIT; IPM OFF; UART OFF; WIEG ON	\$ 191.76	\$ 146.84
334290L	Avigilon	AC-HID-PIVCLASS-900PHRNEKE0006	RDR; RP10-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 64-BIT; IPM OFF; UART OFF; WIEG ON	\$ 191.76	\$ 146.84
334290L	Avigilon	AC-HID-PIVCLASS-900PHRNEKE0007	RDR; RP10-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; IPM OFF; UART ON; WIEG OFF	\$ 191.76	\$ 146.84
334290L	Avigilon	AC-HID-PIVCLASS-900PHRNEKE00HA	RDR; RP10-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; ELITE; LED RED; FLSH GRN; BZR ON; FIPS 128-BIT REVERSED; IPM OFF; UART OFF; WIEG ON	\$ 191.76	\$ 146.84
334290L	Avigilon	AC-HID-PIVCLASS-900PHRNEKE037E	RDR; RP10-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 64-BIT REVERSE BCD; IPM OFF; UART OFF; WIEG ON	\$ 191.76	\$ 146.84
334290L	Avigilon	AC-HID-PIVCLASS-900PHRTEK00004	RDR; RP10-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; IPM OFF; UART OFF; WIEG ON	\$ 191.76	\$ 146.84

334290L	Avigilon	AC-HID-PIVCLASS-900PHRTEK00005	RDR; RP10-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 75-BIT; IPM OFF; UART OFF; WIEG ON	\$ 191.76	\$ 146.84
334290L	Avigilon	AC-HID-PIVCLASS-900PHRTEK00006	RDR; RP10-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 64-BIT; IPM OFF; UART OFF; WIEG ON	\$ 191.76	\$ 146.84
334290L	Avigilon	AC-HID-PIVCLASS-900PHRTEK00007	RDR; RP10-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; IPM OFF; UART ON; WIEG OFF	\$ 191.76	\$ 146.84
334290L	Avigilon	AC-HID-PIVCLASS-900PHRTEK00016	RDR; RP10-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 75-BIT; IPM OFF; UART OFF; WIEG ON	\$ 191.76	\$ 146.84
334290L	Avigilon	AC-HID-PIVCLASS-900PHRTEK000HA	RDR; RP10-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; FIPS 128-BIT REVERSED; IPM OFF; UART OFF; WIEG ON	\$ 191.76	\$ 146.84
334290L	Avigilon	AC-HID-PIVCLASS-900PHRTEK0037E	RDR; RP10-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 64-BIT REVERSE BCD; IPM OFF; UART OFF; WIEG ON	\$ 191.76	\$ 146.84
334290L	Avigilon	AC-HID-PIVCLASS-900PHRTEK00466	RDR; RP10-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; CSN SUPPRESSED; LED RED; FLSH GRN; BZR ON; IPM OFF; UART OFF; WIEG ON	\$ 191.76	\$ 146.84
334290L	Avigilon	AC-HID-PIVCLASS-900PHRTEK0059B	RDR; RP10-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPN COL; FIPS 200-BIT; IPM OFF; UART OFF; WIEG ON; PATH NY NJ	\$ 191.76	\$ 146.84



334290L	Avigilon	AC-HID-PIVCLASS-900PHRTEKE0004	RDR; RP10-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; IPM OFF; UART OFF; WIEG ON	\$ 191.76	\$ 146.84
334290L	Avigilon	AC-HID-PIVCLASS-900PHRTEKE0005	RDR; RP10-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 75-BIT; IPM OFF; UART OFF; WIEG ON	\$ 191.76	\$ 146.84
334290L	Avigilon	AC-HID-PIVCLASS-900PHRTEKE0006	RDR; RP10-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 64-BIT; IPM OFF; UART OFF; WIEG ON	\$ 191.76	\$ 146.84
334290L	Avigilon	AC-HID-PIVCLASS-900PHRTEKE0007	RDR; RP10-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; IPM OFF; UART ON; WIEG OFF	\$ 191.76	\$ 146.84
334290L	Avigilon	AC-HID-PIVCLASS-900PHRTEKE00HA	RDR; RP10-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; ELITE; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 128-BIT REVERSED; IPM OFF; UART OFF; WIEG ON	\$ 191.76	\$ 146.84
334290L	Avigilon	AC-HID-PIVCLASS-900PHRTEKE037E	RDR; RP10-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 64-BIT REVERSE BCD; IPM OFF; UART OFF; WIEG ON	\$ 191.76	\$ 146.84
334290L	Avigilon	AC-HID-PIVCLASS-91000BBNNN	PAM; PIVCLASS (Requires pivCLASS Supplemental Ordering Information form with ALL orders found in the pivCLASS How To Order Guide <a href="https://www.hidglobal.com/documents/how-to-order">https://www.hidglobal.com/documents/how-to-order</a> )	\$ 2,306.22	\$ 1,765.97
334290L	Avigilon	AC-HID-PIVCLASS-91000BNNNN	PAM; PIVCLASS; CCA ONLY; NO ENCLOSURE (Requires pivCLASS Supplemental Ordering Information form with ALL orders found in the pivCLASS How To Order Guide <a href="https://www.hidglobal.com/documents/how-to-order">https://www.hidglobal.com/documents/how-to-order</a> )	\$ 1,978.80	\$ 1,515.25

334290L	Avigilon	AC-HID-PIVCLASS-91000-MS	PAM Firmware Standard Maintenance & Support; STD M&S 8X5 M-F CST (Requires pivCLASS Supplemental Ordering Information form with ALL orders found in the pivCLASS How To Order Guide <a href="https://www.hidglobal.com/documents/how-to-order">https://www.hidglobal.com/documents/how-to-order</a> )	\$ 49.59	\$ 37.97
334290L	Avigilon	AC-HID-PIVCLASS-920LHRNEK0001R	RDR; RP40-H; PIVCLASS; SE E; LF CST; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 75-BIT; IPM OFF; UART OFF; WIEG ON	\$ 290.70	\$ 222.60
334290L	Avigilon	AC-HID-PIVCLASS-920LHRNEK0003Q	RDR; RP40-H; PIVCLASS; SE E; LF CST; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; IPM OFF; UART OFF; WIEG ON	\$ 290.70	\$ 222.60
334290L	Avigilon	AC-HID-PIVCLASS-920LHRNEK00011P	RDR; RP40-H; PIVCLASS; SE E; LF CST; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 75-BIT; MIF/DES 56-BIT CSN; IPM OFF; UART OFF; WIEG ON	\$ 290.70	\$ 222.60
334290L	Avigilon	AC-HID-PIVCLASS-920NHPNEK00088	RDR; R40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 64-BIT REVERSE BCD; IPM OFF; UART OFF; WIEG ON	\$ 256.02	\$ 196.05
334290L	Avigilon	AC-HID-PIVCLASS-920NHPNEK000MJ	RDR; R40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; PIG; BLK; STD-1; A/V OFF; OSDP V2; OPT TAMP; OPEN COLL; OSDP TAMP ENBLD; TEST KEYS; POLL=50MS; FIPS 200-BIT; IPM OFF; UART ON; WIEG OFF	\$ 256.02	\$ 196.05
334290L	Avigilon	AC-HID-PIVCLASS-920NHPNEK000P1	RDR; R40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; PIG; BLK; STD-1; A/V OFF; OSDP V2; OPT TAMP; OPEN COLL; OSDP TAMP ENBLD; TEST KEYS; POLL=75MS; IPM OFF	\$ 256.02	\$ 196.05
334290L	Avigilon	AC-HID-PIVCLASS-920NHPNEK0032Q	RDR; R40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; IPM OFF; UART OFF; WIEG ON	\$ 256.02	\$ 196.05

334290L	Avigilon	AC-HID-PIVCLASS-920NHPNEK00336	RDR; R40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 75-BIT; IPM OFF; UART OFF; WIEG ON	\$ 256.02	\$ 196.05
334290L	Avigilon	AC-HID-PIVCLASS-920NHPNEKE032Q	RDR; R40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; IPM OFF; UART OFF; WIEG ON	\$ 256.02	\$ 196.05
334290L	Avigilon	AC-HID-PIVCLASS-920NHPTEK00088	RDR; R40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; FIPS 64-BIT REVERSE BCD; IPM OFF; UART OFF; WIEG ON	\$ 256.02	\$ 196.05
334290L	Avigilon	AC-HID-PIVCLASS-920NHPTEK000P1	RDR; R40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; TERM; BLK; STD-1; A/V OFF; OSDP V2; OPT TAMP; OPEN COLL; OSDP TAMP ENBLD; TEST KEYS; POLL=75MS; IPM OFF	\$ 256.02	\$ 196.05
334290L	Avigilon	AC-HID-PIVCLASS-920NHPTEK0032Q	RDR; R40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; IPM OFF; UART OFF; WIEG ON	\$ 256.02	\$ 196.05
334290L	Avigilon	AC-HID-PIVCLASS-920NHPTEK00336	RDR; R40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 75-BIT; IPM OFF; UART OFF; WIEG ON	\$ 256.02	\$ 196.05
334290L	Avigilon	AC-HID-PIVCLASS-920NHRNEK0000C	RDR; R40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; FIPS 200-BIT; IPM OFF; UART OFF; WIEG ON	\$ 256.02	\$ 196.05
334290L	Avigilon	AC-HID-PIVCLASS-920NHRNEK00018	RDR; R40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 75-BIT; MIF/DES 56-BIT CSN; IPM OFF; UART OFF; WIEG ON	\$ 256.02	\$ 196.05
334290L	Avigilon	AC-HID-PIVCLASS-920NHRNEK0001T	RDR; R40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; FIPS 75-BIT; IPM OFF; UART OFF; WIEG ON	\$ 256.02	\$ 196.05

334290L	Avigilon	AC-HID-PIVCLASS-920NHRNEK0001Y	RDR; R40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH OFF; BZR ON; OPT TAMP; OPEN COLL; FIPS 64-BIT; BCD; IPM OFF; UART OFF; WIEG ON	\$ 256.02	\$ 196.05
334290L	Avigilon	AC-HID-PIVCLASS-920NHRNEK00032	RDR; R40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED OFF; FLSH OFF; BZR ON; OPT TAMP; OPEN COLL; FIPS 64-BIT; RVRS BCD; IPM OFF; UART OFF; WIEG ON	\$ 256.02	\$ 196.05
334290L	Avigilon	AC-HID-PIVCLASS-920NHRNEK00038	RDR; R40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; MIF/DES 56-BIT CSN; IPM OFF; UART OFF; WIEG ON	\$ 256.02	\$ 196.05
334290L	Avigilon	AC-HID-PIVCLASS-920NHRNEK0005W	RDR; R40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 64-BIT; BCD; IPM OFF; UART OFF; WIEG ON	\$ 256.02	\$ 196.05
334290L	Avigilon	AC-HID-PIVCLASS-920NHRNEK0007J	RDR; R40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; MIF/DES 26-BIT CSN; IPM OFF; UART OFF; WIEG ON	\$ 256.02	\$ 196.05
334290L	Avigilon	AC-HID-PIVCLASS-920NHRNEK00110	RDR; R40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 40-BIT; BCD; IPM OFF; UART OFF; WIEG ON	\$ 256.02	\$ 196.05
334290L	Avigilon	AC-HID-PIVCLASS-920NHRNEK0012W	RDR; R40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH OFF; BZR ON; OPT TAMP; OPEN COLL; FIPS 75-BIT; IPM OFF; UART OFF; WIEG ON	\$ 256.02	\$ 196.05
334290L	Avigilon	AC-HID-PIVCLASS-920NHRNEK00220	RDR; R40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 128-BIT; FASCN + RMV OVRHD; IPM OFF; UART OFF; WIEG ON	\$ 256.02	\$ 196.05

334290L	Avigilon	AC-HID-PIVCLASS-920NHRNEK0032Y	RDR; R40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; IPM OFF; UART ON; WIEG OFF	\$ 256.02	\$ 196.05
334290L	Avigilon	AC-HID-PIVCLASS-920NHRNEK0037D	RDR; R40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 64-BIT; RVRS BCD; IPM OFF; UART OFF; WIEG ON	\$ 256.02	\$ 196.05
334290L	Avigilon	AC-HID-PIVCLASS-920NHRNEK0043W	RDR; R40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; 14443A DES 56-BIT CSN; IPM OFF; UART OFF; WIEG ON	\$ 256.02	\$ 196.05
334290L	Avigilon	AC-HID-PIVCLASS-920NHRNEK00578	RDR; R40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; FIPS 128-BIT;FASCN+RMV OVRHD+RMV PAR ; IPM OFF	\$ 256.02	\$ 196.05
334290L	Avigilon	AC-HID-PIVCLASS-920NHRNEKE000C	RDR; R40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; ELITE KEYS; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; IPM OFF; UART OFF; WIEG ON	\$ 256.02	\$ 196.05
334290L	Avigilon	AC-HID-PIVCLASS-920NHRTEK0000C	RDR; R40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; FIPS 200-BIT; IPM OFF; UART OFF; WIEG ON	\$ 256.02	\$ 196.05
334290L	Avigilon	AC-HID-PIVCLASS-920NHRTEK00018	RDR; R40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 75-BIT; MIF/DES 56-BIT CSN; IPM OFF; UART OFF; WIEG ON	\$ 256.02	\$ 196.05
334290L	Avigilon	AC-HID-PIVCLASS-920NHRTEK0001T	RDR; R40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 75-BIT; IPM OFF; UART OFF; WIEG ON	\$ 256.02	\$ 196.05

334290L	Avigilon	AC-HID-PIVCLASS-920NHRTEK00038	RDR; R40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; MIF/DES 56-BIT CSN; IPM OFF; UART OFF; WIEG ON	\$ 256.02	\$ 196.05
334290L	Avigilon	AC-HID-PIVCLASS-920NHRTEK0003C	RDR; R40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED OFF; FLSH OFF; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; IPM OFF; UART OFF; WIEG ON	\$ 256.02	\$ 196.05
334290L	Avigilon	AC-HID-PIVCLASS-920NHRTEK0007J	RDR; R40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; MIF/DES 26-BIT CSN; IPM OFF; UART OFF; WIEG ON	\$ 256.02	\$ 196.05
334290L	Avigilon	AC-HID-PIVCLASS-920NHRTEK000H9	RDR; R40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; FIPS 128-BIT REVERSED; IPM OFF; UART OFF; WIEG ON	\$ 256.02	\$ 196.05
334290L	Avigilon	AC-HID-PIVCLASS-920NHRTEK000Q6	RDR; R40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; A/V OFF; OPT TAMP; OPEN COLL; FIPS 58-BIT AMAG; IPM OFF; UART OFF; WIEG ON	\$ 256.02	\$ 196.05
334290L	Avigilon	AC-HID-PIVCLASS-920NHRTEK00220	RDR; R40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 128-BIT; FASCN + RMV OVRHD; IPM OFF; UART OFF; WIEG ON	\$ 256.02	\$ 196.05
334290L	Avigilon	AC-HID-PIVCLASS-920NHRTEK0032Y	RDR; R40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; IPM OFF; UART ON; WIEG OFF	\$ 256.02	\$ 196.05
334290L	Avigilon	AC-HID-PIVCLASS-920NHRTEK0037D	RDR; R40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 64-BIT REVERSE BCD; IPM OFF; UART OFF; WIEG ON	\$ 256.02	\$ 196.05

334290L	Avigilon	AC-HID-PIVCLASS-920NHRTEKE032Y	RDR; R40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; IPM OFF; UART ON; WIEG OFF	\$ 256.02	\$ 196.05
334290L	Avigilon	AC-HID-PIVCLASS-920PHPNEK0003Y	RDR; RP40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 64-BIT REVERSE BCD; IPM OFF; UART OFF; WIEG ON	\$ 290.70	\$ 222.60
334290L	Avigilon	AC-HID-PIVCLASS-920PHPNEK000P2	RDR; RP40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; PIG; BLK; STD-1; A/V OFF; OSDP V2; OPT TAMP; OPEN COLL; OSDP TAMP ENBLD; TEST KEYS; POLL=75MS; FIPS 200-BIT; IPM OFF	\$ 290.70	\$ 222.60
334290L	Avigilon	AC-HID-PIVCLASS-920PHPNEK0032U	RDR; RP40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; FIPS 200-BIT; IPM OFF; UART OFF; WIEG ON	\$ 290.70	\$ 222.60
334290L	Avigilon	AC-HID-PIVCLASS-920PHPNEK00338	RDR; RP40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 75-BIT; IPM OFF; UART OFF; WIEG ON	\$ 290.70	\$ 222.60
334290L	Avigilon	AC-HID-PIVCLASS-920PHPNEK00339	RDR; RP40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 64-BIT; IPM OFF; UART OFF; WIEG ON	\$ 290.70	\$ 222.60
334290L	Avigilon	AC-HID-PIVCLASS-920PHPTEK000HA	RDR; RP40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; FIPS 128-BIT REVERSED; IPM OFF; UART OFF; WIEG ON	\$ 290.70	\$ 222.60
334290L	Avigilon	AC-HID-PIVCLASS-920PHPTEK000P2	RDR; RP40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; TERM; BLK; STD-1; A/V OFF; OSDP V2; OPT TAMP; OPEN COLL; OSDP TAMP ENBLD; TEST KEYS; POLL=75MS; FIPS 200-BIT; IPM OFF	\$ 290.70	\$ 222.60

334290L	Avigilon	AC-HID-PIVCLASS-920PHPTEK0032U	RDR; RP40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; IPM OFF; UART OFF; WIEG ON	\$ 290.70	\$ 222.60
334290L	Avigilon	AC-HID-PIVCLASS-920PHPTEK00338	RDR; RP40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 75-BIT; IPM OFF; UART OFF; WIEG ON	\$ 290.70	\$ 222.60
334290L	Avigilon	AC-HID-PIVCLASS-920PHPTEK00339	RDR; RP40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 64-BIT; IPM OFF; UART OFF; WIEG ON	\$ 290.70	\$ 222.60
334290L	Avigilon	AC-HID-PIVCLASS-920PHPTEKE003Y	RDR; RP40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 64-BIT REVERSE BCD; IPM OFF; UART OFF; WIEG ON	\$ 290.70	\$ 222.60
334290L	Avigilon	AC-HID-PIVCLASS-920PHPTEKE032U	RDR; RP40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; IPM OFF; UART OFF; WIEG ON	\$ 290.70	\$ 222.60
334290L	Avigilon	AC-HID-PIVCLASS-920PHRNEK00004	RDR; RP40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; FIPS 200-BIT; IPM OFF; UART OFF; WIEG ON	\$ 290.70	\$ 222.60
334290L	Avigilon	AC-HID-PIVCLASS-920PHRNEK00005	RDR; RP40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; FIPS 75-BIT; IPM OFF; UART OFF; WIEG ON	\$ 290.70	\$ 222.60
334290L	Avigilon	AC-HID-PIVCLASS-920PHRNEK00006	RDR; RP40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 64-BIT; BCD; IPM OFF; UART OFF; WIEG ON	\$ 290.70	\$ 222.60



334290L	Avigilon	AC-HID-PIVCLASS-920PHRNEK00007	RDR; RP40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; IPM OFF; UART ON; WIEG OFF	\$ 290.70	\$ 222.60
334290L	Avigilon	AC-HID-PIVCLASS-920PHRNEK00016	RDR; RP40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 75-BIT; MIF/DES 56-BIT CSN; IPM OFF; UART OFF; WIEG ON	\$ 290.70	\$ 222.60
334290L	Avigilon	AC-HID-PIVCLASS-920PHRNEK0003U	RDR; RP40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH OFF; BZR ON; OPT TAMP; OPEN COLL; FIPS 40-BIT; BCD; IPM OFF; UART OFF; WIEG ON	\$ 290.70	\$ 222.60
334290L	Avigilon	AC-HID-PIVCLASS-920PHRNEK0004A	RDR; RP40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH OFF; BZR ON; OPT TAMP; OPEN COLL; FIPS 75-BIT; IPM OFF; UART OFF; WIEG ON	\$ 290.70	\$ 222.60
334290L	Avigilon	AC-HID-PIVCLASS-920PHRNEK0004V	RDR; RP40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 40-BIT; BCD; IPM OFF; UART OFF; WIEG ON	\$ 290.70	\$ 222.60
334290L	Avigilon	AC-HID-PIVCLASS-920PHRNEK0006T	RDR; RP40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; MIF/DES 56-BIT CSN; IPM OFF; UART OFF; WIEG ON	\$ 290.70	\$ 222.60
334290L	Avigilon	AC-HID-PIVCLASS-920PHRNEK0008U	RDR; RP40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED OFF; FLSH OFF; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; IPM OFF; UART OFF; WIEG ON	\$ 290.70	\$ 222.60
334290L	Avigilon	AC-HID-PIVCLASS-920PHRNEK00097	RDR; RP40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; MIF/DES 26-BIT CSN; IPM OFF; UART OFF; WIEG ON	\$ 290.70	\$ 222.60

334290L	Avigilon	AC-HID-PIVCLASS-920PHRNEK000AA	RDR; RP40; PIVCLASS; SE E; LF CST; PROX GIC ONLY; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; LED RED; FLSH OFF; BZR ON; OPT TAMP; OPEN COLL; FIPS 75-BIT; IPM OFF; UART OFF; WIEG ON; PROX PRIORITY	\$ 290.70	\$ 222.60
334290L	Avigilon	AC-HID-PIVCLASS-920PHRNEK000CV	RDR; RP40-H; PIVCLASS; SE E; LF STD; HF CSTM; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; FIPS 200-BIT; OPT TAMP OPN COLL; IPM OFF; UART OFF; WIEG ON; CSTM /FIPS/CAK/MIGR; LF ENBLD; PATH NY NJ	\$ 290.70	\$ 222.60
334290L	Avigilon	AC-HID-PIVCLASS-920PHRNEK000H4	RDR; RP40-H; PIVCLASS; SE E; LF CST; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TMP; OPEN COLL; FIPS-128-BIT; FASCN+RMVOVRHD+RMVPAR; IPM OFF; UART OFF; WIEG ON	\$ 290.70	\$ 222.60
334290L	Avigilon	AC-HID-PIVCLASS-920PHRNEK000HA	RDR; RP40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; FIPS 128-BIT REVERSED; IPM OFF; UART OFF; WIEG ON	\$ 290.70	\$ 222.60
334290L	Avigilon	AC-HID-PIVCLASS-920PHRNEK000MR	RDR; RP40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; FIPS 75-BIT; PROX PRIORITY; IPM OFF; UART OFF; WIEG ON	\$ 290.70	\$ 222.60
334290L	Avigilon	AC-HID-PIVCLASS-920PHRNEK0012K	RDR; RP40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH OFF; BZR ON; OPT TAMP; OPEN COLL; FIPS 64-BIT; RVRS BCD; IPM OFF; UART OFF; WIEG ON	\$ 290.70	\$ 222.60
334290L	Avigilon	AC-HID-PIVCLASS-920PHRNEK00143	RDR; RP40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH OFF; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; IPM OFF	\$ 290.70	\$ 222.60
334290L	Avigilon	AC-HID-PIVCLASS-920PHRNEK00157	RDR; RP40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 14443A 32-BIT CSN; IPM OFF	\$ 290.70	\$ 222.60

334290L	Avigilon	AC-HID-PIVCLASS-920PHRNEK00203	RDR; RP40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED OFF; FLSH OFF; BZR OFF; OPT TAMP; OPEN COLL; FIPS 75-BIT; IPM OFF	\$ 290.70	\$ 222.60
334290L	Avigilon	AC-HID-PIVCLASS-920PHRNEK0020A	RDR; RP40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; IPM OFF; UART OFF; C/D ON	\$ 290.70	\$ 222.60
334290L	Avigilon	AC-HID-PIVCLASS-920PHRNEK00245	RDR; RP40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED OFF; FLSH OFF; BZR ON; OPT TAMP; OPEN COLL; FIPS 64-BIT; RVRS BCD; IPM OFF; UART OFF; WIEG ON	\$ 290.70	\$ 222.60
334290L	Avigilon	AC-HID-PIVCLASS-920PHRNEK00365	RDR; RP40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED OFF; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 75-BIT; IPM OFF; UART OFF; WIEG ON	\$ 290.70	\$ 222.60
334290L	Avigilon	AC-HID-PIVCLASS-920PHRNEK0037E	RDR; RP40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 64-BIT; RVRS BCD; IPM OFF; UART OFF; WIEG ON	\$ 290.70	\$ 222.60
334290L	Avigilon	AC-HID-PIVCLASS-920PHRNEK0043V	RDR; RP40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 75-BIT; 14443A MIF 56-BIT CSN; IPM OFF; UART OFF; WIEG ON	\$ 290.70	\$ 222.60
334290L	Avigilon	AC-HID-PIVCLASS-920PHRNEK00466	RDR; RP40-H; PIVCLASS; SE E; LF STD; HF OFF; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; IPM OFF; UART OFF; WIEG ON	\$ 290.70	\$ 222.60
334290L	Avigilon	AC-HID-PIVCLASS-920PHRNEK0046G	RDR; RP40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; IPM OFF; UART OFF; WIEG ON	\$ 290.70	\$ 222.60
334290L	Avigilon	AC-HID-PIVCLASS-920PHRNEK00479	RDR; RP40-H; PIVCLASS; SE E; LF STD; HF CSTM; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; FIPS 200-BIT; OPT TAMP OPN COLL; IPM OFF; UART OFF; WIEG ON; CSTM STD/SIO/SEOS/FIPS/CAK/MIGR; LF ENBLD; PATH NY NJ	\$ 290.70	\$ 222.60

334290L	Avigilon	AC-HID-PIVCLASS-920PHRNEK0059A	RDR; RP40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 58-BIT AMAG; IPM OFF; HID PROX ONLY; UART OFF; WIEG ON	\$ 290.70	\$ 222.60
334290L	Avigilon	AC-HID-PIVCLASS-920PHRNEKE0005	RDR; RP40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; ELITE KEYS; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 75-BIT; IPM OFF; UART OFF; WIEG ON	\$ 290.70	\$ 222.60
334290L	Avigilon	AC-HID-PIVCLASS-920PHRTEK00004	RDR; RP40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; FIPS 200-BIT; IPM OFF; UART OFF; WIEG ON	\$ 290.70	\$ 222.60
334290L	Avigilon	AC-HID-PIVCLASS-920PHRTEK00005	RDR; RP40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 75-BIT; IPM OFF; UART OFF; WIEG ON	\$ 290.70	\$ 222.60
334290L	Avigilon	AC-HID-PIVCLASS-920PHRTEK00006	RDR; RP40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 64-BIT; IPM OFF; UART OFF; WIEG ON	\$ 290.70	\$ 222.60
334290L	Avigilon	AC-HID-PIVCLASS-920PHRTEK00007	RDR; RP40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; IPM OFF; UART ON; WIEG OFF	\$ 290.70	\$ 222.60
334290L	Avigilon	AC-HID-PIVCLASS-920PHRTEK00016	RDR; RP40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 75-BIT; MIF/DES 56-BIT CSN; IPM OFF; UART OFF; WIEG ON	\$ 290.70	\$ 222.60
334290L	Avigilon	AC-HID-PIVCLASS-920PHRTEK000GJ	RDR; RP40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; UART; TERM; BLK; STD-1; LED OFF; FLSH OFF; BZR ON; FIPS 200-BIT; IPM OFF; UART OFF; WIEG ON	\$ 290.70	\$ 222.60

334290L	Avigilon	AC-HID-PIVCLASS-920PHRTEK000HA	RDR; RP40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; FIPS 128-BIT REVERSED; IPM OFF; UART OFF; WIEG ON	\$ 290.70	\$ 222.60
334290L	Avigilon	AC-HID-PIVCLASS-920PHRTEK0037E	RDR; RP40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 64-BIT REVERSE BCD; IPM OFF; UART OFF; WIEG ON	\$ 290.70	\$ 222.60
334290L	Avigilon	AC-HID-PIVCLASS-920PHRTEK0043V	RDR; RP40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; UART; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 75-BIT; 14443A MIF 56-BIT CSN; IPM OFF	\$ 290.70	\$ 222.60
334290L	Avigilon	AC-HID-PIVCLASS-920PHRTEK00449	RDR; RP40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; UART; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 75-BIT; IPM OFF; UART ON; UART CSTM; WIEG OFF	\$ 290.70	\$ 222.60
334290L	Avigilon	AC-HID-PIVCLASS-920PHRTEK00466	RDR; RP40-H; PIVCLASS; SE E; LF STD; HF OFF; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; IPM OFF; UART OFF; WIEG ON	\$ 290.70	\$ 222.60
334290L	Avigilon	AC-HID-PIVCLASS-920PHRTEK00477	RDR; RP40-H; PIVCLASS; SE E; LF STD; HF OFF; 485FDX; TERM; BLK; STD-1 CSN SUPRESSED; BLK; STD-1; LED OFF; FLSH OFF; BZR ON; IPM OFF; UART OFF; WIEG ON	\$ 290.70	\$ 222.60
334290L	Avigilon	AC-HID-PIVCLASS-920PHRTEKE0004	RDR; RP40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; IPM OFF; UART OFF; WIEG ON	\$ 290.70	\$ 222.60
334290L	Avigilon	AC-HID-PIVCLASS-920PHRTEKE0005	RDR; RP40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 75-BIT; IPM OFF; UART OFF; WIEG ON	\$ 290.70	\$ 222.60

334290L	Avigilon	AC-HID-PIVCLASS-920PHRTEKE0006	RDR; RP40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 64-BIT; IPM OFF; UART OFF; WIEG ON	\$ 290.70	\$ 222.60
334290L	Avigilon	AC-HID-PIVCLASS-920PHRTEKE0007	RDR; RP40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; IPM OFF; UART ON; WIEG OFF	\$ 290.70	\$ 222.60
334290L	Avigilon	AC-HID-PIVCLASS-920PHRTEKE00HA	RDR; RP40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; ELITE; LED RED; FLSH GRN; BZR ON; FIPS 128-BIT REVERSED; IPM OFF; UART OFF; WIEG ON	\$ 290.70	\$ 222.60
334290L	Avigilon	AC-HID-PIVCLASS-920PHRTEKE037E	RDR; RP40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 64-BIT REVERSE BCD; IPM OFF; UART OFF; WIEG ON	\$ 290.70	\$ 222.60
334290L	Avigilon	AC-HID-PIVCLASS-920PHRTEKE043V	RDR; RP40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 75-BIT; 14443A MIF 56-BIT CSN; IPM OFF; UART OFF; WIEG ON	\$ 290.70	\$ 222.60
334290L	Avigilon	AC-HID-PIVCLASS-921NHPNEK000HB	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; FIPS 128-BIT REVERSED; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHPNEK000UG	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; PIG; BLK; STD-1; OSDP V2; OPEN COLL; OSDP TAMP ENBLD; TEST KEYS; POLL=75MS; A/V OFF; KPF; ASCII; BFFRD 1 KEY; FIPS 200-BIT; IPM OFF; UART OFF; WIEG OFF	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHPNEK0019D	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 64-BIT REVERSE BCD; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11

334290L	Avigilon	AC-HID-PIVCLASS-921NHPNEK0032R	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 200-BIT; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHPNEK0033E	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 75-BIT; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHPNEK0033F	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 64-BIT; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHPNEK0045J	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; 14443A DES 56 BIT; KPF; BFFRD 1 KEY; DOR COMPL; NO PAR; 8-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHPNEKE00HB	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; PIG; BLK; ELITE; LED RED; FLSH GRN; BZR ON; FIPS 128-BIT REVERSED; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHPNEKE019D	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 64-BIT REVERSE BCD; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHPNEKE032R	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 200-BIT; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11

334290L	Avigilon	AC-HID-PIVCLASS-921NHPNEKE033E	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 75-BIT; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHPNEKE033F	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 64-BIT; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHPTEK000HB	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; FIPS 128-BIT REVERSED; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHPTEK000UG	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; TERM; BLK; STD-1; OSDP V2; OPEN COLL; OSDP TAMP ENBLD; TEST KEYS; POLL=75MS; A/V OFF; KPF; ASCII; BFFRD 1 KEY; FIPS 200-BIT; IPM OFF; UART OFF; WIEG OFF	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHPTEK0019D	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 64-BIT REVERSE BCD; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHPTEK0032R	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 200-BIT; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHPTEK0033E	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 75-BIT; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11



334290L	Avigilon	AC-HID-PIVCLASS-921NHPTEK0033F	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 64-BIT; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHPTEKE00HB	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; TERM; BLK; ELITE; LED RED; FLSH GRN; BZR ON; FIPS 128-BIT REVERSED; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHPTEKE019D	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 64-BIT REVERSE BCD; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHPTEKE032R	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 200-BIT; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHPTEKE033E	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 75-BIT; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHPTEKE033F	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 64-BIT; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHRNEK0000C	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11

334290L	Avigilon	AC-HID-PIVCLASS-921NHRNEK00039	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 75-BIT; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHRNEK00044	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 64-BIT; BCD; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHRNEK0004K	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; MIF/DES 56-BIT CSN; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHRNEK0004M	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHRNEK00062	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; KPF; BFFRD 1 KEY; DOR COMPL; NO PAR; 8-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHRNEK0006V	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; MIF/DES 26-BIT CSN; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHRNEK0008P	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 75-BIT; KPF; BFFRD 1 TO 5 KEYS; PAR; USER ENTRD FC; 26-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11

334290L	Avigilon	AC-HID-PIVCLASS-921NHRNEK000HB	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; FIPS 128-BIT REVERSED; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHRNEK000Q7	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; A/V OFF; OPT TAMP; OPEN COLL; FIPS 58-BIT AMAG; KPF; BFFRD 1 KEY; DOR COMPL; NO PAR; 8 BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHRNEK000Y5	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; FIPS 128-BIT REVERSED; KPF; DOR COMPL; BFFRD 1 KEY; NO PAR; 8 BIT-MSG; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHRNEK0011H	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH OFF; BZR ON; OPT TAMP; OPEN COLL; FIPS 75-BIT; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHRNEK0011J	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 64-BIT; BCD; KPF; BFFRD 1 KEY; PAR; 6-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHRNEK0011K	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 75-BIT; MIF/DES 56-BIT CSN; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHRNEK00121	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 128-BIT; FASCN + RMV OVRHD; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11

334290L	Avigilon	AC-HID-PIVCLASS-921NHRNEK00139	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 64-BIT; BCD; KPF; BFFRD 1 KEY; DOR COMPL; NO PAR; 8-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHRNEK0013W	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 75-BIT; KPF; BFFRD 1 KEY; DOR COMPL; NO PAR; 8-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHRNEK0016V	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 40-BIT; BCD; KPF; BFFRD 1 KEY; DOR COMPL; NO PAR; 8-BIT MSG; IPM OFF	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHRNEK0016Y	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; MIF/DES 56-BIT CSN; KPF; BFFRD 1 KEY; DOR COMPL; NO PAR; 8-BIT MSG; IPM OFF	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHRNEK00171	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED OFF; FLSH OFF; BZR ON; OPT TAMP; OPEN COLL; FIPS 64-BIT; RVRS BCD; KPF; BFFRD 1 KEY; DOR COMPL; NO PAR; 8-BIT MSG; IPM OFF	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHRNEK00246	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR OFF; OPT TAMP; OPEN COLL; FIPS 75-BIT; KPF; BFFRD 1 KEY; DOR COMPL; NO PAR; 8-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHRNEK00247	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH OFF; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; KPF; BFFRD 1 KEY; DOR COMPL; NO PAR; 8-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11

334290L	Avigilon	AC-HID-PIVCLASS-921NHRNEK00248	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH OFF; BZR ON; OPT TAMP; OPEN COLL; FIPS 75-BIT; KPF; BFFRD 1 KEY; DOR COMPL; NO PAR; 8-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHRNEK00249	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED OFF; FLSH OFF; BZR ON; OPT TAMP; OPEN COLL; FIPS 64-BIT; BCD; KPF; BFFRD 1 KEY; DOR COMPL; NO PAR; 8-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHRNEK0024J	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; KPF; BFFRD 1 TO 5 KEYS; PAR; USER ENTRD FC; 26-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHRNEK0024K	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; DOR COMPL; NO PAR; 8-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHRNEK0033A	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; ASCII; XMIT CMPLT; IPM OFF; UART ON; WIEG OFF	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHRNEK0037F	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 64-BIT REVERSE BCD; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHRNEK0041J	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 75-BIT; MIF/DES 32-BIT CSN; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11

334290L	Avigilon	AC-HID-PIVCLASS-921NHRNEK0043Y	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; 14443A MIF 56-BIT CSN; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHRNEK0044A	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; 14443A DES 56-BIT CSN; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHRNEK0047B	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED OFF; FLSH OFF; BZR ON; OPT TAMP; OPEN COLL; FIPS 75-BIT; KPF; BFFRD 1 KEY; DOR COMPL; NO PAR; 8-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHRNEK0052J	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT; OPEN COLL; 200-BIT; 14443A 26-BIT CSN; KPF; BFFRD 1 KEY; DOR COMPL; NO PAR; 8-BIT MSG; IPM OFF; UART OFF; WIEG	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHRNEK00579	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; FIPS 128-BIT; FASCN+RMV OVRHD+RMV PAR ; KPF; BFFRD 1 KEY; DOR COMPL; NO PAR; 8-BIT MSG; IPM OFF	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHRNEK00586	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 75-BIT; KPF; BFFRD 1 TO 5 KEYS; PAR; FC FIXED 96; 26-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHRNEK00587	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; KPF; BFFRD 1 TO 5 KEYS; PAR; FC FIXED 96; 26-BIT MSG; IPM OFF; UART OFF; WEIG ON	\$ 446.76	\$ 342.11

334290L	Avigilon	AC-HID-PIVCLASS-921NHRNEKE0039	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 75-BIT; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHRNEKE0044	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 64-BIT; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHRNEKE004M	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; ELITE KEYS; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHRNEKE0062	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; ELITE KEYS; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; KPF; BFFRD 1 KEY; DOR COMPL; NO PAR; 8-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHRNEKE00HB	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; ELITE; LED RED; FLSH GRN; BZR ON; FIPS 128-BIT REVERSED; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHRNEKE033A	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; ASCII; XMIT CMPLT; IPM OFF; UART ON; WIEG OFF	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHRNEKE037F	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 64-BIT REVERSE BCD; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11

334290L	Avigilon	AC-HID-PIVCLASS-921NHRTEK00039	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 75-BIT; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHRTEK00044	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 64-BIT; BCD; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHRTEK0004K	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; MIF/DES 56-BIT CSN; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHRTEK0004M	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHRTEK00054	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH OFF; BZR ON; OPT TAMP; OPEN COLL; FIPS 64-BIT; RVRS BCD; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHRTEK00062	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; KPF; BFFRD 1 KEY; DOR COMPL; NO PAR; 8-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHRTEK0006Q	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED OFF; FLSH OFF; BZR ON; OPT TAMP; OPEN COLL; FIPS 75-BIT; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11



334290L	Avigilon	AC-HID-PIVCLASS-921NHRTEK0006V	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; MIF/DES 26-BIT CSN; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHRTEK00073	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH OFF; BZR ON; OPT TAMP; OPEN COLL; FIPS 64-BIT; BCD; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHRTEK0007E	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED OFF; FLSH OFF; BZR ON; OPT TAMP; OPEN COLL; FIPS 40-BIT; RVRS BCD; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHRTEK0008P	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 75-BIT; KPF; BFFRD 1 TO 5 KEYS; PAR; USER ENTRD FC; 26-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHRTEK000HB	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; FIPS 128-BIT REVERSED; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHRTEK000NL	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; MIF/DES 56-BIT MSB CSN; KPF; BFFRD 1 KEY; DOR COMPL; NO PAR; 8-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11

334290L	Avigilon	AC-HID-PIVCLASS-921NHRTEK000Q7	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; A/V OFF; OPT TAMP; OPEN COLL; FIPS 58-BIT AMAG; KPF; BFFRD 1 KEY; DOR COMPL; NO PAR; 8 BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHRTEK000Y5	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; FIPS 128-BIT REVERSED; KPF; DOR COMPL; BFFRD 1 KEY; NO PAR; 8 BIT-MSG; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHRTEK0011G	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 75-BIT; 14443A 56-BIT CSN; KPF; BFFRD 1 KEY; DOR COMPL; NO PAR; 8-BIT MSG; IPM OFF; UART OFF; WIEG	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHRTEK0011J	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 64-BIT; BCD; KPF; BFFRD 1 KEY; PAR; 6-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHRTEK00121	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 128-BIT; FASCN + RMV OVRHD; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHRTEK00123	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 40-BIT; BCD; KPF; BFFRD 1 TO 5 KEYS; PAR; USER ENTRD FC; 26-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11

334290L	Avigilon	AC-HID-PIVCLASS-921NHRTEK00139	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 64-BIT; BCD; KPF; BFFRD 1 KEY; DOR COMPL; NO PAR; 8-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHRTEK0013W	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 75-BIT; KPF; BFFRD 1 KEY; DOR COMPL; NO PAR; 8-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHRTEK0013Y	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; 14443A 26-BIT CSN; KPF; BFFRD 1 KEY; DOR COMPL; NO PAR; 8-BIT MSG; IPM OFF; UART OFF; WIE	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHRTEK0016T	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED OFF; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 75-BIT; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; IPM OFF	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHRTEK0024A	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR OFF; OPT TAMP; OPEN COLL; FIPS 64-BIT; BCD; KPF; BFFRD 4 KEYS; PAR; 18-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHRTEK0024B	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH OFF; BZR ON; OPT TAMP; OPEN COLL; FIPS 64-BIT; BCD; KPF; BFFRD 1 KEY; DOR COMPL; NO PAR; 8-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHRTEK0033A	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; ASCII; XMIT CMPLT; IPM OFF; UART ON; WIEG OFF	\$ 446.76	\$ 342.11

334290L	Avigilon	AC-HID-PIVCLASS-921NHRTEK0037F	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 64-BIT REVERSE BCD; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHRTEK0043Y	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; 14443A MIF 56-BIT CSN; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHRTEK0044A	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; 14443A DES 56-BIT CSN; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHRTEKE0039	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 75-BIT; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHRTEKE0044	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 64-BIT; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHRTEKE004M	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 200-BIT; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11

334290L	Avigilon	AC-HID-PIVCLASS-921NHRTEKE00HB	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; ELITE; LED RED; FLSH GRN; BZR ON; FIPS 128-BIT REVERSED; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHRTEKE033A	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; ASCII; XMIT CMPLT; IPM OFF; UART ON; WIEG OFF	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921NHRTEKE037F	RDR; RK40-H; PIVCLASS; SE E; LF OFF; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 64-BIT REVERSE BCD; IPM OFF; UART OFF; WIEG ON	\$ 446.76	\$ 342.11
334290L	Avigilon	AC-HID-PIVCLASS-921PHPNEK0004R	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 64-BIT REVERSE BCD; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHPNEK000HC	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; FIPS 128-BIT REVERSED; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHPNEK000R2	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; PIG; BLK; STD-1 ; LED RED; FLSH GRN; BZR ON; KPF; BFFRD 1 KEY; NO PAR; 8-BIT MSG; FIPS 200-BIT; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHPNEK000UE	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; PIG; BLK; STD-1; OSDP V2; OPEN COLL; OSDP TAMP ENBLD; TEST KEYS; POLL=75MS; A/V OFF; KPF; ASCII; BFFRD 1 KEY; FIPS 200-BIT; IPM OFF; UART OFF; WIEG OFF	\$ 479.40	\$ 367.09

334290L	Avigilon	AC-HID-PIVCLASS-921PHPNEK0032N	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 200-BIT; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHPNEK0033J	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 75-BIT; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHPNEK0033K	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 64-BIT; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHPNEKE004R	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 64-BIT REVERSE BCD; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHPNEKE00HC	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; PIG; BLK; ELITE; LED RED; FLSH GRN; BZR ON; FIPS 128-BIT REVERSED; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHPNEKE032N	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 200-BIT; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHPNEKE033J	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 75-BIT; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09

334290L	Avigilon	AC-HID-PIVCLASS-921PHPNEKE033K	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 64-BIT; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHPTEK0004R	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 64-BIT REVERSE BCD; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHPTEK000HC	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; FIPS 128-BIT REVERSED; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHPTEK000RY	RDR; RPK40-H; PIVCLASS; SE E; LF FSK ONLY; HF DIW/FIPS/CAK; 485HDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; KPF; BFFRD 1 KEY; DOR COMPL; NO PAR; 8-BIT MSG; IPM OFF; UART OFF; WIEG ON; SPAWAR	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHPTEK000UE	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; TERM; BLK; STD-1; OSDP V2; OPEN COLL; OSDP TAMP ENBLD; TEST KEYS; POLL=75MS; A/V OFF; KPF; ASCII; BFFRD 1 KEY; FIPS 200-BIT; IPM OFF; UART OFF; WIEG OFF	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHPTEK0032N	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 200-BIT; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHPTEK0033J	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 75-BIT; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09

334290L	Avigilon	AC-HID-PIVCLASS-921PHPTEK0033K	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 64-BIT; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHPTEKE004R	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 64-BIT REVERSE BCD; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHPTEKE00HC	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; TERM; BLK; ELITE; LED RED; FLSH GRN; BZR ON; FIPS 128-BIT REVERSED; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHPTEKE032N	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 200-BIT; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHPTEKE033J	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 75-BIT; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHPTEKE033K	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485HDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 64-BIT; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEK0001U	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH OFF; BZR ON; OPT TAMP; OPEN COLL; FIPS 40-BIT; BCD; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09



334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEK0002D	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; KPF; BFFRD 1 KEY; DOR COMPL; NO PAR; 8-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEK0002G	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 75-BIT; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEK0002H	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 75-BIT; KPF; BFFRD 1 KEY; DOR COMPL; NO PAR; 8-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEK0004V	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 40-BIT; BCD; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEK0004Y	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH OFF; BZR ON; OPT TAMP; OPEN COLL; FIPS 75-BIT; KPF; BFFRD 1 TO 5 KEYS; PAR; USER ENTRD FC; 26-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEK0005D	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 75-BIT; MIF/DES 56-BIT CSN; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEK0005P	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 75-BIT; KPF; BFFRD 1 TO 5 KEYS; PAR; USER ENTRD FC; 26-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09

334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEK0005T	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; KPF; BFFRD 1 TO 5 KEYS; PAR; USER ENTRD FC; 26-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEK00068	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH OFF; BZR ON; OPT TAMP; OPEN COLL; FIPS 75-BIT; KPF; BFFRD 1 KEY; DOR COMPL; NO PAR; 8-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEK0006F	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 64-BIT; RVRS BCD; KPF; BFFRD 1 KEY; DOR COMPL; NO PAR; 8-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEK00078	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD1; LED RD; FLSH GR; BZR ON; OPT TAMP; OPN COL; FIPS 200BIT; KPF; BFFRD 1 KEY; DOR COMPL; NO PAR; 8BIT MSG; IPM OFF; URT OFF; WIEG ON; WIEG GUARD TIME 150MS	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEK00079	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD1; LED RD; FLSH GN; BZR ON; OPT TAMP; OPN COLL; FIPS 75-BIT; KPF; BFFRD 1 KEY; DOR COMPL; NO PAR; 8-BIT MSG; IPM OFF; URT OFF; WIEG ON; WIEG GRD TIME 150MS	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEK0009V	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 75-BIT; KPF; LOCAL PIN VERIFY; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09

334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEK000CU	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF CST; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TMP/OPN COL; FIPS200-BIT; KPF BFRD 1 KEY; DOR CMP; NOPAR; 8-BIT; IPM OFF; UART OFF; WIEG ON; CSTM /FIPS/CAK/MIGR;LFENBD;PATHNJ	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEK000E7	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK;485FDX;PIG;BLK ;STD-1; LED RED;FLSH GRN;BZR ON;OPT TAMP; OC;CSN 32 BIT MSB;FIPS 75-BIT;BFFRD 1 KEY;DOR COMPL;NO PAR; 8-BIT;IPM OFF;UART ON;WIEG ON;PROX FSK PRIORITY	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEK000EF	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK;485FDX;PIG; BLK;STD-1; LED RED;FLSH ON;BZR ON;OPT TAMP;OPN COL; FIPS 200-BIT;MIF/DES 56-BIT CSN;BFRD 1 KEY; DOR COMPL;NO PAR;8-BIT MSG;IPM OFF;UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEK000FP	CFG PFL; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; KPF; BFFRD 1 KEY; DOR COMPL; NO PAR; 8-BIT MSG; IPM OFF; UART OFF; WIEG ON; APB DISABLED	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEK000FR	RDR;RPK40-H; PIVCLASS; SE E;LF STD;HF STD/SIO/SEOS/FIPS/CAK;485FDX;PIG; BLK;STD-1; LED RED;FLSH OFF;BZR ON;OPT TAMP;OC-IM ALIVE INVERTED; FIPS 75-BIT;KPF;BFFRD1 KEY;DOR COMPLNO PAR;8-BITMSG; IPM OFF;UART OFF;WIEG ON; IM ALIVE 30 SEC;MSG-AA	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEK000H5	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TMP; OPEN COLL; FIPS-128-BIT; FASCN+RMVOVRHD+RMVVPAR; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09

334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEK000HC	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; FIPS 128-BIT REVERSED; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEK000JQ	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; CSN 34-BIT MSB; EM4102 32-BIT; FIPS 75-BIT; BFFRD 1 TO 5 KEYS; PAR; USER ENTRD FC; 26-BIT MSG; IPM; UART OFF; WEIG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEK000K3	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED ON; FLSH OFF; BZR ON; OPT TAMP; OPEN COLL; FIPS 200 BIT; PROX FSK; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; IPM OFF; UART OFF; WIEG ON; CSTM SEOS LEDS	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEK000PV	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 75-BIT; KPF; BFFRD 1 TO 5 KEYS; PAR; FC=17; 26-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEK000Y6	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; FIPS 128-BIT REVERSED; KPF; DOR COMPL; BFFRD 1 KEY; NO PAR; 8 BIT-MSG; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEK0010K	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF FIPS/CAK/MIGR; 485FDX; PIG; BLK; STD-1; LED RED; FLSH OFF; BZR ON; OPT TAMP; OPEN COLL; FIPS200-BIT; KPF BFRD 1 KEY; DOR CMP; NOPAR; 8-BIT; IPM OFF; UART OFF; WIEG ON; JFK	\$ 479.40	\$ 367.09

334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEK0010N	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH OFF; BZR ON; OPT TAMP; OPEN COLL; FIPS 64-BIT; RVRS BCD; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEK0011B	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH OFF; BZR ON; OPT TAMP; OPEN COLL; FIPS 75-BIT; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEK0011R	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; MIF/DES 26-BIT CSN; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEK00125	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH OFF; BZR ON; OPT TAMP; OPEN COLL; FIPS 64-BIT; BCD; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEK00127	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 40-BIT; BCD; KPF; BFFRD 1 KEY; DOR COMPL; NO PAR; 8-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEK0012D	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; 14443A 26-BIT CSN; KPF; BFFRD 1 KEY; DOR COMPL; NO PAR; 8-BIT MSG; IPM OFF; UART OFF; WIE	\$ 479.40	\$ 367.09

334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEK0013E	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED OFF; FLSH OFF; BZR OFF; OPT TAMP; OPEN COLL; FIPS 200-BIT; KPF; BFFRD 1 KEY; DOR COMPL; NO PAR; 8-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEK0013F	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH OFF; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; KPF; BFFRD 1 TO 5 KEYS; PAR; USER ENTRD FC; 26-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEK0013G	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 64-BIT; BCD; KPF; BFFRD 4 KEYS; PAR; 18-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEK00145	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH OFF; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; IPM OFF	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEK0015D	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED OFF; FLSH OFF; BZR OFF; OPT TAMP; OPEN COLL; FIPS 75-BIT; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; IPM OFF	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEK0015H	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 40-BIT; BCD; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; IPM OFF	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEK0020D	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED OFF; FLSH OFF; BZR ON; OPT TAMP; OPEN COLL; FIPS 64-BIT; RVRS BCD; KPF; BFFRD 1 KEY; DOR COMPL; NO PAR; 8-BIT MSG; IPM OFF	\$ 479.40	\$ 367.09

334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEK0020R	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 64-BIT; BCD; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEK0020T	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 64-BIT; BCD; KPF; BFFRD 1 KEY; PAR; 6-BIT MSG; IPM OFF	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEK0020U	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 64-BIT; RVRS BCD; KPF; BFFRD 1 TO 5 KEYS; PAR; USER ENTRD FC; 26-BIT MSG; IPM OFF	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEK00210	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED OFF; FLSH OFF; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; KPF; BFFRD 1 TO 5 KEYS; PAR; USER ENTRD FC; 26-BIT MSG; IPM OFF	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEK0026H	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; KPF; BFFRD 1 KEY; ADD PAR; *=E; #=F; 6-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEK0026J	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 40-BIT; BCD; KPF; BFFRD 1 TO 5 KEYS; PAR; USER ENTRD FC; 26-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEK0026L	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 75-BIT; MIF/DES 56-BIT CSN; KPF; BFFRD 1 KEY; DOR COMPL; NO PAR; 8-BIT MSG; IPM OFF; UART OFF; WIE	\$ 479.40	\$ 367.09

334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEK0026M	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; DOR COMPL; NO PAR; 8-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEK0026N	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 14443A 32-BIT CSN; KPF; BFFRD 1 KEY; DOR COMPL; NO PAR; 8-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEK0026W	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR OFF; OPT TAMP; OPEN COLL; FIPS 75-BIT; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEK0026Y	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED OFF; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEK00270	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED OFF; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; MIF/DES 56-BIT CSN; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEK00273	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED OFF; FLSH OFF; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09



334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEK00274	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED OFF; FLSH OFF; BZR ON; OPT TAMP; OPEN COLL; FIPS 75-BIT; KPF; BFFRD 1 KEY; DOR COMPL; NO PAR; 8-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEK0032W	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 200-BIT; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEK0033B	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; ASCII; XMIT CMPLT; IPM OFF; UART ON; WIEG OFF	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEK0037G	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 64-BIT; RVRS BCD; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEK0043E	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH ON; BZR ON; OPT TAMP; OPN COL; FIPS 200-BIT; 14443A 56-BIT CSN; KPF; BFRD 1 KEY; DOR COMPL; NO PAR; 8-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEK0043G	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; MIF/DES 56-BIT CSN; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEK0043T	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 75-BIT; 14443A MIF 56-BIT CSN; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09

334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEK0043U	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 75-BIT; 14443A MIF 56-BIT CSN; KPF; BFFRD 1 KEY; DOR COMPL; NO PAR; 8-BIT MSG; IPM OFF; UART OFF;	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEK0044K	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 64-BIT; BCD; KPF; BFFRD 1 KEY; PAR; 8-BIT MSG; IPM OFF; UART OFF; WEIG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEK00467	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF OFF; 485FDX; PIG; BLK; STD-1; CSN SURPRESSED; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; DOR COMPL; NO PAR; 8-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEK0046E	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED OFF; FLSH OFF; BZR ON; OPT TAMP; OPEN COLL; ; KPF; BFFRD 1 KEY; NO PAR; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEK0046F	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; ; KPF; BFFRD 1 KEY; DOR COMPL; NO PAR; 8 BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEK00470	RDR; RPK40-H; PIVCLASS; SE E; LF CST; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED OFF; FLSH OFF; BZR ON; OPT TAMP; OPEN COLL; FIPS 200 BIT; KPF; BFFRD 1 KEY; DOR; NO PAR; 8-BIT MSG; IPM OFF; UART OFF; WIEG ON; FSK; ASK; PSK ENABL	\$ 479.40	\$ 367.09

334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEK0047A	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF CST; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TMP/OPN COL; FIPS200-BIT; KPF BFRD 1 KEY; DOR CMP; NOPAR; 8-BIT; IPM OFF; UART OFF; WIEG ON; CST STD/SIO/SEOS/FIPS/CAK/MIGR;LFENBD; PATHNJ	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEK0050B	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF CST; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TMP/OPN COL; FIPS200-BIT; KPF BFRD 1 KEY; DOR CMP; NOPAR; 8-BIT; IPM OFF; UART OFF; WIEG ON; CST STD/SIO/SEOS/FIPS/CAK/MIGR; PATHNYNJ	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEK0051T	RDR; RPK40-H; PIVCLASS; SE E; LF CST; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT ; OC; FIPS 75-BIT; MIF/DES 56-BIT CSN; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FSK PROX READ ONLY; IPM OFF; UART OFF	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEK0051V	RDR; RPK40-H; PIVCLASS; SE E; LF CST; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 200-BIT; FSK PROX READ ONLY; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEK0053Q	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON;CSN 32-BIT MSB; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 75-BIT; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEK0057D	RDR; RPK40-H; PIVCLASS;SE E;LF STD;HF STD/SIO/SEOS/FIPS/CAK;485FDX;PIG;BLK ;STD-1;LED RED;FLSH GRN;BZR ON;OPT TAMP;OPEN COLL;FIPS 128-BIT;FASCN+RMV OVRHD+RMV PAR ;KPF;BFFRD 1 KEY;DOR COMPL;NO PAR 8-BIT MSG;IPM OFF	\$ 479.40	\$ 367.09

334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEK00588	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 75-BIT; KPF; BFFRD 1 TO 5 KEYS; PAR; FC FIXED 96; 26-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEK00589	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; KPF; BFFRD 1 TO 5 KEYS; PAR; FC FIXED 96; 26-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEKE002G	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 75-BIT; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEKE00HC	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; ELITE; LED RED; FLSH GRN; BZR ON; FIPS 128-BIT REVERSED; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEKE015H	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; ELITE KEYS; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 40-BIT; BCD; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; IPM OFF	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEKE020R	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; ELITE KEYS; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 64-BIT; BCD; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEKE026V	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; ELITE KEYS; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 40-BIT; RVRS BCD; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09

334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEKE032W	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 200-BIT; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEKE033B	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; ASCII; XMIT CMPLT; IPM OFF; UART ON; WIEG OFF	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRNEKE037G	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 64-BIT REVERSE BCD; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRTEK0002D	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; KPF; BFFRD 1 KEY; DOR COMPL; NO PAR; 8-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRTEK0002G	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 75-BIT; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRTEK000HC	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; FIPS 128-BIT REVERSED; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRTEK000Y6	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; FIPS 128-BIT REVERSED; KPF; DOR COMPL; BFFRD 1 KEY; NO PAR; 8 BIT-MSG; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09

334290L	Avigilon	AC-HID-PIVCLASS-921PHRTEK00127	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 40-BIT; BCD; KPF; BFFRD 1 KEY; DOR COMPL; NO PAR; 8-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRTEK0020R	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 64-BIT; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRTEK0032W	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 200-BIT; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRTEK0033B	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; ASCII; XMIT CMPLT; IPM OFF; UART ON; WIEG OFF	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRTEK0037G	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 64-BIT REVERSE BCD; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRTEK0043T	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 75-BIT; 14443A MIF 56-BIT CSN; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRTEK0043U	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 75-BIT; 14443A MIF 56-BIT CSN; KPF; BFFRD 1 KEY; DOR COMPL; NO PAR; 8-BIT MSG; IPM OFF; UART OFF	\$ 479.40	\$ 367.09

334290L	Avigilon	AC-HID-PIVCLASS-921PHRTEK00467	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF OFF; 485FDX; TERM; BLK; STD-1; CSN SURPRESSED; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; DOR COMPL; NO PAR; 8-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRTEK00478	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF OFF; 485FDX; TERM; BLK; STD-1; CSN SURPRESSED; LED OFF; FLSH OFF; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; DOR COMPL; NO PAR; 8-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRTEK0047A	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF CST; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TMP/OPN COL; FIPS200-BIT; KPF BFRD 1 KEY; DOR CMP; NOPAR; 8-BIT; IPM OFF; UART OFF; WIEG ON; CST STD/SIO/SEOS/FIPS/CAK/MIGR;LFENBD; PATHNJ	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRTEKE002G	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 75-BIT; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRTEKE00HC	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; ELITE; LED RED; FLSH GRN; BZR ON; FIPS 128-BIT REVERSED; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRTEKE020R	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 64-BIT; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRTEKE032W	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 200-BIT; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09

334290L	Avigilon	AC-HID-PIVCLASS-921PHRTEKE033B	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; ASCII; XMIT CMPLT; IPM OFF; UART ON; WIEG OFF	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PHRTEKE037G	RDR; RPK40-H; PIVCLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 64-BIT REVERSE BCD; IPM OFF; UART OFF; WIEG ON	\$ 479.40	\$ 367.09
334290L	Avigilon	AC-HID-PIVCLASS-921PTNTEK0000B	RDR; RPK40; MULTICLASS; SE E; LF STD; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485FDX; LED RED; FLSH GRN; BZR ON; KPF; ASCII; XMIT CMPLT PIN; LCD 1F; IPM OFF; UART ON; WIEG OFF	\$ 450.84	\$ 345.23
334290L	Avigilon	AC-HID-PIVCLASS-923NPPNEK0000L	RDR; RKCL40-P; PIVCLASS; SE E; CONT LCD; RF SUPPR; 485HDX; PIG; BLK; STD-1; A/V OFF; OSDP V2; OPT TAMP; OPEN COLL; OSDP TAMP ENBLD; TEST KEY; POLL=75MS; FIPS 75-BIT; KPF; ASCII; BFFRD 1 KEY; LCD 1F; IPM OFF; UART OFF; WIEG OFF	\$ 704.82	\$ 539.71
334290L	Avigilon	AC-HID-PIVCLASS-923NPPNEK0000HD	RDR; RKCL40-P; PIVCLASS; SE E; CONT LCD; LF OFF; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485HDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; FIPS 128-BIT REVERSED; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 704.82	\$ 539.71
334290L	Avigilon	AC-HID-PIVCLASS-923NPPNEK0000P3	RDR; RKCL40-P; PIVCLASS; SE E; CONT LCD; LF OFF; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485HDX; PIG; BLK; STD-1; A/V OFF; OSDP V2; OPT TAMP; OPEN COLL; OSDP TAMP ENBLD; TEST KEYS; POLL=75MS; KPF; ASCII; XMIT CMPLT; LCD 1F; IPM OFF	\$ 704.82	\$ 539.71
334290L	Avigilon	AC-HID-PIVCLASS-923NPPNEK00032T	RDR; RKCL40-P; PIVCLASS; SE E; CONT LCD; LF OFF; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485HDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 200-BIT; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 704.82	\$ 539.71



334290L	Avigilon	AC-HID-PIVCLASS-923NPPNEK0033L	RDR; RKCL40-P; PIVCLASS; SE E; CONT LCD; LF OFF; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485HDX; PIG; BLK; STD-1; OSDP V2; OPN COL; OSDP TAMP ENBLD; TST KEYS; POLL=75MS; A/V OFF; KPF; ASCII; BFFRD 1 KEY; FIPS 75-BIT; LCD 1F; IPM OFF; UART OFF; WIEG OFF	\$ 704.82	\$ 539.71
334290L	Avigilon	AC-HID-PIVCLASS-923NPPNEK0033M	RDR; RKCL40-P; PIVCLASS; SE E; CONT LCD; LF OFF; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485HDX; PIG; BLK; STD-1; OSDP V2; OPEN COL; OSDP TAMP ENBLD; TST KEYS; POLL=75MS; A/V OFF; KPF; ASCII; BFFRD 1 KEY; FIPS 64-BIT; LCD 1F; IPM OFF; UART OFF; WIEG OFF	\$ 704.82	\$ 539.71
334290L	Avigilon	AC-HID-PIVCLASS-923NPPNEK0033N	RDR; RKCL40-P; PIVCLASS; SE E; CONT LCD; LF OFF; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485HDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 75-BIT; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 704.82	\$ 539.71
334290L	Avigilon	AC-HID-PIVCLASS-923NPPNEK0033P	RDR; RKCL40-P; PIVCLASS; SE E; CONT LCD; LF OFF; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485HDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 64-BIT; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 704.82	\$ 539.71
334290L	Avigilon	AC-HID-PIVCLASS-923NPPNEK0036H	RDR; RKCL40-P; PIVCLASS; SE E; CONT LCD; LF OFF; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485HDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 64-BIT REVERSE BCD; IPM OFF; UART OFF; WIEG ON	\$ 704.82	\$ 539.71
334290L	Avigilon	AC-HID-PIVCLASS-923NPPNEK200KR	RDR; RKCL40-P; PIVCLASS; SE E; CONT LCD; LF OFF; HF FIPS/CAK/PKI; 485HDX; PIG; BLK; STD-2; A/V OFF; OSDP V2; OPT TAMP; OPEN COLL; OSDP TAMP ENBLD; TEST KEY; POLL=75MS; FIPS 75-BIT; KPF; ASCII; BFFRD 1 KEY; LCD 1F; IPM OFF; UART OFF; WIEG OFF	\$ 704.82	\$ 539.71

334290L	Avigilon	AC-HID-PIVCLASS-923NPPNEKE000U	RDR; RKCL40-P; PIVCLASS; SE E; CONT LCD; LF OFF; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485HDX; PIG; BLK; STD-1; OSDP V2;OPN COL;OSDP TAMP ENBLD;TST KEYS;POLL=75MS;A/V OFF; KPF; ASCII; BFFRD 1 KEY; FIPS 200-BIT;LCD 1F;IPM OFF;UART OFF;WIEG OFF	\$ 704.82	\$ 539.71
334290L	Avigilon	AC-HID-PIVCLASS-923NPPNEKE00HD	RDR; RKCL40-P; PIVCLASS; SE E; CONT LCD; LF OFF; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485HDX; PIG; BLK; ELITE; LED RED; FLSH GRN; BZR ON; FIPS 128-BIT REVERSED; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 704.82	\$ 539.71
334290L	Avigilon	AC-HID-PIVCLASS-923NPPNEKE032T	RDR; RKCL40-P; PIVCLASS; SE E; CONT LCD; LF OFF; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485HDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 200-BIT; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 704.82	\$ 539.71
334290L	Avigilon	AC-HID-PIVCLASS-923NPPNEKE033L	RDR; RKCL40-P; PIVCLASS; SE E; CONT LCD; LF OFF; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485HDX; PIG; BLK; STD-1; OSDP V2;OPN COL;OSDP TAMP ENBLD;TST KEYS;POLL=75MS;A/V OFF; KPF; ASCII; BFFRD 1 KEY ;FIPS 75-BIT;LCD 1F;IPM OFF;UART OFF;WIEG OFF	\$ 704.82	\$ 539.71
334290L	Avigilon	AC-HID-PIVCLASS-923NPPNEKE033M	RDR; RKCL40-P; PIVCLASS; SE E; CONT LCD; LF OFF; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485HDX; PIG; BLK; STD-1; OSDP V2;OPN COL;OSDP TAMP ENBLD;TEST KEYS;POLL=75MS;A/V OFF; KPF; ASCII; BFFRD 1 KEY; FIPS 64-BIT;LCD 1F;IPM OFF;UART OFF;WIEG OFF	\$ 704.82	\$ 539.71
334290L	Avigilon	AC-HID-PIVCLASS-923NPPNEKE033N	RDR; RKCL40-P; PIVCLASS; SE E; CONT LCD; LF OFF; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485HDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 75-BIT; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 704.82	\$ 539.71

334290L	Avigilon	AC-HID-PIVCLASS-923NPPNEKE033P	RDR; RKCL40-P; PIVCLASS; SE E; CONT LCD; LF OFF; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485HDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 64-BIT; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 704.82	\$ 539.71
334290L	Avigilon	AC-HID-PIVCLASS-923NPPNEKE036H	RDR; RKCL40-P; PIVCLASS; SE E; CONT LCD; LF OFF; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485HDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 64-BIT REVERSE BCD; IPM OFF; UART OFF; WIEG ON	\$ 704.82	\$ 539.71
334290L	Avigilon	AC-HID-PIVCLASS-923NPPTEK0000L	RDR; RKCL40-P; PIVCLASS; SE E; CONT LCD; RF SUPPR; 485HDX; TERM; BLK; STD-1; A/V OFF; OSDP V2; OPT TAMP; OPEN COLL; OSDP TAMP ENBLD; TEST KEY; POLL=75MS; FIPS 75-BIT; KPF; ASCII; BFFRD 1 KEY; LCD 1F; IPM OFF; UART OFF; WIEG OFF	\$ 704.82	\$ 539.71
334290L	Avigilon	AC-HID-PIVCLASS-923NPPTEK0000U	RDR; RKCL40-P; PIVCLASS; SE E; CONT LCD; LF OFF; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485HDX; TERM; BLK; STD-1; OSDP V2; OPN COL; OSDP TAMP ENBLD; TST KEYS; POLL=75MS; A/V OFF; KPF; ASCII; BFFRD 1 KEY; FIPS 200-BIT; LCD 1F; IPM OFF; UART OFF; WIEG OFF	\$ 704.82	\$ 539.71
334290L	Avigilon	AC-HID-PIVCLASS-923NPPTEK000HD	RDR; RKCL40-P; PIVCLASS; SE E; CONT LCD; LF OFF; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485HDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; FIPS 128-BIT REVERSED; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 704.82	\$ 539.71
334290L	Avigilon	AC-HID-PIVCLASS-923NPPTEK000P3	RDR; RKCL40-P; PIVCLASS; SE E; CONT LCD; LF OFF; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485HDX; TERM; BLK; STD-1; A/V OFF; OSDP V2; OPT TAMP; OPEN COLL; OSDP TAMP ENBLD; TEST KEYS; POLL=75MS; KPF; ASCII; XMIT CMPLT; LCD 1F; IPM OFF	\$ 704.82	\$ 539.71

334290L	Avigilon	AC-HID-PIVCLASS-923NPPTEK0032T	RDR; RKCL40-P; PIVCLASS; SE E; CONT LCD; LF OFF; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485HDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 200-BIT; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 704.82	\$ 539.71
334290L	Avigilon	AC-HID-PIVCLASS-923NPPTEK0033L	RDR; RKCL40-P; PIVCLASS; SE E; CONT LCD; LF OFF; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485HDX; TERM; BLK; STD-1; OSDP V2; OPN COL; OSDP TAMP ENBLD; TST KEYS; POLL=75MS; A/V OFF; KPF; ASCII; BFFRD 1 KEY; FIPS 75-BIT; LCD 1F; IPM OFF; UART OFF; WIEG OFF	\$ 704.82	\$ 539.71
334290L	Avigilon	AC-HID-PIVCLASS-923NPPTEK0033M	RDR; RKCL40-P; PIVCLASS; SE E; CONT LCD; LF OFF; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485HDX; TERM; BLK; STD-1; OSDP V2; OPN COL; OSDP TAMP ENBLD; TST KEYS; POLL=75MS; A/V OFF; KPF; ASCII; BFFRD 1 KEY; FIPS 64-BIT; LCD 1F; IPM OFF; UART OFF; WIEG OFF	\$ 704.82	\$ 539.71
334290L	Avigilon	AC-HID-PIVCLASS-923NPPTEK0033N	RDR; RKCL40-P; PIVCLASS; SE E; CONT LCD; LF OFF; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485HDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 75-BIT; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 704.82	\$ 539.71
334290L	Avigilon	AC-HID-PIVCLASS-923NPPTEK0033P	RDR; RKCL40-P; PIVCLASS; SE E; CONT LCD; LF OFF; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485HDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 64-BIT; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 704.82	\$ 539.71
334290L	Avigilon	AC-HID-PIVCLASS-923NPPTEK0036H	RDR; RKCL40-P; PIVCLASS; SE E; CONT LCD; LF OFF; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485HDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 64-BIT REVERSE BCD; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 704.82	\$ 539.71

334290L	Avigilon	AC-HID-PIVCLASS-923NPPTEK200KR	RDR; RKCL40-P; PIVCLASS; SE E; CONT LCD; LF OFF; HF FIPS/CAK/PKI; 485HDX; TERM; BLK; STD-2; A/V OFF; OSDP V2; OPT TAMP; OPEN COLL; OSDP TAMP ENBLD; TEST KEY; POLL=75MS; FIPS 75-BIT; KPF; ASCII; BFFRD 1 KEY; LCD 1F; IPM OFF; UART OFF; WIEG OFF	\$ 704.82	\$ 539.71
334290L	Avigilon	AC-HID-PIVCLASS-923NPPTEKE000U	RDR; RKCL40-P; PIVCLASS; SE E; CONT LCD; LF OFF; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485HDX; TERM; BLK; STD-1; OSDP V2; OPN COL; OSDP TAMP ENBLD; TST KEYS; POLL=75MS; A/V OFF; KPF; ASCII; BFFRD 1 KEY; FIPS 200-BIT; LCD 1F; IPM OFF; UART OFF; WIEG OFF	\$ 704.82	\$ 539.71
334290L	Avigilon	AC-HID-PIVCLASS-923NPPTEKE00HD	RDR; RKCL40-P; PIVCLASS; SE E; CONT LCD; LF OFF; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485HDX; TERM; BLK; ELITE; LED RED; FLSH GRN; BZR ON; FIPS 128-BIT REVERSED; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 704.82	\$ 539.71
334290L	Avigilon	AC-HID-PIVCLASS-923NPPTEKE032T	RDR; RKCL40-P; PIVCLASS; SE E; CONT LCD; LF OFF; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485HDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 200-BIT; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 704.82	\$ 539.71
334290L	Avigilon	AC-HID-PIVCLASS-923NPPTEKE033L	RDR; RKCL40-P; PIVCLASS; SE E; CONT LCD; LF OFF; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485HDX; TERM; BLK; STD-1; OSDP V2; OPN COL; OSDP TAMP ENBLD; TEST KEYS; POLL=75MS; A/V OFF; KPF; ASCII; BFFRD 1 KEY; FIPS 75-BIT; LCD 1F; IPM OFF; UART OFF; WIEG OFF	\$ 704.82	\$ 539.71
334290L	Avigilon	AC-HID-PIVCLASS-923NPPTEKE033M	RDR; RKCL40-P; PIVCLASS; SE E; CONT LCD; LF OFF; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485HDX; TERM; BLK; STD-1; OSDP V2; OPN COL; OSDP TAMP ENBLD; TST KEYS; POLL=75MS; A/V OFF; KPF; ASCII; BFFRD 1 KEY; FIPS 64-BIT; LCD 1F; IPM OFF; UART OFF; WIEG OFF	\$ 704.82	\$ 539.71

334290L	Avigilon	AC-HID-PIVCLASS-923NPPTEKE033N	RDR; RKCL40-P; PIVCLASS; SE E; CONT LCD; LF OFF; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485HDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 75-BIT; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 704.82	\$ 539.71
334290L	Avigilon	AC-HID-PIVCLASS-923NPPTEKE033P	RDR; RKCL40-P; PIVCLASS; SE E; CONT LCD; LF OFF; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485HDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 64-BIT; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 704.82	\$ 539.71
334290L	Avigilon	AC-HID-PIVCLASS-923NPPTEKE036H	RDR; RKCL40-P; PIVCLASS; SE E; CONT LCD; LF OFF; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485HDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 64-BIT REVERSE BCD; IPM OFF; UART OFF; WIEG O	\$ 704.82	\$ 539.71
334290L	Avigilon	AC-HID-PIVCLASS-923NPRNEK0000Q	RDR; RKCL40-P; PIVCLASS; SE E; CONT LCD; LF OFF; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 704.82	\$ 539.71
334290L	Avigilon	AC-HID-PIVCLASS-923NPRNEK000HD	RDR; RKCL40-P; PIVCLASS; SE E; CONT LCD; LF OFF; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; FIPS 128-BIT REVERSED; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 704.82	\$ 539.71
334290L	Avigilon	AC-HID-PIVCLASS-923NPRNEK000Y7	RDR; RKCL40-P; PIVCLASS; SE E; CONT LCD; LF OFF; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; FIPS 128-BIT REVERSED; KPF; DOR COMPL; BFFRD 1 KEY; NO PAR; 8 BIT-MSG; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 704.82	\$ 539.71

334290L	Avigilon	AC-HID-PIVCLASS-923NPRNEK0032V	RDR; RKCL40-P; PIVCLASS; SE E; CONT LCD; LF OFF; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; KPF; ASCII; XMIT CMPLT; LCD 1F; IPM OFF; UART ON; WIEG OFF	\$ 704.82	\$ 539.71
334290L	Avigilon	AC-HID-PIVCLASS-923NPRNEK00333	RDR; RKCL40-P; PIVCLASS; SE E; CONT LCD; LF OFF; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 75-BIT; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 704.82	\$ 539.71
334290L	Avigilon	AC-HID-PIVCLASS-923NPRNEK00334	RDR; RKCL40-P; PIVCLASS; SE E; CONT LCD; LF OFF; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 64-BIT; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 704.82	\$ 539.71
334290L	Avigilon	AC-HID-PIVCLASS-923NPRNEK0037H	RDR; RKCL40-P; PIVCLASS; SE E; CONT LCD; LF OFF; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 64-BIT REVERSE BCD; IPM OFF; UART OFF; WIEG ON	\$ 704.82	\$ 539.71
334290L	Avigilon	AC-HID-PIVCLASS-923NPRNEK00435	RDR; RKCL40-P; PIVCLASS; SE E; CONT LCD; LF OFF; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; 14443 56-BIT MIFARE; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 704.82	\$ 539.71
334290L	Avigilon	AC-HID-PIVCLASS-923NPRNEK0052K	RDR; RKCL40-P; PIVCLASS; SE E; CONT LCD; LF OFF; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; DESFIRE MIFARE CSN 56 BIT LSB; KPF; ASCII; XMIT CMPLT; LCD 1F; IPM OFF; UART ON; WIEG OFF	\$ 704.82	\$ 539.71

334290L	Avigilon	AC-HID-PIVCLASS-923NPRNEK0057A	RDR; RKCL40-P; PIVCLASS; SE E; CONT LCD; LF OFF; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; KPF; BFFRD 1 KEY; DOR COMPL; NO PAR; 8-BIT MSG; FIPS 200-BIT; LCD 1F; IPM OFF	\$ 704.82	\$ 539.71
334290L	Avigilon	AC-HID-PIVCLASS-923NPRNEK0057K	RDR; RKCL40-P; PIVCLASS; SE E; CONT LCD; LF OFF; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; DESFIRE MIFARE CSN 56 BIT MSB; KPF; ASCII; XMIT CMPLT; LCD 1F; IPM OFF; UART ON; WIEG OFF	\$ 704.82	\$ 539.71
334290L	Avigilon	AC-HID-PIVCLASS-923NPRNEKE000Q	RDR; RKCL40-P; PIVCLASS; SE E; CONT LCD; LF OFF; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485FDX; PIG; BLK; ELITE; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 704.82	\$ 539.71
334290L	Avigilon	AC-HID-PIVCLASS-923NPRNEKE00HD	RDR; RKCL40-P; PIVCLASS; SE E; CONT LCD; LF OFF; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485FDX; PIG; BLK; ELITE; LED RED; FLSH GRN; BZR ON; FIPS 128-BIT REVERSED; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 704.82	\$ 539.71
334290L	Avigilon	AC-HID-PIVCLASS-923NPRNEKE032V	RDR; RKCL40-P; PIVCLASS; SE E; CONT LCD; LF OFF; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; ASCII; XMIT CMPLT; LCD 1F; IPM OFF; UART ON; WIEG OFF	\$ 704.82	\$ 539.71
334290L	Avigilon	AC-HID-PIVCLASS-923NPRNEKE0333	RDR; RKCL40-P; PIVCLASS; SE E; CONT LCD; LF OFF; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 75-BIT; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 704.82	\$ 539.71



334290L	Avigilon	AC-HID-PIVCLASS-923NPRNEKE0334	RDR; RKCL40-P; PIVCLASS; SE E; CONT LCD; LF OFF; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 64-BIT; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 704.82	\$ 539.71
334290L	Avigilon	AC-HID-PIVCLASS-923NPRNEKE037H	RDR; RKCL40-P; PIVCLASS; SE E; CONT LCD; LF OFF; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 64-BIT REVERSE BCD; IPM OFF; UART OFF; WIEG ON	\$ 704.82	\$ 539.71
334290L	Avigilon	AC-HID-PIVCLASS-923NPRTEK0000Q	RDR; RKCL40-P; PIVCLASS; SE E; CONT LCD; LF OFF; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 704.82	\$ 539.71
334290L	Avigilon	AC-HID-PIVCLASS-923NPRTEK0000HD	RDR; RKCL40-P; PIVCLASS; SE E; CONT LCD; LF OFF; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; FIPS 128-BIT REVERSED; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 704.82	\$ 539.71
334290L	Avigilon	AC-HID-PIVCLASS-923NPRTEK0000Y7	RDR; RKCL40-P; PIVCLASS; SE E; CONT LCD; LF OFF; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; FIPS 128-BIT REVERSED; KPF; DOR COMPL; BFFRD 1 KEY; NO PAR; 8 BIT-MSG; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 704.82	\$ 539.71
334290L	Avigilon	AC-HID-PIVCLASS-923NPRTEK0032V	RDR; RKCL40-P; PIVCLASS; SE E; CONT LCD; LF OFF; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; KPF; ASCII; XMIT CMPLT; LCD 1F; IPM OFF; UART ON; WIEG OFF	\$ 704.82	\$ 539.71

334290L	Avigilon	AC-HID-PIVCLASS-923NPRTEK00333	RDR; RKCL40-P; PIVCLASS; SE E; CONT LCD; LF OFF; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 75-BIT; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 704.82	\$ 539.71
334290L	Avigilon	AC-HID-PIVCLASS-923NPRTEK00334	RDR; RKCL40-P; PIVCLASS; SE E; CONT LCD; LF OFF; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 64-BIT; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 704.82	\$ 539.71
334290L	Avigilon	AC-HID-PIVCLASS-923NPRTEK0037H	RDR; RKCL40-P; PIVCLASS; SE E; CONT LCD; LF OFF; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 64-BIT REVERSE BCD; IPM OFF; UART OFF; WIEG O	\$ 704.82	\$ 539.71
334290L	Avigilon	AC-HID-PIVCLASS-923NPRTEK00381	RDR; RKCL40-P; PIVCLASS; SE E; CONT LCD; LF OFF; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485FDX; TERM;BLK; STD-1 WEIG; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 75-BIT; MIF/DES 56-BIT CSN; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 704.82	\$ 539.71
334290L	Avigilon	AC-HID-PIVCLASS-923NPRTEK005A9	RDR; RKCL40-P; PIVCLASS; SE E; CONT LCD; LF OFF; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OC; KPF; BFFRD 1 KEY; DOR COMPL; NO PAR; 8-BIT MSG; FIPS 75-BIT; LCD 1F; IPM OFF; UART OFF;WIEG ON	\$ 704.82	\$ 539.71
334290L	Avigilon	AC-HID-PIVCLASS-923NPRTEKE000Q	RDR; RKCL40-P; PIVCLASS; SE E; CONT LCD; LF OFF; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485FDX; TERM; BLK; ELITE; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; FIPS 200-BIT; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 704.82	\$ 539.71

334290L	Avigilon	AC-HID-PIVCLASS-923NPRTEKE00HD	RDR; RKCL40-P; PIVCLASS; SE E; CONT LCD; LF OFF; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485FDX; TERM; BLK; ELITE; LED RED; FLSH GRN; BZR ON; FIPS 128-BIT REVERSED; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 704.82	\$ 539.71
334290L	Avigilon	AC-HID-PIVCLASS-923NPRTEKE032V	RDR; RKCL40-P; PIVCLASS; SE E; CONT LCD; LF OFF; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; ASCII; XMIT CMPLT; LCD 1F; IPM OFF; UART ON; WIEG OFF	\$ 704.82	\$ 539.71
334290L	Avigilon	AC-HID-PIVCLASS-923NPRTEKE0333	RDR; RKCL40-P; PIVCLASS; SE E; CONT LCD; LF OFF; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 75-BIT; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 704.82	\$ 539.71
334290L	Avigilon	AC-HID-PIVCLASS-923NPRTEKE0334	RDR; RKCL40-P; PIVCLASS; SE E; CONT LCD; LF OFF; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 64-BIT; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 704.82	\$ 539.71
334290L	Avigilon	AC-HID-PIVCLASS-923NPRTEKE037H	RDR; RKCL40-P; PIVCLASS; SE E; CONT LCD; LF OFF; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 64-BIT REVERSE BCD; IPM OFF; UART OFF; WIEG O	\$ 704.82	\$ 539.71
334290L	Avigilon	AC-HID-PIVCLASS-923PPPNEK0000G	RDR; RPKCL40-P; PIVCLASS; SE E; CONT LCD; LF STD; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485HDX; PIG; BLK; STD-1; OSDP V2; OPN COL; OSDP TAMP ENBLD; TST KEYS; POLL=75MS; A/V OFF; KPF; ASCII; BFFRD 1 KEY; FIPS 200-BIT; LCD 1F; IPM OFF; UART OFF; WIEG OFF	\$ 739.50	\$ 566.27

334290L	Avigilon	AC-HID-PIVCLASS-923PPPNEK000HE	RDR; RPKCL40-P; PIVCLASS; SE E; CONT LCD; LF STD; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485HDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; FIPS 128-BIT REVERSED; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 739.50	\$ 566.27
334290L	Avigilon	AC-HID-PIVCLASS-923PPPNEK000K5	RDR; RPKCL40-P; PIVCLASS; SE E; CONT LCD; LF STD; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485HDX; PIG; BLK; STD-1; A/V OFF; OSDP V2; OPT TAMP; OPEN COLL; OSDP TAMP ENBLD; TEST KEY; POLL=75MS; FIPS 75-BIT; KPF; ASCII; BFFRD 1 KEY; LCD 1F; IPM OFF; UART OFF; WIEG OFF	\$ 739.50	\$ 566.27
334290L	Avigilon	AC-HID-PIVCLASS-923PPPNEK000P4	RDR; RPKCL40-P; PIVCLASS; SE E; CONT LCD; LF STD; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485HDX; PIG; BLK; STD-1; A/V OFF; OSDP V2; OPT TAMP; OPEN COLL; OSDP TAMP ENBLD; TEST KEYS; POLL=75MS; KPF; ASCII; XMIT CMPLT PIN; LCD 1F; IPM OFF	\$ 739.50	\$ 566.27
334290L	Avigilon	AC-HID-PIVCLASS-923PPPNEK0032P	RDR; RPKCL40-P; PIVCLASS; SE E; CONT LCD; LF STD; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485HDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 200-BIT; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 739.50	\$ 566.27
334290L	Avigilon	AC-HID-PIVCLASS-923PPPNEK0033Q	RDR; RPKCL40-P; PIVCLASS; SE E; CONT LCD; LF STD; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485HDX; PIG; BLK; STD-1; OSDP V2; OPN COL; OSDP TAMP ENBLD; TST KEYS; POLL=75MS; A/V OFF; KPF; ASCII; BFFRD 1 KEY; FIPS 75-BIT; LCD 1F; IPM OFF; UART OFF; WIEG OFF	\$ 739.50	\$ 566.27
334290L	Avigilon	AC-HID-PIVCLASS-923PPPNEK0033R	RDR; RPKCL40-P; PIVCLASS; SE E; CONT LCD; LF STD; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485HDX; PIG; BLK; STD-1; OSDP V2; OPN COL; OSDP TAMP ENBLD; TST KEYS; POLL=75MS; A/V OFF; KPF; ASCII; BFFRD 1 KEY; FIPS 64-BIT; LCD 1F; IPM OFF; UART OFF; WIEG OFF	\$ 739.50	\$ 566.27

334290L	Avigilon	AC-HID-PIVCLASS-923PPPNEK0033T	RDR; RPKCL40-P; PIVCLASS; SE E; CONT LCD; LF STD; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485HDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 75-BIT; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 739.50	\$ 566.27
334290L	Avigilon	AC-HID-PIVCLASS-923PPPNEK0033U	RDR; RPKCL40-P; PIVCLASS; SE E; CONT LCD; LF STD; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485HDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 64-BIT; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 739.50	\$ 566.27
334290L	Avigilon	AC-HID-PIVCLASS-923PPPNEK0036J	RDR; RPKCL40-P; PIVCLASS; SE E; CONT LCD; LF STD; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485HDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 64-BIT REVERSE BCD; LCD 1F; IPM OFF; UART OFF	\$ 739.50	\$ 566.27
334290L	Avigilon	AC-HID-PIVCLASS-923PPPNEKE000G	RDR; RPKCL40-P; PIVCLASS; SE E; CONT LCD; LF STD; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485HDX; PIG; BLK; STD-1; OSDP V2; OPN COL; OSDP TAMP ENBLD; TST KEYS; POLL=75MS; A/V OFF; KPF; ASCII; BFFRD 1 KEY; FIPS 200-BIT; LCD 1F; IPM OFF; UART OFF; WIEG OFF	\$ 739.50	\$ 566.27
334290L	Avigilon	AC-HID-PIVCLASS-923PPPNEKE00HE	RDR; RPKCL40-P; PIVCLASS; SE E; CONT LCD; LF STD; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485HDX; PIG; BLK; ELITE; LED RED; FLSH GRN; BZR ON; FIPS 128-BIT REVERSED; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 739.50	\$ 566.27
334290L	Avigilon	AC-HID-PIVCLASS-923PPPNEKE032P	RDR; RPKCL40-P; PIVCLASS; SE E; CONT LCD; LF STD; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485HDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 200-BIT; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 739.50	\$ 566.27

334290L	Avigilon	AC-HID-PIVCLASS-923PPPNEKE033Q	RDR; RPKCL40-P; PIVCLASS; SE E; CONT LCD; LF STD; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485HDX; PIG; BLK; STD-1; OSDP V2; OPN COL; OSDP TAMP ENBLD; TST KEYS; POLL=75MS; A/V OFF; KPF; ASCII; BFFRD 1 KEY; FIPS 75-BIT; LCD 1F; IPM OFF; UART OFF; WIEG OFF	\$ 739.50	\$ 566.27
334290L	Avigilon	AC-HID-PIVCLASS-923PPPNEKE033R	RDR; RPKCL40-P; PIVCLASS; SE E; CONT LCD; LF STD; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485HDX; PIG; BLK; STD-1; OSDP V2; OPN COL; OSDP TAMP ENBLD; TST KEYS; POLL=75MS; A/V OFF; KPF; ASCII; BFFRD 1 KEY; FIPS 64-BIT; LCD 1F; IPM OFF; UART OFF; WIEG OFF	\$ 739.50	\$ 566.27
334290L	Avigilon	AC-HID-PIVCLASS-923PPPNEKE033T	RDR; RPKCL40-P; PIVCLASS; SE E; CONT LCD; LF STD; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485HDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 75-BIT; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 739.50	\$ 566.27
334290L	Avigilon	AC-HID-PIVCLASS-923PPPNEKE033U	RDR; RPKCL40-P; PIVCLASS; SE E; CONT LCD; LF STD; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485HDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 64-BIT; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 739.50	\$ 566.27
334290L	Avigilon	AC-HID-PIVCLASS-923PPPNEKE036J	RDR; RPKCL40-P; PIVCLASS; SE E; CONT LCD; LF STD; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485HDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 64-BIT REVERSE BCD; LCD OF; IPM OFF; UART OFF	\$ 739.50	\$ 566.27
334290L	Avigilon	AC-HID-PIVCLASS-923PPPTEK0000G	RDR; RPKCL40-P; PIVCLASS; SE E; CONT LCD; LF STD; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485HDX; TERM; BLK; STD-1; OSDP V2; OPN COL; OSDP TAMP ENBLD; TST KEYS; POLL=75MS; A/V OFF; KPF; BFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 200-BIT; LCD 1F; IPM OFF; UART OFF; WIEG OFF	\$ 739.50	\$ 566.27

334290L	Avigilon	AC-HID-PIVCLASS-923PPPTEK000HE	RDR; RPKCL40-P; PIVCLASS; SE E; CONT LCD; LF STD; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485HDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; FIPS 128-BIT REVERSED; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 739.50	\$ 566.27
334290L	Avigilon	AC-HID-PIVCLASS-923PPPTEK000K5	RDR; RPKCL40-P; PIVCLASS; SE E; CONT LCD; LF STD; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485HDX; TERM; BLK; STD-1; A/V OFF; OSDP V2; OPT TAMP; OPEN COLL; OSDP TAMP ENBLD; TEST KEY; POLL=75MS; FIPS 75-BIT; KPF; ASCII; BFFRD 1 KEY; LCD 1F; IPM OFF; UART OFF; WIEG OFF	\$ 739.50	\$ 566.27
334290L	Avigilon	AC-HID-PIVCLASS-923PPPTEK000P4	RDR; RPKCL40-P; PIVCLASS; SE E; CONT LCD; LF STD; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485HDX; TERM; BLK; STD-1; A/V OFF; OSDP V2; OPT TAMP; OPEN COLL; OSDP TAMP ENBLD; TEST KEYS; POLL=75MS; KPF; ASCII; XMIT CMPLT PIN; LCD 1F; IPM OFF	\$ 739.50	\$ 566.27
334290L	Avigilon	AC-HID-PIVCLASS-923PPPTEK000RW	RDR; RPKCL40-P; PIVCLASS; SE E; CONT LCD; LF FSK ONLY; HF DIW/FIPS/CAK; 485HDX; TERM; BLK; STD-1; LED RD; FLSH GN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; DOR COMPL; NO PAR; 8-BIT MSG; FIPS 200-BIT; LCD 1F; IPM OFF; URT OFF; WIEG ON; SPAWR	\$ 739.50	\$ 566.27
334290L	Avigilon	AC-HID-PIVCLASS-923PPPTEK0032P	RDR; RPKCL40-P; PIVCLASS; SE E; CONT LCD; LF STD; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485HDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 200-BIT; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 739.50	\$ 566.27
334290L	Avigilon	AC-HID-PIVCLASS-923PPPTEK0033Q	RDR; RPKCL40-P; PIVCLASS; SE E; CONT LCD; LF STD; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485HDX; TERM; BLK; STD-1; OSDP V2; OPN COL; OSDP TAMP ENBLD; TST KEYS; POLL=75MS; A/V OFF; KPF; ASCII; BFFRD 1 KEY; FIPS 75-BIT; LCD 1F; IPM OFF; UART OFF; WIEG OFF	\$ 739.50	\$ 566.27

334290L	Avigilon	AC-HID-PIVCLASS-923PPPTEK0033R	RDR; RPKCL40-P; PIVCLASS; SE E; CONT LCD; LF STD; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485HDX; TERM; BLK; STD-1; OSDP V2; OPN COL; OSDP TAMP ENBLD; TST KEYS; POLL=75MS; A/V OFF; KPF; ASCII; BFFRD 1 KEY; FIPS 64-BIT; LCD 1F; IPM OFF; UART OFF; WIEG OFF	\$ 739.50	\$ 566.27
334290L	Avigilon	AC-HID-PIVCLASS-923PPPTEK0033T	RDR; RPKCL40-P; PIVCLASS; SE E; CONT LCD; LF STD; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485HDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 75-BIT; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 739.50	\$ 566.27
334290L	Avigilon	AC-HID-PIVCLASS-923PPPTEK0033U	RDR; RPKCL40-P; PIVCLASS; SE E; CONT LCD; LF STD; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485HDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 64-BIT; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 739.50	\$ 566.27
334290L	Avigilon	AC-HID-PIVCLASS-923PPPTEK0036J	RDR; RPKCL40-P; PIVCLASS; SE E; CONT LCD; LF STD; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485HDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 64-BIT REVERSE BCD; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 739.50	\$ 566.27
334290L	Avigilon	AC-HID-PIVCLASS-923PPPTEKE000G	RDR; RPKCL40-P; PIVCLASS; SE E; CONT LCD; LF STD; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485HDX; TERM; BLK; STD-1; OSDP V2; OPN COL; OSDP TAMP ENBLD; TST KEYS; POLL=75MS; A/V OFF; KPF; ASCII; BFFRD 1 KEY; FIPS 200-BIT; LCD 1F; IPM OFF; UART OFF; WIEG OFF	\$ 739.50	\$ 566.27
334290L	Avigilon	AC-HID-PIVCLASS-923PPPTEKE00HE	RDR; RPKCL40-P; PIVCLASS; SE E; CONT LCD; LF STD; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485HDX; TERM; BLK; ELITE; LED RED; FLSH GRN; BZR ON; FIPS 128-BIT REVERSED; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 739.50	\$ 566.27



334290L	Avigilon	AC-HID-PIVCLASS-923PPPTEKE032P	RDR; RPKCL40-P; PIVCLASS; SE E; CONT LCD; LF STD; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485HDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 200-BIT; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 739.50	\$ 566.27
334290L	Avigilon	AC-HID-PIVCLASS-923PPPTEKE033Q	RDR; RPKCL40-P; PIVCLASS; SE E; CONT LCD; LF STD; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485HDX; TERM; BLK; STD-1; OSDP V2; OPN COL; OSDP TAMP ENBLD; TST KEYS; POLL=75MS; A/V OFF; KPF; ASCII; BFFRD 1 KEY; FIPS 75-BIT; LCD 1F; IPM OFF; UART OFF; WIEG OFF	\$ 739.50	\$ 566.27
334290L	Avigilon	AC-HID-PIVCLASS-923PPPTEKE033R	RDR; RPKCL40-P; PIVCLASS; SE E; CONT LCD; LF STD; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485HDX; TERM; BLK; STD-1; OSDP V2; OPN COL; OSDP TAMP ENBLD; TST KEYS; POLL=75MS; A/V OFF; KPF; ASCII; BFFRD 1 KEY; FIPS 64-BIT; LCD 1F; IPM OFF; UART OFF; WIEG OFF	\$ 739.50	\$ 566.27
334290L	Avigilon	AC-HID-PIVCLASS-923PPPTEKE033T	RDR; RPKCL40-P; PIVCLASS; SE E; CONT LCD; LF STD; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485HDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 75-BIT; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 739.50	\$ 566.27
334290L	Avigilon	AC-HID-PIVCLASS-923PPPTEKE033U	RDR; RPKCL40-P; PIVCLASS; SE E; CONT LCD; LF STD; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485HDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 64-BIT; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 739.50	\$ 566.27
334290L	Avigilon	AC-HID-PIVCLASS-923PPPTEKE036J	RDR; RPKCL40-P; PIVCLASS; SE E; CONT LCD; LF STD; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485HDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 64-BIT REVERSE BCD; LCD 0F; IPM OFF; UART OF	\$ 739.50	\$ 566.27

334290L	Avigilon	AC-HID-PIVCLASS-923PPRNEK00008	RDR; RPKCL40-P; PIVCLASS; SE E; CONT LCD; LF STD; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 200-BIT; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 739.50	\$ 566.27
334290L	Avigilon	AC-HID-PIVCLASS-923PPRNEK00009	RDR; RPKCL40-P; PIVCLASS; SE E; CONT LCD; LF STD; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 75-BIT; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 739.50	\$ 566.27
334290L	Avigilon	AC-HID-PIVCLASS-923PPRNEK0000A	RDR; RPKCL40-P; PIVCLASS; SE E; CONT LCD; LF STD; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 64-BIT; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 739.50	\$ 566.27
334290L	Avigilon	AC-HID-PIVCLASS-923PPRNEK0000B	RDR; RPKCL40-P; PIVCLASS; SE E; CONT LCD; LF STD; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; KPF; ASCII; XMIT CMPLT PIN; LCD 1F; IPM OFF; UART ON; WIEG OFF	\$ 739.50	\$ 566.27
334290L	Avigilon	AC-HID-PIVCLASS-923PPRNEK000CC	RDR; RPKCL40-P;PIVCLASS; SE E; CONT LCD;LF STD; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485HDX; PIG;BLK; STD-1;LED RED;FLSH GRN;BZR ON;OPT;OPEN COLL; CSN 34-BIT MSB;FIPS 75-BIT;KPF;BFFRD 1 KEY;NO PAR;4-BIT MSG; LCD 1F; IPM OFF;UART OFF;WIEG ON	\$ 739.50	\$ 566.27
334290L	Avigilon	AC-HID-PIVCLASS-923PPRNEK000HE	RDR; RPKCL40-P; PIVCLASS; SE E; CONT LCD; LF STD; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; FIPS 128-BIT REVERSED; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 739.50	\$ 566.27

334290L	Avigilon	AC-HID-PIVCLASS-923PPRNEK000Y8	RDR; RPKCL40-P; PIVCLASS; SE E; CONT LCD; LF STD; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; FIPS 128-BIT REVERSED; KPF; DOR COMPL; BFFRD 1 KEY; NO PAR; 8 BIT-MSG; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 739.50	\$ 566.27
334290L	Avigilon	AC-HID-PIVCLASS-923PPRNEK0037J	RDR; RPKCL40-P; PIVCLASS; SE E; CONT LCD; LF STD; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 64-BIT REVERSE BCD; LCD 0F; IPM OFF; UART OFF	\$ 739.50	\$ 566.27
334290L	Avigilon	AC-HID-PIVCLASS-923PPRNEK00427	RDR; RPKCL40-P; PIVCLASS; SE E; CONT LCD; LF STD; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485FDX; PIG; BLK; STD-1; LED RED; FLSH OFF; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 40-BIT; BCD; LCD 0F; IPM OFF; UART OFF; WIEG	\$ 739.50	\$ 566.27
334290L	Avigilon	AC-HID-PIVCLASS-923PPRNEK0044M	RDR; RPKCL40-P; PIVCLASS; SE E; CONT LCD; LF STD; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY-5; PAR; 26-BIT MSG; FIPS 200-BIT; LCD 1F; IPM OFF; UART OFF; WEIG ON	\$ 739.50	\$ 566.27
334290L	Avigilon	AC-HID-PIVCLASS-923PPRNEK00474	RDR; RPKCL40-P; PIVCLASS; SE E; CONT LCD; LF STD; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF 1 KEY DOR COMPL; NO PAR. 8 BIT; 200-BIT; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 739.50	\$ 566.27
334290L	Avigilon	AC-HID-PIVCLASS-923PPRNEK0047L	RDR; RPKCL40-P; PIVCLASS; SE E; CONT LCD; LF STD; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT; OPEN COLL; FIPS 200 BIT; KPF. BFFRD 1 KEY; NO PAR; 4 BIT MSG; IPM OFF; UART OFF; WIEG ON; WIEG PULSE; 52 USEC	\$ 739.50	\$ 566.27

334290L	Avigilon	AC-HID-PIVCLASS-923PPRNEK00519	RDR; RPKCL40-P; PIVCLASS; SE E; CONT LCD; LF STD; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; BFFRD 1 KEY; DOR COMPL; NO PAR; 8-BIT MSG; FIPS 75-BIT; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 739.50	\$ 566.27
334290L	Avigilon	AC-HID-PIVCLASS-923PPRNEK0057M	RDR; RPKCL40-P;PIVCLASS;SE E;CONT LCD;LF STD;HF STD/SIO/SEOS/FIPS/CAK/PKI;485FDX;PIG BLK;STD-1;LED RED;FLSH GRN;BZR ON; KPF; BFFRD 1 KEY; DOR COMPL; NO PAR; 8-BIT MSG; FIPS 128-BIT;FASCN+RMV OVRHD+RMV PAR; LCD 1F; IPM OFF;UART OFF;WIEG ON	\$ 739.50	\$ 566.27
334290L	Avigilon	AC-HID-PIVCLASS-923PPRNEKE0008	RDR; RPKCL40-P; PIVCLASS; SE E; CONT LCD; LF STD; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 200-BIT; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 739.50	\$ 566.27
334290L	Avigilon	AC-HID-PIVCLASS-923PPRNEKE0009	RDR; RPKCL40-P; PIVCLASS; SE E; CONT LCD; LF STD; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 75-BIT; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 739.50	\$ 566.27
334290L	Avigilon	AC-HID-PIVCLASS-923PPRNEKE000A	RDR; RPKCL40-P; PIVCLASS; SE E; CONT LCD; LF STD; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 64-BIT; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 739.50	\$ 566.27
334290L	Avigilon	AC-HID-PIVCLASS-923PPRNEKE000B	RDR; RPKCL40-P; PIVCLASS; SE E; CONT LCD; LF STD; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; ASCII; XMIT CMPLT PIN; LCD 1F; IPM OFF; UART ON; WIEG OFF	\$ 739.50	\$ 566.27

334290L	Avigilon	AC-HID-PIVCLASS-923PPRNEKE0044M	RDR; RPKCL40-P; PIVCLASS; SE E; CONT LCD; LF STD; HF STD/SIO/SEOS/FIPS/CAK/PKI; ELITE; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; KPF; BFFRD 1 KEY- 5 KEYS; PAR; 26 BIT MSG; FIPS 200-BIT; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 739.50	\$ 566.27
334290L	Avigilon	AC-HID-PIVCLASS-923PPRNEKE00HE	RDR; RPKCL40-P; PIVCLASS; SE E; CONT LCD; LF STD; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485FDX; PIG; BLK; ELITE; LED RED; FLSH GRN; BZR ON; FIPS 128-BIT REVERSED; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 739.50	\$ 566.27
334290L	Avigilon	AC-HID-PIVCLASS-923PPRNEKE037J	RDR; RPKCL40-P; PIVCLASS; SE E; CONT LCD; LF STD; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 64-BIT REVERSE BCD; LCD OF; IPM OFF; UART OFF	\$ 739.50	\$ 566.27
334290L	Avigilon	AC-HID-PIVCLASS-923PPRTEK00008	RDR; RPKCL40-P; PIVCLASS; SE E; CONT LCD; LF STD; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 200-BIT; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 739.50	\$ 566.27
334290L	Avigilon	AC-HID-PIVCLASS-923PPRTEK00009	RDR; RPKCL40-P; PIVCLASS; SE E; CONT LCD; LF STD; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 75-BIT; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 739.50	\$ 566.27
334290L	Avigilon	AC-HID-PIVCLASS-923PPRTEK0000A	RDR; RPKCL40-P; PIVCLASS; SE E; CONT LCD; LF STD; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 64-BIT; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 739.50	\$ 566.27

334290L	Avigilon	AC-HID-PIVCLASS-923PPRTEK0000B	RDR; RPKCL40-P; PIVCLASS; SE E; CONT LCD; LF STD; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; KPF; ASCII; XMIT CMPLT PIN; LCD 1F; IPM OFF; UART ON; WIEG OFF	\$ 739.50	\$ 566.27
334290L	Avigilon	AC-HID-PIVCLASS-923PPRTEK000HE	RDR; RPKCL40-P; PIVCLASS; SE E; CONT LCD; LF STD; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; FIPS 128-BIT REVERSED; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 739.50	\$ 566.27
334290L	Avigilon	AC-HID-PIVCLASS-923PPRTEK000Y8	RDR; RPKCL40-P; PIVCLASS; SE E; CONT LCD; LF STD; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; FIPS 128-BIT REVERSED; KPF; DOR COMPL; BFFRD 1 KEY; NO PAR; 8 BIT-MSG; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 739.50	\$ 566.27
334290L	Avigilon	AC-HID-PIVCLASS-923PPRTEK0037J	RDR; RPKCL40-P; PIVCLASS; SE E; CONT LCD; LF STD; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 64-BIT REVERSE BCD; LCD 0F; IPM OFF; UART OF	\$ 739.50	\$ 566.27
334290L	Avigilon	AC-HID-PIVCLASS-923PPRTEK00382	RDR; RPKCL40-P; PIVCLASS; SE E; CONT LCD; LF STD; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF BFFRD 1 KEY; NO PAR; 4 BIT MSG; FIPS 75 BIT; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 739.50	\$ 566.27
334290L	Avigilon	AC-HID-PIVCLASS-923PPRTEK00426	RDR; RPKCL40-P; PIVCLASS; SE E; CONT LCD; LF STD; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT; FIPS 75-BIT 56 CSN; LCD 0F; IPM OFF; UART OFF; WIE	\$ 739.50	\$ 566.27

334290L	Avigilon	AC-HID-PIVCLASS-923PPRTEK00519	RDR; RPKCL40-P; PIVCLASS; SE E; CONT LCD; LF STD; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; BFFRD 1 KEY; DOR COMPL; NO PAR; 8-BIT MSG; FIPS 75-BIT; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 739.50	\$ 566.27
334290L	Avigilon	AC-HID-PIVCLASS-923PPRTEKE0008	RDR; RPKCL40-P; PIVCLASS; SE E; CONT LCD; LF STD; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 200-BIT; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 739.50	\$ 566.27
334290L	Avigilon	AC-HID-PIVCLASS-923PPRTEKE0009	RDR; RPKCL40-P; PIVCLASS; SE E; CONT LCD; LF STD; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 75-BIT; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 739.50	\$ 566.27
334290L	Avigilon	AC-HID-PIVCLASS-923PPRTEKE000A	RDR; RPKCL40-P; PIVCLASS; SE E; CONT LCD; LF STD; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 64-BIT; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 739.50	\$ 566.27
334290L	Avigilon	AC-HID-PIVCLASS-923PPRTEKE000B	RDR; RPKCL40-P; PIVCLASS; SE E; CONT LCD; LF STD; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; ASCII; XMIT CMPLT PIN; LCD 1F; IPM OFF; UART ON; WIEG OFF	\$ 739.50	\$ 566.27
334290L	Avigilon	AC-HID-PIVCLASS-923PPRTEKE00HE	RDR; RPKCL40-P; PIVCLASS; SE E; CONT LCD; LF STD; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485FDX; TERM; BLK; ELITE; LED RED; FLSH GRN; BZR ON; FIPS 128-BIT REVERSED; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; LCD 1F; IPM OFF; UART OFF; WIEG ON	\$ 739.50	\$ 566.27

334290L	Avigilon	AC-HID-PIVCLASS-923PPRTEKE037J	RDR; RPKCL40-P; PIVCLASS; SE E; CONT LCD; LF STD; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; FIPS 64-BIT REVERSE BCD; LCD OF; IPM OFF; UART OF	\$ 739.50	\$ 566.27
334290L	Avigilon	AC-HID-PIVCLASS-924NPRNEK00504	RDR; RKCLB40-P; PIVCLASS; SE E; CONT LCD BIO; LF OFF; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485FDX; PIG; BLK; STD-1; LED RED; FLSH GRN; BZR ON; KPF; ASCII; XMIT CMPLT; LCD 1F; IPM OFF; UART ON; WIEG OFF	\$ 1,194.42	\$ 914.62
334290L	Avigilon	AC-HID-PIVCLASS-924NPRNEKE0504	RDR; RKCLB40-P; PIVCLASS; SE E; CONT LCD BIO; LF OFF; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485FDX; PIG; BLK; ELITE KEYS; STD-1; LED RED; FLSH GRN; BZR ON; KPF; ASCII; XMIT CMPLT; LCD 1F; IPM OFF; UART ON; WIEG OFF	\$ 1,194.42	\$ 914.62
334290L	Avigilon	AC-HID-PIVCLASS-924NPRTEK00504	RDR; RKCLB40-P; PIVCLASS; SE E; CONT LCD BIO; LF OFF; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485FDX; TERM; BLK; STD-1; LED RED; FLSH GRN; BZR ON; KPF; ASCII; XMIT CMPLT; LCD 1F; IPM OFF; UART ON; WIEG OFF	\$ 1,194.42	\$ 914.62
334290L	Avigilon	AC-HID-PIVCLASS-924NPRTEKE0504	RDR; RKCLB40-P; PIVCLASS; SE E; CONT LCD BIO; LF OFF; HF STD/SIO/SEOS/FIPS/CAK/PKI; 485FDX; TERM; BLK; ELITE KEYS; STD-1; LED RED; FLSH GRN; BZR ON; KPF; ASCII; XMIT CMPLT; LCD 1F; IPM OFF; UART ON; WIEG OFF	\$ 1,194.42	\$ 914.62
334290L	Avigilon	AC-HID-PIVCLASS-B920NHRNEK0032Y	PIVCLASS BUNDLE; TWO R40-H PIVCLASS REV E PIGTAIL BLK RDRS & ONE M2000 PIVCLASS AUTHENTICATION MODULE (PAM)	\$ 2,306.22	\$ 1,765.97
334290L	Avigilon	AC-HID-PIVCLASS-B920NHRTEK0032Y	PIVCLASS BUNDLE; TWO R40-H PIVCLASS REV E TERMINAL BLK RDRS & ONE M2000 PIVCLASS AUTHENTICATION MODULE (PAM); 032Y PIVCLASS CONFIG	\$ 2,306.22	\$ 1,765.97
334290L	Avigilon	AC-HID-PIVCLASS-B920PHRNEK00007	PIVCLASS BUNDLE; TWO RP40-H PIVCLASS REV E PIGTAIL BLK RDRS & ONE M2000 PIVCLASS AUTHENTICATION MODULE (PAM); 0007 PIVCLASS CONFIG	\$ 2,394.96	\$ 1,833.92



334290L	Avigilon	AC-HID-PIVCLASS-B920PHRTEK00007	PIVCLASS BUNDLE; TWO RP40-H PIVCLASS REV E TERMINAL BLK RDRS & ONE M2000 PIVCLASS AUTHENTICATION MODULE (PAM); 0007 PIVCLASS CONFIG	\$ 2,394.96	\$ 1,833.92
334290L	Avigilon	AC-HID-PIVCLASS-B923NPRNEK0032V	PIVCLASS BUNDLE; TWO RKCL40-P PIVCLASS REV E PIGTAIL BLK RDRS & ONE M2000 PIVCLASS AUTHENTICATION MODULE (PAM)	\$ 3,034.50	\$ 2,323.65
334290L	Avigilon	AC-HID-PIVCLASS-B923NPRTEK0032V	PIVCLASS BUNDLE; TWO RKCL40-P PIVCLASS REV E TERMINAL BLK RDRS & ONE M2000 PIVCLASS AUTHENTICATION MODULE (PAM); 032V PIVCLASS CONFIG	\$ 3,034.50	\$ 2,323.65
334290L	Avigilon	AC-HID-PIVCLASS-B923PPRNEK0000B	PIVCLASS BUNDLE; TWO RPKCL40-P PIVCLASS REV E PIGTAIL BLK RDRS & ONE M2000 PIVCLASS AUTHENTICATION MODULE (PAM); 000B PIVCLASS CONFIG	\$ 3,124.26	\$ 2,392.38
334290L	Avigilon	AC-HID-PIVCLASS-B923PPRTEK0000B	PIVCLASS BUNDLE; TWO RPKCL40-P PIVCLASS REV E TERMINAL BLK RDRS & ONE M2000 PIVCLASS AUTHENTICATION MODULE (PAM); 000B PIVCLASS CONFIG	\$ 3,124.26	\$ 2,392.38
334290L	Avigilon	AC-HID-PIVCLASS-B924NPRNEK00504	PIVCLASS BUNDLE; TWO RKCLB40-P PIVCLASS REV E PIGTAIL BLK RDRS & ONE M2000 PIVCLASS AUTHENTICATION MODULE (PAM)	\$ 3,922.92	\$ 3,003.95
334290L	Avigilon	AC-HID-PIVCLASS-B924NPRTEK00504	PIVCLASS BUNDLE; TWO RKCLB40-P PIVCLASS REV E TERMINAL BLK RDRS & ONE M2000 PIVCLASS AUTHENTICATION MODULE (PAM)	\$ 3,922.92	\$ 3,003.95
334290L	Avigilon	AC-HID-PIVCLASS-E91000-MS	EMBEDDED AUTHENTICATION CONTROLLER; STD M&S 8X5 M-F CST (Requires pivCLASS Supplemental Ordering Information form with ALL orders found in the pivCLASS How To Order Guide <a href="https://www.hidglobal.com/documents/how-to-order">https://www.hidglobal.com/documents/how-to-order</a> )	\$ 53.13	\$ 40.69
334290L	Avigilon	AC-HID-PIVCLASS-E920NHPNEK000P1	PIVCLASS BUNDLE; EMBEDDED AUTHENTICATION MODULE & TWO R40-H PIGTAIL READERS; FIRST YEAR EA MAINTENANCE AND SUPPORT INCLUDED	\$ 1,007.76	\$ 771.69
334290L	Avigilon	AC-HID-PIVCLASS-E920NHPTEK000P1	PIVCLASS BUNDLE; EMBEDDED AUTHENTICATION MODULE & TWO R40-H TERMINAL READERS; FIRST YEAR EA MAINTENANCE AND SUPPORT INCLUDED	\$ 1,007.76	\$ 771.69

334290L	Avigilon	AC-HID-PIVCLASS-E920PHPNEK000P2	PIVCLASS BUNDLE; EMBEDDED AUTHENTICATION MODULE & TWO RP40-H PIGTAIL READERS; FIRST YEAR EA MAINTENANCE AND SUPPORT INCLUDED	\$ 1,072.02	\$ 820.90
334290L	Avigilon	AC-HID-PIVCLASS-E920PHPTEK000P2	PIVCLASS BUNDLE; EMBEDDED AUTHENTICATION MODULE & TWO RP40-H TERMINAL READERS; FIRST YEAR EA MAINTENANCE AND SUPPORT INCLUDED	\$ 1,072.02	\$ 820.90
334290L	Avigilon	AC-HID-PIVCLASS-E923NPPNEK000P3	PIVCLASS BUNDLE; EMBEDDED AUTHENTICATION MODULE & TWO RKCL40-P PIGTAIL READERS; FIRST YEAR EA MAINTENANCE AND SUPPORT INCLUDED	\$ 1,838.04	\$ 1,407.47
334290L	Avigilon	AC-HID-PIVCLASS-E923NPPTEK000P3	PIVCLASS BUNDLE; EMBEDDED AUTHENTICATION MODULE & TWO RKCL40-P TERMINAL READERS; FIRST YEAR EA MAINTENANCE AND SUPPORT INCLUDED	\$ 1,838.04	\$ 1,407.47
334290L	Avigilon	AC-HID-PIVCLASS-E923PPPNEK000P4	PIVCLASS BUNDLE; EMBEDDED AUTHENTICATION MODULE & TWO RPKCL40-P PIGTAIL READERS; FIRST YEAR EA MAINTENANCE AND SUPPORT INCLUDED	\$ 1,902.30	\$ 1,456.68
334290L	Avigilon	AC-HID-PIVCLASS-E923PPPTEK000P4	PIVCLASS BUNDLE; EMBEDDED AUTHENTICATION MODULE & TWO RPKCL40-P TERMINAL READERS; FIRST YEAR EA MAINTENANCE AND SUPPORT INCLUDED	\$ 1,902.30	\$ 1,456.68
334290L	Avigilon	AC-HID-PIVCLASS-EA-LICENSE2	TWO (2) EMBEDDED AUTHENTICATION LICENSES (Requires pivCLASS Supplemental Ordering Information form with ALL orders found in the pivCLASS How To Order Guide <a href="https://www.hidglobal.com/documents/how-to-order">https://www.hidglobal.com/documents/how-to-order</a> )	\$ 533.46	\$ 408.49
334290L	Avigilon	AC-HID-PIVCLASS-OMNP-MS	PIVCLASS MOBILE VALIDATOR; STD M&S 8X5 M-F CST (Requires pivCLASS Supplemental Ordering Information form with ALL orders found in the pivCLASS How To Order Guide <a href="https://www.hidglobal.com/documents/how-to-order">https://www.hidglobal.com/documents/how-to-order</a> )	\$ 528.36	\$ 404.58

334290L	Avigilon	AC-HID-PIVCLASS-OMNPR-MS	PIVCLASS MOBILE REGISTRATION ENGINE; STD M&S 8X5 M-F CST (Requires pivCLASS Supplemental Ordering Information form with ALL orders found in the pivCLASS How To Order Guide <a href="https://www.hidglobal.com/documents/how-to-order">https://www.hidglobal.com/documents/how-to-order</a> )	\$ 1,704.42	\$ 1,305.15
334290L	Avigilon	AC-HID-PIVCLASS-OMNP-SW	PIVCLASS MOBILE VALIDATOR; DOWNLOAD (Requires pivCLASS Supplemental Ordering Information form with ALL orders found in the pivCLASS How To Order Guide <a href="https://www.hidglobal.com/documents/how-to-order">https://www.hidglobal.com/documents/how-to-order</a> )	\$ 4,045.32	\$ 3,097.67
334290L	Avigilon	AC-HID-PIVCLASS-PACS-SVC-18-00	PIVCLASS PACS SERVICE COMPONENT; AVIGILON ACM; DOWNLOAD (Requires pivCLASS Supplemental Ordering Information form with ALL orders found in the pivCLASS How To Order Guide <a href="https://www.hidglobal.com/documents/how-to-order">https://www.hidglobal.com/documents/how-to-order</a> )	\$ 5.31	\$ 4.07
334290L	Avigilon	AC-HID-PIVCLASS-PVCAT-D	PIVCLASS VALIDATION WORKSTATION AUDIT TRAIL; DOWNLOAD; CODEBENCH SUPPLIER (Requires pivCLASS Supplemental Ordering Information form with ALL orders found in the pivCLASS How To Order Guide <a href="https://www.hidglobal.com/documents/how-to-order">https://www.hidglobal.com/documents/how-to-order</a> )	\$ 1,576.92	\$ 1,207.52
334290L	Avigilon	AC-HID-PIVCLASS-PVCAT-D-MS	VALIDATION WORKSTATION AUDIT TRAIL; STD M&S 8X5 M-F CST; CODEBENCH SUPPLIER (Requires pivCLASS Supplemental Ordering Information form with ALL orders found in the pivCLASS How To Order Guide <a href="https://www.hidglobal.com/documents/how-to-order">https://www.hidglobal.com/documents/how-to-order</a> )	\$ 206.04	\$ 157.77
334290L	Avigilon	AC-HID-PIVCLASS-PVC-CM-MS	CERTIFICATE MANAGER; STD M&S 8X5 M-F CST; CODEBENCH SUPPLIER (Requires pivCLASS Supplemental Ordering Information form with ALL orders found in the pivCLASS How To Order Guide <a href="https://www.hidglobal.com/documents/how-to-order">https://www.hidglobal.com/documents/how-to-order</a> )	\$ 2,048.16	\$ 1,568.36

334290L	Avigilon	AC-HID-PIVCLASS-PVC-CM-REDNT-MS	CERTIFICATE MANAGER; STD M&S 8X5 M-F CST; REDUNDANT (Requires pivCLASS Supplemental Ordering Information form with ALL orders found in the pivCLASS How To Order Guide <a href="https://www.hidglobal.com/documents/how-to-order">https://www.hidglobal.com/documents/how-to-order</a> )	\$ 1,024.08	\$ 784.18
334290L	Avigilon	AC-HID-PIVCLASS-PVC-D/S	PIVCLASS VALIDATION WORKSTATION & DOCUMENTATION; DOWNLOAD; CODEBENCH SUPPLIER (Requires pivCLASS Supplemental Ordering Information form with ALL orders found in the pivCLASS How To Order Guide <a href="https://www.hidglobal.com/documents/how-to-order">https://www.hidglobal.com/documents/how-to-order</a> )	\$ 2,688.72	\$ 2,058.87
334290L	Avigilon	AC-HID-PIVCLASS-PVC-D/S-MS	VALIDATION WORKSTATION STD M&S 8X5 M-F CST; CODEBENCH SUPPLIER (Requires pivCLASS Supplemental Ordering Information form with ALL orders found in the pivCLASS How To Order Guide <a href="https://www.hidglobal.com/documents/how-to-order">https://www.hidglobal.com/documents/how-to-order</a> )	\$ 350.88	\$ 268.69
334290L	Avigilon	AC-HID-PIVCLASS-PVC-DTAIMP-MS	PIVCLASS DATA IMPORT; STD M&S 8X5 M-F CST (Requires pivCLASS Supplemental Ordering Information form with ALL orders found in the pivCLASS How To Order Guide <a href="https://www.hidglobal.com/documents/how-to-order">https://www.hidglobal.com/documents/how-to-order</a> )	\$ 854.76	\$ 654.53
334290L	Avigilon	AC-HID-PIVCLASS-PVC-DTAIMP-REDNT-18-00	PIVCLASS DATA IMPORT - REDUNDANT; AVIGILON ACM; DOWNLOAD (Requires pivCLASS Supplemental Ordering Information form with ALL orders found in the pivCLASS How To Order Guide <a href="https://www.hidglobal.com/documents/how-to-order">https://www.hidglobal.com/documents/how-to-order</a> )	\$ 3,276.24	\$ 2,508.76
334290L	Avigilon	AC-HID-PIVCLASS-PVC-DTAIMP-REDNT-MS	PIVCLASS DATA IMPORT - REDUNDANT; STD M&S 8X5 M-F CST (Requires pivCLASS Supplemental Ordering Information form with ALL orders found in the pivCLASS How To Order Guide <a href="https://www.hidglobal.com/documents/how-to-order">https://www.hidglobal.com/documents/how-to-order</a> )	\$ 427.38	\$ 327.26

334290L	Avigilon	AC-HID-PIVCLASS-PVC-FXRDR	PIVCLASS READER SERVICES; SW & DOC; DOWNLOAD; CODEBENCH SUPPLIER (Requires pivCLASS Supplemental Ordering Information form with ALL orders found in the pivCLASS How To Order Guide <a href="https://www.hidglobal.com/documents/how-to-order">https://www.hidglobal.com/documents/how-to-order</a> )	\$ 266.22	\$ 203.86
334290L	Avigilon	AC-HID-PIVCLASS-PVC-FXRDR-MS	READER SERVICES; STD M&S 8X5 M-F CST; CODEBENCH SUPPLIER (Requires pivCLASS Supplemental Ordering Information form with ALL orders found in the pivCLASS How To Order Guide <a href="https://www.hidglobal.com/documents/how-to-order">https://www.hidglobal.com/documents/how-to-order</a> )	\$ 34.68	\$ 26.56
334290L	Avigilon	AC-HID-PIVCLASS-PVC-FXRDR-REDNT	REDUNDANT PIVCLASS READER SERVICES; SW & DOC; DOWNLOAD; CODEBENCH SUPPLIER (Requires pivCLASS Supplemental Ordering Information form with ALL orders found in the pivCLASS How To Order Guide <a href="https://www.hidglobal.com/documents/how-to-order">https://www.hidglobal.com/documents/how-to-order</a> )	\$ 133.62	\$ 102.32
334290L	Avigilon	AC-HID-PIVCLASS-PVC-FXRDR-REDNT-MS	REDUNDANT READER SERVICES; STD M&S 8X5 M-F CST; CODEBENCH SUPPLIER (Requires pivCLASS Supplemental Ordering Information form with ALL orders found in the pivCLASS How To Order Guide <a href="https://www.hidglobal.com/documents/how-to-order">https://www.hidglobal.com/documents/how-to-order</a> )	\$ 17.54	\$ 13.43
334290L	Avigilon	AC-HID-PIVCLASS-PVC-IDPUB1000-MS	PIVCLASS ID PUBLISHER 1000; STD M&S 8X5 M-F CST; CODEBENCH SUPPLIER (Requires pivCLASS Supplemental Ordering Information form with ALL orders found in the pivCLASS How To Order Guide <a href="https://www.hidglobal.com/documents/how-to-order">https://www.hidglobal.com/documents/how-to-order</a> )	\$ 2,123.64	\$ 1,626.17
334290L	Avigilon	AC-HID-PIVCLASS-PVC-IDPUB1000-REDNT-MS	REDUNDANT PIVCLASS ID PUBLISHER 1000; STD M&S 8X5 M-F CST; CODEBENCH SUPPLIER (Requires pivCLASS Supplemental Ordering Information form with ALL orders found in the pivCLASS How To Order Guide <a href="https://www.hidglobal.com/documents/how-to-order">https://www.hidglobal.com/documents/how-to-order</a> )	\$ 1,061.82	\$ 813.08

334290L	Avigilon	AC-HID-PIVCLASS-PVC-IDPUB500-MS	PIVCLASS ID PUBLISHER 500; STD M&S 8X5 M-F CST; CODEBENCH SUPPLIER (Requires pivCLASS Supplemental Ordering Information form with ALL orders found in the pivCLASS How To Order Guide <a href="https://www.hidglobal.com/documents/how-to-order">https://www.hidglobal.com/documents/how-to-order</a> )	\$ 1,051.62	\$ 805.27
334290L	Avigilon	AC-HID-PIVCLASS-PVC-IDPUB500-REDNT	REDUNDANT PIVCLASS ID PUBLISHER 500; DOWNLOAD; CODEBENCH SUPPLIER (Requires pivCLASS Supplemental Ordering Information form with ALL orders found in the pivCLASS How To Order Guide <a href="https://www.hidglobal.com/documents/how-to-order">https://www.hidglobal.com/documents/how-to-order</a> )	\$ 4,032.06	\$ 3,087.53
334290L	Avigilon	AC-HID-PIVCLASS-PVC-IDPUB500-REDNT-MS	REDUNDANT PIVCLASS ID PUBLISHER 500; STD M&S 8X5 M-F CST; CODEBENCH SUPPLIER (Requires pivCLASS Supplemental Ordering Information form with ALL orders found in the pivCLASS How To Order Guide <a href="https://www.hidglobal.com/documents/how-to-order">https://www.hidglobal.com/documents/how-to-order</a> )	\$ 526.32	\$ 403.02
334290L	Avigilon	AC-HID-PIVCLASS-PVC-IDPUBUNL-MS	PIVCLASS ID PUBLISHER UNL; STD M&S 8X5 M-F CST; CODEBENCH SUPPLIER (Requires pivCLASS Supplemental Ordering Information form with ALL orders found in the pivCLASS How To Order Guide <a href="https://www.hidglobal.com/documents/how-to-order">https://www.hidglobal.com/documents/how-to-order</a> )	\$ 3,541.44	\$ 2,711.83
334290L	Avigilon	AC-HID-PIVCLASS-PVC-IDPUBUNL-REDNT-MS	REDUNDANT PIVCLASS ID PUBLISHER UNL; STD M&S 8X5 M-F CST; CODEBENCH SUPPLIER (Requires pivCLASS Supplemental Ordering Information form with ALL orders found in the pivCLASS How To Order Guide <a href="https://www.hidglobal.com/documents/how-to-order">https://www.hidglobal.com/documents/how-to-order</a> )	\$ 1,770.72	\$ 1,355.92
334290L	Avigilon	AC-HID-PIVCLASS-PVC-MPX-CNSL-MS	PIVCLASS MULTIPACS CONSOLE; STD M&S 8X5 M-F CST; CODEBENCH SUPPLIER (Requires pivCLASS Supplemental Ordering Information form with ALL orders found in the pivCLASS How To Order Guide <a href="https://www.hidglobal.com/documents/how-to-order">https://www.hidglobal.com/documents/how-to-order</a> )	\$ 2,048.16	\$ 1,568.36

334290L	Avigilon	AC-HID-PIVCLASS-PVC-MPX-CNSL-REDNT-MS	REDUNDANT PIVCLASS MULTIPACS CONSOLE; STD M&S 8X5 M-F CST; CODEBENCH SUPPLIER (Requires pivCLASS Supplemental Ordering Information form with ALL orders found in the pivCLASS How To Order Guide <a href="https://www.hidglobal.com/documents/how-to-order">https://www.hidglobal.com/documents/how-to-order</a> )	\$ 1,024.08	\$ 784.18
334290L	Avigilon	AC-HID-PIVCLASS-PVC-MPX-CN-MS	PIVCLASS MULTIPACS CONNECTOR; STD M&S 8X5 M-F CST; CODEBENCH SUPPLIER (Requires pivCLASS Supplemental Ordering Information form with ALL orders found in the pivCLASS How To Order Guide <a href="https://www.hidglobal.com/documents/how-to-order">https://www.hidglobal.com/documents/how-to-order</a> )	\$ 1,328.04	\$ 1,016.94
334290L	Avigilon	AC-HID-PIVCLASS-PVC-MPX-CN-REDNT-MS	REDUNDANT PIVCLASS MULTIPACS CONNECTOR; STD M&S 8X5 M-F CST; CODEBENCH SUPPLIER (Requires pivCLASS Supplemental Ordering Information form with ALL orders found in the pivCLASS How To Order Guide <a href="https://www.hidglobal.com/documents/how-to-order">https://www.hidglobal.com/documents/how-to-order</a> )	\$ 664.02	\$ 508.47
334290L	Avigilon	AC-HID-PIVCLASS-PVCP-D/S-MS	REGISTRATION ENGINE; STD M&S 8X5 M-F CST; CODEBENCH SUPPLIER (Requires pivCLASS Supplemental Ordering Information form with ALL orders found in the pivCLASS How To Order Guide <a href="https://www.hidglobal.com/documents/how-to-order">https://www.hidglobal.com/documents/how-to-order</a> )	\$ 1,704.42	\$ 1,305.15
334290L	Avigilon	AC-HID-READER-SIGNO-20KNKS-00-000000	Signo20K; Mullion w/Keypad; 13.56mHz & 125kHz; OSDP/Wiegand; Pigtail; Mobile Ready; BLE	\$ 461.75	\$ 353.58
334290L	Avigilon	AC-HID-READER-SIGNO-20KNKS-01-000000	Signo20K; Mullion w/Keypad; Seos Profile ; OSDP/Wiegand; Pigtail; Mobile Ready; BLE	\$ 395.66	\$ 302.97
334290L	Avigilon	AC-HID-READER-SIGNO-20KNKS-01-00001H	Signo20K; Mullion w/Keypad; Seos Profile ; OSDP/Wiegand; Pigtail; Mobile Ready; BLE	\$ 395.66	\$ 302.97
334290L	Avigilon	AC-HID-READER-SIGNO-20KNKS-02-000000	Signo20K; Mullion w/Keypad; 13.56mHz Profile ; OSDP/Wiegand; Pigtail; Mobile Ready; BLE	\$ 428.71	\$ 328.28
334290L	Avigilon	AC-HID-READER-SIGNO-20KNKS-02-0002BL	Signo20K; Mullion w/Keypad; 13.56mHz Profile ; OSDP/Wiegand; Pigtail; Mobile Ready; BLE	\$ 428.71	\$ 328.28

334290L	Avigilon	AC-HID-READER-SIGNO-20KTKS-00-000000	Signo20K; Mullion w/Keypad; 13.56mHz &125kHz; OSDP/Wiegand; Terminal; Mobile Ready; BLE	\$ 461.75	\$ 353.58
334290L	Avigilon	AC-HID-READER-SIGNO-20KTKS-01-000000	Signo20K; Mullion w/Keypad; Seos Profile ; OSDP/Wiegand; Terminal; Mobile Ready; BLE	\$ 395.66	\$ 302.97
334290L	Avigilon	AC-HID-READER-SIGNO-20KTKS-01-00001H	Signo20K; Mullion w/Keypad; Seos Profile ; OSDP/Wiegand; Terminal; Mobile Ready; BLE	\$ 395.66	\$ 302.97
334290L	Avigilon	AC-HID-READER-SIGNO-20KTKS-02-000000	Signo20K; Mullion w/Keypad; 13.56mHz Profile ; OSDP/Wiegand; Terminal; Mobile Ready; BLE	\$ 428.71	\$ 328.28
334290L	Avigilon	AC-HID-READER-SIGNO-20KTKS-02-0002BL	Signo20K; Mullion w/Keypad; 13.56mHz Profile ; OSDP/Wiegand; Terminal; Mobile Ready; BLE	\$ 428.71	\$ 328.28
334290L	Avigilon	AC-HID-READER-SIGNO-20NKS-00-000000	Signo20; Mullion; 13.56mHz &125kHz; OSDP/Wiegand; Pigtail; Mobile Ready; BLE	\$ 271.73	\$ 208.07
334290L	Avigilon	AC-HID-READER-SIGNO-20NKS-01-000000	Signo20; Mullion; Seos Profile ; OSDP/Wiegand; Pigtail; Mobile Ready; BLE	\$ 205.63	\$ 157.46
334290L	Avigilon	AC-HID-READER-SIGNO-20NKS-01-00001H	Signo20; Mullion; Seos Profile ; OSDP/Wiegand; Pigtail; Mobile Ready; BLE	\$ 205.63	\$ 157.46
334290L	Avigilon	AC-HID-READER-SIGNO-20NKS-02-000000	Signo20; Mullion; 13.56mHz Profile ; OSDP/Wiegand; Pigtail; Mobile Ready; BLE	\$ 238.68	\$ 182.77
334290L	Avigilon	AC-HID-READER-SIGNO-20NKS-02-0002BL	Signo20; Mullion; 13.56mHz Profile ; OSDP/Wiegand; Pigtail; Mobile Ready; BLE	\$ 238.68	\$ 182.77
334290L	Avigilon	AC-HID-READER-SIGNO-20TKS-00-000000	Signo20; Mullion; 13.56mHz &125kHz; OSDP/Wiegand; Terminal; Mobile Ready; BLE	\$ 271.73	\$ 208.07
334290L	Avigilon	AC-HID-READER-SIGNO-20TKS-01-000000	Signo20; Mullion; Seos Profile ; OSDP/Wiegand; Terminal; Mobile Ready; BLE	\$ 205.63	\$ 157.46
334290L	Avigilon	AC-HID-READER-SIGNO-20TKS-01-00001H	Signo20; Mullion; Seos Profile ; OSDP/Wiegand; Terminal; Mobile Ready; BLE	\$ 205.63	\$ 157.46
334290L	Avigilon	AC-HID-READER-SIGNO-20TKS-01-00001H-AVG	Signo20K; Mullion; Seos Profile ; OSDP/Wiegand; Terminal; Mobile Ready; BLE; Avigilon Logo	\$ 205.63	\$ 157.46
334290L	Avigilon	AC-HID-READER-SIGNO-20TKS-02-000000	Signo20; Mullion; 13.56mHz Profile ; OSDP/Wiegand; Terminal; Mobile Ready; BLE	\$ 238.68	\$ 182.77
334290L	Avigilon	AC-HID-READER-SIGNO-20TKS-02-0002BL	Signo20; Mullion; 13.56mHz Profile ; OSDP/Wiegand; Terminal; Mobile Ready; BLE	\$ 238.68	\$ 182.77



334290L	Avigilon	AC-HID-READER-SIGNO-40KNKS-00-000000	Signo40K; Wall mount w/Keypad; 13.56mHz &125kHz; OSDP/Wiegand; Pigtail; Mobile Ready; BLE	\$ 461.75	\$ 353.58
334290L	Avigilon	AC-HID-READER-SIGNO-40KNKS-01-000000	Signo40K; Wall mount w/Keypad; Seos Profile ; OSDP/Wiegand; Pigtail; Mobile Ready; BLE	\$ 395.66	\$ 302.97
334290L	Avigilon	AC-HID-READER-SIGNO-40KNKS-01-00001H	Signo40K; Wall mount w/Keypad; Seos Profile ; OSDP/Wiegand; Pigtail; Mobile Ready; BLE	\$ 395.66	\$ 302.97
334290L	Avigilon	AC-HID-READER-SIGNO-40KNKS-02-000000	Signo40K; Wall mount w/Keypad; 13.56mHz Profile ; OSDP/Wiegand; Pigtail; Mobile Ready; BLE	\$ 428.71	\$ 328.28
334290L	Avigilon	AC-HID-READER-SIGNO-40KNKS-02-0002BL	Signo40K; Wall mount w/Keypad; 13.56mHz Profile ; OSDP/Wiegand; Pigtail; Mobile Ready; BLE	\$ 428.71	\$ 328.28
334290L	Avigilon	AC-HID-READER-SIGNO-40KTKS-00-000000	Signo40K; Wall mount w/Keypad; 13.56mHz &125kHz; OSDP/Wiegand; Terminal; Mobile Ready; BLE	\$ 461.75	\$ 353.58
334290L	Avigilon	AC-HID-READER-SIGNO-40KTKS-01-000000	Signo40K; Wall mount w/Keypad; Seos Profile ; OSDP/Wiegand; Terminal; Mobile Ready; BLE	\$ 395.66	\$ 302.97
334290L	Avigilon	AC-HID-READER-SIGNO-40KTKS-01-00001H	Signo40K; Wall mount w/Keypad; Seos Profile ; OSDP/Wiegand; Terminal; Mobile Ready; BLE	\$ 395.66	\$ 302.97
334290L	Avigilon	AC-HID-READER-SIGNO-40KTKS-02-000000	Signo40K; Wall mount w/Keypad; 13.56mHz Profile ; OSDP/Wiegand; Terminal; Mobile Ready; BLE	\$ 428.71	\$ 328.28
334290L	Avigilon	AC-HID-READER-SIGNO-40KTKS-02-0002BL	Signo40K; Wall mount w/Keypad; 13.56mHz Profile ; OSDP/Wiegand; Terminal; Mobile Ready; BLE	\$ 428.71	\$ 328.28
334290L	Avigilon	AC-HID-READER-SIGNO-40NKS-00-000000	Signo40; Wall mount; 13.56mHz &125kHz; OSDP/Wiegand; Pigtail; Mobile Ready; BLE	\$ 279.99	\$ 214.40
334290L	Avigilon	AC-HID-READER-SIGNO-40NKS-01-000000	Signo40; Wall mount; Seos Profile ; OSDP/Wiegand; Pigtail; Mobile Ready; BLE	\$ 213.89	\$ 163.79
334290L	Avigilon	AC-HID-READER-SIGNO-40NKS-01-00001H	Signo40; Wall mount; Seos Profile ; OSDP/Wiegand; Pigtail; Mobile Ready; BLE	\$ 213.89	\$ 163.79
334290L	Avigilon	AC-HID-READER-SIGNO-40NKS-02-000000	Signo40; Wall mount; 13.56mHz Profile ; OSDP/Wiegand; Pigtail; Mobile Ready; BLE	\$ 246.94	\$ 189.09
334290L	Avigilon	AC-HID-READER-SIGNO-40NKS-02-0002BL	Signo40; Wall mount; 13.56mHz Profile ; OSDP/Wiegand; Pigtail; Mobile Ready; BLE	\$ 246.94	\$ 189.09
334290L	Avigilon	AC-HID-READER-SIGNO-40TKS-00-000000	Signo40; Wall mount; 13.56mHz &125kHz; OSDP/Wiegand; Terminal; Mobile Ready; BLE	\$ 279.99	\$ 214.40

334290L	Avigilon	AC-HID-READER-SIGNO-40TKS-01-000000	Signo40; Wall mount; Seos Profile ; OSDP/Wiegand; Terminal; Mobile Ready; BLE	\$ 213.89	\$ 163.79
334290L	Avigilon	AC-HID-READER-SIGNO-40TKS-01-00001H	Signo40; Wall mount; Seos Profile ; OSDP/Wiegand; Terminal; Mobile Ready; BLE	\$ 213.89	\$ 163.79
334290L	Avigilon	AC-HID-READER-SIGNO-40TKS-01-00001H-AVG	Signo40; Wall mount; Seos Profile ; OSDP/Wiegand; Terminal; Mobile Ready; BLE	\$ 213.89	\$ 163.79
334290L	Avigilon	AC-HID-READER-SIGNO-40TKS-02-000000	Signo40; Wall mount; 13.56mHz Profile ; OSDP/Wiegand; Terminal; Mobile Ready; BLE	\$ 246.94	\$ 189.09
334290L	Avigilon	AC-HID-READER-SIGNO-40TKS-02-0002BL	Signo40; Wall mount; 13.56mHz Profile ; OSDP/Wiegand; Terminal; Mobile Ready; BLE	\$ 246.94	\$ 189.09
334290L	Avigilon	AC-HID-READ-ICLASS-SE-MOB-OSDP-900NMPNEKMA005	RDR; R10; ICLASS; SE E; LF OFF; HF STD/SIO/SEOS/MA; OSDP; PIG; BLK; A/V OFF; OPT TAMP; OPEN COLL; CSN 32-BIT MSB; EM4102 32-BIT; IPM OFF; MOBILE-READY (HID Part #: 900NMPNEKMA005)	\$ 224.40	\$ 171.83
334290L	Avigilon	AC-HID-READ-ICLASS-SE-MOB-OSDP-900NMPTEKMA005	RDR; R10; ICLASS; SE E; LF OFF; HF STD/SIO/SEOS/MA; OSDP; TERM; BLK; A/V OFF; OPT TAMP; OPEN COLL; CSN 32-BIT MSB; EM4102 32-BIT; IPM OFF; MOBILE-READY (HID Part #: 900NMPTEKMA005)	\$ 224.40	\$ 171.83
334290L	Avigilon	AC-HID-READ-ICLASS-SE-MOB-OSDP-910NMPNEKMA005	RDR; R15; ICLASS; SE E; LF OFF; HF STD/SIO/SEOS/MA; OSDP; PIG; BLK; A/V OFF; OPT TAMP; OPEN COLL; CSN 32-BIT MSB; EM4102 32-BIT; IPM OFF; MOBILE-READY (HID Part #: 910NMPNEKMA005)	\$ 331.50	\$ 253.84
334290L	Avigilon	AC-HID-READ-ICLASS-SE-MOB-OSDP-910NMPTEKMA005	RDR; R15; ICLASS; SE E; LF OFF; HF STD/SIO/SEOS/MA; OSDP; TERM; BLK; A/V OFF; OPT TAMP; OPEN COLL; CSN 32-BIT MSB; EM4102 32-BIT; IPM OFF; MOBILE-READY (HID Part #: 910NMPTEKMA005)	\$ 331.50	\$ 253.84
334290L	Avigilon	AC-HID-READ-ICLASS-SE-MOB-OSDP-920NMPNEKMA005	RDR; R40; ICLASS; SE E; LF OFF; HF STD/SIO/SEOS/MA; OSDP; PIG; BLK; A/V OFF; OPT TAMP; OPEN COLL; CSN 32-BIT MSB; EM4102 32-BIT; IPM OFF; MOBILE-READY (HID Part #: 920NMPNEKMA005)	\$ 331.50	\$ 253.84

334290L	Avigilon	AC-HID-READ-ICLASS-SE-MOB-OSDP-920NMPTEKMA005	RDR; R40; ICLASS; SE E; LF OFF; HF STD/SIO/SEOS/MA; OSDP; TERM; BLK; A/V OFF; OPT TAMP; OPEN COLL; CSN 32-BIT MSB; EM4102 32-BIT; IPM OFF; MOBILE-READY (HID Part #: 920NMPTEKMA005)	\$ 331.50	\$ 253.84
334290L	Avigilon	AC-HID-READ-ICLASS-SE-MOB-WG-920NBNEKES077	R40 Standard wall switch reader; Wiegand; No Prox; iCLASS Seos; Mobile IDs via NFC and Bluetooth Smart; HID Elite and Mobile-Enabled; Pigtail; Non-standard configuration (HID Part #: 920NBNEKES077)	\$ 329.46	\$ 252.28
334290L	Avigilon	AC-HID-READ-ICLASS-SE-R40-WG-920NSNNEK20000	RDR; R40; ICLASS; SE E; LF OFF; HF SEOS; WIEG; PIG; BLK; STD-2; LED RED; FLSH GRN; BZR ON; VAR BIT OUTPUT PER SIO; IPM OFF; VEL ON	\$ 251.94	\$ 192.92
334290L	Avigilon	AC-HID-READ-ICLASS-SE-RK40-WG-921NSNNEK20000	RDR; RK40; ICLASS; SE E; LF OFF; HF SEOS; WIEG; PIG; BLK; STD-2; LED RED; FLSH GRN; BZR ON; VAR BIT OUTPUT PER SIO; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; IPM OFF; VEL ON	\$ 460.02	\$ 352.26
334290L	Avigilon	AC-HID-READ-MCLASS-SE-MOB-OSDP-900PMPNEKMA007	RDR; RP10; MULTICLASS; SE E; LF STD; HF STD/SIO/SEOS/MA; 485HDX; A/V OFF; OSDP V1; PIG; BLK; OPT TAMP; OPEN COLL; OSDP TAMP ENBLD; TEST KEY; POLL=75MS; CSN 32-BIT MSB; EM4102 32-BIT; IPM OFF; UART OFF; WIEG OFF; MOBILE-READY (HID Part #: 900PMPNEKMA007)	\$ 260.10	\$ 199.17
334290L	Avigilon	AC-HID-READ-MCLASS-SE-MOB-OSDP-900PMPTEKMA007	RDR; RP10; MULTICLASS; SE E; LF STD; HF STD/SIO/SEOS/MA; OSDP; TERM; BLK; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; CSN 32-BIT MSB; EM4102 32-BIT; IPM OFF; MOBILE-READY (HID Part #: 900PMPTEKMA007)	\$ 260.10	\$ 199.17
334290L	Avigilon	AC-HID-READ-MCLASS-SE-MOB-OSDP-910PMPNEKMA007	RDR; RP15; MULTICLASS; SE E; LF STD; HF STD/SIO/SEOS/MA; OSDP; PIG; BLK; A/V OFF; OPT TAMP; OPEN COLL; CSN 32-BIT MSB; EM4102 32-BIT; IPM OFF; MOBILE-READY (HID Part #: 910PMPNEKMA007)	\$ 367.20	\$ 281.18

334290L	Avigilon	AC-HID-READ-MCLASS-SE-MOB-OSDP-920PMPNEKMA007	RDR; RP40; MULTICLASS; SE E; LF STD; HF STD/SIO/SEOS/MA; OSDP; PIG; BLK; A/V OFF; OSDP V1; OPT TAMP; OPEN COLL; OSDP TAMP ENBLD; TEST KEY; POLL=75MS; CSN 32-BIT MSB; EM4102 32-BIT; IPM OFF; UART OFF; WIEG OFF; MOBILE READY (HID Part #: 920PMPNEKMA007)	\$ 367.20	\$ 281.18
334290L	Avigilon	AC-HID-READ-MCLASS-SE-MOB-OSDP-920PMPTEKMA007	RDR; RP40; MULTICLASS; SE E; LF STD; HF STD/SIO/SEOS/MA; OSDP; TERM; BLK; A/V OFF; OSDP V1; OPT TAMP; OPEN COLL; OSDP TAMP ENBLD; TEST KEY; POLL=75MS; CSN 32-BIT MSB; EM4102 32-BIT; IPM OFF; UART OFF; WIEG OFF; MOBILE READY (HID Part #: 920PMPTEKMA007)	\$ 367.20	\$ 281.18
334290L	Avigilon	AC-HID-READ-MCLASS-SE-MOB-OSDP-921PMPTEKMA008	RDR; RPK40; MULTICLASS; SE E; LF STD; HF STD/SIO/SEOS/MA; OSDP; TERM; BLK; A/V OFF; OSDP V1; OPT TAMP; OC; OSDP TAMP ENBLD; TEST KEY; POLL=75MS; CSN 32-BIT MSB; EM4102 32-BIT; KPF; ASCII; BFFRD 1 KEY; IPM OFF; UART OFF; WIEG OFF; MOBILE READY (HID Part #: 921PMPTEKMA008)	\$ 576.30	\$ 441.30
334290L	Avigilon	AC-HID-READ-MCLASS-SE-MOB-WG-900PBNNEK20000	RDR; RP10; MULTICLASS; SE E; LF FSK ONLY; HF SEOS; WIEG; PIG; BLK; STD-2; LED RED; FLSH GRN; BZR ON; VAR BIT OUTPUT PER SIO; IPM OFF; VEL ON; MOBILE READY (HID Part #: 900PBNNEK20000 )	\$ 260.10	\$ 199.17
334290L	Avigilon	AC-HID-READ-MCLASS-SE-MOB-WG-900PBNTEK20000	RDR; RP10; MULTICLASS; SE E; LF FSK ONLY; HF SEOS; WIEG; TERM; BLK; STD-2; LED RED; FLSH GRN; BZR ON; VAR BIT OUTPUT PER SIO; IPM OFF; VEL ON; MOBILE READY (HID Part #: 900PBNTEK20000 )	\$ 260.10	\$ 199.17
334290L	Avigilon	AC-HID-READ-MCLASS-SE-MOB-WG-900PMNNEKMA003	RDR; RP10; MULTICLASS; SE E; LF STD; HF STD/SIO/SEOS/MA; WIEG; PIG; BLK; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; CSN 32-BIT MSB; EM4102 32-BIT; IPM OFF; MOBILE-READY (HID Part #: 900PMNNEKMA003)	\$ 260.10	\$ 199.17

334290L	Avigilon	AC-HID-READ-MCLASS-SE-MOB-WG-900PMNTEKMA003	RDR; RP10; MULTICLASS; SE E; LF STD; HF STD/SIO/SEOS/MA; WIEG; TERM; BLK; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; CSN 32-BIT MSB; EM4102 32-BIT; IPM OFF; MOBILE-READY (HID Part #: 900PMNTEKMA003)	\$ 260.10	\$ 199.17
334290L	Avigilon	AC-HID-READ-MCLASS-SE-MOB-WG-910PBNNEK20000	RDR; RP15; MULTICLASS; SE E; LF STD; HF SEOS/MA; WIEG; PIG; BLK; STD-2. LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; I'M ALIVE; VAR OUTPUT PER SIO; IPM OFF; VEL ON; MOBILE READY (HID Part #: 910PBNNEK20000)	\$ 367.20	\$ 281.18
334290L	Avigilon	AC-HID-READ-MCLASS-SE-MOB-WG-910PMNNEKMA003	RDR; RP15; MULTICLASS; SE E; LF STD; HF STD/SIO/SEOS/MA; WIEG; PIG; BLK; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; CSN 32-BIT MSB; EM4102 32-BIT; IPM OFF; MOBILE-READY (HID Part #: 910PMNNEKMA003)	\$ 367.20	\$ 281.18
334290L	Avigilon	AC-HID-READ-MCLASS-SE-MOB-WG-920PBNNEK20000	RDR; RP40; MULTICLASS; SE E; LF FSK ONLY; HF SEOS; WIEG; PIG; BLK; STD-2; LED RED; FLSH GRN; BZR ON; VAR BIT OUTPUT PER SIO; IPM OFF; VEL ON; MOBILE READY (HID Part #: 920PBNNEK20000 )	\$ 367.20	\$ 281.18
334290L	Avigilon	AC-HID-READ-MCLASS-SE-MOB-WG-920PBNTEK20000	RDR; RP40; MULTICLASS; SE E; LF FSK ONLY; HF SEOS; WIEG; TERM; BLK; STD-2; LED RED; FLSH GRN; BZR ON; VAR BIT OUTPUT PER SIO; IPM OFF; VEL ON; MOBILE READY (HID Part #: 920PBNTEK20000 )	\$ 367.20	\$ 281.18
334290L	Avigilon	AC-HID-READ-MCLASS-SE-MOB-WG-920PMNNEKMA003	RDR; RP40; MULTICLASS; SE E; LF STD; HF STD/SIO/SEOS/MA; WIEG; PIG; BLK; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; CSN 32-BIT MSB; EM4102 32-BIT; IPM OFF; MOBILE-READY (HID Part #: 920PMNNEKMA003)	\$ 367.20	\$ 281.18
334290L	Avigilon	AC-HID-READ-MCLASS-SE-MOB-WG-920PMNTEKMA003	RDR; RP40; MULTICLASS; SE E; LF STD; HF STD/SIO/SEOS/MA; WIEG; TERM; BLK; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; CSN 32-BIT MSB; EM4102 32-BIT; IPM OFF; MOBILE-READY (HID Part #: 920PMNTEKMA003)	\$ 367.20	\$ 281.18

334290L	Avigilon	AC-HID-READ-MCLASS-SE-MOB-WG-921PBNTEK20000	RDR; RPK40; MULTICLASS; SE E; LF FSK ONLY; HF SEOS; WIEG; TERM; BLK; STD-2; LED RED; FLSH GRN; BZR ON; VAR BIT OUTPUT PER SIO; KPF; BFFRD 1 KEY; NO PAR; 4-BIT MSG; IPM OFF; VEL ON; MOBILE READY (HID Part #: 921PBNTEK20000 )	\$ 576.30	\$ 441.30
334290L	Avigilon	AC-HID-READ-MCLASS-SE-MOB-WG-921PMNTEKMA004	RDR; RPK40; MULTICLASS; SE E; LF STD; HF STD/SIO/SEOS/MA; WIEG; TERM; BLK; LED RED; FLSH GRN; BZR ON; OPT TAMP; OPEN COLL; CSN 32-BIT MSB; EM4102 32-BIT; KPF; BUFRD 1 KEY; NO PAR; 4 BIT MSG; IPM OFF; MOBILE READY (HID Part #: 921PMNTEKMA004)	\$ 576.30	\$ 441.30
334290L	Avigilon	AC-HID-READ-MCLASS-SE-PROX-WG-900PTNTEK00000	RDR; RP10; MULTICLASS; SE REV E; STD PROX; STD; WIEGAND; TERM; BLK; STD 1 SECURITY; LED RED; FLASH GRN; BZR ON; IPM OFF; 32 BIT (HID Part #: 900PTNTEK00000)	\$ 183.60	\$ 140.59
334290L	Avigilon	AC-HID-READ-MCLASS-SE-PROX-WG-910PTNTEK00000	RDR; RP15; MULTICLASS; SE REV E; STD PROX; STD; WIEGAND; TERM; BLK; STD 1 SECURITY; LED RED; FLASH GRN; BZR ON; IPM OFF; 32 BIT (HID Part #: 910PTNTEK00000)	\$ 290.70	\$ 222.60
334290L	Avigilon	AC-HID-READ-MCLASS-SE-PROX-WG-920PTNTEK00000	RDR; RP40; MULTICLASS; SE REV E; STD PROX; STD; WIEGAND; TERM; BLK; STD 1 SECURITY; LED RED; FLASH GRN; BZR ON; IPM OFF; 32 BIT (HID Part #: 920PTNTEK00000)	\$ 290.70	\$ 222.60
334290L	Avigilon	AC-HID-READ-MCLASS-SE-PROX-WG-921PTNTEK00000	RDR; RPK40; MULTICLASS; SE REV E; KPD; STD PROX; STD; WIEGAND; TERM; BLK; STD 1 SECURITY; LED RED; FLASH GRN; BZR ON; IPM OFF; KPF-4-BIT; 32 BIT (HID Part #: 921PTNTEK00000)	\$ 499.80	\$ 382.72
334290L	Avigilon	AC-HID-READ-OMNIKEY-R54270101	5427 CK standard omnikey USB Enrollment reader; iCLASS Seos®; HID Prox®; iCLASS SE®; MIFARE Classic® and MIFARE® DESFire® EV1; supports NFC (HID Part Number: R54270001)	\$ 295.80	\$ 226.51
334290L	Avigilon	AC-ING-READ-APTIOQ-ENROLL-MT20	Schlage (formerly aptiQ™) MT20 Multi-technology enrollment reader with ENGAGE™ technology (Allegion Part Number: MT20)	\$ 517.67	\$ 396.40
334220	Avigilon	AC-LANYARD-05	Lanyard for Body-worn cameras	\$ 5.10	\$ 3.91

334290L	Avigilon	AC-LSP-CAMLOCKSET	Replacement Camlock and key (set of three) for LifeSafety Power enclosures; keyed alike (Lifesafety Power # Camlock Set)(LifeSafety Power Part Number: Camlock_Set)	\$ 20.40	\$ 15.62
334290L	Avigilon	AC-LSP-E1M	Backplate; Standoffs & E1M size cabinet kit: Size: 12" x 14" x 4.5"; Weight: 9 lb. (LifeSafety Power Part Number: E1M)	\$ 280.50	\$ 214.79
334290L	Avigilon	AC-LSP-E2-BS1	Locking battery enclosure with one 4" battery shelf. 20x16x4.5 enclosure with pre-installed lock set and tamper switch.	\$ 255.00	\$ 195.26
334290L	Avigilon	AC-LSP-E2M	Backplate; Standoffs & E2M size cabinet kit: Size: 16" x 20" x 4.5"; Weight: 13 lb. (LifeSafety Power Part Number: E2M)	\$ 315.18	\$ 241.35
334290L	Avigilon	AC-LSP-E4-3BS1	Locking battery enclosure with three 4" battery shelf. 24x20x4.5 enclosure with pre-installed lock set and tamper switch.	\$ 367.20	\$ 281.18
334290L	Avigilon	AC-LSP-WIRED-FPO150/250-2C83D8PE8M2/P16-A	Sixteen Door Mercury Panduit ProWire Unified Power wall mount   Power supply board 150W; 12A/12V   Power supply board 250W; 10A/24V   16 relay lock control outputs fused at 3A   16 auxiliary outputs power limited at 2.5A   Enclosure size: 36" x 30" x 4.5"   73 lbs   Wired for MR52/EP1502. NOTE: All ProWire Unified Power wall mounts are custom made to order. NOTE: All ProWire Unified Power wall mounts are custom made to order. After 48 hours of Avigilon's order acknowledgment; all changes to an accepted purchase order will be subject to a Change Order charge of 30% of the net deliverable value. Returns and cancellations of an order or portion of an order that includes deliverables that have been manufactured and prepped for shipping will be applied with a 50% restocking fee. (Lifesafety Power Part #: FPO150/250-2C83D8PE8M2/P16-A)	\$ 2,982.48	\$ 2,283.81

334290L	Avigilon	AC-LSP-WIRED- FPO150/250- 2C83D8PE8M2/P16-C	Sixteen Door Mercury Panduit ProWire Unified Power wall mount   Power supply board 150W; 12A/12V   Power supply board 250W; 10A/24V   16 relay lock control outputs fused at 3A   16 auxiliary outputs power limited at 2.5A   Enclosure size: 36" x 30" x 4.5"   73 lbs   Wired for all MR52s. NOTE: All ProWire Unified Power wall mounts are custom made to order. After 48 hours of Avigilon's order acknowledgment; all changes to an accepted purchase order will be subject to a Change Order charge of 30% of the net deliverable value. Returns and cancellations of an order or portion of an order that includes deliverables that have been manufactured and prepped for shipping will be applied with a 50% restocking fee. (Lifesafety Power Part #: FPO150/250-2C83D8PE8M2/P16-C)	\$ 2,982.48	\$ 2,283.81
334290L	Avigilon	AC-LSP-WIRED- FPO150/250- 3D8P2M8NL4E8M2/P16-A	Sixteen Door Mercury Panduit ProWire Unified Power wall mount   Power supply board 150W; 12A/12V   Power supply board 250W; 10A/24V   16 relay managed outputs fused at 3A   16 auxiliary outputs power limited at 2.5A   Four port monitoring module   Enclosure size: 36" x 30" x 4.5"   73 lbs   Wired for MR52/EP1502. NOTE: All ProWire Unified Power wall mounts are custom made to order. After 48 hours of Avigilon's order acknowledgment; all changes to an accepted purchase order will be subject to a Change Order charge of 30% of the net deliverable value. Returns and cancellations of an order or portion of an order that includes deliverables that have been manufactured and prepped for shipping will be applied with a 50% restocking fee. (Lifesafety Power Part #: FPO150/250-3D8P2M8NL4E8M2/P16-A)	\$ 3,503.70	\$ 2,682.93



334290L	Avigilon	AC-LSP-WIRED-FPO150/250-3D8P2M8NL4E8M2/P16-C	<p>Sixteen Door Mercury Panduit ProWire Unified Power wall mount   Power supply board 150W; 12A/12V   Power supply board 250W; 10A/24V   16 relay managed outputs fused at 3A   16 auxiliary outputs power limited at 2.5A   Four port monitoring module   Enclosure size: 36" x 30" x 4.5"   73 lbs   Wired for All MR52s. NOTE: All ProWire Unified Power wall mounts are custom made to order. After 48 hours of Avigilon's order acknowledgment; all changes to an accepted purchase order will be subject to a Change Order charge of 30% of the net deliverable value. Returns and cancellations of an order or portion of an order that includes deliverables that have been manufactured and prepped for shipping will be applied with a 50% restocking fee. (Lifesafety Power Part #: FPO150/250-3D8P2M8NL4E8M2/P16-C)</p>	\$ 3,503.70	\$ 2,682.93
334290L	Avigilon	AC-LSP-WIRED-FPO150-B1002D8PM8NL4E6M/P8-A	<p>Eight Door Mercury Panduit ProWire Unified Power wall mount   Power supply board 150W; 4A/24V   Secondary voltage module; 4A/12V class 2 power limited   Eight relay managed outputs fused at 3A   8 auxiliary output power limited at 2.5A   Four port monitoring module   Enclosure size: 30" x 23" x 6.5"   47 lbs   Wired for MR52/EP1502. NOTE: All ProWire Unified Power wall mounts are custom made to order. After 48 hours of Avigilon's order acknowledgment; all changes to an accepted purchase order will be subject to a Change Order charge of 30% of the net deliverable value. Returns and cancellations of an order or portion of an order that includes deliverables that have been manufactured and prepped for shipping will be applied with a 50% restocking fee. (Lifesafety Power Part #: FPO150-B1002D8PM8NL4E6M/P8-A)</p>	\$ 2,184.84	\$ 1,673.03

334290L	Avigilon	AC-MER-CON-MR52	Series 3 Two-Reader Interface Module: mag or wiegand; 8 inputs; 6 relays (Mercury Part Number: MR52-S3)	\$ 726.24	\$ 556.11
334290L	Avigilon	AC-MER-CONT-LP4502	Intelligent Controller; Linux Based with 2 doors; 8 inputs and 4 outputs; expandable up to 64 doors. (Mercury Part #: LP4502)	\$ 2,658.12	\$ 2,035.44
334290L	Avigilon	AC-SCH-COM400L-626	Wireless AD-400 Communication Kit Module Cover with Indicator	\$ 335.21	\$ 256.69
334290L	Avigilon	AC-SCH-READER-MTB11	Mobile Enabled Multi-Technology Reader – Mullion Mount - Dimensions: 5.91" x 1.72" x 0.81". Power required: 5-24 VDC - RS-485 capability included in standard product offering	\$ 347.94	\$ 266.43
334290L	Avigilon	AC-SCH-READER-MTB15	Mobile Enabled Multi-Technology Reader – Wall Mount - Dimensions: 5.1" x 3.25" x 0.76". Power required: 5-24 VDC - RS-485 capability included in standard product offering	\$ 347.94	\$ 266.43
334290L	Avigilon	AC-SCH-READER-MTKB15	Mobile Enabled Multi-Technology Reader – Wall Mount with Keypad - Dimensions: 5.1" x 3.25" x 0.76". Power required: 5-24 VDC - RS-485 capability included in standard product offering	\$ 559.04	\$ 428.08
334290L	Avigilon	AC-SCH-READ-MODULE-MT-626	AD-400 Multi-Technology reader module in grey (Allegion Part #: MT-626).	\$ 657.70	\$ 503.63
334290L	Avigilon	AC-SCH-READ-MODULE-SI-626	AD-400 Smart Technology iClass compatible reader module in grey (Allegion Part #: SI-626).	\$ 763.78	\$ 584.86
334290L	Avigilon	AC-SCH-READ-MODULE-SIK-626	AD-400 Smart Technology iClass compatible reader + keypad module in grey (Allegion Part #: SIK-626).	\$ 816.82	\$ 625.47

334290L	Avigilon	AC-SW-16R-VM-6-P	Access Control Manager Virtual 6 - Web-Based PACS Virtual for 16 Readers - includes: embedded 64 bit Linux OS & Open LDAP for configuration database   Access Control Manager Security Management Software   16 Reader Count Software License   One (1) ACM Verify   ACC Video Integration   Five (5) partitions   Identities CSV export; recurring; one-time; long & short format   Total reader capacity can be expanded from 16 to 2048 readers; in increments of 16; with the purchase of the desired quantity of AC-SW-LIC-16RCU-6-P; 16 Reader Count Software Licenses   Supports up to 512 controllers   500K identities and 150M stored events and Fifty (50) simultaneous operators (via browser)   VMware software is required and not included	\$ 2,550.00	\$ 1,952.64
334290L	Avigilon	AC-SW-32R-VM-6-P	Access Control Manager Virtual 6 - Web-Based PACS Virtual for 32 Readers - includes: embedded 64 bit Linux OS & Open LDAP for configuration database   Access Control Manager Security Management Software   32 Reader Count Software License   One (1) ACM Verify   ACC Video Integration   Five (5) partitions   Identities CSV export; recurring; one-time; long & short format   Total reader capacity can be expanded from 32 to 2048 readers; in increments of 16; with the purchase of the desired quantity of AC-SW-LIC-16RCU-6-P; 16 Reader Count Software Licenses   Supports up to 512 controllers   500K identities and 150M stored events and Fifty (50) simultaneous operators (via browser)   VMware software is required and not included	\$ 3,399.66	\$ 2,603.26
334290L	Avigilon	AC-SW-LIC-16RCU-6-P	Additional 16 Doors Expansion Software Licenses for Avigilon Access Control Manager Professional; Enterprise; Enterprise Plus & Virtual	\$ 849.66	\$ 650.62

334290L	Avigilon	AC-SW-LIC-ACMEC-MIG-6-P	Access Control Manager 6 License for the migration and conversion of a single ACM Embedded Controller into an ACM Professional; Enterprise of Virtual system. One license is required for each ACM Embedded Controller to be migrated. License includes migration of Cardholders into Identities and conversion of the ACM EC into a HID VertX EVO V1000 controller. The ACM system does require the appropriate number of HID licensing (AC-SW-HID-RDR).	\$ 204.00	\$ 156.21
334290L	Avigilon	AC-SW-LIC-AVO-VER-16VS-6-P	Access Control Manager 6 (ACM) Verify license for 16 virtual stations (per appliance)	\$ 849.66	\$ 650.62
334290L	Avigilon	AC-SW-LIC-AVO-VER-5VS-6-P	Access Control Manager 6 (ACM) Verify license for 5 virtual stations (per appliance)	\$ 306.00	\$ 234.32
334290L	Avigilon	AC-SW-LIC-BDGE-6-P	Badging Software Licenses for Avigilon Access Control Manager Professional; Enterprise; Enterprise Plus & Virtual	\$ 849.66	\$ 650.62
334290L	Avigilon	AC-SW-LIC-BOSCHINTR-10PANEL-6-P	Bosch Intrusion (10 Panel) Integration Software Licenses for Avigilon Access Control Manager 6 Professional; Enterprise; Enterprise Plus & Virtual	\$ 3,060.00	\$ 2,343.17
334290L	Avigilon	AC-SW-LIC-BOSCHINTR-1PANEL-6-P	Bosch Intrusion (1 Panel) Integration Software Licenses for Avigilon Access Control Manager 6 Professional; Enterprise; Enterprise Plus & Virtual	\$ 331.50	\$ 253.84
334290L	Avigilon	AC-SW-LIC-EXACQ-6-P	Access Control Manager 6 License for Video Integration for Exacq (per appliance)	\$ 4,249.32	\$ 3,253.88
334290L	Avigilon	AC-SW-LIC-HID-VERTX-ASM-6-P	Access Control Manager 6 NON OEM (Non Avigilon Ordered) HID VertX EVO V1000 or HID VertX EVO V2000 Assimilation License (per appliance)	\$ 510.00	\$ 390.53
334290L	Avigilon	AC-SW-LIC-LDAP-6-P	Access Control Manager 6 LDAP Directory Connectivity Software License (required for integration with Microsoft Active Directory or other directory products)(per appliance)	\$ 2,550.00	\$ 1,952.64
334290L	Avigilon	AC-SW-LIC-MILEST-6-P	Access Control Manager 6 License for Video Integration for Milestone (per appliance)	\$ 4,249.32	\$ 3,253.88
334290L	Avigilon	AC-SW-LIC-ORCL-6-P	Access Control Manager 6 Oracle Server Connectivity Software License (from Oracle DB 9i forward)(per appliance)	\$ 3,399.66	\$ 2,603.26

334290L	Avigilon	AC-SW-LIC-PART-6-P	Access Control Manager 6 Partitioning License for additional partitions (per appliance)	\$ 4,250.34	\$ 3,254.67
334290L	Avigilon	AC-SW-LIC-REP-6-P	Access Control Manager 6 Multi-Appliance Replication Software License (per appliance)	\$ 3,399.66	\$ 2,603.26
334290L	Avigilon	AC-SW-LIC-REST-6-P	Access Control Manager 6 REST Connectivity Software License (per appliance)	\$ 849.66	\$ 650.62
334290L	Avigilon	AC-SW-LIC-SQL-6-P	Access Control Manager 6 Microsoft SQL Server Connectivity Software License (from Microsoft SQL 2000 forward)(per appliance)	\$ 1,700.34	\$ 1,302.03
334290L	Avigilon	AC-SW-LIC-VIRDI-BIO-6-P	ViRDI BE Manager Integration Software Licenses for Avigilon Access Control Manager 6 Professional; Enterprise; Enterprise Plus & Virtual	\$ 2,550.00	\$ 1,952.64
334290L	Avigilon	AC-SW-LIC-XML-6-P	Access Control Manager 6 XML Events Connectivity Software License (per appliance)	\$ 849.66	\$ 650.62
334220	Avigilon	AC-USB-DOCK-050	USB Cable for Body-worn cameras	\$ 25.50	\$ 19.53
334220	Avigilon	AC-USB-DOCK-200	USB Cable for Body-worn cameras	\$ 25.50	\$ 19.53
334220	Avigilon	AC-USB-MICROB-100	USB Cable for Body-worn cameras	\$ 30.60	\$ 23.44
334220	Avigilon	AINVR-KYD-WARR-5YR	5 Year Keep Your Drive Warranty; All AI NVR Models	\$ 1,020.00	\$ 781.06
334220	Avigilon	AINVR-STD-24TB-AU	AI NVR Standard; 24TB; AU	\$ 16,320.00	\$ 12,496.93
334220	Avigilon	AINVR-STD-24TB-EU	AI NVR Standard; 24TB; EU	\$ 16,320.00	\$ 12,496.93
334220	Avigilon	AINVR-STD-24TB-UK	AI NVR Standard; 24TB; UK	\$ 16,320.00	\$ 12,496.93
334220	Avigilon	AINVR-STD-2NDPS-EU	Secondary Power Supply for AI NVR Standard; EU	\$ 571.20	\$ 437.39
334220	Avigilon	AINVR-STD-2NDPS-NA	Secondary Power Supply for AI NVR Standard; NA	\$ 571.20	\$ 437.39
334220	Avigilon	AINVR-STD-2NDPS-UK	Secondary Power Supply for AI NVR Standard; UK	\$ 571.20	\$ 437.39
334220	Avigilon	AINVR-STD-32TB-AU	AI NVR Standard; 32TB; AU	\$ 17,850.00	\$ 13,668.51
334220	Avigilon	AINVR-STD-32TB-EU	AI NVR Standard; 32TB; EU	\$ 17,850.00	\$ 13,668.51
334220	Avigilon	AINVR-STD-32TB-UK	AI NVR Standard; 32TB; UK	\$ 17,850.00	\$ 13,668.51
334220	Avigilon	AINVR-STD-48TB-AU	AI NVR Standard; 48TB; AU	\$ 24,990.00	\$ 19,135.92
334220	Avigilon	AINVR-STD-48TB-EU	AI NVR Standard; 48TB; EU	\$ 24,990.00	\$ 19,135.92
334220	Avigilon	AINVR-STD-48TB-UK	AI NVR Standard; 48TB; UK	\$ 24,990.00	\$ 19,135.92
334220	Avigilon	AINVR-STD-WARR-5Y4HMC	Upgrade the 5 year NBD warranty that comes with AI NVR Standard to 5 year 4HMC	\$ 2,550.00	\$ 1,952.64
334220	Avigilon	AINVR-VAL-12TB-AU	AI NVR Value; 12TB; AU	\$ 6,630.00	\$ 5,076.88
334220	Avigilon	AINVR-VAL-12TB-EU	AI NVR Value; 12TB; EU	\$ 6,630.00	\$ 5,076.88
334220	Avigilon	AINVR-VAL-12TB-UK	AI NVR Value; 12TB; UK	\$ 6,630.00	\$ 5,076.88
334220	Avigilon	AINVR-VAL-2NDPS-EU	Secondary Power Supply for AI NVR Value; EU	\$ 418.20	\$ 320.23

334220	Avigilon	AINVR-VAL-2NDPS-NA	Secondary Power Supply for AI NVR Value; NA	\$ 418.20	\$ 320.23
334220	Avigilon	AINVR-VAL-2NDPS-UK	Secondary Power Supply for AI NVR Value; UK	\$ 418.20	\$ 320.23
334220	Avigilon	AINVR-VAL-6TB-AU	AI NVR Value; 6TB; AU	\$ 5,406.00	\$ 4,139.61
334220	Avigilon	AINVR-VAL-6TB-EU	AI NVR Value; 6TB; EU	\$ 5,406.00	\$ 4,139.61
334220	Avigilon	AINVR-VAL-6TB-NA	AI NVR Value; 6TB; NA	\$ 5,406.00	\$ 4,139.61
334220	Avigilon	AINVR-VAL-6TB-UK	AI NVR Value; 6TB; UK	\$ 5,406.00	\$ 4,139.61
334220	Avigilon	AINVR-VAL-WARR-5Y4HMC	Upgrade the 5 year NBD warranty that comes with AI NVR Value to 5 year 4HMC	\$ 1,428.00	\$ 1,093.48
334220	Avigilon	APD-WARR-EXTEND-1YR	Extended Warranty for Avigilon Presence Detector; 1 year extension	\$ 86.70	\$ 66.39
334220	Avigilon	APD-WARR-EXTEND-2YR	Extended Warranty for Avigilon Presence Detector; 2 year extension	\$ 173.40	\$ 132.78
334220	Avigilon	AVGEX-CMAN0401	Armored cable available by metre (min. 10m): 1 Ethernet cable; 3 power supply wires. Built to order; orders are non-cancellable and non-returnable.	\$ 36.72	\$ 28.12
334220	Avigilon	AVGEX-CMAN1200	Armored cable available by metre (min. 10m): 1 ethernet cable; 3 power supply wires; 1 coaxial cable; 7 wires for alarms; relays and telemetry. Built to order; orders are non-cancellable and non-returnable.	\$ 49.98	\$ 38.27
334220	Avigilon	AVGEX-CMSN0400	Unrmored cable available by metre (min. 10m): 1 Ethernet cable; 3 power supply wires. Built to order; orders are non-cancellable and non-returnable.	\$ 33.66	\$ 25.77
334220	Avigilon	AVGEX-CMSN2200	Unarmored cable available by metre (min. 10m): 2 ethernet cable; 3 power supply wires; 2 coaxial cable; 15 wires for alarms; relays and telemetry. Built to order; orders are non-cancellable and non-returnable.	\$ 36.72	\$ 28.12

334220	Avigilon	AVGEX-MBA1S5A	<p>Communication box with Ethernet switch and power supply: -3 RJ45 ports; Fast Ethernet (10BASE-T/100BASE-T) -1 SFP port; Fast Ethernet (100BASE-FX); for fibre optic connection -2 bypass for analog video signals with BNC connectors -2 bypass for I/O signals with multi-pin connectors -230VAC input voltage -Power supply to 1x 24VAC H5EXPTZ and optional washer pump solenoid -Power supply to 2x 24VAC H5EX cameras and 2x optional washer pump solenoid Operating temperature: from -40°C (-40°F) up to +70°C (158°F) IP66; IP67; IP68; IP69 For use in Zones 1 and 2 IIC Group (Gas) and in Zones 21 and 22 IIIC Group (Dust); ambient temperature up to +80°C (+176°F) Aluminum construction. Built to order; orders are non-cancellable and non-returnable.</p>	\$ 2,035.00	\$ 1,558.29
334220	Avigilon	AVGEX-MBA2S5A	<p>Communication box with Ethernet switch and power supply: -3 RJ45 ports; Fast Ethernet (10BASE-T/100BASE-T) -1 SFP port; Fast Ethernet (100BASE-FX); for fibre optic connection -2 bypass for analog video signals with BNC connectors -2 bypass for I/O signals with multi-pin connectors -24VAC input voltage -Power supply to 1x 24VAC H5EXPTZ and optional washer pump solenoid -Power supply to 2x 24VAC H5EX cameras and 2x optional washer pump solenoid Operating temperature: from -40°C (-40°F) up to +70°C (158°F) IP66; IP67; IP68; IP69 For use in Zones 1 and 2 IIC Group (Gas) and in Zones 21 and 22 IIIC Group (Dust); ambient temperature up to +80°C (+176°F) Aluminum construction. Built to order; orders are non-cancellable and non-returnable.</p>	\$ 2,035.00	\$ 1,558.29

334220	Avigilon	AVGEX-MBA3S5A	<p>Communication box with Ethernet switch and power supply: -3 RJ45 ports; Fast Ethernet (10BASE-T/100BASE-T) -1 SFP port; Fast Ethernet (100BASE-FX); for fibre optic connection -2 bypass for analog video signals with BNC connectors -2 bypass for I/O signals with multi-pin connectors -120VAC input voltage -Power supply to 1x 24VAC H5EXPTZ and optional washer pump solenoid -Power supply to 2x 24VAC H5EX cameras and 2x optional washer pump solenoid Operating temperature: from -40°C (-40°F) up to +70°C (158°F) IP66; IP67; IP68; IP69 For use in Zones 1 and 2 IIC Group (Gas) and in Zones 21 and 22 IIIC Group (Dust); ambient temperature up to +80°C (+176°F) Aluminum construction. Built to order; orders are non-cancellable and non-returnable.</p>	\$ 2,035.00	\$ 1,558.29
334220	Avigilon	AVGEX-MBX1MAA	<p>Communication box with Ethernet switch and power supply: -3 RJ45 ports; Fast Ethernet (10BASE-T/100BASE-T) -1 SFP port; Fast Ethernet (100BASE-FX); for fibre optic connection -2 bypass for analog video signals with BNC connectors -2 bypass for I/O signals with multi-pin connectors -230VAC input voltage -Power supply to 1x 24VAC H5EXPTZ and optional washer pump solenoid -Power supply to 2x 24VAC H5EX cameras and 2x optional washer pump solenoid Operating temperature: from -40°C (-40°F) up to +70°C (158°F) IP66; IP67; IP68; IP69 For use in Zones 1 and 2 IIC Group (Gas) and in Zones 21 and 22 IIIC Group (Dust); ambient temperature up to +80°C (+176°F) AISI 316L stainless steel construction. Built to order; orders are non-cancellable and non-returnable.</p>	\$ 2,414.00	\$ 1,848.50



334220	Avigilon	AVGEX-MBX2MAA	Communication box with Ethernet switch and power supply: -3 RJ45 ports; Fast Ethernet (10BASE-T/100BASE-T) -1 SFP port; Fast Ethernet (100BASE-FX); for fibre optic connection -2 bypass for analog video signals with BNC connectors -2 bypass for I/O signals with multi-pin connectors -24VAC input voltage -Power supply to 1x 24VAC H5EXPTZ and optional washer pump solenoid -Power supply to 2x 24VAC H5EX cameras and 2x optional washer pump solenoid Operating temperature: from -40°C (-40°F) up to +70°C (158°F) IP66; IP67; IP68; IP69 For use in Zones 1 and 2 IIC Group (Gas) and in Zones 21 and 22 IIIC Group (Dust); ambient temperature up to +80°C (+176°F) AISI 316L stainless steel construction	\$ 2,414.00	\$ 1,848.50
334220	Avigilon	AVGEX-MBX3MAA	Communication box with Ethernet switch and power supply: -3 RJ45 ports; Fast Ethernet (10BASE-T/100BASE-T) -1 SFP port; Fast Ethernet (100BASE-FX); for fibre optic connection -2 bypass for analog video signals with BNC connectors -2 bypass for I/O signals with multi-pin connectors -120VAC input voltage -Power supply to 1x 24VAC H5EXPTZ and optional washer pump solenoid -Power supply to 2x 24VAC H5EX cameras and 2x optional washer pump solenoid Operating temperature: from -40°C (-40°F) up to +70°C (158°F) IP66; IP67; IP68; IP69 For use in Zones 1 and 2 IIC Group (Gas) and in Zones 21 and 22 IIIC Group (Dust); ambient temperature up to +80°C (+176°F) AISI 316L stainless steel construction. Built to order; orders are non-cancellable and non-returnable.	\$ 2,414.00	\$ 1,848.50
334220	Avigilon	AVGEX-MBXMP	Adapter plate for communication box to AVGEX-MPXCOW or AVGEX-MPXCW mounts. AISI 316L stainless steel. Built to order; orders are non-cancellable and non-returnable.	\$ 381.48	\$ 292.11

334220	Avigilon	AVGEX-MBXWRE	Wrench for opening communication boxes; AVGEX-MBX. Built to order; orders are non-cancellable and non-returnable.	\$ 73.44	\$ 56.23
334220	Avigilon	AVGEX-MHXWFWCA	Parapet mounting bracket for H5EX-BO; AISI 316L stainless steel. Built to order; orders are non-cancellable and non-returnable.	\$ 285.60	\$ 218.70
334220	Avigilon	AVGEX-MMXCABLARM10	Replacement 10m armored cable for H5EX Compact Bullet. Built to order; orders are non-cancellable and non-returnable.	\$ 673.20	\$ 515.50
334220	Avigilon	AVGEX-MMXCABLARM4	Replacement 4m armored cable for H5EX Compact Bullet. Built to order; orders are non-cancellable and non-returnable.	\$ 392.70	\$ 300.71
334220	Avigilon	AVGEX-MMXCWCOL	Stainless steel AISI 316L Corner and pole mount adaptor for H5EX compact bullet. Built to order; orders are non-cancellable and non-returnable.	\$ 100.98	\$ 77.32
334220	Avigilon	AVGEX-MPX2CABL10	Cabling for H5EXPTZ 10m; prewired and barrier cable gland. Built to order; orders are non-cancellable and non-returnable.	\$ 1,122.00	\$ 859.16
334220	Avigilon	AVGEX-MPX2CABL4	Cabling for H5EXPTZ 4m; prewired and barrier cable gland. Built to order; orders are non-cancellable and non-returnable.	\$ 748.68	\$ 573.30
334220	Avigilon	AVGEX-MPX2CABLARM10	Armored Cabling for H5EXPTZ 10m; prewired and barrier cable gland. Built to order; orders are non-cancellable and non-returnable.	\$ 1,122.00	\$ 859.16
334220	Avigilon	AVGEX-MPX2CABLARM4	Armored Cabling for H5EXPTZ 4m; prewired and barrier cable gland. Built to order; orders are non-cancellable and non-returnable.	\$ 748.68	\$ 573.30
334220	Avigilon	AVGEX-MPXCOL	Pole mount for use with AVGEX-MBXMP or H5EX PTZ cameras. For pole diameter from 110mm (4.3") to 150mm (5.9"). Max load 50kg (110 lb). AISI 316L stainless steel. Built to order; orders are non-cancellable and non-returnable.	\$ 369.24	\$ 282.74
334220	Avigilon	AVGEX-MPXCW	Corner mount for use with AVGEX-MBXMP or H5EX PTZ cameras. Max load 50 kg (110lb). AISI 316L stainless steel. Built to order; orders are non-cancellable and non-returnable.	\$ 269.28	\$ 206.20

334220	Avigilon	AVGEX-MPXWBA	Wall bracket; for H5EX PTZ; AISI 316L stainless steel. Built to order; orders are non-cancellable and non-returnable.	\$ 499.80	\$ 382.72
334220	Avigilon	AVGEX-MPXWBTA	Parapet or ceiling mount bracket for H5EX PTZ; AISI 316L stainless steel. Built to order; orders are non-cancellable and non-returnable.	\$ 216.24	\$ 165.58
334220	Avigilon	AVGEX-NXCOL	Pole mount adaptor; for H5EX bullet cameras or explosion proof washers; for pole diameters from 110mm (4.3") to 150mm (5.9"); max load 50kg (110lbs); AISI 316L stainless steel.	\$ 269.28	\$ 206.20
334220	Avigilon	AVGEX-NXCW	Corner mount adaptor; for H5EX bullet cameras or explosion proof washers; max load 50kg (110lbs); AISI 316L stainless steel	\$ 134.64	\$ 103.10
334220	Avigilon	AVGEX-NXFWBT	Parapet extension for H5EX-BO; 124mm (4.9"); AISI 316L stainless steel. Built to order; orders are non-cancellable and non-returnable.	\$ 209.10	\$ 160.12
334220	Avigilon	AVGEX-NXWBS1	Wall bracket for H5EX-BO; AISI 316L stainless steel. Built to order; orders are non-cancellable and non-returnable.	\$ 258.06	\$ 197.61
334220	Avigilon	AVGEX-NXWTU	Wall adapter module; for use with AVGEX-NXWBS1. AISI 316L stainless steel.	\$ 426.36	\$ 326.48
334220	Avigilon	AVGEX-OCTEX1/2-3/4P	Cable gland reduction in nickel-plated brass 3/4" - 1/2" NPT -100°C/+400°C	\$ 38.76	\$ 29.68
334220	Avigilon	AVGEX-OCTEXB1/2P	Barrier cable gland 1/2" NPT unarmoured cable IECEx-ATEX - 60/+135°C	\$ 81.60	\$ 62.49
334220	Avigilon	AVGEX-OCTEXB3/4P	Barrier cable gland 3/4" NPT unarmoured cable IECEx-ATEX - 60/+135°C	\$ 206.04	\$ 157.77
334220	Avigilon	AVGEX-OCTEXBA1/2P	Barrier cable gland 1/2" NPT armoured cable -60/+135°C	\$ 130.56	\$ 99.98
334220	Avigilon	AVGEX-OCTEXBA3/4P	Barrier cable gland 3/4" NPT armoured cable -60/+135°C	\$ 244.80	\$ 187.46
334220	Avigilon	AVGEX-OEXPLUG1/2P	EX 1/2" NPT IECEx-ATEX plug - 100/+400°C	\$ 16.32	\$ 12.49
334220	Avigilon	AVGEX-OEXPLUG3/4P	EX 3/4" NPT IECEx-ATEX plug - 100/+400°C	\$ 11.22	\$ 8.59

334220	Avigilon	AVGEX-WASEX2T4AT	Stainless steel enclosure; 10L water tank and pump with explosion proof solenoid valve; 20m delivery; 24VAC/VDC; ATEX IIC-IIIC T6-T5-T4; EAC Ex. Built to order; orders are non-cancellable and non-returnable.	\$ 2,438.00	\$ 1,866.88
334220	Avigilon	AVGEX-WASEX2T4GOR	Stainless steel enclosure; 10L water tank and pump with explosion proof electrovalve; 20m delivery; 24VAC/VDC; EAC Ex. Built to order; orders are non-cancellable and non-returnable.	\$ 2,438.00	\$ 1,866.88
334220	Avigilon	AVGEX-WASEX2T4IN	Stainless steel enclosure; 10L water tank and pump with explosion proof solenoid valve; 20m delivery; 24VAC/VDC; INMETRO. Built to order; orders are non-cancellable and non-returnable.	\$ 2,438.00	\$ 1,866.88
334220	Avigilon	AVGEX-WASEX2T4KC	Stainless steel enclosure; 10L water tank and pump with explosion proof solenoid valve; 20m delivery; 24VAC/VDC; KCs. Built to order; orders are non-cancellable and non-returnable.	\$ 2,933.00	\$ 2,245.92
334220	Avigilon	CAM-FIPS	FIPS Camera license	\$ 10.20	\$ 7.81
334220	Avigilon	DC-200/AUS	DockController DC-200; PSU; AUS power & LAN cable. Available only for EU; EFTA; US; Australia; New Zealand and Canada. For use with	\$ 734.40	\$ 562.36
334220	Avigilon	DC-200/EU	DockController (EU)	\$ 734.40	\$ 562.36
334220	Avigilon	DC-200/ROW	DockController (ROW)	\$ 734.40	\$ 562.36
334220	Avigilon	DC-200/UK	DockController DC-200; PSU; UK power & LAN cable. Available only for EU; EFTA; US; Australia; New Zealand and Canada. For use with body worn cameras.	\$ 734.40	\$ 562.36
334220	Avigilon	DC-200/US	DockController DC-200; PSU; US power & LAN cable. Available only for EU; EFTA; US; Australia; New Zealand and Canada. For use with body worn cameras.	\$ 734.40	\$ 562.36
334220	Avigilon	DC-200-12MW	12 Month Warranty for DC-200	\$ 132.60	\$ 101.54
334220	Avigilon	H264ENC-WARR-EXTEND-1YR	Extended Warranty for Analog Video Encoder; 1 year extension	\$ 35.70	\$ 27.34
334220	Avigilon	H264ENC-WARR-EXTEND-2YR	Extended Warranty for Analog Video Encoder; 2 years extension	\$ 70.38	\$ 53.89
334220	Avigilon	H4AES-WARR-EXTEND-1YR	Extended Warranty for H4A ES box; dome and bullet cameras; 1 year extension	\$ 140.76	\$ 107.79

334220	Avigilon	H4AES-WARR-EXTEND-2YR	Extended Warranty for H4A ES box; dome and bullet cameras; 2 years extension	\$ 281.52	\$ 215.58
334220	Avigilon	H4A-ETD-KIT	H4 Thermal Elevated Temperature Detection Solution; 640x512 Thermal Bullet Camera; Black Body; Tripod x 2	\$ 5,610.00	\$ 4,295.82
334220	Avigilon	H4AMH-WARR-EXTEND-1YR	Extended Warranty for H4 Multisensor camera; 1 year extension	\$ 193.80	\$ 148.40
334220	Avigilon	H4AMH-WARR-EXTEND-2YR	Extended Warranty for H4 Multisensor camera; 2 years extensions	\$ 387.60	\$ 296.81
334220	Avigilon	H4A-WARR-EXTEND-1YR	Extended Warranty for H4A box; dome and bullet cameras; 1 year extension	\$ 105.06	\$ 80.45
334220	Avigilon	H4A-WARR-EXTEND-2YR	Extended Warranty for H4A box; dome and bullet cameras; 2 years extension	\$ 209.10	\$ 160.12
334220	Avigilon	H4F-WARR-EXTEND-1YR	Extended Warranty for H4 Fisheye cameras; 1 year extension	\$ 89.76	\$ 68.74
334220	Avigilon	H4F-WARR-EXTEND-2YR	Extended Warranty for H4 Fisheye cameras; 2 years extension	\$ 179.52	\$ 137.47
334220	Avigilon	H4IRPTZ-WARR-EXTEND-1YR	Extended Warranty for H4 IR PTZ cameras; non-moving parts only; 1 year extension	\$ 371.28	\$ 284.30
334220	Avigilon	H4IRPTZ-WARR-EXTEND-2YR	Extended Warranty for H4 IR PTZ cameras; non-moving parts only; 2 years extension	\$ 741.54	\$ 567.83
334220	Avigilon	H4LPC-WARR-EXTEND-1YR	Extended Warranty for H4 LPC camera only; 1 year extension	\$ 89.76	\$ 68.74
334220	Avigilon	H4LPC-WARR-EXTEND-2YR	Extended Warranty for H4 LPC camera only; 2 years extension	\$ 179.52	\$ 137.47
334220	Avigilon	H4-MT-CRNR1	Corner mount adapter for use with H4A-MT-Wall1; H4-BO-JBOX1; H4SL; H4F; H4 PTZ; H4 IR PTZ and H4 Multisensor cameras.	\$ 91.80	\$ 70.30
334220	Avigilon	H4-MT-POLE1	Pole mount adapter for use with H4A-MT-Wall1; H4-BO-JBOX1; H4SL; H4F; H4 PTZ; H4 IR PTZ and H4 Multisensor cameras.	\$ 91.80	\$ 70.30
334220	Avigilon	H4M-WARR-EXTEND-1YR	Extended Warranty for H4 Mini Dome cameras; 1 year extension	\$ 36.72	\$ 28.12
334220	Avigilon	H4M-WARR-EXTEND-2YR	Extended Warranty for H4 Mini Dome cameras; 2 years extension	\$ 72.42	\$ 55.46
334220	Avigilon	H4PRO-WARR-EXTEND-1YR	Extended Warranty for H4 Pro camera; 1 year extension	\$ 554.88	\$ 424.90
334220	Avigilon	H4PRO-WARR-EXTEND-2YR	Extended Warranty for H4 Pro camera; 2 years extension	\$ 1,110.00	\$ 849.97
334220	Avigilon	H4PTZ-WARR-EXTEND-1YR	Extended Warranty for H4 PTZ cameras; non-moving parts only; 1 year extension	\$ 262.14	\$ 200.74

334220	Avigilon	H4PTZ-WARR-EXTEND-2YR	Extended Warranty for H4 PTZ cameras; non-moving parts only; 2 years extension	\$ 524.28	\$ 401.46
334220	Avigilon	H4SL-WARR-EXTEND-1YR	Extended Warranty for H4SL dome and bullet cameras; 1 year extension	\$ 49.98	\$ 38.27
334220	Avigilon	H4SL-WARR-EXTEND-2YR	Extended Warranty for H4SL dome and bullet cameras; 2 years extension	\$ 99.96	\$ 76.54
334220	Avigilon	H4VI-WARR-EXTEND-1YR	Extended Warranty for H4 Video Intercom; 1 year extension	\$ 117.30	\$ 89.82
334220	Avigilon	H4VI-WARR-EXTEND-2YR	Extended Warranty for H4 Video Intercom; 2 years extension	\$ 234.60	\$ 179.65
334220	Avigilon	H5AEX-BO-WARR-EXTEND-2YR	2 year extended warranty for H5 Explosion Protected Bullet camera. Must be purchased at the same time as the camera.	\$ 1,041.00	\$ 797.14
334220	Avigilon	H5AEX-CO-WARR-EXTEND-2YR	2 year extended warranty for H5 Explosion Protected Compact Bullet camera. Must be purchased at the same time as the camera.	\$ 627.30	\$ 480.35
334220	Avigilon	H5AEX-PTZ-WARR-EXTEND-2YR	2 year extended warranty for H5 Explosion Protected PTZ camera. Must be purchased at the same time as the camera.	\$ 2,856.00	\$ 2,186.96
334220	Avigilon	H5DH-DI-CLER1	Replacement Dome Cover for H5A Dual Head Camera	\$ 100.00	\$ 76.57
334220	Avigilon	H5PTZ-ACCS-CABL1	H5A PTZ cable gland nut kit. Pack of 10.	\$ 95.00	\$ 72.75
334220	Avigilon	HD-LP-PS-A	Replacement Power Supply for JPEG2000 LPR Kits	\$ 826.20	\$ 632.65
334220	Avigilon	HD-NVR2-W10UPG	Windows 7 to Windows 10 Upgrade for NVR2	\$ 255.00	\$ 195.26
334220	Avigilon	HD-NVR3-W10UPG	USB Windows 10 Upgrade for NVR3-STD; NVR3-VAL; RMWS3; and NVRWS3	\$ 255.00	\$ 195.26
334220	Avigilon	HD-NVR4-STD-48TB-S16-UK	NVR4 Standard 48TB; 2U Rack Mount; Windows Server 2016; UK	\$ 25,460.00	\$ 19,495.82
334220	Avigilon	KF-DOCKCLAMP	Klick Fast Dock Clamp (pocket klick fast dock). For use with body worn cameras.	\$ 30.60	\$ 23.44
334220	Avigilon	KF-DOCKEP	Klick Fast Dock Epaulette (epaulette klickfast dock)	\$ 25.50	\$ 19.53
334220	Avigilon	KF-HARN3	Klick Fast 3-point chest harness	\$ 61.20	\$ 46.86
334220	Avigilon	KF-HARN4	Klick Fast 4-point chest harness	\$ 61.20	\$ 46.86
334220	Avigilon	KF-HARN5	Klick Fast shoulder harness. For use with body worn cameras.	\$ 61.20	\$ 46.86
334220	Avigilon	KF-LOOP	Klick Fast radio loop dock. For use with body worn cameras.	\$ 20.40	\$ 15.62
334220	Avigilon	KF-MAGMOUNT	Klick Fast magnetic mounting set (supplied w/o magnets). For use with body worn cameras.	\$ 30.60	\$ 23.44

334220	Avigilon	KF-MOLLEVEST	Klick Fast Dock for MOLLE vests. For use with body worn cameras.	\$ 20.40	\$ 15.62
334220	Avigilon	KF-SCREW	Klick Fast uniform screw-on dock. For use with body worn cameras.	\$ 20.40	\$ 15.62
334220	Avigilon	LEF2814SI	Sigma 28mm f/1.4 Lens for Pro Cameras	\$ 2,678.00	\$ 2,050.66
334220	Avigilon	LEF5014SI	Sigma 50mm f/1.4 Lens for Pro Cameras	\$ 1,811.00	\$ 1,386.76
334220	Avigilon	LEF7030040CA	Canon 70-300mm f/4-f/5.6 Lens. Compatible with Video H4 Pro Cameras.	\$ 1,153.00	\$ 882.90
334220	Avigilon	LEF9028TA	Tamron 90mm f/2.8 VC Lens for Pro Cameras	\$ 1,326.00	\$ 1,015.38
334220	Avigilon	M4K43-G2-AU	Monitor; 43" LCD 4K UHD; 16:9 Widescreen Aspect Ratio	\$ 1,694.00	\$ 1,297.17
334220	Avigilon	M4K43-G2-EU	Monitor; 43" LCD 4K UHD; 16:9 Widescreen Aspect Ratio	\$ 1,694.00	\$ 1,297.17
334220	Avigilon	M4K43-G2-NA	Monitor; 43" LCD 4K UHD; 16:9 Widescreen Aspect Ratio	\$ 1,694.00	\$ 1,297.17
334220	Avigilon	M4K43-G2-UK	Monitor; 43" LCD 4K UHD; 16:9 Widescreen Aspect Ratio	\$ 1,694.00	\$ 1,297.17
334220	Avigilon	NVR3-HDDN-HOT-10TB	Spare Hard Drive; 10TB; Front/Rear Bay; NLSAS compatible with NVR3-PRM-137TB	\$ 2,382.00	\$ 1,824.00
334220	Avigilon	NVR3-HDDN-HOT-4TB	Spare Hard Drive; 4TB; Front/Rear Bay; NLSAS compatible with NVR3-STD-24TB	\$ 1,194.00	\$ 914.30
334220	Avigilon	NVR3-HDDN-INT-10TB	Spare Hard Drive; 10TB; Internal Bay; NLSAS compatible with NVR3-PRM-137TB	\$ 2,346.00	\$ 1,796.43
334220	Avigilon	NVR3-HDDS-HOT-2TB	Spare Hard Drive; 2TB; Front/Rear Bay; SATA compatible with NVR3-VAL-6TB; Gen 2	\$ 683.40	\$ 523.30
334220	Avigilon	NVR4-HDDN-HOT-4TB	Spare Hard Drive; 4TB; Front/Rear Bay; NLSAS compatible with NVR4-PRM-64TB	\$ 1,194.00	\$ 914.30
334220	Avigilon	NVR4-HDDN-INT-10TB	Spare Hard Drive; 10TB; Internal Bay; NLSAS compatible with NVR4-PRM-157TB	\$ 2,316.00	\$ 1,773.46
334220	Avigilon	NVR4-HDDN-INT-4TB	Spare Hard Drive; 4TB; Internal Bay; NLSAS compatible with NVR4-PRM-64TB	\$ 1,122.00	\$ 859.16
334220	Avigilon	NVR4-HDDN-INT-8TB	Spare Hard Drive; 8TB; Internal Bay; NLSAS compatible with NVR4-PRM-128TB; NVR4-PRM-96TB	\$ 1,836.00	\$ 1,405.90
334220	Avigilon	NVR4-HDDS-HOT-2TB	Spare Hard Drive; 2TB; Front/Rear Bay; SATA compatible with NVR4-VAL-6TB	\$ 734.40	\$ 562.36

334220	Avigilon	NVR4-HDDS-HOT-4TB	Spare Hard Drive; 4TB; Front/Rear Bay; SATA compatible with NVR4-STD-24TB; NVR4-STD-16TB; NVR4-VAL-12TB	\$ 938.40	\$ 718.57
334220	Avigilon	NVR4-HDDS-HOT-8TB	Spare Hard Drive; 8TB; Front/Rear Bay; SATA compatible with NVR4-STD-48TB; NVR4-STD-32TB; NVR4-VAL-24TB; NVR4-VAL-16TB	\$ 1,556.00	\$ 1,191.50
334220	Avigilon	NVR4-HDDS-PACK-16TB	Storage Expansion Pack to add 16TB of effective storage to NVR4-STD-32TB or NVR4-STD-16TB	\$ 5,610.00	\$ 4,295.82
334220	Avigilon	NVR4-S16-COA	Windows Server 2016 COA for NVR4	\$ 1,342.00	\$ 1,027.63
334220	Avigilon	NVR4-S19-COA	Windows Server 2019 Upgrade USB and COA for NVR4/NVR4X.	\$ 1,450.00	\$ 1,110.33
334220	Avigilon	NVR4-VAL-10GBE	Network Card; DP 10G-SFP+; NVR4 Value	\$ 759.90	\$ 581.88
334220	Avigilon	NVR4-VAL-12TB-AU	NVR4 Value 12TB; 1U Rack Mount; Windows 10; AU	\$ 5,814.00	\$ 4,452.03
334220	Avigilon	NVR4-VAL-12TB-EU	NVR4 Value 12TB; 1U Rack Mount; Windows 10; EU	\$ 5,814.00	\$ 4,452.03
334220	Avigilon	NVR4-VAL-12TB-NA	NVR4 Value 12TB; 1U Rack Mount; Windows 10; NA	\$ 5,814.00	\$ 4,452.03
334220	Avigilon	NVR4-VAL-12TB-UK	NVR4 Value 12TB; 1U Rack Mount; Windows 10; UK	\$ 5,814.00	\$ 4,452.03
334220	Avigilon	NVR4-VAL-16TB-AU	NVR4 Value 16TB; 1U Rack Mount; Windows 10; AU	\$ 6,885.00	\$ 5,272.14
334220	Avigilon	NVR4-VAL-16TB-EU	NVR4 Value 16TB; 1U Rack Mount; Windows 10; EU	\$ 6,885.00	\$ 5,272.14
334220	Avigilon	NVR4-VAL-16TB-UK	NVR4 Value 16TB; 1U Rack Mount; Windows 10; UK	\$ 6,885.00	\$ 5,272.14
334220	Avigilon	NVR4-VAL-24TB-AU	NVR4 Value 24TB; 1U Rack Mount; Windows 10; AU	\$ 10,251.00	\$ 7,849.63
334220	Avigilon	NVR4-VAL-24TB-EU	NVR4 Value 24TB; 1U Rack Mount; Windows 10; EU	\$ 10,251.00	\$ 7,849.63
334220	Avigilon	NVR4-VAL-24TB-UK	NVR4 Value 24TB; 1U Rack Mount; Windows 10; UK	\$ 10,251.00	\$ 7,849.63
334220	Avigilon	NVR4-VAL-6TB-AU	NVR4 Value 6TB; 1U Rack Mount; Windows 10; AU	\$ 4,590.00	\$ 3,514.76
334220	Avigilon	NVR4-VAL-6TB-EU	NVR4 Value 6TB; 1U Rack Mount; Windows 10; EU	\$ 4,590.00	\$ 3,514.76
334220	Avigilon	NVR4-VAL-6TB-NA	NVR4 Value 6TB; 1U Rack Mount; Windows 10; NA	\$ 4,590.00	\$ 3,514.76
334220	Avigilon	NVR4-VAL-6TB-UK	NVR4 Value 6TB; 1U Rack Mount; Windows 10; UK	\$ 4,590.00	\$ 3,514.76
334220	Avigilon	NVR4-VAL-WARR-EXTEND-2YR	2 Year Warranty Extension for NVR4 Value	\$ 1,020.00	\$ 781.06
334220	Avigilon	NVR4-WKS-4TB-AU	NVR4 Workstation 4TB; Windows 10; AU	\$ 2,382.00	\$ 1,824.00
334220	Avigilon	NVR4-WKS-4TB-EU	NVR4 Workstation 4TB; Windows 10; EU	\$ 2,382.00	\$ 1,824.00



334220	Avigilon	NVR4-WKS-4TB-NA	NVR4 Workstation 4TB; Widnows 10; NA	\$ 2,382.00	\$ 1,824.00
334220	Avigilon	NVR4-WKS-4TB-UK	NVR4 Workstation 4TB; Widnows 10; UK	\$ 2,382.00	\$ 1,824.00
334220	Avigilon	NVR4-WKS-8TB-AU	NVR4 Workstation 8TB; Widnows 10; AU	\$ 2,724.00	\$ 2,085.88
334220	Avigilon	NVR4-WKS-8TB-EU	NVR4 Workstation 8TB; Widnows 10; EU	\$ 2,724.00	\$ 2,085.88
334220	Avigilon	NVR4-WKS-8TB-UK	NVR4 Workstation 8TB; Widnows 10; UK	\$ 2,724.00	\$ 2,085.88
334220	Avigilon	NVR4X-PRM-128TB-AU	NVR4X Premium 128TB 2U Rack Mnt; Windows Server 2016; AU	\$ 48,450.00	\$ 37,100.25
334220	Avigilon	NVR4X-PRM-128TB-EU	NVR4X Premium 128TB 2U Rack Mnt; Windows Server 2016; EU	\$ 47,500.00	\$ 36,372.80
334220	Avigilon	NVR4X-PRM-128TB-UK	NVR4X Premium 128TB 2U Rack Mnt; Windows Server 2016; UK	\$ 47,500.00	\$ 36,372.80
334220	Avigilon	NVR4X-PRM-157TB-AU	NVR4X Premium 157TB 2U Rack Mnt; Windows Server 2016; AU	\$ 59,500.00	\$ 45,561.71
334220	Avigilon	NVR4X-PRM-157TB-EU	NVR4X Premium 157TB 2U Rack Mnt; Windows Server 2016; EU	\$ 59,500.00	\$ 45,561.71
334220	Avigilon	NVR4X-PRM-157TB-UK	NVR4X Premium 157TB 2U Rack Mnt; Windows Server 2016; UK	\$ 59,500.00	\$ 45,561.71
334220	Avigilon	NVR4X-PRM-192TB-AU	NVR4X Premium 192TB 2U Rack Mnt; Windows Server 2016; AU	\$ 72,930.00	\$ 55,845.64
334220	Avigilon	NVR4X-PRM-192TB-EU	NVR4X Premium 192TB 2U Rack Mnt; Windows Server 2016; EU	\$ 72,930.00	\$ 55,845.64
334220	Avigilon	NVR4X-PRM-192TB-UK	NVR4X Premium 192TB 2U Rack Mnt; Windows Server 2016; UK	\$ 72,930.00	\$ 55,845.64
334220	Avigilon	NVR4X-PRM1-WARR-5Y4HMC	Upgrade the 5 Year Next Business Day warranty to 5 Years 4 Hour Mission Critical for NVR4X PRM 64/96/128/157TB.	\$ 4,080.00	\$ 3,124.23
334220	Avigilon	NVR4X-PRM-217TB-AU	NVR4X Premium 217TB 2U Rack Mnt; Windows Server 2016; AU	\$ 82,263.00	\$ 62,992.32
334220	Avigilon	NVR4X-PRM-217TB-EU	NVR4X Premium 217TB 2U Rack Mnt; Windows Server 2016; EU	\$ 82,263.00	\$ 62,992.32
334220	Avigilon	NVR4X-PRM-217TB-UK	NVR4X Premium 217TB 2U Rack Mnt; Windows Server 2016; UK	\$ 82,263.00	\$ 62,992.32
334220	Avigilon	NVR4X-PRM2-WARR-5Y4HMC	Upgrade the 5 Year Next Business Day warranty to 5 Years 4 Hour Mission Critical for NVR4X PRM 192/217TB.	\$ 4,080.00	\$ 3,124.23
334220	Avigilon	NVR4X-PRM-64TB-AU	NVR4X Premium 64TB 2U Rack Mnt; Windows Server 2016; AU	\$ 31,620.00	\$ 24,212.80
334220	Avigilon	NVR4X-PRM-64TB-EU	NVR4X Premium 64TB 2U Rack Mnt; Windows Server 2016; EU	\$ 31,620.00	\$ 24,212.80
334220	Avigilon	NVR4X-PRM-64TB-UK	NVR4X Premium 64TB 2U Rack Mnt; Windows Server 2016; UK	\$ 31,620.00	\$ 24,212.80
334220	Avigilon	NVR4X-PRM-96TB-AU	NVR4X Premium 96TB 2U Rack Mnt; Windows Server 2016; AU	\$ 36,720.00	\$ 28,118.09

334220	Avigilon	NVR4X-PRM-96TB-EU	NVR4X Premium 96TB 2U Rack Mnt; Windows Server 2016; EU	\$ 36,720.00	\$ 28,118.09
334220	Avigilon	NVR4X-PRM-96TB-UK	NVR4X Premium 96TB 2U Rack Mnt; Windows Server 2016; UK	\$ 36,720.00	\$ 28,118.09
334220	Avigilon	NVR4X-STD-16TB-AU	NVR4X Standard 16TB 2U Rack Mnt; Windows 10; AU	\$ 13,388.00	\$ 10,251.77
334220	Avigilon	NVR4X-STD-16TB-EU	NVR4X Standard 16TB 2U Rack Mnt; Windows 10; EU	\$ 13,388.00	\$ 10,251.77
334220	Avigilon	NVR4X-STD-16TB-S16-AU	NVR4X Standard 16TB 2U Rack Mnt; Windows Server 2016; AU	\$ 15,428.00	\$ 11,813.88
334220	Avigilon	NVR4X-STD-16TB-S16-EU	NVR4X Standard 16TB 2U Rack Mnt; Windows Server 2016; EU	\$ 15,428.00	\$ 11,813.88
334220	Avigilon	NVR4X-STD-16TB-S16-UK	NVR4X Standard 16TB 2U Rack Mnt; Windows Server 2016; UK	\$ 15,428.00	\$ 11,813.88
334220	Avigilon	NVR4X-STD-16TB-UK	NVR4X Standard 16TB 2U Rack Mnt; Windows 10; UK	\$ 13,388.00	\$ 10,251.77
334220	Avigilon	NVR4X-STD-24TB-AU	NVR4X Standard 24TB 2U Rack Mnt; Windows 10; AU	\$ 15,372.00	\$ 11,771.00
334220	Avigilon	NVR4X-STD-24TB-EU	NVR4X Standard 24TB 2U Rack Mnt; Windows 10; EU	\$ 15,372.00	\$ 11,771.00
334220	Avigilon	NVR4X-STD-24TB-S16-AU	NVR4X Standard 24TB 2U Rack Mnt; Windows Server 2016; AU	\$ 17,412.00	\$ 13,333.12
334220	Avigilon	NVR4X-STD-24TB-S16-EU	NVR4X Standard 24TB 2U Rack Mnt; Windows Server 2016; EU	\$ 17,412.00	\$ 13,333.12
334220	Avigilon	NVR4X-STD-24TB-S16-UK	NVR4X Standard 24TB 2U Rack Mnt; Windows Server 2016; UK	\$ 17,412.00	\$ 13,333.12
334220	Avigilon	NVR4X-STD-24TB-UK	NVR4X Standard 24TB 2U Rack Mnt; Windows 10; UK	\$ 15,372.00	\$ 11,771.00
334220	Avigilon	NVR4X-STD-32TB-AU	NVR4X Standard 32TB 2U Rack Mnt; Windows 10; AU	\$ 16,749.00	\$ 12,825.43
334220	Avigilon	NVR4X-STD-32TB-EU	NVR4X Standard 32TB 2U Rack Mnt; Windows 10; EU	\$ 16,749.00	\$ 12,825.43
334220	Avigilon	NVR4X-STD-32TB-S16-AU	NVR4X Standard 32TB 2U Rack Mnt; Windows Server 2016; AU	\$ 19,131.00	\$ 14,649.43
334220	Avigilon	NVR4X-STD-32TB-S16-EU	NVR4X Standard 32TB 2U Rack Mnt; Windows Server 2016; EU	\$ 19,131.00	\$ 14,649.43
334220	Avigilon	NVR4X-STD-32TB-S16-UK	NVR4X Standard 32TB 2U Rack Mnt; Windows Server 2016; UK	\$ 19,131.00	\$ 14,649.43
334220	Avigilon	NVR4X-STD-32TB-UK	NVR4X Standard 32TB 2U Rack Mnt; Windows 10; UK	\$ 16,749.00	\$ 12,825.43
334220	Avigilon	NVR4X-STD-48TB-AU	NVR4X Standard 48TB 2U Rack Mnt; Windows 10; AU	\$ 23,919.00	\$ 18,315.81
334220	Avigilon	NVR4X-STD-48TB-EU	NVR4X Standard 48TB 2U Rack Mnt; Windows 10; EU	\$ 23,450.00	\$ 17,956.68
334220	Avigilon	NVR4X-STD-48TB-S16-AU	NVR4X Standard 48TB 2U Rack Mnt; Windows Server 2016; AU	\$ 25,460.00	\$ 19,495.82
334220	Avigilon	NVR4X-STD-48TB-S16-EU	NVR4X Standard 48TB 2U Rack Mnt; Windows Server 2016; EU	\$ 25,460.00	\$ 19,495.82
334220	Avigilon	NVR4X-STD-48TB-S16-UK	NVR4X Standard 48TB 2U Rack Mnt; Windows Server 2016; UK	\$ 25,460.00	\$ 19,495.82

334220	Avigilon	NVR4X-STD-48TB-UK	NVR4X Standard 48TB 2U Rack Mnt; Windows 10; UK	\$ 23,450.00	\$ 17,956.68
334220	Avigilon	NVR4X-STD-WARR-5Y4HMC	Upgrade the 5 Year Next Business Day warranty to 5 Years 4 Hour Mission Critical for NVR4X STD.	\$ 2,550.00	\$ 1,952.64
334220	Avigilon	RF-220	RFID RF-220 reader & base (MIFARE;MULTI-ISO; and LF). For use with body worn cameras.	\$ 739.50	\$ 566.27
334220	Avigilon	RF-CARD-10	10x RFID plastic cards. For use with body worn cameras.	\$ 20.40	\$ 15.62
334220	Avigilon	RF-STICKER-10	10x RFID sticker-style tags. For use with body worn cameras.	\$ 10.20	\$ 7.81
334220	Avigilon	RLEF20028CA	Refurbished Canon 200mm f/2.8 L lens. Lens may be missing original packaging and documentation. Lens may also contain cosmetic scratches which will not impair its functionality. Available in limited quantities.	\$ 955.74	\$ 731.85
334220	Avigilon	RLEF7020028CA	Refurbished Canon 70-200mm f/2.8 L lens. Lens may be missing original packaging and documentation. Lens may also contain cosmetic scratches which will not impair its functionality. Available in limited quantities.	\$ 1,594.00	\$ 1,220.59
334220	Avigilon	RM5-WKS-2MN-AU	Remote Monitoring Workstation; 2 monitors; AU	\$ 2,040.00	\$ 1,562.12
334220	Avigilon	RM5-WKS-2MN-EU	Remote Monitoring Workstation; 2 monitors; EU	\$ 2,040.00	\$ 1,562.12
334220	Avigilon	RM5-WKS-2MN-NA	Remote Monitoring Workstation; 2 monitors; NA	\$ 2,040.00	\$ 1,562.12
334220	Avigilon	RM5-WKS-2MN-UK	Remote Monitoring Workstation; 2 monitors; UK	\$ 2,040.00	\$ 1,562.12
334220	Avigilon	RM5-WKS-4MN-AU	Remote Monitoring Workstation; 4 monitors; AU	\$ 3,203.00	\$ 2,452.68
334220	Avigilon	RM5-WKS-4MN-EU	Remote Monitoring Workstation; 4 monitors; EU	\$ 3,203.00	\$ 2,452.68
334220	Avigilon	RM5-WKS-4MN-NA	Remote Monitoring Workstation; 4 monitors; NA	\$ 3,203.00	\$ 2,452.68
334220	Avigilon	RM5-WKS-4MN-UK	Remote Monitoring Workstation; 4 monitors; UK	\$ 3,203.00	\$ 2,452.68
334220	Avigilon	RM5-WKS-WARR-EXTENDED-2YR	2 Year Extended Warranty for RM5-WKS	\$ 392.70	\$ 300.71
334220	Avigilon	RMS1U-A-ENVR1-8P	1U Rack Mount Shelf for up to two ES 8-Port Appliance	\$ 323.34	\$ 247.60
334220	Avigilon	VB-400-12MW-N	12 Month Additional Warranty for VB-400 Body-worn camera	\$ 147.90	\$ 113.25
334220	Avigilon	VB-400-24MW-N	24 Month Additional Warranty for VB-400 Body-worn camera	\$ 255.00	\$ 195.26
334220	Avigilon	VB-400-DOCK14/AUS	VB400 14-Port Dock with AUS power cable	\$ 816.00	\$ 624.85

334220	Avigilon	VB-400-DOCK14/EU	VB400 14-Port Dock with EU power cable	\$ 816.00	\$ 624.85
334220	Avigilon	VB-400-DOCK14/ROW	VB400 14-Port Dock with no power cable	\$ 816.00	\$ 624.85
334220	Avigilon	VB-400-DOCK14/UK	VB400 14-Port Dock with UK power cable	\$ 816.00	\$ 624.85
334220	Avigilon	VB-400-DOCK14/US	VB400 14-Port Dock with US power cable	\$ 816.00	\$ 624.85
334220	Avigilon	VB-400-DOCK14-12MW	12 Month Additional Warranty for VB400-DOCK14	\$ 132.60	\$ 101.54
334220	Avigilon	VB-400-DOCK14-24MW	24 Month Additional Warranty for VB-400-DOCK14	\$ 255.00	\$ 195.26
334220	Avigilon	VB-400-DOCK-SOLO	VB400 1-Port Dock	\$ 86.70	\$ 66.39
334220	Avigilon	VB-400-ID-CUS-1000	1000 Custom front-button sticker for VB-400 camera	\$ 1,031.00	\$ 789.48
334220	Avigilon	VB-400-ID-CUS-250	Custom VB400 Front-button Stickers (250)	\$ 678.30	\$ 519.41
334220	Avigilon	VB-400-ID-CUS-5000	5000 Custom front-button sticker for the VB-400 camera	\$ 1,362.00	\$ 1,042.94
334220	Avigilon	VB-400-ID-CUS-ART	Custom VB400 Front button Sticker Design	\$ 413.10	\$ 316.33
334220	Avigilon	VB-400-QR-KFSTUD	Klick Fast Quick Release Stud for VB-440-64-QR-N	\$ 25.50	\$ 19.53
334220	Avigilon	VB-400-QR-KFTILT	VB-400 Tilting KlickFast for QR base	\$ 35.70	\$ 27.34
334220	Avigilon	VB-400-QR-KFTILT2	Klick Fast Quick Release Wide Tilt Mount for VB-440-64-QR-N	\$ 61.20	\$ 46.86
334220	Avigilon	VB-400-QR-SPORT	VB-400 Sports Camera fitting for QR base	\$ 25.50	\$ 19.53
334220	Avigilon	VB-400-SOLO-12MW	12 Month Additional Warranty for VB-400-DOCK-SOLO	\$ 35.70	\$ 27.34
334220	Avigilon	VB-400-SOLO-24MW	Warranty: +24 Months warranty for VB-400-SOLO	\$ 61.20	\$ 46.86
334220	Avigilon	VB-400-VF-MAG	Close-Fit Magnetic Mount for VB-440-64-VF-N	\$ 35.70	\$ 27.34
334220	Avigilon	VB-400-VF-MOL2	Close-Fit Double MOLLE Mount for VB-440-64-VF-N	\$ 71.40	\$ 54.67
334220	Avigilon	VB-440-64-ALIG	VB400 Alligator clip Body-worn camera	\$ 606.90	\$ 464.73
334220	Avigilon	VB-440-64-KF-N	VB400 Klick Fast Stud Body-worn camera	\$ 606.90	\$ 464.73
334220	Avigilon	VB-440-64-QR-N	VB400 Body-worn camera with QuickRelease Mount	\$ 606.90	\$ 464.73
334220	Avigilon	VB-440-64-VF-N	VB400 Close Fit Body-worn camera	\$ 606.90	\$ 464.73
334220	Avigilon	VMA-AIA1-CG1-AU	AI Appliance with 10 channels of analytics and an Australian power cord.	\$ 7,497.00	\$ 5,740.78
334220	Avigilon	VMA-AIA1-CG1-EU	AI Appliance with 10 channels of analytics and a European power cord.	\$ 7,497.00	\$ 5,740.78

334220	Avigilon	VMA-AIA1-CG1-UK	AI Appliance with 10 channels of analytics and a United Kingdom power cord.	\$ 7,497.00	\$ 5,740.78
334220	Avigilon	VMA-AIA1-CG2-AU	AI Appliance with 30 channels of analytics and an Australian power cord.	\$ 12,312.00	\$ 9,427.83
334220	Avigilon	VMA-AIA1-CG2-EU	AI Appliance with 30 channels of analytics and a European power cord.	\$ 12,312.00	\$ 9,427.83
334220	Avigilon	VMA-AIA1-CG2-UK	AI Appliance with 30 channels of analytics and a United Kingdom power cord.	\$ 12,312.00	\$ 9,427.83
334220	Avigilon	VMA-AS1-W10UPG	USB Windows 10 upgrade kit for AS1 models	\$ 255.00	\$ 195.26
334220	Avigilon	VMA-AS3-16P-WARR-EXTEND-1YR	1YR Warranty Extension for HDVA3 16-Port	\$ 341.70	\$ 261.65
334220	Avigilon	VMA-AS3-16P-WARR-EXTEND-2YR	2YR Warranty Extension for HDVA3 16-Port	\$ 637.50	\$ 488.16
334220	Avigilon	VMA-AS3-24P-WARR-EXTEND-1YR	1YR Warranty Extension for HDVA3 24-Port	\$ 510.00	\$ 390.53
334220	Avigilon	VMA-AS3-24P-WARR-EXTEND-2YR	2YR Warranty Extension for HDVA3 24-Port	\$ 979.20	\$ 749.81
334220	Avigilon	VMA-AS3-8P-WARR-EXTEND-1YR	1YR Warranty Extension for HDVA3 8-Port	\$ 168.30	\$ 128.88
334220	Avigilon	VMA-AS3-8P-WARR-EXTEND-2YR	2YR Warranty Extension for HDVA3 8-Port	\$ 306.00	\$ 234.32
334220	Avigilon	VMA-AS3-ANK	Analytics Kit for Appearance Search and Face Recognition; HDVA3 16/24-port	\$ 999.60	\$ 765.44
334220	Avigilon	VMA-ENVR1-8P4A-AU	ES 8-Port Appliance; 4TB; ACC and Analytics licenses sold separately.	\$ 1,617.00	\$ 1,238.21
334220	Avigilon	VMA-ENVR1-8P4A-EU	ES 8-Port Appliance; 4TB; ACC and Analytics licenses sold separately.	\$ 1,617.00	\$ 1,238.21
334220	Avigilon	VMA-ENVR1-8P4A-NA	ES 8-Port Appliance; 4TB; ACC and Analytics licenses sold separately.	\$ 1,617.00	\$ 1,238.21
334220	Avigilon	VMA-ENVR1-8P4A-UK	ES 8-Port Appliance; 4TB; ACC and Analytics licenses sold separately.	\$ 1,617.00	\$ 1,238.21
334220	Avigilon	VMA-ENVR1-8P8A-AU	ES 8-Port Appliance; 8TB; ACC and Analytics licenses sold separately.	\$ 2,127.00	\$ 1,628.74
334220	Avigilon	VMA-ENVR1-8P8A-EU	ES 8-Port Appliance; 8TB; ACC and Analytics licenses sold separately.	\$ 2,127.00	\$ 1,628.74
334220	Avigilon	VMA-ENVR1-8P8A-NA	ES 8-Port Appliance; 8TB; ACC and Analytics licenses sold separately.	\$ 2,127.00	\$ 1,628.74
334220	Avigilon	VMA-ENVR1-8P8A-UK	ES 8-Port Appliance; 8TB; ACC and Analytics licenses sold separately.	\$ 2,127.00	\$ 1,628.74
334220	Avigilon	VMA-ENVR1-8P-WARR-EXTEND-2YR	Can be applied to VMA-ENVR1-8Px; VMA-ENVR1-8PxA; or VMA-ENVR1-8PxB	\$ 408.00	\$ 312.42
334220	Avigilon	VMA-RPA-RGD-8P2	ES 8-Port Rugged Appliance with 2TB; power supply sold separately	\$ 5,406.00	\$ 4,139.61

334220	Avigilon	VM-EPL-HQ-BASE	VideoManager for Head-quarters - Base	\$ 3,815.00	\$ 2,921.31
334220	Avigilon	VM-EPL-VB-CONNECT-1	License: 1x VideoManager CONNECT license for VB400 body-worn camera	\$ 316.20	\$ 242.13
334220	Avigilon	VM-EPL-VB-CONNECT-TO-PLUS-1	License: 1x VideoManager UPGRADE license for VB400 body-worn camera	\$ 122.40	\$ 93.72
334220	Avigilon	VM-EPL-VB-PLUS-1	License: 1x VideoManager PLUS license for VB400 body-worn camera	\$ 402.90	\$ 308.51
334220	Avigilon	VM-EPL-VT-CONNECT-1	Licence: 1x VM Connect for VT100	\$ 193.80	\$ 148.40
334220	Avigilon	VM-EPL-VT-CONNECT-TO-PLUS-1	Licence: 1x Upg. to VM Plus for VT100	\$ 40.80	\$ 31.24
334220	Avigilon	VM-EPL-VT-PLUS-1	Licence: 1x VM Plus for VT100	\$ 224.40	\$ 171.83
334220	Avigilon	VM-ESA-VB-12M-1	12 Month Additional S/W Assurance for VideoManager (VB400)	\$ 86.70	\$ 66.39
334220	Avigilon	VM-ESA-VB-24M-1	Software Assurance: +24 Months for 1x VM-EPL-VB license	\$ 147.90	\$ 113.25
334220	Avigilon	VM-ESA-VT-12M-1	SW Assurance: +12 mnths for 1x VM-EPL-VT	\$ 61.20	\$ 46.86
334220	Avigilon	WKS-RACK	Rack Shelf for three NVR4-WKS or RM5-WKS; 7U	\$ 418.20	\$ 320.23

August 2019

# CMAS Local Government Agency Guide

(This packet supersedes all previous guides)

- General Information Regarding CMAS
- Call the CMAS Unit for Information at (916) 375-4365
- Contact [CMAS Unit](mailto:cmas@dgs.ca.gov) at [cmas@dgs.ca.gov](mailto:cmas@dgs.ca.gov)
- [CMAS Website](http://www.dgs.ca.gov/PD/About/Page-Content/PD-Branch-Intro-Accordion-List/Acquisitions/California-Multiple-Award-Schedules) ([www.dgs.ca.gov/PD/About/Page-Content/PD-Branch-Intro-Accordion-List/Acquisitions/California-Multiple-Award-Schedules](http://www.dgs.ca.gov/PD/About/Page-Content/PD-Branch-Intro-Accordion-List/Acquisitions/California-Multiple-Award-Schedules))



Procurement Division • Department of General Services  
State of California

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# CMAS LOCAL GOVERNMENT AGENCY GUIDE

## SECTION 1 - OVERVIEW

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### Legislation

Public Contract Code (PCC) § 10290 et seq. and 12101.5 include approval for local government agencies to use CMAS for acquisition of information technology and non-information technology products and services.

Public Contract Code (PCC) § 10298 and 10299 authorizes local government agencies and school districts to use CMAS and other Department of General Services (DGS) agreements without competitive bidding. However, each local government agency should make its own determination whether the CMAS program is consistent with their procurement policies and regulations.

---

### Definition of a Local Government Agency

A local government agency is any city, county, city and county, district, or other local governmental body or corporation, including the California State Universities (CSU) and University of California (UC) systems, K-12 schools and community colleges empowered to expend public funds.

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### Fees to Use CMAS

Local government agencies do not pay DGS an administrative fee to place an order against a CMAS. In lieu of this fee paid by the local government agency, the selling CMAS contractor pays DGS a 1.25% incentive fee.

---

### Agency Responsibilities

**Each agency is responsible for its own contracting program and purchasing decisions, including use of the CMAS program and associated outcomes.**

Successful CMAS transactions are the responsibility of the ordering agency. It is also the responsibility of each agency to consult as applicable with legal staff and contracting offices for advice depending upon the scope or complexity of the purchase order.

---

### Method of Establishing a CMAS

A CMAS is not established through a competitive bid process conducted by the State of California. It is because of this that all pricing, products and/or services offered must have been previously bid and awarded on a Federal General Services Administration (GSA) multiple award schedule.

To apply for a CMAS, a contractor must offer to provide products and/or services at prices based on an existing GSA schedule. The GSA schedule is referred to as the “base” contract. The State of California adds standard contract terms and conditions and procurement codes, policies and guidelines, which result in the award of a CMAS.

For clarity, the CMAS Program does not “use” the GSA schedule. Instead, the CMAS Unit establishes a totally independent California agreement for the same products and services at equal or lower prices.

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# CMAS LOCAL GOVERNMENT AGENCY GUIDE

## SECTION 1 – OVERVIEW, Continued

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### What is Included?

CMAS agreements are established for information technology and non- information technology products and services that have been competitively assessed, negotiated, or bid primarily by the federal GSA, but not exclusively.

The awarded CMAS is structured to comply with California procurement codes, guidelines, and policies, and provide for the highest level of contractual protection.

---

### What is Excluded?

The following Non-IT services are examples of services not available on the CMAS program:

- Architectural, Engineering, and Environmental Services (Government Code (GC) § 4525)
  - Financial Audits (Government Code (GC) § 8546.4(e))
  - Legal Services (Government Code (GC) § 11040)
  - Public Works (Public Contract Code (PCC) § 1101)
  - Facility Planning, Registered Nursing, & Security Guard Services (by CMAS Policy)
- 

### Contractor's Option to Allow Use of Their CMAS

As specified in the CMAS, it is at the option of the CMAS contractor whether or not to allow local government agencies to use their CMAS.

CMAS contractors must report all local government agency transactions in their quarterly reports.

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### How to Contact CMAS

Department of General Services  
Procurement Division – CMAS Unit  
707 Third Street, Second Floor, MS 2-202  
West Sacramento, California 95605  
Phone: (916) 375-4365  
E-mail: [cmas@dgs.ca.gov](mailto:cmas@dgs.ca.gov)

[CMAS Website](http://www.dgs.ca.gov/PD/About/Page-Content/PD-Branch-Intro-Accordion-List/Acquisitions/California-Multiple-Award-Schedules): [www.dgs.ca.gov/PD/About/Page-Content/PD-Branch-Intro-Accordion-List/Acquisitions/California-Multiple-Award-Schedules](http://www.dgs.ca.gov/PD/About/Page-Content/PD-Branch-Intro-Accordion-List/Acquisitions/California-Multiple-Award-Schedules)

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# CMAS LOCAL GOVERNMENT AGENCY GUIDE

## SECTION 2 – USE OF CMAS

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### CMAS is Optional

The CMAS Program is a procurement option. It is not mandatory that Local Government Agencies use CMAS.

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### Search for a CMAS

Agencies can use the CMAS website to [search for CMAS contractors](#) by company name, or by CMAS product/service description. Go to [www.dgs.ca.gov/PD/About/Page-Content/PD-Branch-Intro-Accordion-List/Acquisitions/California-Multiple-Award-Schedules](http://www.dgs.ca.gov/PD/About/Page-Content/PD-Branch-Intro-Accordion-List/Acquisitions/California-Multiple-Award-Schedules), then select “Find a CMAS Contractor” under the Services For Government heading. Instructions for searching the CMAS website are available in Attachment A of this guide.

[Copies of a CMAS](#) can be obtained at [caleprocure.ca.gov](http://caleprocure.ca.gov).

---

### Seeking Multiple Offers

When using CMAS as a procurement method, State agencies are required to seek offers from a minimum of 3 CMAS contractors, including one California Certified SB and/or DVBE (if available). Local government agencies are not bound by this requirement, and can set their own policy of how many contractors to solicit.

---

### Request for Offer

Do not refer to the CMAS transaction as a bid. This is not a competitive bid transaction so small business preferences, protest language, intents to award, evaluation criteria, advertising, etc. are not applicable. Refer to the CMAS transaction as a “Request for Offer” (RFO).

The agency must develop an RFO identifying their needs and requirements for the purchase. The RFO could be simple for a product, or more detailed and contain a [Statement of Work](#) (SOW) for a services project. For information regarding the preparation of a SOW and some SOW samples, go to the CMAS website: [www.dgs.ca.gov/PD/About/Page-Content/PD-Branch-Intro-Accordion-List/Acquisitions/California-Multiple-Award-Schedules](http://www.dgs.ca.gov/PD/About/Page-Content/PD-Branch-Intro-Accordion-List/Acquisitions/California-Multiple-Award-Schedules), then select “Statement of Work Information” under the Resources heading.

Sections 4 and 9 of this guide may apply to the development of an RFO.

The RFO can be mailed, faxed, or e-mailed to the selected CMAS contractors. In the case of a simple product purchase, the agency offer and CMAS contractor quote can be verbal.

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### Copy of a CMAS

Copies of a CMAS can be obtained at [caleprocure.ca.gov](http://caleprocure.ca.gov). A complete copy of a CMAS consists of the following:

- CMAS cover page (which includes the signature page, ordering instructions and special provisions, and any attachments or exhibits as prepared by the CMAS Unit)
  - CMAS Terms and Conditions
  - Federal GSA (or Non-GSA) terms and conditions
  - Product/service listing and prices
  - Supplements, if applicable
- 

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# CMAS LOCAL GOVERNMENT AGENCY GUIDE

## SECTION 2 – USE OF CMAS, Continued

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### **Best Value Determination**

The award of all CMAS transactions is based on best value criteria. Best value constitutes whatever the agency determines to be most critical to ensure that its business needs and goals are effectively met and they obtain the most value.

For more information, see Public Contract Code (PCC) § 12100.7(e) and Section 5 of this guide.

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### **Protests**

California code does not provide for formal protest of CMAS transactions. The individual ordering agency handles any informal complaints.

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### **Legal Counsel**

It is the responsibility of each using agency to consult, as applicable, with their legal staff and contracting offices for advice depending upon the scope or complexity of their purchase.

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# CMAS LOCAL GOVERNMENT AGENCY GUIDE

## SECTION 3 – PURCHASE ORDER PROCEDURES

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### Purchase Order Limits

CMAS agreements have set maximum order limits for State agencies. Local government agencies are subject to their own procurement policies and procedures, and therefore set their own purchase order limits.

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### Purchase Order Form

Local government agencies may use their own purchase order forms (in lieu of the State's purchase order form), and shall issue it directly to the CMAS contractor via mail or fax. Local government agencies may also transact in FI\$Cal.

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### Purchase Order Amendments

When the agency determines that the purchase order is incorrect for any reason, they should first contact the CMAS contractor and then issue an amendment to correct the purchase order as soon as possible (preferably before delivery of the products and/or services).

Purchase order amendments cannot be issued after the base CMAS expires.

For amendments, the agency uses the same agency order number as the original purchase order, with an amendment #\_\_\_\_\_

The CMAS contractor is required to immediately reject purchase orders that are not accurate.

---

### Purchase Order Termination

The only provisions for early termination of a purchase order are in the CMAS Terms & Conditions identified below:

- Termination for Convenience (also see Stop Work)
- Termination for Default
- Termination for Funding

Agencies may negotiate a termination provision into the purchase order before issuance. The CMAS contractor is not legally obligated to accept increased risk.

---

### Delivery of Products and Services

The purchase order must be issued before the CMAS expires.

However, delivery of the products or completion of the services may be after the expiration of the CMAS, as specified in the purchase order.

---

### Substantiate CMAS is Valid

Prior to issuing an order, agencies should check the CMAS website ([www.dgs.ca.gov/PD/About/Page-Content/PD-Branch-Intro-Accordion-List/Acquisitions/California-Multiple-Award-Schedule](http://www.dgs.ca.gov/PD/About/Page-Content/PD-Branch-Intro-Accordion-List/Acquisitions/California-Multiple-Award-Schedule), select "Find a CMAS Contractor") to substantiate the CMAS is still active.

A CMAS can also be searched for at [caleprocure.ca.gov](http://caleprocure.ca.gov).

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## CMAS LOCAL GOVERNMENT AGENCY GUIDE

### SECTION 3 – PURCHASE ORDER PROCEDURES, Continued

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#### **Multiple Contracts - One Purchase Order Form**

Agencies wishing to include multiple CMAS contracts on a single purchase order must adhere to the following guidelines:

- All CMAS must be for the same CMAS contractor.
  - The purchase order must go to one contractor location.
  - Write the word “CMAS” in the space usually reserved for the contract number. On the purchase order, this is at the top of the form. The word “CMAS” signifies that the purchase order contains items from multiple CMAS.
  - For each individual CMAS (as differentiated by alpha suffix), the agency must identify and group together the CMAS number with the line items and subtotal per CMAS number (do not include tax in the subtotal), and sequentially identify each individual CMAS as Sub #1, Sub #2, Sub #3, etc. This facilitates accurate billing of administrative fees by the Procurement Division.
  - The total of all items on the purchase order must not exceed the purchase order limit identified in the CMAS.
  - Do not combine items from both non-IT and Information Technology CMAS(s). A non-IT CMAS begins with the number “4” and an Information Technology CMAS begins with the number “3.” The purchase order limits are different for these two types of CMAS.
-



# CMAS LOCAL GOVERNMENT AGENCY GUIDE

## SECTION 4 – CONTRACT CONSIDERATIONS

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### CMAS Numbers

The numbers in a CMAS number are significant as follows:

- CMAS numbers beginning with a 3 are for information technology products and/or services.
  - CMAS numbers beginning with a 4 are for non-information technology products.
- 

### Why Does Agency Need a Copy of a CMAS?

A copy is needed to:

- Determine warranties, guarantees, maintenance provisions, product return policies, bond requirements, travel costs, etc.
  - Determine if products and services are available on the CMAS
  - Determine which products and/or services are specifically excluded
  - Determine if prices quoted are at or below base contract rates
  - Determine if additional approvals, forms, filings, etc. are required
  - Substantiate that the contractor is certified as a small business
  - Substantiate that the contractor has a valid Seller's Permit
  - Substantiate that the contractor has a valid Contractor's License
- 

### Small/Disabled Veteran Business Certification and Status Verification

The [CMAS Search](#) lists CMAS contractors who are Small Businesses and Disabled Veteran Business Enterprises (SB/DVBE) that have been certified by the Office of Small Business and DVBE Services (OSDS).

The CMAS Unit substantiates that the CMAS contractor is certified as a SB or DVBE when the CMAS is awarded. The CMAS indicates the certification number and the date the certification expires.

Before issuing the purchase order, the ordering agency must verify the CMAS contractor's SB/DVBE status by contacting OSDS at (916) 375-4940 or by searching for the CMAS contractor's SB/DVBE certification at [caleprocure.ca.gov](http://caleprocure.ca.gov).

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### Liquidated Damages and Acceptance Testing/Criteria

If the agency wants to include acceptance testing and liquidated damages for late delivery, the criteria must be added to the RFO and purchase order to be applicable.

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# CMAS LOCAL GOVERNMENT AGENCY GUIDE

## SECTION 4 – CONTRACT CONSIDERATIONS, Continued

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### Public Works - Bond Requirements

Prior to the commencement of performance, the CMAS contractor must obtain and provide to the ordering agency, a payment bond, on Std. Form 807, when the purchase order involves a public works expenditure (labor/installation costs) in excess of \$5,000. Such bond shall be in a sum not less than one hundred percent (100%) of the purchase order price. Forms shall be provided to the CMAS contractor by the ordering agency. See the General Terms and Conditions, CMAS Public Works Requirements.

---

### Progress Payments

A progress payment is a partial payment for a portion or segment of the work needed to complete a task. To determine whether a particular task is separate and distinct, you must decide if later tasks build on it. Agencies wishing to allow progress payments for services are required to adhere to the following guidelines.

a. Special Information Technology Products and/or Services

Any contract for information technology products and/or services (Public Contract Code (PCC) § 12112), to be manufactured or performed by the CMAS contractor especially for the State and not suitable for sale to others in the ordinary course of the CMAS contractor's business may provide, on such terms and conditions as the department deems necessary to protect the State's interests, for progress payments for work performed and costs incurred by the CMAS contractor, provided that not less than 10 percent of the contract price is required to be withheld until final delivery and acceptance. Interim risk assessment guidelines and financial protection measures are detailed in Public Contract Code (PCC) § 12112 for agencies to use to determine the applicability to their projects.

b. Special Goods

Any contract for goods (Public Contract Code (PCC) § 10314) to be manufactured or performed by the CMAS contractor especially for the State and not suitable for sale to others in the ordinary course of the CMAS contractor's business may provide, on such terms and conditions as the department deems necessary to protect the State's interests, for progress payments for work performed and costs incurred by the CMAS contractor, provided that not less than 10 percent of the purchase order price is required to be withheld until final delivery and acceptance of the goods or services, and provided further, that the CMAS contractor is required to submit a faithful performance bond, acceptable to the department, in a sum not less than one-half of the total amount payable under the contract securing the faithful performance of the contract by the CMAS contractor.

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# CMAS LOCAL GOVERNMENT AGENCY GUIDE

## SECTION 4 – CONTRACT CONSIDERATIONS, Continued

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### Progress Payments, Continued

#### c. Non-Information Technology Services

Any contract for non-information technology services (Public Contract Code (PCC) § 10346) may provide for progress payments to CMAS contractors for work performed or costs incurred in the performance of the contract. Not less than 10 percent of the contract amount shall be withheld pending final completion of the contract. However, if the contract consists of the performance of separate and distinct tasks, then any funds so withheld with regard to a particular task may be paid upon completion of that task.

Recommended policy for state agencies:

- Discourage progress payments whenever possible.
  - Do not allow progress payments on purchase orders for less than three months.
  - If progress payments are to be made, they should be made not more frequently than monthly in arrears or at clearly identifiable stages of progress, based upon written progress reports submitted with the CMAS contractor's invoices.
  - Progress payments shall not be made in advance of services rendered.
- 

### Travel

If the CMAS provides for travel, agencies may pay travel and per diem expenses according to their respective statutory requirements.

All travel and per diem expenses must be within CMAS parameters, and incorporated into the agency purchase order.

It is important that the ordering agency and CMAS contractor discuss necessary travel requirements prior to issuing the purchase order because the detail and cost (only as allowed for in the CMAS) must be included in the agency purchase order to be payable.

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### Maintenance Sales Tax

The Board of Equalization has ruled that in accordance with [Regulation 1546](#) of the Sales and Use Tax Regulations of the Business Taxes Law Guide, that whenever optional maintenance contracts include consumable supplies, such supplies are subject to sales tax.

Generally, the agency has two options:

1. For contracts that provide for only maintenance services (i.e., the furnishing of labor and parts necessary to maintain equipment), the charges for the provision of maintenance services are not taxable.
2. For contracts that provide for both maintenance services and consumable supply items (i.e., toner, developer, and staples), the provision of the consumable supplies is considered a taxable sale of tangible personal property. Therefore, agencies awarding optional maintenance contracts are responsible for paying the applicable sales tax on the consumable supplies used during the performance period of the maintenance contract.

The CMAS contractor will be required to itemize the consumables being taxed for accounting purposes.

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# CMAS LOCAL GOVERNMENT AGENCY GUIDE

## SECTION 5 – BEST VALUE DETERMINATION

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### CMAS Assessment of Offers

When using the CMAS contracting process, agencies use best value criteria to assess the offers and select the awarded contractor.

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### What is Best Value?

Best value is whatever the agency identifies as critical and important to the success of the project. See Public Contract Code (PCC) § 12100.7(e)

Here are some samples of possible best value criteria:

- The price of the product or service
  - The operational cost that the agency would incur
  - Quality of the product or service, or its technical competency
  - Reliability of delivery and implementation schedules
  - Warranties, guarantees and return policy
  - Supplier financial stability
  - Quality and effectiveness of business solution and approach
  - Industry and program experience
  - Prior record of supplier performance
  - Supplier expertise with engagements of similar scope and complexity
  - Proven development and methodologies and tools
  - Innovative use of current technologies and quality results
- 

### Determining Best Value

To determine best value, the following minimum steps are required. Agencies must:

- Define their requirements (RFO/Statement of Work)
  - Obtain a copy of the CMAS from [caleprocure.ca.gov](http://caleprocure.ca.gov)
  - Review the CMAS in context with agency requirements and CMAS contractor offer
  - Compare offers from all CMAS contractors who responded to the RFO
- 

### Review Resumes

Before selecting a CMAS contractor for a services project, the agency must review the resumes of all CMAS contractor personnel to ensure that the expertise, education, and experience offered correlates with that specified in the CMAS and the requirements of the RFO.

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### Document Files

Follow local agency requirements for documentation of complete procurement file.

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# CMAS LOCAL GOVERNMENT AGENCY GUIDE

## SECTION 6 – PAYMENTS AND INVOICES

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### Fees to Use CMAS

Local government agencies do not pay DGS an administrative fee to place an order against a CMAS. In lieu of this fee paid by the using local government agency, the selling CMAS contractor pays DGS a 1.25% incentive fee. The 1.25% incentive fee is waived for CMAS contractors who are California certified small businesses.

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### CAL-Card (Credit Card)

CAL-Card is a payment mechanism some State and local government agencies use for the purchase of goods and services. The CMAS will stipulate whether or not the CMAS contractor accepts payment through CAL-Card.

A purchase order document is required even when the ordering department chooses to pay the CMAS contractor via the CAL-Card. When applicable, the purchase order should indicate if payment was made via CAL-Card. The CMAS contractor pays DGS the 1.25% incentive fee for all CMAS orders from local government agencies, even if payment is made via CAL-Card.

---

### Advance Payments

It is NOT acceptable to pay for services in advance, except software maintenance and license fees, which are considered a subscription, these services may be paid in advance if a provision addressing payment in advance is included in the purchase order. Warranty upgrades and extensions may also be paid for in advance, one time.

Advance payment for services is allowed by Government Code (GC) § 11019 only under limited, narrowly defined circumstances, e.g., between specific departments and certain types of non-profit organizations, or when paying another government agency.

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### Contractor Name/ Ownership Change

The company name on the CMAS, purchase order and invoice must match or the agency's controller's office may not approve payment. Do not approve invoices if the company name varies between these documents. CMAS contractors must contact the CMAS Unit to initiate a legal name change for their CMAS.

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### Required Payment Date

Payment will be made in accordance with the provisions of the California Prompt Payment Act, Government Code (GC) § 927 et. seq. Unless expressly exempted by statute, the Prompt Payment Act requires state agencies to pay properly submitted, undisputed invoices not more than 45 days after (i) the date of acceptance of goods or performance of services; or (ii) receipt of an undisputed invoice, whichever is later.

**Disputed invoices should be rejected and returned immediately to the CMAS contractor for correction.**

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# CMAS LOCAL GOVERNMENT AGENCY GUIDE

## SECTION 7 – USEFUL WEBSITES

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### [Department of Tax and Fee Administration](#)

- [www.cdtfa.ca.gov](http://www.cdtfa.ca.gov)

### [California Codes and Laws](#)

- [leginfo.legislature.ca.gov/](http://leginfo.legislature.ca.gov/)

### [CMAS](#)

- [www.dgs.ca.gov/PD/About/Page-Content/PD-Branch-Intro-Accordion-List/Acquisitions/California-Multiple-Award-Schedules](http://www.dgs.ca.gov/PD/About/Page-Content/PD-Branch-Intro-Accordion-List/Acquisitions/California-Multiple-Award-Schedules)

### [Small Business Partners](#)

- [caleprocure.ca.gov](http://caleprocure.ca.gov)

### [Contractor License Status](#)

- [www.cslb.ca.gov](http://www.cslb.ca.gov)

### [Department of Finance](#)

- [www.dof.ca.gov/](http://www.dof.ca.gov/)

### [Federal General Services Administration \(GSA\) General Information](#)

- [www.gsa.gov](http://www.gsa.gov)

### [GSA Search](#)

- [www.gsaelibrary.gsa.gov](http://www.gsaelibrary.gsa.gov)

### [Governor's Executive Orders](#)

- [www.gov.ca.gov/category/executive-orders](http://www.gov.ca.gov/category/executive-orders)

### [Office of Small Business and DVBE Services](#)

- [www.dgs.ca.gov/PD/About/Page-Content/PD-Branch-Intro-Accordion-List/Office-of-Small-Business-and-Disabled-Veteran-Business-Enterprise/Certification-Program](http://www.dgs.ca.gov/PD/About/Page-Content/PD-Branch-Intro-Accordion-List/Office-of-Small-Business-and-Disabled-Veteran-Business-Enterprise/Certification-Program)

### [State Admin. Manual \(SAM\)](#)

- [www.dgs.ca.gov/Resources/SAM](http://www.dgs.ca.gov/Resources/SAM)

### [State Contracting Manuals \(SCM\)](#)

- [www.dgs.ca.gov/PD/Resources/Page-Content/Procurement-Division-Resources-List-Folder/State-Contracting-Manual-Volume-2-3-FI\\$Cal](http://www.dgs.ca.gov/PD/Resources/Page-Content/Procurement-Division-Resources-List-Folder/State-Contracting-Manual-Volume-2-3-FI$Cal)

# CMAS LOCAL GOVERNMENT AGENCY GUIDE

## SECTION 8 – RENTAL, FINANCE AND LEASE POLICIES

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### State of California's Financial Marketplace

All CMAS purchase orders may qualify for financing and leasing via the State of California's financial marketplace, managed by the Department of General Service's Procurement Division. Both programs can be found through the [Procurement Division's Home Page](http://www.dgs.ca.gov/PD/About): [www.dgs.ca.gov/PD/About](http://www.dgs.ca.gov/PD/About) (select the Acquisitions tab, then State Financial Marketplace).

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### Federal Lease to Own Purchase (LTOP)

Federal Lease to Own Purchase (LTOP) and hardware rental provisions with no residual value owed at end term are acceptable (\$1 residual value at the end of the term).

This alternative financing arrangement may be faster, but a more expensive alternative to GS \$Mart™ or Lease \$Mart™.

The following requirements apply to the use of any Lease to Own Purchase (LTOP) Plans.

Cancellation of a lease for lack of funds should only be done when the organization is no longer funded. Court decisions have held that Terminations for Convenience should only be employed when the agency no longer has a requirement for the equipment. Example: An employee has retired and the position will not be filled so now there is a piece of equipment that is not needed. In other words, a desire for something different, newer, or better is not a justification for the premature cancellation of a lease.

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### Federal Lease Provisions

Except for LTOPS, federal GSA lease provisions are NOT acceptable and cannot be sold through CMAS because the rates and contract terms are unacceptable.

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# CMAS LOCAL GOVERNMENT AGENCY GUIDE

## SECTION 9 – SERVICES

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### Definition of Personal, Consulting, and Technical Services

**Personal Services** – Services that have someone doing something, e.g., photography, cleaning services, graphic design.

**Consulting Services** – Services of an advisory nature that provide a recommended course of action or personal expertise (product of the mind).

**Technical Services** – Services providing maintenance, repair, or installation on either IT or Non-IT equipment.

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### Public Works Services

Public works is defined as “the erection, construction, alteration, repair or improvement of any public structure, building, road or other public improvement of any kind” in accordance with the Public Contract Code (PCC)§ 1101. Installation of physical layer cable is considered public works. The total dollar value of all public works services included in the purchase order must not exceed the dollar value of the products. See Section 11 for Public Works Projects.

---

### Service and Delivery after CMAS Expires

The purchase order must be issued before the CMAS expires. However, delivery of the products or completion of the services may be provided after the CMAS expires, as specified in the purchase order.

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### Review Resumes

To ensure sufficient expertise, prior to issuing a purchase order for services, the agency is required to review the resumes of all personnel the CMAS contractor intends to use to fulfill the transaction.

Agencies must verify that the CMAS contractor personnel meet education and/or experience requirements listed in the CMAS, and meet the requirements of their RFO. Agencies should also check the resumes of any proposed substitutions to the CMAS contractor’s personnel to ensure they meet the same requirements.

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### Progress Payments

Agencies wishing to allow progress payments for services must adhere to the guidelines in Section 4, Progress Payments.

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*Continued on next page*



## **CMAS LOCAL GOVERNMENT AGENCY GUIDE**

### **SECTION 9 – SERVICES, Continued**

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#### **Follow-on Contracts Prohibited**

No person, firm, or subsidiary thereof who has been awarded a purchase order for consulting services, or a purchase order that includes a consulting component, may be awarded a purchase order for the provision of services, delivery of goods or supplies, or any other related action which is required, suggested, or otherwise deemed appropriate as an end product of a prior purchase order (Public Contract Code (PCC) § 10365.5).

Example: Any consultant that contracts with an agency to develop a program study or provide formal recommendations for the acquisition of products or services is precluded from contracting for any work recommended in the program study or the formal recommendation.

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#### **Network Design Services**

All network design services must result in a hardware or software solution. Also, all network design services performed by the CMAS contractor that include infrastructure components must be performed by a performed by a Building Industry Consulting Service International (BICSI) certified Registered Communications Distribution Designer (RCDD) employed either by the CMAS contractor or subcontractor. Evidence of RCDD certification may be required by the ordering agency.

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# CMAS LOCAL GOVERNMENT AGENCY GUIDE

## SECTION 10 – NOT SPECIFICALLY PRICED (NSP)

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### Open Market, Incidental, and Non- Contract Items

The only time open market/incidental, non-contract items, may be included in a CMAS purchase order is when they fall under the parameters of the Not Specifically Priced (NSP) provision.

If the NSP provision is not included in the CMAS, or the products and/or services required do not qualify under the following parameters, the products and/or services must be procured separate from CMAS.

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### Subordinate and Peripheral

The NSP provision enables the agency to include in the purchase order non- contract products and services that are subordinate and peripheral to the other purchase order items, as follows:

- A purchase order containing NSP items may be issued only if it results in the best value alternative to meet agency needs.
  - Any product or service already specifically priced and identified in the contract may not be identified as a NSP item in a purchase order.
  - All NSP items included in a purchase order issued against a CMAS are subject to all the terms and conditions set forth in the CMAS.
- 

### Items Specifically Excluded

The following NSP items are specifically excluded from any purchase order issued under a CMAS:

1. Items that are not intended for use in direct support of the CMAS priced items identified in the same purchase order. A NSP item must be subordinate to the specifically priced item that the NSP item is supporting.
  2. Supply type items, except for the minimum amount necessary to provide initial support to the priced CMAS items included in the same purchase order.
  3. Items that do not meet the Productive Use Requirements.
  4. Any other items or class of items that are specifically excluded from the scope of the CMAS.
  5. Public Works components that are not incidental to the total purchase order amount. See Section 11, Public Works Projects.
  6. Products or services the CMAS contractor is not factory authorized or otherwise certified or trained to provide.
  7. Follow-on consultant services that were previously recommended or suggested by the same contractor.
- 

### NSP Dollar Limits

**Purchase orders \$250,000 or less:** Total dollar value of all NSP items shall not exceed \$5,000.

**Purchase orders exceeding \$250,000:** Total dollar value of all NSP items shall not exceed 5% of the total cost of the purchase order, or \$25,000, whichever is less.

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*Continued on next page*

# **CMAS LOCAL GOVERNMENT AGENCY GUIDE**

## **SECTION 10 – NOT SPECIFICALLY PRICED (NSP), Continued**

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### **NSP Not Available**

Not all CMAS include the NSP provision. The NSP provision is included at the option of the CMAS contractor and the CMAS Unit.

The NSP provision will not be included in a CMAS for consulting or personal services, software, or office supplies.

Agency purchase orders for only NSP items are prohibited.

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### **Manufacturer Authorization Required**

Agencies must substantiate (through manufacturer authorizations) that the CMAS contractor is an authorized provider of the products and product related services (maintenance, repair, etc.) that are offered under the NSP provision.

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### **Clearly Identify NSP**

The NSP items must be separately listed and clearly identified on the purchase order.

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# CMAS LOCAL GOVERNMENT AGENCY GUIDE

## SECTION 11 – PUBLIC WORKS PROJECTS

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### Definition of a Public Works Project

Public works is defined as “the erection, construction, alteration, repair or improvement of any public structure, building, road or other public improvement of any kind” in accordance with the Public Contract Code (PCC)§ 1101.

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### Installation of Physical Layer Cable

Installation of physical layer cable is considered public works. Agency CMAS purchase orders may allow for public works installation only when it is incidental to the total purchase order amount. The total dollar value of all public works services included in the purchase order must not exceed the dollar value of the products.

---

### Applicable Laws and Codes

Agencies are to ensure that the applicable laws and codes pertaining to contractor and sub-contractor licensing, prevailing wage rates, bonding, labor code requirements, etc., are adhered to by prime contractors as well as sub- contractors during the performance under the agency’s CMAS purchase order.

---

### Agency Responsibility

In accordance with Labor Code (LC) § 1773.2, the ordering agency is responsible for determining the appropriate craft, classification or type of worker needed for any contract for public works.

The ordering agency is to specify the applicable prevailing wage rates as determined by the Director of the [Department of Industrial Relations \(DIR\)](#). In lieu of specifying the prevailing wage rates, the agency may include a statement on the purchase order that the prevailing wage rates are on file at the agency’s office, and will be made available upon request. The prevailing wage rates are available from the DIR at (415) 703-4774 or [www.dir.ca.gov](#).

---

### Verify Status of Contractor’s License

The CMAS Unit substantiates that the CMAS contractor holds the appropriate license when the CMAS is established. However, the agency must verify that the Contractor’s license is still active and in good standing prior to placing the order by calling the [State Contractors License Board](#) at (800) 321-2752 or checking their website at [www.cslb.ca.gov](#).

---

### Prime and Subcontractors Both Must Be Licensed

When contractor’s licenses are required, the prime and subcontractor (if applicable) must both hold a valid license for the work being performed.

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### Bond Requirements

Public Works: Prior to the commencement of performance, the Contractor must obtain and provide to the agency, a payment bond, on State Std. Form 807, when the contract involves a public works expenditure (labor/installation costs) in excess of \$5,000.

Such bond shall be in a sum not less than one hundred percent (100%) of the contract price. Forms shall be provided to the Contractor.

See the CMAS Contract General Terms and Conditions, CMAS Public Works Requirements.

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# CMAS LOCAL GOVERNMENT AGENCY GUIDE

## SECTION 12 – SUPPLIER COMPLIANCE

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### Compliance Focus

The following guidelines pertain to State agencies only and are provided for information only. The Procurement Division, Purchasing Authority Management Section (PAMS), conducts periodic compliance reviews of supplier's orders. These reviews are conducted at DGS headquarters. Local agencies may receive phone calls from PAMS regarding orders placed against a CMAS.

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### What is Reviewed?

CMAS contractor must have evidence of the following available for review:

- Did the CMAS contractor have an active CMAS?
  - Did the ordering agency obtain a copy of the CMAS and the price pages for the items purchased?
  - Was pricing bundled?
  - Are the prices, position titles, skill levels and hourly rates delineated and do they correlate with those specified in the CMAS?
  - Does the purchase order reflect the correct CMAS number?
- 

### Contractor Compliance Reviews

DGS conducts contractor compliance reviews. The agency is not involved in these reviews.

Be aware that contractors are required to return to the agency any purchase order that is non-compliant with the provisions of the contract at which point an amendment would be required to correct the information, or a new purchase order drafted.

The types of compliance issues reviewed are:

Overcharging: Are the products and services on the contract and delineated by product/model, hourly rate, position title, or skill level as specified in the contract?

Price Bundling: Is each line item priced individually in the base schedule?

Have all CMAS contractor Quarterly Reports been submitted to the CMAS Unit?

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# CMAS LOCAL GOVERNMENT AGENCY GUIDE

## ATTACHMENT A – CMAS WEBSITE SEARCH INSTRUCTIONS

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### Website

Go to [www.dgs.ca.gov/PD/About/Page-Content/PD-Branch-Intro-Accordion-List/Acquisitions/California-Multiple-Award-Schedules](http://www.dgs.ca.gov/PD/About/Page-Content/PD-Branch-Intro-Accordion-List/Acquisitions/California-Multiple-Award-Schedules) and select “Find a CMAS Contractor,” then search by Product/Service Description or Contractor Name.

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### Limited Descriptors

The CMAS database limits descriptors to a maximum of 12 CMAS Product and Service codes per CMAS. More products and services may be available on the CMAS.

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### Basic Search

Search by Product/Service Description

Search by Contractor Name

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### Search within Results

Use the initial search results and click on **Search Within Results** at the top of the screen. Enter any part or all of the **CMAS Product/Service Codes** to further refine your search.

Once the option has been selected, click the “**SEARCH**” button to execute search.

Contracts (if any found) will be displayed in a new window (click on contract number for details)

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### Cal eProcure

A CMAS can be searched for on the Cal eProcure website. Go to [caleprocure.ca.gov](http://caleprocure.ca.gov) and select “Quicklinks.” Then select “View/Search Contracts.” If searching by CMAS number, the “Contract ID” field must be utilized. If searching by CMAS contractor name, the “Vendor” field must be utilized.

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# CMAS LOCAL GOVERNMENT AGENCY GUIDE

## ATTACHMENT B – AMERICANS WITH DISABILITIES ACT (ADA) NOTICE

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### ADA Policy

The following outlines the Department of General Services, Procurement Division, Americans with Disabilities Act (ADA) policy for nondiscrimination on the basis of disability:

To meet and carry out compliance with the nondiscrimination requirements of the Americans with Disabilities Act (ADA), it is the policy of the Procurement Division (within the State Department of General Services) to make every effort to ensure that its programs, activities, and services are available to all persons, including persons with disabilities.

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### Phone Numbers for Help

For persons with a disability needing a reasonable accommodation to participate in the procurement process, or for persons having questions regarding reasonable accommodations for the procurement process, please call the following numbers:

1. Procurement Division TTY telephone numbers

Sacramento Office:	916-376-5127 (CALNET 480-5127)
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2. California Relay Service at

Voice:	1-800-735-2922, or 7-1-1
Speech to Speech Service:	1-800-854-7784

You may also directly contact the Procurement Division contact person responsible for the procurement document.

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### Advance Notice

**IMPORTANT:** To ensure that we can meet your need, it is best that we receive your request at least 10 working days before the scheduled event (i.e., meeting, conference, workshop, etc.) or deadline due date for the procurement document.

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Quote

Date: 9/1/2022

Expiration Date: 10/1/22

To: Garden Grove Police Department  
Attn: Lt. Brian Dalton  
11222 Acacia Parkway  
Garden Grove, CA 92840  
714-740-4380

Salesperson: Randy Toma  
Job Location or Description: Garden Grove PD Access Control

Delivery Date: TBD  
Payment Terms: NET 30

Scope of Work

CMAS Contract 3-17-84-00528 was used for pricing.

Qty	Manufacturer	Part Number	Description	MSRP	Unit Price	Qty Total
Servers- Switches- Licenses - Video						
1.00	AVIGILON	NVR4-VAL-12TB-NA	NVR4 Value 12TB, 1U Rack Mount, Windows 10, NA	\$ 6,162.84	4,683.76	4,683.76
3.00	AVIGILON	ACC7-ENT	ACC 7 Enterprise Edition camera license	\$ 316.51	240.55	721.64
Cameras and Mounts						
2.00	AVIGILON	15C-H4A-3MH-270	3x 5 MP, WDR, LightCatcher, 2.8mm, Camera Only	2,124.04	1,378.34	2,756.68
1.00	AVIGILON	5.0C-H5SL-BO1-IR	5.0 MP, WDR, LightCatcher, Day/Night, Indoor/Outdoor Bullet Camera, 3.1-8.4mm f/1.6, Integrated IR	790.61	600.86	600.86
2.00	AVIGILON	IRPTZ-MNT-WALL1	Pendant wall arm adapter, for use with H4AMH-AD-PEND1 or H4IRPTZ	\$ 112.11	85.20	170.41
2.00	AVIGILON	POE-INJ2-60W-NA	POE++ Injector, 60W, NA	\$ 177.00	134.52	269.04
2.00	AVIGILON	H4AMH-DO-COVR1	Dome Bubble and Cover	\$ 188.80	143.49	286.98
2.00	AVIGILON	H4AMH-AD-IRIL1	Optional IR illuminator	\$ 389.40	295.94	591.89
2.00	AVIGILON	H4AMH-AD-PEND1	Outdoor pendant mount adapter	\$ 188.80	143.49	286.98
1.00	AVIGILON	CM-MT-WALL1	Pendant Wall Arm	\$ 82.61	62.78	62.78
2.00	AVIGILON	H4-MT-CRNR1	Corner mount adapter for use with H4A-MT-Wall1, H4-BO-JBOX1, H4SL, H4F, H4 PTZ, H4 IR PTZ and H4 Multisensor cameras.	\$ 106.20	80.71	161.42
Miscellaneous Hardware						
1.00	SB	Lift	Lift Rental	\$ 1,500.00	\$ 1,260.00	\$ 1,260.00
1.00	ALLSTAR	P05623A4-B1-4NS	CAT 6 550MHz 23/4 PR SOL PLENUM CMP YEL 1000'BX	364.00	364.00	364.00
1.00	NSP	MISC	Conduit, Wiremolding, Cabling Support, LED	\$ 600.00	\$ 600.00	\$ 600.00
SIN 246-1000 Ancillary Services						
32	SIN 246-1000	Security Technician II	Functional Responsibility: Assists in the design and performs the installation of security systems. Develops or reviews designs by analyzing engineering data and schematics. Receives initial instructions, equipment requirements, and advice from supervisor or engineer as needed.	119.70	3,830.40	3,830.40
2	SIN 246-1000	Project Manager	Functional Responsibility: coordination and completion of projects. Oversees all aspects of projects. Sets deadlines, assigns responsibilities, and monitors and summarizes progress of project.	146.30	292.60	292.60
4	SIN 246-1000	Senior Engineer	Functional Responsibility: Performs a wide range of highly technical duties associated with the design, implementation and support of Local Area Network and Wide Area Network environments and related services. This includes, but is not limited to assisting with the integration of security systems hardware and software into the physical and logical architecture of the enterprise's existing information technology topography.	162.03	648.12	648.12
Subtotal						10,592.44
Sales Tax @ 8.75%						926.84
Installation						4,771.12
Shipping						84.74
Bond						-
<b>Total</b>						<b>16,375.14</b>





blueviolet  
NETWORKS

A DIVISION OF THE COOK & BOARDMAN GROUP, LLC

Quote

Date: 8/29/2022

Expiration Date: 9/28/2022

To: Garden Grove Police Department  
Attn: Lt. Brian Dalton  
11222 Acacia Parkway  
Garden Grove, CA 92840  
714-740-4380

Salesperson	Job Location or Description	Delivery Date	Payment Terms
Randy Toma	Garden Grove PD Access Control	TBD	NET 30

Scope of Work

CMAS Contract 3-17-84-0052B was used for pricing.

Qty	Manufacturer	Part Number	Description	MSRP	Unit Price	Qty Total
Licenses - Controllers - Access Control						
1.00	AVIGILON	AC-APP-32R-ENT2-6	Access Control Manager Enterprise 6 – Web-Based PACS Enterprise Appliance for 32 Readers	\$ 4,910.21	3,731.76	3,513.97
1.00	AVIGILON	AC-SW-LIC-16RCU-6-P	Additional 16 Doors Expansion Software Licenses for Avigilon Access Control Manager Professional, Enterprise, Enterprise	\$ 909.13	\$ 763.67	\$ 763.67
1.00	AVIGILON	AC-APP-ENT2-WARR-EXTEND-2YR	2 Year Extended Warranty for Access Control Manager Enterprise Appliance	1,396.99	980.15	980.15
17.00	AVIGILON	AC-MER-CON-MR52-S3B	Series 3B Two-Reader Interface Module (Mercury Part #: MR52-S3B)	\$ 856.18	650.70	\$ 11,061.85
5.00	AVIGILON	AC-MER-CONT-LP1502	Intelligent Controller; Linux Based with 2 doors; 8 inputs and 4 outputs; expandable up to 64 doors	\$ 1,480.68	1,243.77	6,218.85
Readers and Cards						
41.00	3mIIID	3MIL-R11330-NB	3mIIID Mullion OSDP Reader (DESFire, Mifare, & Proximity - Wiegand or OSDP - Terminal Strip)	318.40	245.70	10,073.70
2.00	3mIIID	3MIL-R11325-NB	3mIIID Single Gang OSDP Keypad Reader (DESFire, Mifare & Proximity - Wiegand or OSDP - Terminal Strip)	\$ 551.85	401.70	803.40
200.00	3mIIID	9439-3M	DESFire EV2 2K Black Keyfob with 3mIIID White inlay	\$ 4.85	4.05	809.20
200.00	3mIIID	9472-3M	DESFire EV2 ISO PVC 2K 13.56 mHz - Programmed with Secure Envelope	\$ 4.00	3.35	669.20
Power Supplies and locking hardware						
2.00	AVIGILON	AC-LSP-8DR-MER-LCK	Access Control Enclosure and power supply for up to 8 doors	\$ 948.78	721.07	1,442.15
3.00	AVIGILON	AC-LSP-16DR-MER-LCK	Access Control Enclosure and power supply for up to 16 doors	\$ 1,516.23	1,152.33	3,457.00
1.00	Altronix	AL1024ULACM	24 VDC Lock power supply for up to 8 doors	\$ 489.99	\$ 372.39	\$ 372.39
1.00	Altronix	AL1012ULXPD16CB	12 VDC power supply for up to 16 devices	\$ 431.65	\$ 328.05	\$ 328.05
1.00	Schlage	CAT ETH4W	CAT ETH4W 4.5 X 4.5 626	\$ 124.00	\$ 119.00	\$ 119.00
1.00	Schlage	SCH ND80PDEL	SCH ND80PDEL/EU RHO 626 AE	\$ 991.70	\$ 745.98	\$ 745.98
2.00	DSI	120T-12	GRI 120T-12-W 120T Series 3/4" Switch 3/8" Magnet Recessed Switch	\$ 8.00	\$ 5.46	\$ 10.92
1.00	Mier	BW-101BP	18x15 Mier Enclosure	\$ 233.31	\$ 195.98	\$ 195.98
1.00	Von Duprin	VND0432	Electric Strike	\$ 234.60	\$ 197.06	\$ 197.06
18.00	BVN	NB712	Backup Batteries. 12V, 7 AH	\$ 34.25	\$ 28.77	\$ 517.86

Servers- Switches- Licenses - Video							
4.00	AVIGILON	ACC7-ENT	ACC 7 Enterprise Edition camera license	\$ 316.51	240.55		962.19
<u>Cameras and Mounts</u>							
1.00	AVIGILON	20C-H4A-4MH-360	4x 5 MP, WDR, LightCatcher, 2.8mm, Camera Only	2,478.05	1,608.06		1,608.06
1.00	AVIGILON	15C-H4A-3MH-270	3x 5 MP, WDR, LightCatcher, 2.8mm, Camera Only	2,124.04	1,378.34		1,378.34
1.00	AVIGILON	IRPTZ-MNT-WALL1	Pendant wall arm adapter, for use with H4AMH-AD-PEND1 or H4IRPTZ	\$ 112.11	85.20		85.20
1.00	AVIGILON	Parapet	Mount for Avigilon Multisensor	\$ 400.00	304.00		304.00
1.00	AVIGILON	POE-INJ2-60W-NA	POE++ Injector, 60W, NA	\$ 177.00	134.52		134.52
1.00	AVIGILON	IRPTZ-MNT-NPTA1	Replacement NPT Pendant Cap for H4 IRPTZ or H4 Multisensor	\$ 64.90	49.32		49.32
2.00	AVIGILON	H4AMH-DO-COVR1	Dome Bubble and Cover	\$ 188.80	143.49		286.98
2.00	AVIGILON	H4AMH-AD-IRIL1	Optional IR illuminator	\$ 389.40	295.94		591.89
2.00	AVIGILON	H4AMH-AD-PEND1	Outdoor pendant mount adapter	\$ 188.80	143.49		286.98
1.00	AVIGILON	10.0C-H5DH-DO1-IR	2x 5MP H5A Dual Head Camera. Outdoor camera with built-in IR	\$ 1,792.04	1,361.95		1,361.95
1.00	AVIGILON	CM-MT-WALL1	Pendant Wall Arm	\$ 82.61	62.78		62.78
1.00	AVIGILON	H5DH-MT-NPTA1	Pendant Adapter for H5A Dual Head Camera	\$ 70.80	53.81		53.81
1.00	AVIGILON	3.0C-H4VI-RO1-IR	3MP H4 Video Intercom with IR	\$ 1,357.02	1,031.34		1,031.34
1.00	AVIGILON	H4-MT-POLE1	Pole mount adapter for use with H4A-MT-Wall1; H4-BO-JBOX1; H4SL; H4F; H4 PTZ; H4 IR PTZ and H4 Multisensor cameras.	106.20	80.71		80.71
1.00	AVIGILON	H4VI-MT-SURF1	Surface Mount Adapter for H4 Video Intercom	\$ 265.51	201.79		201.79
1.00	Pedestal Pro	MC-CS-12-E	Pedestal Pro MC-CS-12-E 12in x 12in Housing	\$ 491.65	\$ 412.99	\$	412.99
<u>Network Equipment</u>							
1.00	NVT	1701+L	NVT 1701+ Link; Long REACH Poe++ Eoc Adapter	\$ 473.32	\$ 397.59	\$	397.59
1.00	NVT	1701+B	NVT 1701+ Base Extender Solution	\$ 473.32	\$ 397.59	\$	397.59
2.00	NVT	NV-PS55-110W	NVT 55vdc, 110 Watt Power Supply	\$ 156.65	\$ 131.59	\$	263.17
1.00	NSP	Trendnet TI-UPG62	6-PORT HARDENED INDUSTRIAL GIGABIT POE+	\$ 600.00	\$ 495.80	\$	495.80
1.00	NSP	Trendnet TI-S24048	DIN RAIL 48V 240W POWER SUPPLY FOR TI-PG	\$ 300.00	\$ 219.05	\$	219.05
1.00	Hoffman	A8N8P	PANEL N1 6.25X6.25	\$ 15.00	\$ 11.72	\$	11.72
1.00	Hoffman	A8R86HCR	TYPE 3R ENCLOSURE HNG COVER	\$ 170.00	\$ 130.18	\$	130.18

Miscellaneous Hardware						
2.00	ALLSTAR	P1022B1218B4-S1-9	Composite Cable	1,300.00	1,092.00	2,184.00
3.00	ALLSTAR	P05623A4-B1-4NS	CAT 6 550MHz 23/4 PR SOL PLENUM CMP YEL 1000'BX	364.00	364.00	1,092.00
1.00	NSP	MISC	Conduit, Wiremolding, Cabling Support	800.00	800.00	800.00
SIN 246-1000 Ancillary Services						
260	SIN 246-1000	Security Technician II	Functional Responsibility: Assists in the design and performs the installation of security systems. Develops or reviews designs by analyzing engineering data and schematics. Receives initial instructions, equipment requirements, and advice from supervisor or engineer as needed.	119.70	31,122.00	31,122.00
12	SIN 246-1000	Project Manager	Functional Responsibility; coordination and completion of projects. Oversees all aspects of projects. Sets deadlines, assigns responsibilities, and monitors and summarizes progress of project.	146.30	1,755.60	1,755.60
28	SIN 246-1000	Senior Engineer	Functional Responsibility: Performs a wide range of highly technical duties associated with the design, implementation and support of Local Area Network and Wide Area Network environments and related services. This includes, but is not limited to assisting with the integration of security systems hardware and software into the physical and logical architecture of the enterprise's existing information technology topography.	162.03	4,536.84	4,536.84
					Subtotal	57,164.32
					Sales Tax @ 8.75%	5,001.88
					Installation	37,414.44
					Shipping	457.31
					Bond	-
					<b>Total</b>	<b>100,037.95</b>

**City of Garden Grove**

**INTER-DEPARTMENT MEMORANDUM**

To: Scott C. Stiles                      From: Patricia Song  
Dept.: City Manager                      Dept.: Finance  
Subject: Receive and file warrants.      Date: 9/27/2022  
          (*Action Item*)

---

Attached are the warrants recommended to be received and filed.

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>	<b>File Name</b>
Warrants	9/21/2022	Warrants	22.08.19_- _Payroll_Warrant_Register_- signed.pdf
Warrants	9/21/2022	Warrants	22.09.02_- _Payroll_Warrant_Register_- _signed.pdf

**CITY OF GARDEN GROVE**  
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**EF - Payroll EFT**

Check	Vendor #	Vendor Name	Issue Date	Check Amount
00010855	E03973	AVILA, VERONICA	08/25/2022	\$2,489.18
00010856	E04755	BRIETIGAM III, GEORGE S	08/25/2022	\$262.05
00010857	E04332	BUI, PHAT T	08/25/2022	\$295.97
00010858	E01338	CARRENO, SHAUNA J	08/25/2022	\$2,203.83
00010859	E02788	DAVIS, JEFFREY P	08/25/2022	\$1,753.77
00010860	E00803	HADDAD, PAMELA M	08/25/2022	\$2,052.28
00010861	E04750	HO, VY D	08/25/2022	\$1,844.73
00010862	E04096	HUYNH, DANNY	08/25/2022	\$4,166.58
00010863	E03612	JONES, STEVEN R	08/25/2022	\$274.04
00010864	E04131	KIM, NOELLE N	08/25/2022	\$2,685.44
00010865	E02612	KLOESS, VILMA C	08/25/2022	\$2,847.93
00010866	E04536	KLOPFENSTEIN, STEPHANIE L	08/25/2022	\$146.65
00010867	E01949	LE, IVY	08/25/2022	\$1,922.92
00010868	E01280	LE, TAMMY	08/25/2022	\$1,863.78
00010869	E05828	MIDDENDORF, LINDA	08/25/2022	\$3,362.59
00010870	E02787	MORAN, MARIE L	08/25/2022	\$2,733.11
00010871	E02539	NAVARRO, MARIA A	08/25/2022	\$2,658.79
00010872	E04535	NGUYEN, DIEDRE THU HA	08/25/2022	\$277.75
00010873	E04948	NGUYEN, HOAI THUONG H	08/25/2022	\$1,595.72
00010874	E04537	NGUYEN, KIM B	08/25/2022	\$281.98
00010875	E03255	NGUYEN, PHUONG VIEN T	08/25/2022	\$2,233.58
00010876	E02560	NGUYEN, QUANG	08/25/2022	\$2,790.76
00010877	E01286	NGUYEN, TINA T	08/25/2022	\$2,212.43
00010878	E04534	ONEILL, JOHN R	08/25/2022	\$295.98
00010879	E04528	PARK, SHAWN S	08/25/2022	\$2,649.89
00010880	E03541	PHI, THYANA T	08/25/2022	\$2,844.28
00010881	E04443	POLLOCK, AMANDA M	08/25/2022	\$1,928.68
00010882	E06945	POMEROY, TERESA L	08/25/2022	\$4,194.50
00010883	E01964	PULIDO, ANA E	08/25/2022	\$4,163.37
00010884	E01356	RAMOS, MARIA	08/25/2022	\$2,604.72
00010885	E05057	SATO, MICHIL	08/25/2022	\$1,762.92
00010886	E04387	STILES, SCOTT C	08/25/2022	\$6,419.51
00010887	E00564	STIPE, MARIA A	08/25/2022	\$5,899.65

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Check	Vendor #	Vendor Name	Issue Date	Check Amount
00010888	E03715	THAI, KRISTY H	08/25/2022	\$2,505.16
00010889	E02543	TO, TANYA L	08/25/2022	\$1,734.22
00010890	E01971	TRAN, CUONG K	08/25/2022	\$2,413.23
00010891	E02056	TRUONG, ELAINE	08/25/2022	\$1,895.83
00010892	E03983	VASQUEZ, LIZABETH C	08/25/2022	\$2,451.05
00010893	E04971	VITAL, ANDREA	08/25/2022	\$1,790.16
00010894	E02562	VO, THANH-NGUYEN	08/25/2022	\$1,884.93
00010895	E04944	ANDERSON CAMBA, ASHLEIGH R	08/25/2022	\$2,260.98
00010896	E04764	BRADLEY, JANNA K	08/25/2022	\$2,632.74
00010897	E03766	CERDA, MARY C	08/25/2022	\$2,244.55
00010898	E04673	HART, BRANDI M	08/25/2022	\$1,417.45
00010899	E04363	KWAN, LIANE Y	08/25/2022	\$3,707.46
00010900	E01985	LEE, JANY H	08/25/2022	\$4,284.90
00010901	E05007	NGUYEN, LE V	08/25/2022	\$1,049.29
00010902	E03420	PROCTOR, SHERRILL A	08/25/2022	\$2,483.04
00010903	E04417	STEPHENSON, CAITLYN M	08/25/2022	\$2,787.86
00010904	E02115	STOVER, LAURA J	08/25/2022	\$5,846.60
00010905	E04445	BROWN, KAREN J	08/25/2022	\$1,114.60
00010906	E03313	BUI, AI N	08/25/2022	\$1,705.52
00010907	E04961	CHAO, VICTORIA	08/25/2022	\$1,605.90
00010908	E03686	CHAVEZ, JAIME F	08/25/2022	\$1,798.83
00010909	E03760	CHUNG, JANET J	08/25/2022	\$3,013.48
00010910	E04957	CURTSEIT, MARIA	08/25/2022	\$2,226.18
00010911	E04960	FUKAZAWA, KEISUKE	08/25/2022	\$1,625.27
00010912	E05055	GAMINO, LINDA M	08/25/2022	\$1,392.62
00010913	E03134	GARCIA, SYLVIA	08/25/2022	\$2,632.71
00010914	E03429	GULLEY, SUSAN J	08/25/2022	\$655.89
00010915	E03016	HERNANDEZ, GARY F	08/25/2022	\$1,845.45
00010916	E04569	HOFFMAN, CORINNE L	08/25/2022	\$2,550.60
00010917	E04968	HONG, SEUNGBUM	08/25/2022	\$1,783.76
00010918	E04959	LE, KENNETH H	08/25/2022	\$1,496.32
00010919	E00057	MANALANSAN, NEAL M	08/25/2022	\$2,120.94
00010920	E01668	MAY, ROBERT W	08/25/2022	\$1,714.56
00010921	E01393	MENDEZ, ANGELA M	08/25/2022	\$2,080.64

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Check	Vendor #	Vendor Name	Issue Date	Check Amount
00010922	E03628	MENDOZA, CHRISTI C	08/25/2022	\$1,915.69
00010923	E04958	NGO, TINA	08/25/2022	\$2,588.11
00010924	E04838	NIGATU, SELAMAWIT	08/25/2022	\$2,477.82
00010925	E01362	PETERSON, JENNIFER L	08/25/2022	\$2,158.97
00010926	E02429	PHAM, ANH	08/25/2022	\$1,881.16
00010927	E03610	RAMIREZ, EVA	08/25/2022	\$2,111.68
00010928	E05008	RAMOS, ASHLEY	08/25/2022	\$741.57
00010929	E04973	RAMOS, NANCY	08/25/2022	\$2,818.96
00010930	E03539	SEGAWA, SANDRA E	08/25/2022	\$3,812.43
00010931	E04780	SONG, YUAN	08/25/2022	\$5,376.14
00010932	E04859	VO, MY TRA	08/25/2022	\$2,570.57
00010933	E03433	WESTON, RETA J	08/25/2022	\$1,440.68
00010934	E04674	WHITTAKER DEGEN, HELEN E	08/25/2022	\$784.31
00010935	E04527	YOO, MEENA	08/25/2022	\$2,452.65
00010936	E04493	ANDREWS, STEVEN F	08/25/2022	\$2,516.57
00010937	E00845	CHANG, TERENCE S	08/25/2022	\$3,037.61
00010938	E03498	ESPINOZA, VERNA L	08/25/2022	\$2,690.88
00010939	E04523	GALLO, CESAR	08/25/2022	\$3,158.82
00010940	E04415	GOLD, ANNA L	08/25/2022	\$2,667.56
00010941	E04713	HINGCO, ERNIE E	08/25/2022	\$2,148.43
00010942	E02617	KLOESS, GEOFFREY A	08/25/2022	\$3,967.38
00010943	E03571	MORAGRAAN, RACHOT	08/25/2022	\$4,207.74
00010944	E01277	PROFFITT, NOEL J	08/25/2022	\$3,390.29
00010945	E01901	RAO, ANAND V	08/25/2022	\$5,457.05
00010946	E05027	SANCHEZ MENDOZA, ALFREDO	08/25/2022	\$2,015.33
00010947	E03384	SCHULZE, KATRENA J	08/25/2022	\$2,730.76
00010948	E04395	SWANSON, MATTHEW T	08/25/2022	\$1,976.58
00010949	E01674	VALENZUELA, ANTHONY	08/25/2022	\$1,710.96
00010950	E00809	VICTORIA, ROD T	08/25/2022	\$2,358.69
00010951	E03014	WILDER, CANDY G	08/25/2022	\$2,227.65
00010952	E03509	WINSTON, TERREL KEITH	08/25/2022	\$3,264.09
00010953	E03725	ABU HAMDIYYAH, AMEENAH	08/25/2022	\$2,141.67
00010954	E02996	ASHLEIGH, JULIE A	08/25/2022	\$2,098.05
00010955	E03161	AUSTIN, MICHAEL G	08/25/2022	\$2,843.74

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00010956	E00740	BLODGETT, GREG	08/25/2022	\$4,154.81
00010957	E03808	CHENG, ALANA R	08/25/2022	\$3,453.34
00010958	E03601	CHUNG, CHRISTOPHER	08/25/2022	\$2,846.81
00010959	E03353	COVARRUBIAS, MONICA	08/25/2022	\$3,681.20
00010960	E00128	CRAMER, RITA M	08/25/2022	\$2,695.79
00010961	E04394	DAHLHEIMER, BRYSON T	08/25/2022	\$3,380.08
00010962	E04879	DAKE, RYAN J	08/25/2022	\$2,276.26
00010963	E04578	DENT, DAVID A	08/25/2022	\$4,609.46
00010964	E03697	GUERRERO, PAUL	08/25/2022	\$2,919.44
00010965	E03600	HARTWIG, TODD C	08/25/2022	\$2,891.23
00010966	E03531	HERNANDEZ, RALPH V	08/25/2022	\$2,372.66
00010967	E04855	HERRERA JR, ARMANDO	08/25/2022	\$921.43
00010968	E03410	HODSON, AARON J	08/25/2022	\$2,350.65
00010969	E04716	KASKLA, PRIIT J	08/25/2022	\$2,150.68
00010970	E04442	KIM, LISA L	08/25/2022	\$5,014.08
00010971	E03617	LEE, GRACE E	08/25/2022	\$2,816.58
00010972	E04490	LY, HUONG Q	08/25/2022	\$2,277.83
00010973	E03412	MARINO, LEE W	08/25/2022	\$4,617.85
00010974	E04194	MARTINEZ, MARIA L	08/25/2022	\$2,585.95
00010975	E03044	MOORE, JUDITH A	08/25/2022	\$2,188.83
00010976	E02895	MOURE, SVETLANA	08/25/2022	\$2,397.37
00010977	E04635	NGUYEN, PHU T	08/25/2022	\$3,945.62
00010978	E02842	PARRA, MARIA C	08/25/2022	\$3,324.00
00010979	E04894	REFUERZO JR., ORLINO CAMPOS	08/25/2022	\$845.63
00010980	E04992	ROBLES, ALFONSO	08/25/2022	\$2,470.78
00010981	E04408	THRONE, TIMOTHY E	08/25/2022	\$2,280.68
00010982	E04862	TRAN, JAKE P	08/25/2022	\$2,019.33
00010983	E05048	TUONG, NGHIA T	08/25/2022	\$1,139.07
00010984	E03643	ALVARADO, YOLANDA A	08/25/2022	\$1,804.96
00010985	E05009	ALVAREZ, CYNTHIA	08/25/2022	\$819.61
00010986	E04390	AMBRIZ, STEPHANIE	08/25/2022	\$786.71
00010987	E04978	AVINA, MIKAYLA M	08/25/2022	\$366.75
00010988	E04771	BAILOR, REBECCA J	08/25/2022	\$542.02
00010989	E04010	BAIRD, SARAH M	08/25/2022	\$189.84



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00010990	E04988	BAUTISTA, BRENDA	08/25/2022	\$1,994.31
00010991	E04262	BEARD, ALEX C	08/25/2022	\$1,541.36
00010992	E04929	BENITEZ, LIZBETH	08/25/2022	\$53.22
00010993	E02658	CAMARENA, RACHEL M	08/25/2022	\$2,262.93
00010994	E01588	CAMARENA, RENE	08/25/2022	\$2,320.70
00010995	E01902	CASILLAS, VICTORIA M	08/25/2022	\$2,070.89
00010996	E05058	CATAQUIZ, CHARLIZE N	08/25/2022	\$676.15
00010997	E04949	CEDILLO PADILLA, JESSICA	08/25/2022	\$1,054.50
00010998	E04611	CROSS, AMANDA D	08/25/2022	\$1,915.18
00010999	E04814	DE ROSAS, VICTOR	08/25/2022	\$321.36
00011000	E04688	DELGADO CHAVEZ, MARLY	08/25/2022	\$0.00
00011001	E04653	DIAZ, GABRIELA	08/25/2022	\$743.35
00011002	E04794	DINH, AARON D	08/25/2022	\$431.15
00011003	E05036	DINH, NGUYEN KHOA	08/25/2022	\$460.16
00011004	E04791	DOWNS, KELDEN A	08/25/2022	\$640.83
00011005	E02120	FRAUSTO, LUIZ F	08/25/2022	\$205.52
00011006	E04679	FREEMAN, MARK C	08/25/2022	\$3,665.42
00011007	E05019	FUENTES, DIANA	08/25/2022	\$503.64
00011008	E04481	GARCIA, JARED D	08/25/2022	\$489.20
00011009	E04253	GARCIA, VANESSA L	08/25/2022	\$234.32
00011010	E03337	GODDARD, JENNIFER DANIELLE	08/25/2022	\$2,762.35
00011011	E03877	GOMEZ, STEVEN E	08/25/2022	\$1,341.97
00011012	E04982	GONZALEZ, KATHERYN	08/25/2022	\$622.74
00011013	E00940	GRANT, JACOB R	08/25/2022	\$2,564.63
00011014	E04967	HASHEMI, SETAREH	08/25/2022	\$376.34
00011015	E05032	LEE, JASON J	08/25/2022	\$304.47
00011016	E04682	LOPEZ, KALYSTA N	08/25/2022	\$760.04
00011017	E03603	MA AE, ELAINE M	08/25/2022	\$3,101.93
00011018	E05014	MARIN, AMANDA T	08/25/2022	\$547.15
00011019	E01552	MEDINA, JESUS	08/25/2022	\$1,875.42
00011020	E00455	MEDINA, JUAN	08/25/2022	\$2,424.11
00011021	E04925	MENDOZA, JESSICA	08/25/2022	\$779.21
00011022	E05038	MILLER, RUBY C	08/25/2022	\$117.64
00011023	E02808	MONTANCHEZ, JOHN A	08/25/2022	\$6,590.85

**CITY OF GARDEN GROVE**  
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00011024	E05022	MUNOZ, JULIANNE I	08/25/2022	\$587.31
00011025	E04173	NAKAISHI, KIRSTEN K	08/25/2022	\$0.00
00011026	E04947	NGUYEN, ALEXANDER H	08/25/2022	\$615.53
00011027	E05052	NGUYEN, RYAN N	08/25/2022	\$790.89
00011028	E04391	NICHOLAS, NOEL N	08/25/2022	\$1,497.04
00011029	E04931	NODAL, NATALIE	08/25/2022	\$477.47
00011030	E00785	OCADIZ HERNANDEZ, GABRIELA	08/25/2022	\$3,631.37
00011031	E04965	ORDUNO, SAMANTHA	08/25/2022	\$380.59
00011032	E03361	PELAYO, JANET E	08/25/2022	\$3,923.44
00011033	E04777	PHAN, EDOUARD T	08/25/2022	\$395.96
00011034	E03893	PICKRELL, ARIELLE	08/25/2022	\$1,594.66
00011035	E04463	PUAILOA, SHADY S	08/25/2022	\$596.63
00011036	E04932	RAYO, ALONDRA	08/25/2022	\$553.37
00011037	E02754	REYNOSO, SUGEIRY	08/25/2022	\$2,661.87
00011038	E04646	RIVERA, CATIA J	08/25/2022	\$192.06
00011039	E03362	ROMERO, MARINA Y	08/25/2022	\$2,097.94
00011040	E04684	ROSALES, MARIA D	08/25/2022	\$406.05
00011041	E04614	ROSAS, TANYA	08/25/2022	\$311.71
00011042	E04933	ROSAS, VANESSA	08/25/2022	\$615.53
00011043	E04620	SALDIVAR, DIANA	08/25/2022	\$358.66
00011044	E01893	SAUCEDO, DANA MARIE	08/25/2022	\$2,402.15
00011045	E00925	SCHLUMPBERGER, EMERON J	08/25/2022	\$1,071.89
00011046	E04926	SERNA, SAMANTHA M	08/25/2022	\$799.80
00011047	E05016	SIERRA, AILEEN S	08/25/2022	\$761.03
00011048	E04795	SIEVE, MYCHAECLA J	08/25/2022	\$315.14
00011049	E04927	SINGER, LAUREN ROSE EMIKO N	08/25/2022	\$598.00
00011050	E05034	SMITH, NATHAN O	08/25/2022	\$854.36
00011051	E03895	SMITH, REBECCA S	08/25/2022	\$497.73
00011052	E04798	TANG, ETHAN	08/25/2022	\$722.37
00011053	E05030	TRIGGS, MARY SHANNON	08/25/2022	\$1,028.58
00011054	E04924	TU, KATHY	08/25/2022	\$166.08
00011055	E01396	VALDIVIA, CLAUDIA	08/25/2022	\$3,539.90
00011056	E00015	VAN SICKLE, JEFFREY	08/25/2022	\$2,714.18
00011057	E04687	VARGAS, SAMANTHA B	08/25/2022	\$550.53

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00011058	E05017	VARGAS-SERNA, KELLY	08/25/2022	\$491.21
00011059	E04118	VENCES, DAISY O	08/25/2022	\$91.23
00011060	E04478	VENCES, JOSHUA	08/25/2022	\$346.22
00011061	E03085	VICTORIA, PAUL E	08/25/2022	\$1,513.09
00011062	E05018	VILLEGAS, MIA A	08/25/2022	\$394.43
00011063	E04609	VIRAMONTES, JACOB D	08/25/2022	\$315.14
00011064	E04937	VO, ADRIAN K	08/25/2022	\$342.12
00011065	E04274	WILMES, DAVID M	08/25/2022	\$828.74
00011066	E04734	ACOSTA, GIOVANNI	08/25/2022	\$2,469.79
00011067	E03819	ALAMILLO, MARCOS R	08/25/2022	\$4,441.77
00011068	E03712	ALARCON, CLAUDIA	08/25/2022	\$3,902.59
00011069	E05029	ALARID, DAVID M	08/25/2022	\$1,885.69
00011070	E03616	ALCARAZ, MARIA A	08/25/2022	\$2,132.37
00011071	E00121	ALLISON, WILLIAM	08/25/2022	\$11,036.01
00011072	E04873	ALVARADO, MADELINE M	08/25/2022	\$1,841.88
00011073	E04080	ALVAREZ BROWN, RICHARD A	08/25/2022	\$3,664.29
00011074	E05028	AMAYA, JOSE J	08/25/2022	\$1,886.90
00011075	E03011	ANDERSON, BOBBY B	08/25/2022	\$3,754.31
00011076	E05040	ARCHULETA, ANDREW M	08/25/2022	\$1,999.84
00011077	E01234	ARELLANO, PEDRO R	08/25/2022	\$4,228.43
00011078	E04875	ARROYO, SANDRA M	08/25/2022	\$2,752.97
00011079	E04497	ASHBAUGH, TIMOTHY R	08/25/2022	\$3,076.87
00011080	E03397	ASHBY, PAUL W	08/25/2022	\$3,577.77
00011081	E04719	ATWOOD, MARIA S	08/25/2022	\$2,089.68
00011082	E04613	AVALOS JR, FRANCISCO	08/25/2022	\$3,151.44
00011083	E04550	BAEK, SHARON S	08/25/2022	\$2,297.14
00011084	E05062	BAEZ, JASMIN	08/25/2022	\$347.38
00011085	E04209	BAINTO, JUDY A	08/25/2022	\$564.19
00011086	E04778	BAKER, COLLIN E	08/25/2022	\$2,774.25
00011087	E03005	BANKSON, JOHN F	08/25/2022	\$4,026.96
00011088	E04645	BARRAZA, RENE	08/25/2022	\$3,391.51
00011089	E05041	BARRIOS-ROA, JAYDE D.	08/25/2022	\$1,791.77
00011090	E04432	BEHZAD, JOSHUA K	08/25/2022	\$2,473.11
00011091	E04951	BELLO, ANGELICA	08/25/2022	\$1,747.12

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00011092	E04976	BELTHIUS, TYLER E	08/25/2022	\$497.42
00011093	E04753	BERENGER, BEAU A	08/25/2022	\$4,395.02
00011094	E03296	BERESFORD, EVAN S	08/25/2022	\$4,281.42
00011095	E01604	BERLETH, RYAN S	08/25/2022	\$3,815.19
00011096	E03443	BLUM, JAMES A	08/25/2022	\$3,888.47
00011097	E04149	BOGUE, SUMMER A	08/25/2022	\$2,495.10
00011098	E03363	BOWEN, GENA M	08/25/2022	\$2,118.13
00011099	E04767	BOWMAN, TROY F	08/25/2022	\$2,545.36
00011100	E04963	BOYENS III, ROBERT	08/25/2022	\$3,040.83
00011101	E00946	BRAME, KAREN D	08/25/2022	\$2,205.63
00011102	E04803	BRANTNER, BRITTANEE N	08/25/2022	\$1,750.97
00011103	E03380	BROWN, JEFFREY A	08/25/2022	\$17,284.00
00011104	E03968	BRUNICK, CARISSA L	08/25/2022	\$1,817.63
00011105	E02031	BURILLO, RICHARD O	08/25/2022	\$5,331.48
00011106	E03972	BUSTILLOS, RYAN V	08/25/2022	\$3,955.09
00011107	E03964	CAMARA, DANIEL A	08/25/2022	\$2,818.40
00011108	E04074	CAMPOS, JESENIA	08/25/2022	\$2,225.21
00011109	E03739	CAPPS, THOMAS A	08/25/2022	\$3,402.27
00011110	E05002	CARBALLO, MILTON A	08/25/2022	\$2,243.58
00011111	E02372	CENTENO, JUAN C	08/25/2022	\$4,390.78
00011112	E03607	CHANG, DAVID Y H	08/25/2022	\$3,401.01
00011113	E04867	CHAPPELL, SHYLER R.D.	08/25/2022	\$2,193.36
00011114	E03481	CHAURAN HAIRGROVE, TAMMY L	08/25/2022	\$2,470.18
00011115	E04498	CHEATHAM, JEROME L	08/25/2022	\$2,953.85
00011116	E01541	CHO, HAN J	08/25/2022	\$4,475.29
00011117	E03423	CHOWDHURY, JACINTA F	08/25/2022	\$2,141.37
00011118	E00003	CIBOSKY, COURTNEY P	08/25/2022	\$3,361.02
00011119	E04539	CLASBY JR, BRIAN M	08/25/2022	\$217.26
00011120	E04062	COOPMAN, AARON J	08/25/2022	\$3,029.80
00011121	E04872	CORNETT, KRISTINA L	08/25/2022	\$1,607.03
00011122	E04832	CORTEZ JR, DARRYL B	08/25/2022	\$2,416.05
00011123	E04666	CORTEZ, JULIO C	08/25/2022	\$3,743.27
00011124	E01875	COUGHRAN, ADAM B	08/25/2022	\$0.00
00011125	E01796	COULTER, GARY L	08/25/2022	\$2,962.38

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00011126	E04555	CRUZ, REYNA	08/25/2022	\$2,280.97
00011127	E01364	DALTON, BRIAN D	08/25/2022	\$3,918.33
00011128	E04874	DANG, JOHN	08/25/2022	\$530.19
00011129	E00126	DANIELEY III, CHARLIE	08/25/2022	\$3,162.93
00011130	E01951	DANIELSON, PAUL E	08/25/2022	\$939.77
00011131	E01968	DARE, THOMAS R	08/25/2022	\$9,465.57
00011132	E04503	DAVILA, ISAAC	08/25/2022	\$2,613.52
00011133	E04431	DE ALMEIDA LOPES, NICHOLAS A	08/25/2022	\$4,257.36
00011134	E04731	DE PADUA, TANNER C	08/25/2022	\$3,677.56
00011135	E03691	DELGADO JR, JUAN L	08/25/2022	\$4,354.74
00011136	E03395	DIX, JENNIFER A	08/25/2022	\$2,747.26
00011137	E02313	DOSCHER, RONALD A	08/25/2022	\$2,626.11
00011138	E04586	DOVEAS, CHRISTOPHER C	08/25/2022	\$32.81
00011139	E04281	DRISCOLL, RUSSELL B	08/25/2022	\$2,095.81
00011140	E04844	DUARTE, TAYLOR M	08/25/2022	\$2,600.30
00011141	E04720	DUDLEY, BROD D	08/25/2022	\$3,374.37
00011142	E03625	EARLE, CHRISTOPHER M	08/25/2022	\$3,370.21
00011143	E03740	EL FARRA, AMIR A	08/25/2022	\$5,559.29
00011144	E03927	ELHAMI, MICHAEL K	08/25/2022	\$5,506.19
00011145	E03933	ELIZONDO, BENJAMIN M	08/25/2022	\$3,362.00
00011146	E04016	ELIZONDO, FLOR DE LIS	08/25/2022	\$2,364.13
00011147	E01598	ELSOUSOU, HELENA	08/25/2022	\$3,055.54
00011148	E02734	ESCALANTE, OTTO J	08/25/2022	\$6,337.74
00011149	E04334	ESCOBEDO, JOSHUA N	08/25/2022	\$3,650.04
00011150	E02724	ESTLOW, STEPHEN C	08/25/2022	\$3,154.55
00011151	E04358	ESTRADA MONSANTO, MICHELLE N	08/25/2022	\$3,017.41
00011152	E04748	FAJARDO, JESUS	08/25/2022	\$2,608.40
00011153	E04303	FERREIRA JR, HECTOR	08/25/2022	\$2,783.94
00011154	E01663	FERRIN, KORY C	08/25/2022	\$12,820.50
00011155	E03976	FIGUEREDO, GEORGE R	08/25/2022	\$3,269.71
00011156	E02838	FISCHER, JAMES D	08/25/2022	\$768.99
00011157	E04774	FLINN, PATRICIA C	08/25/2022	\$2,836.74
00011158	E02887	FOSTER, VICTORIA M	08/25/2022	\$1,574.75
00011159	E04033	FRANCISCO, KATHERINE M	08/25/2022	\$2,354.53

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00011160	E02963	FRANKS, JAMES D	08/25/2022	\$4,183.77
00011161	E04747	FRESENIUS, ROBERT D	08/25/2022	\$2,399.58
00011162	E00903	FRUTOS, VERONICA	08/25/2022	\$1,705.05
00011163	E04729	GARCIA, JOSEPH A	08/25/2022	\$3,196.31
00011164	E03086	GARCIA, PETE	08/25/2022	\$3,935.55
00011165	E03659	GARNER, AMANDA B	08/25/2022	\$1,083.90
00011166	E02606	GEORGE, DAVID L	08/25/2022	\$2,255.79
00011167	E04351	GERDIN, MICHAEL E	08/25/2022	\$3,530.12
00011168	E04542	GIFFORD, ROBERT J	08/25/2022	\$3,966.79
00011169	E04658	GIRGENTI, BRIAN C	08/25/2022	\$4,229.48
00011170	E04401	GLEASON, SEAN M	08/25/2022	\$2,750.81
00011171	E04917	GOMEZ, JESUS	08/25/2022	\$4,108.06
00011172	E04863	GONZALEZ JR, GONZALO	08/25/2022	\$2,471.07
00011173	E05003	HA, DANNY	08/25/2022	\$2,756.41
00011174	E04732	HADDEN, TRAVIS J	08/25/2022	\$2,815.25
00011175	E04787	HALEY, KYLE N	08/25/2022	\$3,083.45
00011176	E03527	HALLER, TROY	08/25/2022	\$4,516.33
00011177	E03402	HEINE, STEVEN H	08/25/2022	\$3,685.68
00011178	E02469	HERRERA, JOSE D	08/25/2022	\$4,032.78
00011179	E04244	HINGCO, PINKY C	08/25/2022	\$2,789.60
00011180	E03713	HOLLOWAY, WILLIAM T	08/25/2022	\$4,095.85
00011181	E04739	HOWARD, JASON A	08/25/2022	\$3,567.33
00011182	E04654	HURLEY, KIRK P	08/25/2022	\$2,309.37
00011183	E04089	HUTCHINS, DONALD J	08/25/2022	\$3,767.50
00011184	E03815	HUYNH, AI KELLY	08/25/2022	\$2,270.31
00011185	E03559	HUYNH, THI A	08/25/2022	\$3,034.05
00011186	E04915	ITURRALDE, JENNIFER L	08/25/2022	\$1,056.17
00011187	E04583	JENSEN, MICHAEL J	08/25/2022	\$5,813.95
00011188	E02935	JENSEN, NICKOLAS K	08/25/2022	\$3,895.99
00011189	E04587	JIMENEZ JR, EFRAIN A	08/25/2022	\$3,145.48
00011190	E04781	JIMENEZ TAVAREZ, SERGIO J	08/25/2022	\$3,485.76
00011191	E04655	JOHNSON, CODY M	08/25/2022	\$6,798.20
00011192	E03368	JOHNSON, JASON L	08/25/2022	\$4,560.20
00011193	E03831	JORDAN, GERALD F	08/25/2022	\$3,113.85

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00011194	E04444	JULIENNE, PATRICK R	08/25/2022	\$3,214.33
00011195	E04559	KELLEY, KRISTOFER D	08/25/2022	\$5,958.85
00011196	E04353	KEUILIAN, SHELBY	08/25/2022	\$2,148.76
00011197	E04663	KIM, CHAD B	08/25/2022	\$2,462.71
00011198	E04641	KIM, EDWARD K	08/25/2022	\$233.16
00011199	E04538	KIMBERLY, ALLYSON L	08/25/2022	\$1,839.17
00011200	E03932	KIVLER, ROBERT J	08/25/2022	\$3,038.78
00011201	E03389	KOLANO, JOSEPH L	08/25/2022	\$2,784.96
00011202	E03294	KOVACS, LEA K	08/25/2022	\$2,959.73
00011203	E05000	KOVACS, TIMOTHY M	08/25/2022	\$1,931.74
00011204	E04669	KOVACS, TIMOTHY P	08/25/2022	\$6,013.99
00011205	E03484	KUNKEL, PETER M	08/25/2022	\$3,697.49
00011206	E04804	LADD, LAUREN M	08/25/2022	\$2,221.99
00011207	E04857	LANG, MICHAEL J	08/25/2022	\$3,726.15
00011208	E03511	LAZENBY, NICHOLAS A	08/25/2022	\$3,212.85
00011209	E04877	LE, BAO TINH THI	08/25/2022	\$1,954.25
00011210	E04021	LEE, RAPHAEL M	08/25/2022	\$3,177.76
00011211	E04970	LEIVA, EDUARDO C	08/25/2022	\$6,387.78
00011212	E03488	LEYVA, ERICK	08/25/2022	\$4,261.15
00011213	E04541	LINK, DEREK M	08/25/2022	\$4,475.98
00011214	E00030	LOERA JR, RAFAEL	08/25/2022	\$7,284.75
00011215	E05033	LOFFLER, CHARLES H	08/25/2022	\$4,424.88
00011216	E02645	LOPEZ, DAVID	08/25/2022	\$3,567.52
00011217	E05066	LORD, MARK A	08/25/2022	\$4,336.58
00011218	E04581	LOWEN, BRADLEY A	08/25/2022	\$3,193.50
00011219	E04761	LUCATERO, JESSE A	08/25/2022	\$2,522.60
00011220	E00027	LUKAS, STEVEN W	08/25/2022	\$2,320.23
00011221	E04048	LUX, ROBERT D	08/25/2022	\$3,010.95
00011222	E03663	LUX, RYAN M	08/25/2022	\$5,182.68
00011223	E04772	LY, LINDALINH THU	08/25/2022	\$1,689.45
00011224	E04661	MACHUCA, ROBERTO	08/25/2022	\$3,559.26
00011225	E03752	MACY, TAYLOR A	08/25/2022	\$3,267.75
00011226	E04532	MANIACI, GIANLUCA F	08/25/2022	\$3,759.44
00011227	E04435	MARCHAND, MATTHEW P	08/25/2022	\$5,949.42

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00011228	E01359	MARTINEZ JR, MARIO	08/25/2022	\$5,835.50
00011229	E04974	MARTINEZ, JUANITA PATRICIA	08/25/2022	\$3,642.47
00011230	E02792	MATA, RAQUEL D	08/25/2022	\$1,085.92
00011231	E04656	MAZON, JORGE L	08/25/2022	\$2,983.35
00011232	E02796	MCFARLANE, MARIA C	08/25/2022	\$2,246.41
00011233	E06761	MEEKS, REBECCA S	08/25/2022	\$4,033.69
00011234	E03826	MEERS, BRYAN J	08/25/2022	\$4,221.28
00011235	E02655	MENDOZA CAMPOS, MELISSA	08/25/2022	\$2,507.80
00011236	E04402	MERRILL, KENNETH E	08/25/2022	\$592.03
00011237	E03965	MIHALIK, DANNY J	08/25/2022	\$3,844.06
00011238	E04840	MONTOYA, DAWN M	08/25/2022	\$1,917.34
00011239	E04865	MORIN, LINDA M	08/25/2022	\$4,063.12
00011240	E04352	MORSE, JEREMY N	08/25/2022	\$4,127.91
00011241	E01940	MORTON, NATHAN D	08/25/2022	\$3,621.55
00011242	E04454	MOSER, MICHAEL A	08/25/2022	\$2,322.77
00011243	E03929	MURILLO JR, RAUL	08/25/2022	\$5,323.12
00011244	E04626	MURO, JASON M	08/25/2022	\$3,082.34
00011245	E04577	MUSCHETTO, PATRICK J	08/25/2022	\$2,824.12
00011246	E03422	NADOLSKI, THOMAS R	08/25/2022	\$2,736.03
00011247	E04111	NEELY, JACOB J	08/25/2022	\$2,390.60
00011248	E04436	NGUYEN, JEFFREY C	08/25/2022	\$3,352.49
00011249	E02813	NGUYEN, TRINA T	08/25/2022	\$1,965.35
00011250	E04540	NIKOLIC, ADAM C	08/25/2022	\$5,702.52
00011251	E05054	NUNEZ, BREANNE S	08/25/2022	\$1,648.14
00011252	E03350	OLIVO, JOSHUA T	08/25/2022	\$4,006.75
00011253	E04035	ORTIZ, STEVEN TRUJILLO	08/25/2022	\$3,013.70
00011254	E03427	PANELLA, JOSEPH N	08/25/2022	\$2,244.21
00011255	E04910	PAQUA, BRANDON J	08/25/2022	\$2,636.71
00011256	E01948	PARK, BRANDY J	08/25/2022	\$2,869.57
00011257	E02995	PAYAN, CRISTINA V	08/25/2022	\$2,463.89
00011258	E00824	PAYAN, LUIS A	08/25/2022	\$4,688.60
00011259	E04843	PEREZ, EMMANUEL	08/25/2022	\$2,531.23
00011260	E00145	PERKINS, JASON S	08/25/2022	\$4,674.19
00011261	E04429	PHAM, PHILLIP H	08/25/2022	\$2,965.62



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00011262	E06938	PLUARD, DOUGLAS A	08/25/2022	\$4,244.02
00011263	E03299	POLOPEK, COREY T	08/25/2022	\$3,710.53
00011264	E05050	QUANG, DENNIS	08/25/2022	\$2,970.83
00011265	E04788	QUIROZ, LUIS A	08/25/2022	\$3,238.45
00011266	E03967	RAMIREZ OROZCO, SINDY	08/25/2022	\$6,102.14
00011267	E04955	RAMIREZ, KAYLYN C	08/25/2022	\$1,871.49
00011268	E03390	RAMIREZ, LUIS F	08/25/2022	\$3,970.22
00011269	E05021	RAMIREZ, TERRA M	08/25/2022	\$3,068.04
00011270	E05049	RAMOS, DAVID N	08/25/2022	\$3,207.55
00011271	E04914	RAMOS, RODOLFO B	08/25/2022	\$497.42
00011272	E03217	RANEY, JOHN E	08/25/2022	\$4,197.99
00011273	E04941	RASMUSSEN, TRENTON L	08/25/2022	\$2,031.40
00011274	E04659	REED, THOMAS S	08/25/2022	\$4,178.21
00011275	E03486	REYES, RON A	08/25/2022	\$3,264.96
00011276	E04911	RICHARDS, BRYANT D	08/25/2022	\$2,289.22
00011277	E04437	RICHMOND, RYAN R	08/25/2022	\$2,878.43
00011278	E04860	ROCHA, RUDY A	08/25/2022	\$522.28
00011279	E04738	RODRIGUEZ, DANIEL	08/25/2022	\$2,968.28
00011280	E04082	RODRIGUEZ, JENNIFER M	08/25/2022	\$3,989.29
00011281	E05001	RODRIGUEZ, RYAN ELIJAH	08/25/2022	\$2,295.63
00011282	E04438	ROGERS, CHRISTIN E	08/25/2022	\$3,702.14
00011283	E04385	ROJAS, ASHLEY C	08/25/2022	\$2,298.90
00011284	E04507	ROMBOUGH, JENNIFER V	08/25/2022	\$2,330.55
00011285	E04552	RUZIECKI, ERIC T	08/25/2022	\$3,831.48
00011286	E02845	SALAZAR, SEAN M	08/25/2022	\$3,082.79
00011287	E04845	SALGADO JR., ALFREDO	08/25/2022	\$2,306.94
00011288	E03297	SAMOFF, TANYA L	08/25/2022	\$2,729.19
00011289	E02646	SANTANA, LINO G	08/25/2022	\$9,060.91
00011290	E03035	SEYMOUR, SUSAN A I	08/25/2022	\$3,035.29
00011291	E04282	SHELGREN, CHRISTOPHER M	08/25/2022	\$11,007.15
00011292	E04616	SHIPLEY, AARON T	08/25/2022	\$2,918.06
00011293	E02937	SHORROW, NICOLE D	08/25/2022	\$3,984.64
00011294	E04864	SILVA, LEVI JOENIEL	08/25/2022	\$2,384.80
00011295	E04576	SIMONS, SHAYLEN L	08/25/2022	\$3,446.89

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00011296	E04934	SLETTVET, HEATHER P	08/25/2022	\$1,977.14
00011297	E02587	SOSEBEE, DANNY J	08/25/2022	\$2,913.32
00011298	E03563	SPELLMAN, MARSHA D	08/25/2022	\$2,613.46
00011299	E04500	STAAL, GAREY D	08/25/2022	\$3,621.83
00011300	E03218	STARNES, CHARLES W	08/25/2022	\$4,385.79
00011301	E03761	STEPHENSON III, ROBERT M	08/25/2022	\$4,847.72
00011302	E04584	STROUD, BRIAN T	08/25/2022	\$4,725.02
00011303	E02979	TESSIER, PAUL M	08/25/2022	\$3,743.46
00011304	E04449	TRAN, SPENCER T	08/25/2022	\$2,542.58
00011305	E02982	VAICARO, VINCENTE J	08/25/2022	\$4,392.33
00011306	E03053	VALENCIA, EDGAR	08/25/2022	\$3,881.21
00011307	E04667	VAUGHN, CALEB I	08/25/2022	\$327.57
00011308	E04977	VAZQUEZ, BRIAN M	08/25/2022	\$249.11
00011309	E04434	VELLANOWETH, KIMBRA S	08/25/2022	\$2,172.53
00011310	E04903	VIGIL, DANIEL C	08/25/2022	\$2,659.39
00011311	E03022	VU, TUONG-VAN NGUYEN	08/25/2022	\$2,326.24
00011312	E04730	VU, TYLER D	08/25/2022	\$528.50
00011313	E01905	WAINWRIGHT, JONATHAN B	08/25/2022	\$4,389.23
00011314	E03220	WARDLE, DENNIS	08/25/2022	\$3,697.60
00011315	E03213	WARDLE, SANTA	08/25/2022	\$2,695.04
00011316	E04758	WEYKER, CHRYSTAL L	08/25/2022	\$1,978.78
00011317	E03930	WHITNEY, CHERYL L	08/25/2022	\$2,173.76
00011318	E03305	WIMMER, ROYCE C	08/25/2022	\$6,084.53
00011319	E04762	WREN, DANIELLE E	08/25/2022	\$3,684.93
00011320	E04763	WRIGHT, SARAH A	08/25/2022	\$2,637.20
00011321	E04856	XU, DUO	08/25/2022	\$2,683.16
00011322	E03543	YELENSKY, SHANNON M	08/25/2022	\$6,359.66
00011323	E04156	YERGLER, JOHN J	08/25/2022	\$4,326.84
00011324	E04722	YNIGUEZ, COLE A	08/25/2022	\$2,314.10
00011325	E01978	ZMIJA, ADAM D	08/25/2022	\$4,094.43
00011326	E04517	AGUIRRE, ALFRED J	08/25/2022	\$3,153.08
00011327	E01626	AGUIRRE, ANSELMO	08/25/2022	\$2,174.43
00011328	E04451	AGUIRRE, ANTHONY U	08/25/2022	\$321.86
00011329	E04631	ANDREI, IOAN	08/25/2022	\$1,127.29

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00011330	E04678	BABINSKI IV, SYLVESTER A	08/25/2022	\$1,991.21
00011331	E04336	BECERRA, RODOLPHO M	08/25/2022	\$2,242.34
00011332	E04972	BECERRA-SAMANIEGO JR, GABRIEL	08/25/2022	\$1,710.20
00011333	E04770	BELL, DONEISHA L	08/25/2022	\$839.80
00011334	E01255	BOS, MICHAEL C	08/25/2022	\$2,400.83
00011335	E04650	BUCHLER, RAYMOND A	08/25/2022	\$1,626.76
00011336	E01584	CANDELARIA, DANIEL J	08/25/2022	\$4,556.00
00011337	E04300	CANO, EDGAR A	08/25/2022	\$2,281.68
00011338	E03828	CANTRELL, JEFFREY G	08/25/2022	\$2,293.78
00011339	E03811	CARRISOZA, ALBERT J	08/25/2022	\$2,084.73
00011340	E00916	CARTER, PHILLIP J	08/25/2022	\$3,434.91
00011341	E04869	CHAVEZ, DAMIAN JESUS	08/25/2022	\$713.88
00011342	E04551	CONTRERAS, GABRIELA R	08/25/2022	\$3,005.48
00011343	E03518	COTTON, JULIE T	08/25/2022	\$1,860.34
00011344	E03807	DE LA ROSA, VINCENT L	08/25/2022	\$3,215.79
00011345	E03736	DIBAJ, KAMYAR	08/25/2022	\$3,759.52
00011346	E04989	DOCHERTY, PAUL	08/25/2022	\$614.11
00011347	E02515	DUVALL, RICK L	08/25/2022	\$2,673.58
00011348	E04514	ESPINOZA, ERIC M	08/25/2022	\$2,018.34
00011349	E03733	ESPINOZA, JULIA	08/25/2022	\$1,317.70
00011350	E05957	FERNANDEZ, ARYANA C	08/25/2022	\$874.15
00011351	E03405	FERNANDEZ, CECELIA A	08/25/2022	\$1,293.41
00011352	E04997	FLORES, ANTHONY	08/25/2022	\$733.54
00011353	E04990	FLORES, MITCHELL C	08/25/2022	\$733.54
00011354	E00558	FREGOSO, ALICE K	08/25/2022	\$2,192.42
00011355	E05037	GAINES, JEFFREY S	08/25/2022	\$740.66
00011356	E05010	GALVAN, EDGAR	08/25/2022	\$919.39
00011357	E04754	GARCIA, ALICIA R	08/25/2022	\$1,681.08
00011358	E04677	GIROUARD, CASEY G	08/25/2022	\$1,550.96
00011359	E04629	GOMEZ, DIANA	08/25/2022	\$976.10
00011360	E03341	GONZALEZ, JORGE	08/25/2022	\$1,248.71
00011361	E04473	GOUNTOUMA, SOUMELIA K	08/25/2022	\$2,485.54
00011362	E03400	GREENE, MICHAEL R	08/25/2022	\$2,169.61
00011363	E03685	GUZMAN, JESSE	08/25/2022	\$2,391.57

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00011364	E04299	HANSEN, AARON R	08/25/2022	\$1,961.07
00011365	E03523	HARO, GLORIA A	08/25/2022	\$1,250.50
00011366	E03759	HERNANDEZ, HERMILO	08/25/2022	\$2,762.09
00011367	E04622	HOFER, ALICIA M	08/25/2022	\$2,097.90
00011368	E02874	HOLMON III, ALBERT J	08/25/2022	\$3,902.15
00011369	E04347	HSIEH, NICOLAS C	08/25/2022	\$3,809.47
00011370	E03588	HUYNH, HUY HOA	08/25/2022	\$2,433.50
00011371	E04831	ILFELD, MATTHEW D	08/25/2022	\$1,519.56
00011372	E01907	JACOT, ROSEMARIE	08/25/2022	\$2,348.60
00011373	E04296	JOHNSON, ERIC W	08/25/2022	\$2,007.23
00011374	E04979	JURADO, MICHAEL	08/25/2022	\$1,278.69
00011375	E04470	KAYLOR, BRENT	08/25/2022	\$2,498.96
00011376	E04728	KHALIL, MARK M	08/25/2022	\$2,176.34
00011377	E04382	KWIATKOWSKI, BRYAN D	08/25/2022	\$1,965.82
00011378	E02852	LADNEY, MARK W	08/25/2022	\$3,783.39
00011379	E04769	LAMAS, LEONEL A	08/25/2022	\$1,003.74
00011380	E03813	LEWIS, SHAN L	08/25/2022	\$2,823.77
00011381	E03301	LEYVA, RAUL	08/25/2022	\$3,860.10
00011382	E05006	MARQUEZ, STEVEN ADAM	08/25/2022	\$1,107.97
00011383	E05364	MARU, NAVIN B	08/25/2022	\$3,639.51
00011384	E04665	MEJIA, DIEGO A	08/25/2022	\$1,986.90
00011385	E03493	MENDEZ, RIGOBERTO	08/25/2022	\$2,461.08
00011386	E04998	MENDOZA, LAURA	08/25/2022	\$965.79
00011387	E04724	MOORE, DOUGLAS A	08/25/2022	\$2,364.20
00011388	E04827	MORELAND, ANDREW J	08/25/2022	\$1,623.16
00011389	E04222	MOSS, DANIEL C	08/25/2022	\$1,523.34
00011390	E01243	MURRAY JR, WILLIAM E	08/25/2022	\$7,510.46
00011391	E04634	NAVARRO, JUAN C	08/25/2022	\$2,778.30
00011392	E04969	ORNELLAS, MICHAEL	08/25/2022	\$1,328.30
00011393	E03378	ORTIZ, STEVEN T	08/25/2022	\$3,770.83
00011394	E04999	ORTUNO, ANIBAL	08/25/2022	\$1,962.01
00011395	E03754	PINKSTON, RICHARD L	08/25/2022	\$2,613.14
00011396	E04567	POWELL, AUSTIN H	08/25/2022	\$2,538.28
00011397	E03799	QUIROZ, ROLANDO	08/25/2022	\$2,843.91

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00011398	E05031	RAMIREZ, AACIN	08/25/2022	\$1,969.16
00011399	E04572	REED, MELVIN P	08/25/2022	\$1,802.55
00011400	E02058	REYES, DELFRADO C	08/25/2022	\$1,309.65
00011401	E04295	ROBLES, RAFAEL	08/25/2022	\$1,949.72
00011402	E04563	RODRIGUEZ, ADRIANNA M	08/25/2022	\$1,241.63
00011403	E05004	RUELAS, SERGIO	08/25/2022	\$771.44
00011404	E04289	SALDIVAR, RICARDO	08/25/2022	\$1,621.52
00011405	E04505	SANTOS, MICHAEL F	08/25/2022	\$3,503.95
00011406	E04215	SMOUSE, TREVOR G	08/25/2022	\$2,538.49
00011407	E04836	SOTO, WILLIAM A	08/25/2022	\$1,835.59
00011408	E03091	SUDDUTH, STEPHEN D	08/25/2022	\$2,812.36
00011409	E01625	TAPIA, LUIS A	08/25/2022	\$5,337.03
00011410	E04756	TARIN, ALEXIS P	08/25/2022	\$2,753.50
00011411	E03239	TAUANU U, STEVE J	08/25/2022	\$2,114.30
00011412	E04773	THURMAN JR, EDWIN O	08/25/2022	\$1,024.39
00011413	E08679	THURMAN, RODERICK	08/25/2022	\$1,860.32
00011414	E03480	TRIMBLE, EMILY H	08/25/2022	\$2,514.65
00011415	E04825	TRUJILLO, JOSEPH E	08/25/2022	\$1,499.09
00011416	E02482	UPHUS, MARK P	08/25/2022	\$4,573.26
00011417	E03681	VASQUEZ, JOSE A	08/25/2022	\$3,644.89
00011418	E02942	VERA, EVARISTO	08/25/2022	\$2,066.44
00011419	E03727	VERGARA NEAL, ANA G	08/25/2022	\$3,023.32
00011420	E03670	VITALI, SUSAN	08/25/2022	\$634.29
00011421	E01580	VU, DAI C	08/25/2022	\$4,590.31
00011422	E04362	VU, KHANG L	08/25/2022	\$3,292.67
00011423	E01619	WHITE, WILLIAM J	08/25/2022	\$2,374.17
00011424	E03414	WILLIAMS, HILLARD J	08/25/2022	\$211.06
00011425	E04006	WILLIAMS, RICHARD L	08/25/2022	\$2,749.16
00011426	E05023	YNIGUEZ, KARISSA N	08/25/2022	\$2,378.75
00011427	E03436	ZIEGLER, RICK S	08/25/2022	\$1,085.52
00011428	E03917	ALLEN, CHRISTOPHER L	08/25/2022	\$118.44
00011429	E04163	AMBRIZ GARCIA, EDWARD D	08/25/2022	\$1,485.47
00011430	E04784	BANUELOS, ALEJANDRO	08/25/2022	\$2,400.02
00011431	E04063	BERGER, JAN	08/25/2022	\$2,546.34

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00011432	E00651	BERMUDEZ, ROBERT P	08/25/2022	\$3,439.48
00011433	E03495	BLAS, VICTOR T	08/25/2022	\$3,459.79
00011434	E00070	CANNON, TIM P	08/25/2022	\$4,092.06
00011435	E04365	DAN, CARINA M	08/25/2022	\$2,459.90
00011436	E04440	DAVIS, RYAN H	08/25/2022	\$1,921.42
00011437	E03051	DIEMERT, RONALD W	08/25/2022	\$2,293.29
00011438	E02718	ESCOBAR, CHRIS N	08/25/2022	\$2,783.84
00011439	E03688	GLENN, JEREMY J	08/25/2022	\$1,438.23
00011440	E01618	GOMEZ, JOSE	08/25/2022	\$2,486.05
00011441	E02701	GONZALEZ, ALEJANDRO	08/25/2022	\$3,231.33
00011442	E03763	GRIFFIN, LARRY	08/25/2022	\$4,001.14
00011443	E04828	GUERRERO, MICHAEL V	08/25/2022	\$2,047.31
00011444	E04018	HAENDIGES, ROBERT A	08/25/2022	\$3,536.18
00011445	E03575	HART, RYAN S	08/25/2022	\$2,105.90
00011446	E03701	HAYES, BRENT W	08/25/2022	\$3,540.05
00011447	E03399	HOWENSTEIN, FRANK D	08/25/2022	\$2,673.46
00011448	E03406	HUY, EDWARD A	08/25/2022	\$5,447.24
00011449	E04782	JIN, LIYAN	08/25/2022	\$2,484.59
00011450	E03534	KIM, SAMUEL K	08/25/2022	\$3,844.68
00011451	E03254	KIRZHNER, ALLEN G	08/25/2022	\$9,672.18
00011452	E03988	LI, REBECCA PIK KWAN	08/25/2022	\$3,905.96
00011453	E02063	MA AE, DAVID	08/25/2022	\$2,116.02
00011454	E03249	MANSON, RAQUEL K	08/25/2022	\$2,828.18
00011455	E04837	MARTINEZ, ALFREDO	08/25/2022	\$1,965.79
00011456	E02124	MEISLAHN, TYLER	08/25/2022	\$1,932.16
00011457	E04403	MONTGOMERY, JESSE K	08/25/2022	\$2,850.20
00011458	E04707	MORRIS, JUSTIN M	08/25/2022	\$1,857.10
00011459	E03590	MOYA JR, STEVEN J	08/25/2022	\$2,448.33
00011460	E03519	MURAD, BASIL G	08/25/2022	\$2,541.55
00011461	E03144	NATLAND, KIRK L	08/25/2022	\$1,524.53
00011462	E04291	NGUYEN, DUC TRUNG	08/25/2022	\$2,877.92
00011463	E04904	NGUYEN, LISA	08/25/2022	\$857.69
00011464	E03221	NICOLAE, CORNELIU	08/25/2022	\$3,227.11
00011465	E04210	NUNES, BRANDON S	08/25/2022	\$1,970.90

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00011466	E03923	ORNELAS, ANDREW I	08/25/2022	\$4,499.18
00011467	E03582	ORTEGA, DAVID A	08/25/2022	\$2,516.26
00011468	E03578	PASILLAS, CELESTINO J	08/25/2022	\$3,059.87
00011469	E03170	PEARSON, WILLIAM F	08/25/2022	\$2,498.33
00011470	E04950	PHAM ADA, DYLLAN TUAN ANH	08/25/2022	\$441.55
00011471	E04805	POLIDORI, JESSICA J	08/25/2022	\$3,479.50
00011472	E02500	PORRAS, STEPHEN	08/25/2022	\$3,902.42
00011473	E07590	RUITENSCHILD, LES A	08/25/2022	\$3,537.97
00011474	E03926	RUIZ, JONATHAN	08/25/2022	\$2,583.34
00011475	E07690	SANTOS, ALEXIS	08/25/2022	\$2,010.74
00011476	E07692	SARMIENTO, ADRIAN M	08/25/2022	\$4,321.15
00011477	E04956	SON, TOMMY T	08/25/2022	\$2,296.30
00011478	E04301	TALAMANTES JR, ALBERT	08/25/2022	\$2,488.21
00011479	E04121	TRAN, MINH K	08/25/2022	\$2,423.98
00011480	E00151	VALENZUELA JR, ALEJANDRO	08/25/2022	\$0.00
00011481	E08881	VALENZUELA, ALEJANDRO N	08/25/2022	\$3,817.02
00011482	E01882	VIRAMONTES, JESSE	08/25/2022	\$2,561.23
00011483	E04195	WOLLAND, RONALD J	08/25/2022	\$1,713.01
00011484	E09940	YERGENSEN, VICTOR K	08/25/2022	\$4,134.41
00011485	E09954	ZAVALA, JOHN	08/25/2022	\$3,825.64
			<b>Issued:</b>	<b>631 \$1,657,488.01</b>
			<b>EF - Payroll EFT Total:</b>	<b>631 \$1,657,488.01</b>

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00185125	E04994	GREENUP, BREANNA C	08/25/2022	\$708.56
00185126	E00977	BELAIR, DIANE	08/25/2022	\$2,286.88
00185127	E05043	BARRAGAN, AUDREY A	08/25/2022	\$613.97
00185128	E05051	CHEN, GUANTING	08/25/2022	\$338.32
00185129	E04930	CHOW, IRIS L	08/25/2022	\$764.74
00185130	E05015	FALETOI, TERRY U	08/25/2022	\$326.75
00185131	E04808	HUANG, HALLIE S	08/25/2022	\$193.75
00185132	E05059	LIANG, ALLISON M	08/25/2022	\$395.33
00185133	E05044	NADEAU, RYANN E	08/25/2022	\$283.71
00185134	E04936	NGUYEN, BRENDAN L	08/25/2022	\$342.12
00185135	E04824	PACHECO, LAURA M	08/25/2022	\$215.66
00185136	E05042	TO, THOMAS A	08/25/2022	\$482.77
00185137	E05045	VIRAMONTES, KATE E	08/25/2022	\$179.91
00185138	E05012	HODNETT, RYAN P	08/25/2022	\$739.00
00185139	E03529	ROCHA, MICHAEL F	08/25/2022	\$2,633.14
00185140	E03145	DE LA ROSA, FRANK X	08/25/2022	\$2,939.04
00185141	E03446	JIMENEZ, VIDAL	08/25/2022	\$2,192.32

**Issued: 17 \$15,635.97**  
**PY - Payroll Total: 17 \$15,635.97**

**Issued: 648 \$1,673,123.98**  
**Summary Total: 648 \$1,673,123.98**





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00011486	E03973	AVILA, VERONICA	09/08/2022	\$2,489.18
00011487	E03982	BECKLES, CAROL E	09/08/2022	\$49.27
00011488	E04755	BRIETIGAM III, GEORGE S	09/08/2022	\$409.87
00011489	E04332	BUI, PHAT T	09/08/2022	\$443.79
00011490	E01338	CARRENO, SHAUNA J	09/08/2022	\$2,203.83
00011491	E02788	DAVIS, JEFFREY P	09/08/2022	\$2,776.52
00011492	E00803	HADDAD, PAMELA M	09/08/2022	\$2,052.27
00011493	E04750	HO, VY D	09/08/2022	\$1,794.73
00011494	E04096	HUYNH, DANNY	09/08/2022	\$5,093.69
00011495	E03612	JONES, STEVEN R	09/08/2022	\$421.86
00011496	E04131	KIM, NOELLE N	09/08/2022	\$2,685.44
00011497	E02612	KLOESS, VILMA C	09/08/2022	\$2,847.93
00011498	E04536	KLOPFENSTEIN, STEPHANIE L	09/08/2022	\$294.47
00011499	E01949	LE, IVY	09/08/2022	\$2,333.48
00011500	E01280	LE, TAMMY	09/08/2022	\$1,863.78
00011501	E05828	MIDDENDORF, LINDA	09/08/2022	\$3,362.59
00011502	E02787	MORAN, MARIE L	09/08/2022	\$2,857.32
00011503	E02539	NAVARRO, MARIA A	09/08/2022	\$2,658.79
00011504	E04535	NGUYEN, DIEDRE THU HA	09/08/2022	\$410.57
00011505	E04948	NGUYEN, HOAI THUONG H	09/08/2022	\$1,492.42
00011506	E04537	NGUYEN, KIM B	09/08/2022	\$414.80
00011507	E03255	NGUYEN, PHUONG VIEN T	09/08/2022	\$2,233.58
00011508	E02560	NGUYEN, QUANG	09/08/2022	\$2,790.76
00011509	E01286	NGUYEN, TINA T	09/08/2022	\$2,212.43
00011510	E04534	ONEILL, JOHN R	09/08/2022	\$295.98
00011511	E04528	PARK, SHAWN S	09/08/2022	\$2,971.93
00011512	E03541	PHI, THYANA T	09/08/2022	\$2,844.28
00011513	E04443	POLLOCK, AMANDA M	09/08/2022	\$1,928.68
00011514	E06945	POMEROY, TERESA L	09/08/2022	\$3,980.77
00011515	E01964	PULIDO, ANA E	09/08/2022	\$4,163.37
00011516	E01356	RAMOS, MARIA	09/08/2022	\$2,604.72
00011517	E05057	SATO, MICH L	09/08/2022	\$2,929.75
00011518	E04387	STILES, SCOTT C	09/08/2022	\$6,160.09

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Check	Vendor #	Vendor Name	Issue Date	Check Amount
00011519	E00564	STIPE, MARIA A	09/08/2022	\$6,009.88
00011520	E03715	THAI, KRISTY H	09/08/2022	\$2,505.16
00011521	E02543	TO, TANYA L	09/08/2022	\$1,734.22
00011522	E01971	TRAN, CUONG K	09/08/2022	\$2,413.23
00011523	E02056	TRUONG, ELAINE	09/08/2022	\$1,895.83
00011524	E03983	VASQUEZ, LIZABETH C	09/08/2022	\$2,451.04
00011525	E04971	VITAL, ANDREA	09/08/2022	\$1,790.16
00011526	E02562	VO, THANH-NGUYEN	09/08/2022	\$1,884.93
00011527	E04944	ANDERSON CAMBA, ASHLEIGH R	09/08/2022	\$2,260.98
00011528	E04764	BRADLEY, JANNA K	09/08/2022	\$2,912.93
00011529	E03766	CERDA, MARY C	09/08/2022	\$2,244.54
00011530	E04673	HART, BRANDI M	09/08/2022	\$1,586.01
00011531	E04363	KWAN, LIANE Y	09/08/2022	\$4,107.72
00011532	E01985	LEE, JANY H	09/08/2022	\$4,284.90
00011533	E03420	PROCTOR, SHERRILL A	09/08/2022	\$4,632.52
00011534	E04417	STEPHENSON, CAITLYN M	09/08/2022	\$2,467.58
00011535	E02115	STOVER, LAURA J	09/08/2022	\$11,196.67
00011536	E04445	BROWN, KAREN J	09/08/2022	\$1,019.60
00011537	E03313	BUI, AI N	09/08/2022	\$1,705.52
00011538	E04961	CHAO, VICTORIA	09/08/2022	\$1,605.90
00011539	E03686	CHAVEZ, JAIME F	09/08/2022	\$1,798.83
00011540	E03760	CHUNG, JANET J	09/08/2022	\$3,013.48
00011541	E04957	CURTSEIT, MARIA	09/08/2022	\$2,163.41
00011542	E04960	FUKAZAWA, KEISUKE	09/08/2022	\$1,977.81
00011543	E05055	GAMINO, LINDA M	09/08/2022	\$1,392.62
00011544	E03134	GARCIA, SYLVIA	09/08/2022	\$2,632.71
00011545	E03429	GULLEY, SUSAN J	09/08/2022	\$319.82
00011546	E03016	HERNANDEZ, GARY F	09/08/2022	\$1,845.45
00011547	E04569	HOFFMAN, CORINNE L	09/08/2022	\$2,550.60
00011548	E04968	HONG, SEUNGBUM	09/08/2022	\$1,783.76
00011549	E04959	LE, KENNETH H	09/08/2022	\$1,496.32
00011550	E00057	MANALANSAN, NEAL M	09/08/2022	\$2,120.94
00011551	E01668	MAY, ROBERT W	09/08/2022	\$1,714.56
00011552	E01393	MENDEZ, ANGELA M	09/08/2022	\$2,080.68

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Check	Vendor #	Vendor Name	Issue Date	Check Amount
00011553	E03628	MENDOZA, CHRISTI C	09/08/2022	\$1,915.69
00011554	E04958	NGO, TINA	09/08/2022	\$2,588.11
00011555	E04838	NIGATU, SELAMAWIT	09/08/2022	\$2,477.80
00011556	E01362	PETERSON, JENNIFER L	09/08/2022	\$2,158.97
00011557	E02429	PHAM, ANH	09/08/2022	\$1,881.16
00011558	E03610	RAMIREZ, EVA	09/08/2022	\$2,111.68
00011559	E05008	RAMOS, ASHLEY	09/08/2022	\$820.45
00011560	E04973	RAMOS, NANCY	09/08/2022	\$2,818.96
00011561	E03539	SEGAWA, SANDRA E	09/08/2022	\$3,812.43
00011562	E04780	SONG, YUAN	09/08/2022	\$5,376.14
00011563	E04859	VO, MY TRA	09/08/2022	\$3,112.87
00011564	E03433	WESTON, RETA J	09/08/2022	\$1,047.62
00011565	E04674	WHITTAKER DEGEN, HELEN E	09/08/2022	\$747.13
00011566	E04527	YOO, MEENA	09/08/2022	\$2,333.65
00011567	E04493	ANDREWS, STEVEN F	09/08/2022	\$2,516.57
00011568	E00845	CHANG, TERENCE S	09/08/2022	\$3,037.61
00011569	E03498	ESPINOZA, VERNA L	09/08/2022	\$2,690.88
00011570	E04523	GALLO, CESAR	09/08/2022	\$3,158.82
00011571	E04415	GOLD, ANNA L	09/08/2022	\$2,284.56
00011572	E04713	HINGCO, ERNIE E	09/08/2022	\$2,148.43
00011573	E02617	KLOESS, GEOFFREY A	09/08/2022	\$4,145.52
00011574	E03571	MORAGRAAN, RACHOT	09/08/2022	\$4,207.74
00011575	E01277	PROFFITT, NOEL J	09/08/2022	\$3,390.29
00011576	E01901	RAO, ANAND V	09/08/2022	\$5,457.05
00011577	E05027	SANCHEZ MENDOZA, ALFREDO	09/08/2022	\$2,015.33
00011578	E03384	SCHULZE, KATRENA J	09/08/2022	\$2,730.76
00011579	E04395	SWANSON, MATTHEW T	09/08/2022	\$1,976.58
00011580	E01674	VALENZUELA, ANTHONY	09/08/2022	\$1,687.83
00011581	E00809	VICTORIA, ROD T	09/08/2022	\$2,358.69
00011582	E03014	WILDER, CANDY G	09/08/2022	\$2,227.65
00011583	E03509	WINSTON, TERREL KEITH	09/08/2022	\$3,228.39
00011584	E03725	ABU HAMDIYYAH, AMEENAH	09/08/2022	\$2,141.67
00011585	E02996	ASHLEIGH, JULIE A	09/08/2022	\$2,098.05
00011586	E03161	AUSTIN, MICHAEL G	09/08/2022	\$2,843.74

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Check	Vendor #	Vendor Name	Issue Date	Check Amount
00011587	E00740	BLODGETT, GREG	09/08/2022	\$4,154.81
00011588	E09999	BLYTHE, GILBERT	09/08/2022	\$0.00
00011589	E03808	CHENG, ALANA R	09/08/2022	\$3,029.26
00011590	E03601	CHUNG, CHRISTOPHER	09/08/2022	\$2,846.82
00011591	E03353	COVARRUBIAS, MONICA	09/08/2022	\$3,681.20
00011592	E00128	CRAMER, RITA M	09/08/2022	\$2,695.79
00011593	E04394	DAHLHEIMER, BRYSON T	09/08/2022	\$2,440.44
00011594	E04879	DAKE, RYAN J	09/08/2022	\$2,276.26
00011595	E04578	DENT, DAVID A	09/08/2022	\$4,609.46
00011596	E03697	GUERRERO, PAUL	09/08/2022	\$3,480.33
00011597	E03600	HARTWIG, TODD C	09/08/2022	\$2,891.23
00011598	E03531	HERNANDEZ, RALPH V	09/08/2022	\$2,548.00
00011599	E04855	HERRERA JR, ARMANDO	09/08/2022	\$921.43
00011600	E03410	HODSON, AARON J	09/08/2022	\$2,350.65
00011601	E04716	KASKLA, PRIIT J	09/08/2022	\$2,150.68
00011602	E04442	KIM, LISA L	09/08/2022	\$5,416.59
00011603	E03617	LEE, GRACE E	09/08/2022	\$2,814.79
00011604	E04490	LY, HUONG Q	09/08/2022	\$2,277.83
00011605	E03412	MARINO, LEE W	09/08/2022	\$4,617.85
00011606	E04194	MARTINEZ, MARIA L	09/08/2022	\$2,585.95
00011607	E03044	MOORE, JUDITH A	09/08/2022	\$2,188.83
00011608	E02895	MOURE, SVETLANA	09/08/2022	\$2,397.37
00011609	E04635	NGUYEN, PHU T	09/08/2022	\$3,945.62
00011610	E02842	PARRA, MARIA C	09/08/2022	\$3,324.00
00011611	E04894	REFUERZO JR., ORLINO CAMPOS	09/08/2022	\$466.54
00011612	E04992	ROBLES, ALFONSO	09/08/2022	\$2,470.78
00011613	E04408	THRONE, TIMOTHY E	09/08/2022	\$3,419.15
00011614	E04862	TRAN, JAKE P	09/08/2022	\$2,019.33
00011615	E05048	TUONG, NGHIA T	09/08/2022	\$2,137.31
00011616	E03643	ALVARADO, YOLANDA A	09/08/2022	\$1,804.96
00011617	E05009	ALVAREZ, CYNTHIA	09/08/2022	\$819.61
00011618	E04390	AMBRIZ, STEPHANIE	09/08/2022	\$633.19
00011619	E04978	AVINA, MIKAYLA M	09/08/2022	\$318.31
00011620	E04771	BAILOR, REBECCA J	09/08/2022	\$535.34

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00011621	E04010	BAIRD, SARAH M	09/08/2022	\$86.46
00011622	E04988	BAUTISTA, BRENDA	09/08/2022	\$1,994.31
00011623	E04262	BEARD, ALEX C	09/08/2022	\$1,364.32
00011624	E02658	CAMARENA, RACHEL M	09/08/2022	\$2,262.93
00011625	E01588	CAMARENA, RENE	09/08/2022	\$2,320.70
00011626	E01902	CASILLAS, VICTORIA M	09/08/2022	\$2,070.89
00011627	E05058	CATAQUIZ, CHARLIZE N	09/08/2022	\$581.34
00011628	E04949	CEDILLO PADILLA, JESSICA	09/08/2022	\$720.47
00011629	E03304	CHUMACERO, DEANNA M	09/08/2022	\$1,324.04
00011630	E04611	CROSS, AMANDA D	09/08/2022	\$1,915.18
00011631	E02956	CUMMINGS, KENNETH E	09/08/2022	\$0.00
00011632	E04688	DELGADO CHAVEZ, MARLY	09/08/2022	\$0.00
00011633	E04653	DIAZ, GABRIELA	09/08/2022	\$801.56
00011634	E04794	DINH, AARON D	09/08/2022	\$505.74
00011635	E02120	FRAUSTO, LUIZ F	09/08/2022	\$381.01
00011636	E04679	FREEMAN, MARK C	09/08/2022	\$3,665.42
00011637	E05019	FUENTES, DIANA	09/08/2022	\$401.35
00011638	E04481	GARCIA, JARED D	09/08/2022	\$190.80
00011639	E04253	GARCIA, VANESSA L	09/08/2022	\$124.56
00011640	E03337	GODDARD, JENNIFER DANIELLE	09/08/2022	\$2,762.35
00011641	E03877	GOMEZ, STEVEN E	09/08/2022	\$911.30
00011642	E04982	GONZALEZ, KATHERYN	09/08/2022	\$656.04
00011643	E00940	GRANT, JACOB R	09/08/2022	\$2,564.63
00011644	E04967	HASHEMI, SETAREH	09/08/2022	\$342.12
00011645	E01687	HOLER, KIMBERLY K	09/08/2022	\$0.00
00011646	E05032	LEE, JASON J	09/08/2022	\$304.47
00011647	E04682	LOPEZ, KALYSTA N	09/08/2022	\$76.12
00011648	E03603	MA AE, ELAINE M	09/08/2022	\$3,101.93
00011649	E05014	MARIN, AMANDA T	09/08/2022	\$55.36
00011650	E01552	MEDINA, JESUS	09/08/2022	\$1,875.42
00011651	E00455	MEDINA, JUAN	09/08/2022	\$2,424.11
00011652	E05038	MILLER, RUBY C	09/08/2022	\$138.40
00011653	E02808	MONTANCHEZ, JOHN A	09/08/2022	\$5,673.47
00011654	E05022	MUNOZ, JULIANNE I	09/08/2022	\$155.86

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00011655	E04173	NAKAISHI, KIRSTEN K	09/08/2022	\$0.00
00011656	E04947	NGUYEN, ALEXANDER H	09/08/2022	\$269.87
00011657	E05052	NGUYEN, RYAN N	09/08/2022	\$609.89
00011658	E04391	NICHOLAS, NOEL N	09/08/2022	\$1,398.83
00011659	E04931	NODAL, NATALIE	09/08/2022	\$449.79
00011660	E00785	OCADIZ HERNANDEZ, GABRIELA	09/08/2022	\$3,631.37
00011661	E04965	ORDUNO, SAMANTHA	09/08/2022	\$359.83
00011662	E03881	PANGAN, CHRISTIAN	09/08/2022	\$71.64
00011663	E03361	PELAYO, JANET E	09/08/2022	\$3,923.44
00011664	E04777	PHAN, EDOUARD T	09/08/2022	\$476.78
00011665	E03893	PICKRELL, ARIELLE	09/08/2022	\$1,096.34
00011666	E04463	PUAILOA, SHADY S	09/08/2022	\$587.92
00011667	E02754	REYNOSO, SUGEIRY	09/08/2022	\$2,661.87
00011668	E03362	ROMERO, MARINA Y	09/08/2022	\$2,097.94
00011669	E04684	ROSALES, MARIA D	09/08/2022	\$412.89
00011670	E04614	ROSAS, TANYA	09/08/2022	\$646.23
00011671	E04620	SALDIVAR, DIANA	09/08/2022	\$352.44
00011672	E01893	SAUCEDO, DANA MARIE	09/08/2022	\$2,955.46
00011673	E00925	SCHLUMBERGER, EMERON J	09/08/2022	\$1,071.89
00011674	E04926	SERNA, SAMANTHA M	09/08/2022	\$341.96
00011675	E05016	SIERRA, AILEEN S	09/08/2022	\$553.37
00011676	E04795	SIEVE, MYCHAELLA J	09/08/2022	\$952.62
00011677	E04927	SINGER, LAUREN ROSE EMIKO N	09/08/2022	\$6.92
00011678	E03895	SMITH, REBECCA S	09/08/2022	\$422.59
00011679	E04798	TANG, ETHAN	09/08/2022	\$207.97
00011680	E03292	TRAN-LUONG, ANNIE NGAN	09/08/2022	\$0.00
00011681	E04924	TU, KATHY	09/08/2022	\$276.79
00011682	E01396	VALDIVIA, CLAUDIA	09/08/2022	\$3,475.18
00011683	E00015	VAN SICKLE, JEFFREY	09/08/2022	\$2,714.18
00011684	E04687	VARGAS, SAMANTHA B	09/08/2022	\$405.27
00011685	E05046	VARGAS-CABRERA, ARMANDO	09/08/2022	\$131.48
00011686	E05017	VARGAS-SERNA, KELLY	09/08/2022	\$519.17
00011687	E04118	VENCES, DAISY O	09/08/2022	\$412.89
00011688	E04478	VENCES, JOSHUA	09/08/2022	\$464.35

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00011689	E03085	VICTORIA, PAUL E	09/08/2022	\$1,513.09
00011690	E05018	VILLEGAS, MIA A	09/08/2022	\$172.99
00011691	E04609	VIRAMONTES, JACOB D	09/08/2022	\$215.66
00011692	E04937	VO, ADRIAN K	09/08/2022	\$53.22
00011693	E04274	WILMES, DAVID M	09/08/2022	\$770.20
00011694	E04734	ACOSTA, GIOVANNI	09/08/2022	\$2,469.79
00011695	E03819	ALAMILLO, MARCOS R	09/08/2022	\$4,330.78
00011696	E03712	ALARCON, CLAUDIA	09/08/2022	\$3,574.94
00011697	E05029	ALARID, DAVID M	09/08/2022	\$1,885.69
00011698	E03616	ALCARAZ, MARIA A	09/08/2022	\$2,558.37
00011699	E00121	ALLISON, WILLIAM	09/08/2022	\$5,462.71
00011700	E04873	ALVARADO, MADELINE M	09/08/2022	\$1,812.95
00011701	E04080	ALVAREZ BROWN, RICHARD A	09/08/2022	\$3,494.74
00011702	E05028	AMAYA, JOSE J	09/08/2022	\$1,886.90
00011703	E03011	ANDERSON, BOBBY B	09/08/2022	\$3,536.02
00011704	E05040	ARCHULETA, ANDREW M	09/08/2022	\$1,551.38
00011705	E01234	ARELLANO, PEDRO R	09/08/2022	\$4,228.43
00011706	E04875	ARROYO, SANDRA M	09/08/2022	\$2,051.45
00011707	E04497	ASHBAUGH, TIMOTHY R	09/08/2022	\$2,861.59
00011708	E03397	ASHBY, PAUL W	09/08/2022	\$4,364.83
00011709	E04719	ATWOOD, MARIA S	09/08/2022	\$2,089.68
00011710	E04613	AVALOS JR, FRANCISCO	09/08/2022	\$3,070.35
00011711	E04550	BAEK, SHARON S	09/08/2022	\$2,297.14
00011712	E05062	BAEZ, JASMIN	09/08/2022	\$503.64
00011713	E04209	BAINTO, JUDY A	09/08/2022	\$564.19
00011714	E04778	BAKER, COLLIN E	09/08/2022	\$2,686.46
00011715	E03005	BANKSON, JOHN F	09/08/2022	\$4,026.96
00011716	E04645	BARRAZA, RENE	09/08/2022	\$3,391.51
00011717	E05041	BARRIOS-ROA, JAYDE D.	09/08/2022	\$1,791.77
00011718	E04432	BEHZAD, JOSHUA K	09/08/2022	\$2,456.17
00011719	E04951	BELLO, ANGELICA	09/08/2022	\$1,890.01
00011720	E03006	BELTHIUS, LISA A	09/08/2022	\$394.70
00011721	E04976	BELTHIUS, TYLER E	09/08/2022	\$497.42
00011722	E04753	BERENGER, BEAU A	09/08/2022	\$4,681.74

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00011723	E03296	BERESFORD, EVAN S	09/08/2022	\$4,189.11
00011724	E01604	BERLETH, RYAN S	09/08/2022	\$2,690.26
00011725	E03443	BLUM, JAMES A	09/08/2022	\$4,154.66
00011726	E04149	BOGUE, SUMMER A	09/08/2022	\$2,257.96
00011727	E03363	BOWEN, GENA M	09/08/2022	\$2,118.13
00011728	E04767	BOWMAN, TROY F	09/08/2022	\$2,428.30
00011729	E04963	BOYENS III, ROBERT	09/08/2022	\$2,966.74
00011730	E00946	BRAME, KAREN D	09/08/2022	\$2,205.63
00011731	E04803	BRANTNER, BRITTANEE N	09/08/2022	\$1,765.62
00011732	E03380	BROWN, JEFFREY A	09/08/2022	\$5,244.16
00011733	E03968	BRUNICK, CARISSA L	09/08/2022	\$1,782.17
00011734	E02031	BURILLO, RICHARD O	09/08/2022	\$5,331.48
00011735	E03972	BUSTILLOS, RYAN V	09/08/2022	\$7,918.86
00011736	E03964	CAMARA, DANIEL A	09/08/2022	\$2,818.40
00011737	E04074	CAMPOS, JESENIA	09/08/2022	\$2,225.21
00011738	E03739	CAPPS, THOMAS A	09/08/2022	\$3,566.60
00011739	E05002	CARBALLO, MILTON A	09/08/2022	\$2,343.11
00011740	E02372	CENTENO, JUAN C	09/08/2022	\$4,390.78
00011741	E03607	CHANG, DAVID Y H	09/08/2022	\$3,401.01
00011742	E04867	CHAPPELL, SHYLER R.D.	09/08/2022	\$2,193.36
00011743	E03481	CHAURAN HAIRGROVE, TAMMY L	09/08/2022	\$2,470.18
00011744	E04498	CHEATHAM, JEROME L	09/08/2022	\$2,953.85
00011745	E01541	CHO, HAN J	09/08/2022	\$5,669.85
00011746	E03423	CHOWDHURY, JACINTA F	09/08/2022	\$1,838.68
00011747	E04414	CHUNG, RANDY G	09/08/2022	\$0.00
00011748	E00003	CIBOSKY, COURTNEY P	09/08/2022	\$3,361.02
00011749	E04539	CLASBY JR, BRIAN M	09/08/2022	\$0.00
00011750	E04062	COOPMAN, AARON J	09/08/2022	\$3,029.80
00011751	E04872	CORNETT, KRISTINA L	09/08/2022	\$1,641.13
00011752	E04832	CORTEZ JR, DARRYL B	09/08/2022	\$3,727.21
00011753	E04666	CORTEZ, JULIO C	09/08/2022	\$3,057.81
00011754	E01875	COUGHRAN, ADAM B	09/08/2022	\$0.00
00011755	E01796	COULTER, GARY L	09/08/2022	\$2,962.38
00011756	E04555	CRUZ, REYNA	09/08/2022	\$2,124.23



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00011757	E01364	DALTON, BRIAN D	09/08/2022	\$3,918.33
00011758	E04874	DANG, JOHN	09/08/2022	\$830.26
00011759	E00126	DANIELEY III, CHARLIE	09/08/2022	\$3,162.93
00011760	E01951	DANIELSON, PAUL E	09/08/2022	\$2,002.30
00011761	E01968	DARE, THOMAS R	09/08/2022	\$9,465.57
00011762	E04503	DAVILA, ISAAC	09/08/2022	\$2,915.35
00011763	E04431	DE ALMEIDA LOPES, NICHOLAS A	09/08/2022	\$3,503.78
00011764	E04731	DE PADUA, TANNER C	09/08/2022	\$2,120.87
00011765	E03691	DELGADO JR, JUAN L	09/08/2022	\$4,273.42
00011766	E03395	DIX, JENNIFER A	09/08/2022	\$3,235.56
00011767	E02313	DOSCHER, RONALD A	09/08/2022	\$3,307.49
00011768	E04586	DOVEAS, CHRISTOPHER C	09/08/2022	\$678.02
00011769	E04281	DRISCOLL, RUSSELL B	09/08/2022	\$2,151.90
00011770	E04844	DUARTE, TAYLOR M	09/08/2022	\$3,581.20
00011771	E04720	DUDLEY, BROD D	09/08/2022	\$2,475.90
00011772	E03625	EARLE, CHRISTOPHER M	09/08/2022	\$3,370.21
00011773	E03740	EL FARRA, AMIR A	09/08/2022	\$4,768.60
00011774	E03927	ELHAMI, MICHAEL K	09/08/2022	\$5,237.27
00011775	E03933	ELIZONDO, BENJAMIN M	09/08/2022	\$3,941.26
00011776	E04016	ELIZONDO, FLOR DE LIS	09/08/2022	\$2,364.13
00011777	E01598	ELSOUSOU, HELENA	09/08/2022	\$3,055.54
00011778	E02734	ESCALANTE, OTTO J	09/08/2022	\$6,011.93
00011779	E04334	ESCOBEDO, JOSHUA N	09/08/2022	\$3,432.66
00011780	E02724	ESTLOW, STEPHEN C	09/08/2022	\$3,380.61
00011781	E04358	ESTRADA MONSANTO, MICHELLE N	09/08/2022	\$3,259.92
00011782	E04748	FAJARDO, JESUS	09/08/2022	\$301.39
00011783	E04303	FERREIRA JR, HECTOR	09/08/2022	\$2,940.40
00011784	E01663	FERRIN, KORY C	09/08/2022	\$3,689.34
00011785	E03976	FIGUEREDO, GEORGE R	09/08/2022	\$3,269.71
00011786	E02838	FISCHER, JAMES D	09/08/2022	\$635.72
00011787	E04774	FLINN, PATRICIA C	09/08/2022	\$3,528.92
00011788	E02887	FOSTER, VICTORIA M	09/08/2022	\$1,948.89
00011789	E04033	FRANCISCO, KATHERINE M	09/08/2022	\$1,726.45
00011790	E02963	FRANKS, JAMES D	09/08/2022	\$4,360.85

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00011791	E04747	FRESENIUS, ROBERT D	09/08/2022	\$2,399.58
00011792	E00903	FRUTOS, VERONICA	09/08/2022	\$1,705.05
00011793	E04729	GARCIA, JOSEPH A	09/08/2022	\$3,091.89
00011794	E03086	GARCIA, PETE	09/08/2022	\$3,935.55
00011795	E03659	GARNER, AMANDA B	09/08/2022	\$1,083.90
00011796	E02606	GEORGE, DAVID L	09/08/2022	\$2,636.96
00011797	E04351	GERDIN, MICHAEL E	09/08/2022	\$3,348.98
00011798	E04542	GIFFORD, ROBERT J	09/08/2022	\$3,664.03
00011799	E04658	GIRGENTI, BRIAN C	09/08/2022	\$3,965.74
00011800	E04401	GLEASON, SEAN M	09/08/2022	\$2,750.81
00011801	E04917	GOMEZ, JESUS	09/08/2022	\$2,161.70
00011802	E04863	GONZALEZ JR, GONZALO	09/08/2022	\$2,591.36
00011803	E05003	HA, DANNY	09/08/2022	\$2,727.15
00011804	E04732	HADDEN, TRAVIS J	09/08/2022	\$2,470.21
00011805	E04787	HALEY, KYLE N	09/08/2022	\$2,351.10
00011806	E03527	HALLER, TROY	09/08/2022	\$4,587.64
00011807	E03402	HEINE, STEVEN H	09/08/2022	\$3,685.68
00011808	E02469	HERRERA, JOSE D	09/08/2022	\$4,032.78
00011809	E04244	HINGCO, PINKY C	09/08/2022	\$2,561.83
00011810	E03713	HOLLOWAY, WILLIAM T	09/08/2022	\$18,758.17
00011811	E04739	HOWARD, JASON A	09/08/2022	\$5,097.18
00011812	E04654	HURLEY, KIRK P	09/08/2022	\$2,309.37
00011813	E04089	HUTCHINS, DONALD J	09/08/2022	\$3,767.50
00011814	E03815	HUYNH, AI KELLY	09/08/2022	\$2,270.31
00011815	E03559	HUYNH, THI A	09/08/2022	\$3,034.05
00011816	E04915	ITURRALDE, JENNIFER L	09/08/2022	\$1,056.17
00011817	E04583	JENSEN, MICHAEL J	09/08/2022	\$4,537.30
00011818	E02935	JENSEN, NICKOLAS K	09/08/2022	\$3,895.99
00011819	E04587	JIMENEZ JR, EFRAIN A	09/08/2022	\$3,145.48
00011820	E04781	JIMENEZ TAVAREZ, SERGIO J	09/08/2022	\$2,090.08
00011821	E04655	JOHNSON, CODY M	09/08/2022	\$2,932.34
00011822	E03368	JOHNSON, JASON L	09/08/2022	\$4,452.00
00011823	E03831	JORDAN, GERALD F	09/08/2022	\$3,113.85
00011824	E04444	JULIENNE, PATRICK R	09/08/2022	\$3,007.33

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00011825	E04559	KELLEY, KRISTOFER D	09/08/2022	\$5,140.07
00011826	E04353	KEUILIAN, SHELBY	09/08/2022	\$2,148.76
00011827	E04663	KIM, CHAD B	09/08/2022	\$2,462.71
00011828	E04641	KIM, EDWARD K	09/08/2022	\$1,069.23
00011829	E04538	KIMBERLY, ALLYSON L	09/08/2022	\$1,839.17
00011830	E03932	KIVLER, ROBERT J	09/08/2022	\$3,461.41
00011831	E03389	KOLANO, JOSEPH L	09/08/2022	\$3,312.46
00011832	E03294	KOVACS, LEA K	09/08/2022	\$3,249.35
00011833	E05000	KOVACS, TIMOTHY M	09/08/2022	\$2,694.44
00011834	E04669	KOVACS, TIMOTHY P	09/08/2022	\$3,699.72
00011835	E03484	KUNKEL, PETER M	09/08/2022	\$3,677.17
00011836	E04804	LADD, LAUREN M	09/08/2022	\$2,186.34
00011837	E04857	LANG, MICHAEL J	09/08/2022	\$4,037.64
00011838	E03511	LAZENBY, NICHOLAS A	09/08/2022	\$3,212.85
00011839	E04877	LE, BAO TINH THI	09/08/2022	\$1,954.25
00011840	E04021	LEE, RAPHAEL M	09/08/2022	\$3,177.76
00011841	E04970	LEIVA, EDUARDO C	09/08/2022	\$5,242.40
00011842	E03488	LEYVA, ERICK	09/08/2022	\$4,261.15
00011843	E04541	LINK, DEREK M	09/08/2022	\$4,266.31
00011844	E00030	LOERA JR, RAFAEL	09/08/2022	\$4,418.00
00011845	E05033	LOFFLER, CHARLES H	09/08/2022	\$5,430.58
00011846	E02645	LOPEZ, DAVID	09/08/2022	\$3,567.52
00011847	E05066	LORD, MARK A	09/08/2022	\$4,336.58
00011848	E04581	LOWEN, BRADLEY A	09/08/2022	\$3,193.50
00011849	E04761	LUCATERO, JESSE A	09/08/2022	\$2,522.60
00011850	E00027	LUKAS, STEVEN W	09/08/2022	\$2,220.23
00011851	E04048	LUX, ROBERT D	09/08/2022	\$2,613.85
00011852	E03663	LUX, RYAN M	09/08/2022	\$5,740.84
00011853	E04772	LY, LINDALINH THU	09/08/2022	\$1,555.85
00011854	E04661	MACHUCA, ROBERTO	09/08/2022	\$2,888.69
00011855	E03752	MACY, TAYLOR A	09/08/2022	\$3,267.75
00011856	E04532	MANIACI, GIANLUCA F	09/08/2022	\$3,500.65
00011857	E04435	MARCHAND, MATTHEW P	09/08/2022	\$3,975.00
00011858	E01359	MARTINEZ JR, MARIO	09/08/2022	\$4,662.57

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00011859	E04974	MARTINEZ, JUANITA PATRICIA	09/08/2022	\$2,737.00
00011860	E02792	MATA, RAQUEL D	09/08/2022	\$1,085.92
00011861	E04656	MAZON, JORGE L	09/08/2022	\$2,964.82
00011862	E02796	MCFARLANE, MARIA C	09/08/2022	\$2,164.40
00011863	E06761	MEEKS, REBECCA S	09/08/2022	\$3,163.45
00011864	E03826	MEERS, BRYAN J	09/08/2022	\$3,599.57
00011865	E02655	MENDOZA CAMPOS, MELISSA	09/08/2022	\$2,507.80
00011866	E04402	MERRILL, KENNETH E	09/08/2022	\$624.29
00011867	E03965	MIHALIK, DANNY J	09/08/2022	\$15,042.90
00011868	E04840	MONTOYA, DAWN M	09/08/2022	\$1,737.98
00011869	E04865	MORIN, LINDA M	09/08/2022	\$3,853.53
00011870	E04352	MORSE, JEREMY N	09/08/2022	\$5,145.96
00011871	E01940	MORTON, NATHAN D	09/08/2022	\$3,621.55
00011872	E04454	MOSER, MICHAEL A	09/08/2022	\$2,221.97
00011873	E03929	MURILLO JR, RAUL	09/08/2022	\$5,035.37
00011874	E04626	MURO, JASON M	09/08/2022	\$5,139.14
00011875	E04577	MUSCHETTO, PATRICK J	09/08/2022	\$2,894.53
00011876	E03422	NADOLSKI, THOMAS R	09/08/2022	\$2,256.23
00011877	E04111	NEELY, JACOB J	09/08/2022	\$2,084.01
00011878	E04436	NGUYEN, JEFFREY C	09/08/2022	\$4,100.56
00011879	E02813	NGUYEN, TRINA T	09/08/2022	\$1,965.35
00011880	E04540	NIKOLIC, ADAM C	09/08/2022	\$6,032.47
00011881	E05054	NUNEZ, BREANNE S	09/08/2022	\$1,648.14
00011882	E03350	OLIVO, JOSHUA T	09/08/2022	\$4,166.36
00011883	E04035	ORTIZ, STEVEN TRUJILLO	09/08/2022	\$3,013.70
00011884	E03427	PANELLA, JOSEPH N	09/08/2022	\$2,483.12
00011885	E04910	PAQUA, BRANDON J	09/08/2022	\$2,238.54
00011886	E01948	PARK, BRANDY J	09/08/2022	\$2,869.57
00011887	E02995	PAYAN, CRISTINA V	09/08/2022	\$2,542.89
00011888	E00824	PAYAN, LUIS A	09/08/2022	\$4,688.60
00011889	E04843	PEREZ, EMMANUEL	09/08/2022	\$2,531.23
00011890	E00145	PERKINS, JASON S	09/08/2022	\$5,353.03
00011891	E04429	PHAM, PHILLIP H	09/08/2022	\$3,803.49
00011892	E06938	PLUARD, DOUGLAS A	09/08/2022	\$4,671.92

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00011893	E03299	POLOPEK, COREY T	09/08/2022	\$3,710.53
00011894	E05050	QUANG, DENNIS	09/08/2022	\$3,262.75
00011895	E04788	QUIROZ, LUIS A	09/08/2022	\$2,260.31
00011896	E03967	RAMIREZ OROZCO, SINDY	09/08/2022	\$4,327.48
00011897	E04955	RAMIREZ, KAYLYN C	09/08/2022	\$1,965.57
00011898	E03390	RAMIREZ, LUIS F	09/08/2022	\$3,970.22
00011899	E05021	RAMIREZ, TERRA M	09/08/2022	\$3,375.17
00011900	E05049	RAMOS, DAVID N	09/08/2022	\$3,127.58
00011901	E04914	RAMOS, RODOLFO B	09/08/2022	\$497.42
00011902	E03217	RANEY, JOHN E	09/08/2022	\$4,763.17
00011903	E04941	RASMUSSEN, TRENTON L	09/08/2022	\$2,237.13
00011904	E04659	REED, THOMAS S	09/08/2022	\$4,055.28
00011905	E03486	REYES, RON A	09/08/2022	\$3,264.96
00011906	E04911	RICHARDS, BRYANT D	09/08/2022	\$2,289.22
00011907	E04437	RICHMOND, RYAN R	09/08/2022	\$5,480.79
00011908	E04860	ROCHA, RUDY A	09/08/2022	\$671.49
00011909	E04738	RODRIGUEZ, DANIEL	09/08/2022	\$2,968.28
00011910	E04082	RODRIGUEZ, JENNIFER M	09/08/2022	\$2,553.20
00011911	E05001	RODRIGUEZ, RYAN ELIJAH	09/08/2022	\$2,232.91
00011912	E04438	ROGERS, CHRISTIN E	09/08/2022	\$3,410.76
00011913	E04385	ROJAS, ASHLEY C	09/08/2022	\$2,105.50
00011914	E04507	ROMBOUGH, JENNIFER V	09/08/2022	\$1,972.45
00011915	E04552	RUZIECKI, ERIC T	09/08/2022	\$3,643.11
00011916	E02845	SALAZAR, SEAN M	09/08/2022	\$3,082.79
00011917	E04845	SALGADO JR., ALFREDO	09/08/2022	\$2,306.94
00011918	E03297	SAMOFF, TANYA L	09/08/2022	\$3,060.55
00011919	E02646	SANTANA, LINO G	09/08/2022	\$8,644.16
00011920	E03035	SEYMOUR, SUSAN A I	09/08/2022	\$3,759.73
00011921	E04282	SHELGREN, CHRISTOPHER M	09/08/2022	\$2,950.49
00011922	E04616	SHIPLEY, AARON T	09/08/2022	\$2,439.49
00011923	E02937	SHORROW, NICOLE D	09/08/2022	\$3,267.09
00011924	E04864	SILVA, LEVI JOENIEL	09/08/2022	\$2,684.43
00011925	E04576	SIMONS, SHAYLEN L	09/08/2022	\$3,446.89
00011926	E04934	SLETTVET, HEATHER P	09/08/2022	\$2,168.54

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00011927	E02587	SOSEBEE, DANNY J	09/08/2022	\$2,943.27
00011928	E03563	SPELLMAN, MARSHA D	09/08/2022	\$2,741.56
00011929	E04500	STAAL, GAREY D	09/08/2022	\$4,018.16
00011930	E03218	STARNES, CHARLES W	09/08/2022	\$5,488.58
00011931	E03761	STEPHENSON III, ROBERT M	09/08/2022	\$4,746.74
00011932	E04584	STROUD, BRIAN T	09/08/2022	\$5,016.40
00011933	E02979	TESSIER, PAUL M	09/08/2022	\$3,743.46
00011934	E04449	TRAN, SPENCER T	09/08/2022	\$4,323.82
00011935	E02982	VAICARO, VINCENTE J	09/08/2022	\$4,392.33
00011936	E03053	VALENCIA, EDGAR	09/08/2022	\$3,806.67
00011937	E04667	VAUGHN, CALEB I	09/08/2022	\$445.69
00011938	E04977	VAZQUEZ, BRIAN M	09/08/2022	\$497.42
00011939	E04434	VELLANOWETH, KIMBRA S	09/08/2022	\$2,419.80
00011940	E04903	VIGIL, DANIEL C	09/08/2022	\$2,598.29
00011941	E03022	VU, TUONG-VAN NGUYEN	09/08/2022	\$2,689.57
00011942	E04730	VU, TYLER D	09/08/2022	\$497.42
00011943	E01905	WAINWRIGHT, JONATHAN B	09/08/2022	\$4,146.99
00011944	E03220	WARDLE, DENNIS	09/08/2022	\$3,697.60
00011945	E03213	WARDLE, SANTA	09/08/2022	\$2,411.71
00011946	E04758	WEYKER, CHRYSTAL L	09/08/2022	\$1,671.29
00011947	E03930	WHITNEY, CHERYL L	09/08/2022	\$1,954.28
00011948	E03305	WIMMER, ROYCE C	09/08/2022	\$6,055.86
00011949	E04762	WREN, DANIELLE E	09/08/2022	\$3,709.58
00011950	E04763	WRIGHT, SARAH A	09/08/2022	\$2,734.00
00011951	E04856	XU, DUO	09/08/2022	\$2,785.64
00011952	E03543	YELENSKY, SHANNON M	09/08/2022	\$2,267.62
00011953	E04156	YERGLER, JOHN J	09/08/2022	\$4,251.03
00011954	E04722	YNIGUEZ, COLE A	09/08/2022	\$2,314.10
00011955	E01978	ZMIJA, ADAM D	09/08/2022	\$4,507.65
00011956	E04517	AGUIRRE, ALFRED J	09/08/2022	\$3,153.08
00011957	E01626	AGUIRRE, ANSELMO	09/08/2022	\$2,174.43
00011958	E04451	AGUIRRE, ANTHONY U	09/08/2022	\$332.83
00011959	E04631	ANDREI, IOAN	09/08/2022	\$1,127.29
00011960	E04678	BABINSKI IV, SYLVESTER A	09/08/2022	\$1,929.47

**CITY OF GARDEN GROVE**  
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Check	Vendor #	Vendor Name	Issue Date	Check Amount
00011961	E04336	BECERRA, RODOLPHO M	09/08/2022	\$2,697.64
00011962	E04972	BECERRA-SAMANIEGO JR, GABRIEL	09/08/2022	\$2,018.10
00011963	E04770	BELL, DONEISHA L	09/08/2022	\$839.80
00011964	E01255	BOS, MICHAEL C	09/08/2022	\$2,265.29
00011965	E04650	BUCHLER, RAYMOND A	09/08/2022	\$1,623.99
00011966	E01584	CANDELARIA, DANIEL J	09/08/2022	\$4,556.01
00011967	E04300	CANO, EDGAR A	09/08/2022	\$2,473.00
00011968	E03828	CANTRELL, JEFFREY G	09/08/2022	\$2,293.78
00011969	E03811	CARRISOZA, ALBERT J	09/08/2022	\$2,524.90
00011970	E00916	CARTER, PHILLIP J	09/08/2022	\$3,434.91
00011971	E04869	CHAVEZ, DAMIAN JESUS	09/08/2022	\$721.53
00011972	E04551	CONTRERAS, GABRIELA R	09/08/2022	\$3,005.48
00011973	E03518	COTTON, JULIE T	09/08/2022	\$1,860.34
00011974	E03807	DE LA ROSA, VINCENT L	09/08/2022	\$3,215.78
00011975	E03736	DIBAJ, KAMYAR	09/08/2022	\$3,759.52
00011976	E04989	DOCHERTY, PAUL	09/08/2022	\$614.11
00011977	E02515	DUVALL, RICK L	09/08/2022	\$2,673.57
00011978	E04514	ESPINOZA, ERIC M	09/08/2022	\$2,018.34
00011979	E03733	ESPINOZA, JULIA	09/08/2022	\$1,317.70
00011980	E05957	FERNANDEZ, ARYANA C	09/08/2022	\$528.83
00011981	E03405	FERNANDEZ, CECILIA A	09/08/2022	\$1,293.41
00011982	E04997	FLORES, ANTHONY	09/08/2022	\$733.54
00011983	E04990	FLORES, MITCHELL C	09/08/2022	\$733.54
00011984	E00558	FREGOSO, ALICE K	09/08/2022	\$4,143.08
00011985	E05037	GAINES, JEFFREY S	09/08/2022	\$740.66
00011986	E05010	GALVAN, EDGAR	09/08/2022	\$919.39
00011987	E04754	GARCIA, ALICIA R	09/08/2022	\$1,681.08
00011988	E04677	GIROUARD, CASEY G	09/08/2022	\$1,744.87
00011989	E04629	GOMEZ, DIANA	09/08/2022	\$1,012.88
00011990	E03341	GONZALEZ, JORGE	09/08/2022	\$1,248.71
00011991	E04473	GOUNTOUMA, SOUMELIA K	09/08/2022	\$2,485.54
00011992	E03400	GREENE, MICHAEL R	09/08/2022	\$2,169.61
00011993	E03685	GUZMAN, JESSE	09/08/2022	\$3,168.45
00011994	E04299	HANSEN, AARON R	09/08/2022	\$1,961.07

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Check	Vendor #	Vendor Name	Issue Date	Check Amount
00011995	E03523	HARO, GLORIA A	09/08/2022	\$1,261.82
00011996	E03759	HERNANDEZ, HERMILO	09/08/2022	\$2,762.09
00011997	E04622	HOFER, ALICIA M	09/08/2022	\$2,097.90
00011998	E02874	HOLMON III, ALBERT J	09/08/2022	\$3,902.15
00011999	E04347	HSIEH, NICOLAS C	09/08/2022	\$3,765.41
00012000	E03588	HUYNH, HUY HOA	09/08/2022	\$2,433.50
00012001	E04831	ILFELD, MATTHEW D	09/08/2022	\$1,759.25
00012002	E01907	JACOT, ROSEMARIE	09/08/2022	\$2,348.60
00012003	E04296	JOHNSON, ERIC W	09/08/2022	\$2,321.21
00012004	E04979	JURADO, MICHAEL	09/08/2022	\$1,278.69
00012005	E04470	KAYLOR, BRENT	09/08/2022	\$2,498.97
00012006	E04728	KHALIL, MARK M	09/08/2022	\$2,176.34
00012007	E04382	KWIATKOWSKI, BRYAN D	09/08/2022	\$1,982.80
00012008	E02852	LADNEY, MARK W	09/08/2022	\$3,783.39
00012009	E04769	LAMAS, LEONEL A	09/08/2022	\$1,098.50
00012010	E03813	LEWIS, SHAN L	09/08/2022	\$2,762.41
00012011	E03301	LEYVA, RAUL	09/08/2022	\$3,860.10
00012012	E05006	MARQUEZ, STEVEN ADAM	09/08/2022	\$1,356.84
00012013	E05364	MARU, NAVIN B	09/08/2022	\$3,639.51
00012014	E04665	MEJIA, DIEGO A	09/08/2022	\$1,986.90
00012015	E03493	MENDEZ, RIGOBERTO	09/08/2022	\$4,051.53
00012016	E04998	MENDOZA, LAURA	09/08/2022	\$965.79
00012017	E04724	MOORE, DOUGLAS A	09/08/2022	\$2,364.20
00012018	E04827	MORELAND, ANDREW J	09/08/2022	\$1,623.16
00012019	E04222	MOSS, DANIEL C	09/08/2022	\$1,908.78
00012020	E01243	MURRAY JR, WILLIAM E	09/08/2022	\$7,510.46
00012021	E04634	NAVARRO, JUAN C	09/08/2022	\$3,207.21
00012022	E04969	ORNELLAS, MICHAEL	09/08/2022	\$1,202.47
00012023	E03378	ORTIZ, STEVEN T	09/08/2022	\$2,573.63
00012024	E04999	ORTUNO, ANIBAL	09/08/2022	\$1,962.01
00012025	E03754	PINKSTON, RICHARD L	09/08/2022	\$2,690.92
00012026	E04567	POWELL, AUSTIN H	09/08/2022	\$2,356.85
00012027	E03799	QUIROZ, ROLANDO	09/08/2022	\$2,593.45
00012028	E05031	RAMIREZ, AACIN	09/08/2022	\$1,969.16



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00012029	E04572	REED, MELVIN P	09/08/2022	\$1,802.55
00012030	E02058	REYES, DELFRADO C	09/08/2022	\$1,309.65
00012031	E04295	ROBLES, RAFAEL	09/08/2022	\$1,949.72
00012032	E04563	RODRIGUEZ, ADRIANNA M	09/08/2022	\$1,241.63
00012033	E05004	RUELAS, SERGIO	09/08/2022	\$771.44
00012034	E04289	SALDIVAR, RICARDO	09/08/2022	\$1,567.95
00012035	E04505	SANTOS, MICHAEL F	09/08/2022	\$3,503.95
00012036	E09991	SHIRLEY, ANNE	09/08/2022	\$0.00
00012037	E04215	SMOUSE, TREVOR G	09/08/2022	\$2,887.12
00012038	E04836	SOTO, WILLIAM A	09/08/2022	\$1,816.55
00012039	E03091	SUDDUTH, STEPHEN D	09/08/2022	\$2,812.36
00012040	E01625	TAPIA, LUIS A	09/08/2022	\$2,779.89
00012041	E04756	TARIN, ALEXIS P	09/08/2022	\$2,214.91
00012042	E03239	TAUANU U, STEVE J	09/08/2022	\$2,114.30
00012043	E04773	THURMAN JR, EDWIN O	09/08/2022	\$1,071.76
00012044	E08679	THURMAN, RODERICK	09/08/2022	\$1,860.32
00012045	E03480	TRIMBLE, EMILY H	09/08/2022	\$2,020.79
00012046	E04825	TRUJILLO, JOSEPH E	09/08/2022	\$1,499.09
00012047	E02482	UPHUS, MARK P	09/08/2022	\$5,086.57
00012048	E03681	VASQUEZ, JOSE A	09/08/2022	\$2,842.62
00012049	E02942	VERA, EVARISTO	09/08/2022	\$2,066.44
00012050	E03727	VERGARA NEAL, ANA G	09/08/2022	\$3,023.32
00012051	E03670	VITALI, SUSAN	09/08/2022	\$634.29
00012052	E01580	VU, DAI C	09/08/2022	\$4,590.31
00012053	E04362	VU, KHANG L	09/08/2022	\$3,292.67
00012054	E01619	WHITE, WILLIAM J	09/08/2022	\$2,374.17
00012055	E03414	WILLIAMS, HILLARD J	09/08/2022	\$211.06
00012056	E04006	WILLIAMS, RICHARD L	09/08/2022	\$3,320.72
00012057	E05023	YNIGUEZ, KARISSA N	09/08/2022	\$2,378.75
00012058	E03436	ZIEGLER, RICK S	09/08/2022	\$976.70
00012059	E03917	ALLEN, CHRISTOPHER L	09/08/2022	\$118.44
00012060	E04163	AMBRIZ GARCIA, EDWARD D	09/08/2022	\$4,519.78
00012061	E04784	BANUELOS, ALEJANDRO	09/08/2022	\$5,504.36
00012062	E04063	BERGER, JAN	09/08/2022	\$2,546.34

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Check	Vendor #	Vendor Name	Issue Date	Check Amount
00012063	E00651	BERMUDEZ, ROBERT P	09/08/2022	\$3,439.48
00012064	E03495	BLAS, VICTOR T	09/08/2022	\$2,407.95
00012065	E00070	CANNON, TIM P	09/08/2022	\$5,111.63
00012066	E04365	DAN, CARINA M	09/08/2022	\$2,459.90
00012067	E04440	DAVIS, RYAN H	09/08/2022	\$2,014.54
00012068	E03051	DIEMERT, RONALD W	09/08/2022	\$2,539.40
00012069	E02718	ESCOBAR, CHRIS N	09/08/2022	\$2,859.91
00012070	E03688	GLENN, JEREMY J	09/08/2022	\$1,513.53
00012071	E01618	GOMEZ, JOSE	09/08/2022	\$2,676.75
00012072	E02701	GONZALEZ, ALEJANDRO	09/08/2022	\$5,011.17
00012073	E03763	GRIFFIN, LARRY	09/08/2022	\$2,654.14
00012074	E04828	GUERRERO, MICHAEL V	09/08/2022	\$1,876.63
00012075	E04018	HAENDIGES, ROBERT A	09/08/2022	\$3,536.18
00012076	E03575	HART, RYAN S	09/08/2022	\$3,043.77
00012077	E03701	HAYES, WALTER B	09/08/2022	\$3,540.05
00012078	E03399	HOWENSTEIN, FRANK D	09/08/2022	\$2,582.32
00012079	E03406	HUY, EDWARD A	09/08/2022	\$2,627.82
00012080	E04782	JIN, LIYAN	09/08/2022	\$2,484.59
00012081	E03534	KIM, SAMUEL K	09/08/2022	\$3,844.68
00012082	E03254	KIRZHNER, ALLEN G	09/08/2022	\$2,718.92
00012083	E03988	LI, REBECCA PIK KWAN	09/08/2022	\$3,905.96
00012084	E02063	MA AE, DAVID	09/08/2022	\$2,116.02
00012085	E03249	MANSON, RAQUEL K	09/08/2022	\$2,828.18
00012086	E04837	MARTINEZ, ALFREDO	09/08/2022	\$2,131.19
00012087	E02124	MEISLAHN, TYLER	09/08/2022	\$2,069.57
00012088	E04403	MONTGOMERY, JESSE K	09/08/2022	\$2,501.01
00012089	E04707	MORRIS, JUSTIN M	09/08/2022	\$1,857.10
00012090	E03590	MOYA JR, STEVEN J	09/08/2022	\$2,448.33
00012091	E03519	MURAD, BASIL G	09/08/2022	\$2,504.95
00012092	E03144	NATLAND, KIRK L	09/08/2022	\$1,524.53
00012093	E04291	NGUYEN, DUC TRUNG	09/08/2022	\$2,495.67
00012094	E04904	NGUYEN, LISA	09/08/2022	\$563.26
00012095	E03221	NICOLAE, CORNELIU	09/08/2022	\$3,227.11
00012096	E04210	NUNES, BRANDON S	09/08/2022	\$1,768.90

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Check	Vendor #	Vendor Name	Issue Date	Check Amount
00012097	E03923	ORNELAS, ANDREW I	09/08/2022	\$2,656.97
00012098	E03582	ORTEGA, DAVID A	09/08/2022	\$2,516.26
00012099	E03578	PASILLAS, CELESTINO J	09/08/2022	\$3,059.87
00012100	E03170	PEARSON, WILLIAM F	09/08/2022	\$2,498.33
00012101	E04950	PHAM ADA, DYLLAN TUAN ANH	09/08/2022	\$441.55
00012102	E04805	POLIDORI, JESSICA J	09/08/2022	\$3,479.50
00012103	E02500	PORRAS, STEPHEN	09/08/2022	\$3,806.91
00012104	E07590	RUITENSCHILD, LES A	09/08/2022	\$3,537.97
00012105	E03926	RUIZ, JONATHAN	09/08/2022	\$2,612.21
00012106	E07690	SANTOS, ALEXIS	09/08/2022	\$2,010.74
00012107	E07692	SARMIENTO, ADRIAN M	09/08/2022	\$3,070.83
00012108	E04956	SON, TOMMY T	09/08/2022	\$2,296.30
00012109	E04301	TALAMANTES JR, ALBERT	09/08/2022	\$3,433.27
00012110	E04121	TRAN, MINH K	09/08/2022	\$2,423.98
00012111	E00151	VALENZUELA JR, ALEJANDRO	09/08/2022	\$0.00
00012112	E08881	VALENZUELA, ALEJANDRO N	09/08/2022	\$8,073.55
00012113	E01882	VIRAMONTES, JESSE	09/08/2022	\$1,944.40
00012114	E04195	WOLLAND, RONALD J	09/08/2022	\$1,713.01
00012115	E09940	YERGENSEN, VICTOR K	09/08/2022	\$2,713.11
00012116	E09954	ZAVALA, JOHN	09/08/2022	\$2,595.44
			<b>Issued:</b>	<b>631 \$1,636,775.61</b>
			<b>EF - Payroll EFT Total:</b>	<b>631 \$1,636,775.61</b>

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**PY - Payroll**

Check	Vendor #	Vendor Name	Issue Date	Check Amount
00185143	E04994	GREENUP, BREANNA C	09/08/2022	\$819.68
00185144	E05035	NGUYEN, TAN V	09/08/2022	\$49.27
00185145	E00977	BELAIR, DIANE	09/08/2022	\$2,523.92
00185146	E05043	BARRAGAN, AUDREY A	09/08/2022	\$414.35
00185147	E05013	DINH, TIFFANY	09/08/2022	\$13.84
00185148	E05015	FALETOI, TERRY U	09/08/2022	\$326.75
00185149	E04808	HUANG, HALLIE S	09/08/2022	\$117.64
00185150	E04824	PACHECO, LAURA M	09/08/2022	\$83.04
00185151	E05042	TO, THOMAS A	09/08/2022	\$521.11
00185152	E05045	VIRAMONTES, KATE E	09/08/2022	\$138.40
00185153	E05012	HODNETT, RYAN P	09/08/2022	\$626.21
00185154	E03529	ROCHA, MICHAEL F	09/08/2022	\$2,264.57
00185155	E03145	DE LA ROSA, FRANK X	09/08/2022	\$2,905.72
00185156	E03446	JIMENEZ, VIDAL	09/08/2022	\$2,638.27

**Issued: 14 \$13,442.77**  
**PY - Payroll Total: 14 \$13,442.77**

**Issued: 645 \$1,650,218.38**  
**Summary Total: 645 \$1,650,218.38**



**City of Garden Grove**

**INTER-DEPARTMENT MEMORANDUM**

To:	Scott C. Stiles	From:	Lisa L. Kim
Dept.:	City Manager	Dept.:	Community and Economic Development Department
Subject:	Acceptance of Fiscal Year 2021-22 Consolidated Annual Performance and Evaluation Report (CAPER). ( <i>Action Item</i> )	Date:	9/27/2022

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**OBJECTIVE**

To request that the City Council conduct a public hearing regarding the City of Garden Grove's Fiscal Year 2021-22 Consolidated Annual Performance and Evaluation Report (CAPER) and recommend its transmittal to the U.S. Department of Housing and Urban Development (HUD).

**BACKGROUND**

Title I of the National Affordable Housing Act of 1990 requires jurisdictions that receive Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME) and Emergency Solutions Grant (ESG) funding to assess the activities implemented during its previous program year through an annual CAPER.

**DISCUSSION**

The CAPER details how the City of Garden Grove (City) carried out the projects and activities identified in the previously approved FY 2021-22 Annual Action Plan (AAP). The CAPER provides narrative descriptions and financial information on specific activities, and evaluates the City's progress toward the priority objectives addressing housing and community needs, as outlined in the 5-Year Consolidated Plan. The reporting period for the CAPER is from July 1, 2021 through June 30, 2022.

During FY 2021-22, the City utilized Federal funding to expand or preserve affordable housing opportunities, improve low-income neighborhoods through public infrastructure improvements, and assist special needs groups such as senior citizens, homeless, and those who are 'at-risk' of becoming homeless. The City assisted a total of **24,700** low-income individuals through various programs and services. Highlights of FY 2021-22 accomplishments include:

- Created and retained **36** jobs through job retention grants;
- Provided **321** home delivered and/or congregate meals to Garden Grove seniors;
- Provided rental assistance via the Valley View Senior Villas Program and the Homeless Emergency Assistance and Rental Transition Program to **55** homeless or at-risk of becoming homeless households;
- Provided homeless services to **146** individuals;
- Assisted **6,695** low-income resident through infrastructure development;
- Assisted **19** low-income residents with Home Improvement Grants;
- Assisted **6,492** low-income resident with various public and community services; and
- Provided community outreach and education to nearly **8,500** individuals.

The FY 2019-20 AAP was amended to include Coronavirus Aid, Relief, and Economic Security (CARES) Act funding that was awarded to the City by HUD in April 2020. The Community Development Block Grant CARES Act (CDBG-CV) and Emergency Solutions Grant CARES Act (ESG-CV) expenditures and performance outcomes for completed projects are included in the FY 2021-22 CAPER. In total, the City expended an additional **\$2,665,889** in CDBG-CV and ESG-CV funding in FY 2021-22 to develop and expand programs in response to the Coronavirus. Please see below for the City's CDBG-CV and ESG-CV accomplishments for FY 2021-22:

### **CDBG-CV Accomplishments**

- Created and retained an additional **28** jobs through the JOBS 1st Program;
- Provided mental health and wellness services to **1,803** individuals through the Be-Well Mobile Response Unit; and
- Provided an additional **189** individuals with workforce development services through the Workforce Activation and Readiness Program and the IC Incubator Program.

### **ESG-CV Accomplishments**

- Provided **356** homeless individuals with street outreach, homeless prevention, and emergency shelter services; and
- Provided **34** households (**70 individuals**) with rapid rehousing services.

Per the HUD approved Citizen Participation Plan, the City is required to make the CAPER available to the public for review and comment for a minimum of 15 days. A public notice was published in English, Spanish and Vietnamese newspapers announcing the public comment period, which began on August 26, 2022 and will conclude at the end of City Council's September 27, 2022 meeting. A Special Meeting for the Neighborhood Improvement and Conservation Commission is scheduled on September 26, 2022, and any comments received from Commissioners and the public will be communicated at the City Council meeting. All public comments received are included in the final submission of the CAPER to HUD.

### **FINANCIAL IMPACT**

The City annually receives approximately \$3 million in CDBG, HOME, and ESG funds

from HUD. The CAPER process allows the City to report out on expenditures and accomplishments achieved during the prior fiscal year, as well as to ensure future funding of programs and services for our low/moderate-income residents.

#### RECOMMENDATION

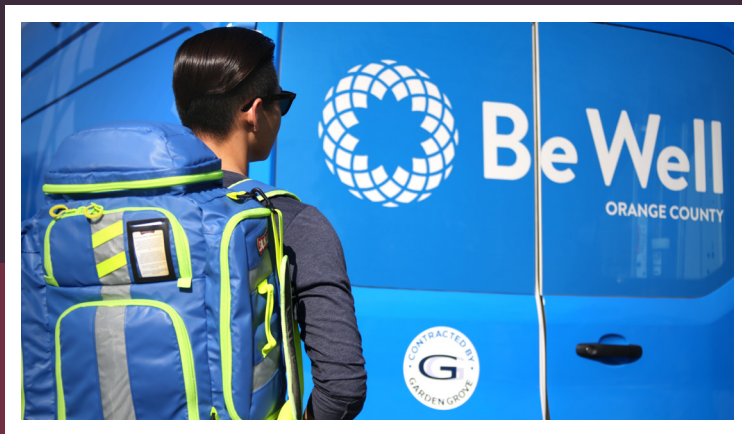
It is recommended that City Council:

- Conduct a Public Hearing for the FY 2021-22 CAPER; and
- Accept the report and direct its transmission to HUD.

By: Timothy Throne, Sr. Program Specialist

#### ATTACHMENTS:

Description	Upload Date	Type	File Name
FY 21-22 CAPER	9/14/2022	Exhibit	FY_21-22_CAPER_(Clean).pdf



# CITY OF GARDEN GROVE

## 2021-2022

## CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT

CITY OF GARDEN GROVE

**COMPREHENSIVE  
STRATEGIC PLAN  
TO ADDRESS  
HOMELESSNESS**

**GARDEN GROVE'S  
FIVE-YEAR  
ROADMAP**

Prepared by  
City of Garden Grove  
Community and Economic  
Development Department

**G**  
GARDEN GROVE  
September 2021

PERFORMANCE PERIOD:  
**JULY 1, 2021 -  
JUNE 30, 2022**



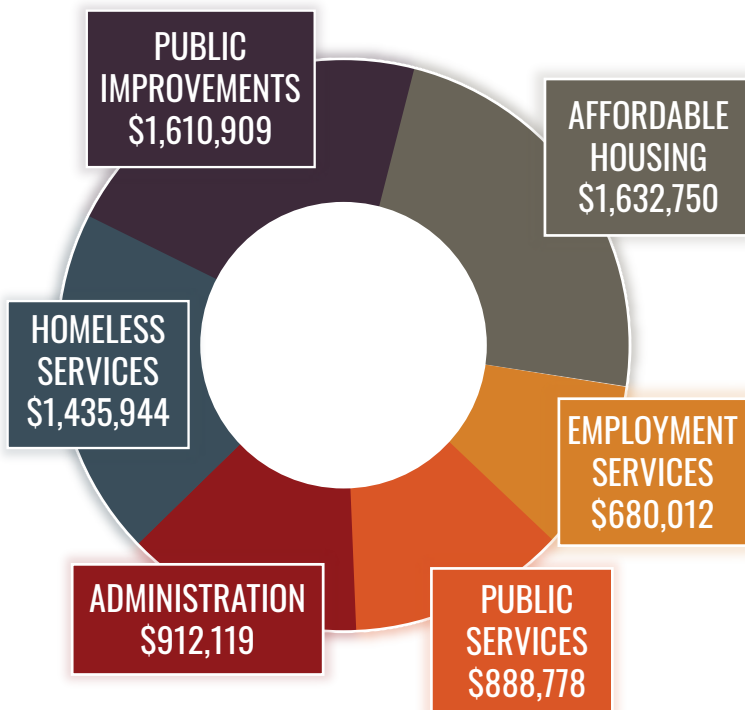


# 2021-2022 Consolidated Annual Performance Evaluation Report (CAPER)

PERFORMANCE PERIOD: JULY 1, 2021 – JUNE 30, 2022

## 2021 Project Expenditures

During FY 2021-22, the City of Garden Grove utilized a total of **\$7,160,512** in HUD grant funds to benefit low/moderate income residents through a variety of programs and services.



**\$2,723,761** in **CDBG** funding was used to benefit low-income residents through housing rehabilitation, senior services, fair housing activities, and infrastructure improvements.

**\$1,592,435** in **HOME** funding was used to develop affordable housing and provide rental assistance to low-income households.

**\$178,428** in **ESG** funding was used to provide homeless services through street outreach, emergency shelter, and rental assistance.

**\$1,279,412** in **CDBG CARES Act** funding was used to provide administration and supportive services to those affected by COVID-19.

**\$1,386,476** **ESG CARES Act** funding was used to provide housing and supportive services to homeless individuals and families affected by COVID-19.



UNDUPPLICATED PERSONS SERVED  
**24,707 Individuals**



AFFORDABLE HOUSING  
**74 Units**



COMMUNITY OUTREACH & EDUCATION  
**8,497 Individuals**



PUBLIC IMPROVEMENTS  
**6,695 Individuals**



HOMELESS ASSISTANCE  
**572 Individuals**



JOBS ASSISTED  
**253 Individuals**



MEALS PROVIDED  
**83,958 Meals**



PUBLIC SERVICES  
**8,616 Individuals**

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## **Attachments**

Attachment 1: FY 2021-2022 CAPER Public Participation

Attachment 2: FY 2021-2022 Project Locations Map

Attachment 3: PR - 26 CDBG Financial Report Summary

Attachment 4: HOME Monitoring Protocols

Attachment 5: FY 2021-2022 ESG SAGE Report

## CR-05 - Goals and Outcomes

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

**This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.**

The Fiscal Year (FY) 2021-2022 Consolidated Annual Performance Evaluation Report (CAPER) captures the expenditures, accomplishments, and progress made on the strategies and goals outlined in the approved 2020-2025 Consolidated Plan for HUD Programs (Con Plan).

The FY 2019-2020 Annual Action Plan (AAP) was amended to include Coronavirus Aid, Relief, and Economic Security (CARES) Act funding that the City of Garden Grove was awarded in April 2020. The CARES Act funding and expenditures are shown in the FY 2019-2020, FY 2020-2021, and FY 2021-2022 CAPERs, but accomplishments for the CARES Act funding will not be reported until the expenditure deadline is reached and/or the activities have been closed out in IDIS. During FY 2021-2022, the City closed out the following CARES Act projects: Jobs 1st Program and the IC Incubator Program. Accomplishments for the closed FY 2021-2022 CARES Act projects will be outlined below in the narrative portion of CR-05.

The CAPER outlines achievements in affordable housing, homeless services, and community development programs. The City of Garden Grove's HUD Programs include:

- Community Development Block Grant (CDBG)
- HOME Investment Partnership (HOME)
- Emergency Solutions Grants (ESG)

The FY 2021-2022 CAPER covers the time period from July 1, 2021, to June 30, 2022, and is the second annual report of the Con Plan period. It also includes activities funded in previous fiscal years with accomplishments reported during FY 2021-2022.

The Con Plan includes the following high priority Goals that are the basis for the activities previously approved in the FY 2021-2022 AAP:

1. Provide decent and affordable housing;
2. Address the needs of homeless individuals;
3. Provide community and supportive services;
4. Address public facilities and infrastructure needs;
5. Promote economic development and employment;

6. Provide for planning and administration activities.

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g).**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Address Public Facilities and Infrastructure Needs	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$1,660,909	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit  (GG Park)  (Josephine/Acacia accomplishments will be recorded in FY 22-23 CAPER)	Persons Assisted	35,000	6,695	19.13%	10,874	6,695	61.57%
Address the Needs of Homeless Individuals	Homeless	ESG: \$30,000	Tenant-based rental assistance / Rapid Rehousing  (Interval House)	Households Assisted	15	9	60.00%	3	9	300.00%

Address the Needs of Homeless Individuals	Homeless	ESG: \$62,153	Homeless Person Overnight Shelter <b>(Interval House and IF)</b>	Persons Assisted	435	53	12.18%	52	53	102.00%
Address the Needs of Homeless Individuals	Homeless	ESG: \$25,000	Homelessness Prevention <b>(Mercy House)</b>	Persons Assisted	130	5	3.84%	35	5	14.29%
Address the Needs of Homeless Individuals	Homeless	ESG: \$25,000	Other <b>(City Net)</b>	Other	1000	79	7.9%	200	79	39.50%
Promote Economic Development and Employment	Non-Housing Community Development	CDBG: \$465,758	Jobs created/retained <b>(Jobs 1<sup>st</sup> and Jobs 1<sup>st</sup> To-Go Programs)</b>	Jobs	20	18	90.00%	153	18	11.77%
Promote Economic Development and Employment	Non-Housing Community Development	CDBG: \$465,758	Businesses assisted	Businesses Assisted	0	16		0	16	

Provide Community and Supportive Services	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$304,598	Public service activities other than Low/Moderate Income Housing Benefit  <b>(Special Resource Team, Senior Center, and Meals on Wheels)</b>	Persons Assisted	3500	1,958	55.94%	930	1,958	210.54%
Provide Decent and Affordable Housing	Affordable Housing Homeless Non-Homeless Special Needs	HOME: \$127,107	Rental units constructed  <b>N/A</b>	Household Housing Unit	5	0	0.00%	1	0	0.00%
Provide Decent and Affordable Housing	Affordable Housing Homeless Non-Homeless Special Needs	HOME: \$1,877,107	Rental units rehabilitated  <b>(Stuart – Accomplishments recorded in FY 22-23 CAPER)</b>	Household Housing Unit	10	0	0.00%	10	0	0.00%
Provide Decent and Affordable Housing	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$246,480	Homeowner Housing Rehabilitated  <b>(Home Repair Program)</b>	Household Housing Unit	200	19	9.50%	10	19	190.00%

Provide Decent and Affordable Housing	Affordable Housing Homeless Non-Homeless Special Needs	HOME: \$470,770	Tenant-based rental assistance / Rapid Rehousing  (Homeless Emergency Assistance and Rental Transition and Valley View Senior Villas Programs)	Households Assisted	134	56	41.79%	47	55	119.15%
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Table 1 - Accomplishments – Program Year & Strategic Plan to Date

**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

During FY 2021-2022, the City expended CDBG funds to meet the priority needs identified in the Con Plan through the following actions:

**1. Address Public Facilities/Infrastructure Needs**

- The Garden Grove Park Project was completed and assisted **6,695** individuals.
- The Josephine/Acacia Project was not completed in FY 2021-2022 and the accomplishments will be recorded in the FY 2022-2023 CAPER.

**2. Address the Needs of Homeless Individuals**

- The City was able to assist approximately **146** individuals through our homeless non-profit service providers.
- The City also expanded our homeless services being funded through our ESG-CV and ESG-CV2 CARES Act allocations and assisted another **356** homeless individuals through street outreach, homeless prevention, and emergency shelter activities. Approximately **34** households were assisted through rapid rehousing activities.

**3. Promote Economic Development and Employment**

- Through the Jobs 1st Program, the City was able to create and retain a total of **39** low-income employees, and assisted **16** businesses. The

report indicates only 18 employees were assisted, because they were part-time employees and the hours worked translated to 18 jobs created or retained.

- The City also expanded our Economic Development and Employee Development Program through our CDBG-CV and CDBG-CV3 CARES Act allocations and assisted created and retained another **14** jobs through the Jobs 1<sup>st</sup> Program, and provided employee development training to **122** individuals through the IC Incubator Program.

#### **4. Provide Community and Supportive Services**

- The Garden Grove Police Department's Special Resource Team directly assisted **1,026** individuals by providing street outreach and essential services.
- The H. Louis Lake Senior Center enrolled **611** new seniors into their programs.
- Meals on Wheels of Orange County provided home-delivered and congregate meals to **321** new seniors.

#### **5. Provide Decent and Affordable Housing**

- The Home Repair Programs assisted **19** low-income Garden Grove residents with rehabilitation services for their homes.
- The City assisted **55** households through the HEART and Valley View Senior Villas Tenant-Based Rental Assistance Programs.



## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted) 91.520(a).

	CDBG	HOME	ESG
White	361	107	116
Black or African American	10	2	26
Asian	538	133	11
American Indian or American Native	19	3	5
Native Hawaiian or Other Pacific Islander	8	0	4
Multiple Races	0	0	4
Client Doesn't Know/Client Refused	0	0	11
<b>Total</b>	<b>936</b>	<b>245</b>	<b>177</b>
Hispanic	85	63	86
Not Hispanic	851	182	85
Client Doesn't Know/Client Refused	0	0	6

**Table 2 – Table of assistance to racial and ethnic populations by source of funds**

### Narrative

The City of Garden Grove identifies priority needs and offers services and programs to eligible households regardless of race or ethnicity. This table is generated by the HUD CAPER template, and the information reported reflects demographic information provided by participants in the HUD reporting system.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	\$2,880,491	\$2,723,760
HOME	public - federal	\$2,767,663	\$1,592,435
ESG	public - federal	\$180,138	\$178,428

**Table 3 - Resources Made Available**

### Narrative

The CDBG, HOME, and ESG resources made available in FY 2021-2022 included carryover funds from prior years.

During FY 2021-2022, the City expended a total of **\$5,329,472** in HUD grant funds on activities previously approved in prior year AAPs.

- **\$2,723,760.53** in CDBG funds on administration, public services, capital projects, and homeowner rehabilitation.
- **\$1,592,435.09** in HOME funds on administration, affordable housing, and tenant based rental assistance.
- **\$178,427.70** in ESG funds on administration and homeless service activities.
- **\$2,665,888.64** in CARES Act funding (CDBG-CV, ESG-CV, ESG-CV2 and CDBG-CV3) on administration and services for individuals affected by the Coronavirus (COVID-19).

CDBG-CV and ESG-CV grant funds were awarded to the City of Garden Grove in April 2020 and have an expenditure deadline of September 30, 2023. The expenditures for the CARES Act funding will be included in the FY 2019-2020, FY 2020-2021, and FY 2021-2022 CAPERs, but accomplishments will not be recorded until the projects have been closed out in IDIS. The City will utilize the Sage reporting tool to submit the required ESG-CV reports that are due to HUD on a quarterly basis. During FY 2021-2022, the City closed out the following CARES Act projects: Jobs 1st Program and the IC Incubator Program. Accomplishments for the closed FY 2021-2022 CARES Act projects will be outlined in the narrative portion of CR-05.

HUD entitlement grant funds not expended during FY 2021-2022 will be carried over and programmed in future AAPs.

### Narrative

Consistent with HUD goals for the CDBG, HOME, and ESG programs, the City utilized these funds for the benefit of low and moderate-income residents and neighborhoods.

The attached FY 2021-2022 AAP Project Locations Map (Attachment 2) shows the location of completed

projects with specific addresses.

As identified on the Project Locations Map, several programs were made available to individuals from low or moderate-income households throughout the community, regardless of their place of residence, such as meal delivery to homebound seniors, H. Louis Lake Senior Center services, services to the homeless, and housing rehabilitation grants.

## Leveraging

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

The City implemented activities and utilized CDBG funds consistent with the FY 2021-2022 AAP. The City secured and utilized HUD funds and leveraged funding consistent with the resource allocation plan. Throughout FY 2021-2022, the City did not take any actions that hindered the implementation of the Con Plan or AAP.

Subrecipients for FY 2021 CDBG funds were required to detail all secured and unsecured funding sources in their proposals. Each agency was asked to identify all project funding sources at the time of contract execution and again at project closeout. The ESG program requires all sub-recipients to provide a 100% match on grant funds.

The HOME program requires a 25% match for each HOME dollar invested, and excess match may be credited for use in future years. The total match credit arising from affordable housing bond proceeds may not constitute more than 25% of a Participating Jurisdiction's (PJ) total annual contribution toward its match obligation. Match credits in excess of 25% of a PJ's total annual match obligation may be carried over to subsequent fiscal years and be applied to future year's obligations.

The City did not utilize publicly owned land or property to address the needs identified in the Con Plan and AAPs. In March 1996, the City completed the Bayfort Apartments, which is a HOME-eligible affordable housing project that was bond-financed and that exceeded the annual total match obligation of 25% (See Table 5, below).

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	\$22,253,172
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$22,253,172
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$22,253,172

**Table 4 – Fiscal Year Summary - HOME Match Report**

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match

Table 5 – Match Contribution for the Federal Fiscal Year

## HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
\$65,542	\$122,409	\$187,951	\$155,765	\$57,062

Table 6 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	\$250,000	0	0	0	0	\$250,000
Number	1	0	0	0	0	1
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	\$250,000	\$250,000	0			
Number	1	1	0			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

**Table 7 - Minority Business and Women Business Enterprises**

<b>Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted</b>						
	<b>Total</b>	<b>Minority Property Owners</b>				<b>White Non-Hispanic</b>
		<b>Alaskan Native or American Indian</b>	<b>Asian or Pacific Islander</b>	<b>Black Non-Hispanic</b>	<b>Hispanic</b>	
Number	16	0	0	0	0	16
Dollar Amount	\$13,857,560	0	0	0	0	\$13,857,560

**Table 8 – Minority Owners of Rental Property**

<b>Relocation and Real Property Acquisition</b> – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

**Table 9 – Relocation and Real Property Acquisition**

## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	57	55
Number of Non-Homeless households to be provided affordable housing units	10	0
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>67</b>	<b>55</b>

Table 10 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	47	55
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	10	0
Number of households supported through Acquisition of Existing Units	10	0
<b>Total</b>	<b>67</b>	<b>55</b>

Table 11 – Number of Households Supported

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

The rehabilitation of existing units is accomplished through the administration of the Home Repair Program. Due to the nature of this program, it is common for a number of the grants to be delayed and carry over into the following FY. Home Repair Program projects that were not completed in FY 2021-2022 (16 total projects) will have their accomplishments recorded in the FY 2022-2023 CAPER.



It is worth noting that the Home Repair Program was negatively affected by the COVID-19 pandemic. As a result of COVID-19, the City only received 21 qualifying applications for assistance, and numerous projects were delayed due to stay in place orders and social distancing regulations.

The acquisition/rehabilitation of existing units will be accomplished utilizing HOME funds. The City is currently developing a 9-unit permanent supportive housing development, which is forecasted to be completed in FY 2022-2023.

**Discuss how these outcomes will impact future annual action plans.**

The City of Garden Grove is committed to providing high-quality, affordable housing for its residents. The City is in constant contact with developers to produce affordable housing projects and, as funds become available, these projects will be included in future AAPs.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	43
Low-income	19	12
Moderate-income	0	0
<b>Total</b>	<b>19</b>	<b>55</b>

**Table 12 – Number of Households Served**

**Narrative Information**

Using CDBG and HOME funds, the City was able to assist a total of seventy-four **(74)** low-income households with housing-related services.

- The Home Repair Program is designed to assist Garden Grove residents who qualify at or below the "low-income" limit, which is 80% of the Orange County area median income. Through this program, the City assisted eleven **(19)** low-income residents with funds to rehabilitate their homes.
- HOME funding for the HEART Program allowed the City to serve a total of forty-four **(39)** homeless households with rental assistance and supportive services.
- HOME funding for the Valley View Senior Villas Program allowed the City to serve a total of seventeen **(16)** homeless households with rental assistance and supportive services.

Additionally, the City expended a total of **\$1,479,309.44** in ESG funds to assist homeless individuals with housing solutions.

- **\$23,289.34** in ESG funds was used to keep **3 households (5 individuals)** from losing their primary residence via homeless prevention services.
- **\$30,000** in ESG funds was used to locate and secure permanent housing for **9 homeless households** via rapid rehousing services.
- **\$62,153.36** in ESG funds was used to provide **53 individuals** with a place to sleep via emergency shelter services.
- **\$33,284.44** in ESG-CV funds assisted another **22** homeless individuals through homeless prevention activities.
- **\$1,330,582.30** in ESG-CV2 funds assisted **394** individuals through street outreach, emergency shelter, rapid rehousing, and homeless prevention activities.

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

**Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.**

During FY 2021-2022, the City of Garden Grove was awarded **\$173,143** in ESG funds to address homelessness issues throughout the City. The funds were made available to various service providers offering different types of eligible homeless programs. The services included emergency shelters, essential services, homeless prevention, and homeless outreach.

The City of Garden Grove provided **\$25,000** to City Net to support a Street Outreach Program. The services provided through the Street Outreach Program were directed towards deploying basic needs support to unsheltered individuals in Garden Grove. This activity created opportunities for sub-recipients to informally engage and assess unsheltered individuals within their peer and community setting. City Net was able to provide essential outreach services to 79 homeless residents in FY 2021-2022.

City staff focused the majority of resources on helping service providers maintain emergency shelter operations for homeless individuals and families, provide essential services such as case management and career counseling, and support homeless prevention programs through rapid rehousing and transitional housing. The City provided **\$60,000** in ESG funding to Interval House and Illumination Foundation for emergency shelter and essential services, which included community outreach and education programs to individuals at risk of domestic violence. With the Garden Grove ESG funding for emergency shelter, Interval House and Illumination Foundation were able to free up their nonfederal resources to provide homeless outreach services, homeless prevention education, and domestic violence safety outreach to the population at risk of homelessness, which included 53 individuals in Garden Grove.

The City of Garden Grove Police Department's Special Resource Team (SRT), funded through the City's general fund, also implemented street outreach programs for the homeless. The SRT focused on providing resources to help reduce the number of homeless individuals as well as reducing the police responses involving the homeless and mentally ill. The Police Department also partnered up with Orange County Mental Health agencies to provide resources and assistance to homeless individuals that the SRT encounters.

### **Addressing the emergency shelter and transitional housing needs of homeless persons.**

Of the \$173,143 of ESG funds, the City allocated **\$60,000** for emergency shelter and **\$30,000** for rapid rehousing programs. These funds provided different levels of homeless/client programs, including chronically homeless services, domestic violence, winter armory, child care, and rental assistance.

ESG funds also supported Interval House in maintaining its Domestic Violence Shelter Program. Over 53 individuals from Garden Grove were given emergency shelter and were provided support services which included a safe living environment. Case management was provided to ensure that the clients were rapidly rehoused in decent and affordable permanent housing. Over FY 2021-2022, Interval House provided rapid rehousing services to 9 households.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

The City of Garden Grove committed **\$25,000** in ESG funds to Mercy House for homeless prevention services. Mercy House assisted 3 families (5 individuals) through their Homeless Prevention Program, providing rental assistance and case management services to keep Garden Grove families from becoming homeless. Other ESG sub-recipient organizations, such as Interval House, have made great efforts to assist victims from becoming homeless after the completion of temporary housing programs. Staff at Interval House conduct follow-up case management for their domestic violence victims and make referrals to Garden Grove Housing Authority for Section 8 vouchers for permanent housing.

In FY 2021-2022, the Garden Grove Housing Authority worked with Thomas House, Mercy House, and Interval House in providing Section 8 vouchers to qualified residents coming from the shelter programs. Under the voucher program, individuals or families with a voucher are able to find and lease a unit and only have to pay a portion of the rent. The program further assists low-income individuals and families to avoid becoming homeless.

Every jurisdiction receiving McKinney-Vento Homeless Assistance Act funds must develop and implement a Discharge Coordination Policy. The County of Orange assists people discharged from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions). This assistance prevents homelessness resulting from discharge. The City will refer people discharged from public institutions to the County of Orange for additional resources.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

In FY 2021-2022, the City allocated **\$30,000** for the Rapid Rehousing Program, which was administered through Interval House. The program targeted victims of domestic violence and their children seeking emergency shelters while waiting for permanent housing. The program also provided security deposits and rental assistance payments directly to landlords on behalf of participants, housing stability case management, legal services for housing needs, and credit repair assistance. The services are designed to seamlessly transition clients into suitable and stable permanent housing.

Interval House's partners include over 40 landlords to provide housing as needed. The funds used for the rapid rehousing program in FY 2021-2022 provided personal and financial assistance to 9 Garden Grove households. In addition, Interval House's emergency shelter program had 97% of participants moving into permanent housing upon exit.

As part of the efforts to provide housing for the homeless and those at risk of homelessness, the City of Garden Grove awarded HOME funds to service providers who provide rental assistance through the Homeless Emergency Assistance and Rental Transition (HEART) Program. Interval House administered the program during FY 2021-2022 and assisted 39 households over a 12-month period by providing a portion of a household's rent (including security and utility deposits) while offering services to achieve self-sufficiency.

### **CR-30 - Public Housing 91.220(h); 91.320(j)**

#### **Actions taken to address the needs of public housing.**

The City of Garden Grove does not have any units of Public Housing.

#### **Actions taken to encourage public housing residents to become more involved in management and participate in homeownership.**

The City of Garden Grove does not have any units of Public Housing.

#### **Actions taken to provide assistance to troubled PHAs.**

The City of Garden Grove does not have any units of Public Housing.

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i).**

Market and governmental factors pose barriers to the provision of adequate and affordable housing. These factors tend to disproportionately impact lower- and moderate-income households due to their limited resources for absorbing the costs. Garden Grove works to remove barriers to affordable housing by implementing a Housing Element that is consistent with California law and taking actions to reduce costs or provide off-setting financial incentives to assist in the production of safe, high-quality, affordable housing. The City is committed to removing governmental constraints that hinder the production of housing and offers a “one-stop” streamlined permitting process to facilitate efficient entitlement and building permit processing.

The City of Garden Grove has instituted additional actions aimed at reducing the impact of the public sector’s role in housing costs. City efforts to remove barriers to affordable housing include:

- Conduct periodical analysis and revision of the zoning code aimed at developing flexible zoning provisions in support of providing an adequate supply of desirable housing, such as mixed-use zoning standards and updates to the Housing Element.
- Add provision of affordable housing projects through acquisition and rehabilitation activities and new construction of affordable housing units.
- Establishment of a streamlined service counter to reduce process time.
- Incentivize density bonuses for affordable projects.
- Continued assessment of existing policies, procedures, and fees to minimize unnecessary delays and expenses to housing projects.
- Streamline construction and/or conversion of Accessory Dwelling Units (ADU's).

In addition, the City updated its Analysis of Impediments to Fair Housing Choice (AI) Report in March 2020 in coordination with other local jurisdictions. This report identifies any potential impediments to fair housing and establishes a Fair Housing Action Plan to outline steps to overcome any identified impediments.

## **Actions taken to address obstacles to meeting under-served needs. 91.220(k); 91.320(j).**

The major obstacle to meeting under-served needs is the lack of adequate funding, especially for affordable housing activities. With the dissolution of redevelopment in California and reduced State and Federal funding levels, the City's ability to address the extensive needs in the community is seriously compromised. The City will strive to leverage available funds, to the greatest extent possible, to overcome obstacles in meeting under-served needs. The City has adopted its 2014-2021 Housing Element, which

includes a commitment to annually pursue State, Federal, and other funding opportunities to increase the supply of safe, decent, affordable housing in Garden Grove for lower-income households (including extremely low-income households), such as seniors, disabled, the homeless, and those at risk of homelessness.

**Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j).**

The City has an aggressive policy to identify and address lead-based paint hazards in all HUD-funded housing rehabilitation projects. The City considers all housing rehabilitation an opportunity to address potential lead hazards. We, therefore, require lead paint testing for 100% of the City's HUD-funded residential rehabilitation programs where paint will be disturbed in properties built before 1978. Loan/grant recipients are required to obtain a lead-based paint inspection prior to commencement of work as well as a post-rehabilitation clearance test if the work disturbed areas where lead contamination had been found. Because the additional costs of lead hazard testing and remediation can be prohibitively expensive for low-income homeowners, the City uses CDBG funds to cover the costs of the lead paint inspection and, if necessary, any lead paint interim controls and lead clearance testing in conjunction with any CDBG-funded housing rehabilitation grants or loans. During FY 2021-2022, the City funded twenty-seven (25) lead-based paint initial inspections and two (2) clearance inspections in administration of the Home Repair Program.

**Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j).**

Garden Grove continues to look for ways to expand economic activities to include all people and provide programs to those people who are less fortunate. In the past, the City has focused on the creation of jobs for low- and moderate-income persons through economic development in the Harbor Boulevard area. Through the Con Plan and associated AAP, the City seeks to create and retain permanent jobs that are available to and/or filled by low- and moderate-income people. In addition, other essential elements of the City's anti-poverty strategy include:

- Section 8 Housing Choice Voucher Program;
- Housing Choice Voucher Family Self Sufficiency Program;
- Economic development programs;
- Anti-crime programs;
- Housing rehabilitation programs;
- Creation of affordable housing;
- Job training and employment development;
- Transitional housing and homeless service programs.

Through these programs, the City is working to reduce the number of families living below the poverty line. The goals and strategies contained in the Con Plan for funding housing, community development, and community services activities often directly address poverty issues through provision of funding or services, or indirectly through the creation of jobs as several of the CDBG, HOME, and ESG funded service



providers offer job training as a component of their programs.

In addition, the City will annually allocate up to 15% of its CDBG funds to public service agencies that offer supportive services in an effort to reduce poverty.

**Actions taken to develop institutional structure. 91.220(k); 91.320(j).**

Successful program implementation requires coordination, both internally and with outside agencies. The City makes changes, as needed, to its staff assignments to address the administrative, planning, and reporting needs of CDBG, HOME, and ESG funds. Project management improvements have included strengthened project eligibility review and staff training of regulatory compliance and procedures. The City of Garden Grove Neighborhood Improvement Division of the Community and Economic Development Department serves as the lead agency in administration and compliance of CDBG, HOME, and ESG Programs and grant management. The Neighborhood Improvement Division coordinates activities related to CDBG, HOME, and ESG funds, including coordination of internal departments, outside agencies, and grant recipients.

The City's ongoing efforts in its institutional structure include strengthening project designs through negotiating stronger and more specific performance goals for project contracts. This includes ongoing education and technical assistance for program stakeholders, including fellow City Departments implementing HUD-funded programs, outside contractors, the Neighborhood Improvement and Conservation Commission, the City Council, and the public in general regarding the overall objectives and eligible and ineligible uses of each of our HUD funds.

The City also amended the Citizen Participation Plan to make it more readable and to officially designate the City Council as the public hearing body and worked closely with the Neighborhood Improvement and Conservation Commission to deepen their understanding of the CDBG, HOME, and ESG Programs.

Capacity-building is another component in development of the City's institutional structure. In addition to in-house training and development of improved management systems, the City will continue to participate in all HUD training offered locally. To gather more information, build staff knowledge, and seek regional solutions to regional problems, the City participates in regional efforts such as the Orange County Continuum of Care for the Homeless.

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j).**

Housing, supportive services, and community development activities were delivered by a number of public agencies, non-profit entities, and private organizations. The City of Garden Grove continued to function in a coordinating role between local non-profit service providers and other County, State, and Federal organizations, as well as regional agencies and plans such as the Orange County Continuum of Care (CoC).

To enhance coordination, the City participated in regional planning groups and forums to foster collaboration with other agencies and organizations. Through collaboration, the City identified common goals and strategies to avoid overlaps in services and programs and identify potential for leveraging resources. The City also continued to work with a wide range of public and community social service agencies to meet and address the various needs of the community. The City utilized the services of 211 Orange County, whose mission is to help people in the community find the help they need by eliminating the barriers to finding and accessing social services.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a).**

The City of Garden Grove is required to undertake an analysis of impediments to fair housing that may be prevalent in the community and to develop an action plan to address impediments. The City, in collaboration with other Orange County communities, participated in producing a five-year analysis of impediments to fair housing. The final product was the 2020-2024 Orange County Regional Analysis of Impediments to Fair Housing Choice (Regional AI). The following are the private sectors impediments:

- Housing Discrimination
- Discriminatory Advertising
- Denial of Reasonable Accommodation
- Hate Crimes
- Unfair Lending

During FY 2021-2022, the City of Garden Grove undertook several programs/actions (on its own or in cooperation with a fair housing provider) to overcome the impediments to fair housing choices identified in the Regional AI. Garden Grove contracted with Fair Housing Foundation (FHF) to provide comprehensive educational and enforcement programs for City residents. The FHF understands the private sector and is well equipped to analyze impediments, describe appropriate actions, and to follow-through on those actions.

During FY 2021-2022, the FHF assisted a total of **8,497 individuals** with the following services:

**1. Fair Housing Outreach and Education**

- Planned Agency Meetings at various locations throughout the City;
- Organized booths at various events throughout the City;
- Distributed literature at various locations throughout the City (including flyers and press releases);
- Facilitated management trainings at City Hall;
- Presented programs at various locations throughout the City;
- Coordinated landlord/tenant workshops at City Hall.

**\*These services were provided primarily through virtual communications.**

**2. General Housing Counseling & Resolution**

- Responded to inquiries regarding general housing issues. In addition, FHF screens, inputs data, counsels, pursues habitability cases, provides unlawful detainer assistance, conducts mediations, and provides appropriate referrals.

**3. Discrimination Services**

- Responded to inquiries regarding discrimination, complaints, screening, and counseling services.

**4. Landlord/Tenant Services**

- Responded to and assisted in the mediation of disputes between landlords and tenants.

## **CR-40 - Monitoring 91.220 and 91.230**

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements.**

Although the City's HUD-funded activities and strategies have been very successful, we strive for continuous improvements in our housing, homeless prevention, neighborhood improvement, and public service priority needs, as well as our grant administration, compliance, and monitoring. During FY 2021-2022, the City continued to improve its project, fiscal, and other administrative management systems to ensure compliance with CDBG, HOME, and ESG program and comprehensive planning requirements through the following measures and accomplishments:

The City's Community and Economic Development and Finance Departments worked together over the last six months to prepare for the FY 2021-2022 CAPER and the FY 2022-2023 AAP. Through several brainstorming meetings with managers and staff from both teams, the City has achieved comprehensive training for key staff in both departments on HUD program financial administration and using IDIS. Community and Economic Development staff have been working with Finance staff to educate them on HUD requirements. This cooperation will improve the timeliness of HUD fund drawdowns, establish better procedures and schedules for aligning the City's general budget planning and the HUD AAP process, the City's general ledger and IDIS records, and for handling remaining funds at the end of the program year.

City Staff annually monitors all HOME funded projects in accordance with the City's Monitoring Plan for HOME Rental Projects and the HOME Final Rule. See Attachment 4 for the City's HOME Monitoring Policy.

In an effort to ensure up-to-date knowledge of HUD programs and policies, staff members invested over 50 hours in training, workshops, webinars, or technical assistance sessions sponsored by HUD or by outside agencies, but with direct relevance to the HUD program implementation. Topics of the trainings included Coronavirus Aid, Relief, and Economic Security (CARES) Act funding, Financial Management, Analysis of Impediments, HMIS, HOME activities, IDIS, sub-recipient management, CDBG and Environmental Training.

CARES ACT CDBG-CV and ESG-CV grant funds were awarded to the City of Garden Grove in April 2020 and have an expenditure deadline of September 30, 2023. The City will monitor CARES ACT CDBG-CV and ESG-CV projects in accordance with HUD regulations on a quarterly basis through expenditure reports. The City will utilize the Sage Report tool to submit the required CARES ACT ESG-CV reports that are due to HUD on a quarterly basis.

## **Citizen Participation Plan 91.105(d); 91.115(d)**

### **Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

The City's effort to provide citizens with reasonable notice and an opportunity to comment on performance reported in the Draft FY 2021-2022 CAPER follows the process outlined in the Citizen Participation Plan.

As outlined in the Public Notice, due to COVID-19, the City has modified its process for reviewing and accepting comments related to the CAPER to ensure social distancing and to limit the spread of COVID-19. The Draft CAPER was made available for public review online at <https://ggcity.org/neighborhood-improvement>, and all public comments were directed to staff via email.

The 30-day public review and comment period for the FY 2021-2022 CAPER was from August 26, 2022, through September 27, 2022. Notices for the public hearing were published in local English, Spanish and Vietnamese newspapers on August 26, 2022. The City scheduled the Neighborhood Improvement and Conservation Commission meeting for September 12, 2022, but the Commission was unable to meet due to not having a quorum. Due to the lack of quorum at the September 12, 2022 Regular Neighborhood Improvement and Conservation Commission Meeting, the City publish another notice to the public on September 16, 2022 to provide notification of a Special Neighborhood Improvement and Conservation Commission Meeting being held on September 26, 2022. The City held public hearings to receive public comments regarding the FY 2021-2022 CAPER at the September 26, 2022, Neighborhood Improvement and Conservation Commission meeting and at the September 27, 2022, Garden Grove City Council meeting. The public notices that were published are included in Attachment 1.

**CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

The City of Garden Grove CDBG program did not have any significant changes to the Consolidated Plan goals.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No.

## **CR-50 - HOME 91.520(d)**

**Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations.**

**Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.**

The Garden Grove Housing Authority (GGHA) conducts Housing Quality Standard (HQS) inspections of Tenant Based Rental Assistance units, HOME restricted units, Density Bonus units, and Housing Successor units to determine compliance with Federal, State, and local housing standards.

**Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)**

All HOME funded affordable housing projects must adopt affirmative marketing procedures and submit the affirmative marketing plan to the City. During annual monitoring, overall performance related to fair housing and non-discrimination is monitored to ensure fair housing compliance.

**Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics.**

During FY 2021-2022, the City expended **\$187,951** in Program Income on the HEART, VVSV, and Stuart Drive Programs. The HEART Program provides rental assistance and supportive services for literally homeless individuals and individuals at-risk of homelessness. The VVSV Program provides tenant-based rental assistance to low-income seniors. The Stuart Drive Project provides permanent supportive housing with wrap-around services to chronically homeless individuals.

**Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j).**

**Section 8 funds:** The Garden Grove Housing Authority administers the Section 8 Program for the City, and provides rent subsidies to 2,337 Garden Grove households.

**Density Bonus:** The City of Garden Grove works with housing developers to assist in the development of affordable housing projects through the execution of Density Bonus Affordable Housing Agreements. The City currently monitors three (3) density bonus affordable housing projects totaling 15 affordable units.

**Redevelopment Agency:** The City of Garden Grove currently monitors 11 affordable housing projects,

totaling 640 affordable units previously assisted with former Low and Moderate Housing funds.



## CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided.

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	1	0	0	0	0
Total Labor Hours	967	0	0	0	0
Total Section 3 Worker Hours	927	0	0	0	0
Total Targeted Section 3 Worker Hours	0	0	0	0	0

**Table 13 – Total Labor Hours**

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers.					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	1				
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	1				
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four-year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					
Other.					

**Table 14 – Qualitative Efforts - Number of Activities by Program**

## **Narrative**

The prime contractor and subcontractors for the Garden Grove Park Project met the requirement for the number of Section 3 Workers working on the project, but was not able to secure Targeted Section 3 Workers on the project. The Contractors made an effort to hire local Section 3 Workers, but were unsuccessful. Also, the City currently offers a Workforce Development Program that connects residents to employment services, including construction jobs.

# CR-60 - ESG 91.520(g) (ESG Recipients only)

## ESG Supplement to the CAPER in *e-snaps*

### For Paperwork Reduction Act

#### 1. Recipient Information—All Recipients Complete

##### Basic Grant Information

Recipient Name	GARDEN GROVE
Organizational DUNS Number	009596495
UEI	
EIN/TIN Number	956005848
Identify the Field Office	LOS ANGELES
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	Santa Ana/Anaheim/Orange County CoC

##### ESG Contact Name

Prefix	Mr.
First Name	Tim
Middle Name	
Last Name	Throne
Suffix	
Title	Program Specialist

##### ESG Contact Address

Street Address 1	11222 Acacia Parkway
Street Address 2	
City	Garden Grove
State	CA
ZIP Code	92840-
Phone Number	7147415144
Extension	
Fax Number	
Email Address	timothyt@ggcity.org

##### ESG Secondary Contact

Prefix	Ms.
First Name	Monica
Last Name	Covarrubias
Suffix	
Title	Sr. Project Manager
Phone Number	7147415788
Extension	
Email Address	monicac@ggcity.org

## 2. Reporting Period—All Recipients Complete

Program Year Start Date 07/01/2021  
Program Year End Date 06/30/2022

### 3a. Subrecipient Form – Complete one form for each subrecipient

**Subrecipient or Contractor Name:** 211 ORANGE COUNTY

**City:** Santa Ana

**State:** CA

**Zip Code:** 92705, 8520

**DUNS Number:** 884339003

**UEI:**

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** \$25,000

**Subrecipient or Contractor Name:** INTERVAL HOUSE

**City:** Long Beach

**State:** CA

**Zip Code:** 90803, 4221

**DUNS Number:** 113510176

**UEI:**

**Is subrecipient a victim services provider:** Y

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** \$60,000

**Subrecipient or Contractor Name:** MERCY HOUSE TRANSITIONAL LIVING CENTERS

**City:** Santa Ana

**State:** CA

**Zip Code:** 92702, 1905

**DUNS Number:** 879797165

**UEI:**

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** \$25,000

**Subrecipient or Contractor Name:** Illumination Foundation

**City:** Orange

**State:** CA

**Zip Code:** 92867, 5548

**DUNS Number:** 829919047

**UEI:**

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** \$32,153.36

**Subrecipient or Contractor Name:** City Net

**City:** Long Beach

**State:** CA

**Zip Code:** 90809, 0243

**DUNS Number:** 361759140

**UEI:**

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** \$25,000

## **CR-65 - Persons Assisted**

CR-65 is replaced by the FY 2021-2022 ESG Sage Report, which is located in Attachment #5.

## CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

### 10. Shelter Utilization

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	30,179
Total Number of bed-nights provided	25,080
Capacity Utilization	83.10%

Table 24 – Shelter Capacity

### 11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

All sub-recipients of ESG funds were required to use homeless/client certification forms during the intake process to ensure all clients serviced were qualified and are residents of the City of Garden Grove. In addition, sub-recipients were also required to submit completed quarterly reports for monitoring purposes. During the aforementioned process, City staff addressed concerns and/or discrepancies within the reports and made sure corrections were made at the early stages of the FY. **The capacity of utilization for shelter was approximately 83% (25,080 bed nights provided).**

In addition, City staff consulted with the CoC and attended meetings with various County subcommittees to discuss issues, concerns, and best practices for meeting the needs of the homeless population. Staff also formed an OC Collaborative consisting of neighboring jurisdictions receiving ESG funds (Anaheim, Santa Ana, Irvine, and the County of Orange) and established a shared Request for Proposal (RFP) that was utilized to fund service providers for program year 2021. The OC Collaborative created uniform ESG guidelines that are utilized amongst all service providers within the County. These guidelines include a homeless at-risk assessment and a homeless certification form. Creating these guidelines helped promote a cohesive effort between the neighboring Cities in addressing homelessness and also assisted service providers to stay compliant with HUD's regulations.

## CR-75 – Expenditures

### 11. Expenditures

#### 11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2019	2020	2021
Expenditures for Rental Assistance	\$7,499	\$30,442	\$13,475
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	\$9,815
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
<b>Subtotal Homelessness Prevention</b>	<b>\$7,499</b>	<b>\$30,442</b>	<b>\$23,290</b>

Table 25 – ESG Expenditures for Homelessness Prevention

#### 11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2019	2020	2021
Expenditures for Rental Assistance	\$31,615	\$28,140	\$24,000
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	\$13,317	\$6,635	\$6,000
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
<b>Subtotal Rapid Re-Housing</b>	<b>\$44,932</b>	<b>\$34,775</b>	<b>\$30,000</b>

Table 26 – ESG Expenditures for Rapid Re-Housing

#### 11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2019	2020	2021
Essential Services	\$50,427	\$46,600	\$54,474
Operations	\$21,839	0	\$7,679
Renovation	0	0	0
Major Rehab	0	0	0
Conversion	0	0	0



<b>Subtotal</b>	<b>\$72,266</b>	<b>\$46,600</b>	<b>\$62,153</b>
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**Table 27 – ESG Expenditures for Emergency Shelter**

#### 11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2019	2020	2021
Street Outreach	\$30,353	\$50,000	\$25,000
HMIS	\$5,332	\$5,241	\$25,000
Administration	\$10,353	\$13,104	\$12,985

**Table 28 - Other Grant Expenditures**

#### 11e. Total ESG Grant Funds

<b>Total ESG Funds Expended</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
	\$170,735	\$180,162	\$178,428

**Table 29 - Total ESG Funds Expended**

#### 11f. Match Source

	2019	2020	2021
Other Non-ESG HUD Funds	\$10,000	0	\$25,000
Other Federal Funds	0	0	0
State Government	\$90,830	\$81,375	\$60,000
Local Government	\$45,747	\$55,241	\$50,000
Private Funds	\$27,500	0	\$32,153
Other	0	\$30,442	0
Fees	0	0	0
Program Income	0	0	0
<b>Total Match Amount</b>	<b>\$174,077</b>	<b>\$167,058</b>	<b>\$167,153</b>

**Table 30 - Other Funds Expended on Eligible ESG Activities**

#### 11g. Total

<b>Total Amount of Funds Expended on ESG Activities</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
	\$344,812	\$347,220	\$345,581

**Table 31 - Total Amount of Funds Expended on ESG Activities**

## **Attachment #1**

### **FY 2021-2022 CAPER Public Participation**

**PUBLIC NOTICE  
CITY OF GARDEN GROVE  
2021-22 CONSOLIDATED ANNUAL PERFORMANCE  
AND EVALUATION REPORT (CAPER)**

The City of Garden Grove's (City) Community and Economic Development Department, in accordance with U.S. Department of Housing and Urban Development (HUD) regulations, has prepared its Draft FY 2021-22 Consolidated Annual Performance and Evaluation Report (CAPER). The report describes and assesses the housing, economic, and community development activities undertaken by the City over the period from July 1, 2021, through June 30, 2022.

**Opportunity for Public Review and Comment**

Public hearings are to be held in the Garden Grove Community Meeting Center located at 11300 Stanford Avenue, Garden Grove, California, 92840, and are scheduled as follows:

Garden Grove Neighborhood Improvement and Conservation Commission – **Monday, September 12, 2022, at 6:30 p.m.**

Garden Grove City Council – **Tuesday, September 27, 2022, at 6:30 p.m.**

From August 26, 2022 through September 27, 2022, the City's FY 2021-2022 CAPER will be available for public review at the following location:

Due to Covid-19, we are modifying our process for reviewing and providing comments for the FY 2021-2022 CAPER. Please visit <https://ggcity.org/neighborhood-improvement> to review the FY 2021-2022 CAPER, and please submit comments electronically to Timothy Throne at [timothyt@ggcity.org](mailto:timothyt@ggcity.org). Also, members of the public can address the Neighborhood Improvement and Conservation Commission and City Council during the public comment portion of the meetings. Face masks are not required at public meetings, however, the public is encouraged to wear face masks in City facilities. Please do not attend the meetings if you have had direct contact with someone who has tested positive for Covid-19, or if you are experiencing symptoms such as coughing, sneezing, fever, difficulty breathing or other flu-like symptoms.

The Community and Economic Development Department will accept written and verbal comments until 3:00 p.m. on September 27, 2022. Please direct any questions or comments to Timothy Throne, at (714) 741-5144 or by email at [timothyt@ggcity.org](mailto:timothyt@ggcity.org).

/s/ TERRI POMEROY, CMC  
City Clerk

Date: August X, 2022

Publish: August 26, 2022

**AVISO PÚBLICO**  
**CIUDAD DE GARDEN GROVE**  
**DESEMPEÑO ANUAL CONSOLIDADO E INFORME DE EVALUACIÓN**  
**(CAPER) 2021-22**

El Departamento de Desarrollo Económico y Comunitario de la Ciudad de Garden Grove (Ciudad), de acuerdo con las regulaciones del Departamento de Vivienda y Desarrollo Urbano de los EE. UU. (HUD, por sus siglas en inglés) ha preparado su Anteproyecto del Desempeño Anual Consolidado e Informe de Evaluación (CAPER, por sus siglas en inglés) del AF 2021-22. El informe describe y evalúa las actividades de vivienda, económicas, y de desarrollo comunitario realizadas por la Ciudad durante el periodo del 1 de julio de 2021 al 30 de junio de 2022.

## Oportunidad de Revisión y Comentarios Públicos

Las audiencias públicas se llevarán a cabo en el Centro de Reuniones Comunitarias de Garden Grove ubicado en 11300 Stanford Avenue, Garden Grove, California, 92840, y están programadas de la siguiente manera:

Comité de Conservación y Mejora del Vecindario de Garden Grove – **Lunes 12 de septiembre de 2022, a las 6:30 p.m.**

Ayuntamiento de Garden Grove – **Martes 27 de septiembre de 2022, a las 6:30 p.m.**

Del 26 de agosto de 2022 al 27 de septiembre de 2022, el CAPER del AF 2021-2022 de la Ciudad estará disponible para revisión pública en la siguiente ubicación:

Debido al Covid-19, estamos modificando nuestro proceso de revisión y proporcionar observaciones para el CAPER del AF 2021-2022. Visite <https://gagcity.org/neighborhood-improvement> para revisar el CAPER del AF 2021-2022, y envíe sus comentarios a [neighborhoodimprovement@gagcity.org](mailto:neighborhoodimprovement@gagcity.org). Los miembros del público pueden dirigirse a la Comisión de Conservación y Mejora de Vecindarios y el Ayuntamiento durante la parte de comentarios públicos de las reuniones. No se permite el uso de dispositivos electrónicos (teléfonos celulares, tabletas, etc.) para utilizar cubrebocas en las instalaciones de la Ciudad. No asista a las reuniones si ha tenido contacto directo con alguien que haya dado positivo por Covid-19, o si ha tenido síntomas de la enfermedad, tales como tos, estornudos, fiebre o dificultad para respirar, entre otros síntomas de la gripe.

El Departamento de Desarrollo Económico y Comunitario aceptará comentarios escritos y orales hasta las 3:00 p.m. del 27 de septiembre de 2022. Por favor, dirija cualquier pregunta o comentario a Timothy Throne, al (714) 741-5144 o por correo electrónico a [timothyt@gccity.org](mailto:timothyt@gccity.org).

/s/ TERESA POMEROY, CMC  
Secretario de la Ciudad

Fecha: 19 de agosto de 2022

Publicar: 26 de agosto de 2022

**THÔNG BÁO**  
**THÀNH PHỐ GARDEN GROVE**  
**BÁO CÁO ĐÁNH GIÁ VÀ THÀNH TÍCH HỢP NHẤT**  
**HÀNG NĂM CAPER 2021-22 (CAPER)**

Thành phố Garden Grove, Ban Phát triển Kinh tế và Cộng đồng, theo quy định của Bộ Phát triển Đô thị và Nhà ở Hoa Kỳ (HUD), đã chuẩn bị Bản thảo Báo Cáo Đánh Giá và Thành Tích Hợp Nhất Hàng Năm CAPER 2021-22 (CAPER). Báo cáo mô tả và đánh giá các hoạt động phát triển nhà ở, kinh tế và cộng đồng do Thành phố thực hiện trong khoảng thời gian trong giai đoạn từ ngày 1 tháng Bảy, 2021 đến hết ngày 30 tháng Sáu, 2022.

**Cơ Hội Để Công Chúng Xem Duyệt Và Nhận Xét**

Phiên điều trần công khai sẽ được tổ chức tại Garden Grove Community Meeting Center, tọa lạc tại 11300 Stanford Avenue, Garden Grove, California, 92840 vào các ngày sau đây:

Ủy Ban Cải Thiện và Bảo Tồn Hàng Xóm (Neighborhood Improvement and Conservation Commission, NICC) vào **Thứ Hai, ngày 12 tháng Chín, 2022 lúc 6:30 chiều.**

Và buổi họp Hội Đồng Thành Phố Garden Grove vào ngày **Thứ Ba, 27 tháng Chín, 2022 lúc 6:30 chiều.**

Bản thảo CAPER niên khoá 2021-2022 sẽ có sẵn để công chúng nhận xét từ ngày 26 tháng Tám, 2022 đến ngày 27 tháng Chín, 2022 tại các địa điểm sau:

Do Covid-19, chúng tôi đang điều chỉnh quy trình để xem xét và thu nhận mọi ý kiến đóng góp liên quan đến kế hoạch này. Bản thảo CAPER niên khoá 2021-2022 sẽ có online để công chúng nhận xét tại <https://ggcity.org/neighborhood-improvement>. Vui lòng gửi những góp ý đến ông Timothy Throne tại email [timothy@ggcity.org](mailto:timothy@ggcity.org). Ngoài ra, thành viên trong cộng đồng có thể góp ý đến Ủy ban Cải thiện và Bảo Tồn Hàng Xóm và Hội đồng Thành phố trong phần bình luận công khai tại các cuộc họp. Không bắt buộc phải đeo khẩu trang tại các cuộc họp cộng đồng, tuy nhiên, công chúng được khuyến khích đeo khẩu trang tại các cơ sở của Thành phố. Vui lòng không tham dự các cuộc họp nếu quý vị đã tiếp xúc trực tiếp với người có kết quả xét nghiệm dương tính với Covid-19, hoặc nếu quý vị có các triệu chứng như ho, hắt hơi, sốt, khó thở hoặc các triệu chứng như bệnh cúm khác.

Các nhận xét bằng văn bản nên gửi đến sớm và không trễ hơn Thứ Ba, ngày 27 tháng Chín, 2022, lúc 3:00 giờ chiều đến Ban Phát triển Kinh tế và Cộng đồng. Vui lòng gửi câu hỏi hoặc góp ý về ông Timothy Throne, ở số (714) 741-5144 hoặc qua email [timothyt@ggcity.org](mailto:timothyt@ggcity.org).

/s/ TERRI POMEROY, CMC  
Thư Ký Thành Phố

Ngày: \_\_\_\_ tháng Tám, 2022

Ngày công bố: 26 tháng Tám, 2022

NOTICE AND CALL OF SPECIAL MEETING  
OF THE GARDEN GROVE  
NEIGHBORHOOD IMPROVEMENT AND CONSERVATION  
COMMISSION

NOTICE IS HEREBY GIVEN that a special meeting of the Garden Grove Neighborhood Improvement and Conservation Commission is hereby called to be held on Monday, September 26, 2022, at 6:30 p.m. in the Council Chamber, of the Garden Grove Community Meeting Center, 11300 Stanford Avenue, Garden Grove, CA 92840.

Said Special Meeting shall be held to discuss the attached Agenda.

DATED: September 14, 2022



ERIC WILLIAMS  
CHAIR



NEIGHBORHOOD IMPROVEMENT  
AND CONSERVATION COMMISSION

SPECIAL MEETING

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September 26, 2022

Council Chamber  
11300 Stanford Avenue

SPECIAL SESSION - 6:30 P.M. – Council Chamber

**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 [timothyt@ggcity.org](mailto:timothyt@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. COVID-19: Masks are not required, however, the public is encouraged to wear face masks in City facilities. Please do not attend this meeting if you have had direct contact with someone who has tested positive for COVID-19, or if you are experiencing symptoms such as coughing, sneezing, fever, difficulty breathing or other flu-like symptoms.**

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

Any person requiring auxiliary aids and services due to a disability should contact the Neighborhood Improvement Office at (714) 741-5135 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 Neighborhood Improvement and Conservation Commissioners within 72 hours of a meeting, shall be available for public inspection (1) at the Neighborhood Improvement Office during normal business hours; and (2) at the 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 Neighborhood Improvement and Conservation Commission may take legislative action it deems appropriate with respect to the item and is not limited to the recommended action indicated in staff reports or the agenda.





AGENDA  
NEIGHBORHOOD IMPROVEMENT  
AND CONSERVATION COMMISSION

SPECIAL MEETING

---

September 26, 2022

Council Chamber  
11300 Stanford Avenue

SPECIAL SESSION - 6:30 P.M. – Council Chamber

ROLL CALL: CHAIR WILLIAMS, VICE CHAIR GONZALEZ  
COMMISSIONERS BLACKMUN, CRAWFORD, HANSSEN, RUBIN,  
TRAN

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

- A. ORAL COMMUNICATIONS – PUBLIC
- B. APPROVAL OF MINUTES: March 7, 2022
- C. MATTERS FROM STAFF
  - 1. PUBLIC HEARING – PRESENTATION OF THE FY 2021-22 CONSOLIDATION ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) BY SENIOR PROGRAM SPECIALIST, TIMOTHY THRONE
- D. MATTERS FROM COMMISSIONERS
- E. ADJOURNMENT

The next Meeting of the Neighborhood Improvement and Conservation Commission will be a **Regular Meeting on Monday, December 5, 2022**, at 6:30 p.m., in the Council Chamber of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove, CA.

AVISO Y CONVOCATORIA DE REUNIÓN ESPECIAL  
DE LA COMISIÓN DE MEJORAMIENTO Y CONSERVACIÓN DEL  
VECINDARIO DE GARDEN GROVE

POR MEDIO DE LA PRESENTE SE DA AVISO que se convoca a una reunión especial de la Comisión de Mejoramiento y Conservación de Vecindario de Garden Grove a celebrarse el lunes 26 de septiembre de 2022 a las 6:30 p.m. en la Cámara del Consejo, del Centro de Reuniones Comunitarias de Garden Grove, 11300 Stanford Avenue, Garden Grove, CA 92840.

Dicha Reunión Especial deberá ser lleva a cabo para discutir la Agenda adjunta.

FECHADO: 14 de septiembre de 2022

  
ERIC WILLIAMS, PRESIDENTE

NEIGHBORHOOD IMPROVEMENT  
AND CONSERVATION COMMISSION

## SPECIAL MEETING

September 26, 2022

Council Chamber  
11300 Stanford Avenue

SPECIAL SESSION - 6:30 P.M. – Council Chamber

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AGENDA  
NEIGHBORHOOD IMPROVEMENT  
AND CONSERVATION COMMISSION

## SPECIAL MEETING

September 26, 2022

Council Chamber  
11300 Stanford Avenue

**SPECIAL SESSION - 6:30 P.M. – Council Chamber**

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA  
ROLL CALL: CHAIR WILLIAMS, VICE CHAIR GONZALEZ  
COMMISSIONERS BLACKMUN, CRAWFORD, HANSSEN, RUBIN, TRAN

- A. ORAL COMMUNICATIONS – PUBLIC
- B. APPROVAL OF MINUTES: March 7, 2022
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ỦY BAN BẢO TỒN VÀ CẢI THIẾN KHU DÂN CƯ THÀNH PHỐ  
GARDEN GROVE (GARDEN GROVE NEIGHBORHOOD  
IMPROVEMENT AND CONSERVATION COMMISSION) THÔNG  
BÁO MỞ CUỘC HỌP ĐẶC BIỆT

XIN THÔNG BÁO CHO CÔNG CHÚNG BIẾT RẰNG một cuộc họp đặc biệt của Ủy ban Bảo tồn và Cải thiện Khu Dân cư Garden Grove sẽ được tổ chức vào Thứ Hai, ngày 26 Tháng Chín, 2022, lúc 6:30 chiều, tại phòng 'Council Chamber', bên trong Garden Grove Community Meeting Center, tại địa chỉ 11300 Stanford Avenue, Garden Grove, CA 92840.

Buổi họp đặc biệt sẽ thảo luận chương trình nghị sự gửi kèm theo bản thông báo này.

NGÀY: 14 Tháng Chín, 2022



ERIC WILLIAMS  
CHAIR



NEIGHBORHOOD IMPROVEMENT  
AND CONSERVATION COMMISSION

SPECIAL MEETING

---

September 26, 2022

Council Chamber  
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AGENDA  
NEIGHBORHOOD IMPROVEMENT  
AND CONSERVATION COMMISSION

SPECIAL MEETING

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September 26, 2022

Council Chamber  
11300 Stanford Avenue

SPECIAL SESSION - 6:30 P.M. – Council Chamber

ROLL CALL: CHAIR WILLIAMS, VICE CHAIR GONZALEZ  
COMMISSIONERS BLACKMUN, CRAWFORD, HANSSEN, RUBIN,  
TRAN

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

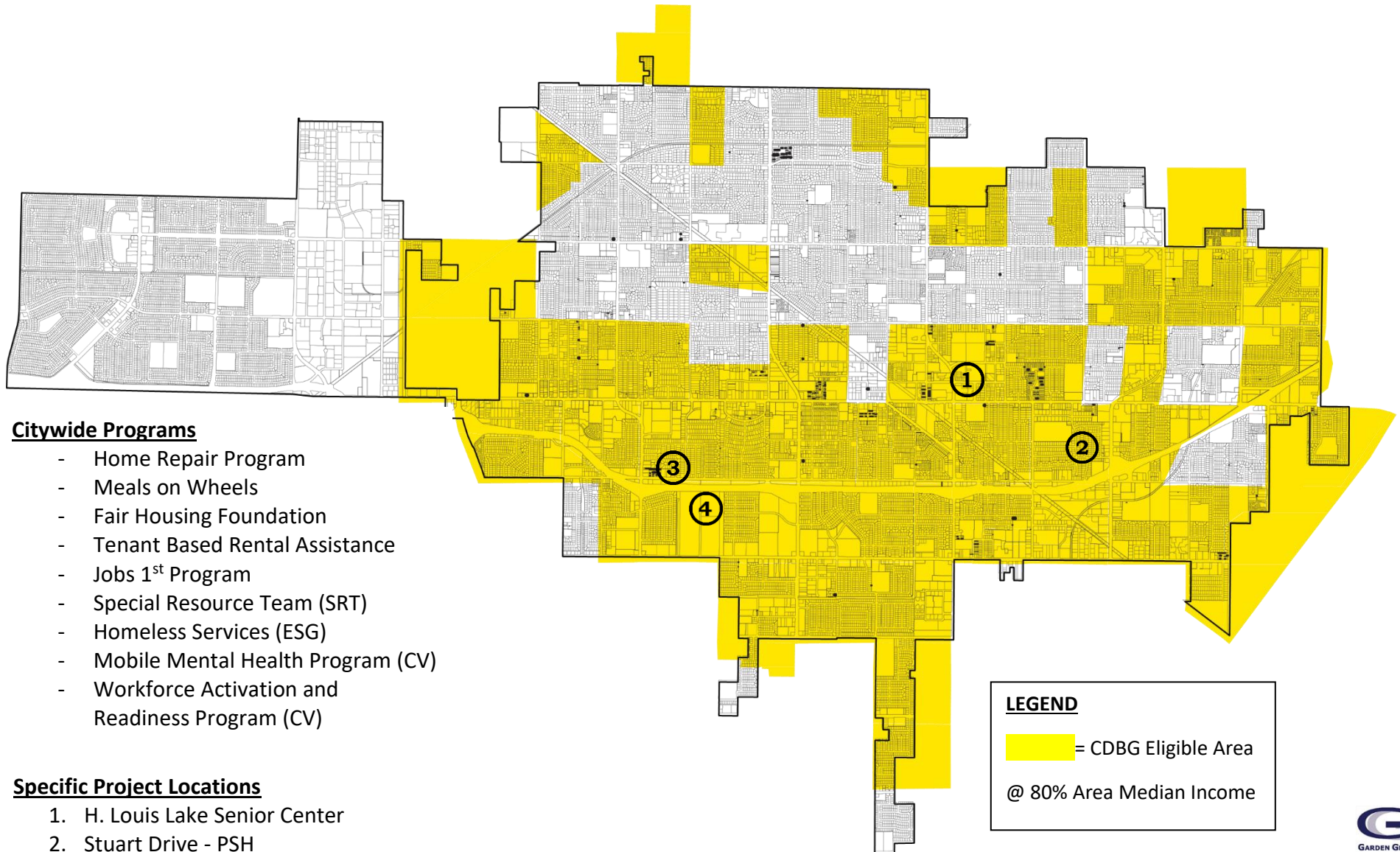
- A. ORAL COMMUNICATIONS – PUBLIC
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## **Attachment #2**

### **FY 2021-2022 Project Locations Map**

# ATTACHMENT 2: FY 2021-22 Project Locations



### **Attachment #3**

#### **PR-26 – CDBG Financial Summary**





Office of Community Planning and Development  
U.S. Department of Housing and Urban Development  
Integrated Disbursement and Information System  
PR26 - CDBG Financial Summary Report  
Program Year 2021  
GARDEN GROVE , CA

DATE: 08-25-22  
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PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	0.00
02 ENTITLEMENT GRANT	2,030,654.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	0.00
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	2,030,654.00

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	2,261,834.97
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	2,261,834.97
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	391,487.39
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	2,653,322.36
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	(622,668.36)

PART III: LOW/MOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	2,261,834.97
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	2,261,834.97
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	100.00%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: PY: PY:
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	297,939.15
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	297,939.15
32 ENTITLEMENT GRANT	2,030,654.00
33 PRIOR YEAR PROGRAM INCOME	0.00
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	2,030,654.00
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	14.67%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	391,487.39
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	391,487.39
42 ENTITLEMENT GRANT	2,030,654.00
43 CURRENT YEAR PROGRAM INCOME	0.00
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	2,030,654.00
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	19.28%



Office of Community Planning and Development  
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LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17

Report returned no data.

LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18

Report returned no data.

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2020	13	710	6583097	CDBG - GG Park Rehab	03F	LMA	\$32,908.52
2020	13	710	6617366	CDBG - GG Park Rehab	03F	LMA	\$328,000.00
					03F	Matrix Code	\$360,908.52
2021	5	723	6583097	Josephine Acacia Storm Drain	03I	LMA	\$35,863.48
2021	5	723	6617366	Josephine Acacia Storm Drain	03I	LMA	\$55,389.11
2021	5	723	6639899	Josephine Acacia Storm Drain	03I	LMA	\$103,834.91
					03I	Matrix Code	\$195,087.50
2020	12	709	6513509	CDBG - Maureen Drive Rehab	03K	LMA	\$976,746.47
					03K	Matrix Code	\$976,746.47
2020	19	713	6513509	CDBG - Senior Center	05A	LMC	\$20,280.45
2020	19	714	6513509	CDBG - Meals on Wheels	05A	LMC	\$10,000.00
2021	4	732	6583097	CDBG - Meals on Wheels	05A	LMC	\$5,000.00
2021	4	732	6617366	CDBG - Meals on Wheels	05A	LMC	\$5,000.00
2021	4	732	6639899	CDBG - Meals on Wheels	05A	LMC	\$5,000.00
2021	4	733	6583097	CDBG - Senior Center	05A	LMC	\$48,816.50
2021	4	733	6617366	CDBG - Senior Center	05A	LMC	\$68,446.40
2021	4	733	6639899	CDBG - Senior Center	05A	LMC	\$13,103.80
					05A	Matrix Code	\$175,647.15
2021	4	734	6583097	CDBG - Special Resource Team	05Z	LMA	\$8,846.40
2021	4	734	6617366	CDBG - Special Resource Team	05Z	LMA	\$98,310.48
2021	4	734	6639899	CDBG - Special Resource Team	05Z	LMA	\$15,135.12
					05Z	Matrix Code	\$122,292.00
2020	22	711	6513509	CDBG - Home Repair Program	14A	LMH	\$8,820.00
2020	22	722	6513509	CDBG - Senior Grant Program	14A	LMH	\$10,545.00
2021	6	736	6583097	CDBG - Home Repair Program	14A	LMH	\$8,500.00
2021	6	736	6617366	CDBG - Home Repair Program	14A	LMH	\$41,130.52
2021	6	736	6639899	CDBG - Home Repair Program	14A	LMH	\$26,110.16
					14A	Matrix Code	\$95,105.68
2021	7	735	6583097	CDBG - Jobs 1st Program	18A	LMJ	\$134,687.63
2021	7	735	6617366	CDBG - Jobs 1st Program	18A	LMJ	\$114,250.00
2021	7	735	6639899	CDBG - Jobs 1st Program	18A	LMJ	\$87,110.02
					18A	Matrix Code	\$336,047.65
Total							\$2,261,834.97

LINE 27 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 27

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity to prevent, prepare for, and respond to Coronavirus	Activity Name	Grant Number	Fund Type	Matrix Code	National Objective	Drawn Amount
2020	19	713	6513509	No	CDBG - Senior Center	B20MC060505	EN	05A	LMC	\$20,280.45
2020	19	714	6513509	No	CDBG - Meals on Wheels	B20MC060505	EN	05A	LMC	\$10,000.00
2021	4	732	6583097	No	CDBG - Meals on Wheels	B21MC060505	EN	05A	LMC	\$5,000.00
2021	4	732	6617366	No	CDBG - Meals on Wheels	B21MC060505	EN	05A	LMC	\$5,000.00
2021	4	732	6639899	No	CDBG - Meals on Wheels	B21MC060505	EN	05A	LMC	\$5,000.00
2021	4	733	6583097	No	CDBG - Senior Center	B21MC060505	EN	05A	LMC	\$48,816.50
2021	4	733	6617366	No	CDBG - Senior Center	B21MC060505	EN	05A	LMC	\$68,446.40
2021	4	733	6639899	No	CDBG - Senior Center	B21MC060505	EN	05A	LMC	\$13,103.80
								05A	Matrix Code	\$175,647.15
2021	4	734	6583097	No	CDBG - Special Resource Team	B21MC060505	EN	05Z	LMA	\$8,846.40
2021	4	734	6617366	No	CDBG - Special Resource Team	B21MC060505	EN	05Z	LMA	\$98,310.48
2021	4	734	6639899	No	CDBG - Special Resource Team	B21MC060505	EN	05Z	LMA	\$15,135.12
								05Z	Matrix Code	\$122,292.00
Total				No	Activity to prevent, prepare for, and respond to Coronavirus					\$297,939.15
										\$297,939.15

LINE 37 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 37



Office of Community Planning and Development  
U.S. Department of Housing and Urban Development  
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Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2020	8	706	6513509	CDBG - Administration	21A		\$99,730.48
2021	2	729	6617366	CDBG - Administration	21A		\$220,151.58
2021	2	729	6639899	CDBG - Administration	21A		\$19,268.55
					21A	Matrix Code	\$339,150.61
2021	2	731	6583097	CDBG - Indirect Costs	21B		\$8,758.32
2021	2	731	6617366	CDBG - Indirect Costs	21B		\$8,758.32
2021	2	731	6639899	CDBG - Indirect Costs	21B		\$4,379.16
					21B	Matrix Code	\$21,895.80
2020	8	707	6513509	CDBG - Fair Housing Foundation	21D		\$2,107.31
2021	2	730	6583097	CDBG - Fair Housing Foundation	21D		\$5,742.88
2021	2	730	6617366	CDBG - Fair Housing Foundation	21D		\$19,116.92
2021	2	730	6639899	CDBG - Fair Housing Foundation	21D		\$3,473.87
					21D	Matrix Code	\$30,440.98
Total							\$391,487.39

**Attachment #4**

**HOME Monitoring Protocols**

## **ATTACHMENT 4: HOME Monitoring Protocols**

This attachment to the City of Garden Grove's (City) Monitoring Plan is prepared to establish protocols for monitoring HOME Investment Partnerships Act (HOME) assisted rental housing projects. The City is responsible to the U.S. Department of Housing and Urban Development (HUD) for monitoring HOME-assisted rental projects throughout the period of affordability to ensure that HOME-assisted rental projects are monitored adequately for continued compliance with federal and state regulations. Monitoring guidelines are intended to assist City monitoring staff in making informed judgments about asset management, HOME Investment Partnerships Act (HOME) Program compliance and management efficiency of HOME-assisted rental projects.

The primary document used to monitor projects is the Regulatory Agreement. An exhibit of the Affordable Housing Agreement (AHA) or the Disposition and Development Agreement (DDA), a Regulatory Agreement is executed by the owner and the City or the City's Redevelopment Agency (Agency) and recorded as a lien on the project in the official records of Orange County.

### **The Monitoring Process**

Monitoring of HOME-assisted housing developments will be scheduled following the annual publication of HOME Investment Partnerships Act (HOME) rents and income limits by the U.S. Department of Housing and Urban Development (HUD), which typically occurs between March and May. Monitoring will occur at two levels:

- Annually, a desk audit will be performed wherein the owner/property manager will submit information certifying household sizes, household incomes and rents for all HOME-restricted units; and
- Periodically, an on-site visit will be conducted, which will include a property inspection and an in-depth review of all the HOME and federal cross-cutting requirements, e.g., affirmative marketing and tenant selection procedures,

On-site monitoring will occur whenever developments are inspected to ensure compliance with the City's property standards. While the City has the prerogative to monitor on-site more frequently, especially if a project is at risk because of outstanding findings or insufficient capacity, inspections and site visits will typically occur in accordance with the HOME Final Rule at 24 CFR 92.504(d):

Total No. of Units	Minimum Schedule
1 – 4 units	every 3 years
5 – 25 units	every 2 years
26+ units	annually

The following steps are to be taken when conducting a **desk audit**:

1. A monitoring letter (*Exhibit 1: Annual Monitoring Letter*) will be sent to the Owner/Property Manager transmitting the project's Annual Compliance Report and certification and recertification forms along with the new HOME rents, income limits, Garden Grove Housing Authority utility allowance schedule and a form for calculating HOME rents.
2. The Owner/Property Manager is to submit the new rent schedule and the completed Annual Compliance Report (*Exhibit 2: Project Compliance Report*) accompanied by income certification or recertification forms (*Exhibit 3: Tenant Income Certification/Recertification Form*) for each household occupying a HOME-designated unit.
3. A *Monitoring Summary* letter will be provided to the Owner/Property Manager that serves as the formal notification of the results of the monitoring. All negative conclusions will be considered a finding or concern with a specific required corrective action. A copy is retained in the Project monitoring file.
  - A "finding" is a deficiency in project performance evidencing an unmet statutory or regulatory requirement.
  - A "concern" relates to project performance requiring improvement before becoming a finding.
4. The Owner/Property Manager is to provide a written response within 30 days of the date of the Monitoring Summary letter.

5. Upon completion of all corrective actions, a letter is sent to the Owner/Property Manager stating that the monitoring findings and concerns have been closed. A copy is retained in the Project monitoring file.

The following steps are to be taken when monitoring ***on-site***:

1. A pre-monitoring letter (*Exhibit 1.1: Monitoring Letter-Site Visitation*) will be sent to the Owner and property manager at least two weeks in advance of the monitoring visit. The letter will detail the salient terms of the Project's Regulatory Agreement that will be the source of monitoring and provide the Owner/Property Manager with the new HOME rents, income limits, Garden Grove Housing Authority utility allowance schedule and a form for calculating HOME rents.
2. Upon arrival, an entrance interview will be conducted to make sure that the owner and/or manager thoroughly understand the purpose, scope and schedule for the monitoring.
3. A detailed record will be prepared of information reviewed and conversations held with the Owner/Property Manager during the monitoring visit, using a checklist (*Exhibit 4: File Checklist*) and questionnaire (*Exhibit 4.1: Monitoring Questionnaire*) of HOME Program requirements. The information gathered will serve as a basis for conclusions to be included in the Monitoring Summary letter and follow-up.
4. After the monitoring visit, a *Monitoring Summary letter* will be forwarded to the Owner/ Property Manager that serves as the formal notification of the results of the monitoring. All negative conclusions will be considered a finding or concern with a specific required corrective action. If relevant, the letter may stipulate steps initiated by the Owner/Property Manager to correct areas of noncompliance or nonperformance. A copy will be retained in the Project monitoring file.
  - A "finding" is a deficiency in project performance evidencing an unmet statutory or regulatory requirement.
  - A "concern" relates to project performance requiring improvement before becoming a finding.

5. The Owner/Property Manager is to provide a written response within 30 days of the date of the Monitoring Summary letter.
6. Upon completion of all corrective actions, a letter is sent to the Owner/Property Manager stating that the monitoring findings and concerns have been closed. A copy is retained in the Project monitoring file.

## **Monitoring files**

The City's monitoring files will contain the following documents per project per year:

1. Copies of monitoring checklists and forms;
2. Copy of the Regulatory Agreement and Promissory Note;
3. Copy of monitoring letters to the Owner/Property Manager (Summary letter and Clearance letter);
4. Copies of the project's Management Plan;
5. Copy of rent roll information submitted by the Owner/Property Manager;
6. Copy of the project's residential lease;
7. Utility Allowance schedules;
8. If applicable, reports to confirm the owner's compliance with lead-based paint requirements;
9. Reports of property and unit inspections;
10. Project Compliance Reports submitted by the Owner/Property Manager;
11. Copy of tenant certification /recertification forms
12. Confirmation of insurance coverage submitted by the property owner or management agent;
13. Confirmation of affirmative marketing compliance for projects with 5 or more HOME-assisted units;
14. Current claim for property tax exemption\*;
15. Independent Copy of Residual Receipts Report; and
16. Audit\*.

*\*Required for a Community Housing Development Organization (CHDO) only.*



## **On-Site Monitoring**

The City will conduct periodic on-site reviews of each HOME-assisted rental project to verify the following:

### 1. Continued *income* eligibility

- The City will ascertain if the owner is correctly calculating income using the 24 CFR Part 5 definition, inclusive of asset calculations and use of appropriate verification forms, and if households are low-income or very low-income.
- The City will also review tenant files to determine if the Owner/Property Manager annually re-certifies the income of each household occupying a HOME-assisted unit, and that the tenancy still meets the HOME income requirements. Though not a HOME requirement, the recertification should commence 120 days before the anniversary date and should be completed by the tenant's recertification anniversary date.

### 2. Continued *occupancy* eligibility

- For projects with five or more HOME-assisted units, a minimum of 20% of HOME-assisted units must continue to be occupied by very low-income households paying low HOME rents for the term of affordability, in accordance with the income limits published annually by HUD.

### 3. HOME *Rents*

- Maximum monthly rents of HOME-assisted units may not exceed Low HOME and High HOME rent limits as published annually by HUD. HOME rents include a tenant utility allowance generally provided by the local housing authority.
- When tenants receive additional subsidy through tenant-based rental assistance programs such as Section 8, additional requirements apply. Under the HOME Program, the total gross rent (for tenants receiving Section 8 assistance) includes the tenant's share of rent, the subsidy payment, *and the utility allowance*. The total of these three amounts can not exceed the allowable HOME rent. Any issues of non-compliance must be corrected by the Owner/ Property Manager by reducing the gross rent (tenant share, subsidy, and utility allowance) to the allowable HOME rent effective the next interim or annual recertification.

- Very low-income residents receiving project-based rental subsidies are subject to rents allowable under the federal or State project-based rental subsidy program, not the HOME rent limits.

#### 4 Rents for *over-income tenants*

- Over-income tenants (those with incomes over 80% of the area median) in HOME-assisted fixed units must pay the lesser of the amount payable by the tenant under State or local law (rent control) or 30% of the household's adjusted income for rent. There is no rent cap for "fixed" units.
- Over-income tenants in HOME-assisted floating units must pay 30% of their adjusted income for rent. However, the rent may not exceed the market rent for comparable, unassisted units in the neighborhood.

#### 5. Property Standards

- The Final Rule allows for inspection, using Housing Quality Standards at 24 CFR 982.201, of a sufficient sample of HOME-assisted units in a multi-family development, rather than inspection of each and every HOME-assisted unit in the development. The City will inspect 15 to 20 percent of the HOME-assisted units in a project including a minimum of one unit in every building. If consistent compliance problems are found, more units should be inspected.
- Housing Quality Standards at 24 CFR 982.201 will be the code used to inspect rental units. A separate inspection checklist will be completed for each HOME-assisted unit (Exhibit 5: HQS Inspection form).

#### 6. Affirmative Marketing

- Owners/Property Managers of Developments with five or more HOME-Assisted Units are required to maintain an Affirmative Marketing Plan (Exhibit 6: Affirmative Marketing/Fair Housing Marketing Report and Exhibit 6.1: Race and Ethnic Data Reporting Form) and to implement the following affirmative marketing procedures in marketing the development:

- Advertisements placed in newspapers with the broadest possible circulation, including foreign language newspapers in areas with a high percentage of non-English speaking residents.
- Place the Fair Housing logo on all advertisements and marketing materials.
- Prominently display Fair Housing posters at rental offices.

## 7. Tenant Protection Provisions

### a. Project Lease

The HOME Final Rule 24 CFR 92.253 (a) states that the "Lease between a tenant and an owner of rental housing assisted with HOME funds must be for not less than one year, unless by mutual agreement between the tenant and owner."

- The City will verify that the sample lease does not include any of the following lease provisions (Exhibit 7: Illegal Lease Provisions) are prohibited under the HOME Final Rule at 24 CFR 92.253(b):
  - Agreement by tenant to be sued, to admit guilt, or to a judgment in favor of the owner in a lawsuit in connection with the lease.*
  - Agreement by tenant that owner may take, hold or sell personal property of household members without notice to the tenant and a court decision on the rights of the parties. This prohibition, however, does not apply to an agreement by the tenant concerning disposition of personal property remaining in the housing unit after the tenant has moved out of the unit. The owner must dispose of this personal property in accordance with State law.*
  - Agreement by tenant not to hold the owner or the owner's agents legally responsible for any action or failure to act, whether intentional or negligent*
  - Agreement of the tenant that the owner may institute a lawsuit without notice to tenant.*
  - Agreement by tenant that the owner may evict tenant or household members without instituting a civil court proceeding in which the tenant has the opportunity to present a defense, or before a court decision on the rights of the parties.*
  - Agreement by tenant to waive any right to a trial by jury.*
  - Agreement by tenant to waive tenant's right to appeal, or to otherwise challenge in court, a court decision in connection with the lease.*
  - Agreement by tenant to pay attorney's fees or other legal costs even if the tenant wins in a court proceeding by the*

*owner against the tenant. The tenant, however, may be obligated to pay costs if the tenant loses.*

b. Tenant Selection;

Under 24 CFR 92.253 (d), an owner of rental housing assisted with HOME funds must adopt written tenant selection policies and criteria that:

- Are consistent with the purpose of providing housing for very low-income and low-income families;
- Are reasonably related to program eligibility and the applicants' ability to perform the obligations of the lease;
- Provide for the selection of tenants from a written waiting list in the chronological order of their application, insofar as is practicable;
- Give prompt written notification to any rejected applicant of the grounds for any rejection.

The City will review the Owner's tenant selection plan to ensure that tenants are selected for occupancy in accordance with HOME regulations and established management policies. The selection plan should include:

- Citizenship/immigration status requirements. The owner should describe how citizenship/immigration requirements are implemented. Currently, there are no HOME restrictions on the use of assisted housing by non-citizens.
- Social Security number requirements. Requirements for providing SSNs, allowing extended time to provide proof of SSNs and procedures used when an individual has no SSN, must be described.
- Procedures for taking applications and selecting from the waiting list, such as the following:
  - Selection of tenants must be based on order of application.
  - The plan must include policies for notification to tenant applicants of eligibility for residency, and based on turnover history for units in the development, the approximate date when a unit may be available.

- The plan description must include maintenance of a waiting list of applicant households eligible to occupy assisted units and units designated for various income levels, and the methods of advertising used to announce opening and closing of the waiting list.
- The plan must define each preference adopted for use in the property and any rating, ranking, or combining of the preferences the owner has established that will affect the order in which applicants are selected from the waiting list. The plan should also describe the acceptable sources of information to verify the qualification for preferences.
- The plan must describe the procedures used by the owner to meet the income targeting requirements.
- Policy for opening, closing and maintaining the waiting list.

## **APPENDIX**

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**Exhibit 1: Sample Annual Monitoring Letter**

**Exhibit 1.1: Sample Annual Monitoring Letter – Site Visitation**

**Exhibit 2: Project Compliance Certification**

**Exhibit 2.1: Project Compliance Report**

**Exhibit 3: Tenant Income Certification**

**Exhibit 3.1: Tenant Income Recertification**

**Exhibit 4: File Checklist**

**Exhibit 4.1: Monitoring Questionnaire**

**Exhibit 5: Housing Quality Standards (HQS) Form**

**Exhibit 6: Affirmative Marketing/Fair Housing Marketing Report**

**Exhibit 6.1: Race and Ethnic Data Reporting Form**

**Exhibit 7: Illegal Lease Provisions**

Exhibit 1: Sample Annual Monitoring Letter

-----, 200-

**[Developer Name  
Address]**

**SUBJECT: MONITORING OF [Project name]**

Dear ----:

As you may know, development of the **[Project name]** included the use of federal HOME Investment Partnerships Act (HOME) funds from the City of Garden Grove (City). As a consequence, the City is required to annually monitor the project. This letter serves to transmit the following information you are to submit to the City within 30 days of this letter:

- Project Compliance Report;
- Certificate of Continuing Project Compliance; and
- Tenant Certification/Recertification Forms.

Within 30 days receipt of the aforementioned documents, the City will notify you in writing of the results of the monitoring and set forth any findings or concerns the a timeframe for a written response and corrective action.

This letter further serves to relay the following attachments for your use:

- Copy of the Regulatory Agreement;
- HOME Rent Limits
- Utility Allowance
- HOME Rent Calculation Form

Please direct your questions or comments to Michael Salazar at (714) 741-5144 or via e-mail at [msalazar@garden-grove.org](mailto:msalazar@garden-grove.org).

Sincerely,

Susan Emery, Director  
Community Development Department

cc: **[Property Manager]**

Attachments:  
Certificate of Continuing Project Compliance

(P:\Neigh-Im\HUD Admin\HOME\HOME Monitoring Protocol Exhibit II)

Compliance Report  
Certification/Recertification Forms  
HOME Rent Limits  
Utility Allowance  
HOME Rent Calculation Form



## Exhibit 1.1: Sample Monitoring Letter-Site Visitation

-----, 200-

**[Developer Name  
Address]**

SUBJECT: MONITORING OF [**Project name**]

Dear -----:

As you may know, development of the [**Project name**] included the use of federal HOME Investment Partnerships Act (HOME) funds from the City of Garden Grove. As a consequence, the City is required to annually monitor the project and, as part of the City Monitoring Plan, to periodically conduct a site inspection and review project documents. This letter serves to notify you that the City has scheduled a monitoring visit of the [**Project name**] on --, --- 200- at --- a.m. at the office of the on-site property manager and to memorialize the information you are to provide to City representatives. Michael Salazar will hold an entrance interview on ---- with you and any representative(s) designated by the owner.

Mr. Salazar will then review project documents and tenant files to ascertain whether the project remains in compliance with HOME requirements, e.g., rents, tenant income eligibility, occupancy eligibility, property standards, affirmative marketing and fair housing and lease terms. Accompanying Mr. Salazar will be Gil Jelkin, who will need access to inspect the --- HOME-designated units to determine that the units comply with federal Housing Quality Standards (HQS), local and state codes.

The following information should be available at the time of monitoring:

- Your key staff to assist during the monitoring and the unit inspections;
- Copy of the Regulatory Agreement;
- Copy of monitoring letters (both initial summary letter and subsequent clearance letter);
- Tenant files of tenants occupying HOME units with documentation evidencing income/asset certification compliance by the property owner or management agent;
- Copies of the project's Management Plan and Management Agreement, including tenant selection procedures and the project waiting list;
- Copy of rent roll information submitted by the owner or management agent;
- Copy of the project's residential lease;
- Utility Allowance schedules;

- Reports of past property and unit inspections conducted by the City;
- Project Compliance Reports submitted by the property owner or management agent;
- Confirmation of insurance coverage submitted by the property owner or management agent; and
- Affirmative marketing plan and fair housing procedures.

Attached is the Project Compliance Report that Mr. Salazar will review with you, as well as a copy of the same Report that was submitted on -----.

Following this meeting, the City will then transmit the preliminary results of the monitoring visit, which provides you with an opportunity to correct any misunderstandings, provide additional information that may be needed and set forth the actions being undertaken to correct areas of noncompliance. Within 30 days of the --- monitoring visit, the City will notify you in writing of the results of the monitoring and set forth any findings or concerns and the timeframe for a written response and corrective action.

Please direct your questions or comments to Michael Salazar at (714) 741-5144 or via e-mail at [msalazar@garden-grove.org](mailto:msalazar@garden-grove.org).

Sincerely,

Susan Emery, Director  
Community Development Department

cc: **[Property Manager]**

Attachments:  
Certificate of Continuing Project Compliance  
Compliance Report  
Certification/Recertification Forms  
Management Questionnaire  
HOME Rent Limits  
Utility Allowance  
HOME Rent Calculation Form

## Exhibit 2: Project Compliance Certification

### CERTIFICATE OF CONTINUING PROJECT COMPLIANCE

Reporting Period: July 1, \_\_\_\_ to June 30, \_\_\_\_

Project: \_\_\_\_\_

Total Number of Units in Project: \_\_\_\_\_

Total Number of Units/Percent Restricted to Income Eligible Tenants: \_\_\_\_\_

The undersigned, having executed an Agreement with the City of Garden Grove (City) and having received certain funds from the City for the purpose of financing a multifamily housing project referenced herein, does hereby certify the following during the preceding fiscal year.

- ☐ The minimum number of restricted units in the Project were occupied or held available for families who were income eligible in accordance with the Agreement.
- ☐ The minimum number of restricted units in the Project were occupied or held available for income eligible families.
- ☐ The contract rents (rent plus utility allowance) charged for restricted units occupied by the eligible tenants did not exceed the limits prescribed in the Agreement.
- ☐ The income of tenants in all qualifying units has been reviewed and verified, and falls within the applicable qualifying income limits.
- ☐ The representations set forth herein are true and correct to the best of the undersigned's knowledge and belief.
- ☐ No default exists under the Agreement; e.g., Project complies with the occupancy standards and property standards set forth in the Agreement.

Attached is an occupancy report listing the number of each unit occupied by eligible tenants, names of eligible tenants, number of occupants in the unit, annual income, move-in date and monthly contract rent. Also attached is a copy of a tenant statement and certification for each tenant continuously residing in a restricted unit during the reporting period.

All documents related to the Agreement funding the above Project are located at the following address: \_\_\_\_\_

See separate file for formatted Project compliance Certification

Address	City	State	Zip Code
---------	------	-------	----------

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

Exhibit: 3: Income Certification

**TENANT INCOME CERTIFICATION**

\_\_\_ Initial Certification    \_\_\_ Annual Recertification    \_\_\_ Other

PROPERTY NAME:	COUNTY:
PROPERTY ADDRESS:	UNIT NUMBER:
1. HEAD-OF-HOUSE NAME	2. NUMBER OF BEDROOMS

<b>ASSETS</b>			
FAMILY MEMBER	ASSET DESCRIPTION	CURRENT CASH VALUE OF ASSETS	ACTUAL INCOME FROM ASSETS
3. NET CASH VALUE OF ASSETS.....		3.	
4. TOTAL ACTUAL INCOME FROM ASSETS.....			4.
5. IF LINE 3 IS GREATER THAN \$5,000, MULTIPLY LINE BY _____ (PASSBOOK RATE) AND ENTER RESULTS HERE; OTHERWISE, LEAVE BLANK			5.

## **TENANT INCOME CERTIFICATION**

\_\_\_ Initial Certification    \_\_\_ Annual Recertification    \_\_\_ Other

<b>ANTICIPATED ANNUAL INCOME</b>					
FAMILY MEMBERS	WAGES/ SALARIES	BENEFITS/ PENSIONS	PUBLIC ASSISTANCE	OTHER INCOME	ASSET INCOME
					<i>ENTER THE GREATER OF LINES 4 OR 5 FROM ABOVE IN FIELD "E"</i>
6. TOTALS	A.	B.	C.	D.	E.
ENTER TOTAL OF ITEMS FROM 6A. THROUGH 6E. <b><u>THIS IS ANNUAL INCOME.</u></b>					7.

\_\_\_\_\_  
SIGNATURE OF OWNER/ REPRESENTATIVE

\_\_\_\_\_  
DATE

**RECERTIFICATION OF ANNUAL INCOME BY TENANT FAMILY**

Tenant Name: \_\_\_\_\_

Address & Unit #: \_\_\_\_\_

Telephone: \_\_\_\_\_

**Household Information**

Household Size (total number in household): \_\_\_\_\_

Household members (list): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Income Information

Salary: \$ \_\_\_\_\_

Social Security: \$ \_\_\_\_\_

Other (Please specify):

\_\_\_\_\_ \$ \_\_\_\_\_  
\_\_\_\_\_ \$ \_\_\_\_\_

Annual (gross) income (total of all household members):  
\$ \_\_\_\_\_

I/we certify this information is complete and accurate. I/we agree to provide upon request, documentation on all income sources to (Name of PJ and/or Property Owner/Manager)

_____ Tenant Signature	_____ Date
---------------------------	---------------

-----Property Owner's Signature Only-----			
I hereby certify that the above information agrees with the rental applications and documents presented by the above applicants, and that I have reviewed and attached documentation and the above information is true and correct to the best of my knowledge and belief.			
<i>Owner's Signature</i>		<i>Position/Title</i>	<div style="text-align: right; margin-bottom: 5px;">/ /</div> <i>Date</i>

<b><i>WARNING:</i></b> Title 18, Section 1001 of the U.S. Code states that a person is guilty of a felony for knowingly and willingly making false or fraudulent statements to any department of the United States Government.
--

### For Property Management Personnel Only

---

Did staff use at least one of the following methods to verify information?  
 \_\_\_Yes \_\_\_No, if no why?

Circle the method used:

1. Two (2) paycheck stubs form the tenant's two (2) most recent pay periods
2. A copy of an income tax return from the tenant for the most recent tax year in which a return was filed.
3. An income verification certification from the employer of the tenant.
4. An income verification certification from the Social Security Administration and/or California Department of Social Services if the tenant receives assistance from such agencies.
5. A credit report from a commercial credit report agency.



6. An alternate form of income certification reasonably requested by the Owner, if none of the above forms of verification is available to the Owner.

**Documentation**

Did staff make a copy of the documentation and file in each tenant file?

A copy of proof of income in file \_\_\_\_\_Yes      \_\_\_\_\_No    If no, why?

## **Attachment #5**

### **FY 2021-2022 ESG Sage Report**

CAPER Aggregator 2.0							
Uses data only from CAPER's submitted to HUD. Aggregates data from multiple CAPERs by selected criteria (project type and/or specific question).							
Filters for this report							
Aggregate or detailed mode		Aggregate					
Year		2021					
CAPER Project Type TIP: Hold down the CTRL key on the keyboard & (all)							
Programs		ESG: Garden Grove - CA					
Report executed on		8/25/2022 7:56:28 PM					
Grant List							
Jurisdiction		Type	Start Date	End Date	Current Status		
ESG: Garden Grove - CA		CAPER	7/1/2021	6/30/2022	Submitted		
Q04a: Project Identifiers in HMIS							
Please select details mode in the filters above to see Q4 information.							
CAPER CSV uploads containing multiple project rows in Q4 will display as separate rows here using the same value in Project Info Row ID.							
Q05a: Report Validations Table							
Total Number of Persons Served		177					
Number of Adults (Age 18 or Over)		124					
Number of Children (Under Age 18)		51					
Number of Persons with Unknown Age		2					
Number of Leavers		138					
Number of Adult Leavers		89					
Number of Adult and Head of Household Leavers		91					
Number of Stayers		39					
Number of Adult Stayers		35					
Number of Veterans		7					
Number of Chronically Homeless Persons		60					
Number of Youth Under Age 25		5					
Number of Parenting Youth Under Age 25 with Children		1					
Number of Adult Heads of Household		111					
Number of Child and Unknown-Age Heads of Household		2					
Heads of Households and Adult Stayers in the Project 365 Days or More		10					
Q06a: Data Quality: Personally Identifying Information (PII)							
Data Element		Client Doesn't Know/Refused	Information Missing	Data Issues	Total	% of Error Rate	
Name		0	0	2	2	1.13%	
Social Security Number		12	0	9	21	11.86%	
Date of Birth		2	0	0	2	1.13%	
Race		9	0	0	9	5.08%	
Ethnicity		4	0	0	4	2.26%	
Gender		3	0	0	3	1.69%	
Overall Score					26	14.69%	
Numbers in green italics have been recalculated or weighted based on available totals.							
Q06b: Data Quality: Universal Data Elements							
Data Element		Error Count	% of Error Rate				
Veteran Status		0	0%				
Project Start Date		0	0%				
Relationship to Head of Household		0	0%				
Client Location		0	0%				
Disabling Condition		2	1.13%				
Numbers in green italics have been recalculated or weighted based on available totals.							
Q06c: Data Quality: Income and Housing Data Quality							
Data Element		Error Count	% of Error Rate				
Destination		22	15.94%				
Income and Sources at Start		3	2.38%				
Income and Sources at Annual Assessment		0	0				
Income and Sources at Exit		2	2.20%				

Numbers in green italics have been recalculated or weighted based on available totals.							
Q06d: Data Quality: Chronic Homelessness							
Entering into project type	Count of Total Records	Missing Timein Institution	Missing Timein Housing	ApproximateDate Started DK/R/missing	Number of Times DK/R/missing	Number of Months DK/R/missing	% of RecordsUnable to Calculate
ES, SH, Street Outreach	117	0	0	1	3	3	2.57%
TH	0	0	0	0	0	0	0
PH (All)	5	0	0	0	0	0	0
Total	122	0	0	0	0	0	2.46%
Numbers in green italics have been recalculated or weighted based on available totals.							
Q06e: Data Quality: Timeliness							
Time forRecordEntry	Number of ProjectStart Records	Number of ProjectExit Records					
0 days	57	63					
1-3 Days	54	56					
4-6 Days	2	0					
7-10 Days	13	4					
11+ Days	19	8					
Q06f: Data Quality: Inactive Records: Street Outreach & Emergency Shelter							
Data Element	# of Records	# ofinactive Records	% ofinactive Records				
Contact (Adults and Heads of Household in Street Outreach or ES -	3	2	66.67%				
Bed Night (All Clients in ES - NBN)	0	0	0				
Numbers in green italics have been recalculated or weighted based on available totals.							
Q07a: Number of Persons Served							
Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type			
Adults	124	93	31	0	0		
Children	51	0	51	0	0		
Client Doesn't Know/ Client Refused	2	0	0	0	2		
Data Not Collected	0	0	0	0	0		
Total	177	93	82	0	2		
For PSH & RRH – the total persons served who moved into housing	9	3	6	0	0		
Q07b: Point-in-Time Count of Persons on the Last Wednesday							
Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type			
January	41	25	16	0	0		
April	45	29	16	0	0		
July	38	27	11	0	0		
October	13	13	0	0	0		
Q08a: Households Served							
Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type			
Total Households	113	87	24	0	2		
For PSH & RRH – the total households served who moved into housing	4	3	1	0	0		
Q08b: Point-in-Time Count of Households on the Last Wednesday							
Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type			
January	28	24	4	0	0		
April	31	27	4	0	0		
July	28	25	3	0	0		
October	12	12	0	0	0		
Q09a: Number of Persons Contacted							
Number of Persons Contacted	All Persons Contacted	First contact – NOT staying on the Streets, ES, or SH	First contact – WAS staying on Streets, ES, or SH	First contact – Worker unable to determine			
Once	57	0	35	22			
2-5 Times	1	0	1	0			
6-9 Times	0	0	0	0			
10+ Times	0	0	0	0			
Total Persons Contacted	58	0	36	22			
Q09b: Number of Persons Engaged							
Number of Persons Engaged	All Persons Contacted	First contact – NOT staying on the Streets, ES, or SH	First contact – WAS staying on Streets, ES, or SH	First contact – Worker unable to determine			

	Once	48	0	33	15			
	2-5 Contacts	1	0	1	0			
	6-9 Contacts	0	0	0	0			
	10+ Contacts	0	0	0	0			
	Total Persons Engaged	49	0	34	15			
	Rate of Engagement	84.48%	0	94.44%	68.18%			
Numbers in <i>green italics</i> have been recalculated or weighted based on available totals.								
<b>Q10a: Gender of Adults</b>								
		<b>Total</b>	<b>Without Children</b>	<b>With Children and Adults</b>	<b>Unknown Household Type</b>			
	Male	59	53	6	0			
	Female	60	38	22	0			
	No Single Gender	1	0	1	0			
	Questioning	0	0	0	0			
	Transgender	1	1	0	0			
	Client Doesn't Know/Client Refused	3	1	2	0			
	Data Not Collected	0	0	0	0			
	Total	124	93	31	0			
	Trans Female (MTF or Male to Female)							
	Trans Male (FTM or Female to Male)							
Effective 10/1/2021, this table contains a consolidated Transgender row which includes the sum of data from the previously separate Transgender rows, tagged with .								
<b>Q10b: Gender of Children</b>								
		<b>Total</b>	<b>With Children and Adults</b>	<b>With Only Children</b>	<b>Unknown Household Type</b>			
	Male	27	27	0	0			
	Female	24	24	0	0			
	No Single Gender	0	0	0	0			
	Questioning	0	0	0	0			
	Transgender	0	0	0	0			
	Client Doesn't Know/Client Refused	0	0	0	0			
	Data Not Collected	0	0	0	0			
	Total	51	51	0	0			
	Trans Female (MTF or Male to Female)							
	Trans Male (FTM or Female to Male)							
Effective 10/1/2021, this table contains a consolidated Transgender row which includes the sum of data from the previously separate Transgender rows, tagged with .								
<b>Q10c: Gender of Persons Missing Age Information</b>								
		<b>Total</b>	<b>Without Children</b>	<b>With Children and Adults</b>	<b>With Only Children</b>	<b>Unknown Household Type</b>		
	Male	0	0	0	0	0		
	Female	1	0	0	0	1		
	No Single Gender	0	0	0	0	0		
	Questioning	0	0	0	0	0		
	Transgender	0	0	0	0	0		
	Client Doesn't Know/Client Refused	1	0	0	0	1		
	Data Not Collected	0	0	0	0	0		
	Total	2	0	0	0	2		
	Trans Female (MTF or Male to Female)							
	Trans Male (FTM or Female to Male)							
Effective 10/1/2021, this table contains a consolidated Transgender row which includes the sum of data from the previously separate Transgender rows, tagged with .								
<b>Q10d: Gender by Age Ranges</b>								
		<b>Total</b>	<b>Under Age 18</b>	<b>Age 18-24</b>	<b>Age 25-61</b>	<b>Age 62 and over</b>	<b>Client Doesn't Know/ Client Refused</b>	<b>Data Not Collected</b>
	Male	86	27	3	46	10	0	0
	Female	85	24	4	44	12	1	0
	No Single Gender	1	0	1	0	0	0	0
	Questioning	0	0		0	0	0	0
	Transgender	1	0	0	1	0	0	0
	Client Doesn't Know/Client Refused	4	0	0	2	1	1	0
	Data Not Collected	0	0	0	0	0	0	0
	Total	177	51	8	93	23	2	0
	Trans Female (MTF or Male to Female)							
	Trans Male (FTM or Female to Male)							

Effective 10/1/2021, this table contains a consolidated Transgender row which includes the sum of data from the previously separate Transgender rows, tagged with .							
Q11: Age							
	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type		
Under 5	16	0	16	0	0		
5 - 12	25	0	25	0	0		
13 - 17	10	0	10	0	0		
18 - 24	8	5	3	0	0		
25 - 34	25	14	11	0	0		
35 - 44	19	10	9	0	0		
45 - 54	21	14	7	0	0		
55 - 61	28	28	0	0	0		
62+	23	22	1	0	0		
Client Doesn't Know/Client Refused	2	0	0	0	2		
Data Not Collected	0	0	0	0	0		
Total	177	93	82	0	2		
Q12a: Race							
	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type		
White	116	59	57	0	0		
Black, African American, or African	26	9	17	0	0		
Asian or Asian American	11	8	3	0	0		
American Indian, Alaska Native, or Indigenous	5	3	2	0	0		
Native Hawaiian or Pacific Islander	4	4	0	0	0		
Multiple Races	4	3	1	0	0		
Client Doesn't Know/Client Refused	11	7	2	0	2		
Data Not Collected	0	0	0	0	0		
Total	177	93	82	0	2		
Q12b: Ethnicity							
	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type		
Non-Hispanic/Non-Latin(a)(o)(x)	86	54	32	0	0		
Hispanic/Latin(a)(o)(x)	85	37	48	0	0		
Client Doesn't Know/Client Refused	6	2	2	0	2		
Data Not Collected	0	0	0	0	0		
Total	177	93	82	0	2		
Q13a1: Physical and Mental Health Conditions at Entry							
	Total Persons	Without Children	Adults in HH with Children & Adults	Children in HH with Children & Adults	With Children and Adults	With Only Children	Unknown Household Type
Mental Health Disorder	49	42	5	2		0	0
Alcohol Use Disorder	0	0	0	0		0	0
Drug Use Disorder	17	17	0	0		0	0
Both Alcohol Use and Drug Use Disorders	3	3	0	0		0	0
Chronic Health Condition	53	46	5	2		0	0
HIV/AIDS	3	2	0	1		0	0
Developmental Disability	14	11	2	1		0	0
Physical Disability	43	38	5	0		0	0
The "With Children and Adults" column is retired as of 10/1/2019 and replaced with the columns "Adults in HH with Children & Adults" and "Children in HH with Children & Adults".							
Q13b1: Physical and Mental Health Conditions at Exit							
	Total Persons	Without Children	Adults in HH with Children & Adults	Children in HH with Children & Adults	With Children and Adults	With Only Children	Unknown Household Type
Mental Health Disorder	31	27	3	1		0	0
Alcohol Use Disorder	0	0	0	0		0	0
Drug Use Disorder	12	12	0	0		0	0
Both Alcohol Use and Drug Use Disorders	3	3	0	0		0	0
Chronic Health Condition	35	30	3	2		0	0
HIV/AIDS	2	1	0	1		0	0
Developmental Disability	9	8	0	1		0	0
Physical Disability	27	24	3	0		0	0
The "With Children and Adults" column is retired as of 10/1/2019 and replaced with the columns "Adults in HH with Children & Adults" and "Children in HH with Children & Adults".							
Q13c1: Physical and Mental Health Conditions for Stayers							

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		Total Persons	Without Children	Adults in HH with Children & Adults	Children in HH with Children & Adults	With Children and Adults	With Only Children	Unknown Household Type
	Mental Health Disorder	18	15	2	1		0	0
	Alcohol Use Disorder	0	0	0	0		0	0
	Drug Use Disorder	5	5	0	0		0	0
	Both Alcohol Use and Drug Use Disorders	0	0	0	0		0	0
	Chronic Health Condition	19	16	3	0		0	0
	HIV/AIDS	1	1	0	0		0	0
	Developmental Disability	5	3	2	0		0	0
	Physical Disability	16	14	2	0		0	0
The "With Children and Adults" column is retired as of 10/1/2019 and replaced with the columns "Adults in HH with Children & Adults" and "Children in HH with Children & Adults".								
Q14a: Domestic Violence History								
		Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type		
	Yes	45	28	17	0	0		
	No	77	63	14	0	0		
	Client Doesn't Know/Client Refused	4	2	0	0	2		
	Data Not Collected	0	0	0	0	0		
	Total	126	93	31	0	2		
Q14b: Persons Fleeing Domestic Violence								
		Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type		
	Yes	22	8	14	0	0		
	No	23	18	5	0	0		
	Client Doesn't Know/Client Refused	2	2	0	0	0		
	Data Not Collected	0	0	0	0	0		
	Total	47	28	19	0	0		
Q15: Living Situation								
		Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type		
	Homeless Situations							
	Emergency shelter, including hotel or motel paid for with emergency shelter voucher	8	8	0	0	0		
	Transitional housing for homeless persons (including homeless youth)	0	0	0	0	0		
	Place not meant for habitation	110	79	29	0	2		
	Safe Haven	0	0	0	0	0		
	Host Home (non-crisis)	0	0	0	0	0		
	Interim Housing							
	Subtotal	118	87	29	0	2		
	Institutional Settings							
	Psychiatric hospital or other psychiatric facility	0	0	0	0	0		
	Substance abuse treatment facility or detox center	0	0	0	0	0		
	Hospital or other residential non-psychiatric medical facility	1	1	0	0	0		
	Jail, prison or juvenile detention facility	0	0	0	0	0		
	Foster care home or foster care group home	0	0	0	0	0		
	Long-term care facility or nursing home	0	0	0	0	0		
	Residential project or halfway house with no homeless criteria	0	0	0	0	0		
	Subtotal	1	1	0	0	0		
	Other Locations							
	Permanent housing (other than RRH) for formerly homeless person	0	0	0	0	0		
	Owned by client, no ongoing housing subsidy	0	0	0	0	0		
	Owned by client, with ongoing housing subsidy	0	0	0	0	0		
	Rental by client, with RRH or equivalent subsidy	0	0	0	0	0		
	Rental by client, with HCV voucher (tenant or project based)	0	0	0	0	0		
	Rental by client in a public housing unit	0	0	0	0	0		
	Rental by client, no ongoing housing subsidy	5	3	2	0	0		
	Rental by client, with VASH subsidy	0	0	0	0	0		
	Rental by client with GPD TIP subsidy	0	0	0	0	0		
	Rental by client, with other housing subsidy	0	0	0	0	0		
	Hotel or motel paid for without emergency shelter voucher	2	2	0	0	0		
	Staying or living in a friend's room, apartment or house	0	0	0	0	0		
	Staying or living in a family member's room, apartment or house	0	0	0	0	0		
	Client Doesn't Know/Client Refused	0	0	0	0	0		

	Data Not Collected	0	0	0	0			
	Subtotal	7	5	2	0			
	Total	126	93	31	0	2		
Interim housing is retired as of 10/1/2019.								
Q16: Cash Income - Ranges								
		Income at Start	Income at Latest AnnualAssessment for Stayers	Income at Exit for Leavers				
	No income	49	0	23				
	\$1 - \$150	0	0	0				
	\$151 - \$250	2	0	2				
	\$251 - \$500	13	0	10				
	\$501 - \$1000	20	0	16				
	\$1,001 - \$1,500	16	0	15				
	\$1,501 - \$2,000	12	0	13				
	\$2,001+	10	0	9				
	Client Doesn't Know/Client Refused	2	0	1				
	Data Not Collected	0	0	0				
	Number of Adult Stayers Not Yet Required to Have an Annual Assessment	0	35	0				
	Number of Adult Stayers Without Required Annual Assessment	0	0	0				
	Total Adults	124	35	89				
Q17: Cash Income - Sources								
		Income at Start	Income at Latest AnnualAssessment for Stayers	Income at Exit for Leavers				
	Earned Income	20	0	25				
	Unemployment Insurance	4	0	3				
	SSI	24	0	17				
	SSDI	11	0	8				
	VA Service-Connected Disability Compensation	0	0	0				
	VA Non-Service Connected Disability Pension	0	0	0				
	Private Disability Insurance	0	0	0				
	Worker's Compensation	0	0	0				
	TANF or Equivalent	4	0	3				
	General Assistance	10	0	8				
	Retirement (Social Security)	1	0	0				
	Pension from Former Job	0	0	0				
	Child Support	2	0	3				
	Alimony (Spousal Support)	0	0	0				
	Other Source	1	0	1				
	Adults with Income Information at Start and Annual Assessment/E	0	0	88				
Q19b: Disabling Conditions and Income for Adults at Exit								
		AO: Adult with Disabling Condition	AO: Adult without Disabling Condition	AO: Total Adults	AO: % with Disabling Condition by Source	AC: Adult with Disabling Condition	AC: Adult without Disabling Condition	AC: Total Adults
	Earned Income	1	8	9	11.11%	0	16	16
	Supplemental Security Income (SSI)	15	1	16	93.75%	0	1	1
	Social Security Disability Insurance (SSDI)	7	0	7	100.00%	1	0	1
	VA Service-Connected Disability Compensation	0	0	0	0	0	0	0
	Private Disability Insurance	0	0	0	0	0	0	0
	Worker's Compensation	0	0	0	0	0	0	0
	Temporary Assistance for Needy Families (TANF)	0	1	1	0%	0	2	2
	Retirement Income from Social Security	0	0	0	0	0	0	0
	Pension or retirement income from a former job	0	0	0	0	0	0	0
	Child Support	0	0	0	0	0	3	3
	Other source	9	0	9	100.00%	2	1	3
	No Sources	12	9	21	57.14%	0	2	2
	Unduplicated Total Adults	44	19	63		3	22	25
		AC: % with Disabling Condition by Source	UK: Adult with Disabling Condition	UK: Adult without Disabling Condition	UK: Total Adults	UK: % with Disabling Condition by Source		
	Earned Income	0%	0	0	0	0		
	Supplemental Security Income (SSI)	0%	0	0	0	0		
	Social Security Disability Insurance (SSDI)	100.00%	0	0	0	0		
	VA Service-Connected Disability Compensation	0	0	0	0	0		



	Private Disability Insurance	0	0	0	0	0		
	Worker's Compensation	0	0	0	0	0		
	Temporary Assistance for Needy Families (TANF)	0%	0	0	0	0		
	Retirement Income from Social Security	0	0	0	0	0		
	Pension or retirement income from a former job	0	0	0	0	0		
	Child Support	0%	0	0	0	0		
	Other source	66.67%	0	0	0	0		
	No Sources	0%	0	0	0	0		
	Unduplicated Total Adults		0	0	0			
Numbers in green italics have been recalculated or weighted based on available totals.								
<b>Q20a: Type of Non-Cash Benefit Sources</b>								
		<b>Benefit at Start</b>	<b>Benefit at Latest AnnualAssessment for Stayers</b>	<b>Benefit at Exit for Leavers</b>				
	Supplemental Nutritional Assistance Program	76	0	57				
	WIC	2	0	1				
	TANF Child Care Services	0	0	0				
	TANF Transportation Services	1	0	1				
	Other TANF-Funded Services	1	0	1				
	Other Source	0	0	0				
<b>Q21: Health Insurance</b>								
		<b>At Start</b>	<b>At Annual Assessmentfor Stayers</b>	<b>At Exit for Leavers</b>				
	Medicaid	56	0	57				
	Medicare	19	0	12				
	State Children's Health Insurance Program	11	0	7				
	VA Medical Services	1	0	0				
	Employer Provided Health Insurance	3	0	3				
	Health Insurance Through COBRA	0	0	0				
	Private Pay Health Insurance	8	0	5				
	State Health Insurance for Adults	64	0	40				
	Indian Health Services Program	0	0	0				
	Other	3	0	3				
	No Health Insurance	13	0	12				
	Client Doesn't Know/Client Refused	6	0	5				
	Data Not Collected	0	0	0				
	Number of Stayers Not Yet Required to Have an Annual Assessment	0	39	0				
	1 Source of Health Insurance	151	0	115				
	More than 1 Source of Health Insurance	7	0	6				
<b>Q22a2: Length of Participation – ESG Projects</b>								
		<b>Total</b>	<b>Leavers</b>	<b>Stayers</b>				
	0 to 7 days	9	5	4				
	8 to 14 days	6	6	0				
	15 to 21 days	5	5	0				
	22 to 30 days	19	19	0				
	31 to 60 days	66	47	19				
	61 to 90 days	26	19	7				
	91 to 180 days	35	28	7				
	181 to 365 days	9	7	2				
	366 to 730 days (1-2 Yrs)	2	2	0				
	731 to 1,095 days (2-3 Yrs)	0	0	0				
	1,096 to 1,460 days (3-4 Yrs)	0	0	0				
	1,461 to 1,825 days (4-5 Yrs)	0	0	0				
	More than 1,825 days (> 5 Yrs)	0	0	0				
	Data Not Collected	0	0	0				
	Total	177	138	39				

Q22c: Length of Time between Project Start Date and Housing Move-in Date (post 10/1/2018)								
	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type			
7 days or less	9	3	6	0	0			
8 to 14 days	0	0	0	0	0			
15 to 21 days	0	0	0	0	0			
22 to 30 days	0	0	0	0	0			
31 to 60 days	0	0	0	0	0			
61 to 180 days	0	0	0	0	0			
181 to 365 days	0	0	0	0	0			
366 to 730 days (1-2 Yrs)	0	0	0	0	0			
Total (persons moved into housing)	9	3	6	0	0			
Average length of time to housing	0	0	0	0	0			
Persons who were exited without move-in	0	0	0	0	0			
Total persons	9	3	6	0	0			
Numbers in green italics have been recalculated or weighted based on available totals.								
Q22c: RRH Length of Time between Project Start Date and Housing Move-in Date (pre 10/1/2018)								
	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type			
7 days or less								
8 to 14 days								
15 to 21 days								
22 to 30 days								
31 to 60 days								
61 to 180 days								
181 to 365 days								
366 to 730 days (1-2 Yrs)								
Total (persons moved into housing)								
Average length of time to housing								
Persons who were exited without move-in								
Total persons								
Numbers in green italics have been recalculated or weighted based on available totals.								
Q22d: Length of Participation by Household Type								
	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type			
7 days or less	9	6	2	0	1			
8 to 14 days	6	1	4	0	1			
15 to 21 days	5	2	3	0	0			
22 to 30 days	19	1	18	0	0			
31 to 60 days	66	25	41	0	0			
61 to 90 days	26	21	5	0	0			
91 to 180 days	35	26	9	0	0			
181 to 365 days	9	9	0	0	0			
366 to 730 days (1-2 Yrs)	2	2	0	0	0			
731 to 1,095 days (2-3 Yrs)	0	0	0	0	0			
1,096 to 1,460 days (3-4 Yrs)	0	0	0	0	0			
1,461 to 1,825 days (4-5 Yrs)	0	0	0	0	0			
More than 1,825 days (> 5 Yrs)	0	0	0	0	0			
Data Not Collected	0	0	0	0	0			
Total	177	93	82	0	2			
Q22e: Length of Time Prior to Housing - based on 3.917 Date Homelessness Started								
	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type			
7 days or less	48	2	46	0	0			
8 to 14 days	0	0	0	0	0			
15 to 21 days	0	0	0	0	0			
22 to 30 days	2	2	0	0	0			
31 to 60 days	9	3	6	0	0			
61 to 180 days	11	6	5	0	0			
181 to 365 days	2	2	0	0	0			
366 to 730 days (1-2 Yrs)	4	0	4	0	0			
731 days or more	10	10	0		0			

	Total (persons moved into housing)	86	25	61	0	0		
	Not yet moved into housing	0	0	0	0	0		
	Data not collected	1	1	0	0	0		
	Total persons	87	26	61	0	0		
Q23a: Exit Destination – More Than 90 DaysThis question is retired as of 10/1/2019.								
	Total		Without Children	With Children and Adults	With Only Children	Unknown Household Type		
	Permanent Destinations							
	Moved from one HOPWA funded project to HOPWA PH							
	Owned by client, no ongoing housing subsidy							
	Owned by client, with ongoing housing subsidy							
	Rental by client, no ongoing housing subsidy							
	Rental by client, with VASH housing subsidy							
	Rental by client, with GPD TIP housing subsidy							
	Rental by client, with other ongoing housing subsidy							
	Permanent housing (other than RRH) for formerly homeless persons							
	Staying or living with family, permanent tenure							
	Staying or living with friends, permanent tenure							
	Rental by client, with RRH or equivalent subsidy							
	Subtotal							
	Temporary Destinations							
	Emergency shelter, including hotel or motel paid for with emergency shelter voucher							
	Moved from one HOPWA funded project to HOPWA TH							
	Transitional housing for homeless persons (including homeless youth)							
	Staying or living with family, temporary tenure (e.g. room, apartment or house)							
	Staying or living with friends, temporary tenure (e.g. room, apartment or house)							
	Place not meant for habitation (e.g., a vehicle, an abandoned building, bus/train/subway station/airport or anywhere outside)							
	Safe Haven							
	Hotel or motel paid for without emergency shelter voucher							
	Subtotal							
	Institutional Settings							
	Foster care home or group foster care home							
	Psychiatric hospital or other psychiatric facility							
	Substance abuse treatment facility or detox center							
	Hospital or other residential non-psychiatric medical facility							
	Jail, prison, or juvenile detention facility							
	Long-term care facility or nursing home							
	Subtotal							
	Other Destinations							
	Residential project or halfway house with no homeless criteria							
	Deceased							
	Other							
	Client Doesn't Know/Client Refused							
	Data Not Collected (no exit interview completed)							
	Subtotal							
	Total							
	Total persons exiting to positive housing destinations							
	Total persons whose destinations excluded them from the calculation							
	Percentage	Cannot calculate1	Cannot calculate1	Cannot calculate1	Cannot calculate1	Cannot calculate1		
Numbers in green italics have been recalculated or weighted based on available totals.								
Q23b: Exit Destination – 90 Days or LessThis question is retired as of 10/1/2019.								
	Total		Without Children	With Children and Adults	With Only Children	Unknown Household Type		
	Permanent Destinations							
	Moved from one HOPWA funded project to HOPWA PH							
	Owned by client, no ongoing housing subsidy							
	Owned by client, with ongoing housing subsidy							
	Rental by client, no ongoing housing subsidy							
	Rental by client, with VASH housing subsidy							

	Rental by client, with GPD TIP housing subsidy						
	Rental by client, with other ongoing housing subsidy						
	Permanent housing (other than RRH) for formerly homeless persons						
	Staying or living with family, permanent tenure						
	Staying or living with friends, permanent tenure						
	Rental by client, with RRH or equivalent subsidy						
	Subtotal						
	<b>Temporary Destinations</b>						
	Emergency shelter, including hotel or motel paid for with emergency shelter voucher						
	Moved from one HOPWA funded project to HOPWA TH						
	Transitional housing for homeless persons (including homeless youth)						
	Staying or living with family, temporary tenure (e.g. room, apartment or house)						
	Staying or living with friends, temporary tenure (e.g. room, apartment or house)						
	Place not meant for habitation (e.g., a vehicle, an abandoned building, bus/train/subway station/airport or anywhere outside)						
	Safe Haven						
	Hotel or motel paid for without emergency shelter voucher						
	Subtotal						
	<b>Institutional Settings</b>						
	Foster care home or group foster care home						
	Psychiatric hospital or other psychiatric facility						
	Substance abuse treatment facility or detox center						
	Hospital or other residential non-psychiatric medical facility						
	Jail, prison, or juvenile detention facility						
	Long-term care facility or nursing home						
	Subtotal						
	<b>Other Destinations</b>						
	Residential project or halfway house with no homeless criteria						
	Deceased						
	Other						
	Client Doesn't Know/Client Refused						
	Data Not Collected (no exit interview completed)						
	Subtotal						
	Total						
	Total persons exiting to positive housing destinations						
	Total persons whose destinations excluded them from the calculation						
	Percentage	Cannot calculate1	Cannot calculate1	Cannot calculate1	Cannot calculate1	Cannot calculate1	
Numbers in green italics have been recalculated or weighted based on available totals.							
<b>Q23c: Exit Destination – All persons</b>							
	<b>Total</b>	<b>Without Children</b>	<b>With Children and Adults</b>	<b>With Only Children</b>	<b>Unknown Household Type</b>		
	<b>Permanent Destinations</b>						
	Moved from one HOPWA funded project to HOPWA PH	0	0	0	0		
	Owned by client, no ongoing housing subsidy	0	0	0	0		
	Owned by client, with ongoing housing subsidy	0	0	0	0		
	Rental by client, no ongoing housing subsidy	41	5	36	0	0	
	Rental by client, with VASH housing subsidy	0	0	0	0	0	
	Rental by client, with GPD TIP housing subsidy	0	0	0	0	0	
	Rental by client, with other ongoing housing subsidy	0	0	0	0	0	
	Permanent housing (other than RRH) for formerly homeless persor	0	0	0	0	0	
	Staying or living with family, permanent tenure	10	1	9	0	0	
	Staying or living with friends, permanent tenure	0	0	0	0	0	
	Rental by client, with RRH or equivalent subsidy	8	5	3	0	0	
	Rental by client, with HCV voucher (tenant or project based)	13	3	10	0	0	
	Rental by client in a public housing unit	0	0	0	0	0	
	Subtotal	72	14	58	0	0	
	<b>Temporary Destinations</b>						
	Emergency shelter, including hotel or motel paid for with emergency shelter voucher	13	9	4	0	0	
	Moved from one HOPWA funded project to HOPWA TH	0	0	0	0	0	

	Transitional housing for homeless persons (including homeless you	2	2	0	0	0		
	Staying or living with family, temporary tenure (e.g. room, apartment or house)	2	2	0	0	0		
	Staying or living with friends, temporary tenure (e.g. room, apartment or house)	0	0	0	0	0		
	Place not meant for habitation (e.g., a vehicle, an abandoned building, bus/train/subway station/airport or anywhere outside)	15	13	0	0	2		
	Safe Haven	0	0	0	0	0		
	Hotel or motel paid for without emergency shelter voucher	5	0	5	0	0		
	Host Home (non-crisis)	0	0	0	0	0		
	Subtotal	37	26	9	0	2		
	<b>Institutional Settings</b>							
	Foster care home or group foster care home	0	0	0	0	0		
	Psychiatric hospital or other psychiatric facility	0	0	0	0	0		
	Substance abuse treatment facility or detox center	1	1	0	0	0		
	Hospital or other residential non-psychiatric medical facility	2	2	0	0	0		
	Jail, prison, or juvenile detention facility	0	0	0	0	0		
	Long-term care facility or nursing home	1	1	0	0	0		
	Subtotal	4	4	0	0	0		
	<b>Other Destinations</b>							
	Residential project or halfway house with no homeless criteria	0	0	0	0	0		
	Deceased	0	0	0	0	0		
	Other	1	1	0	0	0		
	Client Doesn't Know/Client Refused	0	0	0	0	0		
	Data Not Collected (no exit interview completed)	24	19	5	0	0		
	Subtotal	25	20	5	0	0		
	Total	138	64	72	0	2		
	Total persons exiting to positive housing destinations	77	22	55	0	0		
	Total persons whose destinations excluded them from the calculati	3	3	0	0	0		
	Percentage	57.04%	36.07%	76.39%	0	0%		
	Numbers in green italics have been recalculated or weighted based on available totals.							
	<b>Q24: Homelessness Prevention Housing Assessment at Exit</b>							
	<b>Total</b>	<b>Without Children</b>	<b>With Children and Adults</b>	<b>With Only Children</b>	<b>Unknown Household Type</b>			
	Able to maintain the housing they had at project start--Without a subsidy	5	2	3	0	0		
	Able to maintain the housing they had at project start--With the subsidy they had at project start	0	0	0	0	0		
	Able to maintain the housing they had at project start--With an on-going subsidy acquired since project start	0	0	0	0	0		
	Able to maintain the housing they had at project start--Only with financial assistance other than a subsidy	0	0	0	0	0		
	Moved to new housing unit--With on-going subsidy	0	0	0	0	0		
	Moved to new housing unit--Without an on-going subsidy	0	0	0	0	0		
	Moved in with family/friends on a temporary basis	0	0	0	0	0		
	Moved in with family/friends on a permanent basis	0	0	0	0	0		
	Moved to a transitional or temporary housing facility or program	0	0	0	0	0		
	Client became homeless – moving to a shelter or other place unfit for human habitation	0	0	0	0	0		
	Client went to jail/prison	0	0	0	0	0		
	Client died	0	0	0	0	0		
	Client doesn't know/Client refused	0	0	0	0	0		
	Data not collected (no exit interview completed)	0	0	0	0	0		
	Total	5	2	3	0	0		
	<b>Q25a: Number of Veterans</b>							
	<b>Total</b>	<b>Without Children</b>	<b>With Children and Adults</b>	<b>Unknown Household Type</b>				
	Chronically Homeless Veteran	4	4	0	0			
	Non-Chronically Homeless Veteran	3	3	0	0			
	Not a Veteran	116	85	31	0			
	Client Doesn't Know/Client Refused	1	1	0	0			
	Data Not Collected	0	0	0	0			
	Total	124	93	31	0			

Q26b: Number of Chronically Homeless Persons by Household							
		Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type	
	Chronically Homeless	60	49	11	0	0	
	Not Chronically Homeless	113	42	71	0	0	
	Client Doesn't Know/Client Refused	3	1	0	0	2	
	Data Not Collected	1	1	0	0	0	
	Total	177	93	82	0	2	

**City of Garden Grove**

**INTER-DEPARTMENT MEMORANDUM**

To:	Scott C. Stiles	From:	Lisa L. Kim
Dept.:	City Manager	Dept.:	Community and Economic Development
Subject:	Introduction and first reading Date: 9/27/2022 of an ordinance approving Amendment No. A-035-2022 for focused zoning text amendments.		

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**OBJECTIVE**

To transmit a recommendation from the Planning Commission to the City Council to adopt an Ordinance to amend Title 9 (Land Use) of the Garden Grove Municipal Code to make focused zoning amendments to implement various policies and programs set forth in the General Plan Housing Element and Land Use Element and to ensure compliance with applicable State housing laws. The City is proposing focused zoning text amendments to Chapters 9.04 (General Provisions), 9.08 (Single-Family Residential Development Standards), 9.12 (Multifamily Residential Development Standards), 9.16 (Commercial, Office Professional, Industrial, and Open Space Development Standards), 9.18 (Mixed Use Regulations and Development Standards), and 9.32 (Procedures and Hearings) of Title 9 of the Municipal Code to update the definitions, development standards, and land use action procedures pertaining to single-family residential development, multiple-family residential development, mixed use development, landscaping standards, transitional and supportive housing, and single room occupancy housing. The City is also proposing to add a new Chapter in Title 9 of the Municipal Code containing and consolidating special regulations pertaining specifically to housing development projects. The proposed focused zoning amendments are intended to implement recent updates to the City's General Plan Housing Element and Land Use Element and to ensure the City of Garden Grove's Land Use Code is consistent with all applicable State housing laws.

**BACKGROUND**

In recent years, several new and amended State housing laws have been adopted in order to ease local government constraints on housing development – and affordable housing in particular. Some examples of these State laws include the following:

- The Housing Accountability Act (Gov't Code § 65589.5) prevents cities from applying development standards and findings that are not objective to proposed

housing development projects, limits cities' authority to disapprove or impose certain conditions on proposed housing development projects, and imposes other temporal and procedural limits on cities' review of housing projects.

- The Housing Crisis Act of 2019 (also known as Senate Bill 330) established laws intended to streamline housing development approvals, require cities to maintain their existing affordable housing stock and protect displaced tenants of affordable housing units, limit cities' authority to rezone property to a lower residential density, and restrict cities from establishing new residential design standards that are not objective.
- The Density Bonus Law (Gov't Code § 65915-65918) requires cities to grant increased density, incentives and concessions, and waivers of development standards to residential developers in exchange for the production of affordable housing units.
- The No Net Loss Law (Gov't Code § 65863) requires that a city make specified findings before it allows development of a parcel at a lower residential density than identified in the city's housing element for that parcel or takes any other administrative, quasi-judicial, or legislative action to reduce, require, or permit the reduction of the allowable residential density for such a parcel.
- The Housing Element Law (Gov't Code §§ 65580 - 65589.11), among other things, requires cities to identify and remove governmental constraints on the production of housing, to treat transitional and supportive housing similarly to other residential dwellings, and to provide for a variety of housing types, including single-room occupancy housing.
- Senate Bill 35 (Gov't Code § 65913.4) requires cities to ministerially review and approve qualifying affordable housing projects.
- Government Code §65651, *et. seq.* and §65660, *et. seq.* require cities to allow certain supportive housing projects and low-barrier navigation centers as uses by right.

In 2021, the City Council adopted a Focused General Plan Update and related Zoning Amendments (collectively, the "FGPUZA"), which included General Plan Amendment No. GPA-003-2021, consisting of updates to the General Plan Housing Element, Land Use Element, and the Safety Element, and adoption of a new General Plan Environmental Justice Element to comply with State law provisions, including complying with the 6<sup>th</sup> Cycle (2021-2029) of the Regional Housing Needs Assessment (RHNA) that requires the City to plan for 19,168 residential dwelling units for all income levels during the 2021-2029 planning period. Amendment No. A-035-2022 is a continuation of the efforts initiated by the previously adopted FGPUZA. It includes various focused text amendments throughout Title 9 (Land Use) of the Garden Grove Municipal Code to implement various policies and programs set forth in the General Plan Housing Element and Land Use Element and to ensure compliance with applicable State housing laws. The updated Housing and Land Use Elements contain the following policies and programs, among others, that



will be implemented by the proposed FZA:

- Housing Element Policy H-2.3: "Regulatory Incentives. Provide density bonuses and other financial and regulatory incentives to facilitate the development of affordable housing."
- Housing Element Policy H-2.6: "Preserve Affordable Housing Supply. Preserve the City's supply of affordable rental housing units, including preserving all units at risk of converting from affordable housing to market-rate housing."
- Housing Element Policy H-3.1: "Maintain land use policies and regulations that create capacity for development of a range of residential development types that can fulfill local housing needs, including accessory dwelling units, low-density single-family uses, moderate-density townhomes and middle housing, higher-density apartments and condominiums, senior housing, and mixed-use projects."
- Housing Element Policy H-3.2: "Provide adequate sites to encourage housing development that will meet the needs of all income groups."
- Housing Element Policy H-4.1: "Residential Development Standards. Review and adjust residential development standards, regulations, ordinances, departmental processing procedures, and residential fees related to rehabilitation and construction to determine the constraints on housing development."
- Housing Element Policy H-4.3: "Housing Legislation. Monitor State and federal housing-related legislation, and update City plans, ordinances, and processes pursuant to such legislation to remove or reduce governmental constraints."
- Housing Element Policy H-5.4: "Special Housing Needs Accessibility. Broaden the accessibility and availability of housing to special needs residents such as the homeless, disabled, developmentally disabled, elderly, large households, families with children, and female-headed households."
- Housing Element Program 8: Residential Sites Inventory and Monitoring of No Net Loss
- Housing Element Program 13: Special Needs Housing.
- Housing Element Program 16: Objective Design Standards.
- Housing Element Program 17: Zoning Code Update.
- Housing Element Program 23: Reasonable Accommodation.
- Land Use Element Implementation Program LU-IMP-1D: "Periodically review Zoning Code provisions to ensure that standards and project review processes further the City's housing production and economic development objectives."
- Land Use Element Policy LU-3.2: "Support development of multi-family housing

that provides a diversity of densities, types, and prices that meet the needs of all household income levels.”

- Land Use Element Policy LU-3.3: “Encourage developers to build housing projects at maximum allowable densities.”
- Land Use Element Implementation Program LU-IMP-3B: “Require that the design of multi-family housing in mixed-use areas and major corridors provide a buffer between the corridor and lower-density residential areas.”
- Land Use Element Implementation Program LU-IMP-3C: “Require attractive side and rear facades and landscaping on multi-family housing and mixed-use structures to improve the streetscape and create a visual transition to lower-density residential areas.”
- Land Use Element Implementation Program LU-IMP-3E: “Use programs and incentives outlined in the Housing Element to produce all types of desired multi-family housing.”

To help cities and counties prepare, adopt, and implement plans and process improvements that facilitate housing approvals in accordance with State laws, the State established the SB 2 Planning Grants Program and the Local Early Action Planning (LEAP) Grant Program, which provide funding and technical assistance to all local governments in California.

The City of Garden Grove was awarded grant funding through the SB 2 and LEAP Planning Grant Programs. The City has leveraged these funds, in part, to support the completion and adoption of focused zoning code amendments.

#### Purpose of the Focused Zoning Amendments (FZA):

The primary purpose of the proposed focused zoning amendments (FZA) is to implement recent updates to the City’s General Plan Housing Element and Land Use Element and to ensure the City of Garden Grove’s Land Use Code is consistent with all applicable State housing laws, including, but not limited to, the Housing Accountability Act, the Housing Crisis Act, the State Density Bonus Law, and the Housing Element Law. In addition, the proposed FZA are intended to: clarify existing provisions in the Municipal Code applicable to housing developments and landscaping requirements; respond to challenges developers and the City have experienced with implementing some existing mixed-use development standards; establish objective design standards that inspire quality design; and provide clear expectations for applicants, decision makers, and residents.

On April 21, 2022, City Staff, along with its consultant, MIG, conducted an initial study session, open to the public, with the Planning Commission during which a general overview was provided on the proposed code updates and changes. On May 10, 2022, a similar study session, also open to the public, was conducted with the City Council. Feedback received from the Planning Commission and City Council included recommendations to address the following:

- Requiring building step backs for the second story and above
- Requirements for varied façade materials
- Requirements for “four-sided architecture”, ensuring that all sides of a building incorporate high-quality building details and finishes
- Removing the existing bathroom limitation for single-family dwellings
- Requiring operational requirements for supportive/transitional housing
- Requiring anti-graffiti provisions (e.g., crawling vines) for public facing perimeter walls

All recommended items above were incorporated into the proposed zoning text amendments.

On August 4, 2022 and August 9, 2022, second study sessions, open to the public, were held with the Planning Commission and City Council, respectively, where an overview was provided on the proposed code updates and changes. Prior to the study sessions, clean and redline versions of the draft proposed zoning text amendments were provided to the Planning Commission and City Council and were also made available to the public on the City’s website ([ggcity.org/planning](http://ggcity.org/planning)).

The proposed FZA are substantively the same as presented at the August 4, 2022 Planning Commission and August 9, 2022 City Council meetings. Minor non-substantive changes recommended by City Staff, include the following:

- Chapter 9.08 (Single-Family Residential Development Standards):
  - Page 1, Section 9.08.030.020.C.2 (Planned Unit Development), Staff updated the minimum site area for Planned Unit Developments from three acres to one acre for residential developments.
  - Pages 2 through 8, Section 9.08.030.060 (Density Bonuses and Other Incentives for Affordable Housing), Staff removed the existing density bonus provisions in Chapter 9.08 in conjunction with the adoption of updated density bonus regulations to be consolidated as a new section in proposed new Chapter 9.60.
- Chapter 9.12 (Multifamily Residential Development Standards):
  - Page 2, Section 9.12.030.020.C.2 (Planned Unit Development), Staff updated the minimum site area for Planned Unit Developments from three acres to one acre for residential developments.
  - Pages 2 through 8, Section 9.12.030.070 (Density Bonuses and Other Incentives for Affordable Housing), Staff removed the existing density bonus provisions in Chapter 9.12 in conjunction with the adoption of updated density bonus regulations to be consolidated as a new section in proposed new Chapter 9.60.
  - Page 11, Section 9.12.040.020 (Residential – General Development Standards), R-2 and R-3 Development Standards Table, Staff updated the stepback requirements to clarify that stepback standards for second and third floor building areas are applicable to properties zoned R-2 and R-3.
- Chapter 9.18 (Mixed Use Regulations and Development Standards):
  - Page 17, Table 9.18-4: Development Standards for the Civic Center Mixed Use Zones, under the CC-1 zone, Staff updated the Side Setback, which originally stated "Minimum 5 ft", to now reflect the same setback language for the Rear Setback, which states, "None required unless abutting

a residentially zoned lot; minimum 5 ft when abutting a residentially zoned lot. See Section 9.18.100."

On September 1, 2022, the Planning Commission held a public hearing to consider Amendment No. A-035-2022, a request by the City of Garden Grove to amend Title 9 (Land Use) of the Garden Grove Municipal Code to make focused zoning amendments to implement various policies and programs set forth in the General Plan Housing Element and Land Use Element and to ensure compliance with applicable State housing laws. The City proposes focused zoning text amendments to Chapters 9.04 (General Provisions), 9.08 (Single-Family Residential Development Standards), 9.12 (Multifamily Residential Development Standards), 9.16 (Commercial, Office Professional, Industrial, and Open Space Development Standards), 9.18 (Mixed Use Regulations and Development Standards), and 9.32 (Procedures and Hearings) of Title 9 of the Municipal Code to update the definitions, development standards, and land use action procedures pertaining to single-family residential development, multiple-family residential development, mixed use development, landscaping standards, transitional and supportive housing, and single room occupancy housing. The City also proposes to add a new Chapter in Title 9 of the Municipal Code containing and consolidating special regulations pertaining specifically to housing development projects. One (1) public comment letter was received on the item. In general, the commenter in the letter suggested that setbacks be measured from visible demarcation points, such as a street or curb, rather than from the property line. There were no speakers from the public. By a vote of 4-0 (with 3 commissioners absent), the Planning Commission adopted Resolution No. 6051-22 recommending that the City Council approve Amendment No. A-035-2022.

## DISCUSSION

The proposed FZA will make text amendments to the following chapters of Title 9 of the Municipal Code to update the definitions, development standards, and land use action procedures pertaining to single-family residential, multiple-family residential, mixed use, landscaping standards, transitional and supportive housing, and single room occupancy housing:

- Chapter 9.04 (General Provisions)
- Chapter 9.08 (Single-Family Residential Development Standards)
- Chapter 9.12 (Multifamily Residential Development Standards)
- Chapter 9.16 (Commercial, Office Professional, Industrial, and Open Space Development Standards)
- Chapter 9.18 (Mixed Use Regulations and Development Standards)
- Chapter 9.32 (Procedures and Hearings)

The addition of a new chapter (Chapter 9.60) in Title 9 of the Municipal Code, titled "Special Housing Regulations", containing and consolidating special regulations pertaining specifically to housing development projects is also proposed.

Title 9 (Zoning) of the Municipal Code is available at the following web address: [https://library.qcode.us/lib/garden\\_grove\\_ca/pub/municipal\\_code/item/title\\_9](https://library.qcode.us/lib/garden_grove_ca/pub/municipal_code/item/title_9)

The specific zoning text amendments proposed are attached to the City Council Ordinance as Exhibit "A". It should be noted that only those sections of Title 9 of the Municipal Code that are proposed to be amended are attached. All other sections of Title 9 of the Municipal Code, that are not attached, do not have proposed changes.

The following discussion will provide brief summaries and highlights of the proposed updates and changes in each of the above chapters.

#### **Chapter 9.04 (General Provisions)**

Under Municipal Code ("Code") Chapter 9.04 (General Provisions), the following Subsections are proposed to be amended:

- 9.04.030 (Authority)
- 9.04.060 (Definitions)

Updates and changes to the above Subsections of Chapter 9.04 (General Provisions) include, but are not limited to, the following:

- Clarifying that wherever in the Code it makes reference to "City Manager or Designee", that the "Designee" shall mean the "Department Director".
- Eliminating outdated references to the Environmental Review Board within the subsection describing the Planning Coordinating Committee.
- Adding new and replacement definitions for "Department Director", "Low-barrier navigation center", "Open Space, Active", "Open Space, Passive", "Playing courts", "Single room occupancy (SRO)", "Supportive housing", "Supportive housing for the homeless", and "Transitional housing" in conjunction with other proposed amendments.

#### **Chapter 9.08 (Single-Family Residential Development Standards)**

The intent of the proposed amendments to Chapter 9.08 is to codify existing policies for single-family residential improvements, not expressly written in the Municipal Code, aimed at addressing impacts on city infrastructure, and on-site and on-street parking, to provide clearer and more objective direction to developers and property owners, and to conform zoning regulations regarding transitional and supportive housing to existing State law.

Under Municipal Code Chapter 9.08 (Single-Family Residential Development Standards), the following Subsections are proposed to be amended:

- 9.08.020.030 (Uses Permitted, Table 1, City of Garden Grove Land Use Matrix)
- 9.08.030.060 (Density Bonuses and Other Incentives for Affordable Housing)
- 9.08.040.020 (Residential – General Development Standards)
- 9.08.040.030 (Special Requirements - R-1 Zone)
- 9.08.040.050 (Landscaping - General Provisions)
- 9.08.040.060 (Landscaping Requirements)

Updates and changes to the above Subsections of Chapter 9.08 (Single-Family Residential Development Standards) include, but are not limited to, the following:

- Per State law, specifying that transitional and supportive housing are permitted in residential zoning districts subject to the same approval requirements, development standards, and restrictions that apply to other residential dwellings of the same type in the same zone, which shall be determined by the City based upon the predominant characteristics of the use, and eliminating distinctions based on the number of persons.
- Removing the existing density bonus provisions in Chapter 9.08 in conjunction with the adoption of updated density bonus regulations to be consolidated as a new section in proposed new Chapter 9.60.
- Removing the restriction on the maximum number of bathrooms allowed for residential dwellings.
- Establishing objective single-family interior design standards pertaining to bathroom location and access, direct access between bedrooms and communal areas, sinks and wet bars, stairwell location and external staircase access.
- Establishing minimum interior dimensions and related objective requirements for enclosed garages.
- Establishing objective design standards for detached accessory structures to ensure they are designed and used as non-habitable structures (as required by the California Building Code) and objective minimum separation requirements between detached accessory structures and all other structures on-site.
- Updating the landscaping standards to provide clearer and more objective direction to developers and property owners and to provide more flexibility regarding acceptable types of landscaping, groundcover, and substitute landscaping to account for drought conditions.

## **Chapter 9.12 (Multifamily Residential Development Standards)**

The intent of the proposed amendments to Chapter 9.12 is, in part, to ensure all development standards in the Municipal Code that are applicable to multifamily housing development projects in the R-2 (Limited Multiple Residential) and R-3 (Multiple-Family Residential) zones, are objective and in compliance with State housing laws.

Under Municipal Code Chapter 9.12 (Multifamily Residential Development Standards), the following Subsections are proposed to be amended:

- 9.12.020.030 (Uses Permitted, Table 1, City of Garden Grove Land Use Matrix)
- 9.12.030.060 (Density Bonuses and Other Incentives for Affordable Housing)
- 9.12.040.010 (Multifamily Residential - General Requirements)
- 9.12.040.020 (Residential - General Development Standards)
- 9.12.040.030 (Special Requirements - Single-Family Homes in R-2 and R-3 Zones)
- 9.12.040.040 (Special Requirements - Duplex and Triplex in R-2 and R-3 Zones)
- 9.12.040.050 (Special Requirements - Multiple-Family Residential)
- 9.12.040.060 (Special Requirements - Small Lot Subdivisions)
- 9.12.040.080 (Landscaping - General Provisions)
- 9.12.040.090 (Landscaping Requirements)

Updates and changes to the above Subsections of Chapter 9.12 (Multifamily

Residential Development Standards) include, but are not limited to, the following:

- Per State law, specifying that transitional and supportive housing are permitted in residential zoning districts subject to the same approval requirements, development standards, and restrictions that apply to other residential dwellings of the same type in the same zone, which shall be determined by the City based upon the predominant characteristics of the use, and eliminating distinctions based on the number of persons.
- To comply with State housing law, allowing "Supportive Housing for the Homeless" as a permitted use by right in the R-2 and R-3 zones, subject to statutory requirements described in new proposed Section 9.60.070.
- To comply with State housing law, allowing Single Room Occupancy (SRO) as a permitted use by right in the R-3 zone and establishing new SRO regulations and development standards (Section 9.12.050).
- Removing the existing density bonus provisions in Chapter 9.12 in conjunction with the adoption of updated density bonus regulations to be consolidated as a new section in proposed new Chapter 9.60.
- Establishing updated objective requirements for screening and location of mechanical equipment.
- Replacing confusing on- and off-site building separation requirements with clear, objective building setback and stepback requirements for first, second, and third floors.
- Removing the restriction on the maximum number of bathrooms allowed for residential dwellings.
- Updating the development and design standards for duplex and triplex developments in the R-2 and R-3 zones and Small Lot Subdivisions to ensure they are objective.
- Updating privacy provisions to better protect and mitigate views into private recreation areas on adjacent properties.
- Requiring anti-graffiti provisions (e.g., crawling vines) for public facing perimeter walls.
- Updating building separation requirements for on-site accessory buildings, parking areas, and driveways.
- Removing restrictive sliding scale R-3 zone density table, "Table of Development Density R-3 Zone", and establishing maximum residential densities consistent with General Plan maximum densities, which are 21 units per acre for the R-2 zone, and 32 units per acre for the R-3 zone.
- Establishing maximum building height requirements for multifamily residential buildings when adjacent to R-1 (Single-Family Residential) zoned property.
- Reducing the minimum private storage requirement.
- Updating private and common open space and recreation area requirements, for multifamily developments, to allow for greater flexibility in the location, size, and type of amenities provided, while maintaining (no change or reduction to) the current standard of 300 square feet of private/common open space required. Allowing rooftop decks and indoor spaces to count towards common recreation area requirement.
- Updating the landscaping standards to provide clearer and more objective direction to developers and property owners and to provide more flexibility regarding acceptable types of landscaping, groundcover, and substitute landscaping to account for drought conditions.

## **Chapter 9.16 (Commercial, Office Professional, Industrial, and Open Space Development Standards)**

The intent of the proposed amendments to Chapter 9.16 is, in part, to comply with State law in regards to Low-Barrier Navigation Centers and to update existing landscaping standards.

Under Municipal Code Chapter 9.16 (Commercial, Office Professional, Industrial, and Open Space Development Standards), the following Subsections are proposed to be amended:

- 9.16.020.030 (Uses Permitted, Table 1, City of Garden Grove Land Use Matrix)
- 9.16.040.060 (Landscaping - General Provisions)
- 9.16.040.070 (Landscaping Requirements)
- 9.16.040.120 (Walls, Fences and Hedges)

Updates and changes to the above Subsections of Chapter 9.16 (Commercial, Office Professional, Industrial, and Open Space Development Standards) include, but are not limited to, the following:

- To comply with State housing law, allowing Low-Barrier Navigation Centers as a permitted use by right within the Emergency Shelter Overlay Zone.
- Updating the landscaping standards to provide clearer and more objective direction to developers and property owners and to provide more flexibility regarding acceptable types of landscaping, groundcover, and substitute landscaping to account for drought conditions.
- Requiring anti-graffiti provisions (e.g., crawling vines) for public facing perimeter walls.

## **Chapter 9.18 (Mixed Use Regulations and Development Standards)**

The intent of the proposed amendments to Chapter 9.18 is, in part, to ensure all development standards in the Municipal Code that are applicable to multifamily housing development projects and certain new mixed use projects (with at least two-thirds residential) in the mixed use zones, are objective and in compliance with State housing law.

Under Municipal Code Chapter 9.18 (Mixed Use Regulations and Development Standards), the following Subsections are proposed to be amended:

- 9.18.010 (Mixed Use Zones – Purpose)
- 9.18.020.030 (Uses Restricted to Indoor, Table 9.18-1, Use Regulations for the Mixed Use Zones)
- 9.18.030.300 (Outdoor Dining at Eating Establishment/Restaurant)
- 9.18.030.360 (Work-Live Units)
- 9.18.090 (Development Standards Specific to Individual Mixed Use Zones)
- 9.18.100 (Development and Design Standards Applicable to All Mixed Use Zones)
- 9.18.110 (Development Standards for Specific Uses in Mixed Use Zones)



- 9.18.120 (Landscaping)
- 9.18.130 (Walls, Fences, and Hedges)
- 9.18.140 (Parking)

Updates and changes to the above Subsections of Chapter 9.18 (Mixed Use Regulations and Development Standards) include, but are not limited to, the following:

- Allowing stand-alone multiple-family residential development, with no pedestrian plaza required, in the NMU zone for sites that do not have access to arterial streets.
- Per State law, specifying that transitional and supportive housing are permitted in residential zoning districts subject to the same approval requirements, development standards, and restrictions that apply to other residential dwellings of the same type in the same zone, which shall be determined by the City based upon the predominant characteristics of the use. To comply with State housing law, allowing "Supportive and Transitional Housing" as a permitted use by right in certain mixed use zones.
- To comply with State housing law, allowing "Supportive Housing for the Homeless" as a permitted use by right in certain mixed use zones, subject to requirements of Section 9.60.070.
- To comply with State housing law, allowing "Low-Barrier Navigation Center" as a permitted use by right in certain mixed use zones, subject to requirements of Section 9.60.070.
- Allowing Single Room Occupancy (SRO) as a permitted use by right in the certain mixed use zones.
- Updating standards that pertain to enhancement of pedestrian areas in and along public right-of-ways (sidewalk areas and building frontages).
- Incorporating clear building design standards that require a minimum number of architectural components that may be selected from a provided list of exterior finishes. Requiring enhancements to all building elevations ("4-sided architecture") for new mixed use buildings with at least two-thirds residential.
- For residential components of integrated mixed use developments, establishing updated private and common open space and recreation standards, to allow for greater flexibility in the location, size, and type of amenities provided, while maintaining (no change or reduction to) the current standard of 300 square feet of private/common open space required. Allowing rooftop decks and indoor spaces to count towards common recreational area requirement.
- Updating the landscaping standards to provide clearer and more objective direction to developers and property owners and to provide more flexibility regarding acceptable types of landscaping, groundcover, and substitute landscaping to account for drought conditions.
- Requiring anti-graffiti provisions (e.g., crawling vines) for public facing perimeter walls.

### **Chapter 9.32 (Procedures and Hearings)**

The intent of the proposed amendments to Chapter 9.32 is to update the procedural provisions for review of land use actions to comport with current State law, other Land Use Code provisions, other proposed Code amendments, and current practice

and to codify a procedure for consideration of reasonable accommodation requests.

Under Municipal Code Chapter 9.32 (Procedures and Hearings), the following Subsections are proposed to be amended:

- 9.32.010 General Provisions
- 9.32.030 Land Use Actions

Updates and changes to the above Subsections of Chapter 9.32 (Procedures and Hearings) include, but are not limited to, the following:

- Expressly delegating authority to the Director of Community and Economic Development to interpret the meaning and applicability of Land Use Code provisions.
- Updating and simplifying project environmental review procedures and provisions to be consistent with State law.
- Making the City Council the final approval authority for all land use actions that also require approval of an action by the City Council (such as a zone change, Code amendment, or General Plan amendment).
- Consistent with the Housing Accountability Act, eliminating the requirement for subjective findings for approval of housing development projects.
- Updating cross-references to other Code provisions.
- Including “no net loss” provisions and findings for certain land use actions, in accordance with Government Code Sections 66300 and 65863.
- Adding an additional finding for approval of a variance required by State law.
- Updating the required findings for approval of a duplex or triplex to be consistent with the Housing Accountability Act.
- Pursuant to Program 23 of the Housing Element, adding specific procedures for review and consideration of requests for reasonable accommodation in the provision of housing consistent with state and federal fair housing laws.

### **Chapter 9.60 (Special Housing Regulations)**

The purpose of this new Land Use Code Chapter is to implement specified provisions of State law pertaining to local regulation of housing development projects, including, but not limited to, the State Density Bonus Law, the Housing Accountability Act, the Housing Crisis Act of 2019, the No Net Loss Law, and the Housing Element Law.

New provisions under Municipal Code Chapter 9.60 (Special Housing Regulations), which are shown in Exhibit “B” attached to the City Council Ordinance, include, but are not limited to, the following:

- Provisions specifying the findings required for disapproval of housing development projects, including additional findings required for affordable housing projects, consistent with the Housing Accountability Act (Gov’t Code §65589.5).
- Separate procedures for the ministerial and discretionary review of housing development projects and related land use actions, which are consistent with the Housing Accountability Act and other State housing laws.

- Provisions expressly delegating authority to the Department Director to review and approve housing development projects that are subject to ministerial review by law and to conduct the initial determination of a housing development project's compliance and conformance with applicable, objective general plan, zoning, and subdivision standards and criteria and providing written notice to the applicant within 30 or 60 days, as required by the Housing Accountability Act (Gov't Code §65589.5(j)).
- Provisions specifying what the City and applicants must do to comply with the "no net loss" provisions of the Housing Crisis Act (Gov't code §66300) and the State No Net Loss Law (Gov't Code §65863). This section includes a requirement that applicants provide specified assistance to the City to comply with the "no net loss" requirements when the applicant is seeking to develop a site identified for housing in the City's Housing Element in a manner that would result in the remaining sites identified in the City's Housing Element not being adequate to accommodate the City's RHNA.
- A section that updates and consolidates in a single location in the Code the City's residential density bonus regulations pursuant to Government Code 65915.
- A new section establishing minimum requirements and procedures for the preparation, execution, and recording of affordable housing regulatory agreements (such as density bonus agreements) containing affordability covenants for housing units when such agreements are required by State law or another provision of the Code. This section delegates authority to the City Manager to approve, execute, and implement such agreements. This section also makes applicants responsible for reimbursing the City for professional fees and costs incurred by the City to prepare such regulatory agreements, as well as the City's annual monitoring costs for these agreements.
- A new section implementing the Housing Crisis Act provisions that require developers to replace demolished affordable housing units and to provide relocation assistance and other benefits to existing occupants of such units (Gov't Code §66300(d). These provisions are intended to provide clear guidance to applicants, City staff, and affected tenants to assist with compliance with these State mandated requirements. This section also makes applicants responsible for reimbursing the City for professional fees and costs incurred by the City to implement these State mandates.
- A section specifying the applicable legal requirements and review and approval procedures for transitional and supporting housing projects, including "Supportive Housing For the Homeless" and "Low-Barrier Navigation Centers," pursuant to State law.

#### Cost Assessment:

Policy H-4.2 of the Housing Element provides for the City to assess proposed ordinances and policies affecting housing development for effect on housing cost, recognizing that some increases in housing costs might be offset by decreases in other household costs.

The primary intent of many of the proposed Code amendments is to provide clearer, more objective, standards and guidance for developers, which is anticipated to result in more regulatory certainty and streamlined processing and review for housing

development projects. This should lower overall development costs for housing projects.

Although developers will experience higher costs for implementing State housing law mandates, such as providing replacement housing and tenant relocation benefits per the Housing Crisis Act and entering into affordable housing regulatory agreements, such increased costs are a direct result of State law and private development decisions, not the proposed new City Land Use Code provisions implementing the State law.

The proposed Code amendments do include provisions requiring developers and applicants to provide assistance to the City in complying with State “no net loss” requirements (as authorized by State law) and to reimburse the City for certain additional third-party professional fees and costs and ongoing monitoring costs associated with affordable housing regulatory agreements and relocation plans for displaced tenants per the Housing Crisis Act mandates. Although housing development costs may be marginally higher as a result of developers having to bear these costs, these requirements will help enable the City to meet its RHNA obligations, to effectively monitor and ensure deed restricted affordable housing units continue to be provided at an affordable rent or housing cost, and to ensure that tenants of affordable protected units, that are displaced as part of a new housing development, are able to find new housing at a comparable cost.

#### California Environmental Quality Act:

– In conjunction with this request, the City of Garden Grove will consider a determination that no further review under the California Environmental Quality Act (“CEQA”) is required pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15162 because the proposed focused zoning amendments implement the General Plan update analyzed in the City of Garden Grove Focused General Plan Update and Zoning Amendments Environmental Impact Report, State Clearinghouse No. 2021060714 (“Garden Grove General Plan Update and Focused Zoning Amendments”), potential impacts of the focused zoning amendments fall within the scope of the General Plan Update EIR, and the focused zoning amendments will not result in any new significant impacts or a substantial increase in the severity of previously identified significant impacts.

#### FINANCIAL IMPACT

None.

#### RECOMMENDATION

It is recommended that the City Council:

- Conduct a Public Hearing;
- Introduce and conduct the first reading of an Ordinance approving Amendment No. A-035-2022 to amend Title 9 (Land Use) of the Garden Grove Municipal Code to make focused zoning amendments to implement various policies and

programs set forth in the General Plan Housing Element and Land Use Element and to ensure compliance with applicable State housing laws.

By: Chris Chung, Sr. Planner

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>	<b>File Name</b>
Planning Commission Staff Report dated September 1, 2022	9/14/2022	Backup Material	Planning_Commission_Staff_Report_dated_September_1__2022.pdf
Planning Commission Resolution No. 6051-22	9/14/2022	Backup Material	Planning_Commission_Resolution_No._6051-22.pdf
Planning Commission Minute Excerpt of September 1, 2022	9/14/2022	Backup Material	Planning_Commission_Minute_Excerpt_of_September_1__2022.pdf
Ordinance	9/22/2022	Ordinance	9-27-22_A-035- 2022_Council_Ordinance_Focused_Zoning_Amendments_Final.DOC
Ordinance Exhibits A and B	9/12/2022	Exhibit	Draft_City_Council_Ordinance_Exhibits_A_and_B.pdf

# COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

<b>AGENDA ITEM NO.:</b> C.2.	<b>SITE LOCATION:</b> Citywide
<b>HEARING DATE:</b> September 1, 2022	<b>GENERAL PLAN:</b> N/A
<b>CASE NO.:</b> Amendment No. A-035-2022	<b>ZONE:</b> N/A
<b>APPLICANT:</b> City of Garden Grove	<b>APN:</b> N/A
<b>OWNER:</b> N/A	<b>CEQA DETERMINATION:</b> FGPUZA EIR

## **REQUEST:**

A request by the City of Garden Grove to amend Title 9 (Land Use) of the Garden Grove Municipal Code to make focused zoning amendments to implement various policies and programs set forth in the General Plan Housing Element and Land Use Element and to ensure compliance with applicable State housing laws. The City is proposing focused zoning text amendments to Chapters 9.04 (General Provisions), 9.08 (Single-Family Residential Development Standards), 9.12 (Multifamily Residential Development Standards), 9.16 (Commercial, Office Professional, Industrial, and Open Space Development Standards), 9.18 (Mixed Use Regulations and Development Standards), and 9.32 (Procedures and Hearings) of Title 9 of the Municipal Code to update the definitions, development standards, and land use action procedures pertaining to single-family residential development, multiple-family residential development, mixed use development, landscaping standards, transitional and supportive housing, and single room occupancy housing. The City is also proposing to add a new Chapter in Title 9 of the Municipal Code containing and consolidating special regulations pertaining specifically to housing development projects. The proposed focused zoning amendments are intended to implement recent updates to the City's General Plan Housing Element and Land Use Element and to ensure the City of Garden Grove's Land Use Code is consistent with all applicable State housing laws.

## **BACKGROUND:**

In recent years, several new and amended State housing laws have been adopted in order to ease local government constraints on housing development – and affordable housing in particular. Some examples of these State laws include the following:

- The Housing Accountability Act (Gov't Code § 65589.5) prevents cities from applying development standards and findings that are not objective to proposed housing development projects, limits cities' authority to disapprove or impose certain conditions on proposed housing development projects, and imposes other temporal and procedural limits on cities' review of housing projects.

- The Housing Crisis Act of 2019 (also known as Senate Bill 330) established laws intended to streamline housing development approvals, require cities to maintain their existing affordable housing stock and protect displaced tenants of affordable housing units, limit cities' authority to rezone property to a lower residential density, and restrict cities from establishing new residential design standards that are not objective.
- The Density Bonus Law (Gov't Code § 65915-65918) requires cities to grant increased density, incentives and concessions, and waivers of development standards to residential developers in exchange for the production of affordable housing units.
- The No Net Loss Law (Gov't Code § 65863) requires that a city make specified findings before it allows development of a parcel at a lower residential density than identified in the city's housing element for that parcel or takes any other administrative, quasi-judicial, or legislative action to reduce, require, or permit the reduction of the allowable residential density for such a parcel.
- The Housing Element Law (Gov't Code §§ 65580 - 65589.11), among other things, requires cities to identify and remove governmental constraints on the production of housing, to treat transitional and supportive housing similarly to other residential dwellings, and to provide for a variety of housing types, including single-room occupancy housing.
- Senate Bill 35 (Gov't Code § 65913.4) requires cities to ministerially review and approve qualifying affordable housing projects.
- Government Code §65651, *et. seq.* and §65660, *et. seq.* require cities to allow certain supportive housing projects and low-barrier navigation centers as uses by right.

In 2021, the City Council adopted a Focused General Plan Update and related Zoning Amendments (collectively, the "FGPUZA"), which included General Plan Amendment No. GPA-003-2021, consisting of updates to the General Plan Housing Element, Land Use Element, and the Safety Element, and adoption of a new General Plan Environmental Justice Element to comply with State law provisions, including complying with the 6<sup>th</sup> Cycle (2021-2029) of the Regional Housing Needs Assessment (RHNA) that requires the City to plan for 19,168 residential dwelling units for all income levels during the 2021-2029 planning period. Amendment No. A-035-2022 is a continuation of the efforts initiated by the previously adopted FGPUZA. It includes various focused text amendments throughout Title 9 (Land Use) of the Garden Grove Municipal Code to implement various policies and programs set forth in the General Plan Housing Element and Land Use Element and to ensure compliance with applicable State housing laws. The updated Housing and Land Use Elements contain the following policies and programs, among others, that will be implemented by the proposed FZA:

- Housing Element Policy H-2.3: "Regulatory Incentives. Provide density bonuses and other financial and regulatory incentives to facilitate the development of affordable housing."
- Housing Element Policy H-2.6: "Preserve Affordable Housing Supply. Preserve the City's supply of affordable rental housing units, including preserving all units at risk of converting from affordable housing to market-rate housing."
- Housing Element Policy H-3.1: "Maintain land use policies and regulations that create capacity for development of a range of residential development types that can fulfill local housing needs, including accessory dwelling units, low-density single-family uses, moderate-density townhomes and middle housing, higher-density apartments and condominiums, senior housing, and mixed-use projects."
- Housing Element Policy H-3.2: "Provide adequate sites to encourage housing development that will meet the needs of all income groups."
- Housing Element Policy H-4.1: "Residential Development Standards. Review and adjust residential development standards, regulations, ordinances, departmental processing procedures, and residential fees related to rehabilitation and construction to determine the constraints on housing development."
- Housing Element Policy H-4.3: "Housing Legislation. Monitor State and federal housing-related legislation, and update City plans, ordinances, and processes pursuant to such legislation to remove or reduce governmental constraints."
- Housing Element Policy H-5.4: "Special Housing Needs Accessibility. Broaden the accessibility and availability of housing to special needs residents such as the homeless, disabled, developmentally disabled, elderly, large households, families with children, and female-headed households."
- Housing Element Program 8: Residential Sites Inventory and Monitoring of No Net Loss
- Housing Element Program 13: Special Needs Housing.
- Housing Element Program 16: Objective Design Standards.
- Housing Element Program 17: Zoning Code Update.
- Housing Element Program 23: Reasonable Accommodation.
- Land Use Element Implementation Program LU-IMP-1D: "Periodically review Zoning Code provisions to ensure that standards and project review processes further the City's housing production and economic development objectives."



- Land Use Element Policy LU-3.2: "Support development of multi-family housing that provides a diversity of densities, types, and prices that meet the needs of all household income levels."
- Land Use Element Policy LU-3.3: "Encourage developers to build housing projects at maximum allowable densities."
- Land Use Element Implementation Program LU-IMP-3B: "Require that the design of multi-family housing in mixed-use areas and major corridors provide a buffer between the corridor and lower-density residential areas."
- Land Use Element Implementation Program LU-IMP-3C: "Require attractive side and rear facades and landscaping on multi-family housing and mixed-use structures to improve the streetscape and create a visual transition to lower-density residential areas."
- Land Use Element Implementation Program LU-IMP-3E: "Use programs and incentives outlined in the Housing Element to produce all types of desired multi-family housing."

To help cities and counties prepare, adopt, and implement plans and process improvements that facilitate housing approvals in accordance with State laws, the State established the SB 2 Planning Grants Program and the Local Early Action Planning (LEAP) Grant Program, which provide funding and technical assistance to all local governments in California.

The City of Garden Grove was awarded grant funding through the SB 2 and LEAP Planning Grant Programs. The City has leveraged these funds, in part, to support the completion and adoption of focused zoning code amendments.

Purpose of the Focused Zoning Amendments (FZA):

The primary purpose of the proposed focused zoning amendments (FZA) is to implement recent updates to the City's General Plan Housing Element and Land Use Element and to ensure the City of Garden Grove's Land Use Code is consistent with all applicable State housing laws, including, but not limited to, the Housing Accountability Act, the Housing Crisis Act, the State Density Bonus Law, and the Housing Element Law. In addition, the proposed FZA are intended to: clarify existing provisions in the Municipal Code applicable to housing developments and landscaping requirements; respond to challenges developers and the City have experienced with implementing some existing mixed-use development standards; establish objective design standards that inspire quality design; and provide clear expectations for applicants, decision makers, and residents.

On April 21, 2022, City Staff, along with its consultant, MIG, conducted an initial study session, open to the public, with the Planning Commission during which a general overview was provided on the proposed code updates and changes. On May 10, 2022, a similar study session, also open to the public, was conducted with the

City Council. Feedback received from the Planning Commission and City Council included recommendations to address the following:

- Requiring building step backs for the second story and above
- Requirements for varied façade materials
- Requirements for “four-sided architecture”, ensuring that all sides of a building incorporate high-quality building details and finishes
- Removing the existing bathroom limitation for single-family dwellings
- Requiring operational requirements for supportive/transitional housing
- Requiring anti-graffiti provisions (e.g., crawling vines) for public facing perimeter walls

All recommended items above were incorporated into the proposed zoning text amendments.

On August 4, 2022 and August 9, 2022, second study sessions, open to the public, were held with the Planning Commission and City Council, respectively, where an overview was provided on the proposed cope updates and changes. Prior to the study sessions, clean and redline versions of the draft proposed zoning text amendments were provided to the Planning Commission and City Council and were also made available to the public on the City’s website ([ggcity.org/planning](http://ggcity.org/planning)).

The proposed FZA are substantively the same as presented at the August 4, 2022 Planning Commission and August 9, 2022 City Council meetings. Minor non-substantive changes recommended by City Staff, include the following:

- In Exhibit “B”, Chapter 9.08 (Single-Family Residential Development Standards):
  - Page 1, Section 9.08.030.020.C.2 (Planned Unit Development), Staff updated the minimum site area for Planned Unit Developments from three acres to one acre for residential developments.
  - Pages 2 through 8, Section 9.08.030.060 (Density Bonuses and Other Incentives for Affordable Housing), Staff removed the existing density bonus provisions in Chapter 9.08 in conjunction with the adoption of updated density bonus regulations to be consolidated as a new section in proposed new Chapter 9.60.
- In Exhibit “C”, Chapter 9.12 (Multifamily Residential Development Standards):
  - Page 2, Section 9.12.030.020.C.2 (Planned Unit Development), Staff updated the minimum site area for Planned Unit Developments from three acres to one acre for residential developments.
  - Pages 2 through 8, Section 9.12.030.070 (Density Bonuses and Other Incentives for Affordable Housing), Staff removed the existing density bonus provisions in Chapter 9.12 in conjunction with the adoption of updated density bonus regulations to be consolidated as a new section in proposed new Chapter 9.60.
  - Page 11, Section 9.12.040.020 (Residential – General Development Standards), R-2 and R-3 Development Standards Table, Staff updated the stepback requirements to clarify that stepback standards for second

and third floor building areas are applicable to properties zoned R-2 and R-3.

- In Exhibit "E", Chapter 9.18 (Mixed Use Regulations and Development Standards):
  - Page 17, Table 9.18-4: Development Standards for the Civic Center Mixed Use Zones, under the CC-1 zone, Staff updated the Side Setback, which originally stated "Minimum 5 ft", to now reflect the same setback language for the Rear Setback, which states, "None required unless abutting a residentially zoned lot; minimum 5 ft when abutting a residentially zoned lot. See Section 9.18.100."

## **DISCUSSION:**

### **AMENDMENT:**

The proposed FZA will make text amendments to the following chapters of Title 9 of the Municipal Code to update the definitions, development standards, and land use action procedures pertaining to single-family residential, multiple-family residential, mixed use, landscaping standards, transitional and supportive housing, and single room occupancy housing:

- Chapter 9.04 (General Provisions)
- Chapter 9.08 (Single-Family Residential Development Standards)
- Chapter 9.12 (Multifamily Residential Development Standards)
- Chapter 9.16 (Commercial, Office Professional, Industrial, and Open Space Development Standards)
- Chapter 9.18 (Mixed Use Regulations and Development Standards)
- Chapter 9.32 (Procedures and Hearings)

The addition of a new chapter (Chapter 9.60) in Title 9 of the Municipal Code, titled "Special Housing Regulations", containing and consolidating special regulations pertaining specifically to housing development projects is also proposed.

Title 9 (Zoning) of the Municipal Code is available at the following web address:  
[https://library.qcode.us/lib/garden\\_grove\\_ca/pub/municipal\\_code/item/title\\_9](https://library.qcode.us/lib/garden_grove_ca/pub/municipal_code/item/title_9)

The specific zoning text amendments proposed are attached to this Staff Report as Exhibits A-H. It should be noted that only those sections of Title 9 of the Municipal Code that are proposed to be amended are attached. All other sections of Title 9 of the Municipal Code, that are not attached, do not have proposed changes.

The following discussion will provide brief summaries and highlights of the proposed updates and changes in each of the above chapters.

#### **Chapter 9.04 (General Provisions)**

Under Municipal Code ("Code") Chapter 9.04 (General Provisions), the following Subsections are proposed to be amended:

- 9.04.030 (Authority)
- 9.04.060 (Definitions)

Updates and changes to the above Subsections of Chapter 9.04 (General Provisions) include, but are not limited to, the following:

- Clarifying that wherever in the Code it makes reference to "City Manager or Designee", that the "Designee" shall mean the "Department Director".
- Eliminating outdated references to the Environmental Review Board within the subsection describing the Planning Coordinating Committee.
- Adding new and replacement definitions for "Department Director", "Low-barrier navigation center", "Open Space, Active", "Open Space, Passive", "Playing courts", "Single room occupancy (SRO)", "Supportive housing", "Supportive housing for the homeless", and "Transitional housing" in conjunction with other proposed amendments.

#### **Chapter 9.08 (Single-Family Residential Development Standards)**

The intent of the proposed amendments to Chapter 9.08 is to codify existing policies for single-family residential improvements, not expressly written in the Municipal Code, aimed at addressing impacts on city infrastructure, and on-site and on-street parking, to provide clearer and more objective direction to developers and property owners, and to conform zoning regulations regarding transitional and supportive housing to existing State law.

Under Municipal Code Chapter 9.08 (Single-Family Residential Development Standards), the following Subsections are proposed to be amended:

- 9.08.020.030 (Uses Permitted, Table 1, City of Garden Grove Land Use Matrix)
- 9.08.030.060 (Density Bonuses and Other Incentives for Affordable Housing)
- 9.08.040.020 (Residential – General Development Standards)
- 9.08.040.030 (Special Requirements - R-1 Zone)
- 9.08.040.050 (Landscaping - General Provisions)
- 9.08.040.060 (Landscaping Requirements)

Updates and changes to the above Subsections of Chapter 9.08 (Single-Family Residential Development Standards) include, but are not limited to, the following:

- Per State law, specifying that transitional and supportive housing are permitted in residential zoning districts subject to the same approval requirements, development standards, and restrictions that apply to other residential dwellings of the same type in the same zone, which shall be determined by the City based upon the predominant characteristics of the use, and eliminating distinctions based on the number of persons.

- Removing the existing density bonus provisions in Chapter 9.08 in conjunction with the adoption of updated density bonus regulations to be consolidated as a new section in proposed new Chapter 9.60.
- Removing the restriction on the maximum number of bathrooms allowed for residential dwellings.
- Establishing objective single-family interior design standards pertaining to bathroom location and access, direct access between bedrooms and communal areas, sinks and wet bars, stairwell location and external staircase access.
- Establishing minimum interior dimensions and related objective requirements for enclosed garages.
- Establishing objective design standards for detached accessory structures to ensure they are designed and used as non-habitable structures (as required by the California Building Code) and objective minimum separation requirements between detached accessory structures and all other structures on-site.
- Updating the landscaping standards to provide clearer and more objective direction to developers and property owners and to provide more flexibility regarding acceptable types of landscaping, groundcover, and substitute landscaping to account for drought conditions.

### **Chapter 9.12 (Multifamily Residential Development Standards)**

The intent of the proposed amendments to Chapter 9.12 is, in part, to ensure all development standards in the Municipal Code that are applicable to multifamily housing development projects in the R-2 (Limited Multiple Residential) and R-3 (Multiple-Family Residential) zones, are objective and in compliance with State housing laws.

Under Municipal Code Chapter 9.12 (Multifamily Residential Development Standards), the following Subsections are proposed to be amended:

- 9.12.020.030 (Uses Permitted, Table 1, City of Garden Grove Land Use Matrix)
- 9.12.030.060 (Density Bonuses and Other Incentives for Affordable Housing)
- 9.12.040.010 (Multifamily Residential - General Requirements)
- 9.12.040.020 (Residential - General Development Standards)
- 9.12.040.030 (Special Requirements - Single-Family Homes in R-2 and R-3 Zones)
- 9.12.040.040 (Special Requirements - Duplex and Triplex in R-2 and R-3 Zones)
- 9.12.040.050 (Special Requirements - Multiple-Family Residential)
- 9.12.040.060 (Special Requirements - Small Lot Subdivisions)
- 9.12.040.080 (Landscaping - General Provisions)
- 9.12.040.090 (Landscaping Requirements)

Updates and changes to the above Subsections of Chapter 9.12 (Multifamily Residential Development Standards) include, but are not limited to, the following:

- Per State law, specifying that transitional and supportive housing are permitted in residential zoning districts subject to the same approval requirements,

development standards, and restrictions that apply to other residential dwellings of the same type in the same zone, which shall be determined by the City based upon the predominant characteristics of the use, and eliminating distinctions based on the number of persons.

- To comply with State housing law, allowing "Supportive Housing for the Homeless" as a permitted use by right in the R-2 and R-3 zones, subject to statutory requirements described in new proposed Section 9.60.070.
- To comply with State housing law, allowing Single Room Occupancy (SRO) as a permitted use by right in the R-3 zone and establishing new SRO regulations and development standards (Section 9.12.050).
- Removing the existing density bonus provisions in Chapter 9.12 in conjunction with the adoption of updated density bonus regulations to be consolidated as a new section in proposed new Chapter 9.60.
- Establishing updated objective requirements for screening and location of mechanical equipment.
- Replacing confusing on- and off-site building separation requirements with clear, objective building setback and stepback requirements for first, second, and third floors.
- Removing the restriction on the maximum number of bathrooms allowed for residential dwellings.
- Updating the development and design standards for duplex and triplex developments in the R-2 and R-3 zones and Small Lot Subdivisions to ensure they are objective.
- Updating privacy provisions to better protect and mitigate views into private recreation areas on adjacent properties.
- Requiring anti-graffiti provisions (e.g., crawling vines) for public facing perimeter walls.
- Updating building separation requirements for on-site accessory buildings, parking areas, and driveways.
- Removing restrictive sliding scale R-3 zone density table, "Table of Development Density R-3 Zone", and establishing maximum residential densities consistent with General Plan maximum densities, which are 21 units per acre for the R-2 zone, and 32 units per acre for the R-3 zone.
- Establishing maximum building height requirements for multifamily residential buildings when adjacent to R-1 (Single-Family Residential) zoned property.
- Reducing the minimum private storage requirement.
- Updating private and common open space and recreation area requirements, for multifamily developments, to allow for greater flexibility in the location, size, and type of amenities provided, while maintaining (no change or reduction to) the current standard of 300 square feet of private/common open space required. Allowing rooftop decks and indoor spaces to count towards common recreation area requirement.
- Updating the landscaping standards to provide clearer and more objective direction to developers and property owners and to provide more flexibility regarding acceptable types of landscaping, groundcover, and substitute landscaping to account for drought conditions.

**Chapter 9.16 (Commercial, Office Professional, Industrial, and Open Space Development Standards)**

The intent of the proposed amendments to Chapter 9.16 is, in part, to comply with State law in regards to Low-Barrier Navigation Centers and to update existing landscaping standards.

Under Municipal Code Chapter 9.16 (Commercial, Office Professional, Industrial, and Open Space Development Standards), the following Subsections are proposed to be amended:

- 9.16.020.030 (Uses Permitted, Table 1, City of Garden Grove Land Use Matrix)
- 9.16.040.060 (Landscaping - General Provisions)
- 9.16.040.070 (Landscaping Requirements)
- 9.16.040.120 (Walls, Fences and Hedges)

Updates and changes to the above Subsections of Chapter 9.16 (Commercial, Office Professional, Industrial, and Open Space Development Standards) include, but are not limited to, the following:

- To comply with State housing law, allowing Low-Barrier Navigation Centers as a permitted use by right within the Emergency Shelter Overlay Zone.
- Updating the landscaping standards to provide clearer and more objective direction to developers and property owners and to provide more flexibility regarding acceptable types of landscaping, groundcover, and substitute landscaping to account for drought conditions.
- Requiring anti-graffiti provisions (e.g., crawling vines) for public facing perimeter walls.

**Chapter 9.18 (Mixed Use Regulations and Development Standards)**

The intent of the proposed amendments to Chapter 9.18 is, in part, to ensure all development standards in the Municipal Code that are applicable to multifamily housing development projects and certain new mixed use projects (with at least two-thirds residential) in the mixed use zones, are objective and in compliance with State housing law.

Under Municipal Code Chapter 9.18 (Mixed Use Regulations and Development Standards), the following Subsections are proposed to be amended:

- 9.18.010 (Mixed Use Zones – Purpose)
- 9.18.020.030 (Uses Restricted to Indoor, Table 9.18-1, Use Regulations for the Mixed Use Zones)
- 9.18.030.300 (Outdoor Dining at Eating Establishment/Restaurant)
- 9.18.030.360 (Work-Live Units)
- 9.18.090 (Development Standards Specific to Individual Mixed Use Zones)
- 9.18.100 (Development and Design Standards Applicable to All Mixed Use Zones)
- 9.18.110 (Development Standards for Specific Uses in Mixed Use Zones)
- 9.18.120 (Landscaping)

- 9.18.130 (Walls, Fences, and Hedges)
- 9.18.140 (Parking)

Updates and changes to the above Subsections of Chapter 9.18 (Mixed Use Regulations and Development Standards) include, but are not limited to, the following:

- Allowing stand-alone multiple-family residential development, with no pedestrian plaza required, in the NMU zone for sites that do not have access to arterial streets.
- Per State law, specifying that transitional and supportive housing are permitted in residential zoning districts subject to the same approval requirements, development standards, and restrictions that apply to other residential dwellings of the same type in the same zone, which shall be determined by the City based upon the predominant characteristics of the use. To comply with State housing law, allowing "Supportive and Transitional Housing" as a permitted use by right in certain mixed use zones.
- To comply with State housing law, allowing "Supportive Housing for the Homeless" as a permitted use by right in certain mixed use zones, subject to requirements of Section 9.60.070.
- To comply with State housing law, allowing "Low-Barrier Navigation Center" as a permitted use by right in certain mixed use zones, subject to requirements of Section 9.60.070.
- Allowing Single Room Occupancy (SRO) as a permitted use by right in the certain mixed use zones.
- Updating standards that pertain to enhancement of pedestrian areas in and along public right-of-ways (sidewalk areas and building frontages).
- Incorporating clear building design standards that require a minimum number of architectural components that may be selected from a provided list of exterior finishes. Requiring enhancements to all building elevations ("4-sided architecture") for new mixed use buildings with at least two-thirds residential.
- For residential components of integrated mixed use developments, establishing updated private and common open space and recreation standards, to allow for greater flexibility in the location, size, and type of amenities provided, while maintaining (no change or reduction to) the current standard of 300 square feet of private/common open space required. Allowing rooftop decks and indoor spaces to count towards common recreational area requirement.
- Updating the landscaping standards to provide clearer and more objective direction to developers and property owners and to provide more flexibility regarding acceptable types of landscaping, groundcover, and substitute landscaping to account for drought conditions.
- Requiring anti-graffiti provisions (e.g., crawling vines) for public facing perimeter walls.



### **Chapter 9.32 (Procedures and Hearings)**

The intent of the proposed amendments to Chapter 9.32 is to update the procedural provisions for review of land use actions to comport with current State law, other Land Use Code provisions, other proposed Code amendments, and current practice and to codify a procedure for consideration of reasonable accommodation requests.

Under Municipal Code Chapter 9.32 (Procedures and Hearings), the following Subsections are proposed to be amended:

- 9.32.010 General Provisions
- 9.32.030 Land Use Actions

Updates and changes to the above Subsections of Chapter 9.32 (Procedures and Hearings) include, but are not limited to, the following:

- Expressly delegating authority to the Director of Community and Economic Development to interpret the meaning and applicability of Land Use Code provisions.
- Updating and simplifying project environmental review procedures and provisions to be consistent with State law.
- Making the City Council the final approval authority for all land use actions that also require approval of an action by the City Council (such as a zone change, Code amendment, or General Plan amendment).
- Consistent with the Housing Accountability Act, eliminating the requirement for subjective findings for approval of housing development projects.
- Updating cross-references to other Code provisions.
- Including “no net loss” provisions and findings for certain land use actions, in accordance with Government Code Sections 66300 and 65863.
- Adding an additional finding for approval of a variance required by State law.
- Updating the required findings for approval of a duplex or triplex to be consistent with the Housing Accountability Act.
- Pursuant to Program 23 of the Housing Element, adding specific procedures for review and consideration of requests for reasonable accommodation in the provision of housing consistent with state and federal fair housing laws.

### **Chapter 9.60 (Special Housing Regulations)**

The purpose of this new Land Use Code Chapter is to implement specified provisions of State law pertaining to local regulation of housing development projects, including, but not limited to, the State Density Bonus Law, the Housing Accountability Act, the Housing Crisis Act of 2019, the No Net Loss Law, and the Housing Element Law.

New provisions under Municipal Code Chapter 9.60 (Special Housing Regulations) include, but are not limited to, the following:

- Provisions specifying the findings required for disapproval of housing development projects, including additional findings required for affordable

housing projects, consistent with the Housing Accountability Act (Gov't Code §65589.5).

- Separate procedures for the ministerial and discretionary review of housing development projects and related land use actions, which are consistent with the Housing Accountability Act and other State housing laws.
- Provisions expressly delegating authority to the Department Director to review and approve housing development projects that are subject to ministerial review by law and to conduct the initial determination of a housing development project's compliance and conformance with applicable, objective general plan, zoning, and subdivision standards and criteria and providing written notice to the applicant within 30 or 60 days, as required by the Housing Accountability Act (Gov't Code §65589.5(j)).
- Provisions specifying what the City and applicants must do to comply with the "no net loss" provisions of the Housing Crisis Act (Gov't code §66300) and the State No Net Loss Law (Gov't Code §65863). This section includes a requirement that applicants provide specified assistance to the City to comply with the "no net loss" requirements when the applicant is seeking to develop a site identified for housing in the City's Housing Element in a manner that would result in the remaining sites identified in the City's Housing Element not being adequate to accommodate the City's RHNA.
- A section that updates and consolidates in a single location in the Code the City's residential density bonus regulations pursuant to Government Code 65915.
- A new section establishing minimum requirements and procedures for the preparation, execution, and recording of affordable housing regulatory agreements (such as density bonus agreements) containing affordability covenants for housing units when such agreements are required by State law or another provision of the Code. This section delegates authority to the City Manager to approve, execute, and implement such agreements. This section also makes applicants responsible for reimbursing the City for professional fees and costs incurred by the City to prepare such regulatory agreements, as well as the City's annual monitoring costs for these agreements.
- A new section implementing the Housing Crisis Act provisions that require developers to replace demolished affordable housing units and to provide relocation assistance and other benefits to existing occupants of such units (Gov't Code §66300(d)). These provisions are intended to provide clear guidance to applicants, City staff, and affected tenants to assist with compliance with these State mandated requirements. This section also makes applicants responsible for reimbursing the City for professional fees and costs incurred by the City to implement these State mandates.
- A section specifying the applicable legal requirements and review and approval procedures for transitional and supporting housing projects, including "Supportive Housing For the Homeless" and "Low-Barrier Navigation Centers," pursuant to State law.

Cost Assessment:

Policy H-4.2 of the Housing Element provides for the City to assess proposed ordinances and policies affecting housing development for effect on housing cost, recognizing that some increases in housing costs might be offset by decreases in other household costs.

The primary intent of many of the proposed Code amendments is to provide clearer, more objective, standards and guidance for developers, which is anticipated to result in more regulatory certainty and streamlined processing and review for housing development projects. This should lower overall development costs for housing projects.

Although developers will experience higher costs for implementing State housing law mandates, such as providing replacement housing and tenant relocation benefits per the Housing Crisis Act and entering into affordable housing regulatory agreements, such increased costs are a direct result of State law and private development decisions, not the proposed new City Land Use Code provisions implementing the State law.

The proposed Code amendments do include provisions requiring developers and applicants to provide assistance to the City in complying with State “no net loss” requirements (as authorized by State law) and to reimburse the City for certain additional third-party professional fees and costs and ongoing monitoring costs associated with affordable housing regulatory agreements and relocation plans for displaced tenants per the Housing Crisis Act mandates. Although housing development costs may be marginally higher as a result of developers having to bear these costs, these requirements will help enable the City to meet its RHNA obligations, to effectively monitor and ensure deed restricted affordable housing units continue to be provided at an affordable rent or housing cost, and to ensure that tenants of affordable protected units, that are displaced as part of a new housing development, are able to find new housing at a comparable cost.

California Environmental Quality Act:

In conjunction with this request, the City of Garden Grove will consider a determination that no further review under the California Environmental Quality Act (“CEQA”) is required pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15162 because the proposed focused zoning amendments implement the General Plan update analyzed in the City of Garden Grove Focused General Plan Update and Zoning Amendments Environmental Impact Report, State Clearinghouse No. 2021060714 (“Garden Grove General Plan Update and Focused Zoning Amendments”), potential impacts of the focused zoning amendments fall within the scope of the General Plan Update EIR, and the focused zoning amendments will not result in any new significant impacts or a substantial increase in the severity of previously identified significant impacts.

**RECOMMENDATION:**

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 6051-22, recommending approval of Amendment No. A-035-2022 to the City Council.

LEE MARINO  
Planning Services Manager



By: Chris Chung  
Urban Planner

RESOLUTION NO. 6051-22

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE RECOMMENDING THAT THE CITY COUNCIL APPROVE AMENDMENT NO. A-035-2022, CONSISTING OF FOCUSED ZONING TEXT AMENDMENTS TO TITLE 9 (LAND USE) OF THE GARDEN GROVE MUNICIPAL CODE TO IMPLEMENT VARIOUS POLICIES AND PROGRAMS SET FORTH IN THE GENERAL PLAN HOUSING ELEMENT AND LAND USE ELEMENT AND TO ENSURE COMPLIANCE WITH APPLICABLE STATE HOUSING LAWS.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on September 1, 2022, does hereby recommend that the City Council approve Amendment No. A-035-2022 and adopt an Ordinance implementing the amendments to Title 9 of the Garden Grove Municipal Code described in Exhibits A-G attached hereto, along with non-substantive revisions recommended by City Staff.

BE IT FURTHER RESOLVED in the matter of Amendment No. A-035-2022, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The case was initiated by the City of Garden Grove.
2. The City of Garden Grove is proposing to amend Title 9 (Land Use) of the Garden Grove Municipal Code to make focused zoning amendments to implement various policies and programs set forth in the General Plan Housing Element and Land Use Element and to ensure compliance with applicable State housing laws. Focused zoning text amendments to Chapters 9.04 (General Provisions), 9.08 (Single-Family Residential Development Standards), 9.12 (Multifamily Residential Development Standards), 9.16 (Commercial, Office Professional, Industrial, and Open Space Development Standards), 9.18 (Mixed Use Regulations and Development Standards), and 9.32 (Procedures and Hearings) of Title 9 of the Municipal Code are proposed to update the definitions, development standards, and land use action procedures pertaining to single-family residential development, multiple-family residential development, mixed use development, landscaping standards, transitional and supportive housing, and single room occupancy housing. The City is also proposing to add a new Chapter 9.60 to Title 9 of the Municipal Code containing and consolidating special regulations pertaining specifically to housing development projects. The proposed focused zoning amendments are intended to implement recent updates to the City's General Plan Housing Element and Land Use Element and to ensure the City of Garden Grove's Land Use Code is consistent with all applicable State housing laws, including, but not limited to, the Housing Accountability Act, the Housing Crisis Act, the State Density Bonus Law, the State No Net Loss Law, and the Housing Element Law.

3. The Planning Commission recommends the City Council make a determination that no further review under the California Environmental Quality Act ("CEQA") is required pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15162 because the proposed focused zoning amendments implement the General Plan update analyzed in the City of Garden Grove Focused General Plan Update and Zoning Amendments Environmental Impact Report, State Clearinghouse No. 2021060714 ("Garden Grove General Plan Update and Focused Zoning Amendments"), potential impacts of the focused zoning amendments fall within the scope of the General Plan Update EIR, and the focused zoning amendments will not result in any new significant impacts or a substantial increase in the severity of previously identified significant impacts.
4. Pursuant to legal notice, a public hearing was held on September 1, 2022, and all interested persons were given an opportunity to be heard.
5. Report submitted by City staff was reviewed.
6. The Planning Commission gave due and careful consideration to the matter during its meeting of September 1, 2022.

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission are as follows:

FACTS:

State housing laws impose various requirements and limits pertaining to the City's regulation and review of housing development projects, including, but not limited to, the following:

- The Housing Accountability Act (Gov't Code § 65589.5) prevents cities from applying development standards and findings that are not objective to proposed housing development projects, limits cities' authority to disapprove or impose certain conditions on proposed housing development projects, and imposes other temporal and procedural limits on cities' review of housing projects.
- The Housing Crisis Act of 2019 (also known as Senate Bill 330) established laws intended to streamline housing development approvals, require cities to maintain their existing affordable housing stock and protect displaced tenants of affordable housing units, limit cities' authority to rezone property to a lower residential density, and restrict cities from establishing new residential design standards that are not objective.

- The Density Bonus Law (Gov't Code § 65915-65918) requires cities to grant increased density, incentives and concessions, and waivers of development standards to residential developers in exchange for the production of affordable housing units.
- The No Net Loss Law (Gov't Code § 65863) requires that a city make specified findings before it allows development of a parcel at a lower residential density than identified in the city's housing element for that parcel or takes any other administrative, quasi-judicial, or legislative action to reduce, require, or permit the reduction of the allowable residential density for such a parcel.
- The Housing Element Law (Gov't Code §§ 65580 - 65589.11), among other things, requires cities to identify and remove governmental constraints on the production of housing, to treat transitional and supportive housing similarly to other residential dwellings, and to provide for a variety of housing types, including single-room occupancy housing.
- Senate Bill 35 (Gov't Code § 65913.4) requires cities to ministerially review and approve qualifying affordable housing projects.
- Government Code §65651, *et. seq.* and §65660, *et. seq.* require cities to allow certain supportive housing projects and low-barrier navigation centers as uses by right.

In 2021, the Garden Grove City Council adopted a Focused General Plan Update and related Zoning Amendments (collectively, the "FGPUZA"), which included General Plan Amendment No. GPA-003-2021, consisting of updates to the General Plan Housing Element, Land Use Element, and the Safety Element, and adoption of a new General Plan Environmental Justice Element to comply with State law provisions, including complying with the 6<sup>th</sup> Cycle (2021-2029) of the Regional Housing Needs Assessment (RHNA) that requires the City to plan for 19,168 residential dwelling units for all income levels during the 2021-2029 planning period.

Amendment No. A-035-2022 is a continuation of the efforts initiated by the previously adopted FGPUZA. It includes various focused text amendments throughout Title 9 (Land Use) of the Garden Grove Municipal Code to implement various policies and programs set forth in the General Plan Housing Element and Land Use Element and to ensure compliance with applicable State housing laws.

The primary purpose of the proposed focused zoning amendments (FZA) is to implement recent updates to the City's General Plan Housing Element and Land Use Element and to ensure the City of Garden Grove's Land Use Code is consistent with all applicable State housing laws, including, but not limited to, the Housing

Accountability Act, the Housing Crisis Act, the State Density Bonus Law, the State No Net Loss Law, and the Housing Element Law. In addition, the proposed FZA are intended to: clarify existing provisions in the Municipal Code applicable to housing developments and landscaping requirements; respond to challenges developers and the City have experienced with implementing some existing mixed-use development standards; establish objective design standards that inspire quality design; and provide clear expectations for applicants, decision makers, and residents.

The proposed FZA will make text amendments to the following chapters of Title 9 of the Municipal Code to update the definitions, development standards, and land use action procedures pertaining to single-family residential development, multiple-family residential development, mixed use development, landscaping standards, transitional and supportive housing, and single room occupancy housing:

- Chapter 9.04 (General Provisions)
- Chapter 9.08 (Single-Family Residential Development Standards)Chapter 9.12 (Multifamily Residential Development Standards)
- Chapter 9.16 (Commercial, Office Professional, Industrial, and Open Space Development Standards)
- Chapter 9.18 (Mixed Use Regulations and Development Standards)
- Chapter 9.32 (Procedures and Hearings)

The addition of a new chapter (Chapter 9.60) in Title 9 of the Municipal Code, titled “Special Housing Regulations”, containing and consolidating special regulations pertaining specifically to housing development projects is also proposed.

The proposed amendments to Chapter 9.04 will clarify internal references, eliminate outdated procedural provisions, and update definitions in conjunction with the proposed changes in other Chapters.

The primary intent of the proposed amendments to Chapter 9.08 is to codify existing policies for single family residential improvements, not expressly written in the Municipal Code, aimed at addressing impacts on city infrastructure and on-site and on-street parking, to provide clearer and more objective direction to developers and property owners, and to conform zoning regulations regarding transitional and supportive housing to existing State law.

The primary intent of the proposed amendments to Chapter 9.12 is to ensure all development standards in the Municipal Code that are applicable to multifamily housing development projects in the R-2 (Limited Multiple Residential) and R-3 (Multiple-Family Residential) zones, are objective and in compliance with State housing laws.

The primary intent of the proposed amendments to Chapter 9.16 is to comply with State law in regards to Low-Barrier Navigation Centers and to update existing landscaping standards.



The primary intent of the proposed amendments to Chapter 9.18 is to ensure all development standards in the Municipal Code that are applicable to multifamily housing development projects and certain new mixed use projects (with at least two-thirds residential) in the mixed use zones, are objective and in compliance with State housing law.

The intent of the proposed amendments to Chapter 9.32 is to update the procedural provisions for review of land use actions to comport with current State law, other Land Use Code provisions, other proposed Code amendments, and current practice and to codify a procedure for consideration of reasonable accommodation requests.

The purpose of the proposed new Land Use Code Chapter 9.60 is to implement specified provisions of State law pertaining to local regulation of housing development projects, including, but not limited to, the State Density Bonus Law, the Housing Accountability Act, the Housing Crisis Act of 2019, the No Net Loss Law, and the Housing Element Law.

The proposed Amendment will implement the following policies and programs set forth in the updated Housing and Land Use Elements:

- Housing Element Policy H-2.3: "Regulatory Incentives. Provide density bonuses and other financial and regulatory incentives to facilitate the development of affordable housing."
- Housing Element Policy H-2.6: "Preserve Affordable Housing Supply. Preserve the City's supply of affordable rental housing units, including preserving all units at risk of converting from affordable housing to market-rate housing."
- Housing Element Policy H-3.1: "Maintain land use policies and regulations that create capacity for development of a range of residential development types that can fulfill local housing needs, including accessory dwelling units, low-density single-family uses, moderate-density townhomes and middle housing, higher-density apartments and condominiums, senior housing, and mixed-use projects."
- Housing Element Policy H-3.2: "Provide adequate sites to encourage housing development that will meet the needs of all income groups."
- Housing Element Policy H-4.1: "Residential Development Standards. Review and adjust residential development standards, regulations, ordinances, departmental processing procedures, and residential fees related to rehabilitation and construction to determine the constraints on housing development."

- Housing Element Policy H-4.3: "Housing Legislation. Monitor State and federal housing-related legislation, and update City plans, ordinances, and processes pursuant to such legislation to remove or reduce governmental constraints."
- Housing Element Policy H-5.4: "Special Housing Needs Accessibility. Broaden the accessibility and availability of housing to special needs residents such as the homeless, disabled, developmentally disabled, elderly, large households, families with children, and female-headed households."
- Housing Element Program 8: Residential Sites Inventory and Monitoring of No Net Loss
- Housing Element Program 13: Special Needs Housing.
- Housing Element Program 16: Objective Design Standards.
- Housing Element Program 17: Zoning Code Update.
- Housing Element Program 23: Reasonable Accommodation.
- Land Use Element Implementation Program LU-IMP-1D: "Periodically review Zoning Code provisions to ensure that standards and project review processes further the City's housing production and economic development objectives."
- Land Use Element Policy LU-3.2: "Support development of multi-family housing that provides a diversity of densities, types, and prices that meet the needs of all household income levels."
- Land Use Element Policy LU-3.3: "Encourage developers to build housing projects at maximum allowable densities."
- Land Use Element Implementation Program LU-IMP-3B: "Require that the design of multi-family housing in mixed-use areas and major corridors provide a buffer between the corridor and lower-density residential areas."
- Land Use Element Implementation Program LU-IMP-3C: "Require attractive side and rear facades and landscaping on multi-family housing and mixed-use structures to improve the streetscape and create a visual transition to lower-density residential areas."
- Land Use Element Implementation Program LU-IMP-3E: "Use programs and incentives outlined in the Housing Element to produce all types of desired multi-family housing."

FINDINGS AND REASONS:

1. The Amendment is internally consistent with the goals, objectives and elements of the City's General Plan.

The City of Garden Grove is proposing to amend Title 9 (Land Use) of the Garden Grove Municipal Code to make focused zoning amendments to implement various policies and programs set forth in the General Plan Housing Element and Land Use Element and to ensure compliance with applicable State housing laws. Focused zoning text amendments to Chapters 9.04 (General Provisions), 9.08 (Single-Family Residential Development Standards), 9.12 (Multifamily Residential Development Standards), 9.16 (Commercial, Office Professional, Industrial, and Open Space Development Standards), 9.18 (Mixed Use Regulations and Development Standards), and 9.32 (Procedures and Hearings) of Title 9 of the Municipal Code are proposed to update the definitions, development standards, and land use action procedures pertaining to single-family residential, multiple-family residential, mixed use, landscaping standards, supportive housing, and single room occupancy housing. The addition of a new Chapter in Title 9 of the Municipal Code containing and consolidating special regulations pertaining specifically to housing development projects is also proposed. The proposed focused zoning amendments are intended to implement recent updates to the City's General Plan Housing Element and Land Use Element and to ensure the City of Garden Grove's Land Use Code is consistent with all applicable State housing laws, including, but not limited to, the Housing Accountability Act, the Housing Crisis Act, the State Density Bonus Law, the State No Net Loss Law, and the Housing Element Law.

The Amendment is internally consistent with goals, policies, objectives, and implementation programs of the Housing Element and Land Use Element of the City's General Plan, including specifically the following:

Land Use Element:

*Goal LU-1: The City of Garden Grove is a well-planned community with sufficient land uses and intensities to meet the needs of anticipated growth and achieve the community's vision.* The Regional Housing Needs Assessment (RHNA) is mandated by State Housing Law as part of the periodic process of updating local Housing Elements of General Plans. The RHNA quantifies the housing need, for all income levels, within each jurisdiction. Garden Grove's RHNA allocation for the 2021-2029 planning period is 19,168 units. In order to achieve the State's required RHNA allocation for the City of 19,168 future residential units, associated focused amendments to the Land Use Element and focused zoning amendments were recently adopted to accommodate the increase in residential densities in the

city, and to maintain consistency with the goals, policies, and programs of the recent Housing Element Update. The primary purpose of the proposed Amendment is to implement the recent updates to the City's General Plan Housing Element and Land Use Element and to ensure the City of Garden Grove's Land Use Code is consistent with all applicable State housing laws, including, but not limited to, the Housing Accountability Act, the Housing Crisis Act, the State Density Bonus Law, the No Net Loss Law, and the Housing Element Law. In addition, the proposed FZA are intended to: clarify existing provisions in the Municipal Code applicable to housing developments and landscaping requirements; respond to challenges developers and the City have experienced with implementing some existing mixed-use development standards; establish objective design standards that inspire quality design; and provide clear expectations for applicants, decision makers, and residents. The proposed Amendment ensures the City's Land Use Code is adequately updated to meet State housing law requirements, supporting the State's goals, in part, to facilitate the production of housing, including affordable housing. The updated and new code provisions will help ensure the City of Garden Grove continues to be a well-planned community and the community's vision is achieved.

*Policy LU-1.3: Support the production of housing citywide that is affordable to lower- and moderate-income households consistent with the policies and targets set forth in the Housing Element.* The proposed Amendment, in part, will update Municipal Code Chapter 9.32 (Procedures and Hearings) to include "no net loss" provisions and findings for certain land use actions, in accordance with Government Code Sections 66300 and 65863, which ensures the City of Garden Grove's Housing Element sites inventory can accommodate its share of the RHNA (Regional Housing Needs Allocation) by income level, which includes affordable housing to lower- and moderate-income households, throughout the planning period. The Amendment is consistent with the objectives of Program 8 (Residential Sites Inventory and Monitoring of No Net Loss) in the Housing Element, which requires the City to establish "No Net Loss" provisions and establish a process for compliance. The addition of a new chapter (Chapter 9.60) in Title 9 of the Municipal Code, titled "Special Housing Regulations", containing and consolidating special regulations pertaining specifically to housing development projects, including projects for affordable housing, is also proposed, which, in part, specifies provisions, consistent with State housing law, for residential density bonus, affordable housing regulatory agreements, and dwelling unit protection regulations (Senate Bill 330).

Further supporting the intent and objective of Housing Element Policy LU-1.3, the proposed Amendment will update various sections of Chapter 9.08 (Single-Family Residential Development Standards), Chapter 9.12 (Multifamily Residential Development Standards), Chapter 9.16 (Commercial,

Office Professional, Industrial, and Open Space Development Standards), and Chapter 9.18 (Mixed Use Regulations and Development Standards) to allow various forms of affordable housing for lower-income households, which include transitional and supportive housing, "Supportive Housing for the Homeless", Single Room Occupancy (SRO), and Low-Barrier Navigation Centers, as permitted uses by right within specified zones, consistent with State housing laws. Facilitating the approval of affordable housing projects, the proposed Amendment also establishes new provisions under the new Municipal Code Chapter 9.60 (Special Housing Regulations), which include, in part, provisions specifying the findings required for disapproval of housing development projects, including additional findings required for affordable housing projects, consistent with the Housing Accountability Act (Gov't Code §65589.5).

*LU-IMP-1D: Periodically review Zoning Code provisions to ensure that standards and project review processes further the City's housing production and economic development objectives.* The primary purpose of the proposed focused zoning amendments (FZA) is to implement recent updates to the City's General Plan Housing Element and Land Use Element and to ensure the City of Garden Grove's Land Use Code is consistent with all applicable State housing laws, including, but not limited to, the Housing Accountability Act, the Housing Crisis Act, the State Density Bonus Law, and the Housing Element Law. In addition, the proposed FZA are intended to: clarify existing provisions in the Municipal Code applicable to housing developments and landscaping requirements; respond to challenges developers and the City have experienced with implementing some existing mixed-use development standards; establish objective design standards that inspire quality design; and provide clear expectations for applicants, decision makers, and residents. The proposed Code amendments are intended to provide clear and objective standards and guidance for developers, which is anticipated to result in more regulatory certainty and streamlined processing and review for housing development projects. Additionally, under Municipal Code Chapter 9.32 (Procedures and Hearings), the proposed Amendment will update procedural provisions for review of land use actions and establish different required findings for housing development projects within Chapter 9.60 (Special Housing Regulations), eliminating subjective criteria, and ensuring consistency and compliance with State housing laws.

*Policy LU-3.2: Support development of multi-family housing that provides a diversity of densities, types, and prices that meet the needs of all household income levels.* The proposed Amendment, in part, will establish objective design standards that inspire quality design, while also providing clear expectations for applicants, decision makers, and residents. The updates and new Code provisions strive to meet the State's goals, in part, to facilitate the production of housing, and affordable housing in particular. The Amendment

supports the provision of a variety of types of housing, densities, and for all income levels, which include, but are not limited to, affordable housing, transitional and supportive housing, "Supportive Housing for the Homeless", and Single Room Occupancy (SRO) housing.

*Policy LU-3.3: Encourage developers to build housing projects at maximum allowable densities.* The proposed Amendment, in part, will remove the existing restrictive sliding scale R-3 zone density table, "Table of Development Density R-3 Zone", within Municipal Code Section 9.12.040.050 (Special Requirements—Multiple-Family Residential), which currently does not allow a property to be developed at the maximum density allowed by the zoning or the General Plan Land Use Designation. The proposed Amendment will establish and encourage maximum residential densities consistent with General Plan maximum densities, which are 21 units per acre for the R-2 zone, and 32 units per acre for the R-3 zone, along with updated and new Code provisions that are objective and clear, and that will allow for greater flexibility in project design.

*LU-IMP-3B: Require that the design of multi-family housing in mixed-use areas and on major corridors provide a buffer between the corridor and lower-density residential areas.* The proposed Amendment, in part, will establish various code provisions that aim to protect and buffer multi-family housing from lower-density residential areas, such as those properties zoned R-1 (Single-Family Residential). Such updates and changes include: updated privacy provisions to better protect and mitigate views into private recreation areas on adjacent properties; requiring anti-graffiti provisions (e.g., crawling vines) for public facing perimeter walls; establishing maximum building height requirements for multifamily residential buildings when adjacent to R-1 (Single-Family Residential) zoned property; establishing updated requirements for screening and location of mechanical equipment; and establishing setback and stepback requirements for first, second, and third floor building areas for multi-family developments.

*LU-IMP-3C: Require attractive side and rear facades and landscaping on multi-family housing and mixed-use structures to improve the streetscape and create a visual transition to lower-density residential areas.* The proposed Amendment, in part, will establish various code provisions that foster attractive building facades and landscaping for multi-family housing and mixed-use structures that improve the streetscape. Such proposed changes include, but are not limited to: Incorporating clear building design standards that require a minimum number of architectural components that may be selected from a provided list of exterior finishes; requiring enhancements to all building elevations ("4-sided architecture") for new mixed use buildings with at least two-thirds residential; updating standards that pertain to enhancement of pedestrian areas in and along public

right-of-ways (sidewalk areas and building frontages); amending the landscaping standards for clarification purposes and to add flexibility in acceptable types of landscaping, groundcover, and substitute landscaping to account for drought conditions; establishing updated requirements for screening and location of mechanical equipment; and requiring anti-graffiti provisions (e.g., crawling vines) for public facing perimeter walls.

*LU-IMP-3E: Use programs and incentives outlined in the Housing Element to produce all types of desired multi-family housing.*

Housing Element:

*Goal H-1: Preserve, maintain, and enhance housing and neighborhoods citywide.* The proposed Amendment, in part, is intended to clarify existing provisions in the Municipal Code, applicable to housing developments and landscaping requirements; respond to challenges with existing mixed-use development standards; establish objective design standards that inspire quality design; and provide clear expectations for applicants, decision makers, and residents. Updated and new code provisions foster the preservation, maintenance, and enhancement of housing and neighborhoods citywide. The proposed Amendment is consistent with the objective of Program 16 (Objective Design and Development Standards) of the Housing Element, which requires the City to adopt objective design and development standards amending residential development standards under Title 9 (Land Use) of the Municipal Code. Said code provisions include, but are not limited to the following: Amending the landscaping standards for clarification purposes and to add flexibility in acceptable types of landscaping, groundcover, and substitute landscaping to account for drought conditions; updating privacy provisions to better protect and mitigate views into private recreation areas on adjacent properties; requiring anti-graffiti provisions (e.g., crawling vines) for public facing perimeter walls; establishing maximum building height requirements for multifamily residential buildings when adjacent to R-1 (Single-Family Residential) zoned property; updating standards that pertain to enhancement of pedestrian areas in and along public right-of-ways (sidewalk areas and building frontages); incorporating clear building design standards that require a minimum number of architectural components that may be selected from a provided list of exterior finishes; and requiring enhancements to all building elevations ("4-sided architecture") for new mixed use buildings with at least two-thirds residential.

*Goal H-2: Housing supply to accommodate housing needs at all affordability levels.* The proposed Amendment, in part, will update Municipal Code Chapter 9.32 (Procedures and Hearings) to include "no net loss" provisions and findings for certain land use actions, in accordance with Government

Code Sections 66300 and 65863, which ensures the City of Garden Grove's Housing Element sites inventory can accommodate its share of the RHNA (Regional Housing Needs Allocation) by income level, which includes affordable housing to lower- and moderate-income households, throughout the planning period. The Amendment is consistent with the goals and objectives of Program 8 (Residential Sites Inventory and Monitoring of No Net Loss) in the Housing Element, which requires the City to establish "No Net Loss" provisions and establish a process for compliance. The addition of a new chapter (Chapter 9.60) in Title 9 of the Municipal Code, titled "Special Housing Regulations", containing and consolidating special regulations pertaining specifically to housing development projects, including projects for affordable housing, is also proposed, which, in part, specifies provisions, consistent with State housing law, for residential density bonus, affordable housing regulatory agreements, and dwelling unit protection regulations (Senate Bill 330). The proposed Amendment is also consistent with the goals and objectives of Program 17 (Zoning Code Update), which requires the City to make amendments to the Municipal Code to remove development standard constraints and to meet State law requirements. The proposed Amendment, in part, will achieve this objective by updating various sections of Chapter 9.08 (Single-Family Residential Development Standards), Chapter 9.12 (Multifamily Residential Development Standards), Chapter 9.16 (Commercial, Office Professional, Industrial, and Open Space Development Standards), and Chapter 9.18 (Mixed Use Regulations and Development Standards) to allow various forms of affordable housing for lower-income households, which include transitional and supportive housing, "Supportive Housing for the Homeless", Single Room Occupancy (SRO), and Low-Barrier Navigation Centers, as permitted uses by right within specified zones, consistent with State housing laws. Facilitating the approval of affordable housing projects, the proposed Amendment also establishes new provisions under the new Municipal Code Chapter 9.60 (Special Housing Regulations), which include, in part, provisions specifying the findings required for disapproval of housing development projects, including additional findings required for affordable housing projects, consistent with the Housing Accountability Act (Gov't Code §65589.5).

*Policy H-2.3: Provide density bonuses and other financial and regulatory incentives to facilitate the development of affordable housing.* Pursuant to the proposed Amendment, the City's residential density bonus regulations will be updated to be consistent with the current State Density Bonus Law and consolidated into a single section in the Code. The Amendment also supports the provision of a variety of types of housing, densities, and for all income levels. The proposed Amendment is consistent with the goals and objectives of Program 17 (Zoning Code Update), which requires the City to make amendments to the Municipal Code to remove development standard constraints and to meet State law requirements. The proposed Amendment,



in part, will achieve this objective by updating various sections of Chapter 9.08 (Single-Family Residential Development Standards), Chapter 9.12 (Multifamily Residential Development Standards), Chapter 9.16 (Commercial, Office Professional, Industrial, and Open Space Development Standards), and Chapter 9.18 (Mixed Use Regulations and Development Standards) to allow various forms of affordable housing for lower-income households, which include transitional and supportive housing, "Supportive Housing for the Homeless", Single Room Occupancy (SRO), and Low-Barrier Navigation Centers, as permitted uses by right within specified zones, consistent with State housing laws. Facilitating the approval of affordable housing projects, the proposed Amendment also establishes new provisions under the new Municipal Code Chapter 9.60 (Special Housing Regulations), which include, in part, provisions specifying the findings required for disapproval of housing development projects, including additional findings required for affordable housing projects, consistent with the Housing Accountability Act (Gov't Code §65589.5).

*Goal H-3: A range of available housing types, densities, and affordability levels to meet diverse community needs. Policy H-3.1: Maintain land use policies and regulations that create capacity for development of a range of residential development types that can fulfill local housing needs, including accessory dwelling units, low-density single-family uses, moderate-density townhomes and middle housing, higher-density apartments and condominiums, senior housing, and mixed-use projects. Policy H-3.2: Provide adequate sites to encourage housing development that will meet the needs of all income groups. Policy H-4.1: Review and adjust residential development standards, regulations, ordinances, departmental processing procedures, and residential fees related to rehabilitation and construction to determine the constraints on housing development.* The proposed Amendment is consistent with the goals and objectives of Program 16 (Objective Design and Development Standards) and Program 17 (Zoning Code Update) of the Housing Element. The proposed Amendment, in part, will establish objective design standards that inspire quality design, while also providing clear expectations for applicants, decision makers, and residents. The updates and new Code provisions strive to meet the State's goals, in part, to facilitate the production of housing, and affordable housing in particular. The Amendment supports the provision of a variety of types of housing, densities, and for all income levels, which include, but are not limited to, affordable housing, transitional and supportive housing, "Supportive Housing for the Homeless", and Single Room Occupancy (SRO) housing. Furthermore, the proposed Amendment, in part, will update Municipal Code Chapter 9.32 (Procedures and Hearings) to include "no net loss" provisions and findings for certain land use actions, in accordance with Government Code Sections 66300 and 65863, which ensures the City of Garden Grove's Housing Element sites inventory can accommodate its share

of the RHNA (Regional Housing Needs Allocation) by income level, which includes affordable housing to lower- and moderate-income households, throughout the planning period. The Amendment is consistent with the goals and objectives of Program 8 (Residential Sites Inventory and Monitoring of No Net Loss) in the Housing Element, which requires the City to establish "No Net Loss" provisions and establish a process for compliance. The addition of a new chapter (Chapter 9.60) in Title 9 of the Municipal Code, titled "Special Housing Regulations", containing and consolidating special regulations pertaining specifically to housing development projects, including projects for affordable housing, is also proposed, which, in part, specifies provisions, consistent with State housing law, for residential density bonus, affordable housing regulatory agreements, and dwelling unit protection regulations (Senate Bill 330).

*Policy H-4.3: Monitor State and federal housing-related legislation, and update City plans, ordinances, and processes pursuant to such legislation to remove or reduce governmental constraints.* In recent years, several State housing laws have been adopted in order to ease local government constraints on housing development, including affordable housing. The proposed FZA will implement and ensure the Land Use Code and the City's review of housing development projects is consistent and compliant with these State housing laws, including, but not limited to: the State Density Bonus Law (Government Code sections 65915, *et. seq.*); the Housing Accountability Act (Government Code section 65589.5); the Housing Crisis Act of 2019 (Government Code section 66300); the Not Net Loss Law (Government Code section 65863); and the Housing Element Law (Government Code sections 65580, *et. seq.*).

*Policy H-5.4: Broaden the accessibility and availability of housing to special needs residents such as the homeless, disabled, developmentally disabled, elderly, large households, families with children, and female-headed households.* The proposed Amendment is consistent with the objectives of Program 13 (Special Needs Housing), which, in part, requires the City to evaluate its standards, prioritize projects that include special needs housing, ensure code provisions for transitional and supportive housing are consistent with State law, and to ensure affordable housing for lower-income households, such as transitional and supportive housing, are subject to the same approval requirements, development standards, and restrictions that apply to other residential dwellings of the same type in the same zone, which shall be determined by the City based upon the predominant characteristics of the use. The proposed Amendment, in part, will include code updates and changes to ensure the City of Garden Grove's Land Use Code is consistent with all applicable State housing laws in regards to the provision of housing for special needs residents through transitional and supportive housing, "Supportive Housing for the Homeless", and Single Room Occupancy (SRO)

housing. Per State law, the Amendment will achieve the following objectives, which include but are not limited to: Specifying that transitional and supportive housing are permitted in residential zoning districts subject to the same approval requirements, development standards, and restrictions that apply to other residential dwellings of the same type in the same zone; allowing "Supportive Housing for the Homeless" as a permitted use by right in the R-2 and R-3 zones and certain mixed use zones, subject to certain requirements (Section 9.60.070); allowing Single Room Occupancy (SRO) as a permitted use by right in the R-3 zone and certain mixed use zones and establishing new SRO regulations and development standards (Section 9.12.050); and allowing Low-Barrier Navigation Centers as a permitted use by right within the Emergency Shelter Overlay Zone and certain mixed use zones. The proposed Amendment is also consistent with the objectives of Program 23 (Reasonable Accommodation) of the Housing Element, which, in part, requires the City to prepare a formalized process for Reasonable Accommodation requests. The proposed Amendment will update Chapter 9.32 (Procedures and Hearings) adding specific procedures for review and consideration of requests for reasonable accommodation in the provision of housing consistent with state and federal fair housing laws.

2. The Amendment will promote the public interest, health, safety and welfare.

The proposed Amendment will promote the public interest, health, safety, and welfare by implementing recent updates to the City's General Plan Housing Element and Land Use Element and to ensure the City of Garden Grove's Land Use Code is consistent with all applicable State housing laws, including, but not limited to, the Housing Accountability Act, the Housing Crisis Act, the State Density Bonus Law, and the Housing Element Law. In addition, the proposed FZA are intended to: Clarify existing provisions in the Municipal Code, applicable to housing developments and landscaping requirements; respond to challenges with existing mixed-use development standards; establish objective design standards that inspire quality design; and provide clear expectations for applicants, decision makers, and residents. The proposed updated and new code provisions will foster and be consistent with various goals, policies, and objectives of the Housing Element and Land Use Element which, in part, aim to:

- Preserve, maintain, and enhance housing and neighborhoods citywide;
- Ensure 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;
- Support the production of housing citywide that is affordable to lower- and moderate-income households consistent with the policies and targets set forth in the Housing Element;

- Support development of multi-family housing that provides a diversity of densities, types, and prices that meet the needs of all household income levels;
- Require that the design of multi-family housing in mixed-use areas and on major corridors provide a buffer between the corridor and lower-density residential areas;
- Require attractive side and rear facades and landscaping on multi-family housing and mixed-use structures to improve the streetscape and create a visual transition to lower-density residential areas; and
- Broaden the accessibility and availability of housing to special needs residents such as the homeless, disabled, developmentally disabled, elderly, large households, families with children, and female-headed households.

INCORPORATION OF FACTS AND FINDINGS SET FORTH IN STAFF REPORT:

In addition to the foregoing the Planning Commission incorporates herein by this reference, the facts and reasons set forth in the staff report.

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. Amendment No. A-035-2022 possesses characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.32.030.D.1 (Code Amendment).
2. The Planning Commission recommends that the City Council approve Amendment No. A-035-2022 and adopt an Ordinance implementing the amendments to Title 9 of the Garden Grove Municipal Code described in Exhibits A-G attached hereto, along with non-substantive revisions recommended by City Staff.

Adopted this 1st day of September 2022

ATTEST:

/s/ JOSH LINDSAY  
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 September 1, 2022, by the following vote:

AYES:	COMMISSIONERS:	(4)	ARESTEGUI, CUNNINGHAM, LINDSAY, SOEFFNER
NOES:	COMMISSIONERS:	(0)	NONE
ABSENT:	COMMISSIONERS:	(3)	LEHMAN, PEREZ, RAMIREZ

/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 September 22, 2022.

***Amend Section 9.04.030 – Authority as follows:*****9.04.030 Authority**

Review Authorities. The development review process involves the participation of the following:

A. Planning Commission.

1. The Planning Commission is created pursuant to the provisions of Title 7, Division 1, Chapter 3 of the State of California [Government Code](#) and of Section [2.24.020](#) of the Garden Grove Municipal Code.
2. The Planning Commission is governed by the regulations provided in Sections [2.24.030](#) through [2.24.100](#) of the Garden Grove Municipal Code, and performs the duties stated in those sections.
3. The powers of the Planning Commission are indicated in Section [9.32.030](#).

B. City Manager or Designee. The City Manager or designee shall perform the duties and functions provided in this code, in addition to the day to day and long range management of the City's land use staff. ~~Wherever and provision of Title the vests authority or responsibility in the Department Director, the Department Director shall be deemed the City Manager's designee.~~

C. Zoning Administrator.

1. The Zoning Administrator and Deputy Zoning Administrator shall be appointed by the City Manager in accordance with Sections [2.08.090](#) and [2.08.100](#) of the municipal code.
2. The Zoning Administrator shall perform those functions established by state law and city ordinance, and shall conduct meetings in accordance with Section 2.24.130 of the municipal code.

D. Planning Coordinating Committee.

1. The Planning Coordinating Committee shall be composed of ~~two sections, the Technical Review Board and the Environmental Review Board.~~

~~a. The Technical Review Board shall be composed of~~ representatives from departments who have responsibility for analyzing and commenting on the technical merits of a development project. The City Manager or designee shall determine the membership of the Technical Review Board.

~~b. The Environmental Review Board shall consist of the planning services manager, the engineering services manager, and a third member appointed by the City Manager or designee. The Environmental Review Board shall conduct an environmental assessment of each project and determine the proper environmental process to follow, in accordance with the California Environmental Quality Act and with this title.~~

2. The Planning Coordinating Committee shall be responsible for reviewing proposed development projects for their technical merits and compliance with zoning, building, fire and other applicable state and local codes.
3. The Planning Coordinating Committee shall review all project-related issues and coordinate the recommendations and conditions of approval from the City departments.

E. City Council.

1. The powers of the City Council are indicated in Section [9.32.030](#).
2. The City Council shall be the final appeal body regarding any land use action.

***Amend Section 9.04.060.C to include the following new and replacement definitions:***

“Department Director” means the City’s Director of Economic and Community Development or other individual designated by the City Manager to supervise the City’s Community Development department, or his or her designee.

“Low-barrier navigation center” refers to a Housing First, low-barrier, service-enriched shelter focused on moving individuals experiencing homelessness into permanent housing and connecting them to services. A “low barrier navigation center” includes any facility that meets the definition and requirements set forth in Sections 65660 and 65662 of the Government Code or any similar facility owned by the City, regardless of whether it strictly meets the definition and requirements set forth in Sections 65660 and 65662 of the Government Code.

“Open Space, Active” is open space that is used for sports, exercise, or active play. It can include amenities such as playgrounds, exercise machines, or athletic fields.

“Open Space, Passive” is open space that is not specifically created for physical activities but can used for relaxing and sitting. They are designed for use in unstructured or informal ways and can include amenities such as benches, picnic tables, or BBQ grills.

“Playing courts” means a paved or other hard-finished or gravel surface developed specifically for sports use, such as a tennis court, basketball court, or bocce ball court.

“Single room occupancy (SRO)” means a type of residential building containing five or more individual dwelling units, together with common kitchen, dining, and social areas, and where each individual unit is intended for occupancy by no more than two persons due to the size of each unit, which typically ranges from 150 to 400 square feet and contains no more than two rooms, and which complies fully with the use regulations and development standards set forth in Section 9.12.050 (Single Room Occupancy Use Regulations and Development Standards).

“Supportive housing” has the same meaning as defined in Section 65582 of the Government Code and is housing with no limit on length of stay, that is occupied by the “target population,” and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. The “target population” for purposes of supportive housing is defined in Section 65582 of the Government Code and refers to persons with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated youth, families, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

“Supportive housing for the homeless” has the same meaning as defined in Section 50675.14 of the Health and Safety Code and is a form of affordable permanent supportive housing specifically serving homeless individuals or youths. The “target population” for purposes of supportive housing for the homeless is defined in Section 50675.14 of the Health and Safety Code and consists of persons,

including persons with disabilities, and families who are “homeless,” as that term is defined by Section 11302 of Title 42 of the United States Code, who currently reside in a supportive housing project and were “homeless” when approved for tenancy in the supportive housing project in which they currently reside, or who are “homeless youth,” as that term is defined by paragraph (2) of subdivision (e) of Section 12597 of the Government Code.

“Transitional housing” has the same meaning as defined in Section 65582 of the Government Code and means buildings configured as rental housing developments but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.



## CHAPTER 9.08 SINGLE-FAMILY RESIDENTIAL DEVELOPMENT STANDARDS

**Section 9.08.020.030 is hereby amended to read as follows:**

### Section 9.08.020.030, Table 1, City of Garden Grove Land Use Matrix

Zones Uses	R-1
<b>Residential</b>	
...	
Supportive Housing <sup>1</sup> , <del>Residential Group Living – 6 Persons or Less</del>	P
Transitional Housing <sup>1</sup> , <del>Residential Group Living – 6 Persons or Less</del>	P
...	

1. Transitional and supportive housing are permitted in residential zoning districts subject to the same approval requirements, development standards, and restrictions that apply to other residential dwellings of the same type in the same zone, which shall be determined by the City based upon the predominant characteristics of the use.

**Section 9.08.030.020 is hereby amended to read as follows:**

### Section 9.08.030.020.C.2 Planned Unit Development

C. Limitations on the Planned Unit Development. The planned unit development is intended to be applied only to those areas that are large enough to allow for overall planning and design in sufficient detail to achieve greater values and amenities than those achieved by less flexible provisions regulating the successive development of individual lots by numerous different owners. Limitations on use are as follows:

1. Flexibility is provided where land may be designed and developed as a unit by taking advantage of site planning techniques that produce an environment that is compatible with existing or potential development of the surrounding neighborhood.
2. Planned unit development procedures shall apply only to those individual sites having a net area of five acres or more for commercial or industrial development and ~~three-one~~ acres for residential developments. If the project is mixed use development with residential, commercial, office or industrial, then the five acre minimum site area shall apply.
3. The proposed development shall be in conformity with all elements of the General Plan, and any other ordinances of the City.
4. Conformity to related ordinances of the City is required where subdivision into individual lots or the dedication of any streets is involved. Any such procedures shall be processed concurrently with PUD ordinance procedures.
5. Any violation of any planned unit development regulation shall be a misdemeanor penalized pursuant to Section [1.04.010](#) and Chapter [9.32](#) of this code.

**Section 9.08.030.060 is hereby amended to read as follows:**

**Section 9.08.030.060 ~~Density Bonuses and Other Incentives for Affordable Housing~~Reserved**

~~A.— Purpose and Intent. The California Legislature has determined that the provision of affordable housing for moderate, lower and very low income individuals and senior citizens, and childcare facilities are of primary importance in the state, and must be encouraged at the local level. The purpose of this section is to establish a methodology pursuant to state law providing incentives to developers proposing affordable housing to the community.~~

~~B.— Applicability. This section shall apply to all housing developments, as defined in this section, consisting of five or more units, unless the City Council makes a finding that the bonus and incentives are not needed to achieve affordability.~~

~~C.— Definitions. As used in this section, the following words and phrases shall have the following meanings:~~

~~1. “Child care facility” means a child day care facility, other than a family day care home, including, but not limited to, infant centers, preschools, extended day care facilities, and school age child care centers.~~

~~2. “Concession or incentive” means:~~

~~a. A reduction in site development standards or a modification of zoning code requirements or architectural design requirements that exceed the minimum building standards approved by the State Building Standards Commission as provided in Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code, and that result in, including, but not limited to, a reduction in setback and square footage requirements and in the ratio of vehicular parking spaces that would otherwise be required that results in identifiable, financially sufficient, and actual cost reductions; or~~

~~b. Approval of mixed use zoning in conjunction with a housing project if commercial, office, industrial, or other land uses will reduce the cost of a housing development and if the commercial, office, industrial, or other land uses are compatible with a housing project and the existing or planned development in the area, including the City’s General Plan, where a proposed housing project will be located; or~~

~~c. Other regulatory incentives or concessions proposed by the applicant or the City that result in identifiable, financially sufficient, and actual cost reductions.~~

~~d. This subdivision shall not require the City to provide direct financial incentives or publicly owned land for the housing development, or to waive fees or dedication requirements.~~

~~3. “Density bonus” means a density increase of at least 20% (unless the applicant elects a lower percentage) over the otherwise maximum allowable residential density under the applicable zoning ordinance and land use element of the General Plan for housing developments meeting the criteria of subsection D.1.a.i—iii, of at least five percent for housing developments meeting the criteria of subsection D.1.a.iv (unless the applicant elects a lower percentage), and of at least 15% for housing developments that entail a land donation meeting the criteria of subsection D.1.b (unless the applicant elects a lower percentage).~~

~~a. The amount of the density bonus to which an applicant is entitled shall vary according to the amount by which the percentage of affordable housing units provided exceeds the percentage established in subsection D. For each one percent increase above 10% in the percentage of units affordable to low income households, the density bonus shall be increased by 1.5% up to a maximum of 35%. For each one percent increase above five percent in the percentage of units affordable to very low income households, the density bonus shall be increased by 2.5% up to a maximum of 35%. For each one percent increase above 10% of the percentage of units affordable to moderate income households, the density bonus shall be increased by one percent up to a maximum of 35%. When calculating the number of permitted density bonus units, any calculation resulting in fractional units shall be rounded to the next higher whole number. The density bonus units shall not be included in the maximum total when determining the number of target units required to qualify for a density bonus.~~

~~b. Each housing development is entitled to only one density bonus, which may be selected based on the percentage for either very low income target units, low income target units, moderate income target units, or the project’s status as a senior citizen housing development. Density bonuses from more than one category may not be combined.~~

~~c. The following table summarizes the above information:~~

~~Density Bonus Summary Table~~

Target Group	Minimum %Target Units	Bonus Granted	Additional Bonus for Each 1% Increase in Target Units	% Target Units Required for Maximum 35% Bonus
Very Low Income	5%	20%	2.5%	11%
Low Income	10%	20%	1.5%	20%
Moderate Income (Condo or PUD Only)	10%	5%	1%	40%
Senior Citizen Housing Development	100%	20%	—	—

4. ~~“Developer” means the legal or equitable owner, or authorized representative, of any lot or parcel within the City who intends to develop such lot in compliance with the provisions of this section.~~

5. ~~“Housing development” means one or more groups of projects for residential units constructed in the planned development of the City. “Housing development” also includes a subdivision or a planned unit development or condominium project, as defined in Civil Code Section 1351, approved by the City and consists of residential units or unimproved residential lots and either a project to substantially rehabilitate and convert an existing commercial building to residential use, or the substantial rehabilitation of an existing multifamily dwelling, as defined in subdivision (d) of Government Code Section 65863.4, where the result of the rehabilitation would be a net increase in available residential units. For the purpose of calculating a density bonus, the residential units do not have to be based upon individual subdivision maps or parcels. The density bonus shall be permitted in geographic areas of the housing development other than the areas where the units for the lower income households are located. The location of units, whether target units or non-restricted units, shall be in conformance with the specific plan, or other zoning regulations, as applicable. Nothing in this chapter shall be construed to require the granting of a density bonus for the construction of multifamily housing in single-family residential zoning districts.~~

6. ~~“Target unit” means a dwelling unit within a housing development that will be reserved for sale or rent to, and is made available at an affordable rent or affordable ownership cost to, very low, low, or moderate income households, or is a unit in a senior citizen housing development.~~

7. ~~“Very low income households, low income households, and moderate income households” means persons or families whose income does not exceed the qualifying limit in Section 50050 et seq., of the California Health and Safety Code.~~

8. ~~“Senior housing” means either a person 62 years of age or older, or 55 years of age or older in a senior citizen housing development as defined in Section 51.3 of the California Civil Code.~~

D. ~~Grant of Density Bonus.~~

1. ~~Developer shall be entitled to a density bonus, provided the developer enters into a density bonus housing agreement with the City pursuant to subsection I in which the developer covenants to do one of the following:~~

a. ~~To construct the housing development with at least one of the following:~~

i. ~~At least 10% of the total units of the housing development reserved for lower income households; or~~

ii. ~~At least five percent of the total units of the housing development reserved for very low income households; or~~

iii. ~~A senior citizen housing development; or~~

iv. ~~At least 10% of the total units of a newly constructed condominium project or planned development as target units affordable to moderate income households.~~

b. ~~To donate land to the City as provided for in this subsection. Nothing in this subsection shall be construed to enlarge or diminish the authority of the City to require a developer to donate land as a condition of development. An applicant shall be eligible for the increased density bonus described in this subsection if all of the following conditions are met:~~

i. ~~The applicant donates and transfers the land no later than the date of approval of the final subdivision map, parcel map, or residential development application.~~

- ~~ii.—The development acreage and zoning classification of the land being transferred are sufficient to permit construction of units affordable to very low income households in an amount not less than 10% of the number of residential units of the proposed development.~~
- ~~iii.—The transferred land is at least one acre in size or of sufficient size to permit development of at least 40 units, has the appropriate General Plan designation, is appropriately zoned for development as affordable housing, and is or will be served by adequate public facilities and infrastructure. The land shall have appropriate zoning and development standards to make the development of the affordable units feasible. No later than the date of approval of the final subdivision map, parcel map, or of the residential development, the transferred land shall have all of the permits and approvals, other than building permits, necessary for the development of the very low income housing units on the transferred land, except that the City may subject the proposed development to subsequent design review to the extent authorized by subdivision (i) of Government Code Section 65583.2 if the design is not reviewed by the City prior to the time of transfer.~~
- ~~iv.—The transferred land and the affordable units shall be subject to a deed restriction ensuring continued affordability of the units consistent with paragraphs (1) and (2) of subdivision (c) of Government Code Section 65915, which shall be recorded on the property at the time of dedication.~~
- ~~v.—The land is transferred to the City or to a housing developer approved by the City. The City may require the applicant to identify and transfer the land to the developer.~~
- ~~vi.—The transferred land shall be within the boundary of the proposed development or, if the City agrees, within one quarter mile of the boundary of the proposed development.~~
- ~~2.—When an applicant agrees to construct a housing development that conforms to the requirements of subsection D.1 and includes a child care facility that will be located on the premises of, as part of, or adjacent to, the project, unless it finds, based upon substantial evidence, that the community has adequate child care facilities, the City shall grant either:~~
  - ~~a.—An additional density bonus that is an amount of square feet of residential space that is equal to or greater than the amount of square feet in the child care facility; or~~
  - ~~b.—An additional concession or incentive that contributes significantly to the economic feasibility of the construction of the child care facility;~~
  - ~~c.—As a condition of approval of a housing development, the applicant shall ensure that the following occur:~~
    - ~~i.—The child care facility shall remain in operation for a period of time that is as long as or longer than the period of time during which the density bonus units are required to remain affordable pursuant to subsection F.~~
    - ~~ii.—of the children who attend the child care facility, the children of very low income households, lower income households, or families of moderate income shall equal a percentage that is equal to or greater than the percentage of dwelling units that are required for very low income households, lower income households, or families of moderate income pursuant to subsection D.~~
    - ~~iii.—Developer shall also agree to continue affordability of all density bonus units for very low income households, low income households, and moderate income households for the timeframes established in subsection G.~~
- ~~E.—Required Concessions or Incentives.~~
  - ~~1.—A developer may submit a proposal to the City for the specific concessions or incentives that the developer requests pursuant to this section, and may request a meeting with the City. The City shall grant the concession or incentive requested by the developer, unless the City makes a written finding, based on substantial evidence, of either of the following:~~
    - ~~a.—The concessions or incentives are not required in order to provide affordable housing costs as defined in Section 50052.5 of the California Health and Safety Code or for rents for the targeted units to be set as specified in subsection D.3.~~
    - ~~b.—The concession or incentive would have a specific adverse impact, as defined in Government Code Section 65589.5, subdivision (d), paragraph (2), upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low and moderate income households.~~
  - ~~2.—The developer shall receive the following number of concessions or incentives:~~

- a. ~~One incentive or concession for projects that include at least 10% of the total units for low-income households, at least five percent for very low-income households, or at least 10% for persons and families of moderate income in a condominium or planned development.~~
- b. ~~Two incentives or concessions for projects that include at least 20% of the total units for low-income households, at least 10% for very low-income households, or at least 20% for persons and families of moderate income in a condominium or planned development.~~
- c. ~~Three incentives or concessions for projects that include at least 30% of the total units for low-income households, at least 15% for very low-income households, or at least 30% for persons and families of moderate income in a condominium or planned development.~~
- d. ~~The following table summarizes the above information:~~

Concessions/Incentives Summary Table

Target Group	-	Target Units	-
Very Low Income	5%	10%	15%
Low Income	10%	20%	30%
Moderate Income (Condo or PUD Only)	10%	20%	30%
Maximum Incentive(s)/Concession(s)	1	2	3

Note: ~~A concession or incentive may be requested only if an application is also made for a density bonus.~~

3. ~~Notwithstanding any other site development standards or zoning code requirements set forth in this code, upon request of the developer, the City shall grant a reduction in the vehicular parking ratio, inclusive of handicapped and guest parking, to at least the following ratios:~~

- a. ~~Zero to one bedrooms: one onsite parking space.~~
- b. ~~Two to three bedrooms: two onsite parking spaces.~~
- c. ~~Four and more bedrooms: two and one-half parking spaces.~~
- d. ~~If the total number of parking spaces required for a development is other than a whole number, the number shall be rounded up to the next whole number. For purposes of this section, a development may provide "onsite" parking through tandem parking or uncovered parking, but not through on-street parking.~~
- F. ~~Waiver or Modification. Developers may seek a waiver or modification of development standards that have the effect of precluding the construction of a housing development meeting the criteria of subsection D.1.a at the densities or with the concessions or incentives permitted by the section. The developer shall show that the waiver or modification is necessary to make the housing units economically feasible.~~

#### G. ~~Continued Affordability and Development Standards.~~

1. ~~Lower income and very low income target units shall remain affordable to the designated group for a period of 30 years, or a longer period of time if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program. Rental units targeted for lower income households shall be affordable at a rent that does not exceed 30% of 60% of the area median income as determined pursuant to Section 50079.5 of the California Health and Safety Code. Rental units targeted for very low income households shall be affordable at a rent that does not exceed 30% of 50% of the area median income, as determined pursuant to Section 50105 of the California Health and Safety Code. For sale units targeted for lower or very low income households shall be affordable at a cost that such households can realistically qualify for such units according to standard lending practices, taking into account any subsidies or other financial assistance.~~
2. ~~Moderate income target units shall remain affordable to the initial occupant, which must be persons and families of moderate income, as defined in Health and Safety Code Section 50093. Upon resale, the seller of the unit shall retain the value of any improvements, the down payment, and the seller's proportionate share of appreciation. The City shall recapture its proportionate share of appreciation, which shall then be used within three years for any of the purposes described in subdivision (e) of Health and Safety Code Section 33334.2 that promote homeownership. For purposes of this subdivision, the City's proportionate share of appreciation shall be equal to the percentage by which the initial sale price to the moderate income household was less than the fair market value of the home at the time of initial sale.~~
3. ~~Target units shall be constructed concurrently with non-restricted units or pursuant to a schedule included in the density bonus housing agreement.~~
4. ~~Target units shall be built on site and shall be dispersed within the housing development. The number of bedrooms of the target units shall be equivalent to the bedroom mix of the non-target units of~~



~~the housing development, except that the developer may include a higher proportion of target units with more bedrooms. The design and appearance of the target units shall be compatible with the design of the total housing development. Housing developments shall comply with all applicable development standards, except those that may be modified as provided by this section.~~

~~H.—Application Requirements and Review.~~

~~1.—Preliminary Proposal. A developer shall submit a preliminary proposal for development to determine the means for complying with this section. The preliminary proposal shall be submitted prior to any formal requests for any land use action. All density calculations resulting in fractional units shall be rounded up to the next whole number. The preliminary proposal shall be subject to the same fees and procedural requirements for a preliminary proposal review. Within 60 days of the receipt of a complete written preliminary proposal, the City shall notify the developer, in writing, of the procedures required to comply with this section.~~

~~2.—Formal Application. An application proposing a housing development pursuant to this section shall be submitted with the first application for approval of a housing development and processed concurrently with all other applications required for the housing development. The application shall be submitted on a form prescribed by the City and shall include at least the following information:~~

~~a.—Site plan showing total number of units, number and location of target units, and number and location of proposed density bonus units.~~

~~b.—Level of affordability of target units and proposals for ensuring affordability.~~

~~c.—Description of any requested concession or incentive, waivers or modifications of development standards, or modified parking standards. For all concessions and incentives, except mixed use development, the application shall include evidence that the requested incentives and concessions result in identifiable, financially sufficient, and actual cost reductions. For waivers or modifications of development standards, the application shall show that the waiver or modification is necessary to make the housing units economically feasible and that the development standards will have the effect of precluding the construction of a housing development meeting the criteria of subsection D.1.a at the densities or with the concessions or incentives permitted by this section.~~

~~d.—If a density bonus or concession is requested for a land donation, the application shall show the location of the land to be dedicated and provide evidence that each of the findings included in subsection D.1.b can be made.~~

~~e.—If a density bonus or concession is requested for a child care facility, the application shall show the location and square footage of the child care facilities and provide evidence that each of the findings included in subsection D.1.c can be made.~~

~~3.—In accordance with state law, neither the granting of a concession, incentive, waiver, or modification nor the granting of a density bonus shall be interpreted, in and of itself, to require a General Plan amendment, zoning change, variance, or other discretionary approval.~~

~~4.—An application for a density bonus, incentive, concession, waiver, modification, or revised parking standard pursuant to this section shall be considered by and acted upon by the approval body with authority to approve the housing development. Any decision regarding a density bonus, incentive, concession, waiver, modification, or revised parking standard may be appealed to the City Council.~~

~~5.—Before approving an application for a density bonus, concession or incentive, waiver, or modification, the approval body shall make the following findings:~~

~~a.—If the density bonus is based all or in part on donation of land, the findings included in subsection D.1.b.~~

~~b.—If the density bonus or concession or incentive is based all or in part on the inclusion of a child care facility, the findings included in subsection D.2.~~

~~c.—If the concession or incentive includes mixed use development, the finding included in subsection C.2.b.~~

~~d.—If a waiver or modification is requested, the developer has shown that the waiver or modification is necessary to make the housing units the economically feasible.~~

~~6.—If a request for a concession or incentive is developer has shown that the waiver or modification is necessary to make the housing units otherwise consistent with this section, the approval body may deny a concession or incentive if it makes a written finding, based upon substantial evidence, of either of the following:~~

~~a. The concession or incentive is not required to provide for affordable rents or affordable ownership costs.~~

~~b. The concession or incentive would have a specific adverse impact upon public health or safety or the physical environment or on any real property that is listed in the California Register of Historical Resources, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low and moderate income households. For the purpose of this subsection, "specific adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified, written public health or safety standards, policies, or conditions as they existed on the date that the application was deemed complete.~~

~~7. If a request for a waiver or modification is otherwise consistent with this section, the approval body may deny the waiver or modification if it makes a written finding, based upon substantial evidence, of either of the following:~~

~~a. The waiver or modification is not necessary to make the housing units economically feasible.~~

~~b. The waiver or modification would have a specific adverse impact upon health, safety, or the physical environment, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low and moderate income households. For the purpose of this subsection, "specific adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identifiable, written public health or safety standards, policies, or conditions.~~

~~c. The waiver or modification would have an adverse impact on any real property that is listed in the California Register of Historical Resources.~~

~~8. If a density bonus or concession is based on the provision of child care facilities, the approval body may deny the bonus or concession if it finds, based on substantial evidence, that the City already has adequate child care facilities.~~

~~I. Density Bonus Housing Agreement.~~

~~1. Developers requesting a density bonus shall agree to enter into a density bonus housing agreement with the City. A density bonus housing agreement shall be made a condition of the discretionary planning permits for all housing developments pursuant to this section and shall be recorded as a restriction on any parcels on which the target units or density bonus units will be constructed.~~

~~2. The density bonus housing agreement shall be recorded prior to final or parcel map approval, or, where the housing development does not include a map, prior to issuance of a building permit for any structure in the housing development. The density bonus housing agreement shall run with the land and bind on all future owners and successors in interest.~~

~~3. The density bonus housing agreement shall include, but not be limited to, the following:~~

~~a. The total number of units approved for the housing development, the number, location, and level of affordability of target units, and the number of density bonus units.~~

~~b. Standards for determining affordable rent or affordable ownership cost for the target units.~~

~~c. The location, unit size in square feet, and number of bedrooms of target units.~~

~~d. Provisions to ensure affordability in accordance with subsection I.3.g of this section.~~

~~e. A schedule for completion and occupancy of target units in relation to construction of non-restricted units.~~

~~f. A description of any concessions or incentives or waivers and modifications being provided by the City.~~

~~g. A description of remedies for breach of the agreement by either party. The City may identify tenants or qualified purchasers as third party beneficiaries under the agreement.~~

~~h. Procedures for qualifying tenants and prospective purchasers of target units.~~

~~i. Any other provisions to ensure implementation and compliance with this section.~~

~~4. In the case of for-sale housing developments, the density bonus housing agreement shall include the following conditions governing the sale and use of target units during the applicable use restriction period:~~

~~a. Target units shall be owner-occupied by eligible very low, low, or moderate income households, or by qualified residents in the case of senior citizen housing developments.~~

~~b. The purchaser of each target unit shall execute an instrument approved by the City and to be recorded against the parcel including such provisions as the City may require to ensure continued compliance with this section.~~

~~5. In the case of rental housing developments, the density bonus housing agreement shall provide for the following:~~

~~a. Procedures for establishing affordable rent, filling vacancies, and maintaining target units for eligible tenants;~~

~~b. Provisions requiring verification of household incomes;~~

~~c. Provisions requiring maintenance of records to demonstrate compliance with this subsection.~~

~~6. Density bonus housing agreements for child care facilities and land dedication shall ensure continued compliance with all conditions included in subsections D.2 and 3.~~

**Section 9.08.040.020 is hereby amended to read as follows:**

#### **9.08.040.020 Residential—General Development Standards**

A. Specific development standards for R-1 (Single-Family Residential) zone are in the following table:

**R-1 Development Standards Table**

<b>Placement</b>	<b>R-1</b>
Setbacks Front (1, 2) Side setback (interior)Street side Rear setback (6)	20 ft. 5 ft. 10 ft. 20% of lot depth not to exceed 25 ft. (Main structures—See diagrams for R-1 required rear yards) 5 ft. (detached accessory structures)
Building height Main structure Accessory structure	Not to exceed35 ft. 17 ft.
Lot coverage (3)	50%
Maximum front setback coverage (4)	50%
Lot area per dwelling (minimum)	15,000 sq. ft. 11,000 sq. ft. 9,000 sq. ft. 7,200 sq. ft. 6,000 sq. ft. 5,000 sq. ft.
Minimum lot area per lot per zoneR-1 (15,000 sq. ft.) R-1 (11,000 sq. ft.) R-1 (9,000 sq. ft.) R-1 (7,200 sq. ft.) R-1 (6,000 sq. ft.) R-1 (5,000 sq. ft.)	15,000 sq. ft. 11,000 sq. ft. 9,000 sq. ft. 7,200 sq. ft. 6,000 sq. ft. 5,000 sq. ft.
Lot width interior lots R-1 (15,000 sq. ft.) R-1 (11,000 sq. ft.) R-1 (9,000 sq. ft.) R-1 (7,200 sq. ft.)	100 ft. 90 ft. 75 ft. 60 ft.
R-1 (6,000 sq. ft.)	60 ft.



**R-1 Development Standards Table**

Placement	R-1
R-1 (5,000 sq. ft.)	55 ft.
Corner lots	
R-1 (15,000 sq. ft.)	100 ft.
R-1 (11,000 sq. ft.)	90 ft.
R-1 (9,000 sq. ft.)	75 ft.
R-1 (7,200 sq. ft.)	65 ft.
R-1 (6,000 sq. ft.)	65 ft.
R-1 (5,000 sq. ft.)	55 ft.

1. In no case shall the setback be less than 10 feet.
2. Garages opening directly to the street may be permitted to have an 18-foot setback, but only for properties zoned for 5,000 and 6,000 squarefoot lots, and provided that the garage is equipped with a roll-up garage door. Garages may be permitted with 15-foot setbacks on properties zoned for 5,000 and 6,000 square foot lots if the garage door is perpendicular to the front property line.
3. Lot coverage includes all building and structures (primary and accessory) and required uncovered parking areas, and excludes uncoveredswimming pools and permeable or semi-permeable recreational surface areas.
4. Hardscape percentage includes driveways (except allowed standard driveway in the front yard).
5. Applications for density bonuses may be made as provided for by state law.
6. Also see Section 9.08.040.030.A.1 and 2.a.1.

- A. When two or more buildings are, by definition, considered main buildings, then the front setback requirements shall apply only to the buildings closest to the front lot line.
- B. Any construction occurring on a lot, where said lot abuts a street that has not been fully improved, shall observe all building setbacks from the ultimate right-of-way of the street.
- C. Patios, balconies, landings, porches, stairwells, bay windows and chimneys may not encroach into front or sidestreet setbacks.
- D. Minimum Dwelling Unit Area. Every dwelling unit hereafter constructed shall have a minimum floor area, excluding garages, as specified below:

Number of bedrooms	0	1	2	3 or more
Single-family dwellings	—	750 sq. ft.	900 sq. ft.	1,050 sq. ft.

- E. Exceptions: No efficiency units shall be provided without processing of a planned unit development.
- F. For the purposes of open space provisions, swimming pools, spas, patios, and decks shall be counted as openspace, as well as playing courts provided with clear, permanent barriers that preclude their use as parking areas, excluding above grade decking greater than 30 inches above grade or that could be used as both a patio cover and attached deck.
- G. On corner lots, no attached garage shall be located less than 20 feet from the rear property line and shall be provided with a driveway apron that has a depth a minimum of 20 feet from any adjacent property line.

~~H. Maximum Number of Bathrooms Per Number of Bedrooms:~~

- ~~1. Every dwelling unit hereafter constructed shall provide no more bathrooms than as specified below:~~

Number of sleeping rooms	1	2	3	4	5 or more
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Number of bathrooms	1	2	3	4	4
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~~2.1. At least 50% of the bathrooms provided within a residential unit shall be accessed solely from a public area such as a hallway, living room, family room, or a laundry room, and not directly from a sleeping room.~~

H. Bathrooms. All bathrooms shall be accessed from the interior of a dwelling unit unless the intended use is for providing facilities to serve an existing or proposed swimming pool and/or spa.

I. Interior Standards for Single-Family Residential Units.

1. Bedroom Access

- a. Each bedroom must have its own access to a hallway or communal space, except for junior accessory dwelling units permitted subject to Chapter 9.54 (Accessory Dwelling Units and Junior Accessory Dwelling Units).
- b. No bedroom shall have sole access from another bedroom.

2. Sinks and Wet Bars

- a. Sinks are only permitted in a kitchen, a bathroom(s), a laundry/utility room, and/or as part of a permitted wet bar.
- b. Sinks in a laundry room shall only be a deep utility sink.
- c. No more than one (1) wet bar shall be permitted within a dwelling unit. The wet bar shall be located within an open communal area of the dwelling, such as a living room, family room, or recreation room. For purposes of this Section, a wet bar shall mean an area intended for beverage service only, with a sink with running water but no appliances provided for the preparation of food. A wet bar may include a refrigerator with a storage capacity of no more than 2.6 cubic feet.

J. External Access

- 1. External staircases shall lead only into communal areas. Bedrooms shall not be accessed via an external staircase, except for junior accessory dwelling units permitted subject to Chapter 9.54 (Accessory Dwelling Units and Junior Accessory Dwelling Units).
- 2. Stairwells shall be centrally located within the interior of a dwelling unit.
- 3. Except for a master bedroom that leads to a patio or junior accessory dwelling units permitted subject to Chapter 9.54 (Accessory Dwelling Units and Junior Accessory Dwelling Units), no bedroom shall have a door that leads to an exterior area.

K. Required Parking Area of Enclosed Garages

- 1. Each enclosed garage shall maintain the following minimum interior parking clearance based on the number of cars it is designed to hold. No storage cabinets or mechanical equipment, including, but not limited to water heaters, utility sinks, or washers and dryers, shall encroach into the required parking area.
  - a. 10 feet by 20 feet for a one car garage.
  - b. 20 feet by 20 feet for a two-car garage.

c. 20 feet by 30 feet for a three-car garage.

d. 20 feet by 40 feet for a four-car garage.

2. Each garage shall be equipped with an automatic garage door.

3. Each garage shall maintain the ability to park the required number of vehicles at all times.

#### **9.08.040.030 Special Requirements- R-1 Zone**

- A. All plans for new construction and/or attached or detached additions to properties zoned for, or improved with, single-family residences shall be reviewed for approval by the City Manager or designee. Approval by the City shall be based on the following criteria. Wherein any of these criteria have not been met, the addition shall be denied.
1. All zoning requirements of the R-1 zone are complied with and no variances or waivers are requested.
  2. The architectural style and building materials are compatible with the existing dwelling unit. The roofing shall be the same style, material and design as the main structure.
  3. The total footprint coverage of the main structure, any accessory structure(s), driveways and uncovered parking does not exceed 50% of the total lot area.
  4. All areas designed and/or intended to be used as living or habitable area are integrated into a single, cohesive dwelling unit.
  5. The nature and character of the new construction or addition are consistent with the nature and character of the neighborhood.
- B. Single Story Attached Additions. In addition to the requirements of Section 9.08.040.030.A, single story additions, including covered and/or enclosed patio structures, may be permitted on the lot in accordance with all development standards, except that structures are permitted in the otherwise required rear yard setback area, provided the following conditions are met:
1. Required rear yards shall be a minimum of 20% of the depth of the lot, to a depth not to exceed 25 feet;
  2. Single story attached additions may encroach into the required rear yards to a depth not to exceed 10 feet from the rear property line, provided that:
    - a. Only a single story is added at this depth,
    - b. One thousand square feet of usable open space is maintained in the required rear yard.
    - c. Exemptions: Manufactured aluminum and metal patio covers and non-habitable enclosures, including sunrooms, shall be exempt from the architectural requirements of Section 9.08.040.030.A, provided they are located to the rear or interior side of the main building.
- C. New Two-Story Structures and Two-Story Additions to Single-Family Residences. In addition to the requirements of Section 9.08.040.030.A the following development standards shall apply to all new two-story structures and two-story additions in the R-1 zone.
1. All of the following privacy provisions shall be complied with:

- a. All new two-story windows shall be situated so that they are not directly opposite those windows of adjacent residential dwelling units;
  - b. Window locations shall take into account adjacent property's recreation areas and amenities such as pools, spas, etc.;
  - c. Where conflicts between proposed window locations occur, visual intrusion mitigation measures shall be provided, such as, the use of high windows, wing walls, view obscuring window treatments, window alignments, etc.
- D. Detached Accessory Structures. In addition to the requirements of Section 9.08.040.030.A, all detached accessory structures, constructed on a property used for single-family residential purposes shall comply with all of the following provisions, unless otherwise required by this title:
1. Maximum floor area for any detached accessory structure shall not exceed 800 square feet inside dimension;
  2. No more than three detached accessory structure may be permitted on a lot;
  3. Maximum height of a detached accessory structure shall not exceed one story and 17 feet;
  4. The combined floor area of all detached accessory structures on a lot shall not exceed 1,000 square feet;
  5. One thousand square feet of usable open space shall be maintained in the required rear yard as defined in Section 9.08.040.030.B.1;
  6. The width of any single accessory structure shall not exceed one-half of the width of the lot;
  7. No kitchens or other food preparation appliances or fixtures shall be provided;
  8. Plumbing may be permitted, but in no case shall more than a one-half bathroom (one water closet and one lavatory) be permitted.

Exemptions:

- a. One-story detached accessory structures used as tool sheds, playhouses and similar uses shall be exempt from the architectural requirements contained in Section 9.08.040.030.A, provided any such structure does not exceed 120 square feet of projected roof area and is located to the rear and interior side of the main building.
- b. Accessory dwelling units, including porch and/or patio areas and enclosed parking areas dedicated to the accessory dwelling unit that are within the maximum area for an accessory dwelling unit, shall be exempt from the provisions of this subsection.

9. Interior Standards for Detached Accessory Structures

- a. Detached accessory structures such as workshop spaces, detached garages, or other similar spaces shall not have wall insulation or heating/cooling equipment.
- b. Each wall within a detached accessory structure shall only have one outlet for every ten (10) feet.
- c. Only non-egress windows are allowed within a detached accessory structure.

10. No detached accessory building walls shall be closer than six (6) feet to any main building walls or other accessory building walls on the same lot or building site, and no detached accessory building eaves shall be closer than four (4) feet to any main building eaves or other accessory building eaves on the same lot or building site. When the distance between either the walls or the eaves of a detached accessory building and a main building or living unit are less than specified in this section, the buildings are deemed attached for the purpose of determining setbacks and both must meet the setbacks prescribed for a main building.

- E. Placement of Buildings. Placement of buildings on any lot in the R-1 (Single-Family Residential) zone shall conform to the following:
1. For any lot abutting an alley, no building shall be constructed closer than 15 feet to the centerline of the alley, but in no case closer than 10 feet from the property line.
  2. All new single-family residential units developed in the multiple-family residential (R-2 and R-3) zones or additions to existing single-family residential units in any zone shall conform to the residential standards as prescribed in the single-family development districts.
  3. Single-family residential properties, that do not have an existing two-car garage, may build a new two-car garage that encroaches no more than two feet into the required front yard setback and that meets the following criteria:
    - a. The new garage shall meet all zoning and building codes relative to size and configuration;
    - b. The garage shall be equipped with a roll-up type door.
- F. Height of Towers, Spires and Unique Structures in the R-1 (Single-Family Residential) Zone.
1. Usable floor space may be provided above allowable height for religious institutions, and public, private or parochial schools when employed as a unique structure, tower or spire, subject to a conditional use permit.
  2. Fire or parapet walls, skylights, flagpoles, chimneys, wireless masts and similar structures may be erected above the height limits prescribed if done so in conjunction with the filing of a conditional use permit.
- G. Landscaping in the R-1 (Single-Family Residential) Zone. Landscaping in the required front yard shall cover no less than 50% of that yard.
- H. Driveway Width. Minimum paved access-way width of 16 feet is required when off-street parking for open or garage spaces is located at the rear of a unit. When a new, conforming, garage is proposed to be constructed to the rear of an existing residence, and when the location of that residence interferes with providing the required 16-foot driveway width, the minimum accessway may be reduced to 12 feet with the approval of the City Manager or designee. (2882 § 5, 2017)

**Sections 9.08.040.050 9.08.040.060 are hereby amended to read as follows:**

#### **9.08.040.050 Landscaping—General Provisions**

- A. General landscaping requirements as defined herein shall be provided in all zones.
- B. Parcels zoned or used for single-family purposes shall provide landscaping in all areas not covered by buildings, structures, patios or driveways.

- C. For the purpose of this section, the front yard shall be ~~determined by a line drawn parallel to the front building plane~~defined as the front yard setback. ~~This shall also include any accessory structure such as a garage, if the structure is attached.~~
- D. The following regulations are for maximum coverage of hardscape in the R-1 (Single-Family Residential) zone:
1. The maximum permitted percentage of hardscape coverage in the front yard setback, ~~as defined above~~, shall be 50%. Private sidewalks and walkways are excluded from this 50% so long as they do not exceed a width of five feet.
  2. ~~The front yard area shall be measured from the front building plane to the property lines. In areas where no sidewalks exist, t~~The measurement for the front yard setback shall be from the front building plane to the back of sidewalk or street dedication line. The public parkway  
Any area between the curb and sidewalk that is in a street or sidewalk dedication must be fully landscaped, except for a standard driveway.
  3. ~~Sidewalks fronting the property should not be included in the calculations of the front yard; however, parkways or that area between the frontage, sidewalk and the street curb shall be specifically included in the calculated front yard.~~
- E. All developed properties shall be required to be in compliance with the provisions of this subsection when any building additions of one or more square feet are proposed.
- F. It is not the intent of this section to require identical landscape materials or landscape designs for all developments. Where existing mature landscaping is in good, healthful condition, every effort shall be made to retain and to incorporate said landscaping into the overall landscape theme.
- G. The hearing body may, through the site plan review procedure, modify the requirements with consideration to the size and species of trees used, and may require landscaping in excess of the minimum area specified for a proposed development in order to achieve a superior project.
- H. Adjacent uses shall be considered when designing landscaping to mitigate the negative impacts of parking areas, activities, storage, or structures by appropriate screening measures.
- I. Every effort shall be made to provide landscaping that is compatible with neighboring uses.
- J. All unpaved areas shall be planted with an effective combination of trees, grass berms, ground-cover, lawn, shrubbery and/or approved dry decorative landscape material.

**9.08.040.060 Landscaping Requirements**

All landscaping shall comply with the landscape water efficiency provisions where applicable. When conflicts between general landscape requirements and the landscape water efficiency requirements found in this section and the *Guidelines* exist, the landscape water efficiency requirements shall have priority.

- A. Minimums. All required landscaped setback areas, including front, ~~rear~~, side, side street, and landscaped areas within parking lots, shall meet the requirements prescribed herein.
- B. Percentage. Ten percent of all parking areas for nonresidential uses permitted in the R-1 (Single-Family Residential) zone, excluding required setbacks and building footprints, shall be landscaped.
- C. Parking Lot Landscaping.
  - 1. Size. For parking facilities, a variety of tree sizes is required for every 10 parking spaces. Trees must be a minimum of 15-gallons diameter with a one-inch caliper trunk, eight feet in height with a two-and-one-half-foot head or larger. These trees may be grouped or clustered and shall conform to the matrix of plant materials established by the City Manager or designee.
  - 2. Street Frontage. One 24-inch box tree of a two-and-one-quarter-inch caliper trunk diameter, 10 feet in height, and a five-foot head is required for every 30- 20 feet of street frontage. (These trees may be grouped or clustered.) All trees shall be placed within a root barrier per city of Garden Grove street tree planting detail specifications.
  - 3. Area. Minimum landscaped area that may be counted is 24 square feet.
- D. Trees.
  - 1. No trees shall be planted under any eave, overhang or balcony.
  - 2. All trees in landscape planters 10 feet in width or less shall be provided with tree root barricades.
- E. Tree Numbers.
  - 1. Parking area—One per eight spaces
  - 2. Street setbacks—One per 20 -linear feet
  - ~~3. Balance of site—One per 600 square feet (less parking area building).~~
- F. Tree Size. Forty percent of the trees on a site shall consist of minimum size 24-inch box, and the remaining 60 percent shall be of minimum size 15 gallons.

<b>Total site:</b>	-	-	-	-
48"	36"	24" <u>box</u>	15 gallons	Other
10%	10%	15% <u>40%</u>	60%	5%

G. Tree Staking.

1. All trees shall be double staked in accordance with City standards.

HG. Planter Width. ~~1.—Minimum width of finger planter is three feet, inside clear dimens~~ The  
~~m~~Minimum width of all planters ~~shall be is~~ three feet clear, interior dimensions, not inclusive of  
retaining curb or wall.

IH. Shrubbery.

~~1.—Fifty percent (50%) of all required shrubs shall be a minimum size of five (5) gallons at time of~~  
~~planting.~~

JH. Groundcover.

1. Live groundcover shall be planted and maintained where shrubbery is not sufficient to  
cover exposed soil. Mulch may be used in place of groundcover where groundcover will not  
grow or where groundcover will cause harm to other plants, but not more than 30 percent of  
the groundcover area shall have the mulch substitute.-

2. All areas required to be landscaped shall be covered with turf, non-deciduous  
groundcover or other types of plantings. Artificial turf may be used as a groundcover within the  
R-1 (Single-Family Residential) zone, provided the turf allows for penetration of irrigation and  
stormwater runoff.-

~~2.—All plant spacing shall be as indicated by the landscape architect according to the latest-~~  
~~standards as adopted by the American Society of Landscape Architects, as described in~~  
~~subsection N (Substitute Landscaping), below.-~~

3. Groundcover spacing. Groundcover plants shall~~ould~~be planted at a density and spacing  
necessary for them to become well established and provide surface coverage within~~eighteen-~~  
~~(18) months of planting.~~

KI. Paved Areas. Only those portions that are required by municipal code or by site plan to be  
used directly for parking spaces, aisles, refuse storage areas, drives or walkways shall be paved. All  
other areas not needed for the above shall be landscaped. Patios may be paved.

LJ. Excess of Minimum Areas—Authority. The hearing body may require landscaping in excess of  
the minimum area specified for a proposed development, provided that the additional landscaping is  
necessary to:

1. Screen adjacent objectionable uses, parking areas, activities, storage or structures that  
could cause a negative impact on new development based on aesthetics, noise, odors, etc.; or
2. Provide landscaping that is compatible with neighboring uses; or
3. Screen the use from neighboring negative impacts such as traffic, outside storage, etc.

MK. Landscape Plans.



1. Each landscape plan shall be compatible with the shape and topography of the site and the architectural characteristics of the structure(s) on the site.
2. Each landscape plan shall be compatible with the character of adjacent landscaping, provided the quality of the adjacent landscaping meets the standard of these guidelines.
3. Each landscape plan shall illustrate a concern for design elements such as balance, scale, texture, form and unity.
4. Each landscape plan shall address the functional aspects of landscaping such as drainage, erosion prevention, wind barriers, provisions for shade and reduction of glare.
5. Each landscape plan shall demonstrate a concern for solar access, including exposure and shading of window areas and solar panels.
6. Landscaping shall be used to relieve solid, unbroken elevations and to soften continuous wall expanses.
7. The applicant must submit a planting inventory and plan of existing planting materials on a development site that are to be retained. Every effort shall be taken to ensure that mature existing landscaping is utilized as part of the development plan. A landscaping retention program shall be approved by action of the hearing body, at its discretion.

NE. Substitute Landscaping.

1. Materials such as crushed rock, decomposed granite, redwood chips, pebbles and stone may ~~not~~ be used in lieu of live plant materials for up to 30 percent of the required landscape coverage area, ~~although their limited use may be approved by the hearing body through the site plan review process~~. Artificial plants and synthetic groundcovers are prohibited, except where allowed within the R-1 (Single-Family Residential) zone, subject to the following standards:
  - a. Artificial turf ~~is shall be~~ permitted, provided it complies within the front and rear yards and shall comply with the following:
    - i. ~~—~~Artificial turf shall have a minimum eight-year “No Fade” warranty.
    - ii. ~~—~~Artificial turf shall be installed by a licensed professional and shall be installed pursuant to manufacturer’s requirements, except if the artificial turf is installed by the homeowner. The homeowner shall be required to follow the manufacturer’s specifications for installation.
    - iii. ~~—~~Artificial turf shall be installed and maintained to effectively simulate the appearance of a well-maintained lawn. The turf shall be maintained in a green fadeless condition and shall be maintained free of weeds, debris, tears, holes, and impressions.
    - iv. ~~—~~The use of indoor or outdoor plastic or nylon carpeting as a replacement of artificial turf or natural turf shall be prohibited. No rubber infill is permitted.
    - v. Artificial shrubs, flowers, trees, and vines in lieu of living plant material shall be prohibited.
    - vi. ~~—~~Areas of living plant material (i.e., flower beds, tree wells, etc.) shall be included in the overall landscape design when installing artificial turf. Living plant

material shall include shrubs, vines, trees, and flowering groundcovers and shall constitute a minimum of 25 percent% of the landscape area.-

vi. —Artificial turf shall be separated from flower beds by a concrete mow strip, bender board, or other barriers acceptable to the City ~~in order~~ to prevent intrusion of living plant material into the artificial turf.

viii. —Artificial turf in front yards shall be limited to 75 percent5% of required landscape area and shall not be installed in parkways.

QM. Screening.

1. Landscaping shall be required to screen storage areas, trash enclosures, public utilities, freeways, highways and other similar land uses or elements that do not contribute to the enhancement of the surrounding area. Where plants are required for screening, such screening shall consist of the use of evergreen shrubs and/or trees closely spaced. Berming is suggested as an effective screening measure for parking lots and where adjacent site areas are contiguous to street frontages. Such berming with planting shall not exceed 36 inches above the highest adjacent curb.
2. Perimeter landscaping adjacent to the property lines is required in parking areas. Planter area curbs shall be used in place of wheel stops.

PN. Separation.

1. All landscaping shall be separated from parking and vehicular circulation areas by a raised, continuous six-inch Portland cement concrete curb.
2. Other materials that accomplish the same purpose may be approved by the hearing body through the site plan review process.
- ~~3. —All trees shall be staked in accordance with standards maintained by the City Manager or designee.~~

QQ. Arterial Site Entries.

1. Unless otherwise delineated, all developments having a contiguous property line to a primary or secondary arterial highway shall observe a 15-foot setback that shall be landscaped. All other non-arterial highways shall observe a 10-foot setback, unless otherwise delineated by the governing zone.
2. Landscaping at major entry points are considered the focal points for landscaping emphasis, and shall contain a variety of trees, flowers and shrubs with special concern for visibility and safety.
3. No landscaping material other than trees shall exceed a height of 36 inches above the highest adjacent curb at street entrances and parking lot accessway intersections.
4. ~~No berming~~ with or without landscaping materials, at street entrances and parking lot accessway intersections, shall exceed a total height of 36 inches above the highest adjacent curb.
5. All trees whether singularly placed or placed on clusters shall not inhibit standard visibility parameters.

6. Parking may be designed to overhang landscaped areas. Maximum permitted overhang is two feet where planter areas have a minimum dimension of five feet or more. Otherwise, concrete wheel stops shall be installed. Any broken or damaged wheel stops shall be replaced.

**RP.** Landscaping and Irrigation Plans Required. Landscape and irrigation plans shall be required for all projects requiring approval by the hearing body and to which the landscape water efficiency provisions apply, except for individual homeowners on single-family or multifamily residential lots that have a total project landscape area, including pools or other water features, but excluding hardscape that is less than 5,000 square feet. Such plans shall be submitted for discretionary approval to the hearing body. Said plans shall be prepared in accordance with requirements and standards established pursuant to this chapter and the *Guidelines* (specifically refer to sections on landscape design plan and irrigation design plan).

**SQ.** In addition to the above, the following are requirements that shall apply to the landscape design plan and are more fully explained in the *Guidelines* (Appendix 1, Title 9):

1. Any plants may be used in the landscape, providing the estimated applied water use recommended does not exceed the maximum applied water allowance, and that the plants meet the specifications set forth in this section.
2. Plants having similar water use shall be grouped together in distinct hydrozones.
3. Plants shall be selected appropriately based upon their adaptability to the climatic, geologic and topographical conditions of the site. Protection and preservation of native species and natural areas are encouraged. The planting of trees is encouraged wherever it is consistent with the other provisions of this section. To encourage the efficient use of water, the following are highly recommended for inclusion in the landscape design plan:
  - a. The Sunset Western Climate Zone System which takes into account temperature, humidity, elevation, terrain, latitude, and varying degrees of continental and marine influence on local climate;
  - b. The horticultural attributes of plants (i.e., mature plant size, invasive surface roots) to minimize damage to property or infrastructure (e.g., buildings, sidewalks, and power lines); and
  - c. The solar orientation of the site and how plant placement will maximize summer shade and winter solar gain.

**IR.** Irrigation Requirements.

1. All landscaped areas shall be provided with an approved irrigation system that meets the requirements of this section and the *Guidelines*. An irrigation design plan meeting the design criteria in the *Guidelines* shall be submitted as part of the landscape documentation package for those projects subject to the landscape water efficiency provisions in Section 9.08.040.055.A.
2. Irrigation shall be performed in conformance with city ordinances and with water conservation practices.

**US.** System Design. For the efficient use of water, an irrigation system shall meet all the requirements listed in the *Guidelines* under Section 2.5, Irrigation Design Plan, and the manufacturers recommendations. The irrigation system and its related components shall be planned and designed to allow for proper installation, management, and maintenance. An irrigation design

plan meeting the design criteria of the *Guidelines* shall be submitted as part of the landscape documentation package.

**VF.** In addition to the above, the following are requirements that shall apply to the landscape design plan.

1. Irrigation Design Criteria.

- a. Runoff and Overspray. Soil types and infiltration rate shall be considered when designing irrigation systems. All irrigation systems shall be designed to avoid runoff, low-head drainage, overspray or other similar conditions where irrigation water flows onto non-targeted areas, such as adjacent property, non-irrigated areas, hardscapes (walks, etc.), roadways or structures.
- b. Special attention shall be given to avoid runoff on slopes and to avoid overspray on narrow and irregularly shaped areas, including turf, less than eight feet in width in any direction. Such narrow and irregularly shaped areas shall be irrigated with subsurface irrigation or a low volume overhead irrigation system.
- c. Irrigation Efficiency.
  - i. For applicable landscape installations or rehabilitation projects subject to Section 9.08.040.055.A, the estimated applied water use allowed for the landscaped areas shall not exceed the MAWA calculated using an ET adjustment factor of 0.7, except for special landscaped areas where the MAWA is calculated using an ET adjustment factor of 1.0; or the design of the landscaped areas shall otherwise be shown to be equivalently water-efficient in a manner acceptable to the City; as provided in the *Guidelines*.
  - ii. Irrigation of all landscaped areas shall be conducted in a manner conforming to the rules and requirements, and shall be subject to penalties and incentives for water conservation and water waste prevention as determined and implemented by the water services division, or as mutually agreed by the water services division and the local agency.
  - iii. The project applicant shall understand and implement the requirements in the City of Garden Grove Water Conservation Ordinance.
- d. Equipment. The *Guidelines* provide design criteria for irrigation equipment in Section 2.5 “Irrigation Design Plan.”

2. Recycled Water.

- a. At such time as recycled water is available, the installation of recycled water irrigation systems (dual distribution systems) shall be required to allow for the current and future use of recycled water.
- b. Irrigation systems shall make use of recycled water unless a written exemption has been granted by the local water agency, stating that recycled water meeting all health standards is not available and will not be available in the foreseeable future.
- c. The recycled water irrigation systems shall be designed and operated in accordance with all local and state codes.

3. Irrigation Design Plan Specifications. Irrigation systems shall be designed to be consistent with hydrozones. Hydrozone areas shall be designated by number, letter, or other designation

on both the Irrigation Design Plan and the Landscape Design Plan. The irrigation design plan shall be separate from, but use the same format as, the landscape design plan. The scale shall be the same as that used for the landscape design plan. The irrigation design plan at a minimum, shall contain:

- a. Location and size of separate water meters for the landscape;
  - b. Location, type and size of all components of the irrigation system, including controllers, main and lateral lines, valves, sprinkler heads, moisture sensing devices, rain switches, quick couplers and backflow prevention devices;
  - c. Static water pressure at the point of connection to the public water supply;
  - d. Flow rate (gallons per minute), application rate (inches per hour), and design operating pressure (psi) for each station;
  - e. Irrigation schedule parameters necessary to program smart timers specified in the landscape design;
  - f. The following statement: “I have complied with the Landscape Water Efficiency Provisions and the design criteria in the *Guidelines* and applied them accordingly for the efficient use of water in the irrigation design plan”; and
  - g. The signature of a California-licensed landscape professional.
4. Maximum Applied Water Allowance. A project’s maximum applied water allowance shall be calculated in a manner acceptable to the City, as provided in the *Guidelines*.
5. Irrigation Schedules. For the efficient use of water, all irrigation schedules shall be developed, managed, and evaluated to utilize the minimum amount of water required to maintain plant health. Irrigation schedules shall meet the following criteria:
- a. Irrigation scheduling shall be regulated by automatic irrigation controllers.
  - b. Overhead irrigation shall be scheduled in accordance with the local water purveyors (City of Garden Grove, Water Services Division) Water Conservation Ordinance. Operation of the irrigation system outside the normal watering window is allowed for auditing and system maintenance.
6. Certificate of Completion.
- a. Landscape project installation shall not proceed until the landscape documentation package has been approved by the City and any ministerial permits required are issued.
  - b. The project applicant shall notify the City at the beginning of the installation work and at intervals, as necessary, for the duration of the landscape project work to schedule all required inspections.
  - c. Certification of completion of the landscape project shall be obtained through a certificate of use and occupancy or a permit final. The requirements for the final inspection and permit closure include submittal of:
    - i. A landscape installation certificate of completion in the form included as Appendix D in the *Guidelines*, which shall include: (1) certification by a landscape professional that the landscape project has been installed per the approved landscape documentation package; and (2) the following statement: “The landscaping has been installed in substantial conformance with the design plans,

and complies with the City of Garden Grove Landscape Water Efficiency Provisions.”

ii. Documentation of the irrigation scheduling parameters used to set the controller.

iii. An irrigation audit report from a certified irrigation auditor, documentation of enrollment in regional or local water purveyors water conservation programs, and/or documentation that the MAWA and EAWU information for the landscape project has been submitted to the local water purveyor, may be required at the option of the City.

## CHAPTER MULTIFAMILY RESIDENTIAL DEVELOPMENT STANDARDS

Section 9.12.020.03 is hereby amended as follows:

### Section 9.12.020.030, Table 1, City of Garden Grove Land Use Matrix

**Table 1: City of Garden Grove Land Use Matrix**

Uses	Zones	
	R-2	R-3
<b>Residential</b>		
Accessory Buildings and Structures	I*	I*
Agricultural Growing and Produce Stand	P	P
Boarding/Lodging	C	C
Child Day Care Center	C	C
Community Care Facility, Residential		
6 Persons or Less	P	P
7 Persons or More	—	C
Cottage Food Operation	P*	P*
Duplex or Triplex	P*	P*
Family Day Care Home (1—14 Children)	P*	P*
Home Occupations (Disabled)	P*	P*
Intermediate Care Facility	—	C
Limited Multiple Family Dwelling	P	P
Mail Address/Business Tax Certificate	P*	P*
Mobile Home Park	—	P*
Multiple Family Dwelling	P	P
Residential Care Facility for the Elderly (RCFE)		
6 Persons or Less	P	P
7 Persons or More	—	C
Single-Family Dwelling	P	P
<u>Single Room Occupancy (SRO)</u>	<u>—</u>	<u>P</u>
Skilled Nursing Facility	—	C
Small Lot Subdivision	P*	P*
Supportive Housing <sup>1</sup>	<u>P</u>	<u>P</u>
<u>Residential Apartments</u>	<u>P</u>	<u>P</u>
<u>Residential Group Living</u>		
<u>6 persons or Less</u>	<u>P</u>	<u>P</u>
<u>7 persons or More</u>	<u>C</u>	<u>C</u>

<u>Supportive Housing for the Homeless<sup>2</sup></u>	<u>P</u>	<u>P</u>
Transitional Housing <sup>1</sup>	<u>P</u>	<u>P</u>
<del>Residential Apartments</del>	<del>P</del>	<del>P</del>
<del>Residential Group Living</del>		
<del>6 persons or Less</del>	<del>P</del>	<del>P</del>
<del>7 persons or More</del>	<del>C</del>	<del>C</del>

1. Transitional and supportive housing are permitted in residential zoning districts subject to the same approval requirements, development standards, and restrictions that apply to other residential dwellings of the same type in the same zone, which shall be determined by the City based upon the predominant characteristics of the use.

2. Subject to the requirements of subsection B. of Section 9.60.070.

**Section 9.12.030.020 is hereby amended to read as follows:**

#### **Section 9.12.030.020.C.2 Planned Unit Development**

C. Limitations on the Planned Unit Development. The planned unit development is intended to be applied only to those areas that are large enough to allow for overall planning and design in sufficient detail to achieve greater values and amenities than those achieved by less flexible provisions regulating the successive development of individual lots by numerous different owners. Limitations on use are as follows:

1. Flexibility is provided where land may be designed and developed as a unit by taking advantage of site planning techniques that produce an environment that is compatible with existing or potential development of the surrounding neighborhood.
2. Planned unit development procedures shall apply only to those individual sites having a net area of five acres or more for commercial or industrial development and ~~three-one~~ acres for residential developments. If the project is mixed use development with residential, commercial, office or industrial, then the five acre minimum site area shall apply.
3. The proposed development shall be in conformity with all elements of the General Plan, and any other ordinances of the City.
4. Conformity to related ordinances of the City is required where subdivision into individual lots or the dedication of any streets is involved. Any such procedures shall be processed concurrently with PUD ordinance procedures.
5. Any violation of any planned unit development regulation shall be a misdemeanor penalized pursuant to Sections [1.04.010](#) and [9.32.020](#) of this code.

**Section 9.12.030.070 is hereby amended to read as follows:**

#### **Section 9.12.030.070 ~~Density Bonuses and Other Incentives for Affordable Housing~~Reserved**

~~A. Purpose and Intent. The California Legislature has determined that the provision of affordable housing for moderate, lower and very low income individuals and senior citizens, and childcare facilities are of primary importance in the State, and must be encouraged at the local level. The purpose of this section is to establish a methodology pursuant to state law providing incentives to developers proposing affordable housing to the community.~~

~~B. Applicability. This section shall apply to all housing developments, as defined in this section, consisting of five or more units, unless the City Council makes a finding that the bonus and incentives are not needed to achieve affordability.~~



~~C.—Definitions. As used in this section, the following words and phrases shall have the following meanings:~~

~~1.—“Child care facility” means a child day care facility, other than a family day care home, including, but not limited to, infant centers, preschools, extended day care facilities, and school age child care centers.~~

~~2.—“Concession or incentive” means:~~

~~a.—A reduction in site development standards or a modification of zoning code requirements or architectural design requirements that exceed the minimum building standards approved by the State Building Standards Commission as provided in Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code, and that result in, including, but not limited to, a reduction in setback and square footage requirements and in the ratio of vehicular parking spaces that would otherwise be required that results in identifiable, financially sufficient, and actual cost reductions; or~~

~~b.—Approval of mixed use zoning in conjunction with a housing project if commercial, office, industrial, or other land uses will reduce the cost of a housing development and if the commercial, office, industrial, or other land uses are compatible with a housing project and the existing or planned development in the area, including the City’s General Plan, where a proposed housing project will be located; or~~

~~c.—Other regulatory incentives or concessions proposed by the applicant or the City that result in identifiable, financially sufficient, and actual cost reductions.~~

~~d.—This subdivision shall not require the City to provide direct financial incentives or publicly owned land for the housing development, or to waive fees or dedication requirements.~~

~~3.—“Density bonus” means a density increase of at least 20% (unless the applicant elects a lower percentage) over the otherwise maximum allowable residential density under the applicable zoning ordinance and land use element of the General Plan for housing developments meeting the criteria in subsection D.1.a.i—iii, of at least five percent for housing developments meeting the criteria of subsection D.1.a.iv (unless the applicant elects a lower percentage), and of at least 15% for housing developments that entail a land donation meeting the criteria of subsection D.1.b (unless the applicant elects a lower percentage).~~

~~a.—The amount of the density bonus to which an applicant is entitled shall vary according to the amount by which the percentage of affordable housing units provided exceeds the percentage established in subsection D. For each one percent increase above 10% in the percentage of units affordable to low income households, the density bonus shall be increased by 1.5 percent up to a maximum of 35%. For each one percent increase above five percent in the percentage of units affordable to very low income households, the density bonus shall be increased by 2.5 percent up to a maximum of 35%. For each one percent increase above 10% of the percentage of units affordable to moderate income households, the density bonus shall be increased by one percent up to a maximum of 35%. When calculating the number of permitted density bonus units, any calculation resulting in fractional units shall be rounded to the next higher whole number. The density bonus units shall not be included in the maximum total when determining the number of target units required to qualify for a density bonus.~~

~~b.—Each housing development is entitled to only one density bonus, which may be selected based on the percentage for either very low income target units, low income target units, moderate income target units, or the project’s status as a senior citizen housing development. Density bonuses from more than one category may not be combined.~~

~~c.—The following table summarizes the above information:~~

**Density Bonus Summary Table**

<b>Target Group</b>	<b>Min. % Target Units</b>	<b>Bonus Granted</b>	<b>Additional Bonus for Each 1% Increase in Target Units</b>	<b>% Target Units Required for Max. 35% Bonus</b>
<b>Very Low Income</b>	5%	20%	2.5%	11%
<b>Low Income</b>	10%	20%	1.5%	20%

Moderate Income (Condo or PUD Only)	10%	5%	4%	40%
Senior Citizen Housing Development	100%	20%	—	—

4. ~~“Developer” means the legal or equitable owner, or authorized representative, of any lot or parcel within the City who intends to develop such lot in compliance with the provisions of this section.~~

5. ~~“Housing development” means one or more groups of projects for residential units constructed in the planned development of the City. “Housing development” also includes a subdivision or a planned unit development or condominium project, as defined in Civil Code Section 1351, approved by the City and consists of residential units or unimproved residential lots and either a project to substantially rehabilitate and convert an existing commercial building to residential use, or the substantial rehabilitation of an existing multifamily dwelling, as defined in subdivision (d) of Government Code Section 65863.4, where the result of the rehabilitation would be a net increase in available residential units. For the purpose of calculating a density bonus, the residential units do not have to be based upon individual subdivision maps or parcels. The density bonus shall be permitted in geographic areas of the housing development other than the areas where the units for the lower income households are located. The location of units, whether target units or non-restricted units, shall be in conformance with the specific plan, or other zoning regulations, as applicable. Nothing in this chapter shall be construed to require the granting of a density bonus for the construction of multifamily housing in single-family residential zoning districts.~~

6. ~~“Target unit” means a dwelling unit within a housing development that will be reserved for sale or rent to, and is made available at an affordable rent or affordable ownership cost to, very low, low, or moderate income households, or is a unit in a senior citizen housing development.~~

7. ~~“Very low income households, low income households, and moderate income households” means persons or families whose income does not exceed the qualifying limit in Section 50050 et seq., of the California Health and Safety Code.~~

8. ~~“Senior housing” means either a person 62 years of age or older, or 55 years of age or older in a senior citizen housing development as defined in Section 51.3 of the California Civil Code.~~

#### ~~D. Grant of Density Bonus.~~

1. ~~Developer shall be entitled to a density bonus, provided the developer enters into a density bonus housing agreement with the City pursuant to subsection I in which the developer covenants to do one of the following:~~

a. ~~To construct the housing development with at least one of the following:~~

i. ~~At least 10% of the total units of the housing development reserved for lower income households; or~~

ii. ~~At least five percent of the total units of the housing development reserved for very low income households; or~~

iii. ~~A senior citizen housing development; or~~

iv. ~~At least 10% of the total units of a newly constructed condominium project or planned development as target units affordable to moderate income households.~~

b. ~~To Donate Land to the City as Provided for in This Subsection. Nothing in this subsection shall be construed to enlarge or diminish the authority of the City to require a developer to donate land as a condition of development. An applicant shall be eligible for the increased density bonus described in this subsection if all of the following conditions are met:~~

i. ~~The applicant donates and transfers the land no later than the date of approval of the final subdivision map, parcel map, or residential development application.~~

ii. ~~The development acreage and zoning classification of the land being transferred are sufficient to permit construction of units affordable to very low income households in an amount not less than 10% of the number of residential units of the proposed development.~~

iii. ~~The transferred land is at least one acre in size or of sufficient size to permit development of at least 40 units, has the appropriate General Plan designation, is appropriately zoned for development as affordable housing, and is or will be served by adequate public facilities and infrastructure. The land shall have appropriate zoning and development standards to make the development of the affordable units~~

feasible. No later than the date of approval of the final subdivision map, parcel map, or of the residential development, the transferred land shall have all of the permits and approvals, other than building permits, necessary for the development of the very low income housing units on the transferred land, except that the City may subject the proposed development to subsequent design review to the extent authorized by subdivision (i) of Government Code Section 65583.2 if the design is not reviewed by the City prior to the time of transfer.

iv. The transferred land and the affordable units shall be subject to a deed restriction ensuring continued affordability of the units consistent with paragraphs (1) and (2) of subdivision (c) of Government Code Section 65915, which shall be recorded on the property at the time of dedication.

v. The land is transferred to the City or to a housing developer approved by the City. The City may require the applicant to identify and transfer the land to the developer.

vi. The transferred land shall be within the boundary of the proposed development or, if the City agrees, within one-quarter mile of the boundary of the proposed development.

2. When an applicant agrees to construct a housing development that conforms to the requirements of subsection D.1 and includes a child care facility that will be located on the premises of, as part of, or adjacent to, the project, unless it finds, based upon substantial evidence, that the community has adequate child care facilities, the City shall grant either:

a. An additional density bonus that is an amount of square feet of residential space that is equal to or greater than the amount of square feet in the child care facility; or

b. An additional concession or incentive that contributes significantly to the economic feasibility of the construction of the child care facility;

c. As a condition of approval of a housing development, the applicant shall ensure that the following occur:

i. The child care facility shall remain in operation for a period of time that is as long as or longer than the period of time during which the density bonus units are required to remain affordable pursuant to subsection F.

ii. Of the children who attend the child care facility, the children of very low income households, lower income households, or families of moderate income shall equal a percentage that is equal to or greater than the percentage of dwelling units that are required for very low income households, lower income households, or families of moderate income pursuant to subsection D.

iii. Developer shall also agree to continue affordability of all density bonus units for very low income households, low income households, and moderate income households for the timeframes established in subsection G.

#### E. Required Concessions or Incentives.

1. A developer may submit a proposal to the City for the specific concessions or incentives that the developer requests pursuant to this section, and may request a meeting with the City. The City shall grant the concession or incentive requested by the developer, unless the City makes a written finding, based on substantial evidence, of either of the following:

a. The concessions or incentives are not required in order to provide affordable housing costs as defined in Section 50052.5 of the California Health and Safety Code or for rents for the targeted units to be set as specified in subsection D.3.

b. The concession or incentive would have a specific adverse impact, as defined in Government Code Section 65589.5, subdivision (d), paragraph (2), upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low and moderate income households.

2. The developer shall receive the following number of concessions or incentives:

a. One incentive or concession for projects that include at least 10% of the total units for low income households, at least five percent for very low income households, or at least 10% for persons and families of moderate income in a condominium or planned development.

b. ~~Two incentives or concessions for projects that include at least 20% of the total units for low-income households, at least 10% for very low-income households, or at least 20% for persons and families of moderate income in a condominium or planned development.~~

c. ~~Three incentives or concessions for projects that include at least 30% of the total units for low-income households, at least 15% for very low-income households, or at least 30% for persons and families of moderate income in a condominium or planned development.~~

d. ~~The following table summarizes the above information:~~

**Concessions/Incentives Summary Table**

<b>Target Group</b>	<b>Target Units</b>		
Very Low Income	5%	10%	15%
Low Income	10%	20%	30%
Moderate Income (Condo or PUD Only)	10%	20%	30%
Maximum Incentive(s)/Concession(s)	1	2	3

**Note:** ~~A concession or incentive may be requested only if an application is also made for a density bonus.~~

3. ~~Notwithstanding any other site development standards or zoning code requirements set forth in this code, upon request of the developer, the City shall grant a reduction in the vehicular parking ratio, inclusive of handicapped and guest parking, to at least the following ratios:~~

a. ~~Zero to one bedrooms: one onsite parking space.~~

b. ~~Two to three bedrooms: two onsite parking spaces.~~

c. ~~Four and more bedrooms: two and one-half parking spaces.~~

d. ~~If the total number of parking spaces required for a development is other than a whole number, the number shall be rounded up to the next whole number. For purposes of this section, a development may provide "onsite" parking through tandem parking or uncovered parking, but not through on-street parking.~~

F. ~~Waiver or Modification. Developers may seek a waiver or modification of development standards that have the effect of precluding the construction of a housing development meeting the criteria of subsection D.1.a at the densities or with the concessions or incentives permitted by the section. The developer shall show that the waiver or modification is necessary to make the housing units economically feasible.~~

G. ~~Continued Affordability and Development Standards.~~

1. ~~Lower income and very low income target units shall remain affordable to the designated group for a period of 30 years, or a longer period of time if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program. Rental units targeted for lower income households shall be affordable at a rent that does not exceed 30% of 60% of the area median income as determined pursuant to Section 50079.5 of the California Health and Safety Code. Rental units targeted for very low income households shall be affordable at a rent that does not exceed 30% of 50% of the area median income, as determined pursuant to Section 50105 of the California Health and Safety Code. For sale units targeted for lower or very low income households shall be affordable at a cost that such households can realistically qualify for such units according to standard lending practices, taking into account any subsidies or other financial assistance.~~

2. ~~Moderate income target units shall remain affordable to the initial occupant, which must be persons and families of moderate income, as defined in Health and Safety Code Section 50093. Upon resale, the seller of the unit shall retain the value of any improvements, the down payment, and the seller's proportionate share of appreciation. The City shall recapture its proportionate share of appreciation, which shall then be used within three years for any of the purposes described in subdivision (e) of Health and Safety Code Section 33334.2 that promote homeownership. For purposes of this subdivision, the City's proportionate share of appreciation shall be equal to the percentage by which the initial sale price to the moderate income household was less than the fair market value of the home at the time of initial sale.~~

3. ~~Target units shall be constructed concurrently with non-restricted units or pursuant to a schedule included in the density bonus housing agreement.~~

4. ~~Target units shall be built on site and shall be dispersed within the housing development. The number of bedrooms of the target units shall be equivalent to the bedroom mix of the non-target units of~~

~~the housing development, except that the developer may include a higher proportion of target units with more bedrooms. The design and appearance of the target units shall be compatible with the design of the total housing development. Housing developments shall comply with all applicable development standards, except those that may be modified as provided by this section.~~

~~H. Application Requirements and Review.~~

~~1. Preliminary Proposal. A developer shall submit a preliminary proposal for development to determine the means for complying with this section. The preliminary proposal shall be submitted prior to any formal requests for any land use action. All density calculations resulting in fractional units shall be rounded up to the next whole number. The preliminary proposal shall be subject to the same fees and procedural requirements for a preliminary proposal review. Within 60 days of the receipt of a complete written preliminary proposal, the City shall notify the developer, in writing, of the procedures required to comply with this section.~~

~~2. Formal Application. An application proposing a housing development pursuant to this section shall be submitted with the first application for approval of a housing development and processed concurrently with all other applications required for the housing development. The application shall be submitted on a form prescribed by the City and shall include at least the following information:~~

~~a. Site plan showing total number of units, number and location of target units, and number and location of proposed density bonus units.~~

~~b. Level of affordability of target units and proposals for ensuring affordability.~~

~~c. Description of any requested concession or incentive, waivers or modifications of development standards, or modified parking standards. For all concessions and incentives, except mixed-use development, the application shall include evidence that the requested incentives and concessions result in identifiable, financially sufficient, and actual cost reductions. For waivers or modifications of development standards, the application shall show that the waiver or modification is necessary to make the housing units economically feasible and that the development standards will have the effect of precluding the construction of a housing development meeting the criteria of subsection D.1.a at the densities or with the concessions or incentives permitted by this section.~~

~~d. If a density bonus or concession is requested for a land donation, the application shall show the location of the land to be dedicated and provide evidence that each of the findings included in subsection D.1.b can be made.~~

~~e. If a density bonus or concession is requested for a child care facility, the application shall show the location and square footage of the child care facilities and provide evidence that each of the findings included in subsection D.1.c can be made.~~

~~3. In accordance with state law, neither the granting of a concession, incentive, waiver, or modification nor the granting of a density bonus shall be interpreted, in and of itself, to require a General Plan amendment, zoning change, variance, or other discretionary approval.~~

~~4. An application for a density bonus, incentive, concession, waiver, modification, or revised parking standard pursuant to this section shall be considered by and acted upon by the approval body with authority to approve the housing development. Any decision regarding a density bonus, incentive, concession, waiver, modification, or revised parking standard may be appealed to the City Council.~~

~~5. Before approving an application for a density bonus, concession or incentive, waiver, or modification, the approval body shall make the following findings:~~

~~a. If the density bonus is based all or in part on donation of land, the findings included in subsection D.1.b.~~

~~b. If the density bonus or concession or incentive is based all or in part on the inclusion of a child care facility, the findings included in subsection D.2.~~

~~c. If the concession or incentive includes mixed use development, the finding included in section C.2.b.~~

~~d. If a waiver or modification is requested, the developer has shown that the waiver or modification is necessary to make the housing units the economically feasible.~~

~~6. If a request for a concession or incentive is developer has shown that the waiver or modification is necessary to make the housing units otherwise consistent with this section, the approval body may deny~~



~~a concession or incentive if it makes a written finding, based upon substantial evidence, of either of the following:~~

~~a. The concession or incentive is not required to provide for affordable rents or affordable ownership costs.~~

~~b. The concession or incentive would have a specific adverse impact upon public health or safety or the physical environment or on any real property that is listed in the California Register of Historical Resources, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low and moderate income households. For the purpose of this subsection, "specific adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified, written public health or safety standards, policies, or conditions as they existed on the date that the application was deemed complete.~~

~~7. If a request for a waiver or modification is otherwise consistent with this section, the approval body may deny the waiver or modification if it makes a written finding, based upon substantial evidence, of either of the following:~~

~~a. The waiver or modification is not necessary to make the housing units economically feasible.~~

~~b. The waiver or modification would have a specific adverse impact upon health, safety, or the physical environment, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low and moderate income households. For the purpose of this subsection, "specific adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identifiable, written public health or safety standards, policies, or conditions.~~

~~c. The waiver or modification would have an adverse impact on any real property that is listed in the California Register of Historical Resources.~~

~~8. If a density bonus or concession is based on the provision of child care facilities, the approval body may deny the bonus or concession if it finds, based on substantial evidence, that the City already has adequate child care facilities.~~

~~I. Density Bonus Housing Agreement.~~

~~1. Developers requesting a density bonus shall agree to enter into a density bonus housing agreement with the City. A density bonus housing agreement shall be made a condition of the discretionary planning permits for all housing developments pursuant to this section and shall be recorded as a restriction on any parcels on which the target units or density bonus units will be constructed.~~

~~2. The density bonus housing agreement shall be recorded prior to final or parcel map approval, or, where the housing development does not include a map, prior to issuance of a building permit for any structure in the housing development. The density bonus housing agreement shall run with the land and bind on all future owners and successors in interest.~~

~~3. The density bonus housing agreement shall include, but not be limited to, the following:~~

~~a. The total number of units approved for the housing development, the number, location, and level of affordability of target units, and the number of density bonus units.~~

~~b. Standards for determining affordable rent or affordable ownership cost for the target units.~~

~~c. The location, unit size in square feet, and number of bedrooms of target units.~~

~~d. Provisions to ensure affordability in accordance with subsection I.3.g of this section.~~

~~e. A schedule for completion and occupancy of target units in relation to construction of non-restricted units.~~

~~f. A description of any concessions or incentives or waivers and modifications being provided by the City.~~

~~g. A description of remedies for breach of the agreement by either party. The City may identify tenants or qualified purchasers as third party beneficiaries under the agreement.~~

~~h. Procedures for qualifying tenants and prospective purchasers of target units.~~

~~i. Any other provisions to ensure implementation and compliance with this section.~~

~~4. In the case of for sale housing developments, the density bonus housing agreement shall include the following conditions governing the sale and use of target units during the applicable use restriction period:~~

- ~~a. Target units shall be owner-occupied by eligible very low, low, or moderate income households, or by qualified residents in the case of senior citizen housing developments.~~
- ~~b. The purchaser of each target unit shall execute an instrument approved by the City and to be recorded against the parcel including such provisions as the City may require to ensure continued compliance with this section.~~
- ~~5. In the case of rental housing developments, the density bonus housing agreement shall provide for the following:~~
  - ~~a. Procedures for establishing affordable rent, filling vacancies, and maintaining target units for eligible tenants.~~
  - ~~b. Provisions requiring verification of household incomes.~~
  - ~~c. Provisions requiring maintenance of records to demonstrate compliance with this subsection.~~
- ~~6. Density bonus housing agreements for child care facilities and land dedication shall ensure continued compliance with all conditions included in subsections D.2 and 3.~~

**Sections 9.12.040.010 through 9.12.040.060 are hereby amended to read:**

### **9.12.040.010 Multifamily Residential—General Requirement**

The following general requirements pertain to all ~~residential properties~~ zoned ~~property~~ R-2 and R-3 and shall be determined to be minimal requirements, unless stated as maximum by this code:

#### **A. ~~A.~~ Setbacks**

- 1. ~~4.~~ Every required setback shall be open and unobstructed from the ground to the sky, aside from landscaping, or unless otherwise specified.
- 2. ~~2.~~ No setback or open space provided around any building for the purpose of complying with the provisions of this section shall be considered as providing a setback or open space for any other building or on which a building is to be erected.

#### **B. ~~B.~~ Modification of Required Front Yard Setbacks on Lots Fronting on the Curves of Cul-de-Sacs or Knuckles.**

- 1. ~~4.~~ The required front setbacks may be reduced by up to one-half where:
  - a. ~~a.~~ The street pattern of a subdivision includes lots fronting upon cul-de-sac turnarounds or knuckle widenings at right angles or approximate right-angle turns in a street; and
  - b. ~~b.~~ Where cul-de-sac or knuckle designs create a ~~greater~~ street width wider than the city adopted standard, resulting in reduced depth of the lots fronting the cul-de-sac or knuckle widening.
- 2. ~~2.~~ The required front setback may be reduced to not less than one-half of the required front setbacks for the zone in which the property is located when the lot line that represents the depth of the lot intersects any portion of the arc formed by the constant radius of a cul-de-sac or knuckle.

#### **C. ~~C.~~ Permitted Intrusions**

The following intrusions may project into any required setback up to a maximum of two feet.

1. ~~1.~~ Cornices;
2. ~~2.~~ Eaves;
3. ~~3.~~ Belt courses;
4. ~~4.~~ Sills;
5. ~~5.~~ Buttresses;
6. ~~6.~~ Planter boxes;
7. ~~7.~~ Masonry planters;
8. ~~8.~~ Guard railings;
9. ~~9.~~ Chimneys.

#### **D. ~~D.~~ Lot Area Regulations**

1. ~~1.~~ Lot area shall not be reduced. No lot area shall be reduced or diminished so that the lot area, setbacks or other open spaces shall be less than prescribed for the zone in which it is located.
2. ~~2.~~ Substandard Lots. When a lot has less than the minimum required area or width as set forth in the development standards of each zone, or in a site plan, and was of record on November 17, 1960, the lot shall be deemed to have complied with the minimum required lot area or width as set forth in the zone or site plan.

#### **E. ~~E.~~ Height Limits**

1. ~~1.~~ Residential buildings shall comply with the ~~requirements shown in the Table~~ building height limitations of Building Requirements but in no case shall be higher than 35 feet this chapter, unless otherwise specified below.
2. ~~2.~~ As provided in Section 9.12.040.130, penthouses or roofs structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building, fire or parapet walls, skylights, towers, flagpoles, chimneys, smokestacks, radio wireless masts and similar structures may be erected above the height limits prescribed if done so in conjunction with by this chapter but may not exceed a development plan or the filing of a conditional use permit.
3. ~~3.~~ height of 15 feet above the structure to which it is attached. No penthouses or roof structures or structure, nor any other space above the height limit prescribed allowed for the zone and area district in which the building is located, shall be allowed for the purpose of providing additional habitable usable floor spacespace, except for the following:  
that usable floor space may be provided above allowable heights this height for religious institution churches, and public, private or parochial schools, when employed as in a unique structure, tower or spire, subject to the approval of a conditional use permit.

#### **F. ~~F.~~ Placement of Buildings**

Placement of buildings on any lot shall conform to the following:

1. ~~1.~~ No habitable portion of a building shall occupy any portion of any required setback, except as provided for in the development standards addressing permitted intrusions.



2. ~~2.~~ Any garage or carport that opens directly to any street or alley shall observe a setback of not less than 20 feet unless otherwise permitted by this title.
3. ~~3.~~ When a garage or carport abuts an alley and the access to the garage or carport is perpendicular to the alley, the building shall not be constructed closer than 20 feet to the centerline of the alley and shall maintain a minimum setback of five feet from the property line.

**G. ~~G.~~ Mechanical Equipment, Metering Devices. – Screening and Location**

1. Except as otherwise required by State law, all roof-mounted and ground-mounted mechanical equipment and metering devices shall be screened from view from either the adjacent public rights-of-way, adjacent properties, and on-site uses using one of the following methods for the specific equipment referenced. Exceptions to this screening requirement shall be fire-fighting equipment required by the Fire Department.
  - a. Roof-mounted: Shall be screened by parapet walls, rooftop architectural features such as a tower equal to the height of the equipment, or off the property low walls surrounding the equipment and shall be painted to match the color of the building materials.
  - b. Ground-mounted: Shall be screened by densely planted and maintained landscaped hedges or a fence or wall. Ground-mounted equipment shall not exceed the maximum allowable height for a wall, fence, or hedge.
2. Ground-mounted mechanical equipment including, but not limited to, water heaters, heating, cooling or ventilating equipment, swimming pool or spa heaters, pumps or filters, shall not be located within a front yard setback but may be permitted to be located in a rear or side yard setback on any property improved with a single family residence, provided that the equipment is screened from view from all abutting public rights-of-way, and is shielded to achieve the requirements of Garden Grove Municipal Code Chapter 8.47 (Noise Control). If the equipment is to be located between a structure and the property line, an unobstructed path at least three feet wide shall be provided between the equipment and the property line.

**~~9.12.040.020 Residential—General Development Standards~~**

**~~A.—9.12.040.020 Residential—General Development Standards~~**

- A. Specific development standards for R-2 (Limited Multiple Residential) and R-3 (Multiple-Family Residential) zones ~~are~~ shall be as set forth in the following table:

**R-2 and R-3 Development Standards Table**

Placement	R-2 (5)		R-3(5)	
<del>Setbacks</del> Front <u>Setback (1)(8)</u>	20 ft. <u>to 1st &amp; 2nd Flr.</u>	25 ft. <u>to 3rd Flr.</u>	20 ft. <u>to 1st &amp; 2nd Flr.</u>	<u>25 ft. to 3rd Flr.</u>
Side Setback (Interior) <u>(8)</u>	<u>See Table of Building Placement Diagrams 10 ft. to 1st &amp; 2nd Flr.</u>	<u>See Table of Building Placement Diagrams 15 ft. to 3rd Flr.</u>	10 ft. <u>to 1st &amp; 2nd Flr.</u>	<u>15 ft. to 3rd Flr.</u>

**R-2 and R-3 Development Standards Table**

Placement	R-2 (5)		R-3(5)	
Street Side <u>Setback (8)</u>	<u>10 ft. to 1st &amp; 2nd Flr.</u>	<u>15 ft. to 3rd Flr.</u>	<u>10 ft. to 1st &amp; 2nd Flr.</u>	<u>15 ft. to 3rd Flr.</u>
<u>Rear Main Entry Facing Street Side Setback</u>	<u>See Table of Building Placement Diagrams 15 ft. to 1st &amp; 2nd Flr.</u>	<u>See Table of Building Placement Diagrams 20 ft. to 3rd Flr.</u>	<u>15 ft. to 1st &amp; 2nd Flr.</u>	<u>20 ft. to 3rd Flr.</u>
<u>Building Height Rear Setback</u>	<u>Not 10 ft. to exceed 1st &amp; 2nd Flr.</u>	<u>Not 15 ft. to exceed 3rd Flr.</u>	<u>10 ft. 1st &amp; 2nd Flr.</u>	<u>15 ft. to 3rd Flr.</u>
<u>Stepback- All sides (If adjacent to R-1)</u>	<u>Minimum 20 ft. from Property Line- 2nd Flr.</u> <u>Minimum 40 ft. from Property Line- 3rd Flr.</u>		<u>Minimum 20 ft. from Property Line- 2nd Flr.</u> <u>Minimum 40 ft. from Property Line- 3rd Flr.</u>	
<u>Building Height - Main structure (6)</u>	<u>Maximum 35 ft.</u>		<u>Maximum 35 ft.</u>	
<u>Building Height - Accessory structure (6)</u>	<u>Maximum 17 ft.</u>		<u>Maximum 17 ft.</u>	
<u>Stories – Maximum</u>	<u>3 stories</u>		<u>3 stories</u>	
<u>Lot coverage - Maximum (2)</u>	50%		50%	
<u>Maximum Front setback coverage - Maximum (3)</u>	50%		50%	
<u>Lot area per dwelling (minimum) Density – Maximum (4)</u>	<u>4,356 sq. ft. (21.0-1 units/acre)</u>		<u>See Table of Dev. Density (4) 32.0 units/acre</u>	
<u>Minimum lot area per lot per zone size for newly created lots (7)</u>	7,200 sq. ft.		7,200 sq. ft.	

1. ~~(1)~~ In no case shall the setback be less than 10 feet.
2. ~~(2)~~ Lot coverage includes all building and structures (primary and accessory) and required uncovered parking areas, and excludes uncovered swimming pools and permeable or semi-permeable recreational surface areas. The fifty percent lot coverage requirement may be reduced to the extent it would physically preclude a housing development project consisting of three to ten units from achieving the floor area ratios allowed pursuant to Government Code Section 65913.11.
3. ~~(3)~~ Hardscape percentage includes driveways (except allowed standard driveway in the front yard).
4. ~~(4)~~ Applications for density bonuses may be made as provided for by state law.
5. ~~(5)~~ Refer to Section 9.12.040.040 for minimum development standards for duplexes and triplexes.
6. -
- B. ~~Subject to additional regulations pursuant to Section 9.12.040.050.B (Maximum Building Height Adjacent to R-1 Zone Property)~~
7. Housing development projects consisting of three to ten units located on an existing legal parcel and less than 7,200 square feet may be permitted in accordance with Government Code Section 65913.11.
8. For density bonus projects involving construction of a fourth or higher story, any story above the third story may equal the required setback for the third story but shall not extend outward beyond that setback.

- B. When two or more buildings are, by definition, considered main buildings, then the front setback requirements shall apply only to the buildings closest to the front lot line.
- C. ~~C.~~ Any construction occurring on a lot, where said lot abuts a street that has not been fully improved, shall observe all building setbacks from the ultimate right-of-way of the street.
- D. ~~D.~~ Patios, balconies, landings, porches, stairwells, bay windows and chimneys may not encroach into front or ~~side~~ side street side setbacks.
- E. ~~E.~~ Minimum Dwelling Unit Area. Every dwelling unit hereafter constructed shall have a minimum floor area, excluding garages, as specified below:

Number of Bedrooms	0	1	2	3 or more
<del>Apartment units: Minimum dwelling unit area</del>	<del>500 sq. ft. sf</del>	<del>750 sq. ft. sf</del>	<del>900 sq. ft. sf</del>	<del>1050 sq. ft. sf</del>

~~F. -~~

~~Exceptions: No efficiency units shall be provided without processing of a planned unit development.~~

~~F. For the purposes of open space provisions, swimming pools, spas, patios, and decks shall be counted as open space, as well as playing courts provided with clear, permanent barriers that preclude their use as parking areas, excluding above-grade decking greater than 30 inches above grade or that could be used as both a patio cover and attached deck.~~

~~G. On corner lots, no attached garage shall be located less than 20 feet from the rear property line and shall be provided with a driveway apron that has a depth a minimum of 20 feet from any adjacent property line.~~

~~H. Maximum Number of Bathrooms Per Number of Bedrooms.~~

~~1. Every dwelling unit hereafter constructed shall provide no more bathrooms than as specified below:~~

~~-~~

~~-~~

<del>Number of Sleeping Rooms</del>	<del>1</del>	<del>2</del>	<del>3</del>	<del>4</del>	<del>5 or more</del>
<del>Number of Bathrooms:</del>	<del>1</del>	<del>2</del>	<del>3</del>	<del>4</del>	<del>4</del>

~~-~~

~~2. At least 50% of the bathrooms provided within a residential unit shall be accessed solely from a public area such as a hallway, living room, family room, or a laundry room, and not directly from a sleeping room.~~

### ~~9.12.040.030 Special Requirements—Single-Family Homes in R-2 and R-3 Zones~~

~~A.~~

### ~~9.12.040.030 Special Requirements—Single-Family Homes in R-2 and R-3 Zones~~

~~All plans for construction of new single-family residences, additions to existing single-family residences, and detached accessory structures shall comply with the single-family residential development standards of Chapter 9.08, R-1 standards, and no variances or waivers may be requested.~~

~~All plans for new construction and/or attached or detached of new single-family residences, additions to properties zoned for, or improved with, existing single-family residences shall be~~

~~reviewed for approval by the City Manager or designee. Approval by the City shall be based on the following criteria. Wherein any of these criteria have not been met, the addition shall be denied.~~

~~1. All zoning requirements of the R-1 zone are complied with and no variances or waivers are requested.~~

~~2. The architectural style and building materials are compatible with the existing dwelling unit. The roofing shall be the same style, material and design as the main structure.~~

~~3. The total footprint coverage of the main structure, any, and detached accessory structure(s), driveways and uncovered parking does not exceed 50% of the total lot area.~~

~~4. All areas designed and/or intended to be used as living or habitable area are integrated into a single, cohesive dwelling unit.~~

~~5. The nature and character of the new construction or addition are consistent with the nature and character of the neighborhood.~~

~~B. Single Story Attached Additions. In addition to the requirements of Section 9.12.040.030.A, single story additions, including covered and/or enclosed patio structures, may be permitted on the~~

~~lot in accordance with all development standards, except that structures are permitted in the otherwise required rear yard setback area, provided the following conditions are met:~~

- ~~1. Required rear yards shall be a minimum of 20% of the depth of the lot, to a depth not to exceed 25 feet;~~
- ~~2. Single story attached additions may encroach into the required rear yards to a depth not to exceed 10 feet from the rear property line, provided that:~~
  - ~~a. Only a single story is added at this depth,~~
  - ~~b. One thousand square feet of usable open space is maintained in the required rear yard.~~

~~Exemptions: Manufactured aluminum and metal patio covers and non-habitable enclosures, including sunrooms, shall be exempt from the architectural requirements of Section 9.12.040.030.A, provided they are located to the rear or interior side of the main building.~~

~~C. New Two-Story Structures and Two-Story Additions to Single-Family Residences. In addition to the requirements of Section 9.12.040.030.A the following development standards shall apply to all new two-story structures and two-story additions in the R-1 zone.~~

~~All of the following privacy provisions shall be complied with:~~

- ~~1. All new two-story windows shall be situated so that they are not directly opposite those windows of adjacent residential dwelling units;~~
- ~~2. Window locations shall take into account adjacent property's recreation areas and amenities such as pools, spas, etc.;~~
- ~~3. Where conflicts between proposed window locations occur, visual intrusion mitigation measures shall be provided, such as, the use of high windows, wing walls, view obscuring window treatments, window alignments, etc.~~

~~D. Detached Accessory Structures. In addition to the requirements of Section 9.12.040.030.A, all detached accessory structures, constructed on a property used for single-family residential purposes shall comply with all of the following provisions, unless otherwise required by this title:~~

- ~~1. Maximum floor area for any detached accessory structure shall not exceed 800 square feet inside dimension;~~
- ~~2. No more than three detached accessory structures may be permitted on a lot;~~
- ~~3. Maximum height of a detached accessory structure shall not exceed one story and 17 feet;~~
- ~~4. The combined floor area of all detached accessory structures on a lot shall not exceed 1,000 square feet;~~
- ~~5. 1,000 square feet of usable open space shall be maintained in the required rear yard as defined in Section development standards of Chapter 9.12.040.030.B.1;08, R-1 standards, and no variances or waivers may be requested.~~
- ~~6. The width of any single accessory structure shall not exceed one-half of the width of the lot;~~
- ~~7. No kitchens or other food preparation appliances or fixtures shall be provided;~~

~~8. Plumbing may be permitted, but in no case shall more than a one-half bathroom (one water closet and one lavatory) be permitted.~~

~~Exemptions:~~

~~a. One-story detached accessory structures used as tool sheds, playhouses and similar uses shall be exempt from the architectural requirements contained in Section 9.12.040.030.A, provided any such structure does not exceed 120 square feet of projected roof area and is located to the rear and interior side of the main building.~~

~~b. Accessory dwelling units, including porch and/or patio areas and enclosed parking areas dedicated to the accessory dwelling unit that are within the maximum area for an accessory dwelling unit, shall be exempt from the provisions of this subsection.~~

~~E. Placement of Buildings. Placement of buildings on any lot in the R-1 (Single-Family Residential) zone shall conform to the following:~~

~~1. For any lot abutting an alley, no building shall be constructed closer than 15 feet to the centerline of the alley, but in no case closer than 10 feet from the property line.~~

~~2. All new single-family residential units developed in the multiple-family residential (R-2 and R-3) zones or additions to existing single-family residential units in any zone shall conform to the residential standards as prescribed in the single-family development districts.~~

~~3. Single-family residential properties, that do not have an existing two-car garage, may build a new two-car garage that encroaches no more than two feet into the required front yard setback and that meets the following criteria:~~

~~a. The new garage shall meet all zoning and building codes relative to size and configuration;~~

~~b. The garage shall be equipped with a roll-up type door.~~

~~F. Height of Towers, Spires and Unique Structures in the R-1 (Single-Family Residential) Zone.~~

~~1. Usable floor space may be provided above allowable height for religious institutions, and public, private or parochial schools when employed as a unique structure, tower or spire, subject to a conditional use permit.~~

~~2. Fire or parapet walls, skylights, flagpoles, chimneys, wireless masts and similar structures may be erected above the height limits prescribed if done so in conjunction with the filing of a conditional use permit.~~

~~G. Landscaping in the R-1 (Single-Family Residential) Zone. Landscaping in the required front yard shall cover no less than 50% of that yard.~~

~~H. Driveway Width. Minimum paved accessway width of 16 feet is required when off-street parking for open or garage spaces is located at the rear of a unit. When a new, conforming garage is proposed to be constructed to the rear of an existing residence, and when the location of that residence interferes with providing the required 16-foot driveway width, the minimum accessway may be reduced to 12 feet with the approval of the City Manager or designee. (2882 § 6, 2017)~~

## **9.12.040.040 Special Requirements—Duplex and Triplex in R-2 and R-3 Zones**

### ~~9.12.040.040 Special Requirements—Duplex and Triplex in R-2 and R-3 Zones~~

The following standards shall be required for the development of a two- or three-unit residential project on an R-2 or R-3 zoned property. The development can be designed to provide attached and/or detached units.

Each development shall comply with the general requirements as contained in Sections 9.12.040.010 and 9.12.040.020 for those standards that are not specified herein. Unless otherwise specified within this section, all the development standards shall be deemed as minimum requirements.

A. Lot Width Requirements. The minimum lot width for new construction shall be 60 feet.

B. Maximum Stories and Building Height.

1. ~~4.~~ Main structure(s): two stories with a maximum building height of 30 feet.

2. ~~2.~~ Detached garage or accessory structure(s): one story with a maximum building height of 17 feet.

C. ~~G.~~ Maximum number of sleeping rooms per unit: four.

D. ~~D.~~ Lot Coverage. The maximum lot coverage shall not exceed 50%. The lot coverage shall include all buildings and structures (primary and accessory), covered porches and patios, and covered parking areas.

E. ~~E.~~ Main Building Setbacks.

1. ~~4.~~ The following minimum building setbacks shall be observed from the property lines. Detached garages and accessory structures shall comply with the setbacks contained in subsection F. The required setbacks shall be maintained open and unobstructed from the ground to the sky, except for the permitted intrusions established in subsection ~~G~~E.

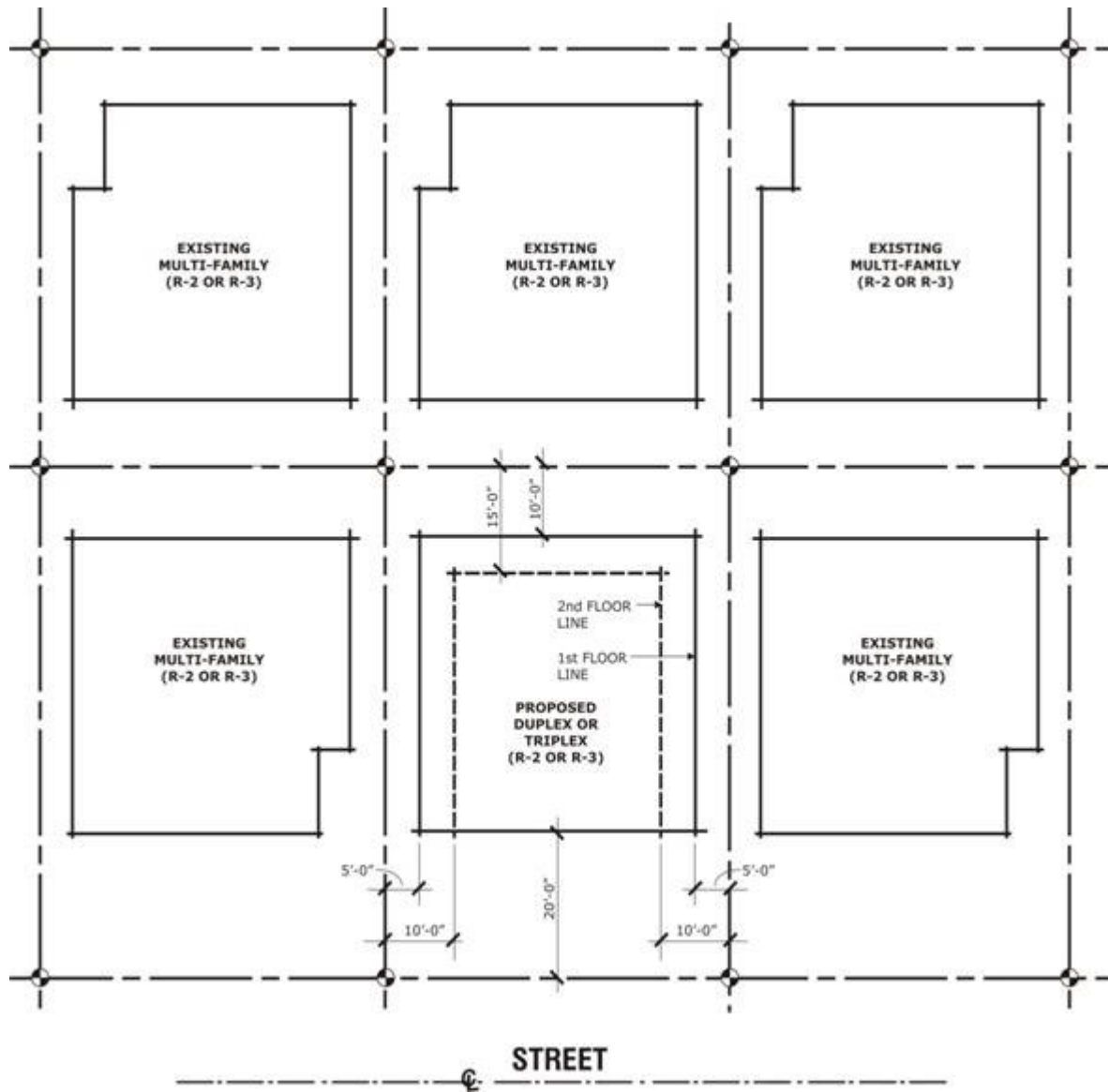
Front:		20'-0"
Interior Side:		-
-	1st Floor	5'-0"
-	2nd Floor	10'-0"
Street Side:		-
-	1st Floor	10'-0"
-	2nd Floor	15'-0"
Rear:		-
-	1st Floor	10'-0"
-	2nd Floor	15'-0"
If the property abuts R-1 zoned properties:		-
-	1st Floor	15'-0"
-	2nd Floor	20'-0"

~~1. Any attached or detached garage that opens directly to any street or alley shall observe a minimum setback of 20 feet from the property line.~~

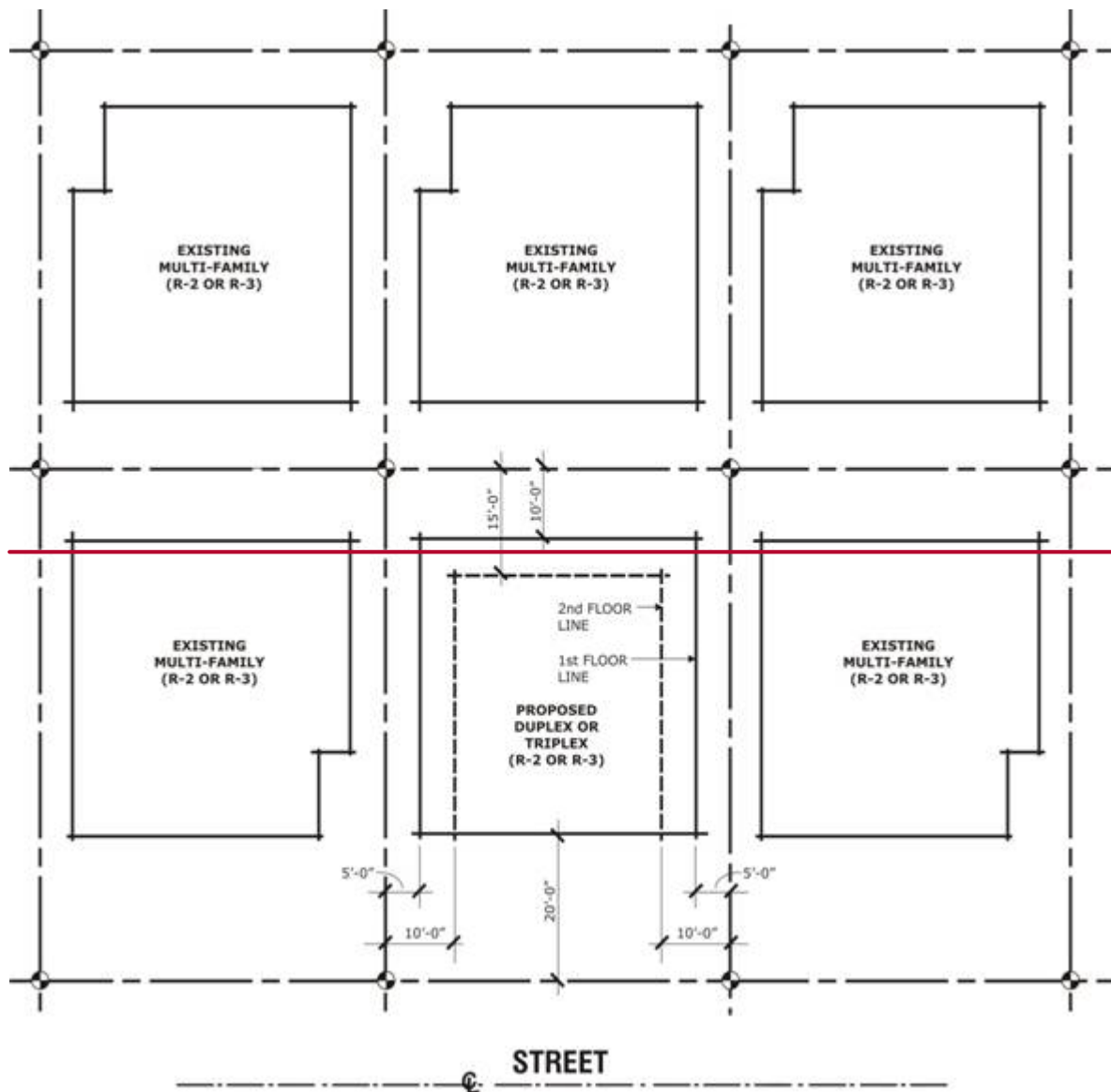
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Diagrams Indicating Building Setbacks

2. -

~~4.~~ Diagram indicating setbacks for a duplex or triplex on an R-2 or R-3 zoned parcel located contiguous to an R-2 or R-3 zoned parcel.

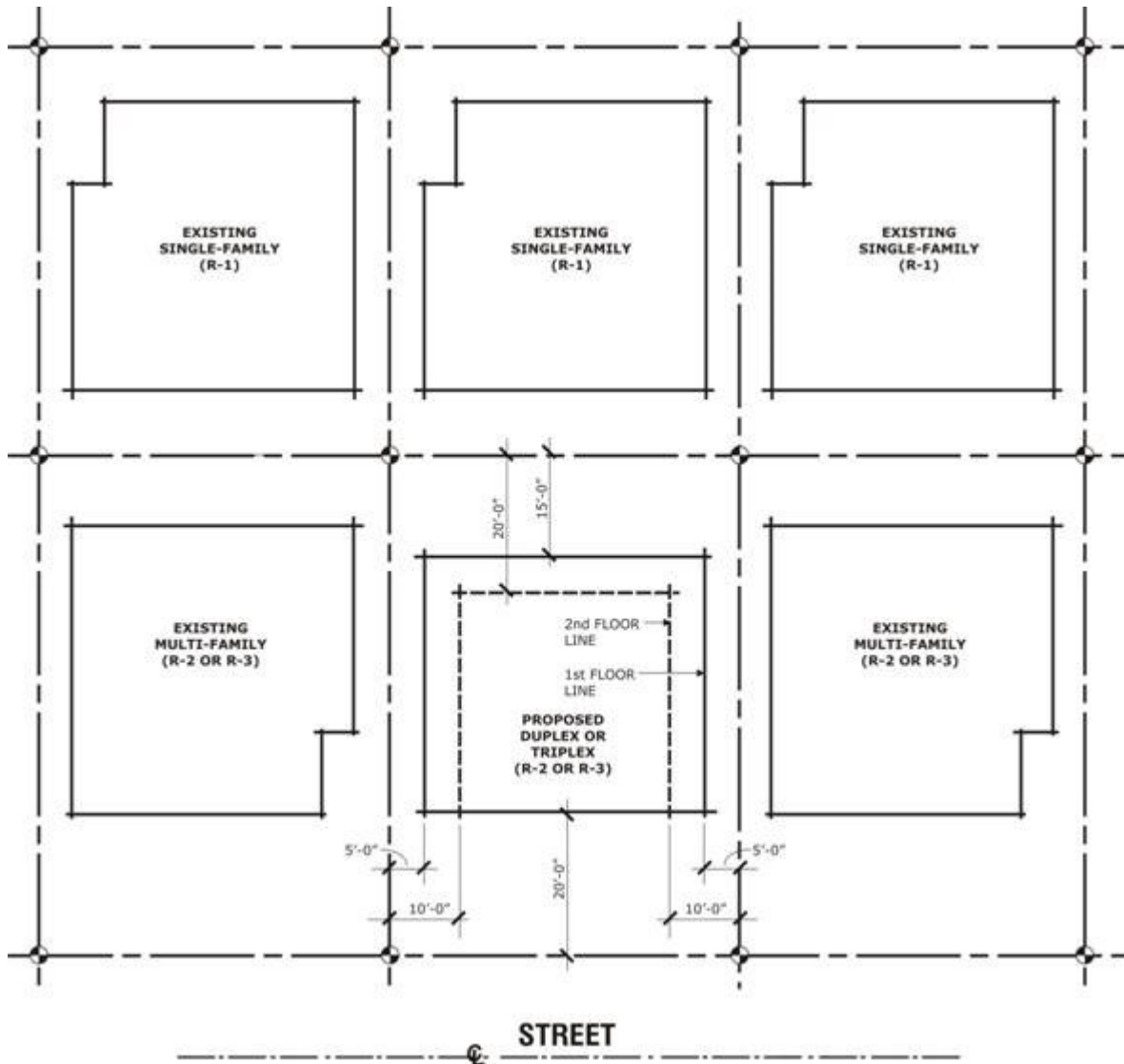


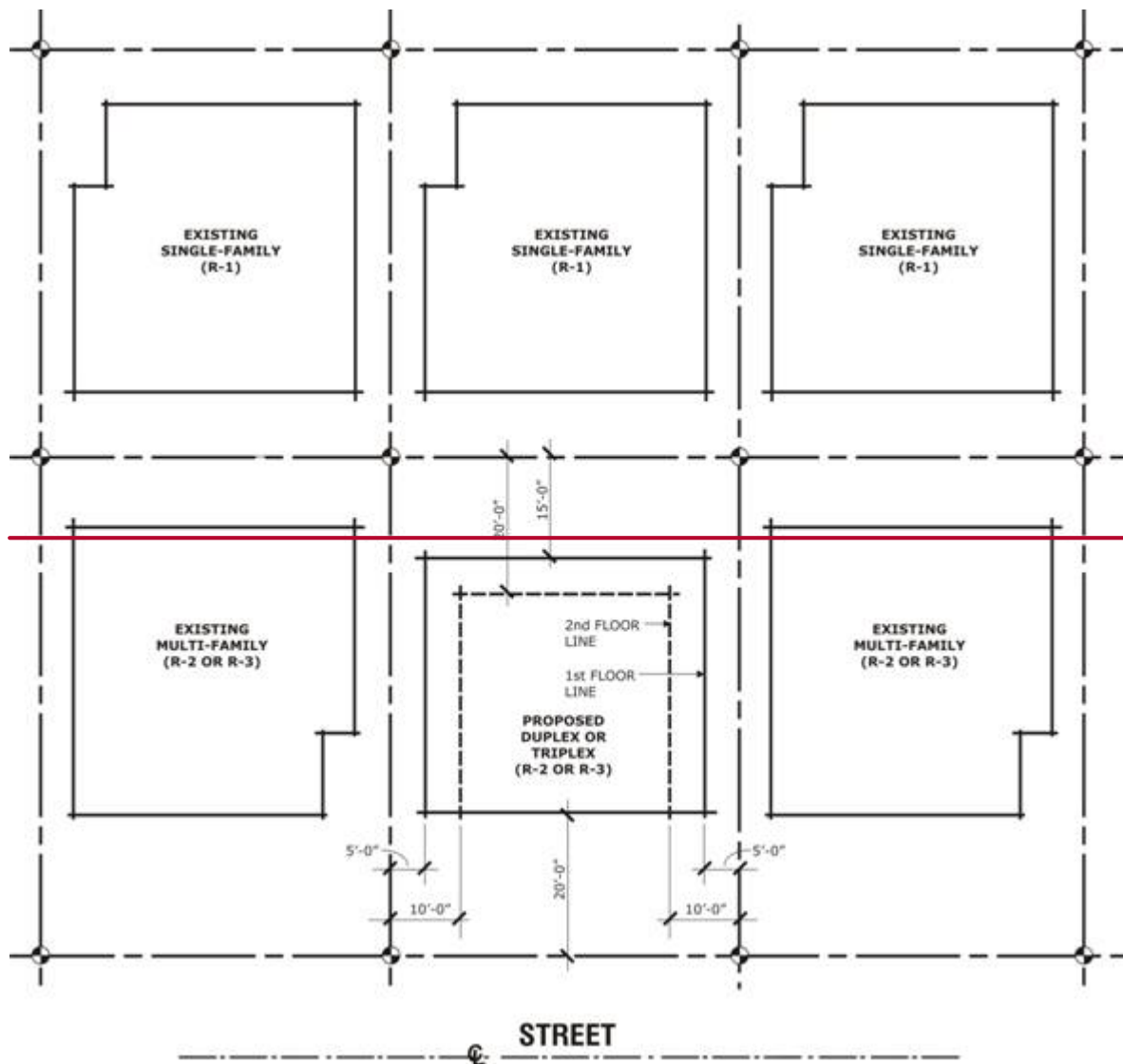




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2.

3. Diagram indicating setbacks for a duplex or triplex on an R-2 or R-3 zoned parcel located contiguous to an R-1 zoned parcel.





-  
F. —

F. Detached Garages and Accessory Structures Setbacks. The following setbacks shall be observed for detached garages and accessory structures:

1. ~~1.~~ — Distance between detached garages and interior side and/or rear property lines:
  - a. ~~a.~~ — Minimum five feet if the property is located adjacent to an R-1 zone property.
  - b. ~~b.~~ — Detached garages, located on a property that is adjacent to any multiple-family, commercial, industrial or open space zoned property, may be designed to have a zero setback to any interior and/or rear property line, provided that the width of the detached garage shall not exceed 50% of the width of the property line.

2. ~~2.~~ Any attached or detached garage that opens directly to any street or alley shall observe a minimum setback of 20 feet from the property line.
  3. Distance between detached accessory structures, including, but not limited to storage sheds, freestanding patio covers, etc., and interior side and/or rear property lines: five feet.
  4. ~~3.~~ Distance between detached accessory structures, including but not limited to storage sheds, freestanding patio covers, etc., and street side property lines: 10 feet.
  5. ~~4.~~ Garages or accessory structures that are attached to any portion of the main residence shall comply with ~~all the setbacks~~ setback requirements of subsection E.
  6. ~~5.~~ At no time shall an accessory structure, ~~i.e.,~~ such as a patio cover or storage shed, be attached to any detached garage.
- G. ~~G.~~ Permitted Intrusions. The following intrusions shall be permitted into the required setback areas:
1. ~~1.~~ The permitted intrusions as contained in Section 9.12.040.010.C, Permitted Intrusions.
  2. ~~2.~~ Architectural projections with no floor area, including, but not limited to, bay windows, pilasters, ~~etc., and chimneys~~ may project up to two feet into the setbacks.
  3. ~~3.~~ Entry porches for units located along the front setback may encroach up to five feet into the required front setback area. The width of the porch shall not exceed 50% of the width of the unit located along the front setback.
- H. ~~H.~~ Dwelling Entries and Covered Entries.
1. Each individual dwelling unit shall have a main entry that is clearly defined, ~~and to by use of a stoop, framed doorway, or covered doorway that is recessed from the extent possible, be building façade a minimum depth of three feet. At least one unit shall have the main entry oriented directly toward the adjacent street(s) in order to provide consistency with the neighborhood.~~
  1. ~~Each unit shall have a covered entry, with a minimum depth of three feet.~~
  2. ~~Each covered entry shall be in proportion with the building, and shall incorporate architectural features that are used in the overall building design.~~
  3. All front entry doors that are designed to be parallel to any drive aisle and/or open parking area shall maintain a minimum separation of 10 feet from the drive aisle and/or open parking area.
  4. ~~All units shall be provided with standard door locks and dead bolts.~~
- I. ~~I.~~ Separation of Buildings, Accessory Buildings, Parking Areas and Vehicle Drive Aisles. Each development shall comply with the following minimum separation distances ~~that shall be fully landscaped and irrigated, but may include pedestrian walkways.~~
1. ~~1.~~ Distance between detached units: eight feet.
  2. ~~2.~~ Distance between the drive aisle and the unit (including entry porches/ covered patios): five feet. Exception: The required separation may be reduced to less than five feet, but to a distance no less than required to comply with applicable fire code standards, for properties that are preserving an existing dwelling unit, but cannot provide the required separation due to the placement of the existing unit.

3. ~~3.~~—Distance between guest parking areas and the unit (including porches/covered patios): five feet.
  4. ~~4.~~—Distance between detached garages and/or detached accessory structures and the unit (including entryporches and covered patios): five feet.
  5. ~~5.~~—Distance between detached accessory buildings: five feet.
- J. ~~J.~~—Access and Circulation. Each development shall be designed to provide ~~adequate~~ on-site vehicular access, circulation, back-up, and turn-around areas that comply with all the applicable standards of this code.
1. ~~1.~~—Vehicular Access. All projects shall maintain the following minimum drive aisle width:
    - a. ~~a.~~—New developments that are accessed from a shared drive approach shall maintain a minimum 25-foot-wide drive aisle; however, the width may be reduced to 20 feet, where the site's design and lot frontage on which the property location warrants it, drive aisle is located is less than 80 feet in width.
    - b. ~~b.~~—In situations where an existing unit(s) will remain on the property, and both the existing unit(s) and new unit(s) will be accessed from the existing drive aisle, and where the width of the existing drive aisle cannot be increased in width due to the placement of the existing unit(s), the width of the shared drive aisle may be reduced to no less than 16 feet, ~~on a case-by-case basis.~~
    - c. ~~c.~~—~~The width of a non-shared drive aisle may be reduced to 16 feet, on a case-by-case basis.~~
    - d. ~~d.~~—Required Landscaping. All projects with a shared drive aisle shall provide a landscape planter with a minimum width of five feet located along the drive aisle and any the closest adjacent property line; however, the width of the landscape planter may be reduced less than five feet for under the following reasons/circumstances:
      - i. ~~i.~~—To accommodate vehicle back-up and/or turn around areas consistent with Public Works Department, Engineering Division standards, or
      - ii. ~~ii.~~—For properties that have a lot width of less than 60 feet, or
      - iii. ~~iii.~~—For properties that will preserve an existing dwelling unit, but cannot provide the required landscaping due to the placement of the existing unit.
  2. ~~2.~~—Vehicular Circulation.
    - a. Vehicular Back-Up. Based on the site's location and the proposed project design, a minimum vehicle back-up area of 25 feet or greater may be required, as determined by the City Engineer for conformance with City standards, to allow vehicles to maneuver efficiently/safely on and off ~~from the site~~ in a manner that does not interfere with traffic flow on the adjacent street.
    - b. Vehicular Turn-Around. ~~Based on Through~~ the site's location/director's review and the proposed project design/or building permit review process, the City Engineer will determine if a vehicular turn-around will be required ~~for to ensure that vehicle movements on and off the site will not interfere with traffic flow on~~ the project site.

~~K. adjacent street, consistent with adopted City standards.~~ Required Parking and Enclosed Garages. Each development shall comply with the minimum parking requirements for multiple-family developments as contained in Section 9.12.040.180, Parking Spaces Required.

3. ~~1.~~—The required parking shall be provided in the form of a two-car enclosed garage for each unit, and the guest parking ~~shall remain open and uncovered. Exception: The guest parking spaces may be designed as a covered space in situations where conflicts occur between the drive aisle and the guest parking area, as determined by the City, if the design will improve the vehicular circulation. The covered parking space(s) shall be architecturally compatible with the design of the building, and shall remain open on three sides. The guest parking spaces located at the front of the lot may be required to be covered may be covered or uncovered. The covered parking space(s) shall be designed and constructed to match the architectural style and colors of the buildings they serve.~~
4. ~~2.~~—Guest parking spaces may be located in front of ~~the an~~ enclosed garage ~~if, provided that~~ the parking spaces do not ~~encroach extend~~ into ~~the any~~ required drive aisle; ~~or~~ into the required back-up or turn-around areas, and do not encroach, block, or impede access to the garage or parking area of the other unit(s).
5. ~~3.~~—Guest parking spaces located within the interior of the lot shall have a minimum depth of 19 feet; and a minimum width of 9 feet. When a guest parking space is covered or adjacent to a wall, the width of the parking shall be 10 feet.
6. ~~4.~~—Each enclosed garage shall maintain a minimum interior parking area of 20 feet by 20 feet. No storage cabinets or mechanical equipment, including, but not limited to water heaters, utility sinks, or washers and dryers, shall encroach into the required parking area.
7. ~~5.~~—All garages shall be equipped with automatic roll-up garage door openers.
6. ~~Each unit that~~ shall ~~maintain the ability~~ be maintained in an operable condition at all times.
8. Each garage shall be maintained to park allow the required number of ~~the vehicles parking spaces for vehicle parking to be available~~ within the enclosed garage at all times. ~~The enclosed garages shall not be converted to any other use.~~

K. ~~L.~~—Open Space. A private recreation area shall be provided for each unit ~~that complies and shall comply~~ with the following standards:

1. ~~4.~~—Each unit shall provide a minimum, and continuous private recreation area of at least 225 square feet and with minimum interior dimensions of 15 feet by 15 feet. Exception: The dimension of the private recreation area may be reduced to no less than 10 feet for properties that have a lot width of less than 60 feet, provided that the required total net recreation area is maintained with the reconfiguration.
2. ~~2.~~—The private recreation area shall be open and unobstructed from the ground to the sky.
3. ~~3.~~—The private recreation area shall be conveniently located next to the unit, and accessed directly from a public area, such as a living room, family room, dining area, or kitchen.
4. ~~4.~~—The private recreation area may be located within the interior side, street side, or rear setback areas.

5. ~~5.~~ Private recreation areas located adjacent to any street or alleyway shall be screened from ~~view from a public view~~ right-of-way with a six-foot high decorative masonry wall. The wall shall maintain a minimum three-foot setback from any side street property line for landscaping purposes, and shall comply with all visibility requirements as contained in Section 9.12.040.140, Wall, Fence and Hedges.

- L. ~~M.~~ Architectural Compatibility between New and Existing Units. If a development is designed to preserve any ~~of the existing unit(s) that are~~ on the property, the architectural style and building materials, including roof style and pitch, roofing material, trim detail around the eaves and windows, garage doors, exterior building colors, etc., shall ~~have continuity of the same architectural style and be compatible between building materials of~~ the existing unit(s) ~~and the new unit(s).~~

N. ~~M.~~ Building Design. ~~The following design features shall be incorporated into each development:~~

1. ~~Each project shall be designed to provide varying rooflines and building projections in order to enhance the appearance of the building, and to minimize the appearance of a bulky, box-shaped design include architectural design approaches that include all the following elements:~~
  2. ~~Each project shall incorporate~~1. Rooflines that have at least two changes in orientation and/or pitch.
  2. For buildings that have a front façade greater than 30 feet in length, the building shall have a break in the façade plane of a minimum depth of three feet for at least every 30 feet of frontage.
  3. Architectural accents and materials ~~that are compatible with the design of the building, that includes varying~~ shall reflect a consistent architectural style. This shall apply to roof forms and materials, window shapes, accent materials, decorative columns, ~~i.e., porch/balcony columns~~ porches, balconies, and decorative trim on all windows and doors.
  3. ~~All elevations, especially street elevations, shall be articulated to the fullest, and shall incorporate varying building massing. Flat, unrelieved, and unarticulated elevations shall not be allowed.~~
  4. ~~All building facades shall contain architectural detailing consistent with the architectural style used. At least three treatments from the following list shall be used consistently on all building facades:~~
    - a. Use of two building materials and finishes
    - b. Use of at least two complementary paint colors
    - c. Windows that are recessed at least six inches
    - d. Window surrounds of at least four inches in width that are consistent with the architectural style used on the building
    - e. Projecting/bay windows
    - f. Window shutters
    - g. Exterior soffit and fascia boards

N. ~~Storage Facilities.~~ Each dwelling unit shall provide a minimum ~~200~~120 cubic feet of private and secure storagespace.

1. ~~The storage area. Such space may be provided within the included either interior to the dwelling unit, within the enclosed garage, if the storage area individual required parking areas in a manner that does not interfere with 20 feet by 20 feet vehicle required parking spaces, or located elsewhere on the site.~~

2. ~~Normal within an aggregated common storage area. Bedroom~~ closets and cupboard space located within the unit shall not count toward meeting ~~the~~this requirement

O.

P. ~~Laundry Facilities.~~ Each dwelling unit shall have a laundry space located within the unit or within the private garage for that unit that is equipped with washer and dryer hook-ups. If the laundry facilities are located within the enclosed garage, the laundry equipment shall not encroach into the required interior garage parking area of 20 feet by 20 feet.

P. ~~Q.~~ Refuse Storage Areas. All developments shall provide each unit with the appropriate number of trash containers as required by the Garden Grove Sanitary District, and shall comply with the following:

1. ~~1.~~ Trash containers shall be stored within designated storage areas only and not within the garage parking area.

2. ~~2.~~ The placement of trash containers for pick-up, and the duration of time prior to and after trash collection of those trash containers, ~~is~~shall be subject to the Garden Grove Sanitary District requirements.

3. ~~3.~~ The area required for each container shall be a minimum of 38 inches by 38 inches.

4. ~~4.~~ The trash areas shall be paved and accessed by ~~gates and~~ a walkway that allows tenants for ease of taking trash containers to and from the street.

5. ~~5.~~ If ~~the City determines it is determined~~ that a trash enclosure ~~will better~~is required to serve the property instead of individual trash containers based on the property's location (i.e., located along a major arterial), the property shall comply with the refuse storage requirements as contained in Section 9.12.040.020.I, Refuse Storage Areas.

Q. ~~R.~~ Water Heaters. Each dwelling unit shall have a separate hot water heater ~~or, or the entire development~~ may be provided with a centralized circulation water heater system sufficient to serve all dwelling units on the property. ~~The location of the water heater shall be incorporated into the design of each unit, consistent with building code requirements.~~ No exterior water heater enclosures shall be permitted. Water heaters may be substituted with tankless water heaters, provided all building codes are complied with.

R. ~~S.~~ Utility Meters. All above-ground utility meters, including, but not limited to, water meters, gas meters, irrigation equipment, shall be ~~shown on the site plan, and, to the extent possible, be~~ placed outside of the required front setback area. Planned locations shall be indicated on site plans. All above-ground utility meters shall be completely screened from view from ~~both on adjacent public rights-of-way and off the immediate adjacent property facing the utility meters.~~ Screening shall consist of landscaping, an architectural feature integrated into the building façade, a wall, or a fence.

S. ~~T.~~ Privacy Provisions. ~~Each project shall provide a second-story floor plan that is designed to take into account the privacy concerns of the adjacent residents. Second-story~~ Second-story windows,



balconies, and decks ~~shall be situated so as to not be positioned directly on side and rear building sides shall be located to avoid direct views from those windows, balconies, and decks into any immediately opposite to the windows and private recreation areas of the adjacent residential dwelling units, and shall be oriented away from the residence's private recreation areas.~~

1. ~~Second on adjacent properties. Where second-story windows that are oriented toward the neighbor's adjacent property's private recreation area, one or more of the following measures shall be limited to high provided:~~

1. ~~High~~ windows with a minimum sill height of six feet, as measured from the finished floor.
2. ~~In special situations, where conflicts occur with the placement of second story windows due to building exiting requirements, the following mitigation measure(s) shall be provided:~~
2. ~~a. View-obscuring window treatment, such as wing walls, 90-degree angles, etc.;~~
3. ~~b. Obscure, opaque, or frosted fixed (non-slider) windows;~~
4. ~~c. A row of screening/canopy trees evenly spaced shall be placed along the property line(s), which shall be of a minimum height that blocks any direct views. Screening/canopy trees shall be maintained in perpetuity.~~

- T. ~~U. Landscaping. All setback areas, and all areas not designated for developed with~~ walkways, parking, drive aisle, and private recreation areas, shall be fully landscaped and irrigated. ~~Each~~All development shall comply with the landscaping and irrigation requirements contained in Chapter 9.16 of this title.

- U. ~~V. Perimeter Block Walls. Each development shall provide a decorative masonry perimeter wall with a minimum height of six feet, as measured from the highest point of the finished grade next to the wall, and that shall comply with the following stipulations:~~

1. ~~1. All perimeter fencing shall comply with the requirements as contained in Section 9.12.040.140, Wall, Fences and Hedges.~~
2. ~~2. New walls or fences shall not exceed a height of seven feet as measured from the finished point of grade next to the wall. At no time shall the overall height of the wall, as measured from adjacent neighbor's finished grade, exceed eight feet in height, except to the extent required by the City to comply with applicable site grading or water quality standards.~~
3. ~~3. Fences or walls located within the front yard areas, or adjacent to driveways shall not exceed 36 inches in height.~~
4. ~~4. Perimeter walls located along any side street shall maintain a minimum setback of three feet from the property line for landscaping purposes. The area between the wall and property line shall be landscaped with tall growing shrubs or trailing vines to deter graffiti and shall be automatically irrigated.~~
5. ~~5. A decorative perimeter wall constructed out of a non-masonry material may be approved through the site plan review procedure.~~
6. ~~Wood fencing located adjacent to any street, parking area or driveway is prohibited.~~
7. ~~All fencing shall be designed to ensure proper vision clearance for cars entering or leaving the driveway and parking areas.~~
8. ~~The property owner shall work with the adjoining property owners in designing and constructing the perimeter block walls to avoid the use of double walls. If the property owner cannot obtain~~

approval from the adjoining property owners, the property owner shall construct the new wall with a decorative cap to be placed between the new and the existing wall.

- 6/ ~~9.~~ All walls shall be designed to ensure proper vision clearance for cars entering or leaving the driveway and parking areas. No wall or fence shall cause an exceedance of the applicable site distance standards set forth in City of Garden Grove Traffic Engineering Policy TE 13 or in any revised or updated standard or policy promulgated by the city.
7. If a six-foot high perimeter masonry wall already exists on-site or on an adjacent property, no such wall shall be required for the new development.
8. Street facing perimeter block walls, whether new or existing, shall be decorative and utilize stucco finish, slump stone or split-face block, and shall include trailing vines, hedges planted along the base of the exterior face, or other landscaping treatments that deter graffiti.
9. No security gates will be allowed unless the development complies with Section 9.12.040.200.B.3.

### ~~9.12.040.050 Special Requirements—Multiple-Family Residential~~ 9.12.040.050 Special Requirements—Multiple-Family Residential

In addition to those general requirements contained in Section 9.12.040.020, the following standards ~~should~~shall be required of all multiple-family residential development other than duplexes and triplexes in the R-2 and R-3 zones:

- A. ~~A.~~ Building Separation. Specific standards for building separation are presented in the following tables:

#### 1. Separation and Stepbacks

1. Separation of Main Buildings on-site. (Separation of habitable portions only.) ~~Garages, projections and balconies are not included in these~~
- a. Buildings (1, 2, or 3 story) shall maintain a minimum separation of 10 feet;
- b. Any building wall that has a main/primary entry to a dwelling unit facing any other building wall shall maintain a minimum separation requirements of 15 feet;

<del>Building Orientation</del>	<del>1 to 1 Story</del>	<del>1 to 2 Story</del>	<del>2 to 2 Story</del>	<del>2 to 3 Story</del>	<del>3 to 3 Story</del>
<del>Front to Front</del>	<del>25 ft.</del>	<del>30 ft.</del>	<del>35 ft.</del>	<del>40 ft.</del>	<del>45 ft.</del>
<del>Rear to Rear</del>	<del>20 ft.</del>	<del>25 ft.</del>	<del>30 ft.</del>	<del>35 ft.</del>	<del>40 ft.</del>
<del>Side walls parallel with front or rear walls of</del>	<del>15 ft.</del>	<del>17.5 ft.</del>	<del>20 ft.</del>	<del>22.5 ft.</del>	<del>25 ft.</del>

other building s					
Side to Side	10 ft.	12.5 ft.	15 ft.	17.5 ft.	20 ft.

c.

2.—The development shall comply with the privacy provision standards set forth in Section 9.12.040.S (Privacy Provisions).

## 2. Separation of Accessory Buildings, Parking Areas, and Vehicular Accessways.

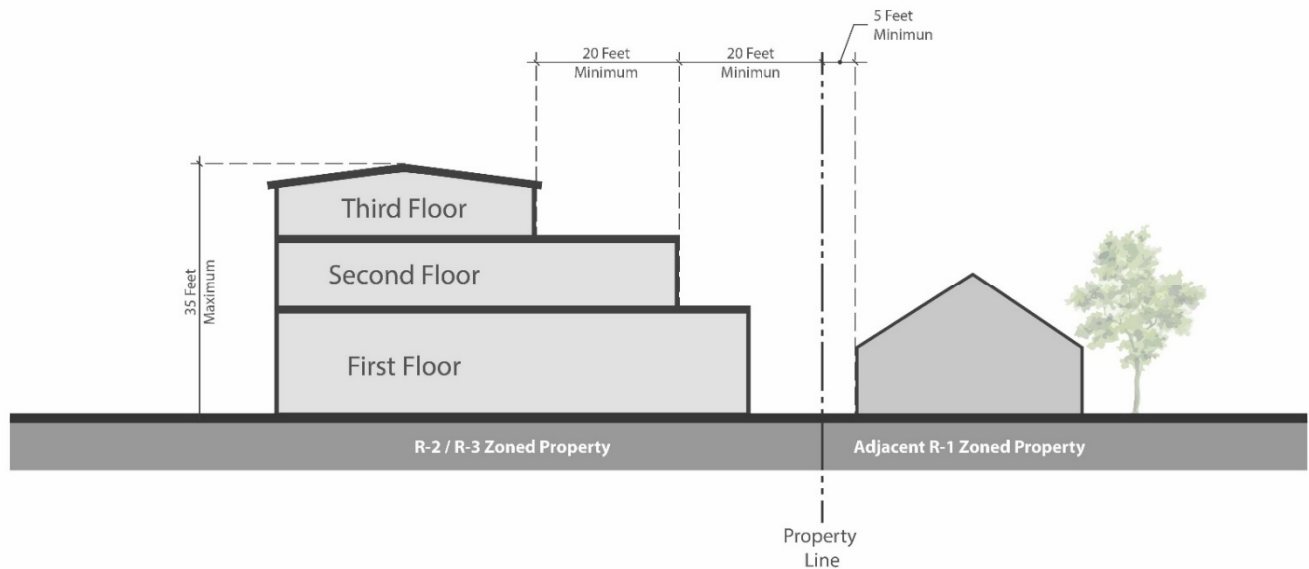
- a. a.—Distance between accessory buildings and side and rear property lines, ~~seven and one-half~~ shall be at least 5 feet, except that garages and carports may be placed on up to 50% of each interior side or rear property line;
- b. b.—Distance between two accessory buildings: ~~40~~minimum of 5 feet;
- c. c.—Distance between accessory buildings and residential units: ~~45~~minimum of 5 feet;
- d. d.—Distance between open and uncovered, guest parking areas and residential units: ~~45~~minimum of 5 feet;
- e. e.—Distance between vehicular accessways and residential units: ~~40~~minimum of 5 feet;
- f. f.—If a carport is located a minimum of ~~seven and one-half~~5 feet from a side or rear property line, the rear wall may have openings to allow view and accessibility to required landscaped area, ~~as illustrated in the design guidelines.~~
- g. 3.—Separations, required under 9.12.040.020.A.2, only apply to first floor building areas. No separation is required for second and third floor building areas;
- h. All separation areas required under 9.12.040.020.A.2 shall be fully landscaped;
- i. No pedestrian walkways/pathways shall be provided within any separation area required under 9.12.040.020.A.2 unless that separation area is increased in width by a minimum of two feet. In such circumstances, landscaped areas shall have a minimum width of 3 feet;
- j. No parking areas shall be designed in any manner that allows for a vehicle to overhang any required separation area;
- k. If a main entry or required emergency egress window on the first floor (excluding clearstory windows), of a dwelling unit, faces a parking stall oriented 90 degrees to that entry of window and/or drive aisle, a minimum separation of 10 feet shall be provided.

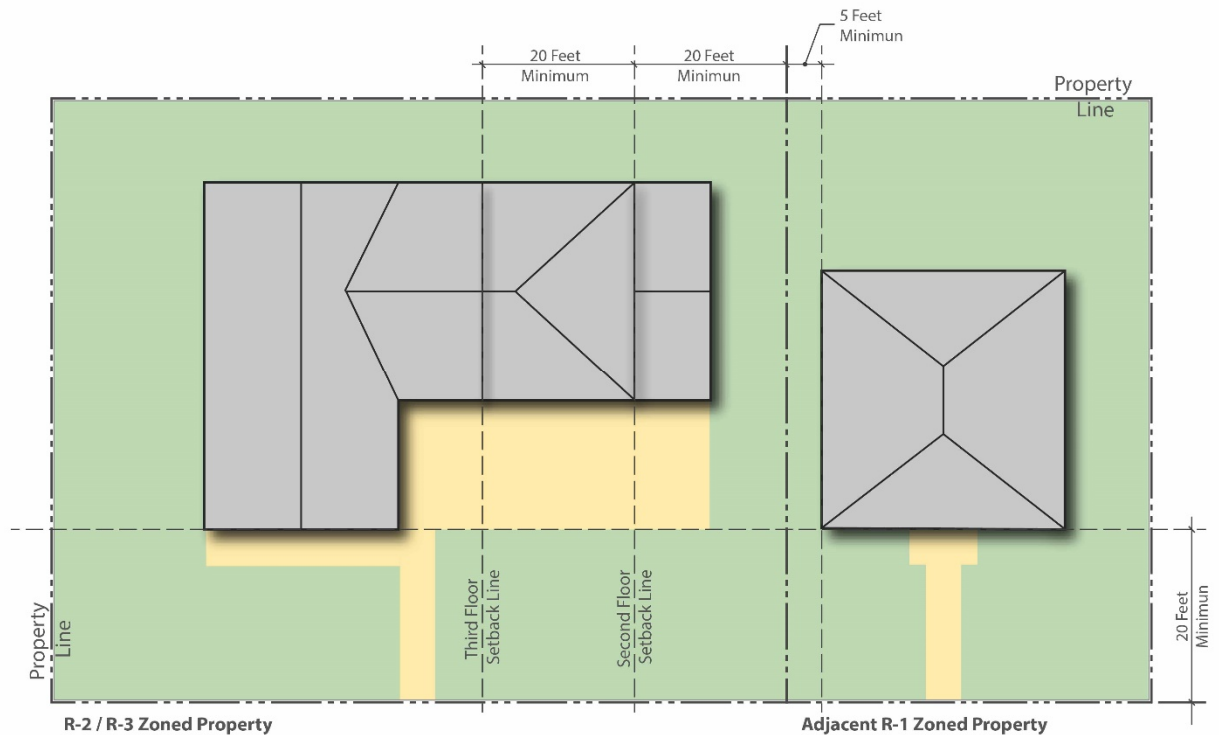
## 3. Stepbacks. (See Figure 3a)

- a. On any R-2 or R-3 zoned property adjacent to an R-1 zoned property, the second floor shall be stepped back a minimum of 20 feet from the property line, and any third-floor area shall be stepped back a minimum of 40 feet from the property line.
- b. Stepbacks shall be measured from the required setback line.

4. Minimum Driveway Access Width. ~~Minimum accessway width~~ Driveways shall have a minimum wide of 25 feet ~~is required for all access drives serving multiple family developments. If swing out~~. Where garage doors are utilized designed to swing out into the driveway, the minimum driveway width shall be 27 feet.

**Figure 3a:**





- B. Maximum Building Height Adjacent to R-1 Zone Property. For multiple-family residential projects in the R-2 or R-3 zone adjacent to an R-1 zoned property, the following shall apply:
1. The maximum building height for building areas, as measured to the topmost part of the roof, shall be as follows:
    - a. The maximum building height for first floor building areas is 20 feet.
    - b. The maximum building height for second floor building areas is 30 feet.
    - c. The maximum building height for third floor building areas is 35 feet.
  2. Privacy Provisions. Second-story windows, balconies, and decks on side and rear building sides shall be located to avoid direct views from those windows, balconies, and decks into any immediately opposite windows and private recreation areas of residential dwelling units on adjacent properties. Where second-story windows are oriented toward an adjacent property's private recreation area, one or more of the following measures shall be provided:
    - a. High windows with a minimum sill height of six feet, as measured from the finished floor.
    - b. View-obscuring treatment such as wing walls.
    - c. Obscure, opaque, or frosted fixed (non-slider) windows.

- d. A row of screening/canopy trees evenly spaced shall be placed along the property line(s), which shall be of a minimum height that blocks any direct views. Screening/canopy trees shall be maintained in perpetuity.
- C. Water Heaters. Each dwelling unit shall have a separate hot water heater, or the entire development may be provided with a centralized circulation water heater system to serve all dwelling units on the property consistent with building code requirements. No exterior water heater enclosures shall be permitted. Water heaters may be substituted with tankless water heaters, provided all building codes are complied with.
- D. Laundry Facilities. All multiple-family residential units shall have a laundry space located within the unit or within the private garage for that unit that is equipped with washer and dryer hook-ups. If the laundry facilities are located within the enclosed garage, the laundry equipment shall not encroach into the required interior garage parking area of 20 feet by 20 feet.
- E. Storage Facilities. Each dwelling unit shall provide a minimum 120 cubic feet of private and secure storage space. Such space may be included either interior to the dwelling unit, within individual required parking areas in a manner that does not interfere with required parking spaces, or within an aggregated common storage area. Bedroom and kitchen closets do not count toward the required 120 cubic feet.
- F. Garage Doors. All garages shall be equipped with automatic roll-up garage door openers that shall be maintained in an operable condition at all times.
- G. Dwelling Entries.
  - 1. Each individual dwelling unit shall have a main entry that is clearly defined by use of a stoop, framed doorway, or covered doorway that is recessed from the building façade a minimum depth of three feet. At least one unit shall have the main entry oriented directly toward the adjacent street.
  - 2. All front entry doors that are designed to be parallel to any drive aisle and/or open parking area shall maintain a minimum separation of 10 feet from the drive aisle and/or open parking area.
- H. Refuse Storage Areas.
  - 1. All refuse container storage and collection areas shall meet the requirements of City of Garden Grove Standard B-502 and State-mandated commercial organic recycling regulations set forth in Public Resources Code Sections 42469.8-42469.86, as it may be amended from time to time, as well as any other applicable State laws related to refuse, recyclables, and/or organics.
  - 2. No unit shall be located more than 300 lineal feet from a common refuse storage area; such distance shall be measured by a clear pedestrian path to such areas.
- I. Outdoor and Indoor Uses and Activities—Private and Common Open Space/Recreational and Leisure Areas—Sites Under 14,400 Square Feet. Each development site under 14,400 square feet in area proposing multiple-family development shall provide private and common open spaces.
  - 1. Any active open space shall provide a minimum five-foot-wide landscaped buffer along a property line(s) abutting an R-1 zoned property.
  - 2. The combined usable private and common open space shall equal a minimum of 300 square feet per unit.

3. Private open space shall be located next to the unit served and accessed directly from a common area within the unit, such as a living room, family room, dining area, or kitchen.
  4. Private open space in the form of a patio, yard, balcony, immediately adjacent deck, or combination thereof shall contribute to the required combined private and common open space areas and shall meet the following dimensions: A minimum of 60 square feet in area with a minimum horizontal dimension of six feet in any direction and a minimum vertical clearance of eight feet.
  5. Common open spaces shall be connected to habitable areas via a pathway, paseo, walkway, trail system, or similar pedestrian access. Common open spaces shall not be connected to habitable areas via a vehicular driveway or path.
  6. Rooftop decks may be counted toward the common open space requirement.
  7. Deck areas provided on a building setback area may be counted toward the common or private open space requirement.
  8. Common open spaces shall have a minimum area of 225 square feet, 15 feet in any horizontal dimension, and a minimum vertical clearance of 15 feet.
  9. Required landscaped setback areas shall not count toward any required private or common open space but may be located adjacent to such required open space area to enhance and expand the open space function.
  10. Required common open space areas shall consist of any combination of landscaping and functional hardscape areas, such as seating areas, children's play areas, and sports courts.
  11. Indoor common recreational areas may be counted up to 50 percent of the common open space/recreational area requirement.
- J. Open Space, Recreation and Leisure Areas—Sites Over 14,400 Square Feet.
1. Intent. The intent of this section is to ensure the provision of space for residents and guests of multiple-family housing to enjoy active and passive recreational activities in both private and common open space and recreation areas. Common open space and recreation areas may include indoor facilities, as described and regulated by this section.
  2. The combined usable private and common open space for the entire development shall equal a minimum of 300 square feet per unit.
  3. Rooftop decks may be counted towards the common open space requirement.
  4. Deck areas provided on a building setback area may be counted toward the common or private open space requirement.
  5. Indoor common recreational areas may be counted up to 50 percent of the common open space/recreational area requirement.
  6. Private Open Space

- a. Private open space shall be located next to the unit served and accessed directly from a common area within the unit, such as a living room, family room, dining area, or kitchen.
  - b. Private open space in the form of a patio, yard, balcony, immediately adjacent deck, or combination thereof shall contribute to the required combined private and common open space areas and shall meet the following dimensions: A minimum of 60 square feet in area with a minimum horizontal dimension of six feet in any direction and a minimum vertical clearance of eight feet.
7. Common Open Space/Recreational Area
- a. Common open spaces and indoor recreational areas shall be connected to habitable areas via a pathway, paseo, walkway, trail system, or similar pedestrian access. Common open spaces and indoor recreational uses shall not be connected to habitable areas via a vehicular driveway or path.
  - b. The minimum area for any one active recreation area shall be 900 square feet with minimum horizontal dimensions of 30 feet in any direction. A project site may include more than one (1) active recreation area. The combined active recreation area for a project site shall be as set forth in the table below.
  - c. If the minimal open space dimension standards for active recreation area set forth in this section cannot be met, but the net total of open space can be accomplished by reconfiguration, then driveway width shall be a minimum of 27 feet the site plan may be approved with modifications. However, no more than 10 lineal feet may be reduced from any active recreation area dimension.

#### 4. ~~TABLE OF DEVELOPMENT DENSITY R-3 ZONE~~

<del>Density (By Site)</del> <u>Net Lot Area</u>	<del>Maximum Units</del> <u>Minimum Total Square Feet for Active Recreation Area</u>
<del>7,200—10,799 sq. ft.</del>	<del>2</del>
<del>10,800—12,599 sq. ft.</del>	<del>3</del>
<del>12,600—14,399 sq. ft.</del>	<del>4</del>
<del>14,400—16,199 sq. ft. to 26,99 sf</del>	<del>5</del> <u>900</u>
<del>16,200—17,999 sq. ft.</del>	<del>6</del>
<del>18,000—19,799 sq. ft.</del>	<del>7</del>
<del>19,800—24,27,000 to 39,599 sq. ft. sf</del>	<del>8</del> <u>1,225</u>
<del>21,39,600—24,399 sq. ft. to 49,999 sf</del>	<del>9</del> <u>1,600</u>
<del>24,400—25,199 sq. ft.</del>	<del>10</del>
<del>25,200—26,50,000 to 69,999 sq. ft. sf</del>	<del>11</del> <u>2,500</u>
<del>27,70,000—28,799 sq. ft. to 95,999 sf</del>	<del>12</del> <u>3,600</u>
<del>28,800—30,599 sq. ft.</del>	<del>13</del>
<del>30,600—32,399 sq. ft.</del>	<del>14</del>
<del>32,400—34,199 sq. ft.</del>	<del>15</del>



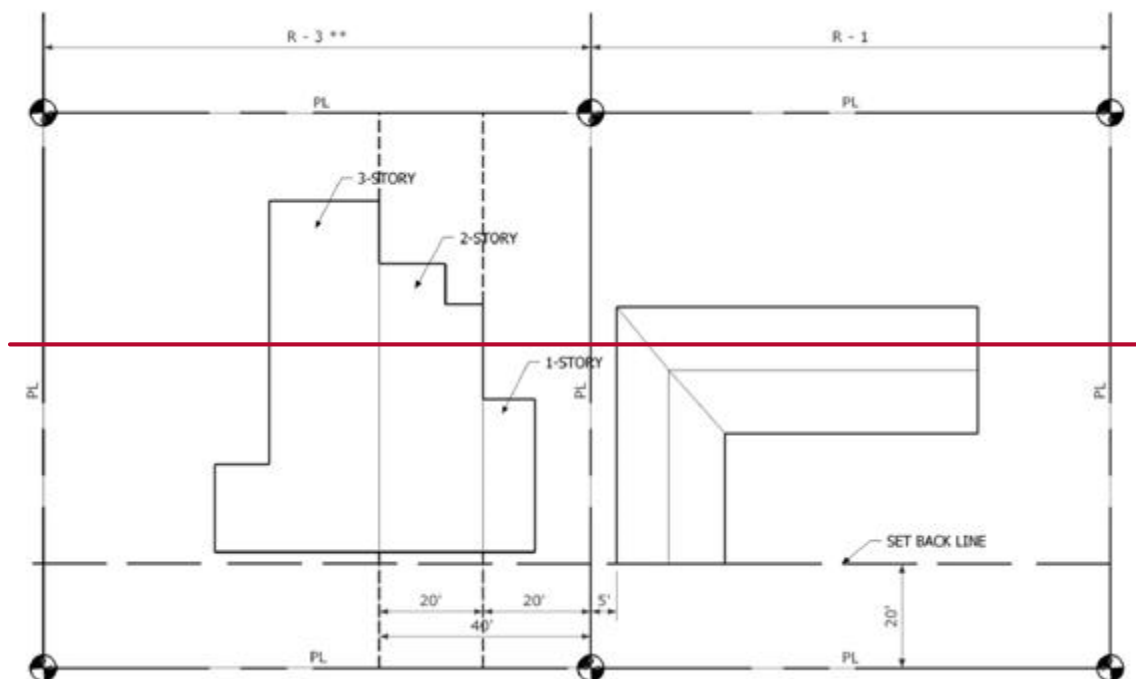
Density (By SiteNet Lot Area)	Maximum UnitsMinimum Total Square Feet for Active Recreation Area
34,200—3596,000 to 199,999 sq. ft.sf	165,625
36,000—37,799 sq. ft.	47
37,800—39,599 sq. ft.	48
39,600—41,399 sq. ft.	49
41,400—43,559 sq. ft.	20
43,560 sq. ft.200,000 or more sq. ft.sf	**24 units per acre or 1,800 sq. ft. per unit9,025

\* No new condominium project of five units or less.

\*\* Maximum density (R-3, M.D.R.) = 24 Units/acre.

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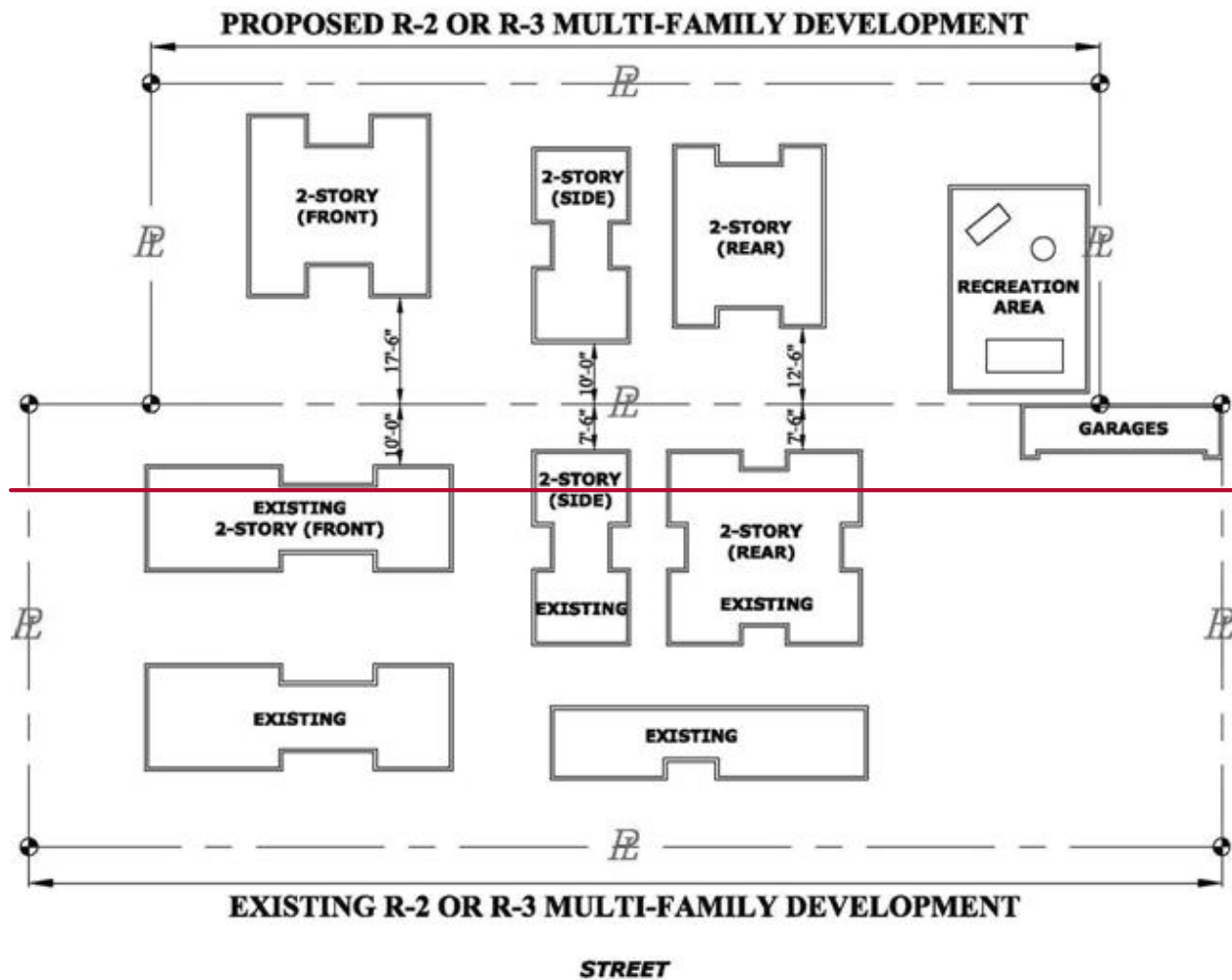
**Figure 1:** Diagram indicating an R-3 parcel, proposed for development, located contiguous to an R-1 parcel.



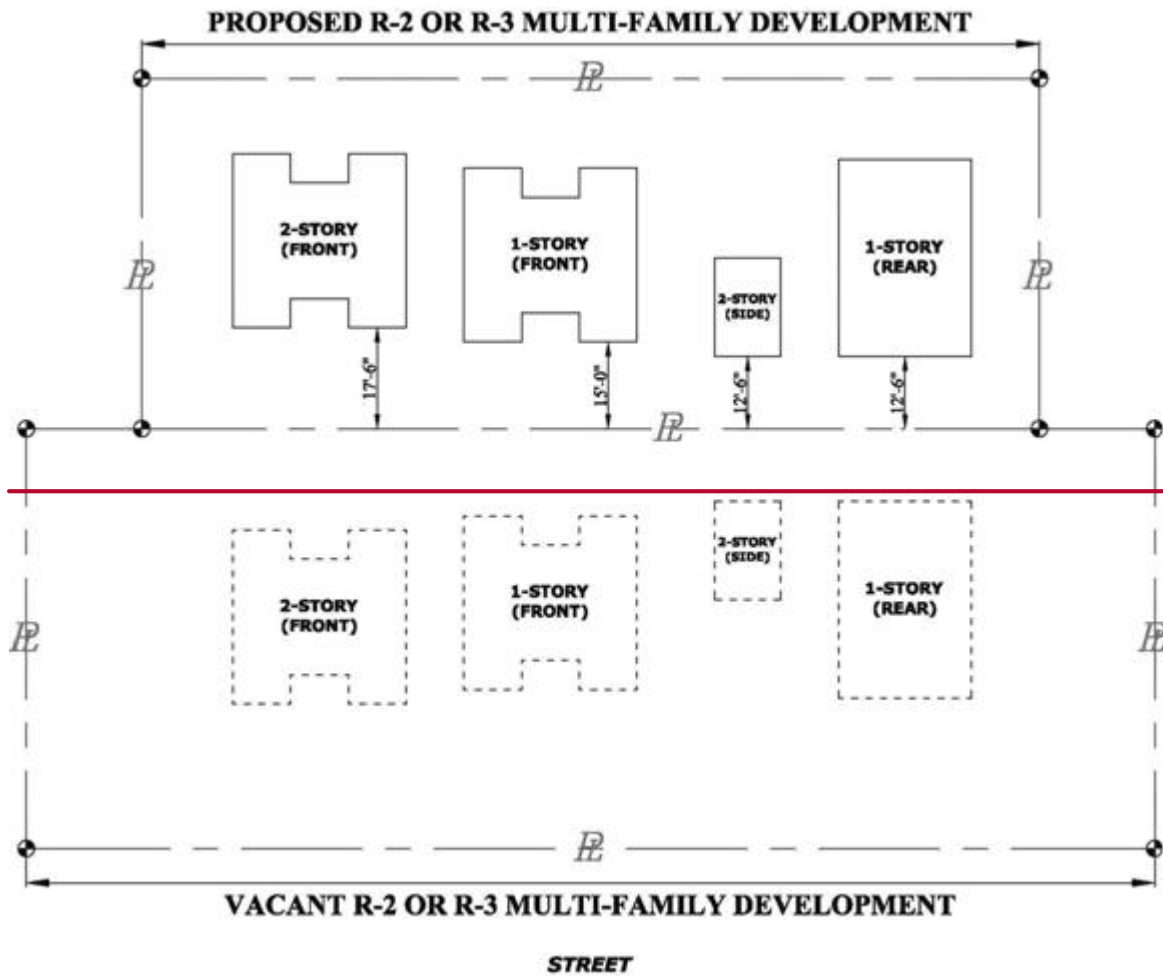
Only 50% of building areas may be three story. (This allowable increase in building height is relative to the locations of other buildings and structures on the site and may not at all times be appropriate depending on parcel configuration and upon the total site design. Those portions of buildings designed as three-story structures proposed for location on a given site shall be designed to be architecturally sensitive to both on site and abutting off-site structures.)

**Figure 2a-1:** Diagram indicating interior side and rear setbacks for a proposed R-2 or R-3 multifamily residential project located contiguous to an existing R-2 or R-3 multiple-family residential project.

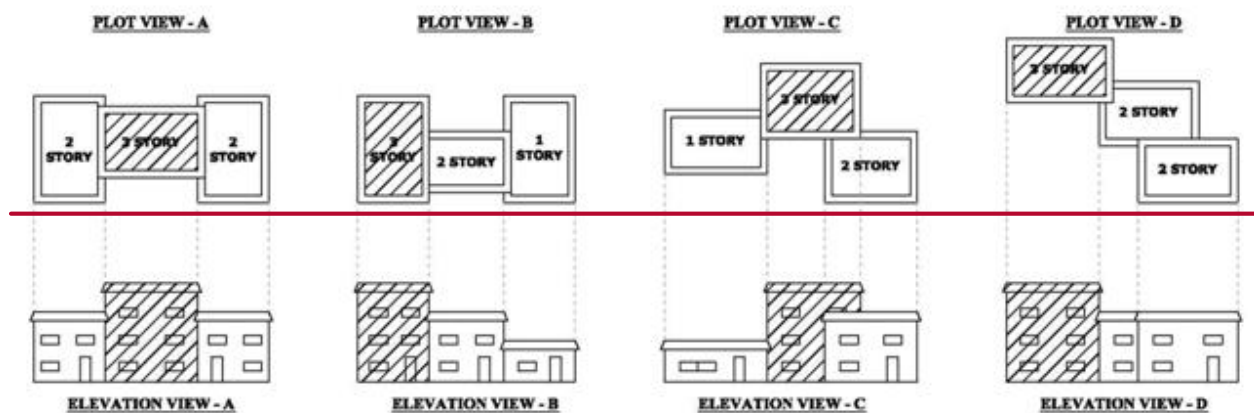
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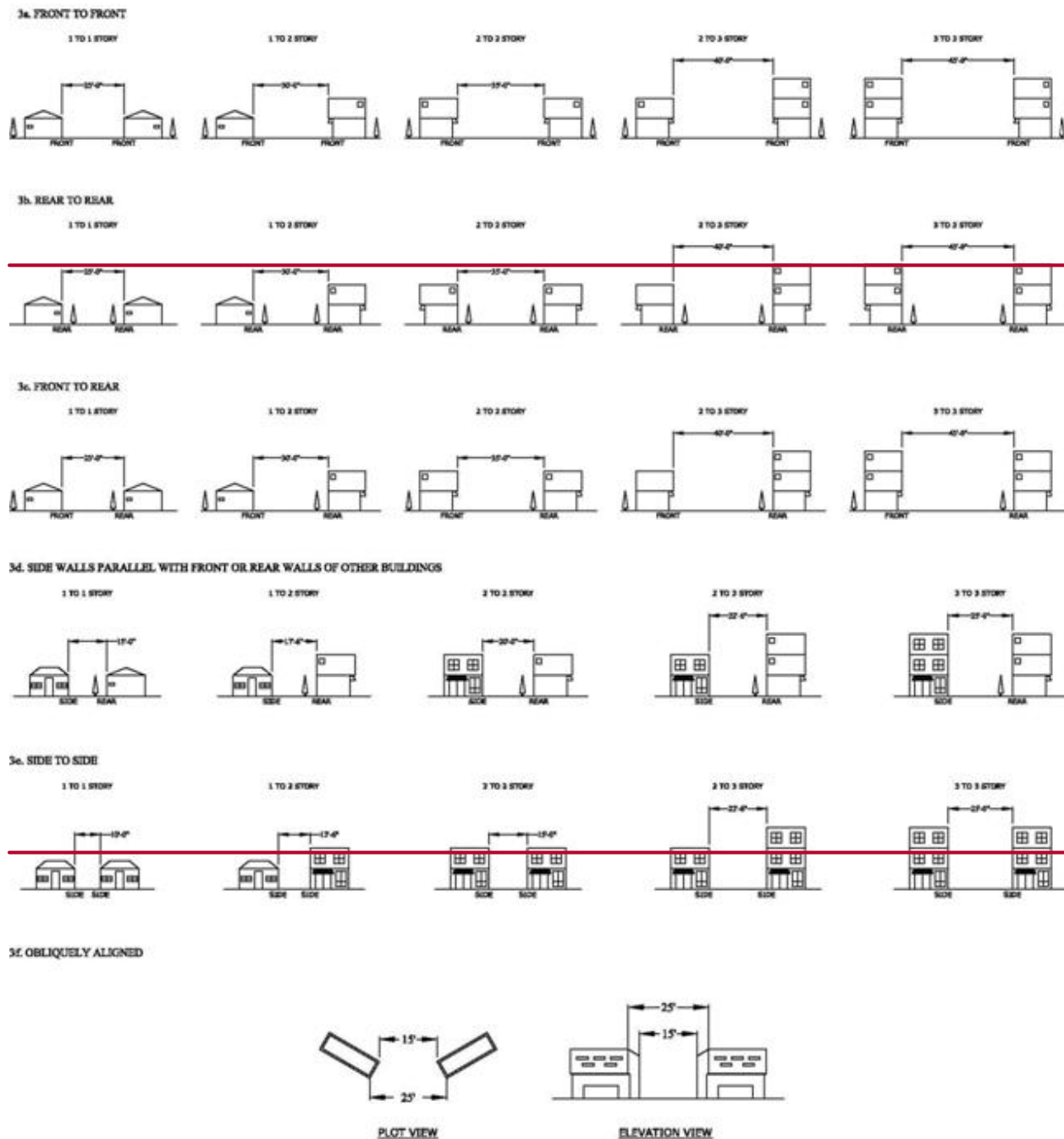


**Figure 2a-2:** Diagram indicating an R-3 parcel, proposed for development, located contiguous to an R-1 zoned parcel.



**Figure 2b:** Diagram depicting three-story location (R-3 zoned property only).

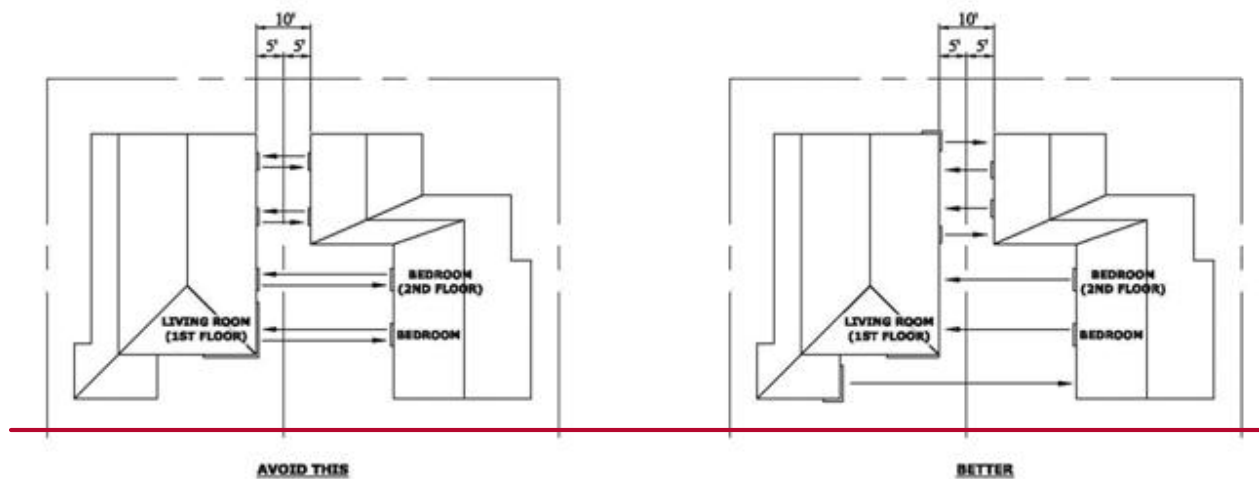


**Figures 3a-f: Building separation diagrams (elevations).****Figure 4a-b: Building**

- d. Active Common Open Space/Recreation Area. Common open space/recreation areas shall be designed to provide specific amenities as shown in the table below based on the number of units to be provided. The list of amenities is additive, meaning that up to the first five units, the amenity noted shall be provided (barbeque with table seating). Then for the next five units up to 10 units, in addition to the barbeque with table seating, a community garden area shall be provided. Then for the next five units up to 15 units, in addition to the barbeque with table seating and community garden area, an outdoor active use area shall be provided, and so on. An applicant may substitute an amenity further down the list for the one listed for the project size under consideration; for example, for a 15-unit project, a substitution may be made for the required barbeque with table seating, community garden area, or outdoor active use area. The selection of amenities shall take into consideration the following criteria:

- i. Size and shape of active recreation area;
- ii. Location and placement diagrams (view considerations)-of buildings;

a. View Protection from Neighboring Residences- Plan View



b. View Protection from Neighboring Residences- Elevation View



iii.

- ~~B. Building Setbacks. Interior side and rear setbacks for R-2 and R-3 zoned multiple-family residential projects will be determined by applying the building separation standards (subsection A of this section) to proposed buildings in relationship to existing multiple-~~

~~family residential projects on adjacent property. The minimum setbacks for the proposed building will be one-half the required distance prescribed in the building separation standards, regardless of the setbacks of the adjacent existing structure. (See Figure 2a.)~~

~~C. Building Height Adjacent to R-1 Zone Property. For multiple family residential projects in the R-3 zone that are adjacent to an R-1 zoned property the following shall apply:~~

~~1. No portion of a building over one story in height shall be permitted within 20 feet of an R-1 zoned property.~~

~~2. For portions of second-story buildings within 20 to 40 feet of the R-1 zone property line, a combination of the following shall be provided:~~

~~a. High windows;~~

~~b. View obscuring window treatment, wing walls, 90-degree angles, etc.;~~

~~c. Opaque or frosted windows;~~

~~d. Intervening patio walls, special window alignment so as not to look onto R-1 zoned properties;~~

~~e. A row of screening/canopy trees evenly spaced shall be placed along the property lines that abut the R-1 zone properties.~~

~~3. For portions of buildings located beyond 40 feet from property zoned R-1, 50% of the building area may be situated in a three-story configuration at or below the 35-foot height limits. The allowable increase in building height is relative to the locations of other buildings and structures on the site and may not at all times be appropriate depending on parcel configuration and upon the total site design. Those portions of buildings designed as three-story structures proposed for location on a given site shall be designed to be sensitive to both on-site structures and adjacent property.~~

~~D. Water Heaters. Each dwelling unit shall have a separate hot water heater or may be provided with a centralized circulation water heating system sufficient to serve all dwelling units on the property.~~

~~E. Laundry Facilities. All multiple family residential units shall be provided washer and dryer hookups and laundry space within the unit or garage. The laundry area shall not infringe upon garage parking area. In the case of apartments, common laundry facilities may be included in addition to the individual unit hookups.~~

~~F. Storage Facilities. A separate area having a minimum of 300 cubic feet of private and secure storage space shall be provided for each unit.~~

~~1. Said storage area may be located within the garage, provided it does not interfere with garage use for automobile parking.~~

~~2. Normal closet and cupboard space within the dwelling unit shall not count toward meeting this requirement.~~

~~3. No storage shall be allowed in carport areas.~~

~~4. Enclosed garages are required to provide 300 cubic feet of storage cabinet space; or 300 cubic feet of storage space may be provided elsewhere on the site.~~

~~G. Garage Doors. All garages shall be provided with automatic garage door openers.~~

~~H. Dwelling Entries.~~

~~1. All units shall be provided with standard door locks and dead bolts.~~

~~2. No dwelling entry shall be located with direct, uninterrupted, unimpeded access to a primary or secondary arterial street.~~

~~I. Refuse Storage Areas. There shall be provided standard refuse storage facilities for the containment of standard receptacles based on the following requirements:~~

~~4. Diversity of recreational amenities; and~~

iv. Number of ~~Receptacles~~units and/or lot size.

**Multifamily Residential Development Amenity Standards**

<u>Number of Units</u>	<u>Base Amenity Type and Minimum Size</u>	<u>Additive Amenity Ratio</u>
<u>0-5</u>	<u>Barbeque with Table Seating</u>	<u>1 per 10 units, but at least 1 in all cases</u>
<u>up to 10</u>	<u>Community Garden Area – 32 sf minimum</u>	<u>8 sf/4 units</u>
<u>up to 15</u>	<u>Outdoor Active Use Area – 400 sf minimum</u>	<u>50 sf/unit</u>
<u>up to 20</u>	<u>Provide One of Two:</u> <ul style="list-style-type: none"> <li><u>Business Center with Workstations – 2 minimum</u></li> <li><u>Indoor or Outdoor Gym – 250 sf minimum</u></li> </ul>	<ul style="list-style-type: none"> <li><u>1 Workstation/8 Units</u></li> <li><u>5 sf/1 Unit</u></li> </ul>
<u>up to 35</u>	<u>Provide Two of Three:</u> <ul style="list-style-type: none"> <li><u>Business Center with Workstations – 2 minimum</u></li> <li><u>Indoor or Outdoor Gym – 250 sf minimum</u></li> <li><u>Clubhouse with 400 sf Kitchen</u></li> </ul>	<ul style="list-style-type: none"> <li><u>1 Workstation/8 Units</u></li> <li><u>5 sf/1 Unit</u></li> <li><u>5 sf/1 Unit</u></li> </ul>
<b>Number of Units</b> <u>up to 45</u>	<b>Types of Receptacles</b> <u>One In-Ground Outdoor or Indoor Spa</u>	<b>Receptacles Required</b> <u>1 - 64 sf Spa at 65 Units</u> <u>2 - 36 sf Spas at 80 Units</u> <u>2 – 64 sf Spas at 100 Units</u> <u>1.5 sf Increase/ 1 Unit &gt; 100 Units</u>
<u>up to 80</u>	<u>Bin</u> <u>Provide One of Two:</u> <ul style="list-style-type: none"> <li><u>Pool - 20,000-gallon minimum</u></li> <li><u>Children's Play Area – 500 sf minimum</u></li> </ul>	<ul style="list-style-type: none"> <li><u>10 sf/1 Unit</u></li> <li><u>50 sf/1 Unit</u></li> </ul>
<u>up to 100+</u>	<u>One additional amenity from the list not otherwise provided</u>	<u>Same Rates for All Apply</u>

## Notes:

- Substitute 400 sf Wellness Facility 55+ Age Restricted Development, with an Additive Amenity Ratio calculated at 5 sf/1 unit.
- Allows Wellness Facility Substitution for 55+ Age Restricted Development

<u>0-5</u>	<u>Barrels or Containers</u>	<u>4</u>
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\* ~~Each additional five to 15 units requires one additional bin, etc., or more than one pickup per week per bin.~~

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~~2. All refuse storage areas shall be readily accessible to the users they serve as well as for collection operations and shall be enclosed by a solid masonry or concrete block wall at least 60 inches in height that shall be designed in a manner architecturally compatible with the overall design of the project's buildings.~~

~~a. The site area shall have a concrete pad at least four inches in thickness.~~

~~b. The storage area shall be shielded from public view by a wall that matches the exterior building material and color and has gates with view obscuring slats or other opaque material.~~

~~c. The storage area shall be designed as per the Garden Grove Sanitary District and City of Garden Grove Design Guidelines.~~

~~3. In the event that any refuse storage area cannot be located within 100 feet walking distance from the unit it serves, individual trash compactors may then be required through the site plan process.~~

~~J. Outdoor Uses and Activities—Open Space Recreation and Leisure Areas—Sites Under 14,400 Square Feet. Each site under 14,400 square feet proposing multiple family development shall provide private recreational and leisure areas that are conveniently located and readily accessible to each~~



dwelling unit. Active and passive recreation and leisure areas may also be provided. Any active recreation area provided shall not be located closer than 20 feet to R-1 zoned property.

1. The recreation and leisure area shall equal at least 300 square feet per unit.

2. Private open space in the form of a patio, yard, balcony or combination thereof shall contribute to the required recreational and leisure areas and shall meet the following dimensions:

a. A minimum of 100 square feet for the first level with a minimum dimension of nine feet;

b. A minimum of 90 square feet for the second level with a minimum dimension of nine feet.

K. Open Space, Recreation and Leisure Areas—Sites Over 14,400 Square Feet.

1. Intent. It is the intent of this section to provide ample space and cities for the active enjoyment of recreational activities by residents and guests of multiple family housing projects. In this regard, active open space elements shall be of sufficient size and location and shall be readily accessible to each dwelling unit. On-site recreation facilities shall be buffered from noncompatible R-1 single-family residential properties. Recreation facilities that feature such activities as pools, spas, court activities, etc., shall be placed and operated so as not to infringe upon the peacefulness of nearby residential properties. Said recreation and leisure area shall equal at least 300 square feet per unit. The following spaces shall contribute to the required recreation and leisure areas:

a. Private Recreation Area.

i. Minimum Size. Private open space in the form of a patio, yard, balcony or combination thereof meeting the following dimensions may be counted toward meeting the required recreation area:

(A) Minimum of 100 square feet for the first level with a minimum dimension of nine feet;

(B) Minimum 90 square feet for the second level with a minimum dimension of nine feet.

ii. Additional Private Recreation Area. No additional balcony shall be less than seven feet in width or 49 square feet in area.

b. Active Recreation Area. Each development having a net developable area of 14,400 square feet or larger, and proposing five or more units, shall provide an active recreation element(s). Said element shall include at least one or more of the following: spa, pool, tennis, volleyball, racquetball court(s), basketball half court, or other similar usable recreational activities. The required active recreational amenities shall be based on a needs assessment evaluation of the proposed project. The subject evaluation shall take into consideration the following criteria:

i. Size and shape of active recreation area;

ii. Location and placement of buildings;

iii. Diversity of recreational amenities;

iv. Number of units and/or lot size.

2. Reconfigurations of Active or Private Recreation Areas. The foregoing dimensional standards are required for approval during the site plan review. If the minimal dimension standards cannot be met, but the net total recreational space can be accomplished by reconfiguration, then the site plan may be approved with modifications; however, no more than 10 lineal feet may be reduced from any active or private recreation area dimension.

3. Setbacks of Active Recreation Areas. Active recreation areas shall be located five feet from any habitable structure. The subject active recreation area<sup>8</sup>. On-site recreation facilities shall be buffered from any directly abutting R-1 single-family residential properties with a solid masonry wall at least six feet in height.

9. Pool pump and similar mechanical equipment shall not be located immediately adjacent to any abutting residential property line and shall be enclosed or otherwise shielded to achieve the noise/ land use compatibility standards set forth in GGMC Chapter 8.47 (Noise Control).

10. Setbacks of Active Common Open Spaces. The subject active common open space shall have a minimum dimension as shown in the Table of Recreational Area Requirements, according to the net lot area. In addition, said area shall have a minimum five-foot separation setback between the active recreation area and any portion of a habitable structure. For example, if the minimum recreation open space dimension of 40 feet is required, then ~~five~~three feet must be added to that



minimum dimension for every side adjacent to the above-mentioned structures. ~~If, because of geographic or design configuration limitations any proposed active or passive recreation areas cannot achieve the dimensional parameters as expressed above and in the table below, then a waiver of this provision must be requested.~~

4. ~~Table of Recreational Area Requirements.~~

<del>Net Lot Area</del>	<del>Minimum Dimension for Active Recreation Area</del>
<del>14,400 to 26,999 sq. ft.</del>	<del>30 feet</del>
<del>27,000 to 39,599 sq. ft.</del>	<del>35 feet</del>
<del>39,600 to 49,999 sq. ft.</del>	<del>40 feet</del>
<del>50,000 to 69,999 sq. ft.</del>	<del>50 feet</del>
<del>70,000 to 95,999 sq. ft.</del>	<del>60 feet</del>
<del>96,000 to 199,999 sq. ft.</del>	<del>75 feet</del>
<del>200,000 or more sq. ft.</del>	<del>95 feet</del>

11. ~~Note: Passive Common Open Space. Up to 40%50 percent of the recreation area can have the minimum dimension reduced pursuant to the requirements under the waiver process.)~~

5. ~~Passive Recreation Area. The subject development may provide passive required common open space/leisure areas that would consist may be developed and maintained as passive common open space consisting of landscape areas that incorporate the use of pathways, waterscape, waterscapes, and hardscape (i.e., large rocks/boulders, benches, gazebos, raised planters constructed on site of bricks, concrete or rocks, railroad ties, etc.) and unique features that enhance the appearance, desirability and usability of the area. The intent is to provide landscaped areas that can be utilized for sitting and viewing unique/exotic plants, reading and similar types of enjoyment amenities, rather than just landscaped setback areas.~~  
~~Only 50% of. Such passive areas having a minimum dimension open space shall have dimensions of no less than 10 feet by 20 feet clear of in any structures and direction. Such passive open space areas shall be counted towards the recreation/leisure area square footage requirements improved with at least three types of the amenities in the following list:~~

- a. ~~6. Pathways~~
- b. ~~Benches/Tables~~
- c. ~~Raised landscaped beds~~
- d. ~~Gazebo or similar shade structure~~
- e. ~~Community garden~~
- f. ~~Outdoor game feature~~
- g. ~~Water fountains or other water features~~

K. Circulation, Pedestrian and Vehicular ~~Parking.~~

1. ~~a. Every multiple-family residential development shall be designed in such a manner that adequate to provide walkways are provided convenient that link parking areas to the needs of the residents and guests and the services of public agencies. Pedestrian primary access to the unifying elements of any development should each unit or, in the case of a common lobby~~

entrance, to that lobby entrance. Such pedestrian walkways shall be separate from and free of conflict with vehicular accessways. Distinctive paving materials shall be used for the walkways to create a clear visual contrast to vehicular travel ways.

2. All developments consisting of six units or more shall provide directories placed ~~in a convenient location~~ at the development entry to guide motorist and pedestrians.
3. ~~b. — Every multiple-family residential development shall be designed with an internal street and parking system adequate to handle the need for vehicular circulation. When keeping with the design of the surrounding neighborhood, driveways may be permitted to provide access directly into individual garages.~~ All driveways and circulation systems shall be designed to meet the standards of the City Engineer and shall be in compliance with all applicable standards of Sections 9.12.040.160 through 9.12.040.220 of this chapter.

### **9.12.040.060 Special Requirements—Small Lot Subdivisions**

The purpose of this section is to establish development standards for small lot subdivisions that will help create livable and safe communities.

~~The Community Development Department shall review the adopted standards for effectiveness and efficiency 24 months after the effective date of the ordinance establishing these requirements.~~

A.

Minimum Development Size.

1. The minimum lot size for a small lot subdivision shall be one acre.
2. There shall be a minimum of six lots for a small lot subdivision.

B. Development Site Setbacks. The following minimum setbacks shall be observed from the property line.

1. Developments located along any primary arterial, secondary arterial, or collector street shall maintain a minimum setback of 10 feet from the property line to the development's block wall.
  - a. The development site setback shall be in character with neighboring lots. The setback shall match the setback of the abutting lots up to a maximum setback of 15 feet. For example, if the development is adjacent to a property with a setback greater than 10 feet, the development's setback shall match the neighboring lot's setbacks. If there is more than one neighboring property with a setback greater than 10 feet, the development site shall match the setback of the least restrictive setback.
  - b. Every development setback shall provide landscaping along the perimeter in the form of screening and/or canopy trees staggered and/or clustered along the property lines.

C. Development Perimeter Block Wall. Each development shall provide a decorative masonry perimeter wall utilizing stucco finish, slump stone or split-face block, with a minimum height of six feet but not to exceed a maximum height of eight feet, as measured from the highest point of the finished grade on the site that complies with the following stipulations:

1. All perimeter fencing shall comply with the requirements as contained in Section 9.16.210 (wall, fences, and hedges).
2. At no time shall the overall height of the wall, as measured from adjacent neighbor's finished grade, exceed eight feet in height. A block wall with a height greater than eight feet may be considered if the City determines that such a height is necessary for sound protection, view protection, security, or other factors affecting the use and enjoyment of the property.

~~A decorative perimeter wall constructed of non-masonry material may be approved through the site plan review procedure.~~

3.

All fencing shall be designed to ~~ensure proper with the~~ vision clearance requirements of this chapter for cars entering or leaving the driveway and/or parking areas.

4. The property owner shall work with the adjoining property owners in designing and constructing the perimeter block walls to avoid the use of double walls. If the property owner cannot obtain approval from the adjoining property owners, the property owner shall construct the new wall and the space between walls shall be filled or capped ~~subject to City approval~~.

#### D. Development Entrance.

1. The development's entrance shall be enhanced to provide a sense of neighborhood arrival. Entrance enhancement ~~may shall~~ include ~~such~~ elements such as signage, ~~special~~ landscaping, decorative ~~pavement stamped concrete or pavers~~, ~~enhanced fence wall details~~, water features utilizing reclaimed water, artwork, boulevard median with landscaping, and similar aesthetic improvements. Development entrances shall include a minimum of three of these aesthetic improvements.
2. If the development includes a security gate(s), ~~the setback shall comply with the required setbacks established by~~ adequate access for ingress and egress of pedestrian and vehicular traffic shall be provided, subject to the requirements of ~~and to the satisfaction of the~~ Public Works Department Engineering Division.

#### E. Common Recreational Area.

1. Small lot subdivisions with 10 or more units shall provide a minimum of 200 square feet per unit of common recreation area, which is accessible to all residents within the subdivision.
  - a. Common recreation area shall have minimum dimensions of 25 feet wide.
    - i. If the common recreation area is located between two-story buildings, minimum dimensions of 30 feet wide shall be maintained.
    - ii. If the common recreation area is located between three-story buildings, minimum dimensions of 40 feet wide shall be maintained.
  - b. Consideration will be given to a reduction of the minimum width of the common recreation area when an additional 25% of common recreation area is provided above the minimum of 200 square feet required per unit.
  - c. A zero setback between the residences and the common recreation area shall be considered by the City if the building's front elevation is oriented toward the common recreation area.

#### F. Development Streets.

1. If on-street parking is provided on both sides of the development's streets, the streets shall maintain a minimum width of 36 feet, as measured from curb to curb.
2. If on-street parking is provided on one side of the street, the street shall maintain a minimum width of 28 feet, as measured from curb to curb. ~~A street width of less than 36 feet is subject to City review and approval based on a case-by-case basis.~~
3. If no on-street parking is provided on either side of the street, the street shall maintain a minimum width of 25 feet, as measured from curb to curb.

#### G. Development Sidewalks.

1. All development streets shall provide sidewalks.
  - a. All sidewalks shall maintain a minimum width of 48 inches.

- b. Sidewalks shall be required on both sides of the street if on-street parking is provided on both sides of the street.
- c. Sidewalks shall be required on one side of the street if on-street parking is provided on only one side of the street. The sidewalk shall be on the side of the street that allows parking.

H. Group Mailboxes.

- 1. If group mailboxes are part of the project design, the mailboxes should be located conveniently and in a safe location within the community. ~~The City shall determine and approve the location of the group mailboxes.~~  
~~The group mailboxes shall be designed with the architectural character of surrounding buildings, and be similar in form, materials, and colors.~~
- a. Group mailboxes shall be illuminated with lights and fixtures similar to those used externally throughout the development.
- b. Design and location of group mailboxes must conform to US Post Office requirements.

I. Dwelling Front Yard Setbacks. All setbacks will be observed from the individual residential property parcelline.

- 1. A minimum front yard setback of 15 feet shall be maintained for lots located along a public street within the project.
- 2. A minimum front yard setback of 10 feet shall be maintained for lots located along a private street within the project.
- 3. Garages, with straight-in access to the garage, shall maintain a minimum setback of 19 feet. Garages with sweep drives may have a 15-foot setback from street property line.
- 4. Lots located adjacent to collector streets may have the front elevation of the residential unit oriented toward the collector street, and shall comply with the following:
  - a. The front yard setback shall be ~~in character of adjacent lots' setbacks, and shall have similar front setbacks up to a maximum of~~ 20 feet.
  - b. Lots with a 20-foot front setback or more to the building may have a covered porch which may encroach up to five feet into the required 20-foot front yard setback.

J. Dwelling Rear Yard Setbacks. All setbacks will be observed from the development perimeter block wall or the individual residential property parcel line.

- 1. The rear yard setback for lots adjacent to the development's perimeter shall depend on the type of arterial to which the lot is adjacent.
  - a. Lots located adjacent to a primary or secondary arterial shall maintain a minimum setback of 30 feet, as measured from the rear elevation of the dwelling to the development's property line.
  - b. Lots located adjacent to a collector street shall maintain a minimum 25 feet, as measured from the rear elevation of the dwelling to the development's property line.

2. The rear yard setback for lots adjacent to other developments shall depend on the type of zoning of the neighboring properties.
  - a. Lots located adjacent to R-1 zoned property shall maintain a 20-foot rear yard setback to the property line.
3. Lots located adjacent to R-2, R-3, commercial, industrial, or open space zoned property shall maintain a 15-foot rear yard setback to the property line. The rear yard setback for lots that abut other lots within the same development shall maintain a minimum of 15-foot rear yard setback to the property line.
4. Permitted Intrusions Into the Rear Yard Setback. The following intrusions may be permitted into the required rear yard setback areas:
  - a. Open patio structures may be allowed with a seven-foot clearance to the rear property line to the edge of the open patio cover's posts.
    - i. A two-foot overhang past the posts shall be permitted on the patio cover's setback.
    - ii. Enclosed patios are not permitted.
  - b. To accommodate oddly shaped lots, ~~the City may consider~~ a five-foot reduction to the first floor rear yard setback is allowed, provided that the side yard setback is increased five feet to accommodate the required open space.
5. The side yard open space accommodation may include no space less than 10 feet in depth. ~~The first floor elevations facing any reduced rear yard may have minimized openings (e.g., windows and doors), particularly from common living spaces.~~
6. The open space in a reduced rear yard setback shall be used as passive open space ~~and may not include any major recreation area and/or activities.~~
  - a. Up to 50% of the buildings adjacent to primary arterials and secondary arterials shall be allowed to stagger into the rear setback and reduce the minimum setback of 30 feet to 26 feet to create a varying setback along arterials.
  - b. Buildings and developments with ~~unique designs~~/projections (e.g., bay windows, window seating) may encroach 30% of the structure's rear elevation four feet into the rear setback.
- K. Dwelling Side Yard Setback. All setbacks will be observed from the development perimeter block wall or the individual residential property parcel line.
  1. The dwelling shall be no less than four feet from the side property line.
  2. Architectural features (e.g., chimneys) may be allowed to encroach a maximum of one foot into the required four-foot side setback, but at no time shall the distance be reduced less than three feet and no dwelling shall be closer than six feet.
  3. If the lot is located adjacent to any street within the project, the dwelling shall be no less than eight feet from the side property line.

4. Block walls or fences adjacent to the street may encroach three feet into the eight-foot side street setback.
5. If the lot is located adjacent to any arterial or collector street, a minimum 20-foot side yard setback shall be provided from the side of the dwelling to the project's property line.
6. The side yard requirement between two buildings shall be omitted when dwelling units are built with zero lot lines. No dwelling shall be closer than six feet.

**Table of Setbacks and Development Standards**

Development Feature	Development Standards					
	Setbacks and Height					
	Adjacent to Arterial	Adjacent to Collector Street	Adjacent to R-1	Adjacent to R-2, R-3, C-1, C-2, M-1, M-P, O-S	Adjacent to Internal Public Road	Adjacent to Internal Private Road
Minimum Lot Size	Small Lot Subdivisions are permitted in the R-2 and R-3 zones.					
	1 acre	1 acre	1 acre	1 acre	1 acre	1 acre
Setbacks						
Perimeter Setbacks	min. 10 ft.*	min. 10 ft.*				
Building Front		min. 15 ft.			min. 15 ft.	min. 10 ft.
Building Rear	min. 30 ft.**	min. 25 ft.**	min. 20 ft.	min. 15 ft.	min. 15 ft.	min. 15 ft.
Building Side	min. 20 ft.**	min. 20 ft.**	min. 4 ft.	min. 4 ft.	min. 8 ft.	min. 8 ft.
Front of Garage					min. 19 ft.	min. 19 ft.
Height						
Primary Structure			max. 30 ft. 2-stories	max. 35 ft. 3-stories		
Dwelling Open Space						
	15 ft. by 20 ft.	15 ft. by 20 ft.	15 ft. by 20 ft.	15 ft. by 20 ft.	15 ft. by 20 ft.	15 ft. by 20 ft.
Dwelling Storage Space						
	min. 200 cubic ft.	min. 200 cubic ft.	min. 200 cubic ft.	min. 200 cubic ft.	min. 200 cubic ft.	min. 200 cubic ft.
Common Recreational Space	For developments with 10 or more units.					
	200 sq. ft. per unit	200 sq. ft. per unit	200 sq. ft. per unit	200 sq. ft. per unit	200 sq. ft. per unit	200 sq. ft. per unit
Parking	2 spaces enclosed in garage. 1 guest parking space in driveway. .75 unassigned guest parking space in parking lot or street					
	3.75 spaces per unit	3.75 spaces per unit	3.75 spaces per unit	3.75 spaces per unit	3.75 spaces per unit	3.75 spaces per unit
Streets Internal to the Project						
					36 ft. wide with 2-sided parking.	36 ft. wide with 2-sided parking.
					28 ft. wide with 1-sided parking.	28 ft. wide with 1-sided parking.
Project Sidewalks	If streets have 2-sided parking, there shall be sidewalks on both sides of the street. If streets have 1-sided parking, there shall be a sidewalk on one side of the street at a minimum.					
					48 in. wide	48 in. wide

\* The site perimeter setback shall match surrounding properties' setbacks up to a maximum of 15 feet.

\*\* Setback includes 10 feet of development perimeter setback.



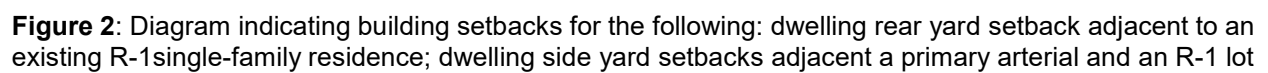
Development Feature	Development Standards					
	Setbacks and Height					
	Adjacent to Arterial	Adjacent to Collector Street	Adjacent to R-1	Adjacent to R-2, R-3, C-1, C-2, M-1, M-P, O-S	Adjacent to Internal Public Road	Adjacent to Internal Private Road
Minimum Lot Size	Small Lot Subdivisions are permitted in the R-2 and R-3 zones.					
	1 acre	1 acre	1 acre	1 acre	1 acre	1 acre
Setbacks						
Perimeter Setbacks	min. 10 ft.*	min. 10 ft.*				
Building Front		min. 15 ft.			min. 15 ft.	min. 10 ft.
Building Rear	min. 30 ft.**	min. 25 ft.**	min. 20 ft.	min. 15 ft.	min. 15 ft.	min. 15 ft.
Building Side	min. 20 ft.**	min. 20 ft.**	min. 4 ft.	min. 4 ft.	min. 8 ft.	min. 8 ft.
Front of Garage					min. 19 ft.	min. 19 ft.
Height						
Primary Structure			max. 30 ft. 2-stories	max. 35 ft. 3-stories		
Dwelling Open Space						
	15 ft. by 20 ft.	15 ft. by 20 ft.	15 ft. by 20 ft.	15 ft. by 20 ft.	15 ft. by 20 ft.	15 ft. by 20 ft.
Dwelling Storage Space						
	min. 200 cubic ft.	min. 200 cubic ft.	min. 200 cubic ft.	min. 200 cubic ft.	min. 200 cubic ft.	min. 200 cubic ft.
Common Recreational Space	For developments with 10 or more units.					
	200 sq. ft. per unit	200 sq. ft. per unit	200 sq. ft. per unit	200 sq. ft. per unit	200 sq. ft. per unit	200 sq. ft. per unit
Parking	2 spaces enclosed in garage. 1 guest parking space in driveway. .75 unassigned guest parking space in parking lot or street					
	3.75 spaces per unit	3.75 spaces per unit	3.75 spaces per unit	3.75 spaces per unit	3.75 spaces per unit	3.75 spaces per unit
Streets Internal to the Project						
					36 ft. wide with 2-sided parking 28 ft. wide with 1-sided parking 25 ft. wide with no parking	36 ft. wide with 2-sided parking 28 ft. wide with 1-sided parking 25 ft. wide with no parking
Project Sidewalks	If streets have 2-sided parking, there shall be sidewalks on both sides of the street. If streets have 1-sided parking, there shall be a sidewalk on one side of the street at a minimum.					
					48 in. wide	48 in. wide

\*The site perimeter setback shall match surrounding properties' setbacks up to a maximum of 15 feet.

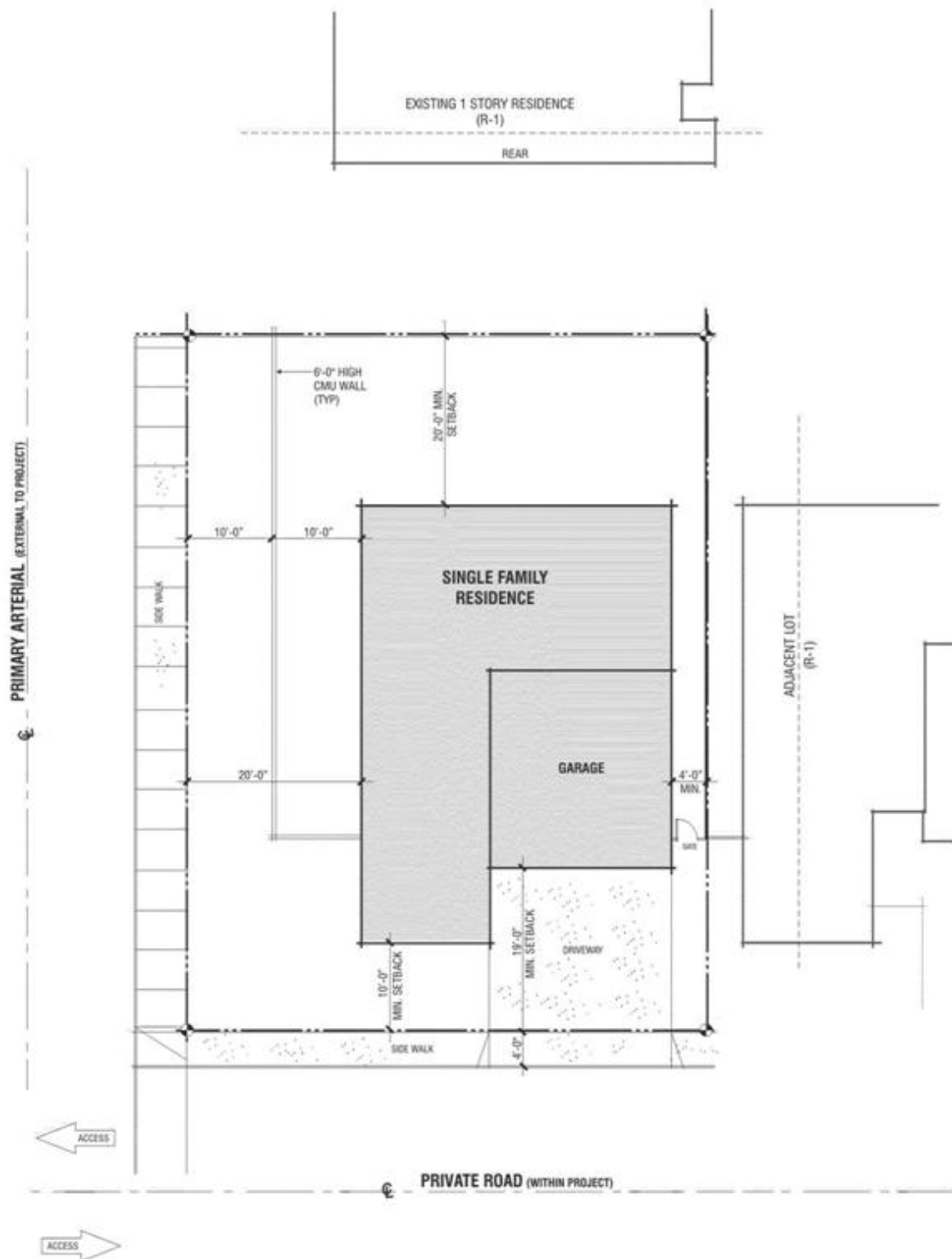
\*\*Setback includes 10 feet of development perimeter setback.

### Diagrams Indicating Building Setbacks

**Figure 1:** Diagram indicating building setbacks for the following: dwelling rear yard setback adjacent to a primary arterial; dwelling side yard setbacks adjacent to R-1 lots within the development project; and dwelling front yard setback adjacent to a public road within the project.

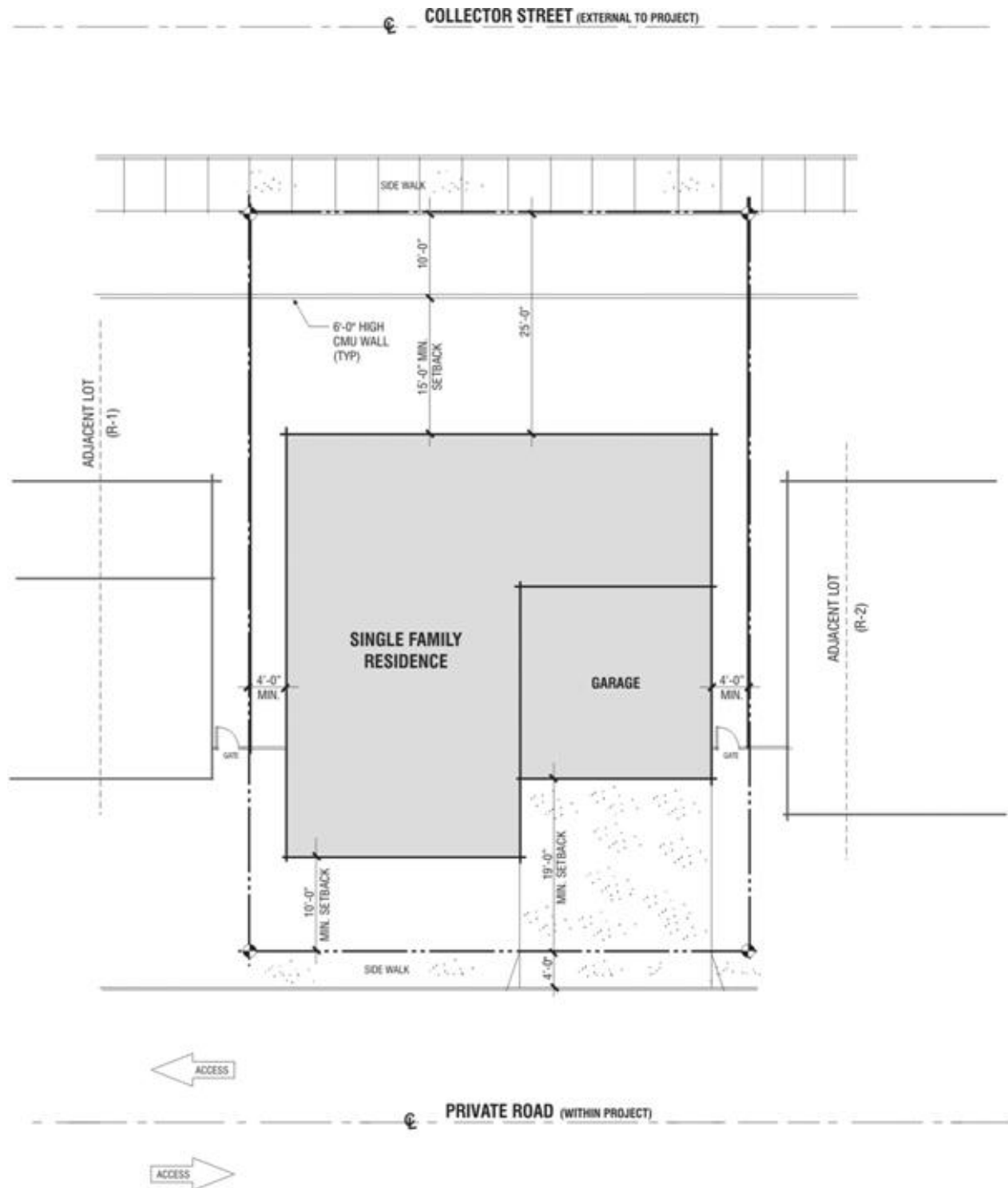


within the development project; and dwelling front yard setback adjacent to a private road within the project.



**Figure 3:** Diagram indicating building setbacks for the following: dwelling rear yard setback adjacent to a

collector arterial; dwelling side yard setbacks adjacent to an R-1 lot within the development project; dwelling side yard setback adjacent to an R-2 lot; and dwelling front yard setback adjacent to a private road within the project.



7. Dwelling Private Recreation Area. A private recreation area shall be provided for each unit. The private recreation area shall comply with the following standards:
  - a. Each dwelling unit shall have a private recreation area that shall have a minimum dimension of 15 feet by 20 feet wide.
  - b. The private recreation area shall be open and unobstructed from the ground to the sky.
  - c. The private recreation area shall be ~~conveniently located next to the unit, and~~ accessed directly from a public area, such as a living room, family room, dining area, or kitchen.
  - d. The private recreation area may be located within the interior side, street side, or rear setback areas.

L. Dwelling Height.

1. Dwellings located adjacent to all zones, except R-1, may be designed in a three-story configuration. Dwellings located adjacent to R-1 zones may be designed in a two-story configuration.
  - a. Dwellings adjacent to multiple-family, commercial, industrial, and/or open space zones shall not exceed a maximum of three stories with a maximum building height of 35 feet.
    - i. Third story living area floor space shall be limited to a maximum of 50% of the first story floorspace.
    - ii. The dwelling's second story may cantilever over the first story by a maximum of three feet in the rear of the building.
  - b. Dwellings adjacent to R-1 zones shall not exceed a maximum of two stories with a maximum building height of 30 feet.
  - c. The dwelling's second story may cantilever over the first story by a maximum of three feet in the rear of the building.

M. ~~Privacy Provisions. Each project shall provide second-story and third-story floor plans that are designed to take into account the privacy concerns of residents in adjacent properties. Second-story and third-story windows, balconies, and decks shall be situated so as to not be positioned directly opposite to the windows of adjacent residential dwelling units, and shall be oriented away from the adjacent residence's private recreation areas.~~ Privacy Provisions. Second-story windows, balconies, and decks on side and rear building sides shall be located to avoid direct views from those windows, balconies, and decks into any immediately opposite windows and private recreation areas of residential dwelling units on adjacent properties.

1. Where second-story windows are oriented toward an adjacent property's private recreation area, one or more of the following measures shall be provided:
  - a. High windows with a minimum sill height of six feet, as measured from the finished floor.
  - b. View-obscuring treatment such as wing walls.
  - c. Obscure, opaque, or frosted fixed (non-slider) windows.

- ~~G.~~ d. A row of screening/canopy trees evenly spaced shall be placed along the property line(s), which shall be of a minimum height that blocks any direct views. Screening/canopy trees shall be maintained in perpetuity.
- N. Building Design. Each project shall be designed to include architectural design approaches that include all of the following elements:~~Each project shall be designed to provide varying rooflines and building projections in order to enhance the appearance of the dwelling, and to minimize the appearance of a bulky, box-shaped design. Each project shall incorporate architectural accents that are compatible with the design of the dwelling that includes varying window shapes and decorative trim on all windows and doors.~~
1. Rooflines that have at least two changes in orientation and/or pitch.
  2. For buildings that have a front façade greater than 20 feet in length, the building shall have a break in the façade plane of a minimum depth of three feet for every 20 feet of frontage.
  - ~~H.~~ 3. Architectural accents and materials shall reflect the architectural style used, as defined in *A Field Guide to American Houses*. This shall apply to roof forms and materials, window shapes, accent materials, decorative columns, porches, balconies, and decorative trim on all windows and doors.
- O. Required Parking and Enclosed Garages. The parking requirements for small lot subdivision dwellings shall be a minimum of 3.75 spaces per unit.
1. The required parking shall be provided in the form of a two-car enclosed garage for each unit, and will count as two parking spaces for the unit.
    - a. The garage shall maintain a minimum interior parking area of 20 feet wide by 20 feet deep. An additional third car enclosed parking space may be added, provided its dimensions are not less than 10 feet wide by 20 feet deep.
    - b. All garages shall be equipped with automatic roll-up door openers.
  2. A guest parking space shall be located in front of the enclosed garage in the driveway with a minimum length of 19 feet, and will count as one for the unit.
  - ~~4.~~ a. All guest parking spaces on a private driveway shall be open and uncovered.
  3. For every dwelling unit, there will be 0.75 parking spaces provided for guests on the development's streets or in designated guest parking areas.
- P. Driveways. Private driveways shall service each residential lot and ~~may vary in width. Driveways are subject to approval by the City shall have a minimum width of sixteen feet.~~
1. No shared driveways between lots shall be permitted.
  2. All new single-family dwellings shall have vehicle access from the development's streets, and shall not be accessed from an arterial or collector street.
- Q. Storage Facilities. Each dwelling unit shall provide a minimum of ~~200-150~~ cubic feet of private and secure storage space.



1. The storage area may be provided within the unit, within the enclosed garage, if the storage area does not interfere with the 20 feet by 20 feet of vehicle parking, or located elsewhere on the property.
  2. Normal closets and cupboard space located within the unit shall not count toward meeting the storage requirement.
- R. Utility Meters. All above ground utility meters, including, but not limited to, water meters, gas meters, or irrigation equipment, shall be shown on the site plan, and, to the extent possible, be placed outside of the required front setback area. All above ground utility meters shall be completely screened from view from both on and off the property. Landscaping. All setback areas, and all areas not designated for walkways, parking, drive aisle, and private recreation areas, shall be fully landscaped and irrigated.
1. All unpaved areas shall be planted with ~~an effective combination of trees, grass berms, ground cover, lawn, shrubbery, and/or approved dry decorative landscaping material~~ landscaping in accordance with the landscape requirements of this Chapter.
  2. Water-efficient landscape documentation shall be required for all new and rehabilitation landscaping.
  3. Adjacent uses shall be considered when designing landscaping to mitigate negative impacts on parking areas, outdoor activities, storage, or other structures by appropriate screening methods.
  4. Where existing mature landscaping is in good, healthful condition, every effort shall be made to retain and to incorporate said landscaping into the overall landscaping theme.

**Section 9.12.040.080 – Landscaping - General Provisions, paragraphs A-E are hereby amended to read as follows:**

- A. General landscaping requirements as defined herein shall be provided in all zones.
- B. ~~Parcels zoned or used for single family purposes~~ shall provide landscaping in all areas not covered by buildings, structures, patios or driveways.
- C. For the purpose of this section, the front yard shall be defined as the front yard setback. ~~determined by a line drawn parallel to the front building plane. This shall also include any accessory structure such as a garage, if the structure is attached.~~
- D. ~~Reserved.~~ The following regulations are for maximum coverage of hardscape.
1. The maximum permitted hardscape coverage in the front yard setback shall be 50%. Private sidewalks and walkways are excluded from this 50% so long as they do not exceed a width of five feet.
  2. The measurement of the front yard setback shall be from the back of sidewalk or street dedication line. The public parkway area between the curb and sidewalk must be fully landscaped.
- E. All developed properties shall be required to be in compliance with the provisions of this subsection when any building additions of one or more square feet are proposed.



**Section 9.12.040.090 – Landscaping Requirements is hereby amended to read as follows:****9.12.040.090 Landscaping Requirements**

All landscaping shall comply with the landscape water efficiency provisions where applicable. When conflicts between general landscape requirements and the landscape water efficiency requirements found in this section and the *Guidelines* exist, the landscape water efficiency requirements shall have priority.

- A. Minimums. All required landscaped setback areas, including front, rear, side, side street, and landscaped areas within parking lots, shall meet the requirements prescribed herein.
- B. Percentage. Ten percent of all parking areas for nonresidential uses permitted in multiple-family residential zones, excluding required setbacks and building footprints, shall be landscaped.
- C. Parking Lot Landscaping.
  - 1. Size. For parking facilities, a variety of tree sizes is required for every 10 parking spaces. Trees must be a minimum of 15-gallons diameter with a one-inch caliper trunk, eight feet in height with a two-and-one-half-foot head or larger. These trees may be grouped or clustered and shall conform to the matrix of plant materials established by the City Manager or designee.
  - 2. Street Frontage. One 24-inch box tree of a two-and-one-quarter-inch caliper trunk diameter, 10 feet in height, and a five-foot head is required for every 30-20 feet of street frontage. (These trees may be grouped or clustered.) All trees shall be placed within a root barrier per city of Garden Grove street tree planting detail specifications.
  - 3. Area. Minimum landscaped area that may be counted is 24 square feet.
- D. Trees.
  - 1. No trees shall be planted under any eave, overhang or balcony.
  - 2. All trees in landscape planters 10 feet in width or less shall be provided with tree root barricades.
- E. Tree Numbers.
  - 1. Parking area—One per eight spaces
  - 2. Street setbacks—One per 20 -linear feet
  - 3. ~~Balance of site—One per 600 square feet (less parking area building).~~
- F. Tree Size. Forty percent of the trees on a site shall consist of minimum size 24-inch box, and the remaining 60 percent shall be of minimum size 15 gallons.

<b>Total site:</b>	-	-	-	-
48"	36"	24" <u>box</u>	15-gallons	Other
10%	10%	15% <u>40%</u>	60%	5%

G. Tree Staking.

1.—All trees shall be double staked in accordance with City standards.

HG. Planter Width.~~1.—Minimum width of finger planter is three feet, inside clear dimens~~ The minimum width of all planters shall be is three feet clear, interior dimensions, not inclusive of retaining curb or wall.

IH. Shrubbery.

1.—Fifty percent (50%) of all required shrubs shall be a minimum size of five (5) gallons at time of planting.

JH. Groundcover.

1. Live groundcover shall be planted and maintained where shrubbery is not sufficient to cover exposed soil. Mulch may be used in place of groundcover where groundcover will not grow or where groundcover will cause harm to other plants, but not more than 30 percent of the groundcover area shall have the mulch substitute.-

2. All areas required to be landscaped shall be covered with turf, non-deciduous groundcover or other types of plantings. Artificial turf may be used as a groundcover within the R-1 (Single-Family Residential) zone, provided the turf allows for penetration of irrigation and stormwater runoff-

2.—All plant spacing shall be as indicated by the landscape architect according to the latest standards as adopted by the American Society of Landscape Architects, as described in subsection N (Substitute Landscaping), below.-

3. Groundcover spacing. Groundcover plants shallould be planted at a density and spacing necessary for them to become well established and provide surface coverage within eighteen {18} months of planting.

KI. Paved Areas. Only those portions that are required by municipal code or by site plan to be used directly for parking spaces, aisles, refuse storage areas, drives or walkways shall be paved. All other areas not needed for the above shall be landscaped. Patios may be paved.

LJ. Excess of Minimum Areas—Authority. The hearing body may require landscaping in excess of the minimum area specified for a proposed development, provided that the additional landscaping is necessary to:

1. Screen adjacent objectionable uses, parking areas, activities, storage or structures that could cause a negative impact on new development based on aesthetics, noise, odors, etc.; or
2. Provide landscaping that is compatible with neighboring uses; or
3. Screen the use from neighboring negative impacts such as traffic, outside storage, etc.

**MK.** Landscape Plans.

1. Each landscape plan shall be compatible with the shape and topography of the site and the architectural characteristics of the structure(s) on the site.
2. Each landscape plan shall be compatible with the character of adjacent landscaping, provided the quality of the adjacent landscaping meets the standard of these guidelines.
3. Each landscape plan shall illustrate a concern for design elements such as balance, scale, texture, form and unity.
4. Each landscape plan shall address the functional aspects of landscaping such as drainage, erosion prevention, wind barriers, provisions for shade and reduction of glare.
5. Each landscape plan shall demonstrate a concern for solar access, including exposure and shading of window areas and solar panels.
6. Landscaping shall be used to relieve solid, unbroken elevations and to soften continuous wall expanses.
7. The applicant must submit a planting inventory and plan of existing planting materials on a development site that are to be retained. Every effort shall be taken to ensure that mature existing landscaping is utilized as part of the development plan. A landscaping retention program shall be approved by action of the hearing body, at its discretion.

**NL.** Substitute Landscaping.

1. Materials such as crushed rock, decomposed granite, redwood chips, pebbles and stone may ~~not~~ be used in lieu of live plant materials for up to 30 percent of the required landscape coverage area. ~~although their limited use may be approved by the hearing body through the site plan review process.~~ Artificial plants and synthetic groundcovers are prohibited.

Artificial turf ~~is shall be~~ permitted, provided it complies within the front and rear yards and shall comply with the following criteria:

- a. ~~—~~Artificial turf shall have a minimum eight-year “No Fade” warranty.
- b. ~~—~~Artificial turf shall be installed by a licensed professional and shall be installed pursuant to manufacturer’s requirements, except if the artificial turf is installed by the homeowner. The homeowner shall be required to follow the manufacturer’s specifications for installation.
- c. ~~—~~Artificial turf shall be installed and maintained to effectively simulate the appearance of a well-maintained lawn. The turf shall be maintained in a green fadeless condition and shall be maintained free of weeds, debris, tears, holes, and impressions.
- d. ~~—~~The use of indoor or outdoor plastic or nylon carpeting as a replacement of artificial turf or natural turf shall be prohibited. No rubber infill is permitted.
- e. Artificial shrubs, flowers, trees, and vines in lieu of living plant material shall be prohibited.

f. —Areas of living plant material (i.e., flower beds, tree wells, etc.) shall be included in the overall landscape design when installing artificial turf. Living plant material shall include shrubs, vines, trees, and flowering groundcovers and shall constitute a minimum of 25 percent% of the landscape area.-

g. —Artificial turf shall be separated from flower beds by a concrete mow strip, bender board, or other barriers acceptable to the City ~~in order~~ to prevent intrusion of living plant material into the artificial turf.

h. —Artificial turf in front yards shall be limited to 75 percent5% of required landscape area and shall not be installed in parkways.

QM. Screening.

1. Landscaping shall be required to screen storage areas, trash enclosures, public utilities, freeways, highways and other similar land uses or elements that do not contribute to the enhancement of the surrounding area. Where plants are required for screening, such screening shall consist of the use of evergreen shrubs and/or trees closely spaced. Berming is suggested as an effective screening measure for parking lots and where adjacent site areas are contiguous to street frontages. Such berming with planting shall not exceed 36 inches above the highest adjacent curb.

2. Perimeter landscaping adjacent to the property lines is required in parking areas. Planter area curbs shall be used in place of wheel stops.

PN. Separation.

1. All landscaping shall be separated from parking and vehicular circulation areas by a raised, continuous six-inch Portland cement concrete curb.

2. Other materials that accomplish the same purpose may be approved by the hearing body through the site plan review process.

~~3. —All trees shall be staked in accordance with standards maintained by the City Manager or designee.~~

QQ. Arterial Site Entries.

1. Unless otherwise delineated, all developments having a contiguous property line to a primary or secondary arterial highway shall observe a 15-foot setback that shall be landscaped. All other non-arterial highways shall observe a 10-foot setback, unless otherwise delineated by the governing zone.

2. Landscaping at major entry points are considered the focal points for landscaping emphasis, and shall contain a variety of trees, flowers and shrubs with special concern for visibility and safety.

3. No landscaping material other than trees shall exceed a height of 36 inches above the highest adjacent curb at street entrances and parking lot accessway intersections.

4. ~~No berming~~ with or without landscaping materials, at street entrances and parking lot accessway intersections, shall exceed a total height of 36 inches above the highest adjacent curb.

5. All trees whether singularly placed or placed on clusters shall not inhibit standard visibility parameters.
6. Parking may be designed to overhang landscaped areas. Maximum permitted overhang is two feet where planter areas have a minimum dimension of five feet or more. Otherwise, concrete wheel stops shall be installed. Any broken or damaged wheel stops shall be replaced.

**RP.** Landscaping and Irrigation Plans Required. Landscape and irrigation plans shall be required for all projects requiring approval by the hearing body and to which the landscape water efficiency provisions apply, except for individual homeowners on single-family or multifamily residential lots that have a total project landscape area, including pools or other water features, but excluding hardscape that is less than 5,000 square feet. Such plans shall be submitted for discretionary approval to the hearing body. Said plans shall be prepared in accordance with requirements and standards established pursuant to this chapter and the *Guidelines* (specifically refer to sections on landscape design plan and irrigation design plan).

**SQ.** In addition to the above, the following are requirements that shall apply to the landscape design plan and are more fully explained in the *Guidelines* (Appendix 1, Title 9):

1. Any plants may be used in the landscape, providing the estimated applied water use recommended does not exceed the maximum applied water allowance, and that the plants meet the specifications set forth in this section.
2. Plants having similar water use shall be grouped together in distinct hydrozones.
3. Plants shall be selected appropriately based upon their adaptability to the climatic, geologic and topographical conditions of the site. Protection and preservation of native species and natural areas are encouraged. The planting of trees is encouraged wherever it is consistent with the other provisions of this section. To encourage the efficient use of water, the following are highly recommended for inclusion in the landscape design plan:
  - a. The Sunset Western Climate Zone System which takes into account temperature, humidity, elevation, terrain, latitude, and varying degrees of continental and marine influence on local climate;
  - b. The horticultural attributes of plants (i.e., mature plant size, invasive surface roots) to minimize damage to property or infrastructure (e.g., buildings, sidewalks, and power lines); and
  - c. The solar orientation of the site and how plant placement will maximize summer shade and winter solar gain.

**IR.** Irrigation Requirements.

1. All landscaped areas shall be provided with an approved irrigation system that meets the requirements of this section and the *Guidelines*. An irrigation design plan meeting the design criteria in the *Guidelines* shall be submitted as part of the landscape documentation package for those projects subject to the landscape water efficiency provisions in Section 9.08.040.055.A.



2. Irrigation shall be performed in conformance with city ordinances and with water conservation practices.

**US.** System Design. For the efficient use of water, an irrigation system shall meet all the requirements listed in the *Guidelines* under Section 2.5, Irrigation Design Plan, and the manufacturers recommendations. The irrigation system and its related components shall be planned and designed to allow for proper installation, management, and maintenance. An irrigation design plan meeting the design criteria of the *Guidelines* shall be submitted as part of the landscape documentation package.

**VF.** In addition to the above, the following are requirements that shall apply to the landscape design plan.

1. Irrigation Design Criteria.

- a. Runoff and Overspray. Soil types and infiltration rate shall be considered when designing irrigation systems. All irrigation systems shall be designed to avoid runoff, low-head drainage, overspray or other similar conditions where irrigation water flows onto non-targeted areas, such as adjacent property, non-irrigated areas, hardscapes (walks, etc.), roadways or structures.
- b. Special attention shall be given to avoid runoff on slopes and to avoid overspray on narrow and irregularly shaped areas, including turf, less than eight feet in width in any direction. Such narrow and irregularly shaped areas shall be irrigated with subsurface irrigation or a low volume overhead irrigation system.
- c. Irrigation Efficiency.
  - i. For applicable landscape installations or rehabilitation projects subject to Section 9.08.040.055.A, the estimated applied water use allowed for the landscaped areas shall not exceed the MAWA calculated using an ET adjustment factor of 0.7, except for special landscaped areas where the MAWA is calculated using an ET adjustment factor of 1.0; or the design of the landscaped areas shall otherwise be shown to be equivalently water-efficient in a manner acceptable to the City; as provided in the *Guidelines*.
  - ii. Irrigation of all landscaped areas shall be conducted in a manner conforming to the rules and requirements, and shall be subject to penalties and incentives for water conservation and water waste prevention as determined and implemented by the water services division, or as mutually agreed by the water services division and the local agency.
  - iii. The project applicant shall understand and implement the requirements in the City of Garden Grove Water Conservation Ordinance.
- d. Equipment. The *Guidelines* provide design criteria for irrigation equipment in Section 2.5 "Irrigation Design Plan."

2. Recycled Water.

- a. At such time as recycled water is available, the installation of recycled water irrigation systems (dual distribution systems) shall be required to allow for the current and future use of recycled water.
  - b. Irrigation systems shall make use of recycled water unless a written exemption has been granted by the local water agency, stating that recycled water meeting all health standards is not available and will not be available in the foreseeable future.
  - c. The recycled water irrigation systems shall be designed and operated in accordance with all local and state codes.
3. Irrigation Design Plan Specifications. Irrigation systems shall be designed to be consistent with hydrozones. Hydrozone areas shall be designated by number, letter, or other designation on both the Irrigation Design Plan and the Landscape Design Plan. The irrigation design plan shall be separate from, but use the same format as, the landscape design plan. The scale shall be the same as that used for the landscape design plan. The irrigation design plan at a minimum, shall contain:
  - a. Location and size of separate water meters for the landscape;
  - b. Location, type and size of all components of the irrigation system, including controllers, main and lateral lines, valves, sprinkler heads, moisture sensing devices, rain switches, quick couplers and backflow prevention devices;
  - c. Static water pressure at the point of connection to the public water supply;
  - d. Flow rate (gallons per minute), application rate (inches per hour), and design operating pressure (psi) for each station;
  - e. Irrigation schedule parameters necessary to program smart timers specified in the landscape design;
  - f. The following statement: "I have complied with the Landscape Water Efficiency Provisions and the design criteria in the *Guidelines* and applied them accordingly for the efficient use of water in the irrigation design plan"; and
  - g. The signature of a California-licensed landscape professional.
4. Maximum Applied Water Allowance. A project's maximum applied water allowance shall be calculated in a manner acceptable to the City, as provided in the *Guidelines*.
5. Irrigation Schedules. For the efficient use of water, all irrigation schedules shall be developed, managed, and evaluated to utilize the minimum amount of water required to maintain plant health. Irrigation schedules shall meet the following criteria:
  - a. Irrigation scheduling shall be regulated by automatic irrigation controllers.
  - b. Overhead irrigation shall be scheduled in accordance with the local water purveyors (City of Garden Grove, Water Services Division) Water Conservation Ordinance. Operation of the irrigation system outside the normal watering window is allowed for auditing and system maintenance.
6. Certificate of Completion.

- a. Landscape project installation shall not proceed until the landscape documentation package has been approved by the City and any ministerial permits required are issued.
- b. The project applicant shall notify the City at the beginning of the installation work and at intervals, as necessary, for the duration of the landscape project work to schedule all required inspections.
- c. Certification of completion of the landscape project shall be obtained through a certificate of use and occupancy or a permit final. The requirements for the final inspection and permit closure include submittal of:
  - i. A landscape installation certificate of completion in the form included as Appendix D in the *Guidelines*, which shall include: (1) certification by a landscape professional that the landscape project has been installed per the approved landscape documentation package; and (2) the following statement: “The landscaping has been installed in substantial conformance with the design plans, and complies with the City of Garden Grove Landscape Water Efficiency Provisions.”
  - ii. Documentation of the irrigation scheduling parameters used to set the controller.
  - iii. An irrigation audit report from a certified irrigation auditor, documentation of enrollment in regional or local water purveyors water conservation programs, and/or documentation that the MAWA and EAWU information for the landscape project has been submitted to the local water purveyor, may be required at the option of the City.

9.12.040.100 Landscaping—Compliance

- A. Any modification to an approved landscape or irrigation plan must be approved by the hearing body prior to installation of said landscaping or irrigation.
- B. All approvals of such plans are subject to and dependent upon the applicant complying with all applicable ordinances, codes, regulations, adopted policies and the payment of all applicable fees and assessments.
- C. No final inspection or occupancy clearance will be granted until all of the landscaping and irrigation is installed in accordance with the approved plans.
- D. Landscaping and irrigation systems shall be located and designed as specified on the approved plans.

9.12.040.110 Landscaping—Maintenance Requirements and Violations

- A. Maintenance. All landscaping shall be maintained. Maintenance of landscaping areas shall include, but not be limited to, the following:
  - 1. Irrigation equipment shall be in working condition at all times.
  - 2. Litter shall be removed from all landscaped areas in a timely fashion.
  - 3. All sod areas shall be mowed on a regular basis. Sod areas shall at all times be kept green. Accumulation of leaves, bark and other similar plant materials shall be removed in a timely fashion. Planting areas must be kept in a weed free fashion.
  - 4. Landscaping maintenance shall include pruning, cultivating, weeding, fertilizing, replacement of plants and watering on a regular basis.
  - 5. Landscape maintenance shall also include pruning or removal of overgrown vegetation, cultivated or uncultivated, that is likely to harbor rats, vermin or other nuisances, or that causes detriment to neighboring properties or property.
  - 6. Landscape maintenance shall also include the removal of dead, decayed, diseased or hazardous trees, weeds and debris constituting unsightly appearance, dangerous to public safety and welfare or detrimental to neighboring properties or property values. Compliance shall be by removal, replacement or maintenance requirements.
  - 7. Any removal of mature landscaping must be replaced with landscaping of similar size and maturity as that which was removed.
- B. Violations. Use of landscaped areas for purposes other than for landscaping as approved in the landscape plan shall be a misdemeanor. Willful failure to maintain the landscaping shall be punishable by fine, or by imprisonment, or both fine and imprisonment.
- C. Delegation. The City may delegate to, or enter into a contract with, a local agency to implement, administer, and/or enforce any of the landscape water efficiency provisions on behalf of the City.

9.12.040.120 Walls, Fences and Hedges—Purpose and Intent

The purpose of this section is to establish regulations for yard areas, fence heights, setback distances, vision clearances and building separations. This section addresses those development standards not found within each specific code section, due to these items having applicability to various code sections, as well as various development applications. The intent of this section is to provide regulations that establish a reasonable degree of uniform application, provide standards that supplement the individual code sections under Title 9, and maintain the intent and purpose of the General Plan.

9.12.040.130 Walls, Fences and Hedges—Heights and Yards

A. Height of Unique Structures. Penthouses or roofs structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building, fire or parapet walls, skylights, towers, flagpoles, chimneys, smokestacks, wireless masts and similar structures are permitted ~~may to~~ be erected above the height limits by this chapter, ~~but may provided they do~~ not exceed a height of 15 feet above the structure to which it is attached. No penthouses or roof structure, nor any other space above the height limit allowed for the zone in which the building is located, shall be allowed for the purpose of providing additional usable floor space, except that usable floor space may be provided above this height for churches, and public, private or parochial schools, when employed in a unique structure, tower or spire, subject to the approval of a conditional use permit. Specialized buildings or structures that, for technological purposes, may be erected to heights greater than the height limits herein prescribed, and may contain additional floor space above the prescribed limit when necessary to the operating of the equipment and processing within the building, subject to conditional use permit.

B. Yard Regulations. Except as provided elsewhere in Title 9, every required yard shall be open and unobstructed from the ground to the sky.

C. Modification of Required Front Yard Setback Where Nonconformities Exist. Unimproved lots located between lots that have nonconforming setbacks may be developed ~~the property~~ with a reduction in setback of up to five feet, but in no instance shall the front yard setback be less than 15 feet.

D. Application of Required Front Yard Setback for Properties Having 15-Foot and Properties Having Greater Than 15-Foot Setbacks. Those properties that have existing, established 15-foot front yard setbacks may have new construction at that setback distance granted, provided that it does not obscure vision clearance, create traffic hazards or future street widening problems. In addition, the 15-foot setback at no time shall be permitted for a garage having a straight-in driveway approach. The garage may be set back at 15 feet only if the garage door is perpendicular to the street. Those properties developed with single-family homes having established setbacks greater than 15 feet and adjoining properties having greater than 15-foot setbacks shall adhere to the prescribed 20-foot front yard setback under the R-1 zone. Deviation from this latter provision would require the filing and approval of a variance.

E. Yard Requirements for Property Abutting Half-Streets or Streets Designated by a Specific Plan.

1. No property shall develop half-streets.
2. A building or structure shall not be erected on a lot that abuts a street having only a portion of its required width dedicated or potential subdivision dedication and where no part of such dedication would normally revert to said lot if the street were vacated, unless the yards provided

and maintained in connection with such building or structure have a width or depth of that portion of the lot needed to complete the road width plus the width or depth of the yards required on the lot by this chapter, if any. This section applies to all zones and area districts. Where a specific plan or other legislation adopted pursuant to law includes plans for the widening of existing streets or alleys, the connecting of existing streets or alleys or the establishment of new streets or alleys, the placement of buildings and the maintenance of yards, where required by this chapter, shall relate to the future street or alley boundaries as determined by said precise plan or legislation.

F. Modification of Required Front Yards on Lots Fronting on the Curves of Cul-de-Sacs or Knuckles. Where the street pattern of a subdivision includes lots fronting upon cul-de-sac turnarounds or knuckle widenings at right angles or approximate right angle turns in a street, and where such fronting lots by reason of the cul-de-sac or knuckle creating a greater street width with the resultant reduced depth of fronting lots, the required front yard may be reduced in the following manner:

1. Any lot fronting entirely on an arc formed by a knuckle or cul-de-sac, the front setback shall be no less than one-half the required setback for that zone with the provision that no setback shall be less than 10 feet. The prescribed setback shall be measured by maintaining a constant parallel arc to the front property line.
2. Where lots have only a portion of the property located on a cul-de-sac, knuckle, reverse curve or where the street widens from the established parallel right-of-way, that portion where the reduction occurs may have the front yard setback reduced in the following manner. The setback shall be determined by first locating a point of reference on the property line, of the subject lot, that establishes the required setback for that zone in which the property is located. The second point of reference shall be established by locating a point on the property line establishing the property's depth from street's arc, by locating the point one-half the required setback for that zone and in no instance shall the setback at any point along the property street frontage be less than 10 feet. Once the two points are established, a line is drawn from one point to the other, thus reflecting the front yard setback.
3. The allowed setback deviation at no time shall permit any covered or uncovered parking spaces to be located less than 20 feet from property line if the garage access is directly straight in from the street.

G. Vision Clearance, Corner and Reverse Corner Lots. All corner lots and reverse corner lots subject to yard requirements shall maintain, for safety vision purposes, a triangular area one angle and two sides of which shall be formed by the intersection of the lot front and side lines or their projection to a point of intersection, and the sides of such triangle forming the corner angle shall each be 25 feet in length measured from the aforementioned angle. The third side of said triangle shall be a straight line connecting those points that are distant 25 feet from the intersection of the lot front and side lines or the intersection of their projection, and within the area comprising said triangle, no tree shall be allowed nor any fence, shrub or other physical obstruction higher than 36 inches above the established grade shall be permitted.

H. Permitted Intrusions Into Required Yards. The following intrusions may project into any single-family development required yard, but in no case shall such intrusion extend more than two feet into any

required yard, except as provided below. Any such extension shall not reduce any remaining side yard or rear to a width less than three feet.

1. Cornices, eaves, belt courses, sills, buttresses, or similar architectural features, may extend into the front yard not more than four feet.
2. Fireplace structures not wider than eight feet measured parallel to the wall of which it is a part.
3. Planting boxes or masonry planters, not exceeding 42 inches in height, may extend not more than four feet into the required front yard.
4. Guard railings for safety protection around ramps may be 42 inches in height.

I. Waiver of Zone Separation Setback. When commercial or industrial property has a common property line with R-zoned property that is a right-of-way for a street, highway, freeway, railroad, or flood control channel, the hearing body may waive the requirement for a 10-foot setback for buildings and structures.

J. When the strict and literal application of Title 9 of this code requiring the narrow dimension to be the front of a corner lot prevents the lot from being developed to its fullest and best use, the hearing body may determine which side of a corner lot in any zone is the front for purposes of applying requirements for setbacks; wall, fence and hedge heights; parking; and landscaping.

#### 9.12.040.140 Walls, Fences and Hedges

A. All fences shall be measured from the highest elevation on the subject lot. At no time shall any perimeter wall around a new development be less than six feet from the highest grade elevation on the subject lot.

B. Wall, Fence or Hedge May Be Maintained.

1. In any “R” zone a wall, fence or hedge 36 inches in height may be located and maintained on any part of a lot. If fences in the front yard are 36 inches in height and include pilasters, the pilasters may be extended up an additional six inches above the allowed height.
2. On interior lots, a fence, wall or hedge not exceeding seven feet in height may be located anywhere on the lot to the rear of the line of the required front yard.
3. On corner lots, a fence, wall or hedge not exceeding seven feet in height may be located anywhere on the lot to the rear of the rear line of the required front yard, unless the lot rears upon an alley, in which case on the rear property line and the side street property line a fence more than 36 inches in height may not extend within a triangle, two sides of which shall be the rear property line, and the side street property line measured from the point of intersection of such lines 10 feet in each direction, and the third side of which shall be a straight line connecting such two points.
4. On reverse corner lots, a fence, wall, or hedge not exceeding seven feet in height may be located anywhere on the lot to the rear of the rear line of the required front yard. Any such fence shall observe the triangular area of the required side yard on the side street side at the rear of corner lots. When the dwelling unit(s) on the lot abutting the rear line of said reversed corner lot

front(s) a property line(s) other than the front line, the triangular area observance may be waived or modified subject to the approval of the hearing body.

5. On corner lots or reverse corner lots, if a vehicular entrance is provided from the side street side, an area for safety vision clearance shall be maintained on each side of the driveway. Such area for vision clearance shall be defined by a diagonal line beginning at the intersection of the edges of the driveway and the inside line of the required side yard and extending away from the driveway at an angle of 45 degrees to the edge of the driveway toward the side street property line of the lot.

6. The provisions of this section shall not apply to fences required by the state to surround and enclose public utility installations, or to chain link fences enclosing school grounds and public playgrounds.

7. Where a retaining wall protects a cut below the natural grade, and is located on the line separating lots or parcels, the retaining wall may be topped by a fence, wall or hedge of the same height that would otherwise be permitted at the location if no retaining wall existed.

8. Where a retaining wall contains a fill, the height of the retaining wall built to retain the fill shall be considered as contributing to the permissible height of a fence, solid wall or hedge, provided that in any event a protective fence or wall not more than 36 inches in height may be erected at the top of the retaining wall. Any portion of a fence above the seven-foot maximum height shall be an openwork fence. An openwork fence means a fence in which the component solid portions are evenly distributed and constitute not more than 60% of total surface area of the face of the fence.

9. No wall, fence or hedge exceeding 42 inches in height may be located in open space required between buildings used for human habitation when the buildings are situated front to front, front to rear, or front to end.

10. A wall or fence not exceeding eight feet in height may be constructed along that portion of a lot or parcel that abuts a freeway right-of-way; provided that:

- a. Said wall or fence does not extend into any front yard.
- b. A wall or fence exceeding six feet in height shall be subject to the preview and approval of the hearing body, who shall consider the effect of such wall or fence on other property in the vicinity.
- c. Walls used for sound attenuation walls along arterials shall be attractive and subject to approval by the hearing body.

11. Any other provision of the chapter notwithstanding, a wall, fence or hedge that is provided along a common boundary line separating property used for commercial or industrial purposes from "R" zoned property and that is permitted or required to maintain a height of six feet, may be extended to a height not to exceed eight feet.

12. When commercial or industrial property has a common property line with R-zoned property that is a right-of-way for a street, highway, freeway, railroad, or flood control channel, the hearing body may waive the requirement for a zone separation wall or fence.



9.12.040.150 Lot Areas, Frontages and Dwelling Unit Areas

A. Through Lots May be Divided in Certain Cases. Through lots 180 feet or more in depth may be improved as two separate lots, provided that:

1. The dividing line is midway between the street frontages; and
2. Each resulting one-half shall be subject to the controls applying to the street upon which this one-half faces.
3. If either or both of the lots proposed as a result of this section is below the minimum lot area as determined by this chapter, the lot shall not be divided. If the whole of any through lot is improved as one building site, the main building shall conform to the zone and area district of the frontage occupied by such main building on both streets, and no accessory building shall be located closer to either street than the distance constituting the required front yard on such street.

B. Lot Area Not to Be Reduced. No lot area shall be so reduced or diminished that the lot area, yards, or other open spaces shall be less than prescribed by this chapter for the zone in which it is located, nor shall the density of population be increased in any manner, except in conformity with the regulations established by this chapter.

C. Substandard Lots. When a lot has less than the minimum required area or width as set forth in any of the zones contained herein, or in a site plan, and was of record on November 7, 1960, such a lot shall be deemed to have complied with the minimum required lot area or width as set forth in the site plan. This provision does not apply to the specific plans where minimum lot sizes are established for new development. Unless otherwise specifically set forth in a zone, the lot area per dwelling unit, however, shall remain as specified in the applicable zone, except that in no instance shall this provision prevent the erection of a single-family dwelling on any substandard lot. As part of the process to construct a single-family home on a lot zoned other than R-1, the development standards for the R-1 zone shall apply.

9.12.040.160 Parking—Purpose

A. The purpose of these regulations is to establish criteria for the regulation of on-site parking and circulation and to assure that parking facilities are properly designated and located in order to meet the parking needs created by specific uses within the respective zones.

B. The intent of these regulations is to:

1. Ensure adequately designed parking areas with ~~sufficient~~ capacity and ~~adequate~~ circulation ~~to that~~ minimize traffic congestion;
2. ~~Ensure the usefulness of the facilities by providing~~ Provide on-site circulation patterns that ~~facilitate client/business relationships~~ provide easy access to business facilities;
3. ~~Contribute to public safety and health;~~
4. Promote ~~the~~ efficient use of land and, ~~where appropriate,~~ buffer ~~vehicle noise from adjacent land uses;~~ and ~~transition land uses from foreseeable impacts;~~ and
5. Utilize landscaping ~~as an effective buffer between different uses and to promote an aesthetic quality within the parking area and site~~ enhance the appearance of a site.

9.12.040.170 Parking—General Provisions

- A. In all residential districts, off-street parking shall be provided subject to the provisions of this section for:
1. Any new building or structure constructed;
  2. Any new use established;
  3. Any structural addition or enlargement of an existing building or use; however, additional parking spaces may be required for the entire building or use as a condition of approval of a conditional use permit, site plan or other discretionary permit granted by the City; or
  4. Any change in the occupancy or use of any building that would result in a requirement for additional parking spaces pursuant to this section.
- B. Property within the ultimate right-of-way of a street or highway shall not be used to provide required parking or loading or unloading facilities.
- C. On-street parking within public or private streets, driveways or drives shall not be used to satisfy the off-street parking requirements.
- D. For developments ~~required to~~that provide garages, each such garage shall only be utilized for the parking of vehicles. No garage shall be used for storage, rental or lease or for any use other than the parking of vehicles related to the unit or development for which the garage is required by this section.
- E. All off-street parking spaces and areas required by this section shall be designed and maintained to be fully usable for the parking of vehicles for the duration of the use requiring such areas and spaces.
- F. All required off-street parking spaces shall be designated, located, constructed and maintained so as to be fully available for parking use by patrons and employees of commercial, industrial, public or semi-public premises during operating hours, and by residents and guests in residential developments at all hours.
- G. Parking facilities constructed or substantially reconstructed subsequent to the effective date of the ordinance codified in the title, whether or not required, shall conform to the City's design standards set forth in the construction standards section.
- H. The parking requirement for uses not specifically listed in the parking schedule shall be determined by the Planning Commission for the proposed use on the basis of the requirements for similar uses and on any traffic engineering and planning data that is appropriate to the establishment of a minimum requirement.
- I. All parking spaces, driveways and maneuvering areas shall be fully paved and maintained with asphalt, concrete or other city approved material.
- J. Garages on lots developed with a single-family residence shall not exceed a four-vehicle capacity and 800 square feet inside dimension.
- K. Tandem parking is prohibited, except for valet parking. If valet parking ceases, the parking lot shall be redesigned to incorporate new parking requirements. This prohibition does not extend to single-family residences; however, required covered parking may not be tandem.

L. Commercial vehicles shall not be parked or stored in residential zones or on properties used for residential purposes, except while the operator of the vehicle is making normal deliveries or providing services to the residential premises.

M. No commercial vehicle, trailer, recreational vehicle, camper, camper shell or vessel shall be parked on any property zoned commercial, industrial, open space, specific plan or PUD, or on any premises containing any commercial, industrial, public or semi-public use, except while the operator of the vehicle or trailer is patronizing or using the services of the commercial, industrial, public or semi-public use. The storing of any commercial vehicle, trailer, recreational vehicle, camper, camper shell, or vessel in any commercial, industrial, public or semi-public, specific plan or PUD zone, including, but expressly not limited to, any parking lot or parking space, is expressly prohibited, except in a lawfully approved and existing vehicle storage business.

N. No person shall park a vehicle, camper, camper shell or vessel upon a public or private street, parking lot or any public or private property for the purpose of displaying such vehicle thereon for sale, hire or rental, unless the property is duly zoned and permitted by the City to transact that type of business at that location, except that this section shall not prohibit persons from parking vehicles displayed for sale on private residential property belonging to or resided on by the registered owner of the vehicle, nor on the public street immediately adjacent to said private residential property. For purposes of this section, a vehicle, camper, camper shell or vessel shall be presumed to be for sale if there is a price, or phone number, or a contact person, or address displayed thereon. Any person violating the provisions of this section shall be guilty of an infraction.

O. No person shall repair, grease or service, or cause to be repaired, greased or serviced, any vehicle or any part thereof in a parking lot, or anywhere outside of a wholly enclosed building.

P. No person shall occupy or use any camp car, camper, mobile home, recreational vehicle, camper shell, trailer, vessel or other vehicle or trailer as a dwelling or for living or sleeping quarters upon any public street, right-of-way, alley, private street or alley, or any private property except in an approved trailer, mobile home or recreational vehicle park.

#### 9.12.040.180 Parking Spaces Required

The number of off-street parking spaces required shall be no less than as set forth in the following schedule. Parking shall be calculated by the maximum building occupancy and/or the gross floor area, as applicable. Where the application of these schedules results in a fractional space, then the resulting fraction shall be rounded up to the higher whole number.

#### **USE REQUIRED MINIMUM PARKING SPACES**

<b>A. Residential Uses</b>	
<b>1. Single-family home</b>	
a. 1—4 sleeping rooms	2 spaces in an enclosed garage plus 2 open spaces
b. 5—7 sleeping rooms	3 spaces in an enclosed garage plus 3 open spaces
c. Over 7 sleeping rooms	4 spaces in an enclosed garage plus 4 open spaces
<b>2. Multiple-family dwelling units</b>	
a. Developments with less than 50 units, and adjacent to any principal, major, primary or secondary arterial street	
Less than 3 sleeping rooms	2.75 spaces per dwelling unit
3 or more sleeping rooms	3.5 spaces per dwelling unit

b. Developments with less than 50 units, and not adjacent to any principal, major, primary or secondary arterial street	
Less than 3 sleeping rooms	2.5 spaces per dwelling unit
3 or more sleeping rooms	3.25 spaces per dwelling unit
c. Developments with 50 units or more, and adjacent to any principal, major, primary or secondary arterial street	
Less than 3 sleeping rooms	2.75 spaces per dwelling unit
3 or more sleeping rooms	3 spaces per dwelling unit
d. Developments with 50 units or more, and not adjacent to any principal, major, primary or secondary arterial street	
Less than 3 sleeping rooms	2.5 spaces per dwelling unit
3 or more sleeping rooms	2.75 spaces per dwelling unit
3. Mobile home park	2 covered spaces per mobile home site plus 1 guest parking space for each 4 units
4. Boarding/lodging	1 space per bedroom
5. Community residential care facility	0.5 space per bed
6. Senior citizens facilities	
a. Apartment	1 space per unit
b. Congregate—General care	0.5 space per bed or unit
c. Congregate—General care with on-site transportation provided	0.3 space per bed or unit
d. Senior secondary housing	1 enclosed and 1 open parking space
7. Preschool/daycare	1 space per care provider and staff member plus 1 space for each 6 children
B. Public and Semi-Public	
1. Hospital	4 spaces per bed
2. Private school	
a. Elementary through high school	1 space per each employee, plus 1 space for each 6 students
b. College or university	1 space per employee, plus 1 space per 3 students
3. Churches/religious institutions	
Fixed seats:	1 space per each 3 fixed seats
No fixed seats:	1 space for each 21 square feet of area designated for assembly purposes. All ancillary area(s) shall provide 1 space for each 250 square feet of gross floor area.
C. Commercial Recreation	
1. Golf course	100 spaces per 9 holes; 200 spaces for 18 holes, plus requirements for other facilities
2. Golf driving range	1.5 spaces per tee
3. Private clubs	1 space per each 15 square feet of assembly area
4. Public swimming pool	1 space per 500 square feet, plus spaces required for other uses on-site

#### 9.12.040.190 Parking—Special Requirements

The following parking requirements are applicable to all land uses, unless otherwise stated (spaces provided for the following uses shall be clearly designated by signs, colored lines or other appropriate indicators):

A. Handicapped Parking. Handicapped spaces shall be located as required by State codes to provide easy access to the main building or designated entrance to the building to be used by the physically handicapped in accordance with federal, state and local laws.

~~1. — Parking spaces for the physically handicapped shall be provided at a ratio of not less than one space per 40 parking spaces provided on an office, commercial or industrial site and shall count toward fulfilling the total automobile parking requirements.~~

~~2. A minimum of one handicapped parking space shall be provided for each nonresidential building that requires more than 15 spaces.~~

~~3. Handicapped spaces shall be identified by blue striping and the installation of the appropriate signage incorporating the international physically handicapped symbol.~~

B. Required Types of Spaces.

1. Resident parking spaces for condominium units shall be provided in garages only.

2. Resident parking spaces for apartment units ~~may be approved in the site plan review process~~ as either garages or carports or a ~~compatible mix~~. ~~In the review process, consideration shall be given to the additional security afforded by garages.~~

~~3. Where carports are proposed, the project must be provided with a security gate system designed in accordance with approved design guidelines.~~

~~4. For existing multiple family residential units, garages may be eliminated in favor of open or covered parking spaces if all of the following conditions exist:~~

~~a. The units are located within an area designated by the Garden Grove Agency for Community Development as a focus neighborhood and/or in an area with blighted conditions where the removal of the garages will improve the health, safety and welfare of the residents.~~

~~b. The removal of the garages is in conjunction with the overall rehabilitation of existing multiple family residential units and/or part of a neighborhood improvement program.~~

~~c. The area where the garages are removed is replaced with open or covered parking spaces.~~

~~d. The location, size and number of replacement parking spaces have been approved by the City Manager or designee.~~

C. Rental of Enclosed Spaces. Required resident parking spaces shall be allocated per dwelling unit, and shall be for the sole use of the occupants of the residential unit for which the site plan is approved. No resident parking space shall be rented to or occupied by the vehicle or property of a person not residing within that unit for which it is allocated.

D. Open Parking Space Size. ~~All resident parking spaces, stalls and garages or carports shall conform to minimum stall sizes as adopted by the Planning Commission.~~ All parking spaces shall conform to the following minimum dimensions:

a. Standard Space: 9 feet wide by 19 feet long

b. Parallel Space: 8 feet wide by 22 feet long

Wherever a space is adjacent to a wall, fence, hedge, post (i.e., carport), or other solid barrier(s), an additional one foot of width shall be provided to that space.

E. Compact Car Parking Spaces for Nonresidential Uses. Up to 20% of the required commercial parking stalls may be compact parking spaces. Compact stall size is subject to public works standards for compact car spaces.

~~F. Motorcycle Parking Spaces. Commercial and industrial facilities with 25 or more parking spaces shall provide at least one paved designated parking area for use by motorcycles. Said area shall be constructed of concrete.~~

~~GF. Bicycles Bicycle Parking. All nonresidential buildings and places of assembly shall provide adequate locking facilities for bicycle parking at any location convenient to the facility for which they are designated. Short- and long-term bicycle parking shall be provided pursuant to the applicable requirements of the building code.~~

~~G. If the development includes a security gate(s), ingress and egress of pedestrian and vehicular traffic shall be provided subject to the requirements of the Public Works Department, Engineering Division.~~

~~H. Enclosed Garages. All enclosed garages shall conform to the following minimum inside clearances and dimensions:~~

- ~~a. One-Car Garage: 10 feet wide by 20 feet long~~
- ~~b. Two-Car Garage: 20 feet wide by 20 feet long~~
- ~~c. Three-Car Garage: 30 feet wide by 20 feet long~~
- ~~d. Four-Car Garage: 40 feet wide by 20 feet long~~

~~No storage cabinets or mechanical equipment, including, but not limited to, water heaters, utility sinks, or washers and dryers, shall encroach into the required parking area.~~

#### 9.12.040.200 Location of Parking Spaces

A. All required open parking spaces and garages shall be located on the same building site or within the same development.

B. All off-street open and enclosed parking spaces shall be located and maintained ~~so as~~ to be accessible and usable for the parking of motor vehicles.

1. Off-street parking spaces shall not be located in any ~~required front or side street~~ setback except ~~on a driveway as may be approved pursuant to an approved site plan.~~
2. All motor vehicles, ~~trailers, vessels, campers and camper shells~~ must be parked or stored on a fully paved surface with approved entrances and exits to the street.
3. For projects approved and developed after April 25, 1991, where security gates are proposed to be provided, ~~70% of the guest parking spaces shall be located outside the secured area~~ a minimum of 10% of the number of required guest parking spaces shall be located outside of the secured area.

#### 9.12.040.210 Parking Dimensions and Design Lay-Outs

A. Design standards are established to set basic minimum dimensions and regulations for design, construction and maintenance of parking within the residential districts.

B. Parking Improvements.

1. Paving. Parking and loading facilities shall be surfaced and maintained with asphalt concrete, concrete or other permanent, impervious surfacing material sufficient to prevent loose surfacing materials and other nuisances. Parking lot striping shall be maintained at all times. Any development requiring parking lot improvements will be required to file with the City conditions, covenants and restrictions requiring maintenance of the parking area. Said conditions, covenants and restrictions shall run with the land.
2. Drainage. All parking and loading facilities shall be graded and provided with permanent storm drainage facilities.
  - a. Surfacing, curbing and drainage improvements shall be ~~sufficient installed and maintained~~ to preclude free flow of water onto adjacent properties or public streets or alleys.
  - b. Measures listed above shall be taken to preclude standing pools of water within the parking facility.
3. Safety Features. Parking and loading facilities shall meet the following standards:
  - a. Safety barriers, protective bumpers or curbing and directional markers shall be provided to ~~assure clearly separate~~ pedestrian and vehicular ~~safety, efficient utilization traffic, protection to protect~~ landscaping ~~from vehicles,~~ and to prevent ~~vehicle~~ encroachment onto adjoining public or private property.
  - b. ~~No walls shall be erected or landscaping provided that obscures the visibility of Pedestrians' pedestrians, bicyclists', and motorists' safety shall be assured upon while they are entering and, exiting, and circulating through~~ parking lots. ~~Unobstructed visibility shall be maintained at all times while vehicles are circulating within the parking area.~~
  - c. Internal circulation patterns and the location and traffic direction of all access drives shall be designated and maintained in accordance with ~~accepted principles of traffic engineering and traffic safety~~ engineering standards adopted by Public Works Department, Engineering Division.
  - d. Striping of parking lots must ~~at all times~~ be clearly visible and maintained throughout the life of the facility.
4. Lighting. Lights provided to illuminate any parking facility or paved area shall be designed with automatic timers (photovoltaic cells) and maintained in accordance with the provisions of this title. Parking lot security lights shall be maintained and shall be operated during all hours of darkness.
  - a. All nonresidential parking area lighting shall be provided during the hours of darkness the establishment is open at a minimum of two foot-candles of light on the parking surface.
  - b. A minimum of one foot candle of light shall be provided during all other hours of darkness.

c. Lighting in ~~the residential or non-residential~~ parking areas shall be directed, positioned, or shielded ~~in such a manner so as not to unreasonably illuminate the~~ avoid shining into windows of area of nearby immediately adjacent residences.

5. Noise. Areas used for primary circulation, or for frequent idling of vehicular engines or for loading facilities shall be designed and located to minimize impacts on adjoining properties, including sound attenuation to adjacent property and visibility screening from adjacent property.

6. Screening. Open off-street parking areas shall be screened from view of public streets and adjacent residential and institutional land uses ~~that are more restrictive by a wall or densely planted landscaping that is a minimum of 36 inches in height.~~

~~7. Walls. High walls shall not block or otherwise impair visual access from adjacent residential properties.~~

~~87.~~ Landscaping. Open off-street parking areas shall be landscaped in accordance with this title.

~~98.~~ Dimensions. Parking space dimensions shall be as adopted by resolution of the Planning Commission.

#### 9.12.040.220 Waiver of Off-Street Parking Requirements

A waiver of these parking standards may be applied for where the requirements of this section are insufficient or excessive due to the nature of the use involved, or other relevant circumstances. Said waiver shall be processed in accordance with Chapter [9.32](#).

#### 9.12.040.230 Collection of Recyclable Materials—Purpose

A. The City of Garden Grove must divert 50% of all solid waste by January 1, 2000, through source reduction, recycling and composting activities. Diverting 50% of all solid waste requires the participation of the residential, office, commercial, industrial and public sectors.

B. The lack of ~~adequate~~ areas for the collecting and loading of recyclable materials that are compatible with surrounding land uses is a significant impediment to diverting solid waste, and constitutes an urgent need for state and local agencies to address access to solid waste for source reduction, recycling and composting activities. This section has been developed to meet that need.

#### 9.12.040.240 Collection of Recyclable Materials—Definitions

The following definitions shall apply to the language in this section:

A. “Recyclable material” means any material that is capable of being diverted from disposal and then either reused, manufactured back to its original form, or used in the manufacturing process of a new product.

B. “Recycling” means the process of collecting, sorting, cleansing, treating and reconstructing solid waste, and returning the material to the economic mainstream in the form of raw material for new, reused or reconstituted products that meet the quality standards necessary to be used in the marketplace.



C. “Refuse” means any material that is the unwanted by-product of manufacturing, office, commercial or residential operations and that is not considered a recyclable or green waste material. Hazardous waste, low-level radioactive waste or untreated medical waste shall not be included in the definition of refuse and are not referenced in this section.

D. “Development project” means:

1. A project for which a building permit is required to construct any commercial, industrial, institutional, office or residential building or complex where solid waste is collected and loaded; or
2. Any new public facility where solid waste is collected and loaded, and any improvements for areas of a public facility used for collecting and loading solid waste.

E. “Collection area” means space allocated for collecting and loading of recyclable materials.

#### 9.12.040.250 Collection of Recyclable Materials—General Requirements

A. Any new development project for which an application for a building permit is submitted shall include ~~solid waste collection areas sized to accommodate both solid waste collection bins and bins for adequate, accessible and convenient areas for collecting and loading~~ collecting recyclable materials consistent with the requirements of the Garden Grove Sanitary District.

B. Any improvements to areas of a public facility used for collecting and loading of any solid waste shall include ~~adequate, accessible and convenient areas for collecting and loading recyclable materials~~ areas sized to accommodate both solid waste collection bins and bins for collecting recyclable materials consistent with the requirements of the Garden Grove Sanitary District.

C. Any project for which an application for a building permit is submitted for modifications that meet the following requirement shall include ~~areas sized to accommodate both solid waste collection bins and bins for collecting recyclable materials consistent with the requirements of the Garden Grove Sanitary District~~ adequate, accessible and convenient areas for collecting and loading recyclable materials:

1. Modification to any development project that exceeds 1,000 square feet or 10% of the existing floor area, whichever is less.
2. Exemption: Construction of an addition to an existing single-family residence, or less than one full unit to multiple-family residential.

#### 9.12.040.260 Collection of Recyclable Materials—Minimum Collection Areas

A. Single-Family Residential.

1. The exterior collection area shall consist of an area for the storage of three, 110-gallon mobile containers for each residential unit. Suggested area for each container is a minimum of 38 inches by 38 inches.
2. All residential projects shall provide a minimum of three cubic feet of space for the collection and storage of refuse and recyclable material within each residence.
3. All exterior collection areas shall be located either in a side yard, completely screened behind a gate, fence or wall, or inside a garage. Gates shall be a minimum of 40 inches in width

to accommodate 110-gallon mobile containers. If located inside a garage, the minimum required dimensions for parking shall be maintained.

**B. Multiple-Family Residential.**

1. For developments consisting of five or fewer units, and if containers are utilized, the exterior collection area shall consist of an area sufficient in size for the storage of three, 110-gallon mobile containers for each residential unit. Suggested area for each container is a minimum of 38 inches by 38 inches.
2. For more than five units, three cubic yard bins shall be utilized. A storage enclosure shall be provided sufficient in size to hold one or more standard three-cubic-yard bins. Each enclosure shall provide sufficient area for the collection of refuse and recyclable materials.
3. All residential projects shall provide a minimum of three cubic feet of space for the collection and storage of refuse and recyclable material within each unit.
4. In the event that any exterior refuse storage area cannot be located within 100 feet of walking distance from the living unit it serves, individual trash compactors shall then be required for each unit that is more than 100 feet from the storage area. In any event, no storage area within a multiple-family residential development shall be greater than 250 feet from any living unit.

**C. Office, Commercial, Industrial, Institutional.** Three-cubic-yard bins shall be utilized. A storage enclosure shall be provided sufficient to hold one or more standard three-cubic-yard bins. Each enclosure shall provide sufficient area for the collection of refuse and recyclable materials.

**D. Areas for refuse and recyclable material storage shall be adequate in capacity, number and distribution to serve the development where the project occurs, and shall be based on the following requirements:**

**1. Multiple-Family Residential.**

<b>No. of Units</b>	<b>Types of Receptacles</b>	<b>Area Must Accommodate Number of Receptacles</b>
2—5	60 or 110-gallon mobile container	1 refuse 1 recycling
	or 3 cubic yard bin	1
6—10	3 cubic yard bin	1
11—15*	3 cubic yard bin	2

\* Each additional five to 15 units requires one additional bin, etc., or more than one pickup per week, per bin.

**2. Office, Commercial, Industrial, Institutional.**

<b>Building Square Footage</b>	<b>Types of Receptacles</b>	<b>Area Must Accommodate Number of Receptacles</b>
0—5,000	Bin	1
5,001—10,000	Bin	2

10,001—15,000	Bin	3
15,001—20,000	Bin	4
20,001—25,000*	Bin	5

\* Each additional 5,000 square feet requires one additional bin, or more than one pickup per week, per bin.

#### 9.12.040.270 Collection of Recyclable Materials—Development Project Design Standards

The following standards shall apply to all developments utilizing three-cubic-yard bins:

- A. All refuse and recyclable material storage areas shall be ~~readily accessible to~~ located within 300 feet of the users they serve, ~~as well as for collection operations~~ shall be located directly accessible by a collection vehicle via a public or private street or loading area, and shall be enclosed on three sides by a solid masonry or concrete block wall. A solid metal gate shall be provided on the fourth side.
- B. Recycling bins or containers shall have a solid cover that provides protection from rain, ~~against adverse environmental conditions that might render the collected materials unmarketable. Refuse and recyclable materials must be stored within the bins or containers.~~
- C. Driveways or travel aisles shall provide unobstructed access for collection vehicles and personnel, and provide at least the minimum clearance required by the collection methods and vehicles utilized for the particular project.
- D. A sign clearly identifying all recycling and refuse collection and loading areas and the materials accepted therein shall be posted adjacent to the storage areas.
- E. The ~~design and construction of refuse and recyclable materials storage areas shall be compatible with surrounding land uses.~~
  - 1. ~~The~~ storage area shall be shielded from public view by a wall that matches the exterior building material and color.
  - 2. ~~The storage area shall be designed as per the Garden Grove design guidelines, as approved by City Council resolution.~~
- F. Storage areas shall not be located in any required front, side or rear setback or any area required to be maintained as unencumbered according to any public safety laws as adopted.
- G. Where collection of refuse and recyclable materials is separated, ~~whenever feasible,~~ areas for collecting and loading recyclable materials ~~should~~ shall be adjacent to the refuse storage areas.

**Amend Chapter 9.12 (Multiple-family Residential Development Standards) to include the following new section.**

### **Section 9.12.050 Single Room Occupancy Use Regulations and Development Standards**

- A. Purpose and Intent.** The purpose of this section is to regulate the development and operation of single room occupancy (SRO) residential land uses to ensure such uses provide for the comfort of their residents; create housing opportunities for persons lower incomes and special housing needs, including but not limited to persons with disabilities, seniors, foster youth aging out of the foster system, and formerly homeless individuals; and integrate well into the neighborhoods and districts in which they are located.
- B. Where Permitted.** SROs shall be allowed to be established in various zones as set forth in Section 9.12.020.030 (Uses Permitted), Table 1, and Section 9.18.020.030 (Uses Restricted to Indoor), Table 9.18-1.
- C. Development Standards.** An SRO may be established through adaptive reuse of an existing building or as new construction, subject to the development standards of the zone in which it is located and compliance with all the following standards.
- 1. Site Standards**
    - a. An SRO development may be developed up to the maximum density permitted by the General Plan, notwithstanding any other provision of this Title 9.
    - b. SRO developments shall be located on a primary or secondary arterial roadway, as defined in the General Plan.
    - c. The minimum site area shall be twenty thousand (20,000 square feet), with a minimum street frontage of one hundred (100) linear feet.
  - 2. Overall Standards**
    - a. Each SRO unit shall comply with the following unit size requirements:

	<u>Minimum Size</u>	<u>Maximum Size</u>
<u>One-person unit (Single occupancy)</u>	<u>150 sf</u>	<u>220 sf</u>
<u>Two-person unit (Double occupancy)</u>	<u>221 sf</u>	<u>400 sf</u>
    - b. A minimum of fifteen (15) percent of the units shall be designed for double occupancy.
    - c. Parking shall be provided at a minimum ratio 0.5 space per unit designated as single occupancy and 0.8 space per unit designated as double occupancy, plus one space for each employee on shift and one space for the on-site manager unit provided.
    - d. Every SRO development shall have one controlled entryway into the development that is accessed through a main lobby. The main lobby shall include a front desk and/or leasing office, with cameras or other devices that allow a staff member to monitor activity in the lobby.

- e. A separate office or conference room with a minimum size of one hundred (100) square feet shall be provided that is separate from the reception desk, manager's office, or leasing office so that that space can be used by management—or others authorized by management—when interviewing or meeting with tenants.
- f. A twenty-four-hour manager and manager's unit shall be provided. The manager's unit shall be designed to be a complete residential unit, with a minimum size of five hundred (500) square feet for a studio unit and a minimum size of one hundred seventy-five (750) square feet for a one-bedroom unit. The manager's unit shall be located on the ground floor of the development and shall be located adjacent to the main lobby.
- g. Each SRO development shall have a common area of minimum size of four hundred (400) square feet, designed to be furnished for the use and comfort of the tenants. All common area shall maintain minimum dimensions of ten (10) feet. All common areas shall be located within the building. Where deemed appropriate by the responsible review authority, outdoor common patios may be considered toward meeting the common area requirement. Dining rooms, recreational rooms, or other similar areas that are accessible to tenants, and as approved by the responsible review authority, may be considered common areas. Common areas shall not include storage rooms, main lobby, laundry facilities, hallways, restrooms, and kitchens.
- h. Mailboxes shall be provided for each unit and located in the main lobby in plain view of the reception desk.
- i. A minimum of one computer with internet access shall be available in a common area accessible to tenants.
- j. Common laundry facilities shall be provided at a rate of one washer and one dryer per each eight units.
- k. A cleaning supply storeroom and/or utility closet with at least one laundry tub with hot and cold water shall be provided on every floor.
- l. A camera security system shall be provided in all common areas, including the parking facilities, which is monitored from the reception desk/leasing office.
- m. To the extent possible, as determined by the responsible review authority, all stairwells shall be designed to be open to the main lobby, hallways, or other common areas to provide greater security and visibility into the stairwell.
- o. All SRO developments shall provide an emergency power back-up system with a minimum running time of one hundred twenty (120) minutes to provide power to the building in case of a power outage.
- p. If a gate is installed to secure the parking area, the development shall provide a separate pedestrian gate for exiting the parking area.
- q. A "Knox Box" shall be provided for emergency personal access. A keypad shall also be provided.

### 3. Standards for Individual Units

- a. Each unit shall contain efficiency kitchen facilities including, at a minimum, a sink, a microwave oven, a countertop of minimum dimensions sixteen (16) inches deep by twenty-four (24) inches long, and refrigerator.
- b. Each unit shall contain a bathroom with a toilet, sink, and shower or tub located within an enclosed compartment.
- c. Each unit shall be furnished with a bed, nightstand, chair, table, television, and a closet/storage no less than forty-eight (48) cubic feet in size.
- d. Each unit shall be equipped with an individually controlled heating and cooling ventilation system.
- e. Each unit shall have in-unit closet/storage space of minimum size seventy-two (72) cubic feet.
- f. Each unit shall be pre-wired for telecommunications services, which could include wireless telecommunications infrastructure.

#### D. Operational Standards

- 1. Management Plan. A management plan shall be submitted for review and approval by the City of Garden Grove Community and Economic Development Department. The management plan shall be approved before the issuance of a Certificate of Occupancy. The management plan shall be comprehensive and contain management policies and operations, rental procedures and rates, maintenance plans, residency and guest rules and procedures, security procedures, and staffing needs, including job descriptions. The approved management plan shall be in recordable form as approved by the City Attorney and recorded before issuance of a Certificate of Occupancy.
- 2. Length of Stay. Rental regulations shall provide that minimum stays be at least thirty-one (31) days.

**CHAPTER 9.16 COMMERCIAL, OFFICE PROFESSIONAL, INDUSTRIAL, AND OPEN SPACE DEVELOPMENT STANDARDS**

**Section 9.16.020.030 is hereby amended to read:**

**Table 1: City of Garden Grove Land Use Matrix**

<b>COMMERCIAL</b>							
<b>Residential Care Uses</b>	<b>O-P</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>M-1</b>	<b>M-P</b>	<b>O-S</b>
Child Day Care Center	—	C	C	—	—	—	—
Community Care Facility, Residential (7 Persons or More)	C	C	—	—	—	—	—
Emergency Shelter (Homeless)	—	—	—	—	P*	—	—
Intermediate Care Facility	C	C	—	—	—	—	—
<u>Low-Barrier Navigation Center</u>					<u>P<sup>1</sup></u>		
Residential Care Facility for the Elderly (RCFE) (7 persons or more)	C	C	—	—	—	—	—
Skilled Nursing Facility	C	C	—	—	—	—	—

1. Only permitted in the Emergency Shelter Overlay Zone and subject to the requirements of subsection C. of Section 9.60.070.

**Section 9.16.040.060 – Landscaping - General Provisions, paragraphs A-E are hereby amended to read as follows:**

- A. General landscaping requirements as defined herein shall be provided in all zones.
- B. ~~Parcels zoned or used for single family purposes~~ shall provide landscaping in all areas not covered by buildings, structures, patios or driveways.
- C. For the purpose of this section, the front yard shall be defined as the front yard setback. ~~determined by a line drawn parallel to the front building plane. This shall also include any accessory structure such as a garage, if the structure is attached.~~
- D. ~~Reserved.~~ The following regulations are for maximum coverage of hardscape.
  - 1. The maximum permitted hardscape coverage in the front yard setback shall be 50%. Private sidewalks and walkways are excluded from this 50% so long as they do not exceed a width of five feet.
  - 2. The measurement of the front yard setback shall be from the back of sidewalk or street dedication line. The public parkway area between the curb and sidewalk must be fully landscaped.
- E. All developed properties shall be required to be in compliance with the provisions of this subsection when any building additions of one or more square feet are proposed.

**Section 9.16.040.070 – Landscaping Requirements is hereby amended to read as follows:****9.16.040.070 Landscaping Requirements**

All landscaping shall comply with the landscape water efficiency provisions where applicable. ~~When~~ conflicts between general landscape requirements and the landscape water efficiency requirements found in this section and the *Guidelines* exist, the landscape water efficiency requirements shall have priority.

- A. Minimums. All required landscaped setback areas, including front, rear, side, side street, and landscaped areas within parking lots, shall meet the requirements prescribed herein.
- B. Percentage. Ten percent of all net developable site area for office-professional, commercial, and industrial parking areas, excluding required setbacks and building footprints, are to be landscaped.
- C. Parking Lot Landscaping.
  - 1. Size. For parking facilities, a variety of tree sizes is required for every 10 parking spaces. Trees must be a minimum of 15-gallons diameter with a one-inch caliper trunk, eight feet in height with a two-and-one-half-foot head or larger. These trees may be grouped or clustered and shall conform to the matrix of plant materials established by the City Manager or designee.
  - 2. Street Frontage. One 24-inch box tree of a two-and-one-quarter-inch caliper trunk diameter, 10 feet in height, and a five-foot head is required for every 30-20 feet of street frontage. (These trees may be grouped or clustered.) All trees shall be placed within a root barrier per city of Garden Grove street tree planting detail specifications.
  - 3. Area. Minimum landscaped area that may be counted is 24 square feet.
- D. Trees.
  - 1. No trees shall be planted under any eave, overhang or balcony.
  - 2. All trees in landscape planters 10 feet in width or less shall be provided with tree root barricades.
- E. Tree Numbers.
  - 1. Parking area—One per eight spaces
  - 2. Street setbacks—One per 20 -linear feet
  - ~~3. Balance of site—One per 600 square feet (less parking area building).~~
- F. Tree Size. Forty percent of the trees on a site shall consist of minimum size 24-inch box, and the remaining 60 percent shall be of minimum size 15 gallons.

<del>Total site:</del>				
48"	36"	24" <u>box</u>	15 gallons	<del>Other</del>
10%	10%	15% <u>40%</u>	60%	5%

-

G. Tree Staking.



4.—All trees shall be double staked in accordance with City standards.

HG. Planter Width.~~1.—Minimum width of finger planter is three feet, inside clear dimens~~ The  
mMinimum width of all planters ~~shall be is~~ three feet clear, interior dimensions, not inclusive of retaining curb or wall.

IH. Shrubbery.

1.—Fifty percent (50%) of all required shrubs shall be a minimum size of five (5) gallons at time of planting.

JH. Groundcover.

1. Live groundcover shall be planted and maintained where shrubbery is not sufficient to cover exposed soil. Mulch may be used in place of groundcover where groundcover will not grow or where groundcover will cause harm to other plants, but not more than 30 percent of the groundcover area shall have the mulch substitute.-

2. All areas required to be landscaped shall be covered with turf, non-deciduous groundcover or other types of plantings. Artificial turf may be used as a groundcover within the R-1 (Single-Family Residential) zone, provided the turf allows for penetration of irrigation and stormwater runoff-

2.—All plant spacing shall be as indicated by the landscape architect according to the latest standards as adopted by the American Society of Landscape Architects, as described in subsection N (Substitute Landscaping), below.-

3. Groundcover spacing. Groundcover plants shall~~ould~~ be planted at a density and spacing necessary for them to become well established and provide surface coverage within ~~eighteen~~ (18) months of planting.

KI. Paved Areas. Only those portions that are required by municipal code or by site plan to be used directly for parking spaces, aisles, refuse storage areas, drives or walkways shall be paved. All other areas not needed for the above shall be landscaped. Patios may be paved.

LJ. Excess of Minimum Areas—Authority. The hearing body may require landscaping in excess of the minimum area specified for a proposed development, provided that the additional landscaping is necessary to:

1. Screen adjacent objectionable uses, parking areas, activities, storage or structures that could cause a negative impact on new development based on aesthetics, noise, odors, etc.; or
2. Provide landscaping that is compatible with neighboring uses; or
3. Screen the use from neighboring negative impacts such as traffic, outside storage, etc.

**MK.** Landscape Plans.

1. Each landscape plan shall be compatible with the shape and topography of the site and the architectural characteristics of the structure(s) on the site.
2. Each landscape plan shall be compatible with the character of adjacent landscaping, provided the quality of the adjacent landscaping meets the standard of these guidelines.
3. Each landscape plan shall illustrate a concern for design elements such as balance, scale, texture, form and unity.
4. Each landscape plan shall address the functional aspects of landscaping such as drainage, erosion prevention, wind barriers, provisions for shade and reduction of glare.
5. Each landscape plan shall demonstrate a concern for solar access, including exposure and shading of window areas and solar panels.
6. Landscaping shall be used to relieve solid, unbroken elevations and to soften continuous wall expanses.
7. The applicant must submit a planting inventory and plan of existing planting materials on a development site that are to be retained. Every effort shall be taken to ensure that mature existing landscaping is utilized as part of the development plan. A landscaping retention program shall be approved by action of the hearing body, at its discretion.

**NL.** Substitute Landscaping.

1. Materials such as crushed rock, decomposed granite, redwood chips, pebbles and stone may ~~not~~ be used in lieu of live plant materials for up to 30 percent of the required landscape coverage area. ~~although their limited use may be approved by the hearing body through the site plan review process.~~ Artificial plants, with the exception of artificial turf, are prohibited.

Artificial turf shall be allowed within the O-P (Office Professional), C-1 (Neighborhood Commercial), C-2 (Community Commercial), C-3 (Heavy Commercial), M-1 (Limited Industrial), M-P (Industrial Park), and O-S (Open Space) zones, subject to the following standards:

- a. Artificial turf ~~is shall be~~ permitted, provided it complies within the front and rear yards and shall comply with the following criteria:
  1. ~~—~~Artificial turf shall have a minimum eight-year “No Fade” warranty.
  2. ~~—~~Artificial turf shall be installed by a licensed professional and shall be installed pursuant to manufacturer’s requirements, except if the artificial turf is installed by the homeowner. The homeowner shall be required to follow the manufacturer’s specifications for installation.
  3. ~~—~~Artificial turf shall be installed and maintained to effectively simulate the appearance of a well-maintained lawn. The turf shall be maintained in a green fadeless condition and shall be maintained free of weeds, debris, tears, holes, and impressions.
  4. ~~—~~The use of indoor or outdoor plastic or nylon carpeting as a replacement of artificial turf or natural turf shall be prohibited. No rubber infill is permitted.

5. Artificial shrubs, flowers, trees, and vines in lieu of living plant material shall be prohibited.

6. —Areas of living plant material (i.e., flower beds, tree wells, etc.) shall be included in the overall landscape design when installing artificial turf. Living plant material shall include shrubs, vines, trees, and flowering groundcovers and shall constitute a minimum of 25 percent% of the landscape area.-

7. —Artificial turf shall be separated from flower beds by a concrete mow strip, bender board, or other barriers acceptable to the City ~~in order~~ to prevent intrusion of living plant material into the artificial turf.

8. ~~—Artificial turf in front yards shall be limited to 75 percent5% of required landscape area and shall not be installed in parkways.~~

QM. Screening.

1. Landscaping shall be required to screen storage areas, trash enclosures, public utilities, freeways, highways and other similar land uses or elements that do not contribute to the enhancement of the surrounding area. Where plants are required for screening, such screening shall consist of the use of evergreen shrubs and/or trees closely spaced. Berming is suggested as an effective screening measure for parking lots and where adjacent site areas are contiguous to street frontages. Such berming with planting shall not exceed 36 inches above the highest adjacent curb.

2. Perimeter landscaping adjacent to the property lines is required in parking areas. Planter area curbs shall be used in place of wheel stops.

PN. Separation.

1. All landscaping shall be separated from parking and vehicular circulation areas by a raised, continuous six-inch Portland cement concrete curb.

2. Other materials that accomplish the same purpose may be approved by the hearing body through the site plan review process.

~~3. —All trees shall be staked in accordance with standards maintained by the City Manager or designee.~~

QQ. Arterial Site Entries.

1. Unless otherwise delineated, all developments having a contiguous property line to a primary or secondary arterial highway shall observe a 15-foot setback that shall be landscaped. All other non-arterial highways shall observe a 10-foot setback, unless otherwise delineated by the governing zone.

2. Landscaping at major entry points are considered the focal points for landscaping emphasis, and shall contain a variety of trees, flowers and shrubs with special concern for visibility and safety.

3. No landscaping material other than trees shall exceed a height of 36 inches above the highest adjacent curb at street entrances and parking lot accessway intersections.

4. ~~No berming~~ with or without landscaping materials, at street entrances and parking lot accessway intersections, i shall exceed a total height of 36 inches above the highest adjacent curb.

5. All trees whether singularly placed or placed on clusters shall not inhibit standard visibility parameters.
6. Parking may be designed to overhang landscaped areas. Maximum permitted overhang is two feet where planter areas have a minimum dimension of five feet or more. Otherwise, concrete wheel stops shall be installed. Any broken or damaged wheel stops shall be replaced.

**RP.** Landscaping and Irrigation Plans Required. Landscape and irrigation plans shall be required for all projects requiring approval by the hearing body and to which the landscape water efficiency provisions apply, except for individual homeowners on single-family or multifamily residential lots that have a total project landscape area, including pools or other water features, but excluding hardscape that is less than 5,000 square feet. Such plans shall be submitted for discretionary approval to the hearing body. Said plans shall be prepared in accordance with requirements and standards established pursuant to this chapter and the *Guidelines* (specifically refer to sections on landscape design plan and irrigation design plan).

**SQ.** In addition to the above, the following are requirements that shall apply to the landscape design plan and are more fully explained in the *Guidelines* (Appendix 1, Title 9):

1. Any plants may be used in the landscape, providing the estimated applied water use recommended does not exceed the maximum applied water allowance, and that the plants meet the specifications set forth in this section.
2. Plants having similar water use shall be grouped together in distinct hydrozones.
3. Plants shall be selected appropriately based upon their adaptability to the climatic, geologic and topographical conditions of the site. Protection and preservation of native species and natural areas are encouraged. The planting of trees is encouraged wherever it is consistent with the other provisions of this section. To encourage the efficient use of water, the following are highly recommended for inclusion in the landscape design plan:
  - a. The Sunset Western Climate Zone System which takes into account temperature, humidity, elevation, terrain, latitude, and varying degrees of continental and marine influence on local climate;
  - b. The horticultural attributes of plants (i.e., mature plant size, invasive surface roots) to minimize damage to property or infrastructure (e.g., buildings, sidewalks, and power lines); and
  - c. The solar orientation of the site and how plant placement will maximize summer shade and winter solar gain.

**IR.** Irrigation Requirements.

1. All landscaped areas shall be provided with an approved irrigation system that meets the requirements of this section and the *Guidelines*. An irrigation design plan meeting the design criteria in the *Guidelines* shall be submitted as part of the landscape documentation package for those projects subject to the landscape water efficiency provisions in Section 9.08.040.055.A.
2. Irrigation shall be performed in conformance with city ordinances and with water conservation practices.

**US.** System Design. For the efficient use of water, an irrigation system shall meet all the requirements listed in the *Guidelines* under Section 2.5, Irrigation Design Plan, and the

manufacturers recommendations. The irrigation system and its related components shall be planned and designed to allow for proper installation, management, and maintenance. An irrigation design plan meeting the design criteria of the *Guidelines* shall be submitted as part of the landscape documentation package.

VF. In addition to the above, the following are requirements that shall apply to the landscape design plan.

1. Irrigation Design Criteria.

- a. Runoff and Overspray. Soil types and infiltration rate shall be considered when designing irrigation systems. All irrigation systems shall be designed to avoid runoff, low-head drainage, overspray or other similar conditions where irrigation water flows onto non-targeted areas, such as adjacent property, non-irrigated areas, hardscapes (walks, etc.), roadways or structures.
- b. Special attention shall be given to avoid runoff on slopes and to avoid overspray on narrow and irregularly shaped areas, including turf, less than eight feet in width in any direction. Such narrow and irregularly shaped areas shall be irrigated with subsurface irrigation or a low volume overhead irrigation system.
- c. Irrigation Efficiency.
  - i. For applicable landscape installations or rehabilitation projects subject to Section 9.08.040.055.A, the estimated applied water use allowed for the landscaped areas shall not exceed the MAWA calculated using an ET adjustment factor of 0.7, except for special landscaped areas where the MAWA is calculated using an ET adjustment factor of 1.0; or the design of the landscaped areas shall otherwise be shown to be equivalently water-efficient in a manner acceptable to the City; as provided in the *Guidelines*.
  - ii. Irrigation of all landscaped areas shall be conducted in a manner conforming to the rules and requirements, and shall be subject to penalties and incentives for water conservation and water waste prevention as determined and implemented by the water services division, or as mutually agreed by the water services division and the local agency.
  - iii. The project applicant shall understand and implement the requirements in the City of Garden Grove Water Conservation Ordinance.
- d. Equipment. The *Guidelines* provide design criteria for irrigation equipment in Section 2.5 "Irrigation Design Plan."

2. Recycled Water.

- a. At such time as recycled water is available, the installation of recycled water irrigation systems (dual distribution systems) shall be required to allow for the current and future use of recycled water.
- b. Irrigation systems shall make use of recycled water unless a written exemption has been granted by the local water agency, stating that recycled water meeting all health standards is not available and will not be available in the foreseeable future.
- c. The recycled water irrigation systems shall be designed and operated in accordance with all local and state codes.

3. Irrigation Design Plan Specifications. Irrigation systems shall be designed to be consistent with hydrozones. Hydrozone areas shall be designated by number, letter, or other designation on both the Irrigation Design Plan and the Landscape Design Plan. The irrigation design plan shall be separate from, but use the same format as, the landscape design plan. The scale shall be the same as that used for the landscape design plan. The irrigation design plan at a minimum, shall contain:

- a. Location and size of separate water meters for the landscape;
- b. Location, type and size of all components of the irrigation system, including controllers, main and lateral lines, valves, sprinkler heads, moisture sensing devices, rain switches, quick couplers and backflow prevention devices;
- c. Static water pressure at the point of connection to the public water supply;
- d. Flow rate (gallons per minute), application rate (inches per hour), and design operating pressure (psi) for each station;
- e. Irrigation schedule parameters necessary to program smart timers specified in the landscape design;
- f. The following statement: "I have complied with the Landscape Water Efficiency Provisions and the design criteria in the *Guidelines* and applied them accordingly for the efficient use of water in the irrigation design plan"; and
- g. The signature of a California-licensed landscape professional.

4. Maximum Applied Water Allowance. A project's maximum applied water allowance shall be calculated in a manner acceptable to the City, as provided in the *Guidelines*.

5. Irrigation Schedules. For the efficient use of water, all irrigation schedules shall be developed, managed, and evaluated to utilize the minimum amount of water required to maintain plant health. Irrigation schedules shall meet the following criteria:

- a. Irrigation scheduling shall be regulated by automatic irrigation controllers.
- b. Overhead irrigation shall be scheduled in accordance with the local water purveyors (City of Garden Grove, Water Services Division) Water Conservation Ordinance. Operation of the irrigation system outside the normal watering window is allowed for auditing and system maintenance.

6. Certificate of Completion.

- a. Landscape project installation shall not proceed until the landscape documentation package has been approved by the City and any ministerial permits required are issued.
- b. The project applicant shall notify the City at the beginning of the installation work and at intervals, as necessary, for the duration of the landscape project work to schedule all required inspections.
- c. Certification of completion of the landscape project shall be obtained through a certificate of use and occupancy or a permit final. The requirements for the final inspection and permit closure include submittal of:
  - i. A landscape installation certificate of completion in the form included as Appendix D in the *Guidelines*, which shall include: (1) certification by a landscape professional that the landscape project has been installed per the approved

landscape documentation package; and (2) the following statement: “The landscaping has been installed in substantial conformance with the design plans, and complies with the City of Garden Grove Landscape Water Efficiency Provisions.”

ii. Documentation of the irrigation scheduling parameters used to set the controller.

iii. An irrigation audit report from a certified irrigation auditor, documentation of enrollment in regional or local water purveyors water conservation programs, and/or documentation that the MAWA and EAWU information for the landscape project has been submitted to the local water purveyor, may be required at the option of the City.

***Section 9.16.040.120 - Walls, Fences and Hedges is hereby amended to include these new provisions:***

C. Graffiti Prevention

Street-facing perimeter block walls, whether new or existing, shall include trailing vines, hedges planted along the base of the exterior face, or other landscaping treatments that deter graffiti.

## CHAPTER 9.18 MIXED USE REGULATIONS AND DEVELOPMENT STANDARDS

*Section 9.18.010 is hereby amended to read as follows:*

### Section 9.18.010 Mixed Use Zones—Purpose

#### 9.18.010.010 Overall Purpose and Intent

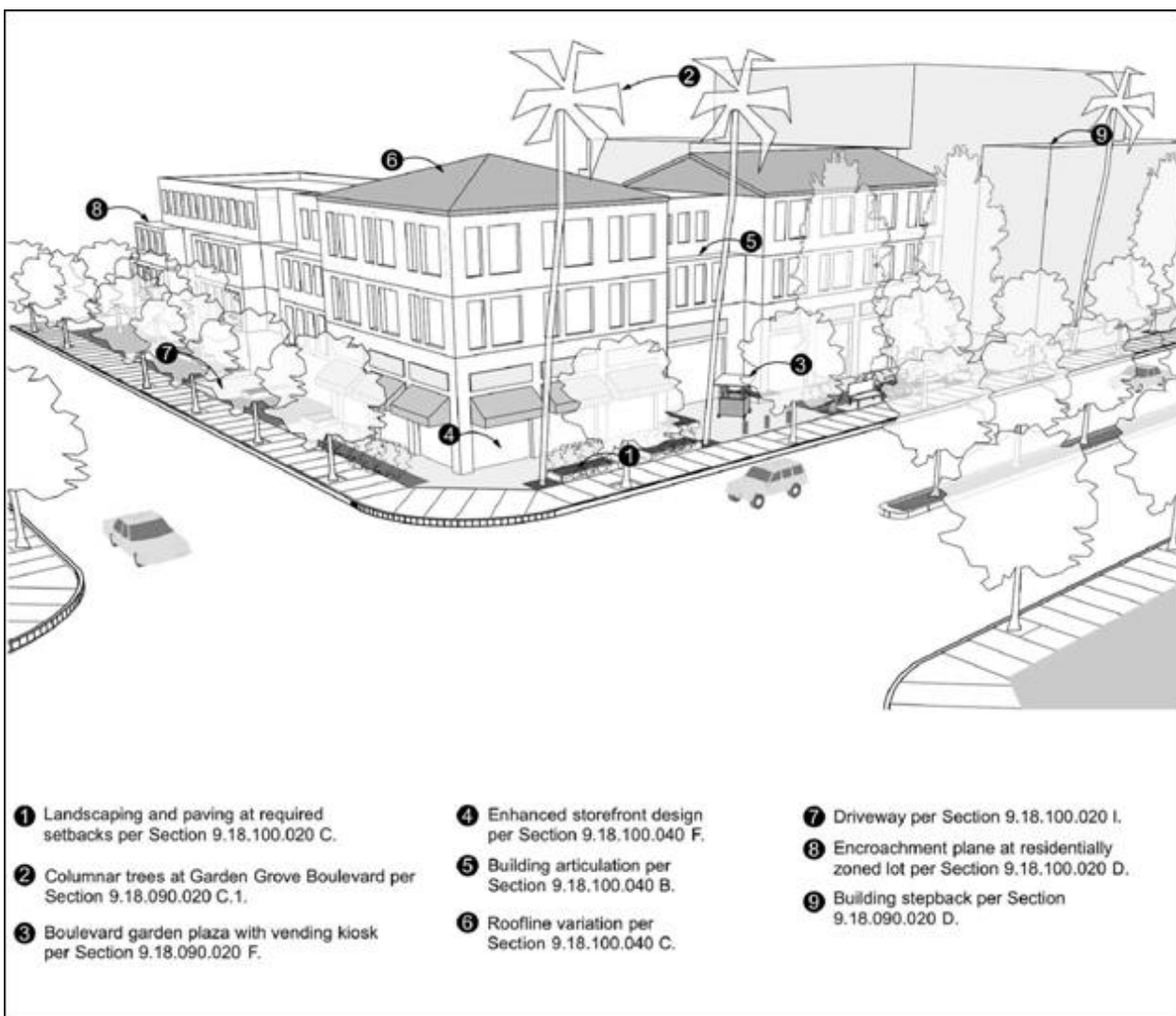
- A. Purpose. These regulations for Mixed Use zones in the City of Garden Grove are established to implement General Plan Land Use Element and Community Design Element directives applicable to the Residential/Commercial Mixed Use 1, Residential/Commercial Mixed Use 2, Residential/Commercial Mixed Use 3, Civic Center Mixed Use, and Industrial/Residential 2 General Plan land use designations. The Mixed Use zones provide opportunities to blend residential, commercial, industrial, and/or civic/institutional uses as integrated developments or single-use structures. However, some Mixed Use zones require a commercial component in any new development to ensure that adequate commercial destinations and services are available for residents in surrounding neighborhoods. The use regulations and development and design standards set forth in this chapter establish minimum standards for the use and development of land within the Mixed Use zones.
- B. Intent. The intent of the Mixed Use zones is to:
  1. Bring energy and vitality to the city during both daytime and after-work hours.
  2. Facilitate a pedestrian-scaled environment with buildings that provide exciting access, well-designed landscaping, and pedestrian amenities that foster interaction.
  3. Allow for the combining of complementary uses, thereby accommodating access to several goods and services in compact locations and reducing the need for additional vehicle trips.
  4. Encourage local and regional commerce.
  5. Enhance the city's image.
  6. Provide opportunities for commercial areas to work in harmony with adjacent residential uses.
  7. Provide for flexibility in the design and use of properties to respond to shifts in markets and changing land use trends.
- C. Chapter Organization. In addition to the use standards provided in Sections 9.18.020 through 9.18.070, this chapter includes development standards specific to each of the individual Mixed Use zones (Section 9.18.090), as well as development ~~standards~~ and design ~~guidelines~~ ~~standards~~ that are applicable to all Mixed Use zones (Sections 9.18.100 through 9.18.150). Additional unique standards for planned unit development projects and overlay zones are provided in Sections 9.18.160 through 9.18.180. Users of this chapter are required to read all ~~of the~~ provisions to understand how their property or properties can be developed. (2814, 2012)

#### 9.18.010.020 Mixed Use Zones Establishment and Intent

The following Mixed Use zones and their purposes are established:



- A. Garden Grove Boulevard Mixed Use (GGMU). The purpose of the GGMU zones is to create and maintain a vibrant boulevard that is both a regional destination and a place where people can work and live. The boulevard links destinations and has a distinctive character and pattern along its length. Standards requiring enhanced building design; trees; landscaping; amenity areas for pedestrian activity, including plazas, walkways, and allowed outdoor dining; and creative use of open spaces contribute to an exciting pedestrian experience. Pedestrian orientation is emphasized in site and building design through active street frontages, well-scaled and designed buildings, and engaging outdoor spaces. Three GGMU zones provide opportunities for varying levels of intensity and new development along the boulevard, while ensuring sensitivity to existing nearby residential neighborhoods. Figure 9.18-1 (Garden Grove Boulevard Mixed Use Zones Rendering) illustrates how application of the flexible development and design standards for the GGMU zones will work to create a grand streetscape along Garden Grove Boulevard and encourage the interaction of uses and enhanced pedestrian activity.
1. Garden Grove Boulevard Mixed Use 1 (GGMU-1). The Garden Grove Boulevard Mixed Use 1 zone applies to specific properties along Garden Grove Boulevard, and provides for urban-scale, fully integrated commercial and residential mixed use developments near key intersection locations, consistent with the General Plan Residential/Commercial Mixed Use 1 land use designation. Development intensities allow buildings up to 10 stories in height. Use regulations and development and design standards encourage vibrant, urban-scale districts that attract visitors. Development approaches provide for ~~ample landscaping and enhanced a~~ pedestrian ~~environment~~ environment along Garden Grove Boulevard that tie into the adjacent lower-intensity development, with buildings generally built close to front property lines. Site and building design highlight Garden Grove Boulevard as one of the city's distinctive corridors.
  2. Garden Grove Boulevard Mixed Use 2 (GGMU-2). The Garden Grove Boulevard Mixed Use 2 zone applies to specific properties along Garden Grove Boulevard, and provides for commercial and residential use to be developed as integrated developments either on a single development site or as complementary uses within a district, such as commercial uses that provide goods and services for adjacent or integrated residential units. This zone implements the General Plan Residential/Commercial Mixed Use 2 ~~and 3~~ land use designations. Development intensities are lower in scale (no more than ~~three to~~ four stories) and respect adjacencies to lower-density residential neighborhoods. Development approaches provide for ~~ample landscaping and an enhanced a~~ pedestrian environment along Garden Grove Boulevard that includes wide sidewalks, landscaping, street furniture, and public plazas, with buildings oriented toward the boulevard. Site and building design highlight Garden Grove Boulevard as one of the city's distinctive corridors.
  3. Garden Grove Boulevard Mixed Use 3 (GGMU-3). The Garden Grove Boulevard Mixed Use 3 zone applies to specific properties along Garden Grove Boulevard, and provides for commercial and residential use to be developed as integrated developments either on a single development site or as complementary uses within a district, such as commercial uses that provide goods and services for adjacent or integrated residential units. This zone implements the General Plan Residential/Commercial Mixed Use ~~1 and 3~~ land use designations. Development intensities are moderate in scale (no more than ~~five to seven stories~~) and respect adjacencies, with heights stepping down adjacent to lower-density residential neighborhoods. This zone provides a transition between lower-intensity mixed use developments along Garden Grove Boulevard and the most intense mixed use nodes. Development approaches provide for ~~ample landscaping and an enhanced a~~ pedestrian environment along Garden Grove Boulevard that includes wide sidewalks, landscaping, street furniture, and public plazas, with buildings oriented toward the boulevard. Site and building design highlight Garden Grove Boulevard as one of the city's distinctive corridors.



**Figure 9.18-1: Garden Grove Boulevard Mixed Use Zones Rendering**

- A. Civic Center (CC) Zones. Four Civic Center zones provide for a mix of civic, institutional, educational, commercial, high-density residential, and open space uses within a pedestrian-oriented district. Developments are linked via local streets and pedestrian ways to create easy access to complementary uses, and to provide a center in the community where people can engage in civic, business, educational, and recreational activities near their homes. Parking facilities can be built to respond to the pedestrian orientation of the district and the ability of uses to share parking based on their functions and demands. The Civic Center is recognized as the historic city core and a public gathering place. Design, development, and use standards are intended to reinforce the area's continued function as an area of prominence. Development standards bring building frontages and shopfronts towards the sidewalk, forming a consistent streetwall that enhances the pedestrian environment and supports a viable retail experience. These zones implement the General Plan Civic Center Mixed Use land use designation.
1. Civic Center East (CC-1). This zone allows for institutional and educational uses, together with a mix of residential and commercial uses. The intent is to allow uses and development approaches that maintain the character and form of the established neighborhoods within the Civic Center

district. Existing residential structures may continue to be used for residential purposes or may be adapted for commercial use, provided that applicable development standards can be met.

2. Civic Center Main Street (CC-2). This zone applies to the historic Main Street District, a Garden Grove landmark. Main Street is recognized as a place of special character and aesthetic interest and value. This zone is established to preserve and enhance buildings and structures of historic and cultural significance, and incidental uses that advance and preserve the Main Street character and charm. Civic Center Core (CC-3). This zone is established to encourage civic, educational, commercial, high-density residential, and compatible uses that enliven the City's core and work together to create a walkable, lively district that encourages interaction and engagement in community activities. Shared parking facilities, pedestrian orientation of buildings, high-quality architecture, and pedestrian-scale landscaping, pathways, and signage reinforce the goal to create places where people, not cars, predominate.
  3. Civic Center Open Space (CC-OS). This zone applies to public properties dedicated to active and passive recreation uses, civic engagement, arts and culture, and institutional activities that benefit a broad population.
- C. Neighborhood Mixed Use (NMU). The Neighborhood Mixed Use zone is intended to enhance, revitalize, and provide opportunities for new development in neighborhood commercial centers. This zone allows for retail and service commercial businesses and moderate-density residential uses. Residential and commercial uses may be provided together as an integrated mixed use development, or stand-alone commercial uses are permitted. ~~However, all~~ New residential development in the NMU zone is required to include a commercial component, except for properties in the NMU zone that do not have access to a principal, major, primary, or secondary arterial street. Commercial uses and intensities are limited to those that serve local neighborhood needs, and that are compatible in terms of hours of operation and compliance with city noise standards with adjacent and surrounding residential development. ~~Compatible~~ Public and institutional facilities are allowed as well, provided such uses operate generally during day-time hours and do not directly route car and truck trips onto adjacent local streets. This zone implements the General Plan Residential/Commercial Mixed Use 2 land use designation.
- D. Adaptive Reuse (AR). The Adaptive Reuse zone allows for a mix of work-live, light industrial, technology, creative industry, office, limited entertainment, and complementary uses near the city's civic core. Residential uses are permitted only as work-live, either in new developments or as adaptive reuse of existing structures. Light industrial uses must be low impact in nature in terms of noise generation, hours of operation, and compatible with any use of hazardous materials to limit potential impacts on nearby existing or allowed residential uses. Development generally is ~~low to moderate in scale~~ no more than two stories in height, with higher intensities appropriate closer to existing and planned transit and multiuse corridors. ~~Preferred approaches to creating new spaces for allowed uses include the~~ Adaptive reuse of existing structures is allowed and encouraged, as is new development that supports ~~innovative~~ research and development uses. Projects shall be designed to optimize/incorporate pedestrian ~~movements~~ pathways between the AR zone and the CC zones. This zone implements the Industrial/Residential Mixed Use 2 land use designation. (2814, 2012)

**Section 9.18.010, Table 9.18-1 Use Regulations for Mixed Use Zones is hereby amended to read as follows:**

**Table 9.18-1: Use Regulations for the Mixed Use Zones**

P = Permitted. Use permitted by right

C = Conditional Use. Use eligible for consideration under the conditional use procedures and permitted only if the conditional use permit is approved, subject to the specific conditions of such permit.

I = Incidental Use. Use permitted only if incidental to another primary use on the same site. If incidental to a use authorized by a conditional use permit, such incidental use is permitted only if included within the terms of the conditional use permit.

[-] = Not a permitted use.

Permitted Uses	GGMU-1, -2, -3	CC-1	CC-2	CC-3	CC-OS	NMU	AR	Additional Regulations and Comments
<b>Residential &amp; Associated Uses</b>								
<b>Residential Uses</b>								
Single-Family Dwelling	[-]	P	[-]	[-]	[-]	[-]	[-]	See Section 9.18.110.040 (Existing Nonconforming Single-Family Dwellings).
Multiple-Family Residential Use - Stand-alone use with no commercial component	P	P	[-]	P	[-]	[-]	<del>HP</del>	<p>Minimum density of 10 units/acre required in GGMU zones.</p> <p>Residential development requires a commercial component in GGMU-1 (unless 100% affordable development) and certain properties in CC-3; see Section 9.18.020.070 (Restrictions on Uses and Activities within a Vertically Integrated Residential/Commercial Mixed Use Development).</p> <p><u>Stand-alone multiple-family residential development in the NMU zone is only permitted on sites that do not have access to a principal, major, primary, or secondary arterial street. Such development is not required to include a pedestrian plaza area.</u></p> <p><u>In all zones that allow multiple-family residential development, where the base density calculates to less than 2.0 dwelling units, two (2) multiple-family dwelling units are allowed, provided the development complies with all applicable</u></p>

**Table 9.18-1: Use Regulations for the Mixed Use Zones**

P = Permitted. Use permitted by right

C = Conditional Use. Use eligible for consideration under the conditional use procedures and permitted only if the conditional use permit is approved, subject to the specific conditions of such permit.

I = Incidental Use. Use permitted only if incidental to another primary use on the same site. If incidental to a use authorized by a conditional use permit, such incidental use is permitted only if included within the terms of the conditional use permit.

[-] = Not a permitted use.

Permitted Uses	GGMU-1, -2, -3	CC-1	CC-2	CC-3	CC-OS	NMU	AR	Additional Regulations and Comments
								<u>development standards of the respective zone.</u>
Small Lot Subdivision	[-]	P	[-]	P	[-]	[-]	[-]	Minimum density of 10 units/acre required. Section 9.12.040.060—Special Requirements Small Lot Subdivisions (Chapter <u>9.12</u> —Multi-Family Residential Development Standards) shall apply to all proposed small lot subdivisions.
<u>Single Room Occupancy</u>	<u>P</u>	<u>[-]</u>	<u>[-]</u>	<u>P</u>	<u>[-]</u>	<u>[-]</u>	<u>[-]</u>	<u>Shall comply with the provisions of Section 9.12.050 Single Room Occupancy Use Regulations and Development Standards.</u>
Supportive and Transitional Housing	P	<u>HP</u>	<u>HP</u>	P	[-]	<u>HP</u>	[-]	<u>Transitional and supportive housing are subject to the same approval requirements, development standards, and restrictions that apply to other residential dwellings of the same type in the same zone.</u>
<u>Supportive Housing for the Homeless</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>[-]</u>	<u>[-]</u>	<u>[-]</u>	<u>Subject to the requirements of subsection B, of Section 9.60.070.</u>
<u>Low-Barrier Navigation Center</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>[-]</u>	<u>P</u>	<u>[-]</u>	<u>Subject to the requirements of subsection C, of Section 9.60.070.</u>

**Section 9.18.030.300.C is hereby amended to read as follows:**

**9.18.30.300**

**Outdoor Dining at Eating Establishment/Restaurant**

C. Location.

1.

~~The seating area shall not encroach into any required rear or side setback, parking and/or vehicular circulation area, required landscape areas, required paths of travel, or public rights-of-way.~~

Within any Mixed Use zone, outdoor dining areas may be permitted within the required front setback area, consistent with the requirements of this chapter.

2. Outdoor dining areas may be permitted within the required boulevard garden plaza or pedestrian plaza area, as set forth in Sections 9.18.090.020.F (Boulevard Garden Plaza Requirement) and 9.18.090.070.C (Pedestrian-Oriented Plaza Requirement).

3. The outdoor dining area must be located immediately adjacent to, abutting, and adjoining the establishment with which it is associated, and shall not extend beyond the building and/or storefront frontage and/or length of the tenant space of the associated primary establishment.

**Section 9.18.030.360.B is hereby amended to read as follows:**

**9.18.030.360 Work-Live Units**

**A. Design Standards.**

1. Floor Area Requirement. A work-live unit shall have a minimum floor area of at least 750 square feet. The maximum size of the residential portion of the work-live unit shall be no more than 40% of the unit to ensure that the residential portion remains accessory to the primary commercial use. All floor area other than that reserved for living space shall be reserved and regularly used for working space.
  - a. Separation and Access of Individual Units. Each work-live unit shall be separated from other units and other uses in the building. Access to each unit shall be provided via storefronts or from common access areas, corridors, or halls. The access to each unit shall be clearly separate from other work-live units or other uses within the building. with no shared access. Living space shall be located in the rear ground level or second floor and above to maintain activity and commercial access along the frontage.
  - b. Facilities to Accommodate Commercial or Industrial Activities. A work-live unit shall be designed to accommodate nonresidential uses as evidenced by the provision of ventilation, interior storage, flooring, and other physical improvements of the type commonly found in exclusively nonresidential facilities used for the same work activity.
  - c. Integration of Living and Working Space. Areas within a work-live unit that are designated as living space shall be an integral part of the work-live unit and not separated (or occupied and/or rented separately) from the work space, ~~except that mezzanines and lofts may be used as living space~~ subject to compliance with the other provisions of this title, ~~and living and working space may be separated by interior courtyards or similar private space including other applicable building standards codes and regulations.~~
  - d. Mixed Occupancy Buildings. If a building contains mixed occupancies of work-live units and other nonresidential uses, occupancies other than work-live shall meet all applicable requirements for those uses, and proper occupancy separations shall be provided between the work-live units and other occupancies, as determined by the ~~Garden Grove~~ Fire Chief or designee.

**Sections 9.18.090 through 9.18.140 are hereby amended to read as follows:**

### **9.18.090.020 Garden Grove Boulevard Mixed Use Zone (GGMU) Development Standards**

In addition to the other applicable requirements of this chapter, the provisions of this Section 9.18.090.020 apply to development in the GGMU-1, GGMU-2, and GGMU-3 zones. Table 9.18-2 (Development Standards for the Garden Grove Boulevard Mixed Use Zones) sets forth the general development standards applicable to all development in the GGMU zones.

**Table 9.18-2: Development Standards for the Garden Grove Boulevard Mixed Use Zones**

Development Standards	Garden Grove Boulevard Mixed Use Zones		
	GGMU-1	GGMU-2	GGMU-3
<b>Minimum Lot Size</b>	<b>Minimum area and width for new lots.</b> When a lot has less than the minimum required area or width as set forth in the development standards for the zone in which it is located and was of record on November 12, 1960, the lot shall be deemed to have complied with the current minimum required lot area or width.		
Minimum Area	22,500 sf	15,000 sf	15,000 sf
Minimum Width	125 ft	75 ft	75 ft
Minimum Width (Corner Lot)	125 ft	75 ft	75 ft
<b>Maximum Density/Intensity</b>			
Maximum Commercial Floor Area Ratio (FAR)	1.0	0.5	0.5
Maximum Residential Density (units/acre)	60 units/acre Residential development requires an on-site commercial development component of a minimum 0.3 FAR unless a project consists of 100% affordable units, in which case no commercial component shall be required.	24 units/acre No commercial component required.	48 units/acre No commercial component required.
<b>Setbacks</b>	<b>Minimum setbacks required. See Section 9.18.100 for setback measurement, allowed encroachments and projections into setbacks, and exceptions to setbacks.</b>		
Front	Minimum 10 ft	Minimum 15 ft	Minimum 15 ft
Side	None required	None required	None required
Corner Side	Minimum 10 ft	Minimum 10 ft	Minimum 10 ft
Rear	None required unless abutting a residentially zoned lot; minimum 10 ft and shall not encroach within an encroachment plane when abutting a residentially zoned lot. <del>See Section.</del> See Section 9.18.100.		
Maximum Height	Maximum building height shall not exceed height limit in feet or stories. See Section 9.18.090.020.D and 9.18.090.020.E for additional building setback requirements. See also Section for rear and side yard encroachment plane requirements which may restrict heights adjacent to a residentially zoned lot.		
	110 ft or 10 stories, whichever is less	50 ft or 4 stories, whichever is less	75 ft or 7 stories, whichever is less



**Table 9.18-2: Development Standards for the Garden Grove Boulevard Mixed Use Zones**

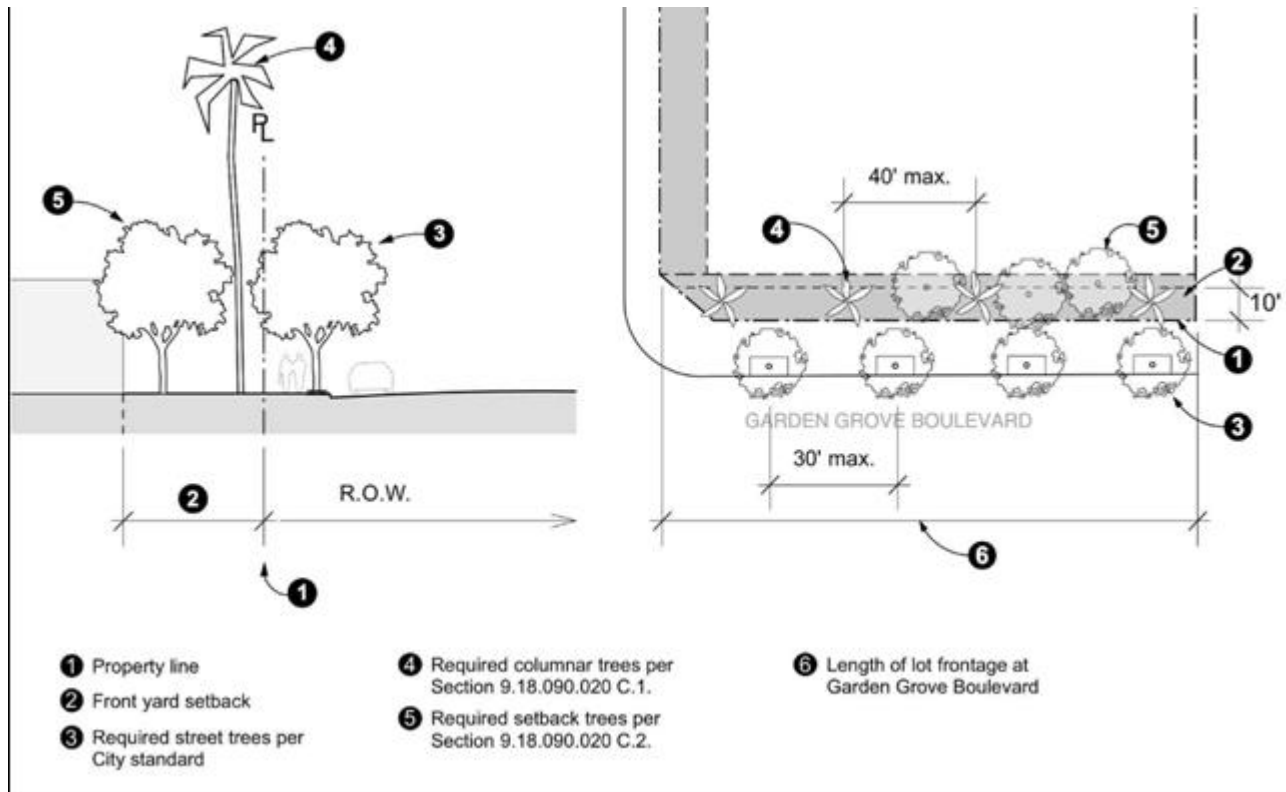
Development Standards	Garden Grove Boulevard Mixed Use Zones		
	GGMU-1	GGMU-2	GGMU-3
<b>Lot Coverage</b>			
Minimum Lot Coverage	Not applicable		
Maximum Lot Coverage	Not applicable		

- A. Garden Grove Boulevard Mixed Use Zone 1 (GGMU-1) Setback Requirements. For any property where the front lot line abuts Garden Grove Boulevard, the minimum required 10-foot front setback, measured from and perpendicular to the property line, shall be primarily for pedestrian use and shall be paved and augmented with landscaping such as planters and trees, as provided per Section 9.18.100.020.C (Setbacks) and subsection C (Garden Grove Boulevard Tree Requirements) of this section. Elements enhancing the pedestrian experience that create shading, seating, and safety features for pedestrians shall be incorporated into the design of the front setback, ~~including but not limited to~~ in the form of shade trees of minimum 24-inch box size, benches, lighting either in the pavement or mounted on poles 10 to 12 feet in height, and enhanced paving consisting of either textured concrete, bricks, or stonework. Painted concrete shall not be used.



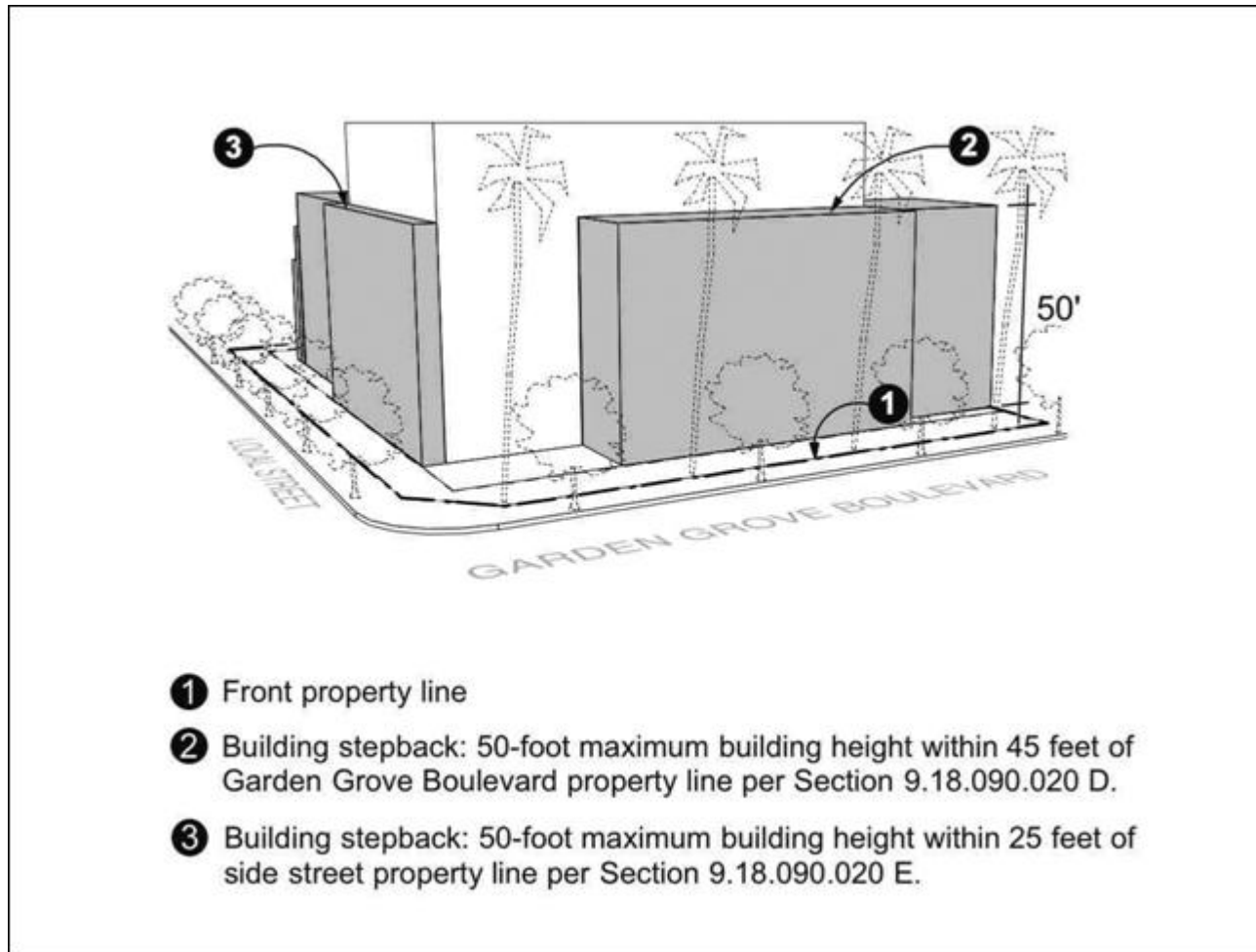
**Photo 9.18-2: Example of Paved Pedestrian Activity Area with Landscaping and Benches in the GGMU-1 Zone**

- B. Garden Grove Boulevard Mixed Use Zones 2 and 3 Setback (GGMU-2 and GGMU-3) Requirements. ~~The first~~At least five feet within the minimum required 15-foot front yard setback, measured from and perpendicular to the property line, shall be for pedestrian use and shall be paved ~~and landscaped~~, as provided in Section 9.18.100.020.C (Setbacks). Elements ~~enhancing the pedestrian experience that create shading, seating, and safety features for pedestrians~~ shall be incorporated into the design of the front setback, ~~including but not limited to in the form of shade trees of minimum 24-inch box size~~, benches, lighting ~~either in the pavement or mounted on poles 10 to 12 feet in height~~, and enhanced paving consisting of either textured concrete, bricks, or stonework. Painted concrete shall not be used.
- C. Garden Grove Boulevard Tree Requirements. Trees are a significant and highly visual component of the urban environment for both the pedestrian and people in vehicles. For the pedestrian, trees create shade and provide comfort and an enhanced feeling of appropriate scale. For people in vehicles, a clear pattern of trees provides visual interest and enhances movement along and through the city's primary street corridors. For these reasons and to achieve General Plan goals with regard to enhancing city identity, for all properties having any property line adjacent to the Garden Grove Boulevard right-of-way, ~~enhanced~~ landscaping shall be provided within the required front setback area, in addition to otherwise required paving ~~and~~ landscaping, and street trees. Such ~~enhanced~~ landscaping shall consist of the following:
1. Columnar Trees Required. Columnar trees, ~~selected from the Planning Division's approved tree list for Garden Grove Boulevard~~, shall be planted within 10 feet of the Garden Grove Boulevard property line within the front yard setback. Trees ~~should~~shall either be placed grouped or planted at ~~regular intervals and~~ no more than 40 feet on center. Trees shall be of a minimum 24-inch box size at planting and have a minimum height at maturity of 45 feet.
  2. Setback Canopy Trees Required. Canopy trees, ~~selected from the Planning Division's approved tree list for Garden Grove Boulevard~~, shall be planted at a ratio of at least one tree for every 50 feet of Garden Grove Boulevard lot frontage. Trees may be placed at regular intervals along the front yard setback or may be clustered within the front yard setback.
  3. Trees within Public Rights-of-Way. Canopy trees within the street right-of-way are an essential component of the streetscape and pedestrian orientation of Garden Grove Boulevard. Street trees shall be provided no more than 30 feet apart on center, or as otherwise required by Public Works standards.
  3. Required Planting Area. A minimum of 16 square feet of planting of shrubs and/or groundcover shall be provided at the base of each required tree, ~~unless~~. Tree grates ~~are approved through may be substituted for~~ the ~~site plan review process~~ shrubs or groundcover.



**Figure 9.18-2: Garden Grove Boulevard Frontage Tree Requirements**

- D. Building Stepback at Garden Grove Boulevard. Any portion of a building or structure located within 45 feet of the Garden Grove Boulevard right-of-way shall not exceed 50 feet in height. Where a building fronting Garden Grove Boulevard is located more than 45 feet away from Garden Grove Boulevard, no additional building stepback is required.
- E. Building Stepback at Side Streets. Any portion of a building or structure located within 25 feet of any public right-of-way other than Garden Grove Boulevard shall not exceed 50 feet in height. Where a building is located more than 25 feet away from another public right-of-way (other than Garden Grove Boulevard), no additional building stepback is required.



**Figure 9.18-3: GGMU Required Building Stepbacks**

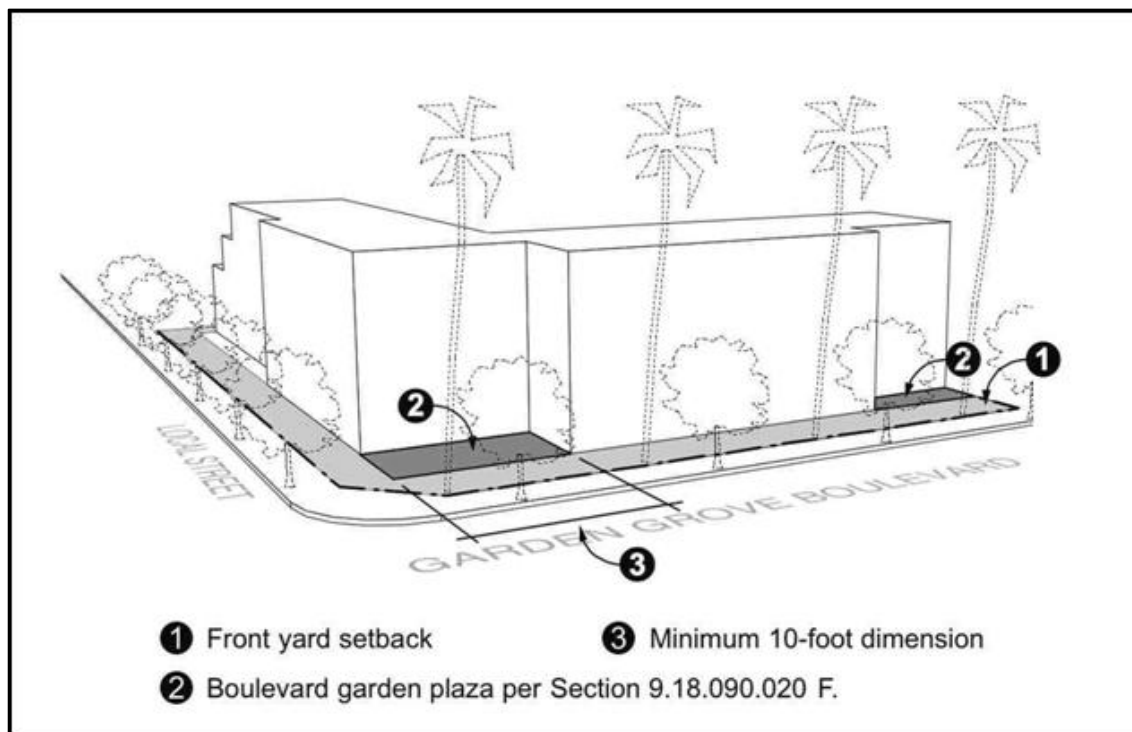
- F. **Boulevard Garden Plaza Requirement.** For projects having a property line that abuts the Garden Grove Boulevard right-of-way and where the buildings are clearly oriented immediately toward Garden Grove Boulevard, a boulevard garden plaza shall be provided. New stand-alone multiple-family residential development with no commercial component, in the Garden Grove Boulevard Mixed Use Zone (GGMU) zone, is only permitted on sites that do not have access to a principal, major, primary, or secondary arterial street and are not required to include a pedestrian plaza area. The purpose of this boulevard garden plaza is to provide a place adjacent to the public right-of-way that expands the area for use by pedestrians for passive recreation and public gathering, and that provides area for landscape amenities, display of public art, and similar uses that enhance the appearance and function of development. This boulevard garden plaza shall be provided at grade, and shall comply with the following design standards.
- ~~Where a building or buildings is located toward the rear of a lot and a surface parking lot is located between the public right-of-way and buildings on the site, a pedestrian plaza shall be required in lieu of the boulevard garden plaza, in conformance with the requirements set forth in Section 9.18.100.030.B (Pedestrian-Oriented Plazas).~~
1. **Permitted Uses.** The required boulevard garden plaza may include landscaped and paved areas, outdoor dining areas, public art display, fountains, or similar uses and amenities permitted in the applicable zone, including nonvehicular sales kiosks and outdoor dining. A minimum of three types of improvements and/or amenities shall be provided.

2. Minimum Area. The boulevard garden plaza area shall comply with the minimum area requirements set forth in Table 9.18-3 (Minimum Boulevard Garden Plaza Area in the GGMU Zones).

**Table 9.18-3: Minimum Boulevard Garden Plaza Area in the GGMU Zones**

Garden Grove Boulevard Frontage Length	Minimum Plaza Area
Less than 150 feet	600 sf
150—300 feet	1,000 sf
More than 300 feet	1,500 sf

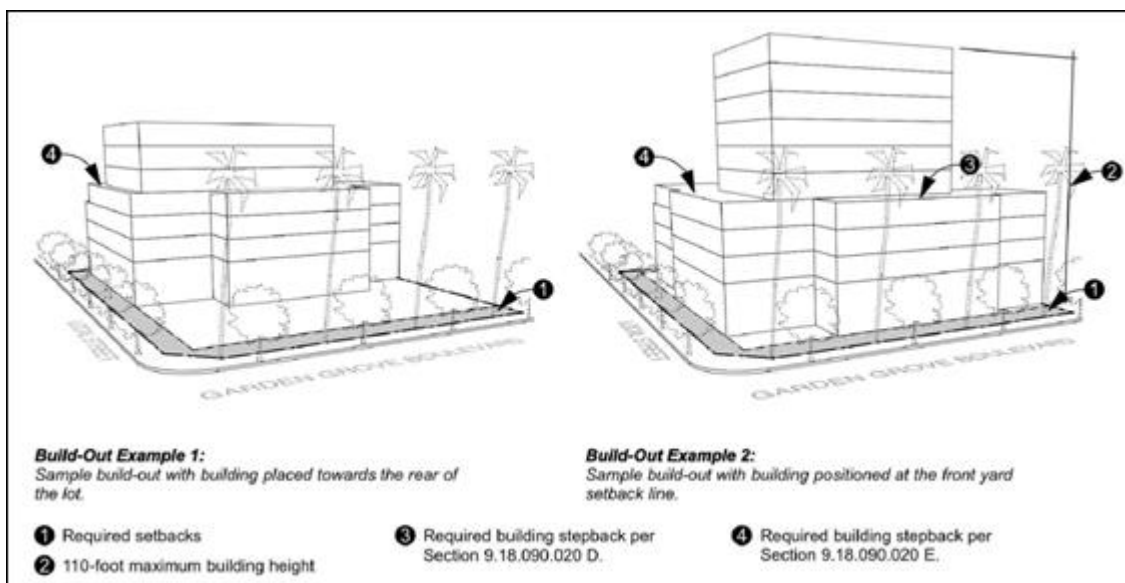
3. Shape and Minimum Dimensions. The boulevard garden plaza area shall have a minimum dimension of 10 feet in width and 10 feet in length. The required open space area may be split into no more than two contiguous areas.
4. Location. The boulevard garden plaza area shall adjoin the front yard setback.
5. Landscaping. A minimum of 25% of the boulevard garden plaza area shall be landscaped with live plant materials. Landscaping provided in raised planters or pots is permissible.



**Figure 9.18-4: Required Boulevard Garden Plaza**



6. Paving. Boulevard garden plazas shall be paved in ~~high-quality~~ materials ~~such as consisting of either~~ pavers, stone or cobblestone, ~~or~~ patterned or scored colored concrete, ~~or similar durable materials.~~ Plain and colored concrete and plain asphalt are prohibited.
  7. Other Requirement. The boulevard garden plaza area shall not be enclosed or obstructed by fencing or walls and shall be ~~well~~ integrated with the front yard setback area through similar paving and landscaping treatments, except as required for permitted outdoor dining areas.
- G. Where a building or buildings is located toward the rear of a lot and a surface parking lot is located between the public right-of-way and buildings on the site, a pedestrian plaza shall be required in lieu of the Boulevard Garden Plaza, in conformance with the requirements set forth in Section 9.18.100.030.B (Pedestrian-Oriented Plazas).
- H. Examples of Build-out Options for GGMU-1, GGMU-2, and GGMU-3. Figures 9.18-5 through 9.18-7 illustrate development approaches that may result from the application of the development standards for the GGMU zones.



**Figure 9.18-5: GGMU-1 Potential Development Examples**

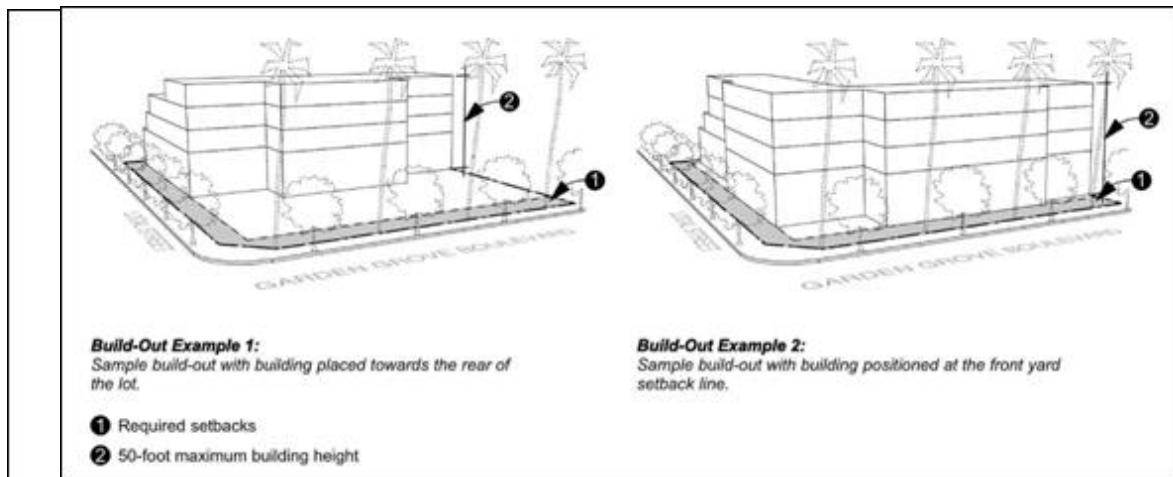


Figure 9.18-6: GGMU-2 Potential Development Examples

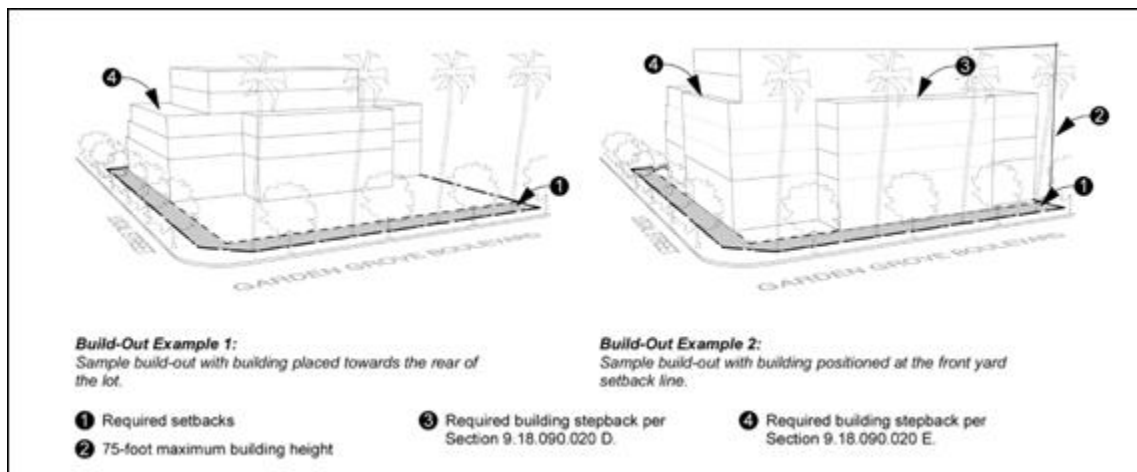


Figure 9.18-7: GGMU-3 Potential Development Examples

### 9.18.090.030 Civic Center Zone Development Standards

In addition to the other applicable requirements of this chapter, the provisions of this Section 9.18.090.030 apply to proposed development in the CC-1, CC-2, CC-3, and CC-OS zones. Table 9.18-4 (Development Standards for the CivicCenter Mixed Use Zones) and referenced figures establish the general development standards applicable to all development in the CC zones.

**Table 9.18-4: Development Standards for the Civic Center Mixed Use Zones**

	Civic Center Mixed Use Zones			
Development Standards	CC-1	CC-2	CC-3	CC-OS
Minimum Lot Size	Minimum area and width for new lots. When a lot has less than the minimum required area or width as set forth in the development standards for the zone in which it is located and was of record on November 12, 1960, the lot shall be deemed to have complied with the current minimum required lot area or width.			
Minimum Area	10,000 sf	5,000 sf	15,000 sf	Development standards persite plan review process.
Minimum Width	75 ft	50 ft	75 ft	
Minimum Width (Corner Lot)	75 ft	50 ft	75 ft	
Maximum Density/Intensity				
Maximum Commercial Floor Area Ratio(FAR)	0.5	0.5	0.5	Development standards persite plan review process.
Maximum Residential Density (units/acre)	24 units/acre No commercial component required.	48 units/acre Residential uses permitted above ground floor only (See Section 9.18.090.050.)	60 units/acre Commercial storefronts required per Section 9.18.090.030.C and Figure 9.18-11.	
Setbacks	Minimum setbacks required. See Section 9.18.100 for setback measurement, allowed encroachments and projections into setbacks, and exceptions to setbacks.			
Front	As determined per Figure 9.18-8			Development standards persite plan review process.
Side	<del>Minimum 5 ft</del> None required unless abutting a residentially zoned lot; minimum 5 ft when abutting a residentially zoned lot. See Section 9.18.100.	None required	None required	
Corner Side	As determined per Figure 9.18-8			
Rear	<del>Minimum 20% of lot depth not to exceed 25 ft</del> None required unless abutting a residentially zoned lot; minimum 5 ft when abutting a	None required unless abutting a residentially zoned lot; minimum 10 ft when abutting a residentially zoned lot. See Section 9.18.100.		

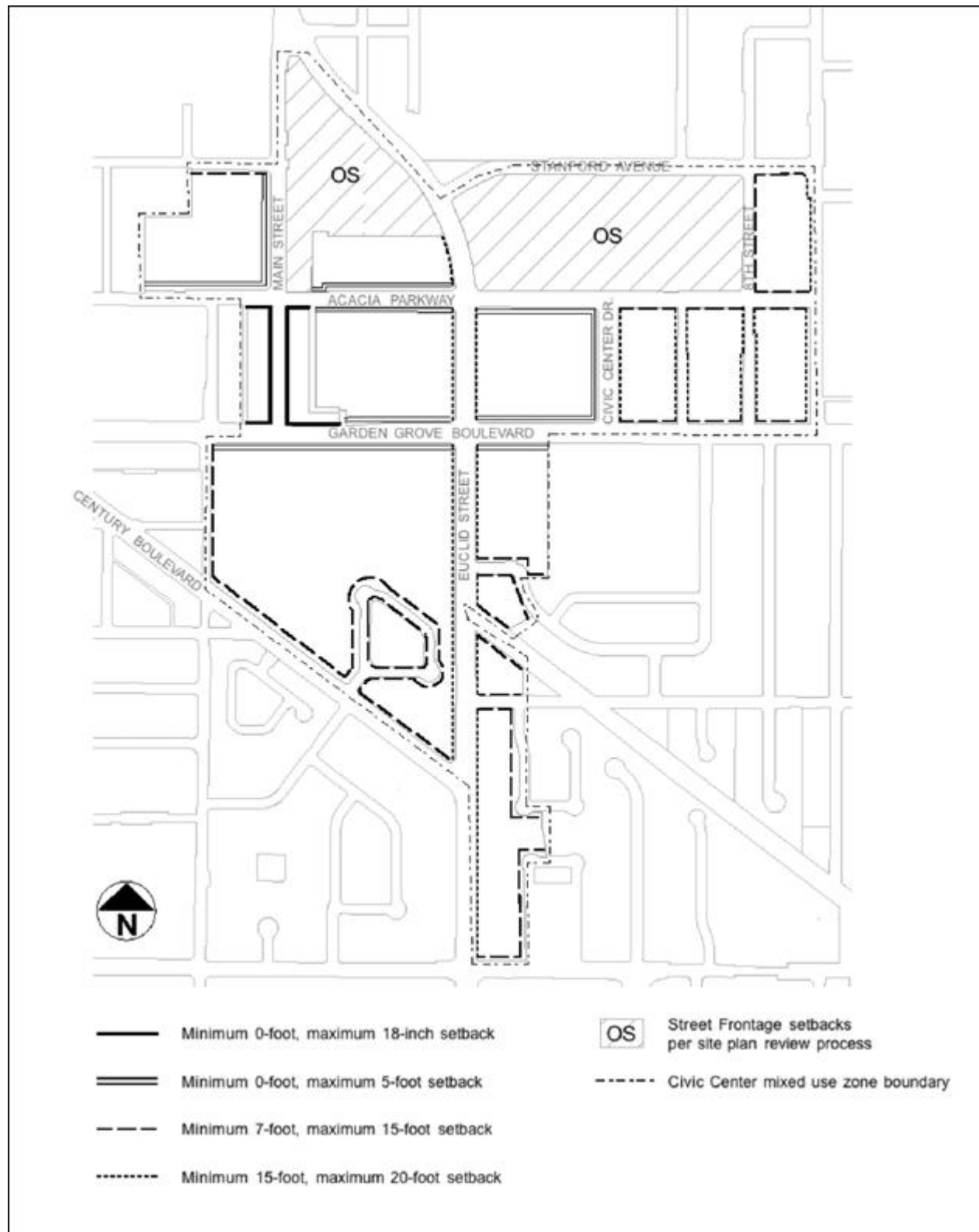


**Table 9.18-4: Development Standards for the Civic Center Mixed Use Zones**

Development Standards	Civic Center Mixed Use Zones			
	CC-1	CC-2	CC-3	CC-OS
	<u>residentially zoned lot. See Section 9.18.100.</u>			
Maximum Height and Building <u>Stepbacks</u>	Maximum building height shall not exceed height limit in feet or stories. See also Section <u>9.18.100 for rear and side yard encroachment plane requirements which may restrict heights adjacent to a residentially zoned lot.</u>			
	Maximum height and building stepbacks required as determined per Section 9.18.090.030.B, including Figure 9.18-9 and Figure 9.18-10.		Per site plan review process.	
Lot Coverage				
Minimum Lot Coverage	Not applicable	70%	Not applicable	Per site plan review process.
Maximum Lot Coverage	50%*	Not applicable	Not applicable	

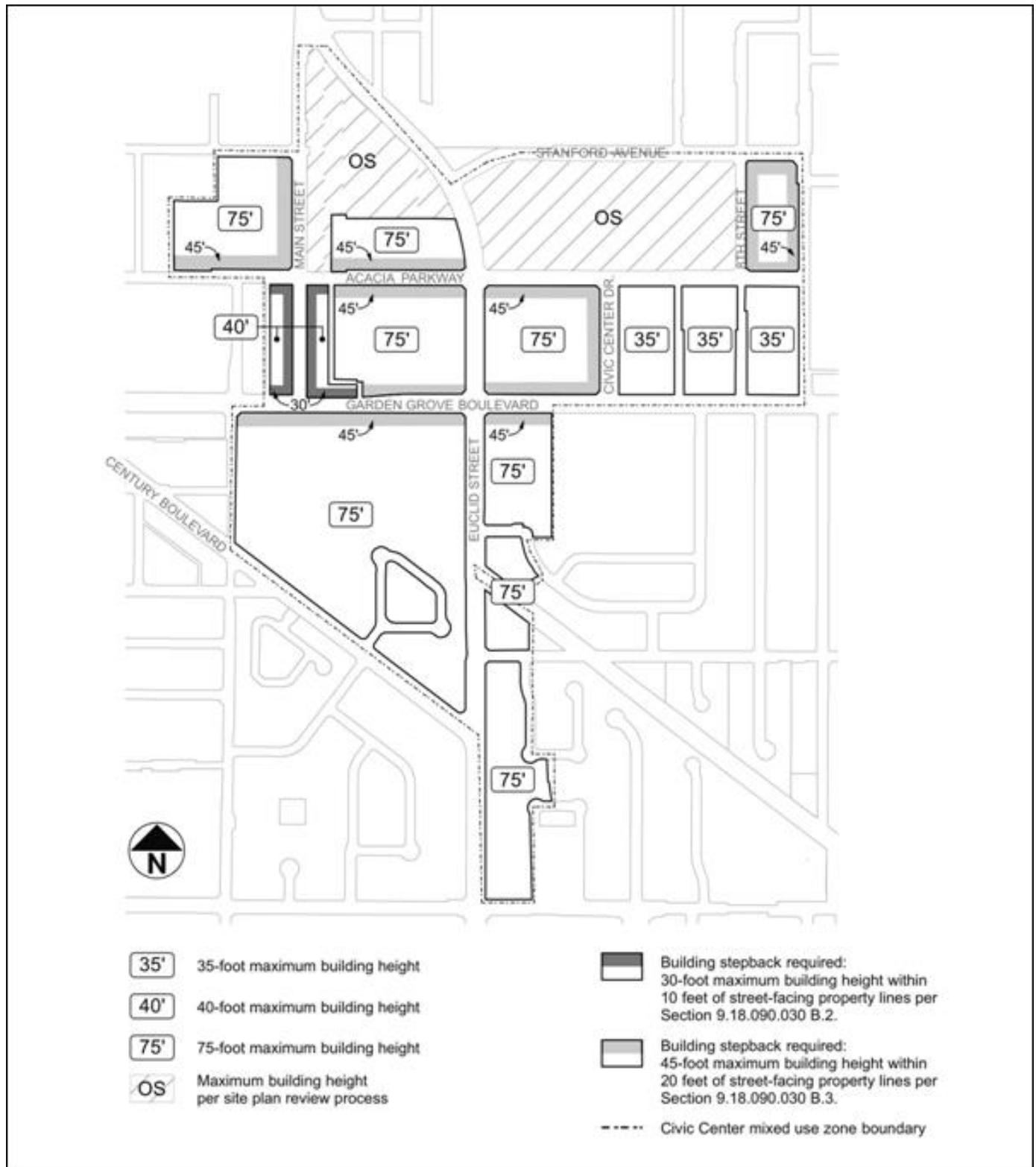
**\*\*** Maximum lot coverage requirement applies to stand-alone residential development only; does not apply to commercial or mixed use developments.

- A. Required Setbacks. All structures shall maintain the minimum required setbacks set forth on Figure 9.18-8 (CC Required Street Frontage Setbacks), below.

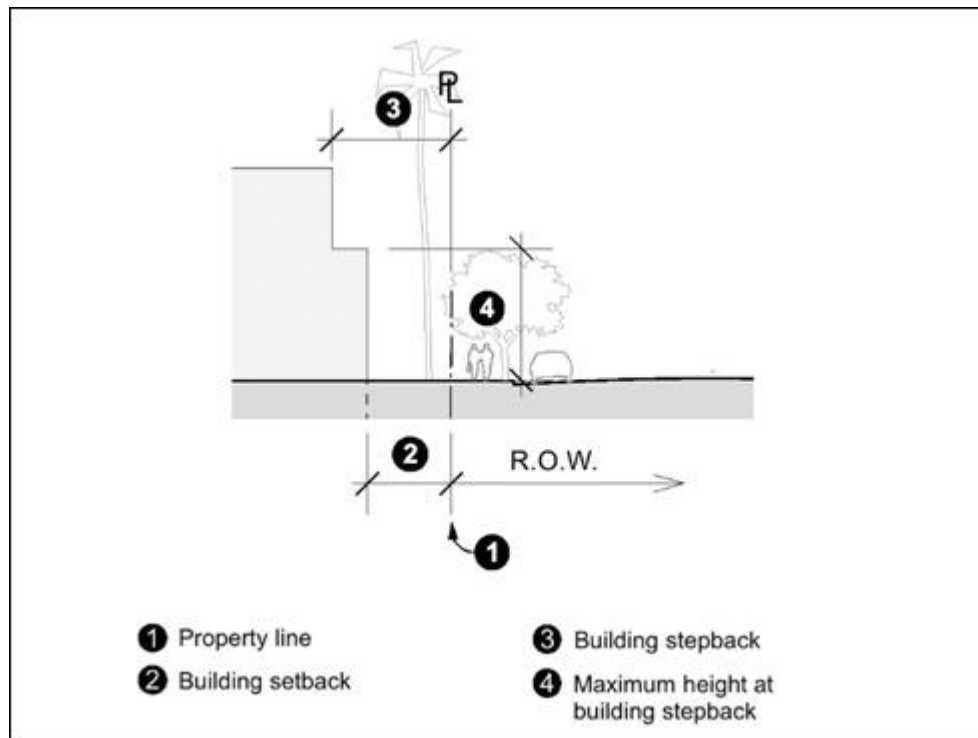


**Figure 9.18-8: CC Required Street Frontage Setbacks**

- B. Maximum Heights and Required Building Stepbacks. New buildings and structures shall conform to the maximum height and building stepback requirements of this section.
1. In the CC-1 zone, no building stepback shall be required.
  2. In the CC-2 zone, building stepbacks shall be required pursuant to Figure 9.18-9 (CC Maximum Height Limits and Required Building Stepbacks) for any new development with a property line abutting Main Street, Garden Grove Boulevard, or Acacia Parkway and where a building will be located within 10 feet of the subject street.
  3. In the CC-3 zone, building stepbacks shall be required pursuant to Figure 9.18-9 (CC Maximum Height Limits and Required Building Stepbacks) for any new development with a property line abutting Garden Grove Boulevard, Acacia Parkway, Main Street, Civic Center Drive, 8th Street, 9th Street, and Stanford Avenue east of Euclid Street and where a building will be located within 20 feet of the subject street. Where a building with frontage on a subject street is located more than 20 feet from the subject street, no additional building stepback shall be required.
  4. Building stepbacks shall be measured from the property line per Figure 9.18-10 (Required Building Stepbacks), below.



**Figure 9.18-9: CC Maximum Heights and Required Building Setbacks**



**Figure 9.18-10: Required Building Stepbacks**

- C. Storefronts and Commercial Uses Required at Ground Floors. Storefronts provide a means for commercial uses to orient display toward and access directly from public sidewalks. By providing visibility into these commercial spaces, increased pedestrian interest interaction with businesses is enhanced to contribute to the pedestrian experience and encourage high pedestrian volumes provided. Storefronts and associated ground floor commercial space shall be required for certain properties with lot lines along Garden Grove Boulevard, Acacia Parkway, Main Street, and Euclid Street, as indicated on Figure 9.18-11 (CC Required Storefronts/Ground Floor Commercial Uses).
1. Where storefronts are required pursuant to Figure 9.18-11 (CC Required Storefronts/Ground Floor Commercial Uses), required commercial space shall have a minimum depth of 40 feet for a minimum of 60% of the length of the building façade measured parallel to the property line. The storefront shall be oriented toward the street indicated in Figure 9.18-11 (CC Required Storefronts/Ground Floor Commercial Uses).
  2. Commercial space shall be occupied by a commercial use that is permitted in the zone pursuant to Table 9.18-1 (Use Regulations for the Mixed Use Zones) of this chapter.
  3. For a civic, institutional, public, or similar use, a public lobby and offices may be considered a storefront.

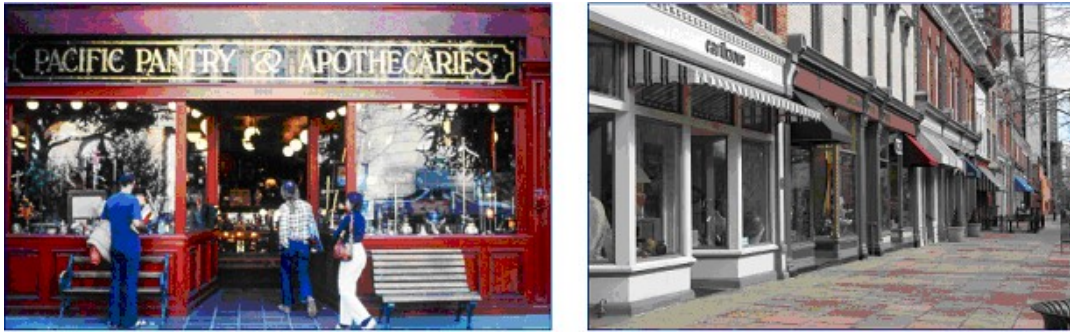
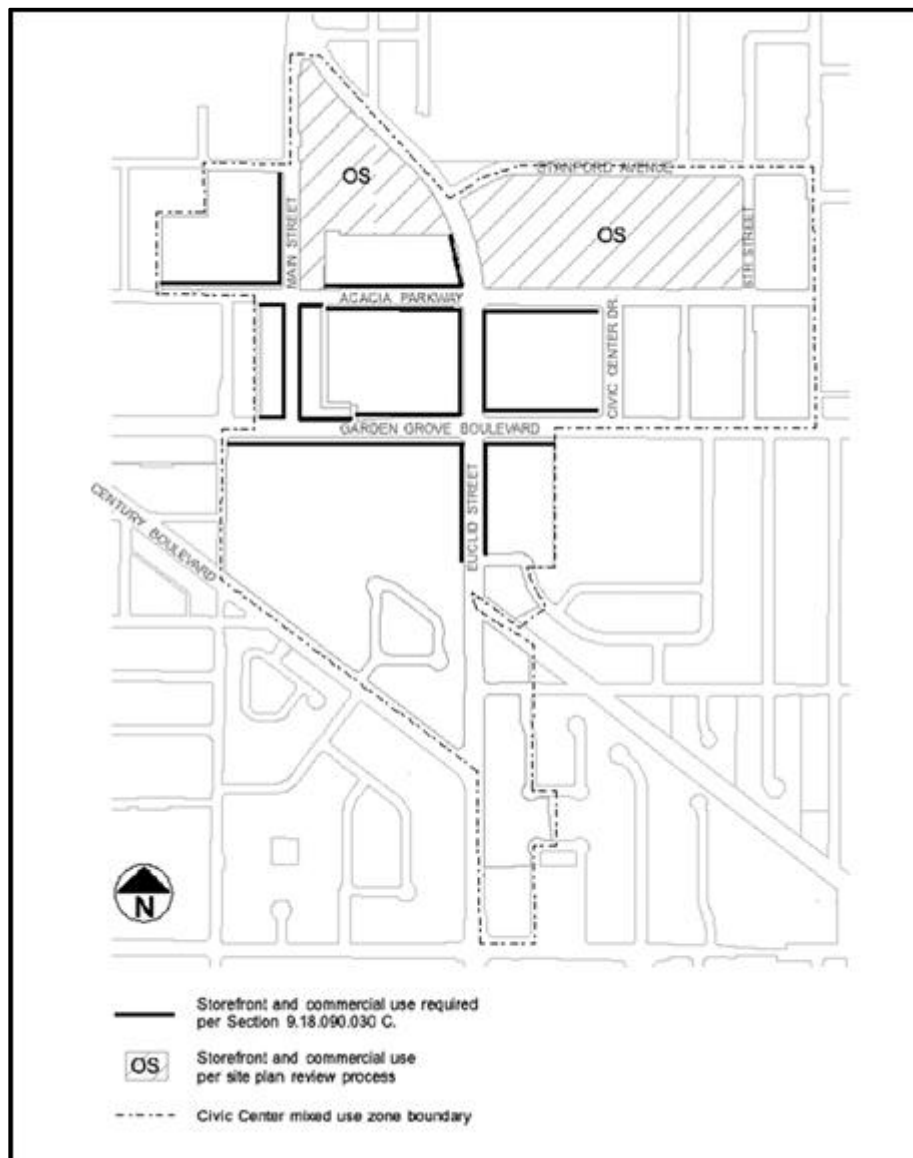


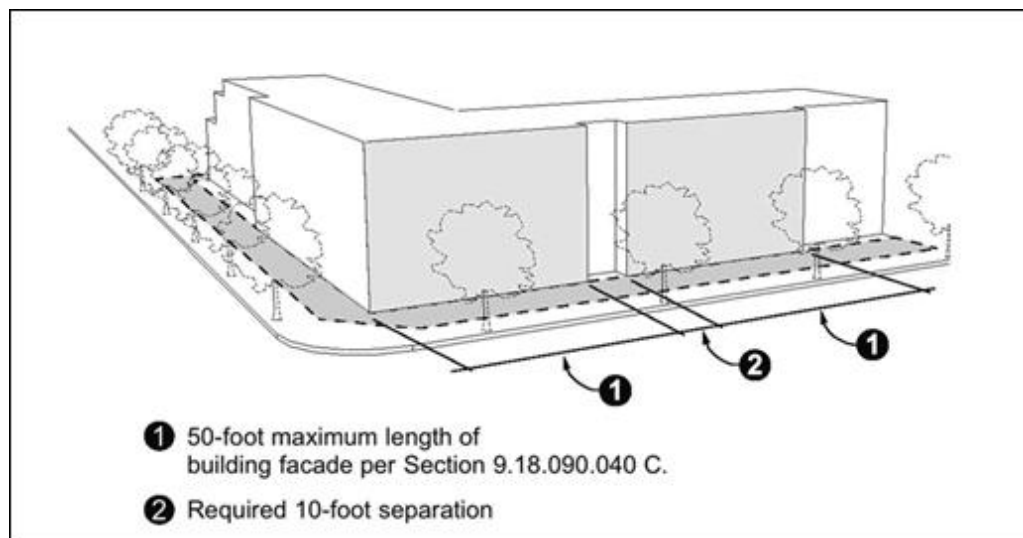
Photo 9.18-3: Examples of Storefronts

Figure 9.18-11: CC Required Storefronts/Ground Floor Commercial Uses



### 9.18.090.040 Additional Regulations Specific to the CC-1 Zone

- A. Purpose and Applicability. In addition to the other applicable requirements of this chapter, the provisions of this section apply to development in the CC-1 zone. These standards are established to maintain the one-to two-story character of ~~established~~ neighborhoods within the Civic Center East district.
- B. Architectural ~~Character. Architectural character of new buildings and structures shall be compatible with the character and scale of existing neighborhoods.~~ Components. New buildings and structures shall incorporate at least four of the following architectural components: 1) variation in building massing ~~and,~~ 2) roofline ~~variation,~~ 3) utilization of projecting bays or recesses, ~~changes in material, differentiation of color, changes in along all facades visible from a public right-of-way,~~ 4) at least two types of building materials, 5) at least two building colors, 6) front porch, and 7) architectural detailing or ornament, or similar architectural features. ~~ornamentation.~~
- C. Maximum Length of Building Façade. Façades of buildings and structures facing public ~~right~~ rights-of-way shall not exceed 50 feet of uninterrupted length measured parallel to the property line. Façades greater than this length shall be interrupted by breaks in façade plane not less than 10 feet in width and five feet in depth.



**Figure 9.18-12: CC-1 Maximum Length of Building Façade**

- D. Porches ~~and Patios~~ at Street-Fronting Setbacks. ~~Porches and patios~~ Where porches are encouraged ~~at used along~~ at used along street-fronting setbacks ~~and, such~~ may encroach within required setbacks for not more than five feet measured perpendicular to the property line.
- E. Existing Single-Family Residential Development. Any legally established single-family residential development existing on the effective date of the ordinance establishing the CC-1 Mixed Use zone that is maintained as a single-family residential use shall be subject to the use regulations and development standards contained in Chapter 9.08 (Single-Family Residential Development Standards) of this title for any additions or modifications.
- F. Conversion of Single-Family Homes to Commercial Structures and Uses. Any legally established single-family home located within the CC-1 zone may be converted to a commercial structure and use, provided that the conversion complies with the following standards and all other applicable

requirements of Chapter 18 (Mixed Use Regulations and Development Standards) of this title and provided that a site plan is approved in accordance with Chapter 9.32. The following shall apply.

1. Compliance With Other Mixed Use Regulations and Development Standards. Except as otherwise provided in this section, all uses shall comply with all other applicable provisions in Chapter 18 of this title.
2. Maintenance of Residential Appearance. Converted homes shall maintain the residential appearance of the structure in order to maintain compatibility with the character and scale of the existing neighborhood.
3. Buffering from Residential Uses. Residential properties converted to commercial uses shall be buffered from existing residential properties in accordance with standards established by the Community Development Director. Buffering measures shall include, but not be limited to, fencing, landscaping, and low level lighting in order to reduce noise and light intrusion.
4. Hours of Operation. Hours of operation for all commercial uses in converted homes within the CC-1 zone shall be limited to 7:00 a.m. to 10:00 p.m. daily, unless located within an integrated development that provides adequate buffering to adjacent residentially developed properties. Extended hours of operation may be approved in conjunction with an approved site plan and/or other land use entitlement.
5. Pedestrian Linkages. When converting existing homes to a commercial use, pedestrian linkages providing a connection between the commercial uses and other streets and remote parking lots shall either already exist or be created in conjunction with the conversion.
6. Parking. Parking for commercial uses shall comply with Section 9.18.140, with the exception that off-site parking is permitted to be located further than 1,500 feet from the site it is serving, provided that it is located in the CC-1 zone or within the CC-3 and CC-OS zones that are located east of Euclid Street, west of 9th Street, north of Garden Grove Boulevard, and south of Stanford Avenue. Off-site parking areas that support commercial uses in converted single-family homes shall be approved in conjunction with the approval of a site plan pursuant to the site plan review procedure set forth in Chapter 9.32.
7. Additions/Modifications of Structures in Conjunction with Conversions. Additions/modifications shall maintain continuity with the architectural style of the remainder of the existing structure.
8. Additional Compatibility Standards. The additional compatibility standards set forth in subsection J of this section shall also apply to single-family homes converted to commercial uses and structures.
9. Conditional Use Permit Required for Uses Involving Entertainment and/or Alcohol Sales. Any home that converts from a residential use to a commercial use that will include entertainment and/or alcohol sales shall be appropriately buffered from adjacent residential uses, be subject to special operating conditions, and require review and approval of a conditional use permit. If entertainment and/or consumption of alcohol is conducted outdoors, buffering measures shall include, without limitation, sound attenuation walls and landscaping in order to protect adjacent residential uses. If the entertainment and/or alcohol sales or consumption is conducted, and the use does not meet the distance requirements for the subject uses as prescribed in Section 9.18.030 (Special Operating Conditions and Development Standards), a waiver of distance and location provisions may also be requested through the conditional use permit process. In conjunction with the approval of a conditional use permit, the hearing body may grant a waiver to any distance or location provision if it makes all of the following findings:-
  - a. That the proposed use will not be contrary to the public interest or injurious to nearby properties, and that the spirit and intent of this section will be observed;



- b. That the proposed use will not unreasonably interfere with the use and enjoyment of neighboring property or cause or exacerbate the development of urban blight;
  - c. That the use will not interfere with operation of other businesses or uses within the area;
  - d. That the establishment of an additional regulated use in the area will not be contrary to any program of neighborhood conservation or revitalization;
  - e. That the establishment complies with all other distance and pedestrian and vehicular requirements of this code; and
  - f. That all applicable regulations of this code will be observed.
- G. Communal Dining Areas. Communal dining areas may be created between properties and uses. Outside communal dining areas shall be sufficiently buffered from adjacent residential uses in a manner that will protect the peaceful enjoyment of adjacent residentially developed properties. In addition to the other applicable requirements of this chapter, including those prescribed in Section 9.18.090.040.F.9 (Conditional Use Permit Required for Uses Involving Entertainment and/or Alcohol Sales), the following provisions shall apply to uses that include communal dining with entertainment and/or alcohol:
- 1. A conditional use permit is required for communal dining with entertainment and/or alcohol.
  - 2. Entertainment shall only be permitted within a confined space with proper sound attenuation or within a wholly enclosed building.
  - 3. Outdoor communal dining areas where alcohol is served and/or consumed must be located in a controlled area or group of areas with monitored entrances and exits and enclosed by a perimeter barrier.
  - 4. The conditional use permit shall specify the requirements and the party or parties responsible for monitoring, managing and controlling the communal dining area(s).
- H. Nonvehicular and Vehicular Vending. Both nonvehicular kiosks and vehicular vending may include, without limitation, converted camper trailers, nostalgic vans, and food trucks, and may be temporarily or permanently installed/parked both on-site and off-site. In addition to meeting the requirements of Sections 9.18.070.010 and 9.18.070.020, both nonvehicular and vehicular vending shall comply with the following standards:
- 1. The design, materials, and colors are to be well crafted and considerate of the immediate surroundings of the proposed installation.
  - 2. The size of a nonvehicular vending kiosk located within the CC-1 zone may exceed 36 square feet provided that the size of the kiosk is appropriate in scale and massing for the location it is intended for. In no case shall the kiosk be larger than 100 square feet.
  - 3. Graphics and signs shall be appropriate to the size and design of the cart/trailer/kiosk and shall not cause light or glare on adjacent streets and residentially developed properties. Typical sign area approved is up to six square feet, not including menu boards, which are typically temporary and/or not permanently affixed to the kiosk.
  - 4. Kiosks may not be placed in any required parking space, driving aisle, or walkway. If installed/parked within the public right-of-way, the kiosk/vehicle shall be appropriately separated and buffered from adjacent vehicular traffic through the use of low fencing, planters, or similar barrier. Any street parking that is lost due to the installation of a vending structure shall be replaced elsewhere within the CC-1 zone either within the public right-of-way or within a joint-use parking lot.

5. Wheels located under the cart/trailers/kiosks are preferred (such as casters) and shall be permanently inflated. Projecting wheels must have fenders.
  6. Hitches attached to the cart/trailer/kiosk must be removable and detached during operation hours.
  7. The use of propane tanks may be permitted subject to the City's Fire Department and Building Division review and approval. Propane tanks must be attached to (or within) the kiosk and the kiosk must allow for adequate ventilation and screening.
  8. The location, design, and layout of both nonvehicular and vehicular vending structures shall be subject to the review and approval of the Community Development Director or designee. All vending structures located within the public right-of-way shall meet all requirements of the Public Works Department for encroachments into the public right-of-way and shall be subject to the review and approval of the Public Works Director.
  9. No external power, piping or plumbing is allowed. All vending structures shall be self-contained.
- I. Event Space. Outdoor and indoor event spaces, including banquet facilities, shall comply with the following standards and all other application requirements of Chapter 18 (Mixed Use Regulations and Development Standards) of this title:
1. With the exception as otherwise provided in this section, all uses shall comply with all other applicable provisions in Chapter 18 of this title.
  2. Parking for uses within outdoor and indoor event spaces shall comply with Section 9.18.140.
  3. Hours of operation shall be determined through the conditional use permit process.
- J. Additional Compatibility Standards. The following standards are intended to ensure the compatibility of uses within the CC-1 zone:
1. Within mixed use developments, residential units shall be designed to ensure the security of residents through the provision of secured entrances and exits that are separate from the nonresidential uses, and are directly accessible to parking areas. Nonresidential and residential uses shall not have common entrance hallways or common balconies. These separations shall be shown on the development plan, and the separations shall be permanently maintained. All commercial development/use shall submit a security plan to the Police Department for review and approval by the Police Chief or designee prior to establishment of the use.
  2. Commercial uses shall be designed and operated, and hours of operation limited where appropriate, so that neighboring residents are not exposed to offensive noise, especially from traffic, trash collection, routine deliveries or late night activity. No use shall produce continual loading or unloading of heavy trucks at the site between the hours of 8:00 p.m. and 6:00 a.m. Hours of operation for all commercial uses within the CC-1 zone shall be limited to 7:00 a.m. to 10:00 p.m. daily, unless located within an integrated development that provides adequate buffering to adjacent residentially developed properties, or otherwise authorized pursuant to a conditional use permit or minor deviation land use permit approved pursuant to Chapter 9.32. For uses requiring approval of a conditional use permit, extended hours of operation may be authorized pursuant to the conditional use permit. For uses not requiring a conditional use permit or other discretionary land use approval, requests for extended hours of operation shall require approval of a minor deviation land use permit pursuant to Section 9.32.030.D.11 of Chapter 9.32 of this title.
  3. Residential portions of a mixed use project shall be designed to limit the interior noise caused by the commercial and parking portions of the project, to a maximum of 45 decibels (db) community

noise equivalent level (CNEL) on annual basis in any habitable room with windows closed. Proper design may include, but shall not be limited to, building orientation, double or extra strength windows, wall and ceiling insulation, and orientation and insulation of vents. Where it is necessary that windows be closed in order to achieve the required level, means shall be provided for ventilation/cooling to provide a habitable environment.

4. No use, activity or process shall produce continual vibrations or noxious odors that are perceptible, without instruments, by the average person at the property lines of the site or within the interior of on-site residential units.
5. Outdoor lighting associated with commercial uses shall not adversely impact surrounding residential uses, but shall provide sufficient illumination for access and security purposes. Such lighting shall not blink, flash, oscillate, or be of unusually high intensity or brightness. (2888 §§ 7, 8, 2017; 2857 § 6, 2015; 2814, 2012)

### 9.18.090.050 Additional Regulations Specific to the CC-2 Zone

- A. Purpose and Applicability. In addition to the other applicable requirements of this chapter, the provisions of this section apply to proposed development in the CC-2 zone. These standards are established to maintain the low-scale character and architectural style of development of the early-20th century district located along Main Street.
- B. Limit on Residential Units. Residential units shall be permitted only above ground floor commercial space and shall be further limited as follows:

1. The maximum allowable number of residential units within the entire CC-2 zone, located on the east and west sides of Main Street between Garden Grove Boulevard and Acacia Parkway, shall not exceed 102 units. As each property is developed with residential units, the number of units that have been approved shall reduce the maximum number of allowable units in the CC-2 zone as a whole. In the event that a commercial development is expanded that would reduce the number of available surplus parking spaces, the maximum allowable number of units will be reduced according to the number of parking spaces encumbered by the commercial development, unless parking has been provided for on site or within a parking structure.
2. Each unit shall be limited to a maximum of two sleeping rooms.

3. ~~The design of the individual units shall preserve the historic feel of the Main Street District and shall comply with the standards set forth in this title.~~

Adaptive reuse of above ground floor spaces for residential uses is permitted, provided that alterations to the exterior building facades, including windows, are limited to those required to comply with residential building code requirements.

4. The design of new mixed use buildings whereby at least two-thirds of the overall floor area is occupied by residential units shall include the following components: 1) roofs of barrel-shaped red tile; 2) recessed entries; 3) building facades consisting of either brick or beige or off-white stucco; the use of stonework on the lower one-third of the first story is allowed; 4) awnings or trellises on the front façade; 5) at least 60% of the first-floor front façade consisting of doors and windows; and 6) upper-story detailing consisting of balconies, projecting windows, shuttered windows, and/or architectural detailing. Aluminum window and door frames are specifically prohibited.

- C. Parking. Parking shall be unassigned throughout the Main Street Parking District unless provided for on site, and any assigned parking shall not be counted toward meeting minimum parking requirements.

- D. General Design Regulations and Site Development Standards. The following site development standards for the CC-2 zone are established to provide for the orderly development, restoration, and revitalization of properties within the CC-2 zone; to provide for the proper relationship of various uses, buildings, structures and open spaces; to allow for the maximum flexibility in design and development within the parameters of the historical theme of Main Street; and to encourage the utilization of recognized economic, cultural, and social values of good environmental planning. The following standards shall apply to buildings used for nonresidential purposes and any mixed use building whereby the residential component constitutes less than two-thirds of the total floor area.
1. Architectural and Design Criteria. ~~In order~~ To ensure that the development, restoration, and revitalization of properties and buildings are completed in accordance with the general historical theme of the CC-2 zone, the Community Development Department shall adopt, by resolution, architectural and design criteria, which shall be filed in the office of the City Clerk. All development projects shall conform to such architectural and design criteria as though listed verbatim in this title.
  2. Site Plan Required. Prior to the issuance of a building permit for any building or structure, a site plan shall be adopted if either of the following conditions apply:
    - a. Floor area in excess of 10% will be added to an existing building or structure.
    - b. A new building or structure will be established. The proposed plan shall be submitted to the Downtown Commission for review and recommendation to the Planning Commission. All required site plans shall be submitted to the Community Development Department and Planning Commission for approval and architectural review.
  3. Building Design Plan. Under the provisions of this subsection, when a structural rehabilitation is requested and a site plan is not required, a building design plan shall be required. The proposed building design plan shall be submitted to the Zoning Administrator for technical review and recommendation to the Downtown Commission. The Downtown Commission shall review the proposed plan and make recommendations to the Community Development Department. All required building design plans shall be submitted to the Community Development Department for approval and architectural review. The specific drawings and contents required in the building design plan shall be determined by the Community Development Department and shall be adopted by resolutions as a portion of the architectural design criteria.
  4. Conformance with Site Plan and/or Building Design Plan Required. All work to be carried out in the development, restoration, or revitalization of any building or structure located within the CC-2 zone shall be performed in accordance with the provisions and conditions of an approved site plan or building design plan.
- E. Signs. All signs shall be regulated by the provisions of Chapter 9.20 (Sign Standards) of this title.
- F. Maintenance Requirements. All buildings and structures within the CC-2 zone shall be maintained in good repair and in a manner consistent with the general historical theme adopted for the zone. Maintenance shall include, but not be limited to, buildings being painted and awnings replaced periodically as required.
- G. The Downtown Commission shall monitor compliance and shall notify property owners and tenants in the event of noncompliance. In the event of continued noncompliance, the Downtown Commission shall make recommendations to the Community Development Department, which shall be empowered to utilize any available means to ensure compliance.
- H. Role of the Downtown Commission. The Downtown Commission shall review proposed building design plans and site plans, monitor the maintenance of the buildings in the CC-2 zone, and advise

the City Council regarding the levy of annual assessments for the Main Street Assessment District No. 1.

- I. Outdoor Dining in the Public Right-of-Way on Historic Main Street. Eating establishments located on Main Street between Acacia Parkway and Garden Grove Boulevard may locate and operate incidental and accessory outdoor dining areas on the adjacent public right-of-way, subject to compliance with the provisions of this subsection, approval of a Main Street outdoor dining permit by the Director or applicable hearing body pursuant to Chapter 9.32, and issuance of an encroachment permit by the City pursuant to Title 11. The provisions of this subsection, and not Section 9.18.030.300, shall govern outdoor dining areas in the public right-of-way on Main Street.

1. Definitions. The following definitions shall apply to this section:

- a. “Barrier” means a fabricated physical barrier that is firmly anchored to the ground meant to demarcate an outdoor dining area in the public right-of-way.
- b. “Dining alcove” means an outdoor recess opening out of an eating establishment in conjunction with an outdoor dining area in the public right-of-way.
- c. “Director” means the Director of Economic and Community Development for the City.
- d. “Encroachment permit” means a temporary revocable permit issued by the City pursuant to Title 11 authorizing use of a portion of the public right-of-way.
- e. “Main Street outdoor dining permit” means a permit approved by the City in accordance with this subsection and Chapter 9.32 authorizing the owner of an eating establishment that fronts on Main Street between Acacia Parkway and Garden Grove Boulevard to establish and maintain an outdoor dining area in the public right-of-way on Main Street immediately adjacent to the eating establishment.
- f. “Obstruction” means any object or obstacle, which completely or partially blocks a path of travel on a public right-of-way, including, but not limited to, a sign, lamp post, bench, tree, tree grate, table, chair, umbrella, or other object attendant to an outdoor dining area in the public right-of-way.
- g. “Outdoor dining area in the public right-of-way” means a specific area within the public right-of-way adjacent to an eating establishment that contains seating for patrons of the eating establishment and where food and/or beverage service and other activities related to dining that are incidental and accessory to operation of the eating establishment may occur.

2. Application for Main Street Outdoor Dining Permit. An application for a Main Street outdoor dining permit shall be filed on forms provided by the Director, and submitted under penalty of perjury, and shall be accompanied by a fee in the amount established by the City Council for a Director’s Review. The application shall be filed concurrently with an application for an encroachment permit and shall include, without limitation, the following information and documents:

- a. The name and business address of the eating establishment with which the proposed outdoor dining area in the public right-of-way is associated.
- b. The name, business address, telephone number, and email address of the applicant, which must be the owner of the adjacent eating establishment, and the applicant’s responsible managing officer signing the application. An applicant that is a corporation, limited liability company, or partnership shall designate one of its officers, members, managers, or general partners to act as its responsible managing officer to complete and sign the application and to bind the entity in contract, and shall submit evidence acceptable to the Director that such individual is authorized to act on behalf and bind the applicant.

- c. If the applicant is not the legal or beneficial owner of the adjacent property on which the eating establishment is located, include the name and address of the property owner(s) and a written authorization executed by the property owner(s), or the property owner(s) authorized agent, authorizing the applicant to establish and maintain an outdoor dining area in the public right-of-way and to submit the application. If said authorization is executed by an agent of the property owner(s), written authorization of such agency satisfactory to the Director shall also be provided.
  - d. Plans, drawings, and a description of the proposed outdoor dining area in the public right-of-way and/or dining alcove satisfactory to the Director. At a minimum, the plans shall show in detail the dimensions of the proposed outdoor dining area in the public right-of-way; the locations and dimensions of all existing and proposed obstructions; the proposed locations, number, and arrangement of all barriers, tables, chairs, umbrellas, and other furnishings; and the location and dimensions of the proposed pedestrian path of travel. If construction of a dining alcove is proposed, detailed architectural and building plans for all structural alterations are required. The plans shall also include a description, satisfactory to the Director, of the colors, types, styles, and materials of all barriers, furnishings, umbrellas, and other objects proposed to be utilized within the outdoor dining area in the public right-of-way.
  - e. A description of the anticipated periods of use during the year, the proposed hours of daily use, and whether the service of alcoholic beverages is requested.
  - f. Sufficient evidence to establish, to the satisfaction of the Director, in his or her sole discretion, that the proposed outdoor dining area in the public right-of-way will not be inconsistent with the underlying dedication for public right-of-way or the City's title or estate in the underlying public right-of-way.
3. Design Requirements. Outdoor dining areas in the public right-of-way shall be subject to the following design and locational standards and requirements:
- a. An outdoor dining area in the public right-of-way may only be located adjacent to Main Street. No existing trees, lamp posts, or planters may be removed or relocated. Existing benches and trash receptacles may not be removed, but may be relocated subject to approval of the Public Works Director or designee.
  - b. Each approved outdoor dining area in the public right-of-way may only be located adjacent to the storefront of the eating establishment with which it is associated and may not extend across any portion of the storefront of an adjacent business or structure.
  - c. An outdoor dining area in the public right-of-way shall be arranged and located in such a manner that a four-foot minimum unobstructed path of travel for pedestrians along the right-of-way can be maintained at all times. Possible seating arrangements providing for a four-foot minimum path of travel are depicted in Figures 9.18-12a through d of this subsection.
  - d. In accordance with applicable building code requirements, a minimum three-foot clear width of walking surfaces around dining furniture must be maintained, unless a lesser buffer is otherwise permitted. Where no barrier is installed, a three-foot minimum clearance buffer shall also be maintained between all dining furniture and the parallel parking limit line on Main Street.
  - e. All outdoor dining areas in the public right-of-way must be fully accessible to and useable by the physically handicapped in compliance with applicable law.
  - f. The amount of seating that may be permitted within an outdoor dining area in the public right-of-way is subject to applicable occupancy limits set forth in the uniform building codes,



- requirements of the City's Public Works Department, and any other applicable regulations set forth in this title.
- g. The use of removable table umbrellas is encouraged, provided such umbrellas maintain at least seven feet of clearance above the sidewalk level, do not exceed 10 feet in height, and do not encroach into parking areas, walkways, or vision clearance areas.
  - h. Portable heating units acceptable to the Fire Department may be utilized.
  - i. Lighting for an outdoor dining area shall be provided. Lighting may be incorporated into the façade of the building and shall complement the style of the building. Lights on buildings shall not be glaring to pedestrian or vehicular traffic and should illuminate only the outdoor dining area. Battery-operated table lamps or candles, or other lighting sources that do not require electrical wiring, are encouraged.
  - j. Barriers. Barriers demarcating an approved outdoor dining area in the public right-of-way may be installed, subject to an encroachment permit. A barrier is required if alcoholic beverages are sold, served, and/or consumed in the outside eating area. The following requirements apply where barriers are installed:
    - i. Barriers shall be fabricated from wrought iron or other sturdy materials approved by the City that are consistent with the aesthetic and architectural character of the Historic Main Street area. Barriers may not be fabricated of chain link, cyclone fencing, plastic, vinyl, or chicken wire and may not include fabric or canvas inserts, spears, spikes, and/or finials. An example of an acceptable type of barrier is shown in Photo 9.18-3a, below.

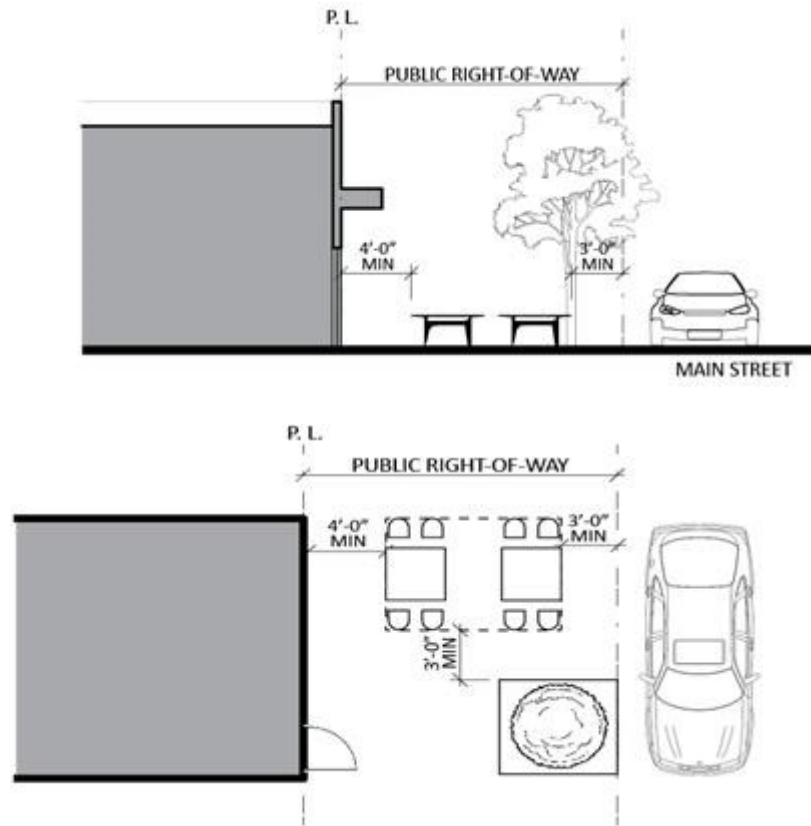


**Photo 9.18-3a: Example of a fabricated wrought iron barrier.**

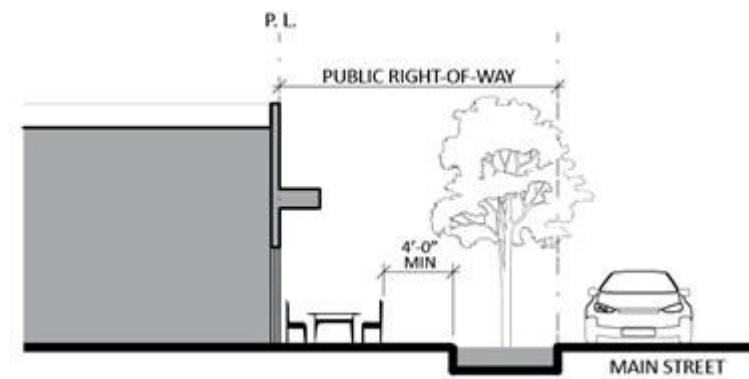
- ii. All barriers shall be firmly anchored to the ground. At the time the barrier is removed, the paving shall be returned to its original condition.
- iii. A barrier may be no less than three feet and no more than three feet six inches in height.

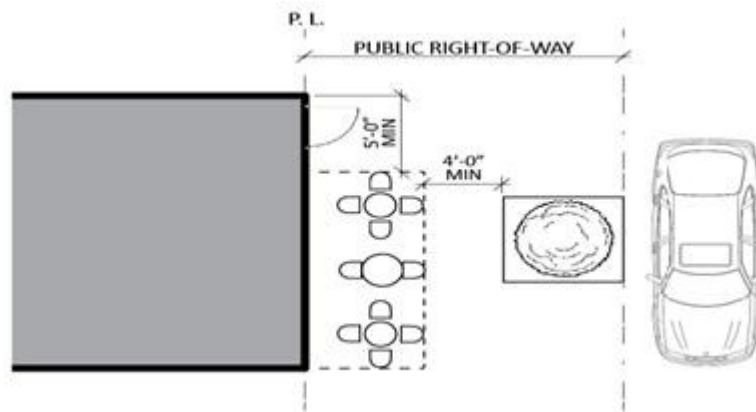
- iv. The location of any barrier shall be subject to the approval of the Director or applicable hearingbody and the provisions and conditions of the encroachment permit.
- k. Dining Alcoves. Storefronts may be altered to allow for dining alcoves in conjunction with an outdoor dining area that encroaches into the public right-of-way. In addition to all applicable requirements set forth in this chapter, the following provisions shall apply to dining alcoves:
  - i. No new structural portion of the dining alcove shall encroach into the public right-of-way.
  - ii. The outdoor dining area may be located both within the dining alcove on private property and in the public right-of-way, provided the portion of the outdoor dining area in the public right-of-waycomplies with all requirements of this subsection, including, but not limited to, the maintenance of aminimum four-foot pedestrian path of travel.
  - iii. The dining alcove must include an entrance from the public right-of-way to the abutting property storefront.
  - iv. The dining alcove may be no more than one story in height.
  - v. The design of the dining alcove, including storefront systems, barriers, and glazing, shall beconsistent with the aesthetic and architectural style of the building.
  - vi. The storefront shall completely enclose the abutting property building area behind, with the exception of doors and operable windows. The building area within shall not be open to the outside.
  - vii. Minimum glazing of the storefront shall be consistent with Section 9.18.100.040.F and Table 9.18-8, Storefront Glazing Calculation. The glazing of the storefront shall be clear and unobstructed,with the exception of the allowance under Section 9.20.040.D, Window Displays, to permit views into the establishment.
- l. Any proposed structural rehabilitation or significant alterations of existing building façades proposed in conjunction with an outside eating area in the public right-of-way, including the constructionof dining alcoves, shall be subject to review and recommendation by the Zoning Administrator and the Downtown Commission in accordance with this section.
- m. The area subject to the Main Street outdoor dining permit and the size, number, location, orientation,type, and materials of all barriers, tables, chairs, umbrellas, and other furniture shall be limited to that described in the approved Main Street outdoor dining permit. Any changes not otherwise authorized by the conditions of approval to the Main Street outdoor dining permit shall require the filing of an application for a Modification to Approved Plans pursuant to Chapter 9.32 and shall be subject to review and approval by the Director or applicable hearing body.



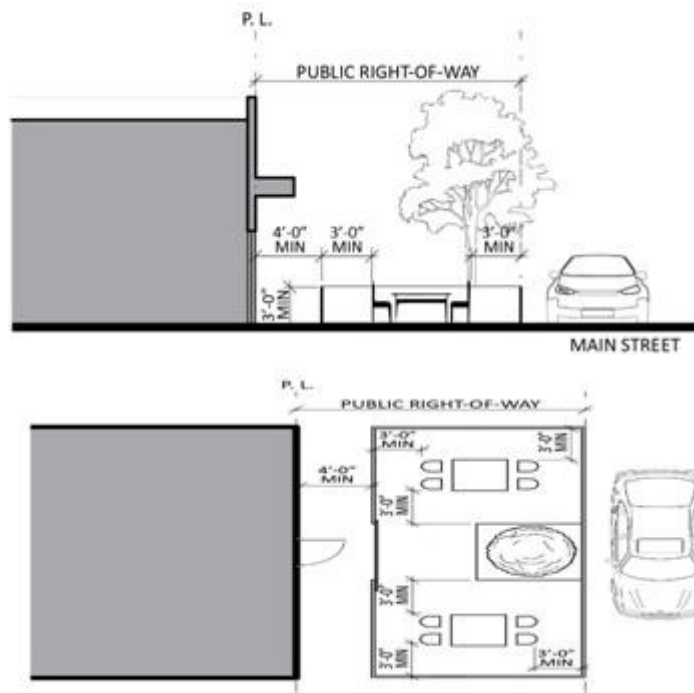


**Figure 9.18-12a: Example of an outdoor dining area in the public right-of-way without a barrier.**

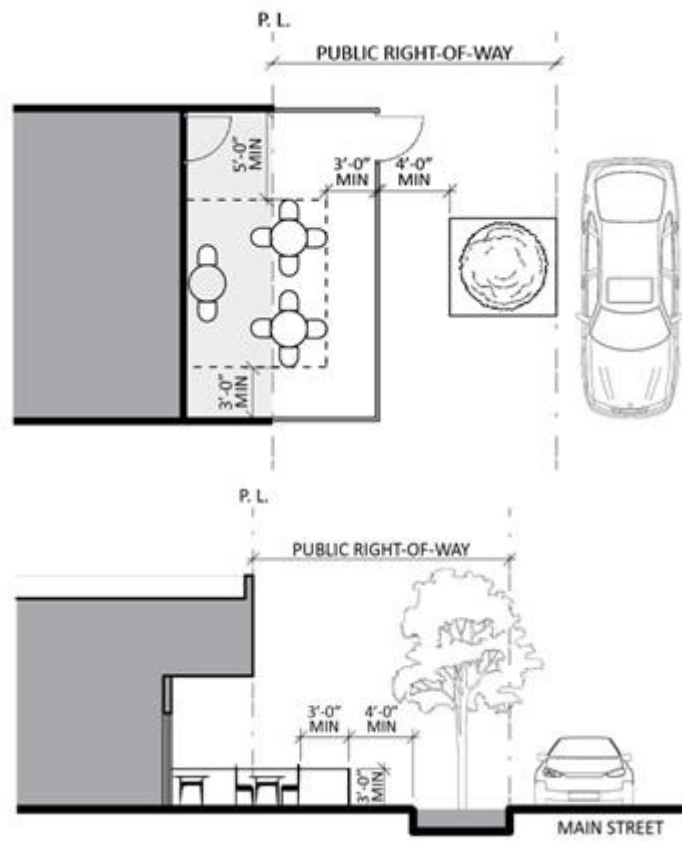




**Figure 9.18-12b: Example of an outdoor dining area in the public right-of-way abutting a storefront wall without a barrier.**



**Figure 9.18-12c: Example of an outdoor dining area in the public right-of-way with a barrier.**



**Figure 9.18-12d: Example of a dining alcove in conjunction with an outdoor dining area in the public right-of-way with a barrier.**

4. Operational Requirements. All outdoor dining areas in the public right-of-way shall be subject to the following operational standards:

a.

The business owner and operator shall comply with all provisions of this subsection and all conditions of approval of the encroachment permit, the Main Street outdoor dining permit and any applicable conditional use permit at all times. Failure to comply with any applicable Municipal Code or permit provisions or applicable conditions of approval may result in suspension or revocation of the Main Street outdoor dining permit.

- b. Hours of operation of an outdoor dining area in the public right-of-way shall not extend beyond 10:00 p.m. during any day of the week.

- c. Tables, chairs, table lamps, umbrellas, portable heaters, and other furniture and related items may not be stored within the public right-of-way and shall be removed and stored inside the building when the business is closed or the outdoor dining area in the public right-of-way is not in operation. Approved barriers do not need to be removed except as otherwise required pursuant to the encroachment permit.
  - d. Outdoor dining areas shall be kept in a good state of repair and maintained in a clean, safe, and sanitary condition and in accordance with applicable Orange County Health Department regulations.
  - e. All building entryways and the required pedestrian path of travel shall remain clear and unobstructed at all times.
  - f. All outdoor dining areas shall be used for sit-down food and beverage service only; no stand-up service is permitted.
  - g. No entertainment shall be permitted within an outdoor dining area.
  - h. The use of mist systems or other devices spraying water over the public right-of-way is prohibited, unless the spraying of water is confined to seating located directly adjacent to the storefront or within an dining alcove. Overspray onto the required path of travel is prohibited.
  - i. All plans and permits for an outdoor dining area in the public right-of-way and/or dining alcove shall be kept on the premises of the eating establishment for inspection at all times the establishment is open for business.
5. Sale and/or Service of Alcoholic Beverages. The service of alcoholic beverages and its consumption by customers in an outdoor dining area in the public right-of-way shall comply with Section 9.18.060 (Alcohol Beverage Sales) and furthermore, shall be restricted as follows:
- a. The sale, service, and/or consumption of alcoholic beverages within an outdoor dining area is prohibited unless authorized pursuant to a conditional use permit approved by the City and a valid license issued by the Department of Alcoholic Beverage Control. All provisions and conditions of such permits and licenses shall be complied with at all times.
  - b. A barrier acceptable to the City and the Department of Alcoholic Beverage Control is required.
  - c. The service of food shall accompany any sale or service of alcoholic beverages.
  - d. All alcoholic beverages shall be served, delivered, and removed to and from the outdoor dining area by the staff of associated eating establishment. (2894 § 3, 2018; 2887 § 3, 2017; 2814, 2012)

### **9.18.090.060 Additional Regulations Specific to the CC-3 Zone**

- A. Intent. It is the City's intent to create a Civic Center district that consists of a several distinct neighborhoods connected to the Civic Core and public park areas by a series of pedestrian pathways, thereby enhancing district cohesion and allowing people to easily walk to uses throughout the Civic Center district, as defined in the General Plan. While public sidewalks provide the primary means of pedestrian mobility within the district, additional connections can be provided via pathways, paseos, trails, and walkways that traverse private properties. This is particularly the case where large blocks either obstruct or are not well integrated into the traditional grid street pattern shaping the historic civic district. Thus, to fully realize the General Plan goal of providing connecting pathways throughout the Civic Center district, these regulations are established to incentivize provision of pedestrian access across private properties to connect one public right-of-way to another. These regulations shall

become effective upon the City's adoption of guidelines and a pedestrian pathway plan for the Civic Center district.



**Photo 9.18-4: Example of Pedestrian Pathway with Benches and Landscape Features**

- B. Applicability. These regulations shall apply to all new development within the CC-3 zone, as specified in subsections C (Commercial, Mixed Use, Education, and Institutional/Civic Developments) and D (Residential

Developments) of this section for particular types of development. The design and dimensions of such pedestrian pathways shall conform to any guidelines the City may adopt for such.

- C. Commercial, Mixed Use, Educational, and Institutional/Civic Developments. All new commercial, mixed use, educational, and institutional/civic developments, and any additions or improvements to an existing development whereby the new construction equals or exceeds 50% of the replacement value of the existing construction, as determined by the city's Community and Economic Development Director or his/her designee, shall integrate into the development a pathway, paseo, walkway, or similar pedestrian access that connects the primary entrance along an adjacent public street or alley to either another adjacent public street or alley, or to a similar pathway on an abutting property. The area devoted to such pathway can be credited toward any open space requirement of the development.
- D. Residential Developments. All new development projects with a residential component shall integrate into the development a pathway, paseo, walkway, or similar pedestrian access that connects the primary entrance along an adjacent public street or alley to either another adjacent public street or alley, or to a similar pathway on an abutting property. The area devoted to such pathway can be credited toward any open space requirement of the development.
- E. General Requirements. All pathways, paseos, walkways, or similar pedestrian accesses shall be reviewed as part of any required site plan review or discretionary permit review process. The project

may be conditioned to address such issues as, but not limited to, design materials, hours during which such pathway shall be available for general public access, pedestrian safety enhancements, lighting, and security of the businesses and residences with direct access to the pathway.

F. Conditional Use Permit Required for Uses Involving Entertainment and/or Alcohol Sales. Any mixed use development, or commercial development adjacent to a residential use(s), that will include entertainment and/or alcohol sales, shall be appropriately buffered from adjacent residential uses, be subject to special operating conditions, and require review and approval of a conditional use permit. If entertainment and/or consumption of alcohol is conducted outdoors, buffering measures shall include, without limitation, sound attenuation walls and landscaping in order to protect adjacent residential uses. If the entertainment and/or alcohol sales or consumption is conducted, and the use does not meet the distance requirements for the subject uses as prescribed in Section 9.18.030 (Special Operating Conditions and Development Standards), a waiver of distance and location provisions may also be requested through the conditional use permit process. In conjunction with the approval of a conditional use permit, the hearing body may grant a waiver to any distance or location provision if it makes all of the following findings:

1. That the proposed use will not be contrary to the public interest or injurious to nearby properties, and that the spirit and intent of this section will be observed;
2. That the proposed use will not unreasonably interfere with the use and enjoyment of neighboring property or cause or exacerbate the development of urban blight;
3. That the use will not interfere with operation of other businesses or uses within the area;
4. That the establishment of an additional regulated use in the area will not be contrary to any program of neighborhood conservation or revitalization;
5. That the establishment complies with all other distance and pedestrian and vehicular requirements of this code; and
6. That all applicable regulations of this code will be observed.

G. Communal Dining Areas. Communal dining areas may be created between properties and uses. Outside communal dining areas shall be sufficiently buffered from adjacent residential uses in a manner that will protect the peaceful enjoyment of adjacent residentially developed properties. In addition to the other applicable requirements of this chapter, including those prescribed in Section 9.18.090.060.F (Conditional Use Permit Required for Uses Involving Entertainment and/or Alcohol Sales), the following provisions apply to uses that include communal dining with entertainment and/or alcohol.

1. A conditional use permit is required for communal dining with entertainment and/or alcohol.
2. Entertainment shall only be permitted within a confined space with proper sound attenuation or within a wholly enclosed building.
3. Outdoor communal dining areas where alcohol is served and/or consumed must be located in a controlled area or group of areas with monitored entrances and exits and enclosed by a perimeter barrier.
4. The conditional use permit shall specify the requirements and the party or parties responsible for monitoring, managing and controlling the communal dining area(s). (2888 § 9, 2017; 2814, 2012)

**9.18.090.070 Neighborhood Mixed Use Zone (NMU) Development Standards**

- A. General. In addition to the other applicable requirements of this chapter, the provisions of this section 9.18.090.070 apply to proposed development in the NMU zone. Table 9.18-5 (Development Standards for the Neighborhood Mixed Use Zone) sets forth the general development standards applicable to all development in the NMU zone.

**Table 9.18-5: Development Standards for the Neighborhood Mixed Use Zone**

Development Standards	Neighborhood Mixed Use Zone (NMU)
<b>Minimum Lot Size</b>	<b>Minimum area and width for new lots.</b> When a lot has less than the minimum required area or width as set forth in the development standards for the zone in which it is located and was of record on November 12, 1960, the lot shall be deemed to have complied with the current minimum required lot area or width.
Minimum Area	15,000 sf
Minimum Width	75 ft
Minimum Width (Corner Lot)	75 ft
<b>Maximum Density/Intensity</b>	
Maximum Commercial Floor Area Ratio (FAR)	0.5
Maximum Residential Density (units/acre)	24 units/acre
	Residential development requires an on-site commercial development component of a minimum 0.2 FAR.
	<u>Stand-alone multiple-family residential development in the NMU zone is only permitted on sites that do not have access to a principal, major, primary, or secondary arterial street and is not required to include a pedestrian plaza area.</u>
<b>Setbacks</b>	<b>Minimum setbacks required. See Section 9.18.100 for setback measurement, allowed encroachments and projections into setbacks, and exceptions to setbacks.</b>
Front	Minimum 15 ft
<u>Side</u>	<u>None required</u>
<u>Corner Side</u>	<u>Minimum 10 ft</u>
<u>Rear</u>	<u>None required unless abutting a residentially zoned lot; minimum 10 ft when abutting a residentially zoned lot. See Section 9.18.100.</u>
<b><u>Maximum Height</u></b>	<b><u>Maximum building height shall not exceed height limit in feet or stories. See also Section 9.18.100 for rear and side yard encroachment plane requirements which may restrict heights adjacent to a residentially zoned lot.</u></b>
	<u>50 ft or 4 stories, whichever is less</u>
<b><u>Lot Coverage</u></b>	
<u>Minimum Lot Coverage</u>	<u>Not applicable</u>
<u>Maximum Lot Coverage</u>	<u>Not applicable</u>



Side	None required
Corner Side	Minimum 10 ft
Rear	None required unless abutting a residentially zoned lot; minimum 10 ft when abutting a residentially zoned lot. See Section.
Maximum Height	<del>Maximum building height shall not exceed height limit in feet or stories. See also Section for rear and side yard encroachment plane requirements which may restrict heights adjacent to a residentially zoned lot.</del>
	50 ft or 4 stories, whichever is less
Lot Coverage	
Minimum Lot Coverage	Not applicable
Maximum Lot Coverage	Not applicable

- B. Maximum Gross Building Footprint. In the NMU zone, the gross building footprint of any structure at the ground level shall not exceed 40,000 square feet of contiguous floor area.
- C. Pedestrian-Oriented Plaza Requirement. Each project in the NMU zone shall provide a pedestrian plaza, except for projects that are 100 percent residential, in which case the plaza shall not be required. The purpose of the pedestrian-oriented plaza is to provide a place for passive recreation, public gathering, landscape amenities, display of public art, and similar uses that enhance the appearance and function of development and integrate multiple uses on a site. For a building that is constructed with orientation toward the street, the pedestrian-oriented plaza shall be in the form of a boulevard garden plaza along the front setback and shall conform to the standards of Section 9.18.090.020.F (Boulevard Garden Plaza Requirement). For other development approaches and types, the plaza shall be a pedestrian plaza that ~~provides enhanced pedestrian circulation and connects the various uses/buildings on the site.~~ In particular, for sites at Brookhurst Street and Chapman Avenue, efforts pedestrian pathways in the form of sidewalks and crosswalks shall be made used to physically and/or visually connect pedestrian pathways to uses across the street from each other.
1. Permitted Uses. The required pedestrian plaza may consist of landscaped and paved areas, outdoor dining, public art display, fountains, or similar uses and amenities permitted in the applicable zone. A minimum of three types of improvements and/or amenities shall be provided.
  2. When the plaza is interior to a property, nonvehicular vending kiosks may be permitted.
23. Minimum Area. The pedestrian plaza shall comply with the minimum area requirements set forth in Table 9.18-6 (Minimum Pedestrian Plaza Area in the NMU Zone).

**Table 9.18-6: Minimum Pedestrian Plaza Area in the NMU Zone**

<u>Right-of-Way Frontage Length</u>	<u>Minimum Plaza Area</u>
<u>Less than 150 feet</u>	<u>600 sf</u>
<u>150—300 feet</u>	<u>1,000 sf</u>
<u>More than 300 feet</u>	<u>1,500 sf</u>



- ~~34.~~ Shape and Minimum Dimensions. The required plaza area shall have minimum dimensions of 10 feet inwidth and 10 feet in length. The required area may be split into no more than two contiguous areas.
- ~~45.~~ Location. The plaza area may be located anywhere on a site, but ~~in a manner that provides for easy accessibility and maintenance. The plaza area shall be well integrated into other development features and accessible to the public via~~ pedestrian accessways ~~on the site. Proposed locations shall be reviewed through the site plan review process of a minimum five-foot width.~~
- ~~56.~~ Other Requirement. The plaza area shall not be enclosed or obstructed by fencing or walls, except asrequired for permitted outdoor dining areas abutting a public right-of-way. ~~(2025 § 5, 2021; (2814, 2012)~~

### 9.18.090.080 Adaptive Reuse Zone (AR) Development Standards

In addition to the other applicable requirements of this chapter, the provisions of this Section 9.18.090.080 apply to proposed development in the AR zone. Table 9.18-7 (Development Standards for the Adaptive ~~Re-use~~Reuse Zone) establishesthe development standards applicable to all development in the AR zone.

**Table 9.18-7: Development Standards for the Adaptive Reuse Zone**

Development Standards	Adaptive Reuse Zone (AR)
<b>Minimum Lot Size</b>	Minimum area and width for new lots. When a lot has less than the minimum required area or width asset forth in the development standards for the zone in which it is located and was of record on November 12, 1960, the lot shall be deemed to have complied with the current minimum required lot area or width.
Minimum Area	15,000 sf
Minimum Width	75 ft
Minimum Width (Corner Lot)	75 ft
<b>Maximum Density/Intensity</b>	
Maximum Commercial Floor Area Ratio (FAR)	0.5
Maximum Residential Density (units/acre)	48 units/acre All residential units shall be work-live units, per Section 9.18.020.070.
<b>Setbacks</b>	<b>Minimum setbacks required. See Section 9.18.100 for setback measurement, allowed encroachmentsand projections into setbacks, and exceptions to setbacks.</b>
Front	Minimum 15 ft
Side	None required
Corner Side	Minimum 10 ft
Rear	None required unless abutting a residentially zoned lot; minimum 10 ft when abutting a residentiallyzoned lot. See Section <del>9.18.100</del> .
<b>Maximum Height</b>	<b>Maximum building height shall not exceed height limit in feet or stories. See also Section 9.18.100for rear and side yard encroachment plane requirements which may restrict heights adjacent to a residentially zoned lot.</b>
	50 ft or 4 stories, whichever is less
<b>Lot Coverage</b>	
Minimum Lot Coverage	Not applicable

**Table 9.18-7: Development Standards for the Adaptive Reuse Zone**

Development Standards	Adaptive Reuse Zone (AR)
Maximum Lot Coverage	Not applicable

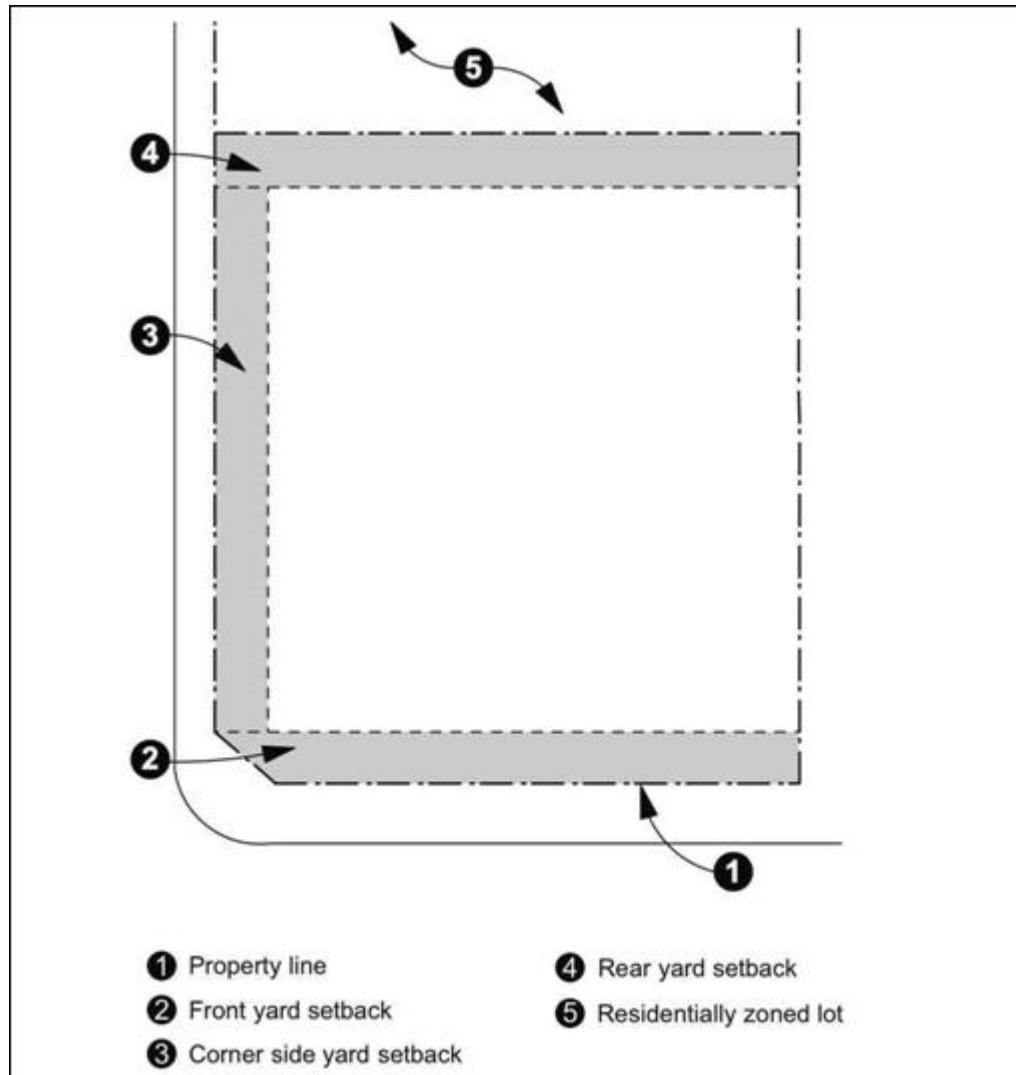
### **Section 9.18.100 Development and Design Standards Applicable to All Mixed Use Zones**

#### **9.18.100.010 Purpose and Applicability of Development and Design Standards in Mixed Use Zones**

- A. Purpose. These development and design standards are established to achieve General Plan goals of encouraging local and regional commerce in the Mixed Use zones, creating attractive districts, and enhancing city image. The city's goal is to ensure that developments interact with each other and provide a consistent pattern and urban form along boulevards and within mixed use districts, rather than exist as stand-alone, individual projects. Developments within the Mixed Use zones are intended to harmonize with adjacent residential uses by maintaining a pedestrian scale and compatible architectural styles, and by providing inviting and attractive access, well-designed landscaping, and pedestrian amenities that encourage walking throughout the districts. While vehicular access is important to support broad-based use of businesses within the Mixed Use zones, parking areas and driveways shall be considered as an integral part of project design, with detailed attention to quality and accommodation of pedestrian movement.
- B. Application of Design Standards. Sections 9.18.100.030 (Site Design Standards) and 9.18.100.040 (Enhanced Building Design Standards) establish standards for the design of sites and buildings in all Mixed Use zones. ~~If, through the discretionary review process, a finding is made that the project substantially meets the intent of the design standards of these subsections, an alternative design may be approved. However, approvals of alternatives shall not be permitted for any of the general development standards set forth in Section (Development Standards Applicable to All Mixed Use Zones).~~

#### **9.18.100.020 Development Standards Applicable to All Mixed Use Zones**

- A. Applicability. Subdivisions, new land uses and structures, and alterations to existing land uses and structures shall be designed, constructed, and established in compliance with the requirements set forth in Section 9.18.090 (Development Standards Specific to Individual Mixed Use Zones) and Section 9.18.100 (Development and Design Standards Applicable to All Mixed Use Zones), in addition to all applicable standards of Title 9.
- B. Lot Area. No lot area shall be reduced or diminished so that the setbacks or other open spaces shall be less than prescribed for the zone in which it is located.
- C. Setbacks. Setbacks, as required by Section 9.18.090 (Development Standards Specific to Individual Mixed Use Zones) and Section 9.18.100 (Development and Design Standards Applicable to All Mixed Use Zones), are diagramed in Figure 9.18-13 (Required Setbacks).



**Figure 9.18-13: Required Setbacks**

1. Garden Grove Boulevard Adjacent Setbacks. For properties with any property line abutting the Garden Grove Boulevard right-of-way, said property line shall be considered the front line for the purpose of determining required setbacks.
2. Setbacks Unobstructed. Required setbacks shall be open and unobstructed from the ground to the sky except for trees and other plant material. No building, parking space, or turning aisle to any parking space shall occupy any portion of any required setback. Notwithstanding this section, parking spaces, and turning aisles to parking spaces, within the CC-1 (Civic Center East), CC-2 (Civic Center Main Street), and CC-3 (Civic Center Core) zones may be located within required setbacks, subject to Site Plan approval, and shall require a landscaped buffer between the property line and parking space(s) and/or turning aisle(s) to any parking space(s) fronting along a street. Any landscaped buffer shall have a minimum depth of five feet. This excludes the depth of any driveway throat, which shall be as determined by the Traffic Engineering Division, Public Works Department. The depth of the driveway throat shall be 20 feet unless alternative standards have been adopted by Public Works. Easements for utilities (e.g., electrical, communications) are exempt from the requirements of this section.

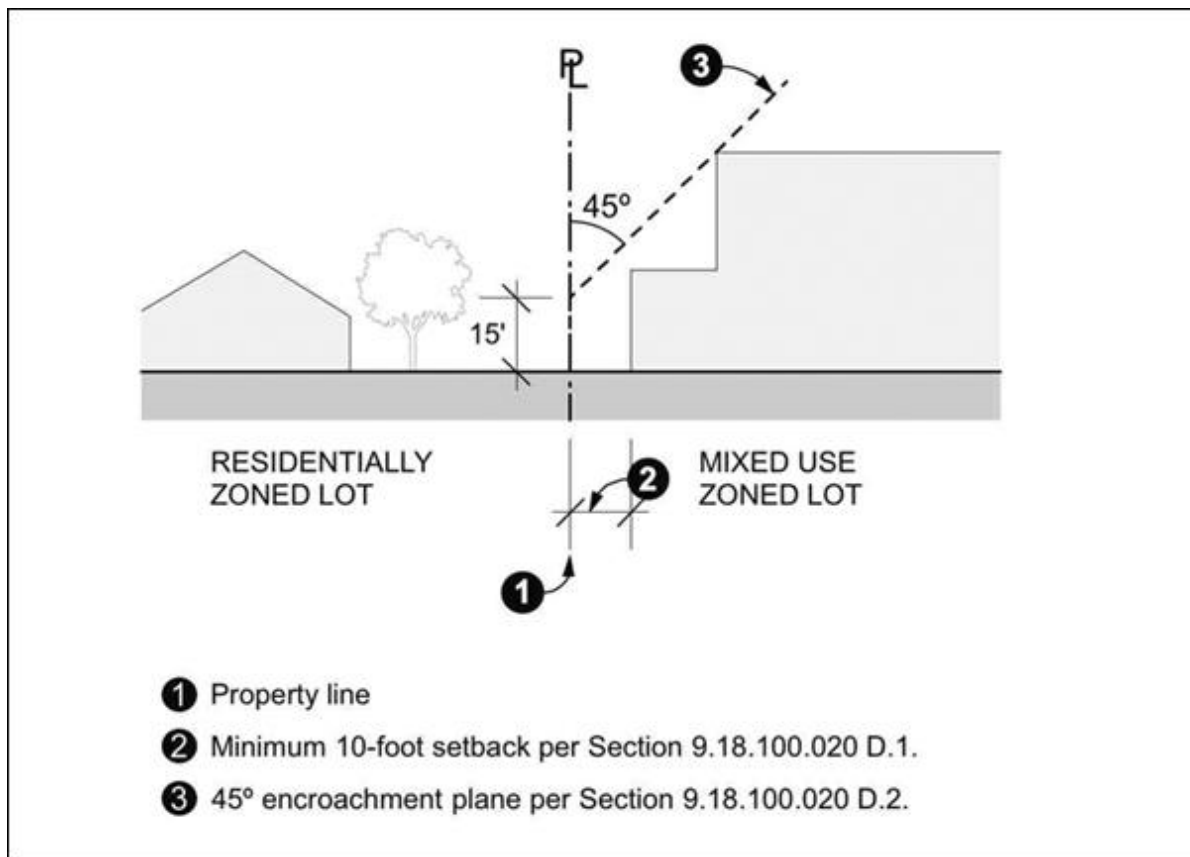
3. Permitted Intrusions in Setbacks. The following may project into any required setback a maximum of two feet: cornices, eaves, belt courses, sills, buttresses, planter boxes, masonry planters, guard railings, chimneys, or similar architectural features.
4. Setback Point of Measurement. All building setbacks shall be measured from the ultimate street right-of-way.
5. Landscaping Required in Setbacks. A minimum of 60% of the surface area of required setbacks shall be landscaped in all Mixed Use zones, with the exception of the required front and corner side yard setbacks in the GGMU-1 and CC-2 zones. In the GGMU-1 zone, a maximum of 60% and a minimum of 15% of the surface area of required setbacks shall be landscaped. In the CC-2 zone, landscaping in setbacks is not required. Any non-landscaped area within a required setback shall be paved per the requirements of Section 9.18.100.020.C.6 (Paved Areas in Setbacks), below.
6. Paved Areas in Setbacks. Areas not landscaped shall be paved in ~~high-quality materials such as consisting of either~~ pavers, stone or cobblestone, ~~or~~ patterned or scored colored concrete, or ~~similar durable materials as otherwise indicated in section 9.08.040.060 (Landscaping Requirements)~~. Plain and colored concrete and plain asphalt are prohibited.
7. Limited Outdoor Dining/Seating Permitted in Setbacks. Outdoor seating may be allowed in accordance with the requirements of Section 9.18.030.300 (Outdoor Dining at Eating Establishment/Restaurant) in the front yard setback. No more than 30% of the required front yard setback area may be occupied by outdoor dining/seating.
8. Vending Permitted. Nonvehicular vending kiosks and vehicular vending may be allowed in accordance with the requirements of Section 9.18.070 (Outdoor Sales of Goods and Merchandise).



**Photo 9.18-5: Example of Landscaping and Paving and a Vending Kiosk in Required Setback Areas**

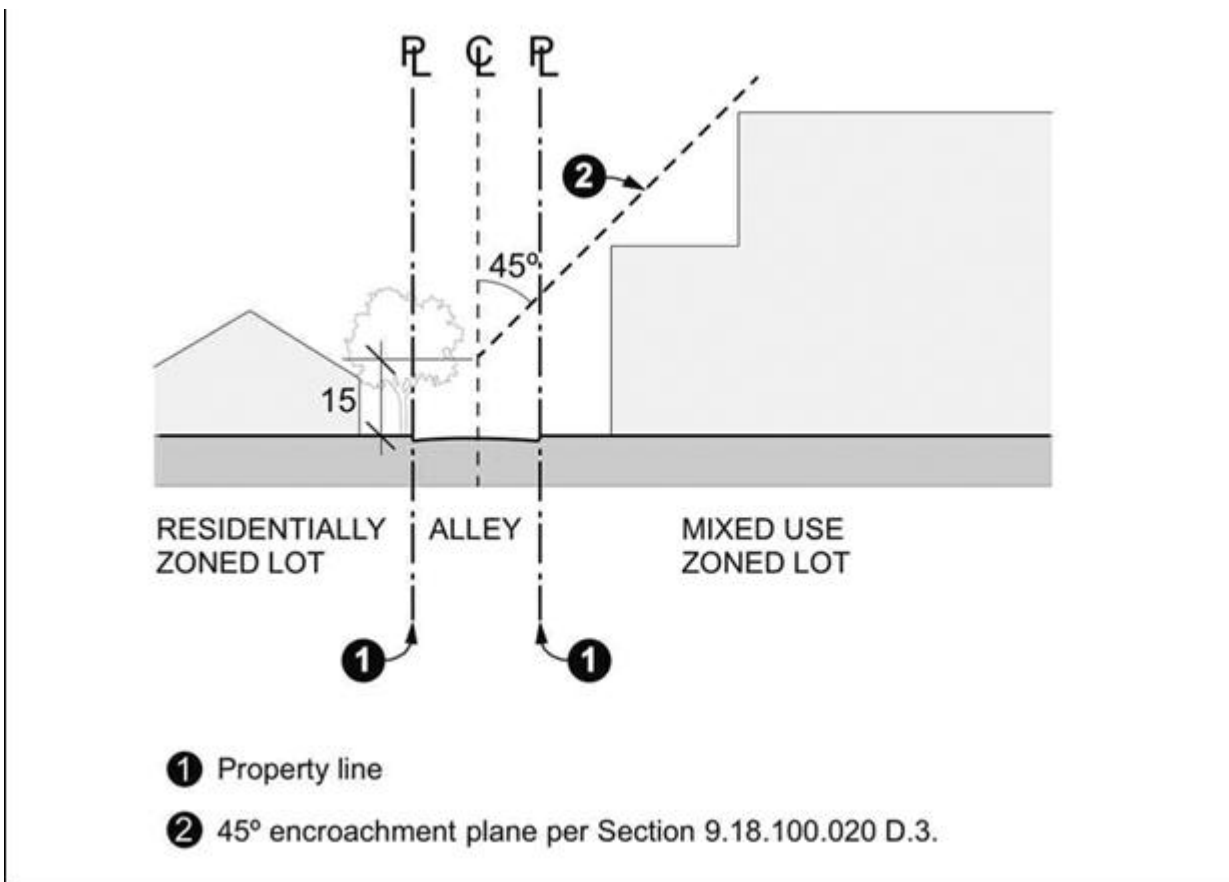
D. Rear or Side Yard Setback and Encroachment Plane Required when Abutting a Residentially Zoned Lot. Where the rear lot line and/or side lot line of a Mixed Use zoned lot abuts an “R” zoned property or a PUD established exclusively for residential uses, the following standards shall be met in addition to all other required setbacks:

1. Ten-Foot Rear Yard Setback. A 10-foot rear yard setback or side yard setback, as applicable, shall be provided.
2. Encroachment Plane. No buildings or structures shall be located within an encroachment plane sloping upward and inward to the site at a 45-degree angle, commencing 15 feet above the existing grade at the property line (see Figure 9.18-14: Rear or Side Yard Setback and Encroachment Plane at Residentially Zoned Lot).



**Figure 9.18-14: Rear or Side Yard Setback and Encroachment Plane at Residentially Zoned Lot**

3. Encroachment Plane at Alley. Where an alley separates the rear lot line of a Mixed Use zoned lot from a property zoned exclusively for residential uses, no building or structure shall be located within an encroachment plane sloping upward and inward to the site at a 45-degree angle, commencing 15 feet above the existing grade at the centerline of the alley (see Figure 9.18-15: Rear Yard Setback and Encroachment Plane at Alley Abutting Residentially Zoned Lot).



**Figure 9.18-15: Rear Yard Setback and Encroachment Plane at Alley Abutting Residentially Zoned Lot**

4. **Property Line Wall Required.** A solid decorative masonry wall or concrete block wall shall be provided at the property line. The wall shall be at least six feet in height but shall not exceed eight feet in height.
- E. **Access to Nonresidential Uses.** Primary access to any nonresidential use shall be taken from a primary, major, or principal arterial street classification, as defined by the General Plan Circulation Element. No access shall be provided to a nonresidential use from local residential streets, as defined by the General Plan Circulation Element, unless specifically allowed through the site plan review process. Emergency access from local residential streets shall be permitted only where no other feasible emergency access to a primary arterial or higher street classification is possible. On through lots, no access to nonresidential uses shall be provided on local residential streets, unless specifically allowed through the site plan review process.
- F. **Building Height Exceptions for Uninhabited Penthouses and Roof Structures.** Penthouses or roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building, fire or parapet walls, skylights, towers, flagpoles, chimneys, smokestacks, wireless masts, and similar structures may be erected above the height limits established by this chapter by no more than 15 feet. No penthouses, roof structure, or other space above the height limit shall be allowed for the purpose of providing additional usable floor space.

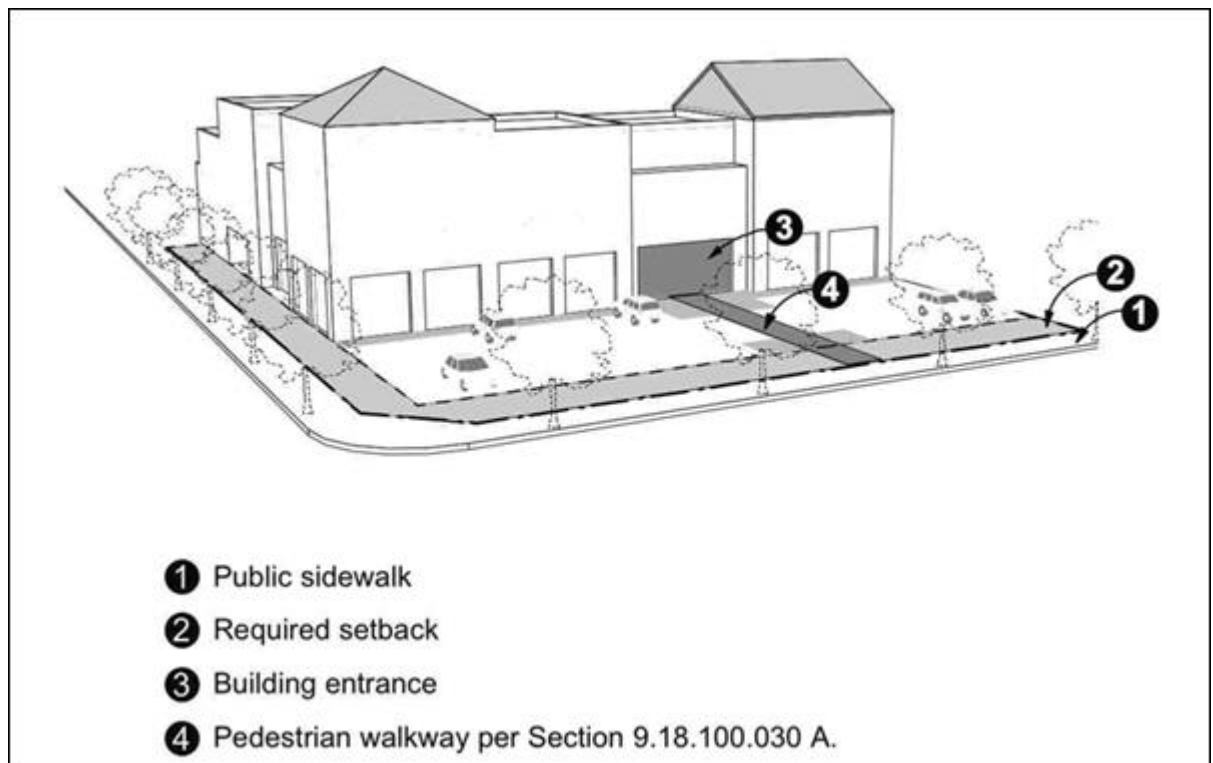
- G. Outdoor Lighting. All on-site lighting shall be stationary and directed away from adjoining properties and public ~~rights~~-of-ways.
- H. Modification of Required Front Yards on Lots Fronting on the Curves of Cul-de-Sacs or Knuckles. Where the street pattern of a subdivision includes lots fronting upon cul-de-sac turnarounds or knuckle widenings at right angles or approximate right angle turns in a street, and where such fronting lots by reason of the cul-de-sac or knuckle creating a greater street width with the resultant reduced depth of fronting lots, the required front yard may be reduced in the following manner:
1. Any lot fronting entirely on an arc formed by a knuckle or cul-de-sac, the front setback shall be no less than one-half the required setback for that zone; however, no setback shall be less than 10 feet. ~~The prescribed setback shall be measured by maintaining a constant parallel arc to the front property line. The prescribed setback shall be measured by maintaining a constant parallel arc to the front property line.~~
  2. Where lots have only a portion of the property located on a cul-de-sac, knuckle, reverse curve, or where the street widens from the established parallel right-of-way, that portion where the reduction occurs may have the front yard setback reduced in the following manner: The setback shall be determined by first locating a point of reference on the property line, of the subject lot, that establishes the required setback for that zone in which the property is located. The second point of reference shall be established by locating a point on the property line establishing the property's depth from street's arc, by locating the point one-half the required setback for that zone and in no instance shall the setback at any point along the property street frontage be less than 10 feet. Once the two points are established, a line is drawn from one point to the other, thus reflecting the front yard setback.
- I. Vision Clearance and Driveway Site Design.
1. Vision Clearance at Street Intersections. All corner and reverse corner lots shall maintain, for safety vision purposes, an open to the sky and unobstructed triangular area at the intersection of the front and side street property lines. One angle and two sides of the triangular area shall be formed by the intersection of the front and the side street property lines or their projection to a point of intersection. The third side of the triangle shall be a straight line connecting those points on the front and side property lines measured 25 feet from the point of intersection.
  2. Vision Clearance at Street Intersections Paving and Landscaping. The area comprising an open and unobstructed triangular area for vision clearance shall be paved and landscaped in accordance with Section 9.18.120 (Landscaping) and other applicable tree and landscaping standards required for specific zones, except that no trees, shrubs, fences, or other physical obstructions higher than 36 inches above existing grade shall be permitted.
  3. Maximum Number of Driveways and Total Allowable Driveway Width. The number of permitted driveways and the width of driveways shall comply with Public Works standards established in Ordinance No. 2155.
  4. Vision Clearance at Driveways. On corner lots or reverse corner lots, if a vehicular entrance is provided from the side street side, an area for safety vision clearance shall be maintained on each side of the driveway. Such area for vision clearance shall be defined by a diagonal line beginning at the intersection of the edges of the driveway and the inside line of the required side yard and extending away from the driveway at an angle of 45 degrees to the edge of the driveway toward the side street property line of the lot. (2888 § 10, 2017; 2814, 2012)

### 9.18.100.030 Site Design Standards

- A. Pedestrian Walkways.



1. **Pedestrian Walkway Location.** Pedestrian walkways shall be provided and located ~~on the site in a manner that allows easy and to allow~~ clearly identifiable pedestrian access from sidewalks at public rights-of-way to building entrances, publicly accessible amenity areas, any required pedestrian-oriented plaza (including boulevard garden plazas and pedestrian plazas), and similar on-site uses. Pedestrian walkways shall also provide access between building entrances and uses on the same site.
2. **Pedestrian Walkway Design.** Pedestrian walkways shall have a minimum width of four feet. Pedestrian walkways shall be paved in ~~high-quality~~ materials ~~such as consisting of either~~ pavers, stone or cobblestone, ~~or~~ patterned or scored colored concrete, or similar durable materials. Plain and colored concrete and plain asphalt are prohibited.



**Figure 9.18-16: Pedestrian Walkway**

3. **Pedestrian Walkway Visibility and Site Features.** Pedestrian walkways shall be located so that they are clearly visible from sidewalks at the public right-of-way. Additional site features shall include but not be limited to directional signage (as permitted by this code), placement of markers, landscape planters, or vegetation. These features shall be used to emphasize the location of the pedestrian walkway at the public right-of-way and throughout the development.
4. **Pedestrian Walkways within Parking Areas.**
  - a. Where parking areas are located between public sidewalks and buildings, publicly accessible amenity areas, and similar on-site uses, pedestrian walkways shall be located to provide the most direct access from public sidewalks to building entrances, publicly accessible amenity areas, and similar on-site uses.



- b. Where pedestrian walkways pass through parking areas, they shall be differentiated from parking areas using raised walkways, raised curbs, enhanced paving clearly differentiated from the parking area paving, and/or landscape buffers.
- c. Pedestrian walkway requirements shall apply in addition to the landscaping standards of Section 9.18.120 (Landscaping) and the parking design standards of Section 9.18.140.070 (Parking Design Standards).



**Photo 9.18-6: Example of Enhanced Pedestrian Walkway in a Parking Area**

- B. Pedestrian-Oriented Plazas. Pedestrian-oriented plazas, whether required pursuant to Section 9.18.090.020.F (Boulevard Garden Plaza Requirement) or 9.18.090.070.C (Pedestrian-Oriented Plaza Requirement), or provided as a non-required on-site improvement, shall follow the following standards:
  - 1. Pedestrian-Oriented Plaza Design. Pedestrian-oriented plazas shall have minimum dimensions of 10 feet in any direction. Pedestrian-oriented plazas shall be visible and easily accessible from ~~areas of pedestrian activity, including public rights-of-way~~, required pedestrian walkways, building entrances, and parking lots. ~~Pedestrian-oriented plazas shall include elements including but not limited to enhanced paved areas, benches and seating, landscape planters, gazebos, or similar amenities. Pedestrian-oriented plazas shall be located so as to be convenient for a diversity of users of a development.~~
  - 2. Paving. Pedestrian-oriented plazas shall be ~~paved in high-quality materials such as improved~~ with pavers, stone or cobblestone, patterned or scored colored concrete, or ~~similar durable materials stonework~~. Plain and colored concrete and plain asphalt are prohibited. ~~Landscaping. A minimum of 25% of the pedestrian-oriented plaza shall be landscaped with live materials. Pedestrian-oriented plazas shall feature landscape amenities including but not limited to landscape planters, low hedges, and shade-providing trees, water features, or unique features that enhance the appearance, desirability, and usability of the plaza.~~
  - 3.

Pedestrian-Oriented Plazas Abutting Parking Areas. Pedestrian-oriented plazas abutting parking areas shall be separated from drive aisles and parking stalls with raised curbs. Additional safety features creating a sense of safety such as to include either decorative bollards, low and well-maintained hedges, or landscaped planters are strongly encouraged shall be provided.

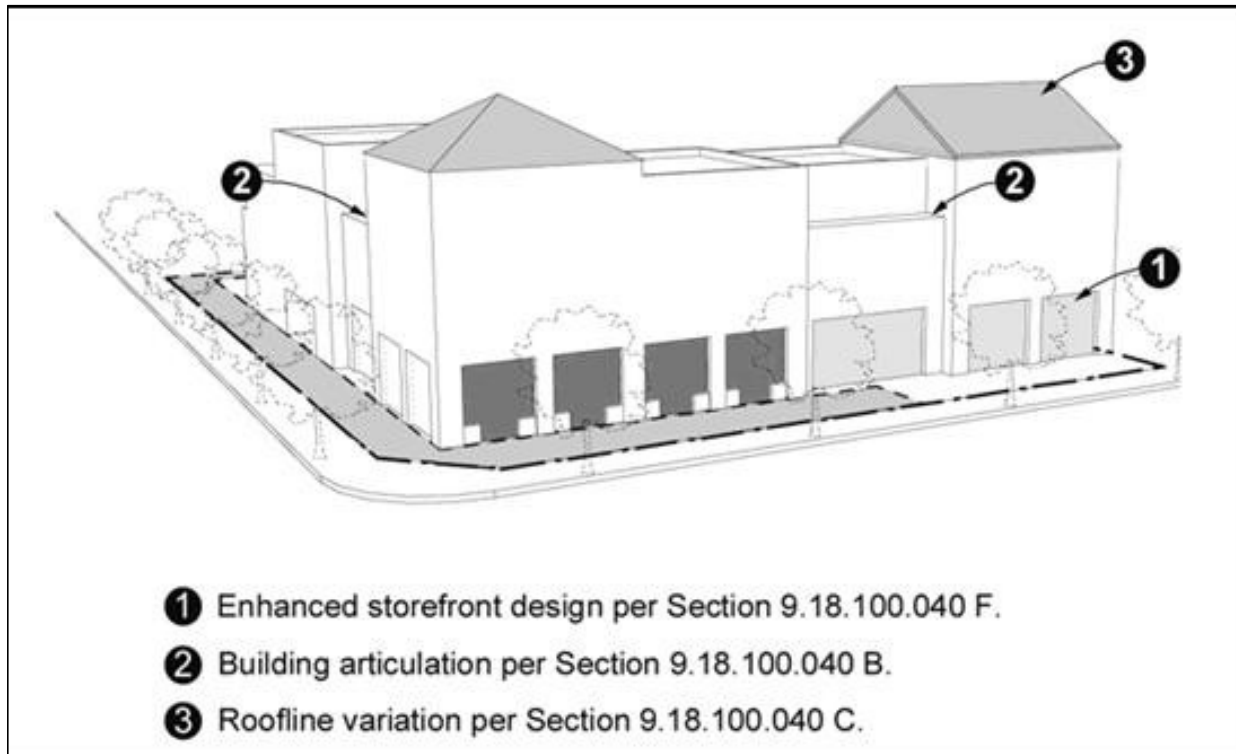
4. Count towards Open Space Requirement. Pedestrian-oriented plazas that are accessible to both commercial and residential components of an integrated mixed use development and not allocated to specific uses or tenants may be counted towards open space, recreation, and leisure area requirements per Section 9.18.110.030.F (Open Space, Recreation, and Leisure Area Requirements for Residential Components of Integrated Mixed Use Developments).



**Photo 9.18-7: Example of Pedestrian Plaza Featuring Paving, Landscaping, and Pedestrian-Oriented Amenities**

#### **9.18.100.040 Enhanced Building Design Standards**

New buildings and structures shall be designed and constructed in compliance with the following standards and as illustrated in Figure 9.18-17 (Enhanced Building Design Standards).



**Figure 9.18-17: Enhanced Building Design Standards**

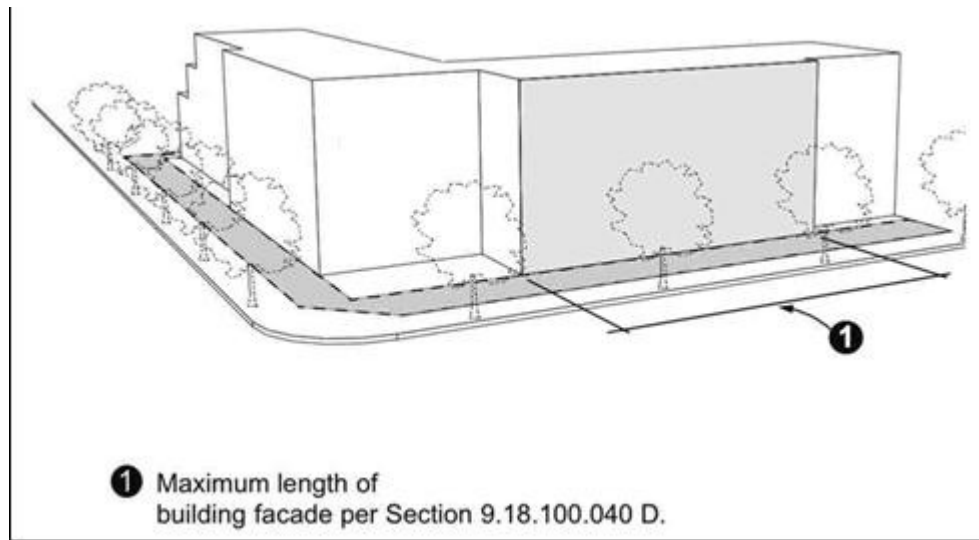
- A. Architectural Character. The architectural character of all new construction and additions as established by subparagraphs B through G in this subsection 9.18.100.040 shall be consistently utilized and expressed at all faces of buildings visible from public rights-of-way.
- B. Building Articulation. Façades shall be modulated to create visual and architectural interest. Architectural elements ~~including shall include:~~ 1) bays and recesses, 2) balconies and terraces, 3) inset windows that allow for the expression of wall thickness, 4) patterns of shade and shadow at facades, 5) changes of material and color use of architectural details such as horizontal and vertical banding, cornices, door and window surrounds, and 6) use of ~~high-quality~~ materials, ~~such as~~ smooth ~~finished~~ stucco, brick, and stone ~~are encouraged~~. A minimum of four of the six components listed here shall be employed.
- C. Roofline Variation. Variation of roof forms shall be used to create visual distinction between buildings and to incorporate ~~human-scale~~ modulation that breaks down the bulk of structures and buildings, and ~~at the same time,~~ creates a ~~sense of common identity~~ unified style throughout the development.





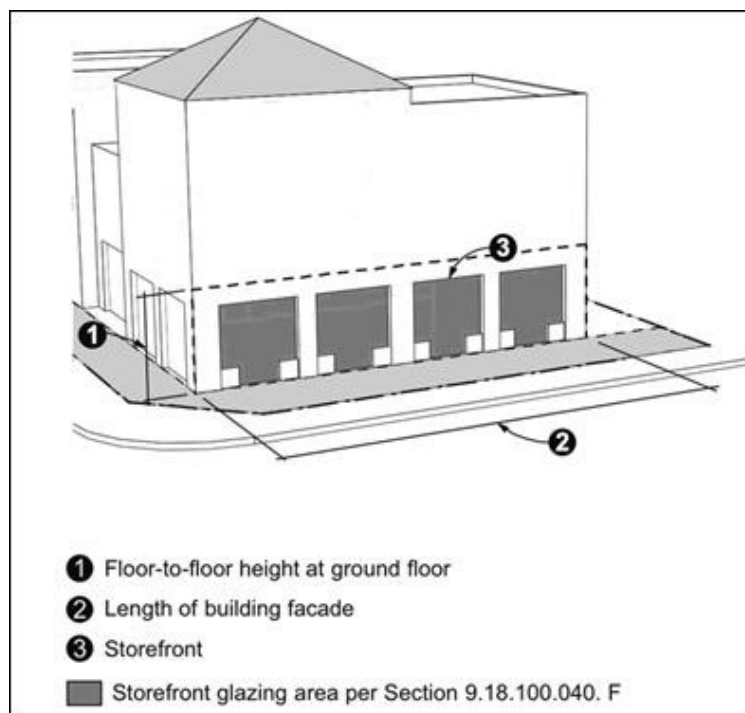
**Photo 9.18-8: Example of Architecturally Treated and Human-Scaled Buildings**

- D. Maximum Length of Building Façade. Façades of buildings and structures facing public rights-of-way shall not exceed ~~75~~60 feet of uninterrupted length measured parallel to the property line. Façades greater than this length shall be interrupted by breaks in façade plane, ~~major changes~~a change in building massing, and utilization of projecting bays or recesses, along with changes in material, differentiation of color, or changes in architectural detailing or ornament.



**Figure 9.18-18: Maximum Length of Building Façade**

- E. Entrance Frequency. At street frontages, ground-related entrances shall occur at least once every 150 feet, as measured along the street-facing property line. In addition to entrances to ground-related uses, entrances to residential units, clusters of residential units, lobbies, or private courtyards may be applied towards meeting this requirement.
- F. Enhanced Storefront Design. For nonresidential street frontages, glazing at the ground floor adjacent to or facing a front property line shall comprise a minimum of 40% of the ground floor height at the façade of the building. The glazing at the ground floor height of other facades that face public and private streets at side yards shall comprise a minimum of 20% of the ground floor height. Minimum storefront glazing shall be calculated per Table 9.18-8 (Storefront Glazing Calculation).



**Figure 9.18-19: Required Storefront Glazing**

**Table 9.18-8: Storefront Glazing Calculation**

<b>Storefront Glazing at Front Property Line</b>						
Ground Floor Floor-to-Floor Height	X	Length of Building Façade	X	40%	=	Minimum Glazing Area Required
<b>Storefront Glazing at Other Façades Facing Public and Private Streets</b>						
Ground Floor Floor-to-Floor Height	X	Length of Building Façade	X	20%	=	Minimum Glazing Area Required

- G. Window Design and Glazing. Storefronts and windows shall be inset from exterior façade planes and/or adjoining exterior wall planes a minimum of two inches to realize increased shade, shadow, and visual texture along the building face. Alternatively, windows shall be articulated by adjacent and adjoining projecting sills, jambs, heads, frames, and/or ornamental surrounds that project a minimum of one inch from the exterior building plane. Curtain walls and storefronts shall incorporate mullions and/or vertical and horizontal dividers that permit glazing placement a minimum of two inches behind the plane of the curtain wall, as measured from the exterior face of the mullions and dividers. Glazing at the ground plane and first level of buildings shall be clear, colorless, and transparent. Use of reflective glazing is prohibited. (2814, 2012)

## **Section 9.18.110 Development Standards for Specific Uses in Mixed Use Zones**

### **9.18.110.010 Purpose and Applicability**

Certain categories of uses vary in their needs for unique development requirements. For example, residential uses require on-site open space to ~~achieve a high level of livability~~ create indoor and outdoor spaces for residents. The development standards applicable to all buildings housing residential and commercial uses in the Mixed Use zones are provided in this Section ~~9.18.110~~. Standards for existing nonconforming single-family dwellings located in the Mixed Use zones are also provided in this Section ~~9.18.110~~. (2814, 2012)

### **9.18.110.020 Development Standards for Commercial Uses within All Mixed Use Zones**

In addition to the other applicable requirements of this chapter, the provisions of this Section 9.18.110.020 apply to all commercial developments and commercial portions of residential/commercial mixed use developments, with the exception of the conversion of single-family homes to commercial structures and uses in the CC-1 zone, which shall comply with the provisions of Section ~~9.18.090.040~~.

#### **A. Commercial Ground Floor Design Standards.**

1. Elevation of First Floor. The ground floor elevation shall be located no more than one foot above the existing grade and no more than one foot below existing grade.
2. Minimum Ground Floor Height. The minimum height of commercial ground floor spaces shall be ~~48~~ 12 feet. This height shall be measured from the floor of the at-grade level to the floor of the second story. If there is no second story, the height shall be measured to the top of the roof.
3. Building Entrances to Commercial Uses. Commercial uses shall provide at least one entrance facing the front property line, which shall serve as the primary entrance to the business. Walkways, architectural elements, directional signage, or similar means shall be used to emphasize and direct persons toward that entrance. Interior space shall be arranged to orient towards the primary entrance. Street-facing entrances shall be unlocked and accessible to the public during business hours. (2857 § 9, 2015; 2814, 2012)

### 9.18.110.030 Development Standards for Multifamily Residential Uses within All Mixed Use Zones

In addition to the other applicable requirements of this chapter, the provisions of this Section 9.18.110.030 apply to all multifamily residential developments and residential portions of residential/commercial mixed use developments.

- A. Minimum Dwelling Unit Area. New dwelling units shall have a minimum floor area established in Table 9.18-9 (Minimum Dwelling Unit Size) excluding garages.

**Table 9.18-9 Minimum Dwelling Unit Size**

Number of Bedrooms	0	1	2	3 or more
Minimum Floor Area per Unit	500 sf	750 sf	900 sf	1,050 sf

- B. Maximum Number of Bedrooms per Unit. No single dwelling unit shall have more than four bedrooms.
- C. Residential Building ~~Separation~~Setbacks. In addition to the setback requirements set forth in Section 9.18.090 (Development Standards Specific to Individual Mixed Use Zones) and Section 9.18.100 (Development and Design Standards Applicable to All Mixed Use Zones), residential portions of residential developments and residential portions of residential/commercial mixed use developments shall meet the minimum building ~~separation~~setback requirements set forth in Table 9.18-10 (Building ~~Separation~~Setback Requirements).

**Table 9.18-10:**

**Building Separation~~Setback~~ Requirements**

<b><u>Minimum Building Separation</u><del>Setbacks</del></b>	
From Rear Property Line	10 feet
From Interior Side Property Line	10 feet

- D. Elevation of First Floor. The first habitable floor of a residential-only building shall be located no more than four feet above the existing grade and no more than one foot below existing grade along the required front yard setback.
- E. Minimum Floor-to-Floor Height. The minimum floor-to-floor height of residential spaces shall be nine feet six inches. This height shall be measured from the floor of one story to the floor of the next story. Where a building has only one story, the height shall be measured to the top of the roof.
- F. Private and Common Open Space, and Recreation, ~~and Leisure Area~~ Requirements for Residential Components of Integrated Mixed Use Developments. Residential components of integrated residential/commercial mixed use developments shall provide a combination of private and common open space, ~~recreation, and leisure area~~ equal of a minimum 300 square feet per dwelling unit. The following spaces shall contribute to the private and common open space, ~~recreation area, and leisure area requirement requirements~~:
1. Private Open Space. Private open space shall be provided at each unit. Private open space may be provided in the form of a patio, yard, balcony, immediately adjacent deck, or combination thereof and shall be directly adjacent to and accessible from each unit. Private open space shall

have a minimum area of ~~9060~~ square feet and a minimum dimension of six feet in any direction and a minimum vertical clearance of eight feet.

~~Active Recreation Areas. Active recreation areas shall include one or more of the following: spa, pool, tennis, volleyball, racquetball courts, basketball half court, or other similar usable recreational activities. Active recreation areas shall be open to and accessible to all residents. The required active recreational amenities shall be based on a needs assessment evaluation of the proposed project. The evaluation shall take into consideration the following criteria:~~

2.

Active Common Open Space/Recreation Area. Common open space/recreation areas shall be designed to provide specific amenities as shown in the table below based on the number of units to be provided. The list of amenities is additive, meaning that up to the first five units, the amenity noted shall be provided (barbeque with table seating). Then for the next five units up to 10 units, in addition to the barbeque with table seating, a community garden area shall be provided. Then for the next five units up to 15 units, in addition to the barbeque with table seating and community garden area, an outdoor active use area shall be provided, and so on. An applicant may substitute an amenity further down the list for the one listed for the project size under consideration; for example, for a 15-unit project, a substitution may be made for the required barbeque with table seating, community garden area, or outdoor active use area.

The selection of amenities shall take into consideration the following criteria:

- a. Size and shape of active recreation area;
- b. Location and placement of buildings;
- c. Diversity of recreational amenities; and
- d. Number of units and or lot size.

~~Active recreation areas-~~

### **Multifamily Residential Development Amenity Standards**

<b><u>Number of Units</u></b>	<b><u>Base Amenity Type and Minimum Size</u></b>	<b><u>Additive Amenity Ratio</u></b>
<u>0-5</u>	<u>Barbeque with Table Seating</u>	<u>1 per 10 units, but at least 1 in all cases</u>
<u>up to 10</u>	<u>Community Garden Area – 32 sf minimum</u>	<u>8 sf/4 units</u>
<u>up to 15</u>	<u>Outdoor Active Use Area – 400 sf minimum</u>	<u>50 sf/unit</u>
<u>up to 20</u>	<u>Provide One of Two:</u> <ul style="list-style-type: none"> <li><u>Business Center with Workstations – 2 minimum</u></li> <li><u>Indoor or Outdoor Gym – 250 sf minimum</u></li> </ul>	<ul style="list-style-type: none"> <li><u>1 Workstation/8 Units</u></li> <li><u>5 sf/1 Unit</u></li> </ul>
<u>up to 35</u>	<u>Provide Two of Three:</u> <ul style="list-style-type: none"> <li><u>Business Center with Workstations – 2 minimum</u></li> <li><u>Indoor or Outdoor Gym – 250 sf minimum</u></li> <li><u>Clubhouse with 400 sf Kitchen</u></li> </ul>	<ul style="list-style-type: none"> <li><u>1 Workstation/8 Units</u></li> <li><u>5 sf/1 Unit</u></li> <li><u>5 sf/1 Unit</u></li> </ul>
<u>up to 45</u>	<u>One In-Ground Outdoor or Indoor Spa</u>	<u>1 - 64 sf Spa at 65 Units</u> <u>2 - 36 sf Spas at 80 Units</u> <u>2 – 64 sf Spas at 100 Units</u> <u>1.5 sf Increase/ 1 Unit &gt; 100 Units</u>
<u>up to 80</u>	<u>Provide One of Two:</u> <ul style="list-style-type: none"> <li><u>Pool - 20,000-gallon minimum</u></li> <li><u>Children's Play Area<sup>1</sup> – 500 sf minimum</u></li> </ul>	<ul style="list-style-type: none"> <li><u>10 sf/1 Unit</u></li> <li><u>50 sf/1 Unit</u></li> </ul>



### **Multifamily Residential Development Amenity Standards**

<b><u>Number of Units</u></b>	<b><u>Base Amenity Type and Minimum Size</u></b>	<b><u>Additive Amenity Ratio</u></b>
<u>up to 100+</u>	<u>One additional amenity from the list not otherwise provided</u>	<u>Same Rates for All Apply</u>

**Notes:**

1. Substitute 400 sf Wellness Facility 55+ Age Restricted Development, with an Additive Amenity Ratio calculated at 5 sf/1 unit.
2. Allows Wellness Facility Substitution for 55+ Age Restricted Development

3. Common Open Space Dimensions. Common open spaces shall ~~never~~ have a minimum horizontal dimension ~~of~~ in any direction of 20 feet on the ground floor level. Upper story decks shall be no less than 20 feet. Increased dimensions may be required through the site plan review process based upon specific project circumstances and the intended use of that active recreation area. 10 by 10 feet in horizontal dimension. Roof decks shall be no less than 15 by 15 feet in horizontal dimension. The minimum vertical dimension shall be 15 feet.

4. Common Open Space Location. Active ~~recreation areas~~ common open spaces shall not be located in any required setback area and shall be buffered at the ground level from adjacent residentially zoned lots ~~by minimum six-foot high block wall.~~ Active ~~recreation areas~~ common open spaces may be located ~~indoors, at the outdoor portions of habitable levels, or at ground level, on upper story decks, on roof decks, indoors, or outdoors.~~ Areas located at upper story decks or on roof decks may contribute 100 percent towards the required common open space area. Areas located indoors ~~or on roof decks~~ shall not contribute more than 50% percent of the required ~~open space, recreation, and leisure areas.~~ Active recreation areas that feature such activities as pools, spas, court activities shall be placed common open space area.

5. Passive Common Open Space. Up to 50 percent of the required common open space areas may be developed and ~~operated so as not to infringe upon the peacefulness of nearby residential properties,~~ maintained as passive common open space consisting of landscape areas that incorporate pathways, waterscapes, and hardscape areas. Such passive open space shall have dimensions of no less than 10 feet in any direction and shall be located at least three feet clear of any onsite structure. Such passive open space areas shall be improved with at least three types of the amenities in the following list.

~~Passive Recreation Areas. Passive recreation areas shall consist of landscape areas that incorporate pathways, waterscape, hardscape (i.e., large rocks or boulders, benches, gazebos, raised planters constructed on site of bricks, concrete or rocks, railroad ties) and unique features that enhance the appearance, desirability and usability of the area. The intent is to provide landscaped areas that can be utilized for walking, sitting, viewing plants and vegetation, reading, and similar types of activities. Passive recreation areas shall have a minimum dimension of 10 feet in width and 30 feet in length. Said areas shall not contribute more than 50% of the required open space, recreation, and leisure areas.~~

a.

Pathways

b. Benches/Tables

c. Raised landscaped beds

d. Gazebo or similar shade structure

e. Community garden

f. Outdoor game feature

g. Water fountains or other water features

6. ~~Residential/Commercial Shared Passive Recreation Areas-Common Open Spaces.~~ Passive ~~recreation areas common open spaces~~ and joint use patios and plazas ~~may contribute toward the requirement for open space, recreation, and leisure areas,~~ the use of which is shared with the commercial components of a residential/commercial mixed use development, ~~may contribute toward the requirement for common open space,~~ provided that such areas are not used for outdoor dining ~~by the commercial tenants,~~ fenced, or otherwise restricted to use by a single business or ~~residential~~ tenant. These areas may include required front and corner side yard setbacks designed and landscaped to meet the requirements for passive ~~recreation areas- common open spaces~~ above and the requirements for minimum setbacks per Section 9.18.090 (Development Standards Specific to Individual Mixed Use Zones) and Section 9.18.100 (Development and Design Standards Applicable to All Mixed Use Zones). Shared passive common open spaces shall have a minimum dimension of 10 feet in in any direction. Such areas shall not contribute more than 25 percent of the required residential common open space. ~~(Development and Design Standards Applicable to All Mixed Use Zones). Shared passive recreation areas shall have a minimum dimension of 10 feet in width and 30 feet in length. Such areas shall not contribute more than 25% of the required open space, recreation, and leisure areas.~~
- G. Open Space Requirements for Stand-Alone Multifamily Developments. All stand-alone multifamily residential developments shall comply with the open space standards for the R-3 zone, as established in Chapter 9.12 (Multifamily Residential Development Standards) of this title.
- H. Additional Residential Unit Requirements. Each residential unit in a multiple family development shall comply with the following requirements.
1. Laundry Facilities. Each unit shall be provided with washer and dryer hookups and laundry space within the unit or garage. For apartment units, common laundry facilities may be provided.
  2. Storage Facilities. Each unit shall be provided with a separate storage area having a minimum of ~~300~~150 cubic feet of private and secure storage space. This storage may be provided within the parking garage provided it does not interfere with garage use for automobile parking. Closet and cupboard space within the dwelling unit shall not count towards meeting this requirement.
- I. Residential Parking Requirements.
1. Enclosed Parking Required. Required residential parking, per Section ~~9.18.140~~ (Parking), shall be provided within a parking structure or enclosed one- and two-car garages. Parking spaces shall be assigned to each individual unit.
  2. Individual One- and Two-Car Garages. Individual one- and two-car garages shall maintain a minimum clear parking area of not less than 10 feet by 20 feet for a one-car garage and not less than 20 feet by 20 feet for a two-car garage. No storage cabinets or mechanical equipment, including but not limited to water heaters, utility sinks, or washers and dryers, shall encroach into the required parking area. (2814, 2012)

### 9.18.110.040 Existing Nonconforming Single-Family Dwellings

Single-family dwellings existing as of October 27, 2011 in any Mixed Use zone that allows residential uses shall be considered a permitted use and shall be subject to R-1 property standards for modifications and additions, as set forth in Chapter 9.08 (Single-Family Residential Development Standards) of this title.

### 9.18.120.010 Landscaping General Provisions

- A. Intent and Applicability.

1. The landscape provisions in this section are established to provide for property improvements that enhance the overall character of development within the Mixed Use zones; to provide for the planting and maintenance of trees that contribute shade and visual quality to streets and properties; and to provide functional, attractive open spaces.

2. It is not the intent of this section to require identical landscape materials or landscape designs for all developments. Where existing mature landscaping is in good, healthful condition, every effort shall be made to retain and incorporate that landscaping into the overall landscape theme.

3. The hearing body may, through the site plan review procedure, modify the requirements with consideration to the size and species of trees used, and may require landscaping in excess of the minimum area specified for a proposed development in order to achieve a superior project.

4. The general landscaping requirements established in this section shall apply to all Mixed Use zones.

B. Single-Family Residential Development. Parcels developed with single-family residential uses shall provide landscaping in all areas not covered by buildings, structures, patios, or driveways.

C. Compliance with Regard to Additions. All developed properties shall be required to be in substantial compliance with the provisions of this section when any additions of one or more square feet are proposed. Guidelines for implementation of the City of Garden Grove Landscape Water Efficiency Provisions can be found in Appendix 1, Title 9.

D. General Standards.

1. Adjacent uses shall be considered when designing landscaping to mitigate the negative impacts of parking areas, activities, storage, or structures by appropriate screening measures.

2. Every effort shall be made to provide landscaping that is compatible with neighboring uses.

3. All unpaved areas shall be planted with an effective combination of trees, grass berms, groundcover, lawn, shrubbery, and/or approved dry decorative landscape material. (2814, 2012)

**9.18.120.020 Water Efficiency Requirements**

- A. Applicability. Beginning January 1, 2010, the following Landscape Water Efficiency Provisions shall apply to all planting, irrigation, and landscape-related improvements for projects included within the following categories:
1. New landscape installations or landscape rehabilitation projects by public agencies or private nonresidential developers, except for cemeteries, with a landscaped area, including pools or other water features, but excluding hardscape, equal to or greater than 2,500 square feet, and which are otherwise subject to a discretionary approval of a landscape plan, or which otherwise require a ministerial permit for a landscape or water feature.
  2. New landscape installations or landscape rehabilitation projects by developers or property managers of single-family and multifamily residential projects or complexes with a landscaped area, including pools or other water features, but excluding hardscape, equal to or greater than 2,500 square feet, and which are otherwise subject to discretionary approval of a landscape plan, or which otherwise require a ministerial permit for a landscape or water feature;
  3. New landscape installation projects by individual homeowners on single-family or multifamily residential lots with a total project landscaped area, including pools or other water features, but excluding hardscape, equal to or greater than 5,000 square feet, and which are otherwise subject to a discretionary approval of a landscape plan, or which otherwise require a ministerial permit for a landscape or water feature.
- B. Exceptions. The water efficient landscape regulations do not apply to the following:
1. Registered local, state, or federal historical sites; or
  2. Ecological restoration projects that do not require a permanent irrigation system; or
  3. Mined-land reclamation projects that do not require a permanent irrigation system; or
  4. Plant collections, as part of botanical gardens and arboreta open to the public.
- C. Irrigation Design Criteria. Water-efficient irrigation design criteria, as set forth in this section shall apply to: all landscaped areas, whether installed prior to or after January 1, 2010; and all landscaped areas installed after January 1, 2010 to which this Section 9.18.120.020 is applicable.
1. Runoff and Overspray. Soil types and infiltration rate shall be considered when designing irrigation systems. All irrigation systems shall be designed to avoid runoff, low-head drainage, overspray or other similar conditions where irrigation water flows onto non-targeted areas, such as adjacent property, non-irrigated areas, hardscapes (walks, etc.), roadways or structures.
  2. Runoff on Slopes. Special attention shall be given to avoid runoff on slopes and to avoid overspray on narrow and irregularly shaped areas, including turf, less than eight feet in width in any direction. Such narrow and irregularly shaped areas shall be irrigated with subsurface irrigation or a low volume overhead irrigation system.
  3. Irrigation Efficiency.
    - a. For applicable landscape installations or rehabilitation projects subject to Section 9.18.120.020.A (Applicability), the estimated applied water use allowed for the landscaped areas shall not exceed the MAWA calculated using an ET adjustment factor of 0.7, except for special landscaped areas where the MAWA is calculated using an ET adjustment factor of 1.0;

- or the design of the landscaped areas shall otherwise be shown to be equivalently water-efficient in a manner acceptable to the city; as provided in the *Guidelines*.
- b. Irrigation of all landscaped areas shall be conducted in a manner conforming to the rules and requirements, and shall be subject to penalties and incentives for water conservation and water waste prevention as determined and implemented by the Water Department, or as mutually agreed by the Water Department and the local agency.
  - c. The project applicant shall understand and implement the requirements in the City of Garden Grove, Water Conservation Ordinance.
4. Equipment. The *Guidelines* provide design criteria for irrigation equipment in Section 2.5 “Irrigation Design Plan.”
- D. Documentation Required. The following shall be required for all landscape projects subject to these landscape water efficiency provisions:
- 1. Prior to installation, a landscape documentation package shall be submitted to the City for review and approval of all landscape projects subject to the provisions of this section and the landscape water efficiency provisions. Any landscape documentation package submitted to the City shall comply with the provisions of the *Guidelines*.
  - 2. The landscape documentation package shall include a certification by a professional, appropriately licensed in the State of California, stating that the landscape design and water use calculations have been prepared by, or under, the supervision of the licensed professional and are certified to be in compliance with the provisions of this section and the *Guidelines*.
    - a. Landscape and irrigation plans shall be submitted to the City for review and approval with appropriate water use calculations. Water use calculations shall be consistent with calculations contained in the *Guidelines* and shall be provided to the Water Department, as appropriate, under procedures determined by the City.
    - b. Verification of compliance of the landscape installation with the approved plans shall be obtained through a certification of completion in conjunction with a certificate of use and occupancy or permit final process, as provided in the *Guidelines*.
- E. Landscape Water Efficiency *Guidelines*. *Guidelines* for implementation of the City of Garden Grove landscape water efficiency provisions referenced in this chapter have been adopted as an Appendix to Title 9 (Land Use Code) and are maintained on file in the offices of the Planning Division of the Community Development Department. (2014, 2012)

### **9.18.120.030 Landscaping Requirements**

All landscaping shall comply with the provisions of this section in addition to any other applicable landscaping requirements of this chapter. Where landscaping provisions conflict, the stricter standard shall prevail.

- A. Minimum Landscaped Area. Ten percent of the total net developable site area shall be landscaped. Required setbacks shall be excluded from the calculation of the minimum landscaped area and landscaping provided in required setbacks shall not contribute towards the required minimum landscaped area. Minimum landscaped area that may be counted is 24 square feet.
- B. Paved Areas. Only those portions that are required by the chapter or by the site plan to be used directly for structures, parking spaces, aisles, refuse storage areas, drives, or walkways shall be paved. All other areas not needed for the above shall be landscaped or provided with complementary hardscape materials and fountains consistent with this chapter.

C. Ground Cover. All landscaped areas shall be covered with turf, non-deciduous groundcover, or other types of plantings. All plant spacing shall be as indicated on the landscape plans. Substitute landscaping such as crushed rock, redwood chips, pebbles, and stone may not be used in lieu of live plant materials. Mulch may be used in place of groundcover where groundcover will not grow or where groundcover will cause harm to other plants, but not more than 30 percent of the groundcover area shall have the mulch substitute.

D. Artificial Plants Prohibited. Artificial plants, with the exception of artificial turf, are prohibited.

E. Artificial Turf. Artificial turf ~~may~~ shall be ~~approved by the hearing body through the site plan review process. Artificial turf, where permitted, within the front and rear yards and~~ shall comply with the following criteria:  
~~Artificial turf shall not be located in front yards, corner side yards, or portions of side yards visible from a public right-of-way.~~

1.

Artificial turf shall have a minimum eight-year no fade warranty.

2. Artificial turf shall be installed by a licensed professional and shall be installed pursuant to manufacturer's requirements.

3. Artificial turf shall be installed and maintained to effectively simulate the appearance of a well-maintained lawn. The turf shall be maintained in a green fadeless condition and shall be maintained free of weeds, debris, tears, holes, and impressions.

4. The use of indoor or outdoor plastic or nylon carpeting as a replacement of artificial turf or natural turf ~~is~~ shall be prohibited. Artificial shrubs, flowers, trees, and vines in-lieu of living plant material shall be prohibited.

5. Areas of living plant material (i.e., flower beds, tree wells, etc.) within the front yard, side, rear, and common areas shall be included within the overall landscape design ~~within the front, side, and rear yards, as well as common areas~~ when installing artificial turf. Living plant material shall include shrubs, vines, trees, and flowering ground covers.

6. Artificial turf shall be separated from flowerbeds by a concrete mow strip, bender board, or other barrier acceptable to the City in order to prevent intrusion of living plant material into the artificial turf.

7. Three sets of detailed landscape and irrigation plans shall be submitted to the planning division for review and approval prior to installation of the artificial turf in order to confirm compliance with the City Code and any valid land use entitlement for the property.

F. Trees.

1. Tree Location. No trees shall be planted under any eave, balcony, or overhang.

2. Root Barriers Required. Trees in landscape planters measuring 10 feet or less in width or depth shall be provided with tree root barriers.

3. Tree Staking. All trees shall be staked in accordance with standards maintained by the City Manager or designee.

4. Visibility. All trees whether singularly placed or placed on clusters shall not inhibit standard visibility parameters.

5. Required Site Trees. One tree shall be provided for every 1,000 square feet of site area that is not a required setback, occupied by buildings, or used for parking or pedestrian walkways. Trees shall conform to the matrix of plant materials established by the City Manager or designee. Minimum tree size at planting shall be 24-inch box.
6. Street Trees. Street trees shall be provided per City standards.
- G. Substantial Landscaping. All required landscaped areas and planters shall be landscaped with a mix of shrubs, perennials, ornamental grasses, vines, and ground cover to create a dense and layered design. A substantial quantity ~~of plants shall be planted to create a naturalistic setting. (2814, 2012)~~ of plants shall be planted to create a naturalistic setting. (2814, 2012)

#### **9.18.120.040 Landscaping Compliance**

- A. Modifications. Any modification to an approved landscape or irrigation plan must be approved by the hearing body prior to installation of the landscaping or irrigation.
- B. Approvals. All approvals of such plans are subject to and dependent upon the applicant complying with all applicable ordinances, codes, regulations, adopted policies and the payment of all applicable fees and assessments.
- C. Consistency with Approved Plans. No final inspection or occupancy clearance will be granted until all of the landscaping and irrigation is installed in accordance with the approved plans.
- D. Location and Design. Landscaping and irrigation systems shall be located and designed as specified on the approved plans. (2814, 2012)

#### **9.18.120.050 Maintenance Requirements and Violations**

- A. Maintenance. All landscaping shall be maintained in a neat and healthy condition. Maintenance of landscaping areas shall include, but not be limited to, the following:
  1. Irrigation equipment shall be in working condition at all times.
  2. Litter shall be removed from all landscaped areas in a timely manner.
  3. All sod areas shall be mowed on a regular basis. Sod areas shall at all times be kept green. Accumulation of leaves, bark and other similar plant materials shall be removed in a timely fashion. Planting areas must be kept in a weed free fashion.
  4. Landscaping maintenance shall include pruning, cultivating, weeding, fertilizing, replacement of plants and watering on a regular basis.
  5. Landscape maintenance shall also include pruning or removal of overgrown vegetation, cultivated or uncultivated, that is likely to harbor rats, vermin or other nuisances, or that causes detriment to neighboring properties or property.
  6. Landscape maintenance shall also include the removal of dead, decayed, diseased or hazardous trees, weeds and debris constituting unsightly appearance, dangerous to public safety and welfare or detrimental to neighboring properties or property values. Compliance shall be by removal, replacement or maintenance requirements.
  7. Any removal of mature landscaping must be replaced with landscaping of similar size and maturity as that which was removed.

- B. Prohibition on Use of Landscaped Areas. Use of landscaped areas for purposes other than for landscaping as approved in the landscape plan and as authorized in the amenity area in the GGMU zones shall be a misdemeanor. Willful failure to maintain the landscaping shall be punishable by fine, or by imprisonment, or both fine and imprisonment.
- C. Delegation. The City may delegate to, or enter into a contract with, a local agency to implement, administer, and/or enforce any of the Landscape Water Efficiency Provisions on behalf of the City. (2814, 2012)

## **Section 9.18.130 Walls, Fences, and Hedges**

### **9.18.130.010 Location and Height**

Walls, fences, or hedges may be maintained in the following locations:

- A. General. A wall, fence, or hedge no more than 36 inches in height may be located and maintained on any part of a lot in any Mixed Use zone except within a required front yard setback of a commercial or mixed use development and within the required pedestrian-oriented plaza area in the GGMU and NMU zones. However, in the CC and AR zones, a residential component of a mixed use development may include a wall, fence, or hedge within the front yard setback if approved by the hearing body.
- B. Interior Lots. On interior lots, a fence, wall, or hedge not exceeding eight feet in height above the adjacent natural grade may be located anywhere on the lot behind the required front yard setback line.
- C. Corner and Reverse Corner Lots. On corner and reverse corner lots, a fence, wall, or hedge not exceeding eight feet in height above the adjacent natural grade may be located anywhere on the lot behind the required front yard setback line and behind the required corner side yard setback line.
- D. Retaining Wall below Natural Grade. Where a retaining wall protects a cut below the natural grade and is located on the line separating lots or parcels, the retaining wall may be topped by a wall, fence, or hedge of the same height that would otherwise be permitted at the location if no retaining wall existed.
- E. Retaining Wall Containing Fill. Where a retaining wall contains a fill, the height of the retaining wall built to retain the fill shall be considered as contributing to the permissible height of a wall, fence, or hedge, provided that in any event, a protective fence or wall not more than 36 inches in height may be erected at the top of the retaining wall. Any portion of a fence above the maximum height shall be an open-work fence. An openwork fence means a fence in which the component solid portions are evenly distributed and constitute not more than 60% of total surface area of the face of the fence.
- F. Open Space. No wall, fence, or hedge exceeding 42 inches in height may be located in open space required between buildings used for human habitation when the buildings are situated front to front, front to rear, or front to end.
- G. Freeway Right-of-Way Adjacent. A wall or fence not exceeding eight feet in height may be constructed along that portion of a lot or parcel that abuts a freeway right-of-way, provided that:
  - 1. The wall or fence does not extend into any front yard.
  - 2. A wall or fence exceeding six feet in height shall be subject to the review and approval of the hearing body, which shall consider the effect of such wall or fence on other property in the vicinity.
  - 3. Walls used for sound attenuation purposes along arterial roadways shall be attractive and subject to approval by the hearing body.



- H. Residential Zone Adjacent. Any other provision of the Chapter notwithstanding, a wall, fence, or hedge that is provided along a common boundary line separating property used for commercial or industrial purposes from an “R” zoned property or any PUD established exclusively for residential use, and that is permitted or required to maintain a height of six feet, may be extended to a height not to exceed eight feet. However, no wall, fence, or hedge shall extend more than six feet above the highest existing grade elevation on a subject lot.
- I. Railroad or Flood Control Channel Adjacent. When commercial or industrial property has a common property line with an “R” zoned property or any PUD established exclusively for residential use, and that is a right-of-way for a railroad or flood control channel, the hearing body may waive the requirement for a zone separation wall or fence.
- J. Setback Area. Notwithstanding the above requirements, no fence, wall, or hedge shall be permitted within any required street-fronting setback area for any commercial or residential/commercial mixed use development, with the exception of any fence or wall required for any outdoor dining area. (2814, 2012)
- K. Any walls or fences facing a street or alley shall include clinging vines, low ~~or~~ shrubs, or other landscaping treatment to deter graffiti.

### **9.18.130.020 Fences at Public Utility Installations, Schools, and Public Playgrounds**

The provisions of this section shall not apply to fences required by the state to surround and enclose public utility installations, or to chain link fences enclosing school grounds and public playgrounds. (2814, 2012)

## **Section 9.18.140 Parking**

### **9.18.140.010 Purpose**

- A. Purpose. These regulations are established to define the regulations applicable to on-site parking and circulation, and to ensure that parking facilities are properly designated and located to meet the parking needs created by specific uses within the respective zones.
- B. Intent. The intent of these regulations is to:
  1. Ensure adequately designed parking areas with sufficient capacity and adequate circulation to minimize traffic congestion;
  2. Ensure the usefulness of the facilities by providing on-site circulation patterns that facilitate client/business relationships;
  3. Contribute to public safety and health;
  4. Promote efficient use of land and, where appropriate, buffer and transition land uses from foreseeable impacts; and
  5. Utilize landscaping as an effective buffer between different uses and to promote an aesthetic quality within the parking area and site. (2814, 2012)

### **9.18.140.020 General Provisions**

- A. **Applicability.** In all districts, off-street parking shall be provided subject to the provisions of this chapter for:
1. Any new building or structure constructed;
  2. Any new use established;
  3. Any structural addition or enlargement of an existing building or use; however, additional parking spaces may be required for the entire building or use as a condition of approval of a conditional use permit, site plan or other discretionary permit granted by the City; or
  4. Any change in the occupancy or use of any building that would result in a requirement for additional parking spaces pursuant to this section.
- B. **Restriction within Reserved Right-of-Way.** Property within the ultimate right-of-way of a street or highway shall not be used to provide required parking or loading or unloading facilities.
- C. **Restriction on Streets, Driveways, and Drives.** On-street parking within public or private streets, driveways, or drives shall not be used to satisfy the off-street parking requirements.
- D. **Garages to Be Used for Parking Only.** For developments required to provide garages, each such garage shall only be utilized for the parking of vehicles. No garage shall be used for storage, rental, or lease or for any use other than the parking of vehicles related to the unit or development for which the garage is required by this section and storage areas required by Section 9.18.110.030.H.2 (Storage Facilities).
- E. **Parking Must Remain Accessible.** All off-street parking spaces and areas required by this section shall be designed and maintained to be fully usable for the duration of the use requiring such areas and spaces. All required off-street parking spaces shall be designated, located, constructed and maintained so as to be fully available for use by patrons and employees of commercial, industrial, public or semi-public premises during operating hours.
- F. **Compliance with Design Standards.** Parking facilities constructed or substantially reconstructed subsequent to the effective date of the ordinance codified in this title, whether or not required, shall conform to the City's design standards set forth in Parking Design Standards, Section 9.18.140.070.
- G. **Requirements for Uses not Listed.** The parking requirement for uses not specifically listed in the parking schedule shall be determined by the Planning Commission for the proposed use on the basis of the requirements for similar uses and on any traffic engineering and planning data that is appropriate to the establishment of a minimum requirement.
- H. **Surfacing Required.** All parking spaces, driveways, and maneuvering areas shall be fully paved and maintained with asphalt, concrete, or other City approved material.
- I. **Tandem Parking Restricted.** Tandem parking is expressly prohibited, except in the following circumstances:
1. **Valet Parking.** Parking associated with valet services may be provided in tandem format through the discretionary permit review process. If an approved valet parking arrangement ceases, the use for which the valet parking was approved shall be considered in violation of the provisions of this title. Also, no new use shall be allowed to use the buildings with which the valet parking was provided unless that use meets the requirements of this title and this section in particular.
  2. **Work-Live Units.** Parking provided for each unit may be provided in tandem format subject to conditional use permit approval.

3. Residential/Commercial Mixed Use Development. Parking for the residential component of a residential/commercial mixed use development may be provided in tandem format subject to conditional use permit approval.
- J. Restriction on Commercial Vehicles in Residential Developments. Commercial vehicles shall not be parked or stored on properties used exclusively for residential purposes, except while the operator of the vehicle is making normal deliveries or providing services to the residential premises.
- K. Restriction on Commercial Vehicle Parking in Residential/Commercial Mixed Use Developments. No commercial vehicle shall be parked on any property zoned Mixed Use except while the operator of the vehicle or trailer is patronizing or serving a business or residential use, or unless that vehicle is associated with the day-to-day operations of an on-site business.
- L. Restrictions on Recreational Vehicle Parking. The parking or storing of trailers, vessels, campers, camper shells, motor homes, and similar recreational vehicles shall be prohibited in all Mixed Use zones, except for such vehicles associated with single-family dwellings established prior to the effective date of the ordinance codifying these provisions, in which case the applicable standards contained in Chapter 9.08 (Single-Family Residential Development Standards) shall apply.
- M. Parking of Vehicles for Sale or Hire Prohibited. No person shall park a vehicle, camper, camper shell, or vessel upon a public or private street, parking lot, or any public or private property for the purpose of displaying such vehicle thereon for sale, hire or rental, unless the property is duly zoned and permitted by the City to transact that type of business at that location. However, this section shall not prohibit persons from parking vehicles displayed for sale on private residential property belonging to or resided on by the registered owner of the vehicle. For purposes of this section, a vehicle, camper, camper shell, or vessel shall be presumed to be for sale if there is a price, or phone number, or a contact person, or address displayed thereon. Any person violating the provisions of this section shall be guilty of an infraction.
- N. Restriction of Vehicle Repair. No person shall repair, grease, or service, or cause to be repaired, greased, or serviced, any vehicle or any part thereof in a parking lot, or anywhere outside of a wholly enclosed building.
- O. Camping in Parked Vehicles Prohibited. No person shall occupy or use any camp car, camper, mobile home, recreational vehicle, camper shell, trailer, vessel, or other vehicle or trailer as a dwelling or for living or sleeping quarters upon any public street, right-of-way, alley, private street or alley, or any private property except in an approved trailer, mobile home, or recreational vehicle park.
- P. Parking in Required Yards. No above-grade or surface parking shall be allowed in required yards and setbacks. However, partially subterranean and fully subterranean parking shall be permitted beneath required yards.
- Q. Parking Prohibited in Rear Yards Abutting a Residentially Zoned Lot. No above-grade, surface, partially subterranean, or fully subterranean parking shall be located in rear yards abutting any “R” zoned lot.
- R. Parking Height. Where any part of a building is over parking, the parking shall be considered a full story. Partially subterranean and fully subterranean parking shall not be considered a story.
- S. Maintenance Required. Any development requiring parking lot improvements will be required to file with the City conditions, covenants, and restrictions requiring maintenance of the parking area. The conditions, covenants, and restrictions shall run with the land. (2814, 2012)

#### **9.18.140.030 Parking Spaces Required**

- A. General. The number of off-street parking spaces required shall be no less than as set forth in Table 9.18-11 (Required Parking Spaces). Parking shall be calculated by the maximum building occupancy and/or the gross floorarea, as applicable. Where the application of these schedules results in a fractional space, then the resulting fractionshall be rounded up to the higher whole number.
- B. Residential/Commercial Mixed Use Developments. The calculation of required parking spaces for residential/commercial mixed use developments shall be based upon the parking required for each individual usewithin the development. Through the site plan review process or review of any required discretionary permit, the hearing body may reduce the total number of spaces required by up to 10% of the total requirement in recognition ofthe shared nature of the parking facilities and in particular, by allowing parking spaces provided for a commercial component to satisfy the guest parking needs of the residential component. If an applicant seeks relief greater than 10%, the provisions regarding shared parking and the requirements for provision of a parking management plan pursuant to Section 9.18.140.060 (Joint Use and Parking Management) shall apply.

**Table 9.18-11****Required Parking Spaces**

Use	Required Minimum Parking Spaces
<b>Residential Uses—Single Family</b>	
1—4 sleeping rooms	2 spaces in an enclosed garage plus 2 open spaces
5—7 sleeping rooms	3 spaces in an enclosed garage plus 3 open spaces
More than 7 sleeping rooms	4 spaces in an enclosed garage plus 4 open spaces
<b>Residential Multiple Family—Stand Alone</b>	
Developments with fewer than 50 units, and adjacent to any principal, major, primary or secondary arterial street Fewer than 3 sleeping rooms	2.75 spaces per dwelling unit within a parking structure or enclosed garage
3 or more sleeping rooms	3.5 spaces per dwelling unit within a parking structure or enclosed garage
Developments with fewer than 50 units and <u>not</u> adjacent to any principal, major, primary or secondary arterial street Fewer than 3 sleeping rooms	2.5 spaces per dwelling unit within a parking structure or enclosed garage
3 or more sleeping rooms	3.25 spaces per dwelling unit within a parking structure or enclosed garage
Developments with 50 or more units, and adjacent to any principal, major, primary or secondary arterial street Fewer than 3 sleeping rooms	2.75 spaces per dwelling unit within a parking structure or enclosed garage
3 or more sleeping rooms	3 spaces per dwelling unit within a parking structure or enclosed garage
Developments with more than 50 units and <u>not</u> adjacent to any principal, major, primary or secondary arterial street Fewer than 3 sleeping rooms	2.5 spaces per dwelling unit within a parking structure or enclosed garage
3 or more sleeping rooms	2.75 spaces per dwelling unit within a parking structure or enclosed garage
<b>Residential Multiple Family—Part of Mixed Use Development</b>	
Developments with fewer than 50 units Fewer than 1 sleeping room	Within a parking structure or enclosed garage: 2 spaces per dwelling unit
1 sleeping room	2.25 spaces per dwelling unit
2 sleeping rooms	2.75 spaces per dwelling unit
3 or more sleeping rooms	3.5 spaces per dwelling unit
Developments with 50 units or more	Within a parking structure or enclosed garage:

Use	Required Minimum Parking Spaces
Fewer than 1 sleeping room	2 spaces per dwelling unit
1 sleeping room	2.25 spaces per dwelling unit
2 sleeping rooms	2.75 spaces per dwelling unit
3 or more sleeping rooms	3 spaces per dwelling unit
<b>Other Residential Uses and Uses Incidental to Residential</b>	
Community residential care facility	0.5 spaces per bed
Senior Citizen Housing	
Apartment	1 space per unit
Congregate general care	0.5 spaces per bed or unit
Congregate general care with on-site transportation provided	0.3 spaces per bed or unit
Work-live	2 spaces per unit plus one additional space per unit
Day Care	1 space per care provider and staff member, plus 1 space for each 6 children

<b>Commercial Uses</b>	
Retail	
Under 40,000 square feet	1 space per 200 square feet gross floor area
40,000—100,000 square feet	1 space per 225 square feet gross floor area
100,000+ square feet	1 space per 250 square feet gross floor area
Restaurants Eating, Drinking Establishments, Cafes, Coffeehouses, Bars	
Attached 0—16 seats with less than 300 square feet of customer/dining area	1 space per 200 square feet of gross floor area
Attached 16+ seats	1 space per 100 square feet of gross floor area, with a minimum of 10 spaces
Freestanding	1 space per 100 square feet of gross floor area, with a minimum of 10 spaces
With entertainment	1 space per 100 square feet of gross floor area (seating and service), plus 1 space per 35 square feet of entertainment area, plus 1 space per 7 square feet of dance floor
Outdoor Dining	No additional parking required for the first 500 square feet of outdoor dining area. For any area in excess of 500 square feet, parking shall be provided as required above for the applicable use. Where outdoor dining is covered by a roof structure, all parking shall be provided as required for the above applicable use.
Service Station	
With convenience store	1 space per pump, plus 1 space per 200 square feet of gross floor area of sales area, plus 3 spaces per service bay
Without convenience store	1 space per employee, plus 3 spaces per service bay
Financial institutions	1 space per 200 square feet of gross floor area if a drive-up window exists. If no window, 1 space per 150 square feet of gross floor area
Funeral home/mortuary with no crematorium	
Fixed seats in viewing room(s):	1 space per each 3 fixed seats in area(s) designated for assembly purposes
No fixed seats in viewing room(s):	1 space for each 21 sq. ft. of area designated for assembly purposes All usable ancillary area(s) shall provide 1 space for each 250 sq. ft. of gross floor area
Massage establishment	1 space per 200 sq. ft. of gross floor area
Nursery, home improvement center, building materials, furniture, general appliance stores (large display area)	1 space per 200 square feet gross floor area
Hotel, motel, bed and breakfast	1 space per room/unit plus 2 spaces for hotel manager unit, plus any parking required for restaurant, assembly, or other permitted ancillary use
Personal service	1 space per 200 square feet of gross floor area
Professional studios and galleries	
Art gallery/retail business with tattoo art studio	The art gallery portion of the business and service areas shall be parked at 1 space for every 500 square feet of gross floor area and the tattoo art studio shall be parked at 1 space for every 200 square feet of gross floor area
Art, music, dance, martial arts	1 space per employee, plus 1 space per 2 student capacity

Use	Required Minimum Parking Spaces
Photography, portrait, radio, TV, recording	1 space per 200 square feet of gross floor area
Karaoke studios	1 space per 200 square feet of gross floor area
Art studios and galleries	1 space per 500 square feet of gross floor area
Automatic car wash	5 times the internal washing capacity for stacking and drying, plus 1 space per employee based on the maximum shift, not less than 3 (internal capacity is defined as conveyor length divided by 20 feet)
Auto rental	
Office only	1 space per 250 square feet of gross floor area
Vehicle storage	1 space per 350 square feet of gross floor area of office, plus 1 space per vehicle
Auto and boat sales, leasing	1 space per 400 square feet of gross floor area of inside display, plus 1 space per 2,000 square feet of outside display, plus 1 space per 500 square feet of gross floor area of repair, plus 1 space per 300 square feet of gross floor area of parts storage and sales area
Auto repair and maintenance	1 space per 200 square feet of gross floor area including auto paint and body of office space, plus 3 spaces per service bay
<b>Office Uses</b>	
General business offices	1 space per 250 square feet of gross floor area
Medical, dental and related service support facilities	1 space per 170 square feet of gross floor area
<b>Industrial Uses</b>	
Buildings with less than 20,000 sq. ft. of gross floor area	2.25 spaces per 1,000 square feet of gross floor area
Buildings 20,001 to 100,000 sq. ft. of gross floor area	2 spaces per 1,000 square feet of gross floor area
Buildings with more than 100,000 sq. ft. of gross floor area	1 space per 1,000 square feet of gross floor area
Incidental Office:	
Under 30% of gross floor area	No additional requirements
30 to 50% of gross floor area of a building	1 space per 250 square feet of gross floor area
<b>Public and Semi-Public Uses</b>	
Hospital	4 spaces per bed
Private school—elementary through high school	1 space per each employee, plus 1 space for each 6 student capacity
College or university	1 space per employee, plus 1 space per 3 student capacity
Trade school; adult education	1 space per employee, plus 1 space per 3 students capacity (based on maximum occupancy allowable by building code), or 1 space per 35 square feet of instructional area, plus 1 space per 250 square feet of office space
Churches/religious facilities	
Fixed seats:	1 space per each 3 fixed seats
No fixed seats:	1 space for each 21 square feet of area designated for assembly purposes
	All ancillary area(s) shall provide 1 space for each 250 square feet of gross floor area
<b>Commercial Recreation Uses</b>	
Golf driving range	1.5 spaces per tee
Bowling alley	3 spaces per alley plus spaces for other uses on-site
Movie theaters	
Single screen	0.5 space per seat
Multi screen	0.3 space per seat
Arcades, pool hall	1 space per 200 square feet of gross floor area
Night clubs	1 space per 7 square feet of dance floor, plus 1 space per 35 square feet of additional gross floor area
Assembly halls and dance floors	1 space per 7 square feet of dance floor or assembly area, plus 1 space per 35 square feet of additional gross floor area
Spa/health clubs/gyms	1 space per 200 square feet of gross floor area
Private clubs	1 space per each 15 square feet of assembly area
Skating rinks	1 space per 100 square feet of gross floor area, plus spaces required for other uses on-site

(2883 § 10, 2017; 2861 § 16, 2015; 2850 § 7, 2014; 2814, 2012)

### 9.18.140.040 Parking Requirements

The following parking requirements are applicable to all land uses, unless stated otherwise in this chapter.

A. Parking Space Size. All parking spaces shall conform to the minimum dimensions:

1. Open Parking Spaces and Parking Spaces Within a Parking Structure.

Standard Space: 9 feet wide by 19 feet long

Compact Space: 8 feet wide by 15 feet long

Parallel Space: 8 feet wide by 22 feet long

Wherever a space is adjacent to a wall, fence, or hedge, an additional one foot of width shall be provided to that space.

2. Enclosed Parking Spaces. All enclosed parking spaces shall conform to the minimum interior dimensions of 10 feet wide by 20 feet long for each space. For example: A two-car garage shall maintain minimum interior dimensions of 20 feet wide by 20 feet long.

B. Compact Car Parking Spaces.

1. Up to 20% of the required **commercial** parking stalls may be compact parking spaces. The determination of the percentage to be allowed will be made through the site plan review or applicable discretionary permit review process.
2. Compact stall size is subject to Public Works Department standards for compact car spaces.
3. Compact spaces, where provided, shall be consolidated into a specific area of a parking lot or structure. The area shall include signage designating the spaces by signs, colored lines, or other appropriate indicators for compact vehicles only.

C. Automated Parking Systems and Mechanical Parking Lifts. Parking spaces in automated parking systems and vertical parking lifts may be utilized to meet the required number of parking spaces pursuant to Section 9.18.140.030 (Parking Spaces Required), as well as additional/supplemental parking, provided that all of the following conditions can be met.

1. The use of automated parking systems and mechanical parking lifts does not increase the building bulk and mass, in that the area occupied by the automated parking system or mechanical parking lift is no greater in volume than a parking structure that would be configured exclusively with conventional structured parking.
2. The parking system shall be located entirely within the confines of a building and shall not be visible from the public right-of-way.
3. Systems may be self-service or fully automated.
4. Sufficient vehicle queuing distance for the area accessing the parking system shall be provided, as determined through the site plan review or discretionary permit review process.

~~Motorcycle Parking Spaces. Commercial and industrial facilities with 25 or more parking spaces shall provide at least one paved designated parking area for use by motorcycles.~~

D.

Bicycle Parking. ~~For all new developments where parking is not provided in the form of individual garages, secure and convenient~~ Short- and long-term bicycle parking shall be provided ~~at a rate of~~

~~one bicycle space for every 10 required parking spaces pursuant to the applicable requirements of the building code.~~ (2814, 2012)

### **9.18.140.050 Location of Parking Spaces**

- A. Located On-Site. All required open parking spaces and garages shall be located on the same building site or within the same development, except where allowed by Section 9.18.140.050.B (Off-site Parking), below.
- B. Off-Site Parking. Off-site parking for new uses or new construction may be permitted on either a privately owned property or public property through the site plan review process or other applicable discretionary review permit process for an individual use or development project.
  - 1. Joint Use Off-Site Parking. Where more than one use is involved, joint use or shared parking shall require preparation of a parking management plan in accordance with Section 9.18.140.060 (Joint Use and Parking Management).
  - 2. Location of Off-Site Parking. In no event shall any off-site parking facility be located more than 1,500 feet from the use it is intended to serve.
  - 3. Deed Restriction Required. Where off-site parking for an individual use or development project is approved, a deed restriction, subject to the review and approval of the City Attorney, shall be recorded against all affected properties. Such deed restriction shall indicate the restrictions on the properties relative to future use and development due to the off-site parking arrangement.
  - 4. Irrevocable Access and/or Parking Easement. If parking is provided on a site other than the subject site, an irrevocable access and/or parking easement shall be obtained on the other site for use and benefit of the site in issue. Such access and/or parking agreement, when fully exercised, shall not diminish the available parking capacity of the site subject to the easement to less than required by this section.
- C. Accessibility. All off-street open and enclosed parking spaces shall be located and maintained so as to be accessible and usable for the parking of motor vehicles.
  - 1. All motor vehicles must be parked or stored on a fully paved surface with approved entrances and exits to the street.
  - 2. For projects approved and developed after April 25, 1991, where security gates are proposed to be provided, 70% of the guest parking spaces shall be located outside the secured area. (2814, 2012)

### **9.18.140.060 Joint Use and Parking Management**

- A. Applicability and Where Allowed. These regulations apply in situations where two or more separate uses or developments look to share parking and/or loading facilities due to staggered hours of operation or other varying operational characteristics that would allow parking and loading facilities to provide for joint use. If an applicant seeks to provide for shared or joint use parking, preparation of a parking management plan shall be required to allow any deviation from parking requirement standards established by this section, as set forth below. When prepared, a parking management plan shall provide applicable parking standards that address current development trends and the benefits of parking alternatives.

Where off-site parking is requested, the provisions in Section 9.18.140.050.B (Off-Site Parking), above, shall also apply.

- B. Parking Management Plan Required. A parking management plan shall be required as follows:



1. Where parking is to be shared or jointly used among the same or different developments or uses.
  2. Where the number of parking spaces required is proposed to be reduced, except as provided in Section 9.18.140.030.B (Residential/Commercial Mixed Use Developments) regarding required parking for residential/commercial mixed use developments, where a 10% reduction shall be permitted as part of the site plan review or conditional use permit process for that development. However, any reduction beyond 10% shall require a parking management plan.
- C. **Limitation on Parking Space Reduction and Distance.** No proposed reduction in parking spaces due to joint or shared use may exceed 25% of the parking required pursuant to this section. Also, no joint use or shared facility shall be located more than 1,500 feet from the use it is intended to serve.
- D. **Plan Contents.** The parking management plan shall be prepared by a qualified transportation engineer, in accordance with Planning Commission policy, and shall include, at minimum, the following elements:
1. Breakdown and description of the proposed uses, including their functional and spatial components.
  2. Statement of the functional area square footage based on the proposed plan.
  3. Statement of parking demands by uses for morning, midday, and evening periods, and a statement of employee parking demands.
  4. A peak-demand calculation by adding the various components together to determine the midday and evening demands with the higher figure represents the minimum number of spaces to be provided.
    - a. A 10% increase in the minimum number of spaces shall be added to the peak demand calculation to allow for future changes in the types of uses proposed in the original development plan, and
    - b. Use changes throughout the life of the project requiring more than the 10% figure shall require the submittal and approval of an amended parking management plan.
  5. A cross-check analysis for functional and operational aspects.
  6. Parking management plans shall include a copy of proposed easements or conditions, covenants, and restrictions tying the parking agreement to the project in perpetuity, prohibiting revision without City approval. Pre-existing, shared parking proposals shall be accompanied by a recorded off-site parking covenant running with the land. The City Attorney shall have the authority to review and dictate the contents of the CC&Rs and any deed restrictions or easement language proposed.
- E. **Shared Loading Spaces.** Loading spaces may be shared in compliance with this section. However, the loading spaces shall only be shared if located on an adjoining lot.
- F. **Review Process.** For development projects involving new construction, a parking management plan for joint or reduced parking shall be considered by the appropriate review authority at the same time the project is considered. Where a new use is proposed to occupy an existing building and where a parking management plan is required, the parking management plan shall be subject to Community Development Director's review.
- G. **Required Findings-Requirements for Approval.** Where a shared parking facility serving more than one use will be provided, the total number of required parking spaces may be reduced only if the **Planning Commission hearing body** finds that all of the following are **true** ~~met~~:

1. The peak hours of use will not overlap or coincide to the degree that peak demand for parking spaces from all uses will be greater than the total supply of spaces;
2. The adequacy of the quantity and efficiency of parking provided will equal or exceed the level that can be expected if parking for each use were provided separately;
3. A parking demand study prepared by an independent traffic engineering professional approved by the City supports the proposed reduction; and
4. The applicant submitted a signed contract between the applicant and the other property owner(s) providing the off-street parking spaces subject to the shared parking arrangement. The contract shall be subject to the approval of the ~~Planning Commission~~ hearing body and shall also be subject to review by the City Attorney as to form and content. (2814, 2012)

### **9.18.140.070 Parking Design Standards**

#### **A. Parking Improvements.**

1. **Paving.** Parking and loading facilities and pedestrian pathways shall be surfaced and maintained with asphalt concrete, concrete, or other permanent surfacing material acceptable to the Community Development Director or designee and sufficient to prevent loose surfacing materials and other nuisances.
2. **Striping.** Parking lot striping shall be maintained at all times consistent with City standards.
3. **Drainage.** All parking and loading facilities shall be graded and provided with permanent storm drainage facilities.
  - a. Surfacing, curbing and drainage improvements shall be sufficient to preclude free flow of water onto adjacent properties or public streets or alleys.
  - b. Measures listed above shall be taken to preclude standing pools of water within the parking facility.
4. **Safety Features.** Parking and loading facilities shall meet the following standards:
  - a. Safety barriers, protective bumpers, or curbing and directional markers shall be provided to assure pedestrian and vehicular safety, efficient utilization, protection to landscaping, and prevent encroachment onto adjoining public or private property.
  - b. Unobstructed visibility shall be maintained at all times while vehicles are circulating within the parking area.
  - c. Internal circulation patterns and the location and traffic direction of all access drives shall be designated and maintained in accordance with accepted principles of traffic engineering and traffic safety.
  - d. Striping of parking lots must at all times be clearly visible and maintained throughout the life of the facility.
5. **Lighting.** Lights provided to illuminate any parking facility or paved area shall be designed with automatic timers (photovoltaic cells) and maintained in accordance with the provisions of this title. Parking lot security lights shall be maintained and shall be operated during all hours of darkness.
  - a. All nonresidential parking area lighting shall be provided during the hours of darkness the establishment is open at a minimum of two footcandles of light on the parking surface.

- b. A minimum of one footcandle of light shall be provided during all other hours of darkness.
  - c. 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.
6. Noise. Areas used for primary circulation, or for frequent idling of vehicular engines or for loading facilities, shall be designed and located to minimize impacts on adjoining properties, including sound attenuation to adjacent property and visibility screening from adjacent property.
7. Screening. Open off-street parking areas shall be screened from view of public streets and adjacent landuses that are more restrictive.
8. Walls. High walls shall not block or otherwise impair visual access from adjacent residential properties.
- B. Surface Parking Lot Landscaping. In addition to the Site Design Standards of Section 9.18.100.030, the following landscaping standards shall apply to all surface parking lot areas:
- 1. Surface Parking Lots Visible from Streets. Surface parking lots that are visible from public and private streets, and in particular surface parking lots located between the public right-of-way and buildings and structures shall meet the following landscaping, paving, and tree requirements:
    - a. Landscaping. At least 10% of the total area of any surface parking lot shall be landscaped.
    - b. Paving Area. At least five percent of the total area of any surface parking lot shall be paved in ~~high-quality materials~~ such as consisting of either pavers, stone or cobblestone, patterned or scored concrete, or similar durable materials. Paving is encouraged at highly visible locations such as main drive aisles, parking areas adjacent to required front and corner side yard setbacks, enhanced stall demarcations throughout the parking lot, or pedestrian walkways.
    - c. Trees. One tree shall be provided for every four parking spaces. Trees shall be shade-producing trees and shall be evenly distributed throughout the parking lot so as to shade the parking area. Trees shall be located in landscape planters. Trees shall conform to the matrix of plant materials established by the Planning Division. Minimum tree size at planting shall be 24-inch box.
  - 2. Surface Parking Lots Not Visible from Streets. Surface parking lots that are not visible from public and private streets and are located towards the rear and interior of the site shall meet the following landscaping and tree requirements:
    - a. Landscaping. At least five percent of the total area of any surface parking lot shall be landscaped.
    - b. Trees. One tree shall be provided for every 10 parking spaces. Trees shall be shade-producing trees and shall be evenly distributed throughout the parking lot so as to shade the parking area. Trees shall be located in landscape planters. Trees shall conform to the matrix of plant materials established by the Planning Division. Minimum tree size at planting shall be 24-inch box.
  - 3. Landscape Buffer. Where a surface parking lot abuts a parking structure or is adjacent to a surface parking lot on another lot, a landscape buffer not less than 10 feet in depth shall be provided between the lots or structures. Where adjacent surface parking lots allow common parking to serve multiple businesses and pedestrian walkways provide access to all businesses served, no landscape buffer shall be required.

4. **Wheel Stops at Landscaping.** Concrete wheel stops shall be installed in parking areas to protect landscaping. Any broken or damaged wheel stops shall be replaced. Alternatively, parking may be designed to overhang landscaped areas. Parking shall overhang landscaping no more than two feet with a minimum planter dimension of five feet.
  5. **Landscape Planters.** All landscape planters shall have a minimum width of four feet.
  6. **Screening Required.** Storage areas, trash enclosures, public utilities, and other similar land uses or elements that do not contribute to the enhancement of the surrounding area shall be screened with landscaping. Landscape screening shall consist of evergreen shrubs, vines, or closely spaced trees.
- C. **Architectural Treatment of Parking Structures.** All façades of a parking structure shall include architectural and landscaping treatment pursuant to the standards established in 9.18.090 (Development Standards Specific to Individual Mixed Use Zones), 9.18.100 (Development and Design Standards Applicable to All Mixed Use Zones), and 9.18.120 (Landscaping) of this chapter. The intent is to ensure that parking structures have the same quality treatment as the buildings and uses they serve, that such structures are well integrated into a development project, and that their design contributes to the overall character and function of the area in which they are located. In particular, any façade that can be viewed from a public right-of-way shall include treatments that make the structure resemble a habitable building.



**Photo 9.18-9: Example of Parking Structure Architectural Treatment**

**9.18.140.080 Loading Areas**

All nonresidential developments must provide loading berths in accordance with this section.

- A. Retail Stores, Warehouses, Wholesaling, Manufacturing and Other Goods Handling Uses. Loading spaces shall be provided as set forth in Table 9.18-12 (Required Loading: General Commercial and Industrial).

**Table 9.18-12: Required Loading: General Commercial and Industrial**

Gross Floor Area of Building or Use	Number of Loading Berths Required
Less than 100,000 sf	0
100,001—200,000 sf	1
200,001—500,000 sf	2
More than 500,000 sf	3 plus 1 for each additional 400,000 sf

- B. Offices and Hotels/Motels. Where loading facilities are provided, the standards in Table 9.18-13 (Required Loading: Offices and Lodging) shall apply.

**Table 9.18-13: Required Loading: Offices and Lodging**

Number of Berths	Width	Length	Height
1	10 feet	25 feet	12 feet
2 or more	10 feet	35 feet	14 feet

- C. Minimum Size of Berths. All berths must be provided with an on-site maneuvering area to the loading berth that provides a turning radius of not less than 48 feet.
- D. Screening. All loading areas shall be screened from view of adjacent streets.
- E. Access.
- Access to the loading docks shall be provided without the necessity of vehicle maneuvers in the public right-of-way.
  - The dock approach may not be encumbered by parking stalls or physical obstructions.
  - All loading must be conducted in loading berths when berths are provided. Loading and unloading operations shall not be conducted so as to be a nuisance to adjacent residential areas.
  - Loading areas shall not interfere with parking or with vehicle and pedestrian access. (2814, 2012)

**Section 9.18.150 Collection of Recyclable Materials****9.18.150.010 On-Site Accommodation for Recyclable Materials Containers and Collection Areas**

- A. Purpose. These standards are established to ensure that all developments in the Mixed Use zones are provided with convenient and appropriately sized areas for the collection of recyclable materials so that residents and businesses in Garden Grove can contribute toward the achievement of city goals

relating to solid waste diversion, recycling, and greenhouse gas reduction, pursuant to state law. The city recognizes that in lieu of providing separate areas for the collection of recyclable materials, development projects can provide convenient and adequately sized areas where collection bins for both solid waste and recyclables can be maintained.

- B. **Area Required; Applicability.** Any new development project, including a public facility, for which a building permit application has been filed, or any addition or modification to an existing development whereby the addition or modification exceeds 1,000 square feet or 10% of the existing floor area (whichever is less), shall include adequate, accessible, and convenient areas for the collection and loading of recyclable materials. These areas, to the maximum extent possible, shall be provided as part of the collection areas for solid waste. Construction of an addition to an existing single-family unit, or less than one full unit to multiple-family residential development, shall be exempt from this requirement.
- C. **Minimum Collection Areas.** Areas for solid waste and recyclable materials storage shall be adequate in capacity, number, and distribution to serve the development where the project occurs, and shall be based on the following requirements:
1. **Office, Commercial, Industrial, and Institutional.** Collection bins of a minimum size of three cubic yards shall be provided. A storage enclosure shall be provided sufficient to hold one or more standard three-cubic-yard bins or similar collection bins available from approved haulers. Each enclosure shall provide sufficient area for the collection of solid waste and recyclable materials. Where appropriate, separate collection bins for food waste associated with food service uses shall also be provided consistent with other City regulations. The area must accommodate, at a minimum, the bins indicated in Table 9.18-14 (Recyclable Collection Areas), below, or as otherwise may be approved through the discretionary permit review process.

**Table 9.18-14 Recyclable Collection Areas**

Building Square Footage	Types of Receptacles	Number of Receptacles
0—5,000	Bin	1
5,001—10,000	Bin	2
10,001—15,000	Bin	3
15,001—20,000	Bin	4
20,001—25,000*	Bin	5

\* Each additional 5,000 square feet requires one additional bin, or more than one pickup per week, per bin

2. **Residential Developments.**
  - a. For developments consisting of five or fewer residential units, and if containers are utilized, the exterior collection area shall consist of an area sufficient in size for the storage of containers for each residential unit consistent with city contract requirements with approved waste haulers. The suggested area for each container is a minimum of 38 inches by 38 inches.
  - b. For developments with more than five residential units, ~~sufficient area to accommodate at least one three-cubic-yard bin or similar all refuse container storage and collection bins available from approved haulers~~ shall be provided. ~~Each enclosure shall provide sufficient area for meet the collection requirements of refuse and recyclable materials~~ City of Garden Grove Standard B-502 and State-mandated commercial organic recycling regulations set forth in Public Resources Code Sections 42469.8-42469.86, as it may be amended from time to time, as well as any other applicable State laws related to refuse, recyclables, and/or organics.



- c. No unit shall be located more than 300 lineal feet from a common refuse storage area; such distance shall measured by a clear pedestrian path to such areas.

3. Mixed Use Developments.

- a. To the greatest extent practicable, separate solid waste and recyclable materials collection areas shall be provided for residential and nonresidential components of a residential/commercial mixed use development. Where separate facilities can be and are provided, the areas shall meet the standards specified above for nonresidential and residential uses.
- b. Where it is not practicable to separate such areas, as determined through the development review process, the recyclable materials collection area shall provide aggregate space sufficient to accommodatethe minimum requirements specified above for each individual use. Such areas shall be conveniently located to all users.
- c. Recycling and solid waste storage facilities for nonresidential uses shall be located as far as possiblefrom residential units and shall be completely screened from view from the residential portion of the development. Recycling and solid waste storage facilities for nonresidential uses shall be compatible in architectural design and details with the overall project. The location and design of enclosures shall mitigate nuisances from odors when residential uses might be impacted. Trash areas for food service andsales uses, when occupying the same building as residential uses, shall be refrigerated or otherwise designed to control odor.

D. Design Standards. The following standards shall apply to all developments utilizing three-cubic-yard bins orsimilar collection bins available from approved haulers.

- 1. All solid waste and recyclable material storage areas shall be readily accessible to the users they serve, aswell as for collection operations, and shall be enclosed by a solid masonry or concrete block wall.
- 2. Recycling bins or containers shall provide protection against adverse environmental conditions that mightrender the collected materials unmarketable. Solid waste and recyclable materials must be stored within the bins or containers.
- 3. Driveways or travel aisles shall provide unobstructed access for collection vehicles and personnel and provide at least the minimum clearance required by the collection methods and vehicles utilized for the particular project.
- 4. A sign clearly identifying all recycling and solid waste collection and loading areas and the materialsaccepted shall be posted adjacent to the storage areas.
- 5. The design and construction of solid waste and recyclable materials storage areas shall be compatible withsurrounding land uses.
- 6. The storage area shall be shielded from public view by a wall that matches the exterior building materialand color.
- 7. The storage area shall be designed as per the Garden Grove design guidelines, as approved by CityCouncil resolution.
- 8. Storage areas shall not be located in any required front, side, or rear setback or any area required to bemaintained as unencumbered according to any public safety laws as adopted.
- 9. Where collection of solid waste and recyclable materials is separated, whenever feasible, areas forcollecting and loading recyclable materials should be adjacent to the refuse storage areas. (2814, 2012)

**Amend Section 9.32.010 as follows:****9.32.010 General Provisions**

A. Purpose. The purpose of this chapter is to consolidate all applications of land use actions in the City, to provide an outline of the procedures for making these applications and the procedures by which the appropriate hearing body receives the appropriate applications. This chapter also consolidates the procedures that appeals of decisions made by the hearing body are to follow.

B. Interpretation. The Department Director shall have the responsibility and authority to interpret the meaning and applicability of all provisions and requirements of this title. In interpreting and applying the provisions of this title, the development ~~project standards~~ shall be held to be the minimum requirement for the promotion of the public health, safety, comfort, convenience and general welfare. It is not the intent of this title to interfere with or abrogate or annul any easement, covenant or other agreement between parties. When this title imposes a greater restriction upon the use of buildings or land or upon the height of buildings, or requires larger open spaces than are required by other ordinances, rules, regulations, by easements, covenants, or agreements, the provisions of this title shall control.

C. Form of Application Blanks, Type of Required Information.

1. The City Manager or designee may prepare application forms and provide blanks for such purposes and may prescribe the type of information to be provided in the application by the applicant pursuant to direction from the hearing body.

2. No application shall be accepted unless it is completed as prescribed.

D. Fees Required. All ~~applications~~applicants described in Section 9.32.030 shall require fees paid in accordance with a resolution adopted by the City Council.

1. A copy of the resolution and information may be obtained from the office of the City Clerk.

2. The City Council, or any member thereof, may appeal any decision of the Planning Commission or the Zoning Administrator. If an appeal is filed by the council or any member thereof, the appeal fee shall be waived.

3. Planning actions listed in Section 9.32.030 shall not be construed to exclude any other planning action.

E. Limitation of Refiling of Applications. A final action denying an application for a land use action shall prohibit the further filing of the same type application on a property until not less than one year shall have elapsed from the date of denial of any application.

F. Development Agreement. The City shall be empowered to enter into a binding development agreement with a developer in the instance that the developer has a legal and equitable interest in real property for which it has submitted a plan to develop such property. The City shall adopt rules and regulations establishing procedures and requirements for implementing and approving such development agreements and shall require any developer to pay a development impact mitigation payment in accordance with a resolution adopted by the City Council.

G. Environmental Review. All applications for land use actions to be submitted for review and approval by the City Council, the Planning Commission or the Zoning Administrator, shall be reviewed upon their submittal in accordance with the provisions of the California Environmental Quality Act (CEQA) ~~and the City's own environmental review guidelines~~ (Public Resources Code Sections 21000 et seq.; California Code of Regulations, Title 14, Sections 15000 et seq.).



1. ~~When the application is not exempt from review as required by the California Environmental Quality Act, as amended, the applicant shall submit an initial study to the public agency (in this case, the City Manager or designee) as required by CEQA.~~

2. ~~The public agency shall then conduct its own initial study as required by CEQA, and determine if a full environmental impact report, a focused environmental impact or a negative declaration, as defined by CEQA, is required.~~

3. ~~All procedures and notifications shall be done in accordance with the requirements of the California Environmental Quality Act, and all required documentation of these actions shall be provided according to the required schedule to the appropriate agencies.~~

4. ~~All environmental reviews shall be conducted by the Planning Coordinating Committee, Environmental Review Board. The Environmental Review Board shall make recommendations to the hearing body on environmental applications. In case of a tie in votes cast for the approval of the use of a negative declaration, a focused environmental study, or an environmental impact report, the more stringent of these requirements shall be considered approved.~~

H. Design Guidelines. The hearing body shall review from time to time development standard guidelines pertaining, but not limited to, the following categories: site planning, architecture, landscape architecture, parking design, signage and other special items. The hearing body shall approve or deny all such design guideline standards by resolution.

***Amend Section 9.32.030 as follows:*****9.32.030 Land Use Actions**

A. The Planning Commission, ~~and~~ Zoning Administrator, and Department Director / City Manager or designee are empowered to make the final decision on all land use actions, as described in this section, except for the following actions that shall be transmitted to the City Council, along with the hearing body recommendation, for final action:

1. General plan amendments;
2. Specific plans;
3. Planned unit developments;
4. Zone changes;
5. Ordinance amendments;
6. Tract maps (final);
7. Parcel maps (final);

8. Development agreements.

B. The Threshold of Review Table below identifies the full range of land use permit options and applicable final review authority, except that where a land use action also requires approval of an action by the City Council, the City Council shall be the final review authority for such land use action, and the Planning Commission shall transmit a recommendation to the City Council. The following provisions specify the applicability of the land use actions listed on the Threshold of Review Table and list the required findings for each. Notwithstanding the following provisions, the findings required for approval of a site plan, conditional use permit, or other quasi-judicial land use permit for a housing development project, as defined in subsection (h)(2) of Section 65589.5 the Government Code, shall be as specified in chapter 9.60.

**THRESHOLD OF REVIEW**

Type of Application	Hearing Body			
	Director	Zoning Administrator	Planning Commission	City Council
General Plan Amendments			I	X
Ordinance Amendments			I	X
Zone Change			*I	X
Specific Plans			I	X*
Planned Unit Developments			I	X
Site Plan		*	X	
Conditional Use Permits		X	A	
Variances/Waivers		X	A	
Tract Maps			X	
Parcel Maps			X	
Lot Line Adjustments		X	A	
Interpretation of Use		X	A	
Home Occupations Permits		X	A	
Temporary Event Permits	X		A	
Special Events Permits	X		A	
Modifications to Approved Plans		X	X	
Time Extensions		X	X	
Revocations		X	X	
Code Enforcement—Abandoned Vehicles		X	A	
Extensions of Time for Nonconforming Uses			X	
City Manager or Designee Review	X		A	A
<u>Reasonable Accommodation Request</u>	<u>X</u>			<u>A</u>

I = Initial review recommendation

A = Appeal body

X = Final hearing body

\* = Alternate hearing body

\*I = Denial of zone change by Planning Commission is final unless appealed. Approval by Planning Commission is recommendation for final action by City Council.

All decisions of the Planning Commission are appealable to the City Council.

C. The procedures for the following Land Use ~~Commission~~ approval actions are contained in separate sections of the zoning code, as noted:

Land Use Action	See
Specific Plans	Specific Plans—Separate Documents
Planned Unit Development	Chs. 9.08, <del>and</del> 9.12, <u>9.16, and 9.18</u> —Special Uses/ <del>Districts</del>
Tract Maps	<u>Chap. 9.40</u> <del>Div. II</del> —Subdivisions
Parcel Maps	<u>Chap. 9.40</u> <del>Div. II</del> —Subdivisions
Lot Line Adjustments	<u>Chap. 9.40</u> <del>Div. II</del> —Subdivisions
Home Occupation Permit	Chs. 9.08, <del>and</del> 9.12, <u>9.16, and 9.18</u> —Uses
<u>Cottage Food Operation Permit</u>	<u>Chs. 9.08, 9.12, and 9.18—Special Operating Conditions and Development Standards</u>
Temporary Event Permit	Chs. 9.08, 9.12, <del>and</del> 9.16, <u>and 9.18</u> —Temporary Uses
Special Events Permit	Chs. 9.08, 9.12, <del>and</del> 9.16, <u>and 9.18</u> —Temporary Uses
Floodplain Variance	Chs. 9.08, 9.12, <del>and</del> 9.16, <u>and 9.18</u> —Special Uses
<u>Accessory Dwelling Units and Junior Accessory Dwelling Units</u>	<u>Ch. 9.54</u>
<u>SB 9 Two-Unit Residential Developments and Urban Lot Splits</u>	<u>Ch. 9.56</u>
<u>Supportive Housing for the Homeless and Low-Barrier Navigation Centers</u>	<u>Ch. 9.60</u>

#### D. Land Use Action Procedures.

##### 1. General Plan Amendment/Code Amendment.

###### a. Applicability.

i. An amendment to any element of the City’s general plan or zoning code may be initiated by the City Council, the Planning Commission or the City Manager.

ii. If the following findings are met, a citizen may request an amendment to any element of the City’s general plan or zoning code, and shall pay an amount equal to the estimated cost of preparing the amendment.

b. Required Findings. All the following findings must be made in the affirmative by the hearing body in order for this application to be approved:

- i. That the amendment is internally consistent with the goals, objectives and elements of the City’s general plan;
    - ii. That the amendment is deemed to promote the public interest, health, safety and welfare;
    - iii. That in the case of an amendment to the general plan land use map or the zoning map, the subject parcel(s) is physically suitable for the requested land use designation(s), compatible with surrounding land uses, and consistent with the general plan.
  - c. The hearing body shall deny the application where the information submitted by the applicant and/or presented at the public hearing fails to substantiate such findings to the satisfaction of the hearing body.
  - d. General plan and zoning code amendments are also subject to the “no net loss” provisions of Government Code Sections 66300 and 65863, and, if applicable, the no net loss findings described in section 9.60.030 shall be made prior to or concurrently with approval of the proposed amendment.
2. Zone Change.
  - a. Applicability.
    - i. A change of zoning classification for any parcel(s) of land in the City may be initiated by the City Council, the Planning Commission or the City Manager.
    - ii. An owner of a parcel of land in the City or the owner’s designee may request a change of zoning classification for that (those) property(ies) by filing the proper application and paying all applicable fees.
    - iii. A change of zoning classification shall be initiated by the City for any parcel(s) that is found to be inconsistent with the land use designation for the property as designated in the general plan—land use map.
  - b. Required Findings.
    - i. That the proposed zone change is consistent with the City’s general plan;
    - ii. That the proposed zone change will ensure a degree of compatibility with surrounding properties and uses.
  - c. A change of zoning classification is also be subject to the “no net loss” provisions of Government Code Sections 66300 and 65863, and, if applicable, the findings required pursuant to section 9.60.030 shall also be made prior to or concurrently with approval of the proposed change of zoning classification for any parcel.
3. Site Plan.
  - a. Applicability. Except as otherwise provided by state law or another provision of this title, Aa site plan application shall be required prior to the issuance of a building permit for:
    - i. Residential and Open Space Zones. Any building or structure to be constructed in a residential or open space zone or expansion of any of the following uses:
      - (A) Single-family subdivision;
      - (B) New limited multiple-family residential units or additions to existing limited multiple units; and

(C) New multiple-family residential units or additions to existing multiple units.

(D) Exceptions:

- (1) An addition to a single-family residence, including the construction of new accessory structures;
- (2) An addition to a duplex or triplex, that meets the current setback requirements, is less than 50% of the original living area, and does not create additional units. Any such additions shall be subject to a City Manager or designee review;
- (3) The development of three or fewer contiguous, residentially-zoned, unimproved legal lots with single-family dwellings; and
- (4) The construction of a duplex or triplex that complies with all the development standards of the municipal code, and does not require approval of any discretionary action, which shall be subject to a director's review;

ii. All Other Zones. Any new building or structure, or any addition to an existing structure or building that exceeds 10% of the existing floor area, or 1,000 square feet, whichever is less.

(A) Exception: Unless the following exceed 10% of the floor area of an existing structure or 1,000 square feet, whichever is less, a site plan shall not be required for the addition of mechanical equipment or any accessory structure(s) necessary for the safe operation of a facility, including, but not limited to:

- (1) Roof-mounted air conditioning units;
- (2) Freezer/cold storage units;
- (3) Attached exterior silos;
- (4) Exterior elevators;
- (5) Paint spray booths;
- (6) Utility cabinets; and
- (7) Incidental storage sheds.

iii. All Zones. Conversion of a single-family home to any other use.

iv. Specific Plan Zones. See individual specific plan requirements.

b. Required Findings. For any project other than a housing development project, as defined in subsection (h)(2) of Section 65589.5 the Government Code, the hearing body shall approve an application for a site plan when the information submitted by the applicant and/or presented at public hearing substantiates the following findings:

- i. That the submitted site plan complies with the spirit and intent of the provisions, conditions and requirements of the general plan and this chapter title, and that other applicable ordinances and policies of the City are complied with;
- ii. That the proposed development does 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;
- iii. That the proposed development does not adversely affect essential public facilities, such as streets and alleys, utilities and drainage channels;

- iv. That the proposed development will not adversely impact the City's ability to perform its required public works functions;
  - v. That the proposed development ~~shall~~will be compatible with the physical, functional and visual quality of the neighboring uses and desirable neighborhood characteristics; ~~and~~
  - vi. That through the planning and design of buildings and building placement, the provision of open space, landscaping and other site amenities will attain an attractive environment for the occupants of the property;
- c. Applications. A site plan application may be submitted by:
- i. ~~The owner of a parcel(s) of land within the City, or the owner's designees, for that (those) parcel(s) in which the owner has a legal or equitable interest;~~

~~ii. The executive director of the Garden Grove agency for community development, or his or her designee, in connection with development and/or redevelopment projects undertaken and/or assisted by the agency for community development; provided, however, any site plan application submitted by the agency executive director, or his or her designee, and approved by the hearing body shall only become effective and shall be contingent upon the agency for community development, or the agency's designee, obtaining ownership of the property that is the subject of the site plan application.~~

4. Conditional Use Permit.

- a. Applicability. A conditional use permit shall be required:
  - i. Prior to issuance of any permits or certificates for the uses indicated in Chapters 9.08, 9.12, ~~and~~ 9.16 and 9.18, or where a conditional use permit is required pursuant to any applicable overlay zone regulations, specific plan provisions, or planned unit development requirements;
  - ii. If a use, as controlled by the State Alcoholic Beverage Control Board, that allows the wholesale or retail sale of alcoholic beverages is added, or the consumption of alcoholic beverages is allowed, on or off site, or if an existing ABC license type is changed;
  - iii. For any expansion in floor area of a use currently under provisions of an approved conditional use permit;
  - iv. For any new use or intensification of uses at a facility currently being operated under provisions of an approved conditional use permit.
- b. Required Findings. The hearing body shall approve an application for a conditional use permit when the information submitted by the applicant and/or presented at public hearing substantiates the following findings:
  - i. That the proposed use will be consistent with the City's adopted general plan ~~and redevelopment plan;~~
  - ii. That the requested use at the location proposed will not:
    - (A) Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
    - (B) Unreasonably interfere with the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or

- (C) Jeopardize, endanger or otherwise constitute a menace to public health, safety or general welfare;
  - iii. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this title, or as is otherwise required, in order to integrate such use with the uses in the surrounding area;
  - iv. That the proposed site is adequately served:
    - (A) By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such as to be generated, and
    - (B) By other public or private service facilities as required.
  - c. The hearing body shall deny the application when the information submitted by the applicant and/or presented at the public hearing fails to substantiate such findings.
  - d. The conditional use permit and all discretionary land use permits under this title (including site plan, if applicable) shall be issued or denied within the time periods proscribed by the Permit Streamlining Act, the Subdivision Map Act, the California Environmental Quality Act, and other applicable state law, unless a reasonable time, not to exceed 90 days, unless an environmental impact report is required. If an environmental impact report is required, and the project is not subject to the Permit Streamlining Act, the time limit for action shall not exceed six months. Said time periods may only be extended by actions of the applicant or his or her agents.
  - e. Procedures for processing the application and times for processing steps shall be established by the City Manager or designee ~~with approval of the Planning Commission.~~
5. Waiver.
- a. Applicability. A waiver application to the provisions of Title 9 shall be required for waiver procedures as contained in the Subdivision Map Act and in Chapter 9.40 of this code.
  - b. A waiver procedure as contained in the Subdivision Map Act and Chapter 9.40 of this code may be granted if it is possible to find that the waiver:
    - i. Will not create a subdivision or satisfy the requirements applicable to the division of a parcel of land;
    - ii. Will comply with city requirements as to area, improvement and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability and environmental protection;
    - iii. Will satisfy any other requirements pertaining to the Subdivision Map Act, this code and any other applicable city ordinance;
    - iv. Will not create any unnecessary conditions or situations that will be incompatible with existing and possible future uses of adjacent properties.
6. Variance.
- a. Applicability. A variance to the provisions of Title 9 shall be required for any deviation from the development standards contained therein.
  - b. Required Findings. A variance may be granted only if all of the following findings are made:



- i. That there are exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply generally to other property or classes of use in the same vicinity or zone;
- ii. That such variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zone, but which is denied to the property in question;
- iii. That the granting of such variance will not be materially detrimental to the public welfare, or injurious to the property or improvements in such vicinity and zone in which the property is located;
- iv. That the granting of such variance will not adversely affect the comprehensive general plan; and  
iv. That approval of the variance is subject to such conditions as will assure that it does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated.

7. Interpretation of Use.

a. Applicability.

- i. Any use not specifically listed as a permitted use, incidental use, or conditional use shall be prohibited; provided, however, that whenever a use has not been specifically listed as a permitted use, incidental use, or conditional use in a particular zone district, but similar uses are found to exist in that zone, the hearing body shall be responsible for interpreting whether or not the use is permitted in that zone district, and under what conditions.
- ii. Any use determined to be inconsistent or not similar to other uses shall be required to file an application for an ordinance amendment.

b. Required Finding. That the proposed use is:

- i. Similar in scale and operational characteristics to other uses permitted in that zone;
- ii. Consistent with the intent of the general plan and the zone district;
- iii. Compatible with other permitted uses.

8. Modification to Approved Plans.

a. Applicability. Whenever a change is proposed to an approved land use action.

b. Required Findings. Modifications to approved plans shall be granted when the following findings are made:

- i. That the change would not require the filing of an application for waiver or variance to the zoning code;
- ii. That the change would not adversely affect the quality or design of the original plan;
- iii. That the change would not adversely affect the use or enjoyment of adjacent properties;

9. Time Extensions.

a. Required Findings. A time extension may be granted when the following findings are made:

- i. A request for a time extension, including the reasons therefore, has been submitted prior to the permit expiration date, or the hearing body finds that, due to special circumstances demonstrated by the property owner or the applicant, a late-filed request should be considered;

- ii. That there has been no change in the general plan designation or zoning of the site that would render the development or use nonconforming;

- iii. That there is no land use action or study currently underway that would have the potential to render the development or use nonconforming.

- b. Limits of Extensions. Unless otherwise provided by a development agreement, a time extension shall be limited to one year or less. A request for a time extension beyond the term provided in a development agreement shall require City Council approval of an amendment to the development agreement.

#### 10. Revocation.

- a. Applicability. The City Council, hearing body or City Manager may initiate revocation procedures for any land use action designated by this title.

- b. Required Findings. The hearing body may revoke or modify a land use action if any one of the following findings is made:

- i. That the approval was obtained by fraud;

- ii. That the approved use has ceased to exist or has been suspended for one year, or a lesser time as established by land use ordinance;

- iii. That the approved use is being, or recently has been, exercised contrary to the terms or conditions of such approval, or in violation of any statute, ordinance, or regulation;

- iv. That the approved use was so exercised as to be detrimental to the public safety or so as to constitute a public nuisance.

#### 11. City Manager or Designee Review—Minor Deviations.

- a. Applicability. The City Manager or designee is vested with the following minor deviation land use permit and related authority:

- i. To allow ground-mounted mechanical equipment including, but not limited to, heating, cooling or ventilating equipment, swimming pool or spa heaters, pumps or filters, to be located in the side or rear setbacks on any property improved with a multiple-family residential project, provided that the equipment is screened from view from public rights-of-way and an unobstructed path at least three feet wide is provided between the equipment and the property line;

- ii. To allow mechanical equipment including, but not limited to, water heaters, FAUs etc., to encroach into the minimum interior dimensions of existing garages for single-family residential dwellings, provided that adequate space for the number of vehicles required by Title 9 to be parked in the garage is maintained;

- iii. To allow one-story additions to existing, detached, non-habitable structures that are nonconforming as to required side or rear setbacks in any residential zone. The addition shall be constructed in conformance with all applicable code provisions;

- iv. To issue minor land use deviations for the purpose of allowing minor changes to the strict requirements of any use or distance limitations of the code (excepting adult uses), provided that the changes are generally compatible with the zoning requirements for the parcel, and the use will last for a duration not to exceed 18 months. A single time extension limited to one year or less may be granted;
- v. To allow minor deviations in the height, width and/or placement of freestanding sign structures for any office, commercial and industrial zoned properties improved with existing buildings or structures to achieve a greater flexibility in design and quality that cannot be achieved through the strict application of Title 9, Development Standards, provided that the sign area does not exceed the maximum square footage as required by Title 9;
- vi. To allow deviations in the number of required parking spaces up to a maximum of 10% for any office, commercial or industrial zoned properties improved with existing buildings or structures, where the parking deficiency cannot be corrected by redesigning the parking area or restriping the parking spaces. This shall not include any use subject to a conditional use permit, or any property that was granted a parking variance;
- vii. To allow the installation of garage doors on existing carports for existing residential condominiums;
- viii. To allow minor deviations from landscape requirements in conjunction with the rehabilitation of an existing site where no discretionary action is proposed;
- ix. To allow fences located in the required front setback of residentially zoned properties to be constructed to a maximum height of six feet, provided the upper 36 inches is wrought iron fencing with vertical railings no less than three inches apart;
- x. To allow the construction of one single-family home on a legally created, residentially-zoned vacant parcel, that is nonconforming due to area and/or width, provided no other discretionary actions are proposed;
- xi. An addition to a duplex or triplex that meets the current setback requirements, is less than 50% of the original living area, and does not create additional units shall be subject to a City Manager or designee review;

~~xii. To allow a deviation for the maximum number of bathrooms per number of bedrooms.~~

b. For purposes of this section, “minor deviation” is defined as a modification or change that does not undermine or significantly revise the intent and purpose of the municipal code. Minor deviations shall be limited to the above actions only.

c. Required Findings. The City Manager or designee may approve an application for a minor deviation if the following findings are made:

- i. That the proposed action will not adversely affect the City’s General Plan ~~or Redevelopment Plan~~;
- ii. That no discretionary actions requiring review by the City Zoning Administrator, Planning Commission or City Council are being proposed;
- iii. That no adverse effects on the health, peace, comfort or welfare of persons residing or working on adjoining properties is created; and

- iv. That all other applicable Title 9 provisions are complied with.
- d. Notice and Review.
  - i. An application for a minor deviation shall consist of written documentation of the precise nature of the change(s) the applicant is proposing, the duration, a plot plan for the parcel, and any other information required by the City Manager or designee. The City Manager or designee is empowered to impose any conditions of approval as necessary to insure that the proposal satisfies the required findings set forth in this subsection.
  - ii. Upon receipt of an application for a minor deviation, a notice shall be sent to the adjoining property owners describing the nature of the request and advising that any comments should be submitted no later than 10 days from the date the notice was sent out. A public hearing shall not be required. If the request is approved by the City Manager or designee, the planning staff shall transmit the City Manager or designee's notice of the decision, with any appropriate conditions of approval, to the applicant and to each Planning Commissioner. The decision of the City Manager or designee shall be final and binding unless an appeal is filed within seven days from the date of the decision, or unless the application is called up for review by any member of the Planning Commission within seven days from the date of the decision. The planning staff, upon receipt of a timely request for Planning Commission review, shall schedule the matter for Planning Commission review at its next available meeting.
- 12. City Manager or Designee Review—Wireless Telecommunications Facilities.
  - a. Applicability. The City Manager or designee is vested with the authority to review and approve applications for wireless telecommunications facilities pursuant to the provisions of Chapter 9.24 of this code or other applicable state or federal law.
  - b. Required Findings. The City Manager or designee shall approve an application for a wireless telecommunications facility if the City Manager or designee finds ~~the proposed wireless telecommunications facility is consistent with the adopted wireless telecommunications master plan, and~~ that all of the requirements pursuant to Chapter 9.24 that do not conflict with state or federal law have been complied with. In lieu thereof, the City Manager or designee may approve an application for a wireless telecommunications facility if the findings specified in paragraph 11.c of this subsection D are made.
- 13. Director's Review—Duplex and Triplex to read as follows:
  - a. Applicability. The Department Director is vested with the authority to review and approve applications for duplexes and triplexes that comply with all the requirements of Section 9.12.040.040 9.16.065, Special Requirements—Duplex and Triplex, and that do not require approval of any discretionary action, including, but not limited to, a variance, zoning change, general plan amendment, or other entitlements.
  - b. Any duplex or triplex project that requires approval of a discretionary action shall be processed through a site plan review and the applicant shall pay the appropriate site plan fee and any other appropriate entitlement fee(s).
  - c. Required Findings. The ~~department director~~ Department Director may approve an application for a duplex or triplex if the following findings are made:
    - i. ~~That the proposed action will not adversely affect the City's General Plan or Redevelopment Plan~~ That the proposed development will comply with all applicable,

- objective standards, provisions, conditions and requirements of the general plan, Title 9, and other applicable ordinances and policies of the City, except to the extent excused from compliance pursuant to State law; and
- ii. That no discretionary actions requiring review by the City Zoning Administrator, City Planning Commission or City Council are being proposed.;
  - ~~iii. That no adverse effects on the health, peace, comfort or welfare of persons residing or working on adjoining properties is created.;~~
  - ~~iv. That all other applicable Title 9 provisions are complied with.~~
- d. Submittal Requirements. The applicant shall submit a complete application, plans and documentation, as identified in the duplex and triplex filing instructions, and pay the appropriate fees.
- e. Notice and Review.
- i. Upon receipt of an application for a duplex or triplex, a notice shall be sent to the adjoining property owners describing the nature of the request and advising that any comments should be submitted no later than 10 days from the date of the notice was sent out. A public hearing shall not be required.
  - ii. If one or more adjacent property owners object to the proposal, the director may refer the review of the request to the Zoning Administrator or the Planning Commission where new public notices will be mailed per the public hearing noticing requirements, and a public hearing will be held.
  - iii. The ~~department director~~ Department Director is empowered to impose any conditions of approval, including conditions from other City departments, that are necessary to ensure that the proposal complies with all local, state and federal laws, and satisfies the required findings.
  - iv. If the request is approved by the ~~department director~~ Department Director, the planning staff shall transmit the director's notice of the decision, with any appropriate conditions of approval, to the applicant ~~and to each Planning Commissioner.~~
  - v. The decision of the ~~department director~~ Department Director shall be final and binding unless an appeal is filed within 10 days from the date of the decision or unless the application is called up to the Planning Commission for review by any member of the Planning Commission or City Council within 10 days from the date of the decision.
  - vi. Any decision of the ~~department director~~ Department Director may be appealed to the Planning Commission, and shall comply with Sections 9.32.110 through 9.32.150, except as to the timeframe for appeal/call up.
  - vii. Any decision of the Planning Commission may be appealed to the City Council, and shall comply with Sections 9.32.110 through 9.32.150, except as to the timeframe for appeal/call up.
14. Main Street Outdoor Dining Permit for Outdoor Dining Areas in the Public Right-of-Way on Historic Main Street.
- a. Applicability. Approval of a Main Street outdoor dining permit pursuant to this subdivision shall be required for any eating establishment located along Historic Main Street within the CC-2 zone to establish and maintain an outdoor dining area in the public right-of-way pursuant to the provisions of Section 9.18.090.050 of this title, Additional Regulations Specific to the CC-2

Zone. It shall be a condition of each Main Street outdoor dining permit that the applicant also obtain and maintain an encroachment permit from the City pursuant to Title 11 of the Garden Grove Municipal Code and comply with all conditions of such encroachment permit. Approval of a Main Street outdoor dining permit pursuant to this subdivision shall not constitute approval of said encroachment permit.

b. Review Authority.

i. Director's Review. The Department Director is vested with the authority to approve, conditionally approve, or deny applications for Main Street outdoor dining permits, provided the applicant is not proposing the sale, service or consumption of alcoholic beverages within the outdoor dining area and approval of a discretionary action by the Zoning Administrator, Planning Commission, or City Council is not otherwise required.

ii. Review by Hearing Body. Where an outdoor dining area in the public right-of-way is proposed in conjunction with another land use action that requires discretionary review pursuant to this chapter, the application for a Main Street outdoor dining permit shall be processed in conjunction with said land use action and reviewed by the applicable hearing body in conjunction with such discretionary review.

iii. Alcohol Sales. The sale, service and/or consumption of alcohol within an outdoor dining area in the public right-of-way shall also require approval of a new or amended conditional use permit pursuant to the provisions of Section 9.18.060, Alcohol Beverage Sales.

c. Required Findings. The Department Director or applicable hearing body may approve an application for a Main Street outdoor dining permit only if all of the following findings are made:

i. The proposed outdoor dining area in the public right-of-way is consistent with the City's General Plan, all applicable development standards and Building Code requirements, and all other applicable Title 9 provisions;

ii. The proposed outdoor dining area in the public right-of-way will be complimentary to, and not inconsistent with, the underlying dedication for public right-of-way or the City's title or estate in the underlying public right-of-way;

iii. The applicant has demonstrated a satisfactory ability and willingness to comply with the Garden Grove Municipal Code and pertinent conditions to previously issued permits, licenses, and City land use approvals with respect to operation of the adjacent eating establishment;

iv. The proposed outdoor dining activity will not be materially detrimental to the public health, safety or general welfare and will not injure or unreasonably interfere with the property or improvements of other persons located in the vicinity of the proposed outdoor dining area; and

v. The City Engineer is prepared to issue an encroachment permit to the applicant for the establishment and maintenance of an outdoor dining area in the public right-of-way pursuant to Title 11.

d. Notice and Review.

i. Upon receipt of an application for a Main Street outdoor dining permit that is subject to review by the Department Director, a notice shall be sent to all owners of property with frontage on Historic Main Street between Acacia Parkway and Garden Grove Boulevard

- describing the nature of the request and advising that any comments should be submitted no later than 10 days from the date of the notice. If one or more property owners object to the application, the Director may refer review of the request to the Zoning Administrator or Planning Commission, where a public hearing will be noticed and held in accordance with the public hearing provisions of Chapter 9.32.
- ii. The Planning staff shall transmit the Department Director's notice of the decision, with any appropriate conditions of approval, to the applicant. The decision of the Department Director shall be final and binding unless an appeal is filed within 10 days from the date of the decision.
  - iii. Any decision of the Department Director or Zoning Administrator may be appealed to the Planning Commission, and the provisions of Sections 9.32.110 through 9.32.150 shall apply, except as to the timeframe for appeal.
  - iv. Any decision of the Planning Commission may be appealed to the City Council, and the provisions of Sections 9.32.110 through 9.32.150 shall apply.
- e. Conditions, Transferability and Scope of Rights.
- i. The Department Director or hearing body is empowered to impose any conditions of approval on a Main Street outdoor dining permit determined to be necessary to ensure that the proposal complies with all local, state and federal laws, and satisfies the required findings.
  - ii. It shall be a condition of each Main Street outdoor dining permit that the applicant also obtain and maintain an encroachment permit from the City pursuant to Title 11 of the Garden Grove Municipal Code and comply with all conditions of such encroachment permit. Approval of a Main Street outdoor dining permit pursuant to this subdivision shall not constitute approval of said encroachment permit.
  - iii. It shall be a condition of each Main Street outdoor dining permit that the scope, nature, and character of use of the adjacent eating establishment remain substantially the same as at the time approved. In the event there are significant changes to the scope, nature, or character of use of the adjacent eating establishment, all rights conferred by a Main Street outdoor dining permit for that eating establishment shall cease, and the owner(s) of the eating establishment shall be required to apply for and obtain a new Main Street outdoor dining permit, if eligible to do so.
  - iv. In the event of a change of ownership of the adjacent outdoor eating establishment, where the scope, nature, and character of use of the adjacent eating establishment does not significantly change, a Main Street outdoor dining permit may be automatically transferred to the new owner(s) of the eating establishment upon written notice to the City, issuance of a new encroachment permit pursuant to Title 11, and execution by each owner of a written acknowledgment and agreement to comply with the conditions of approval of the permit in a form acceptable to the Department Director.
  - v. Approval of a Main Street outdoor dining permit pursuant to this subsection shall not be construed to grant the applicant or adjacent property or business owner any property interest in the public right-of-way or any entitlement to continued use of the public right-of-way.
  - vi. Following investigation, written notice, and an opportunity to respond, a Main Street outdoor dining permit may be revoked or suspended by the Department Director: (a) in the event of suspension, revocation, expiration, or non-renewal of the encroachment permit; (b)

upon failure of the business owner and/or operator to comply with the conditions of approval and/or applicable legal requirements; or (c) if one or more of the required findings for approval of the permit can no longer be made with respect to the outdoor dining area in the public right-of-way. If the Department Director revokes a Main Street outdoor dining permit, the procedures for notice and appeal set forth in paragraph (d)(ii) through (iv), above, shall apply.

#### 15. Requests for Reasonable Accommodation.

a. Applicability. Whenever relief is sought from the strict application of the City's zoning and land use regulations, policies or procedures in order to provide an individual with a disability an equal opportunity to use and enjoy a dwelling, approval of a reasonable accommodation request shall be required. This section provides a procedure and sets standards for individuals seeking a reasonable accommodation in the provision of housing and is intended to comply with state and federal fair housing laws and other applicable laws relating to such reasonable accommodations.

##### b. Requests for Reasonable Accommodation.

i. Any person with a disability, their authorized written representative, or a developer or provider of housing for individuals with a disability may submit a request for a reasonable accommodation.

ii. Requests for a reasonable accommodation shall be submitted on an application form provided by the City. The application shall include, but shall not necessarily be limited to:

A. documentation that the individual who is applying or upon whose behalf application is being made is an individual with a disability, applying on behalf of one or more individuals with a disability, or a developer or provider of housing for one or more individuals with a disability;

B. a description of the accommodation requested and the specific exception, modification or relief from the Code section, policy or practice that is being requested;

C. plans and detailed information of any physical improvements to the property being proposed, including photos and supporting information necessary for the review authority to evaluate the accommodation being requested;

D. a detailed explanation as to why the accommodation requested is necessary to provide one or more individuals with a disability an equal opportunity to use and enjoy the dwelling and how it will achieve this result; and

E. Any other information that the City Manager or designee reasonably concludes is necessary to determine whether the findings of this subsection can be made, so long as any request for information regarding the disability of the individual(s) benefited complies with applicable fair housing law protections and the privacy rights of the individual(s) affected.

iii. When an application is made, the City may engage in an interactive process with the applicant to devise alternative accommodations that provide the applicant with an opportunity to use and enjoy a dwelling, where such alternative accommodations would reduce impacts to neighboring properties and residents of the surrounding area.

c. Review Authority. The City Manager or designee is vested with the authority to approve, conditionally approve, or deny requests for reasonable accommodation. No public hearing is required.

##### d. Required Written Findings.

i. The review authority's written decision to approve, conditionally approve, modify or deny a request for reasonable accommodation shall be consistent with all applicable Federal and State laws and shall be based on the following findings, all of which are required for approval:

(A) that the requested accommodation is requested by or on behalf of one or more individuals with a disability;



(B) that the requested accommodation is necessary to provide one or more individuals with a disability an equal opportunity to use and enjoy a dwelling and will effectuate the accommodation;

(C) that the requested accommodation will not impose an undue financial or administrative burden on the City as “undue financial and administrative burden” is defined in fair housing laws and interpretive case law;

(D) that the requested accommodation will not result in a fundamental alteration in the nature of the City's zoning scheme or other City program, as “fundamental alteration” is defined in fair housing laws and interpretive case law; and

(E) that the requested accommodation will not, under the specific facts of the case, result in a direct threat to the health and safety of other individuals or physical damage to the property of others.

ii. In making these findings, to the extent consistent with Federal and State law, the review authority may consider, without limitation, the following additional factors:

(A) whether the requested accommodation is being provided primarily to benefit individuals who are disabled;

(B) whether financial considerations make the requested accommodation necessary in light of the relevant market and market participants;

(C) whether the requested accommodation would result in a significant increase in traffic or insufficient parking;

(D) whether the requested accommodation would substantially undermine the policies of the general plan or any applicable specific plan;

(E) whether the requested accommodation would create an institutionalized environment due to the number of tenants being proposed and/or the congregation of facilities that are similar in nature or operation; and

(F) whether the requested accommodation would significantly deprive any neighboring property owners of the use and enjoyment of their own properties.

e. Decision.

i. Notice of Decision. The review authority shall set forth the findings and any conditions of the approval in a written decision, which shall be sent to the applicant. The written decision shall inform the applicant of the right to appeal the decision and the time period and procedures for doing so.

ii. Conditions of Approval. In granting a request for reasonable accommodation, the review authority may impose any conditions of approval deemed reasonable and necessary to ensure that the reasonable accommodation will comply with the required findings set forth above. Conditions may also be imposed to ensure that any removable structures or physical design features that are constructed or installed in association with the reasonable accommodation request shall be removed prior to the sale, transfer, lease, or other conveyance of the property, or once those structures or physical design features are no longer necessary to accommodate a person with a disability, or to reduce impacts upon neighboring properties, and the property owner may be required to enter into and record a restrictive covenant benefitting the City, in a form acceptable to the City Attorney, to ensure compliance with such conditions.

iii. The decision of the City Manager or designee shall be final unless appealed by the applicant to the City Council within ten days. The procedures set forth in Section 2.60.060 of this Code shall apply to such appeals.

f. Expiration.

i. Expiration. Any approval or conditional approval of a reasonable accommodation shall expire and become null and void within one year from the effective date of the approval or at an alternative time specified as a condition of approval unless:

A. A building permit has been issued and construction has commenced;

B. A certificate of occupancy has been issued;

C. The use is established; or

D. A time extension has been granted.

ii. Time Extension. The City Manager or designee may approve one or more time extensions for a previously approved reasonable accommodation for good cause. Each time extension shall be limited to one year or less. A request for a time extension shall be made in writing to the City Manager or designee prior to the expiration date of the reasonable accommodation approval.

g. Effect of Approval; Revocation; Discontinuance..

i. Does Not Run with the Land. A reasonable accommodation approved by the City does not run with the land. Upon discontinuance or revocation of a previously approved reasonable accommodation request, the City may require the property owner and/or occupant(s) to bring the property into conformance with this Code to the extent that relief was granted as part of the request for reasonable accommodation.

ii. Revocation. After notice and an opportunity for hearing, the City Manager or designee may revoke any previously granted reasonable accommodation approval due to violations of any conditions of approval or laws in connection with use of the reasonable accommodation. The decision of the City Manager or designee to revoke a reasonable accommodation shall be final unless appealed by the applicant to the City Council within ten days. The procedures set forth in Section 2.60.060 of this Code shall apply to such appeals.

iii. Discontinuance. A previously approved reasonable accommodation shall lapse and be deemed null and void if the exercise of rights granted by the reasonable accommodation is discontinued for one hundred eighty (180) consecutive days and/or if the individual or individuals with a disability on whose behalf an approved reasonable accommodation was requested vacate the premises, unless, following consideration of a new application in accordance with this section, the City Manager or designee determines that (1) the modification is physically integrated into the residential structure such that it would be impractical to require the property to be returned to its previous condition, or (2) the accommodation is necessary to give another disable individual an equal opportunity for use and enjoyment of the dwelling. The City Manager or designee may, at any time, request in writing the applicant or any successor-in-interest to the property subject to a previously approved reasonable accommodation to provide documentation demonstrating that the accommodation remains necessary to ensure the equal use and enjoyment of the property by an individual or individuals with a disability and/or continued compliance with the applicable conditions of approval. Failure to provide such documentation with fifteen days of the date of such request shall constitute evidence of discontinuance of the exercise of rights granted by the reasonable accommodation.

**Chapter 9.60 Special Housing Regulations**

**9.60.010 Purpose.** The purpose of this Chapter is to implement specified provisions of State law pertaining to local regulation of housing development projects, including, but not limited to, the State Density Bonus Law, Government Code Sections 65915, *et. seq.*, the Housing Accountability Act, Government Code Section 65589.5, the Housing Crisis Act of 2019, Government Code Section 66300, the No Net Loss Law, Government Code Section 65863, and the Housing Element Law, Government Code Sections 65580 *et. seq.*

**9.60.020 Review of Housing Development Projects.****A. Compliance with State Law.**

1. Generally. Notwithstanding the provisions of chapter 9.32, all proposed housing development projects shall be reviewed in accordance with requirements and limitations imposed by State law, including, but not limited to, Government Code Sections 65589.5, 65915-65918, 65583, 65584, 65863, 65905.5, 65913-65913.11, 65940-65945.3, 66300, 65650-65656, and 65660-65688. Except to the extent otherwise provided by State law, such review shall ensure that proposed housing development projects comply with all applicable, objective standards, provisions, conditions and requirements of the general plan, this chapter, and other applicable ordinances and policies of the City.

2. Findings Required for Disapproval of Housing Development Projects. As provided by State law, when a proposed housing development project complies with applicable, objective general plan, zoning, and subdivision standards and criteria, including design review standards, in effect at the time that the application was deemed complete, a City hearing body or official shall not disapprove the project or impose a condition that the project be developed at a lower density unless the hearing body or official makes written findings, based on a preponderance of the evidence on the record, that (a) the project would have a specific, adverse impact on public health and safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density, and (b) there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact, other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density. As set forth in subdivision (j)(1) of Government Code Section 65589.5, as used in this paragraph, a “specific, adverse impact” means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application for the housing development project was deemed complete.

3. Additional Findings Required for Disapproval of Housing Development Projects for Very Low, Low-, or Moderate-Income Households. As provided by State law, a City hearing body or official shall not disapprove a housing development project for very low, low-, or moderate-income households, or an emergency shelter, or condition approval in a manner that renders the housing development project infeasible for development for the use of very low, low-, or moderate-income households, or an emergency shelter, including

through the use of design review standards, unless it makes written findings, based upon a preponderance of the evidence in the record, as required by subdivision (d) of Government Code Section 65589.5. For purposes of this paragraph, “housing for very low, low-, or moderate-income households” shall have the meaning set forth in subdivision (h)(3) of Government Code Section 65589.5.

B. Consistency Review of Housing Development Project Applications. The Department Director shall be responsible for reviewing each application for a housing development project for consistency and compliance with applicable, objective general plan, zoning, and subdivision standards and criteria within the time period(s) prescribed by law. In accordance with subdivision (j)(2)(A) of Government Code Section 65589.5, if the Department Director considers a proposed housing development project to be inconsistent, not in compliance, or not in conformity with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision, the Department Director shall provide the applicant with written documentation identifying the provision or provisions, and an explanation of the reason or reasons the Department Director considers the housing development to be inconsistent, not in compliance, or not in conformity. For proposed housing development projects containing 150 or fewer housing units, the Department Director shall provide said written documentation and explanation within 30 days of the date that the project application is determined to be complete. For proposed housing development projects containing more than 150 housing units, the Department Director shall provide said written documentation and explanation within 60 days of the date that the project application is determined to be complete. In accordance with subdivision (j)(2)(B) of Government Code Section 65589.5, a City hearing body or official may not disapprove a proposed housing development project on the basis that the proposed project is inconsistent, not in compliance, or not in conformity with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision not identified in the written documentation and explanation provided by the Department Director.

C. Discretionary Review of Housing Development Projects. Notwithstanding section 9.32.030 or any other provision of this title, the following provisions shall apply to the consideration of applications for site plans, conditional use permits, or other quasi-judicial land use permits required for the construction or operation of a housing development project, as defined in subdivision (h)(2) of Government Code Section 65589.5, which is not subject to ministerial review by the Department Director pursuant to subsection 9.60.020.D:

1. Public Notice and Hearings.

a. Except as modified by this section, land use permits for housing development projects shall be subject to the notice, hearing, and appeal procedures set forth in chapter 9.32.

b. For so long as Government Code Section 95905.5 so provides and remains in effect, no more than five hearings or continued hearings shall be conducted in connection with consideration of an application for a housing development project, unless otherwise agreed to by the applicant or the applicant’s designated representative. Said limit does not apply to any hearing to review a legislative approval required for a housing development project. The opening of a public

hearing solely for the purpose of continuing the hearing to a future date shall not count as one of the five allowed hearings, provided no substantial discussion by the hearing body occurs and no testimony is taken. The final review authority shall consider and either approve, conditionally approve, or disapprove the application at one of the five hearings allowed pursuant to Government Code section 95905.5; provided, however, that, unless otherwise provided by law, the application shall not automatically be deemed approved if the final review authority does not act on the application at one of the five allowed hearings.

2. Findings Required for Disapproval of Housing Development Projects. The findings set forth in subdivision D of section 9.32.030 of this title shall not be required to be made in order to approve an application for a land use permit for a housing development project. Rather, the hearing body shall approve an application for a land use permit for a housing development project unless it makes one or more of the following findings based on the information presented at public hearing and/or on the record:

- a. That the proposed development project is inconsistent, not in compliance, or not in conformity with one or more applicable, objective standards, provisions, conditions or requirements of the general plan, Title 9, or other applicable ordinances or policies of the City.
- b. That the provisions of the California Environmental Quality Act have not been complied with.
- c. That, based on a preponderance of the evidence on the record, the proposed development project would have a specific, adverse impact, as defined in subdivision (j)(1)(A) of Government Code Section 65589.5, on public health and safety unless the project is disapproved, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact, other than the disapproval of the proposed project.

In addition, notwithstanding the foregoing, provided the provisions of the California Environmental Quality Act have been complied with, the hearing body may not disapprove an application for a land use permit for a housing development project for very low, low-, or moderate-income households, as defined in subdivision (h)(3) of Government Code Section 65589.5, or an emergency shelter, unless it also makes the written findings required by subdivision (d) of Government Code Section 65589.5.

3. No Net Loss Findings. If the approval of a land use permit for a housing development project will result in fewer residential units by income category than projected for the site in the general plan housing element, the “no net loss” provisions of Government Code Section 65863 and Section 9.60.030 of this Code apply and the hearing body must also make the required findings. If the hearing body is unable to find that the remaining sites in the housing element are adequate to accommodate the City’s share of the regional housing need by income level, and the City is required to identify and make available

adequate additional sites pursuant to subdivision (c)(2) of Government Code Section 65863, the final review authority for the land use permit shall be the City Council.

4. Conditions of Approval. The hearing body may impose reasonable conditions of approval that are necessary to ensure that the proposal complies with all local, state and federal laws, and that impacts resulting from the development are adequately mitigated, subject to the following limitations imposed by State law:

a. The hearing body shall not impose a condition on approval of a land use permit for a housing development project that the project be developed at a lower density unless the hearing body makes written findings, based on a preponderance of the evidence on the record, that the proposed development project would have a specific, adverse impact, as defined in subdivision (j)(1)(A) of Government Code Section 65589.5, on public health and safety unless the project is disapproved or developed at a lower density, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact, other than the disapproval of the proposed project or the approval of the project upon the condition that it be developed at a lower density.

b. The hearing body shall not condition approval of a land use permit for a housing development project for very low, low-, or moderate-income households, as defined in subdivision (h)(3) of Government Code Section 65589.5, or an emergency shelter, in a manner that renders the housing development project infeasible for development for the use of very low, low-, or moderate-income households, or an emergency shelter, including through the use of design review standards, unless it makes written findings, based upon a preponderance of the evidence in the record, as required by subdivision (d) of Government Code Section 65589.5.

D. Ministerial Review of Housing Development Projects. The following provisions apply in the event that State law or any provision of this Code requires a housing development project to be reviewed ministerially and/or designates a housing development project a “use by right” as defined in Government Code Section 65583.2:

1. The Department Director may prepare application forms and provide blanks for such purposes and may prescribe the type of information to be provided in the application by the applicant. No application shall be accepted unless it is completed as prescribed. All such applications shall require fees to be paid in accordance with a resolution adopted by the City Council.

2. The Department Director is authorized to review and approve or deny the proposed housing development project in accordance with applicable law. Decisions of the Department Director may be appealed to the City Manager, who’s decision shall be final.

3. If the ministerial approval of a housing development project will result in fewer residential units by income category than projected for the site in the general plan housing

element, the “no net loss” provisions of Government Code Section 65863 and Section 9.60.030 of this Code apply and the Department Director must also make the required findings.

4. Except to the extent otherwise provided by State law, the Department Director shall not approve a proposed housing development project unless it complies with all applicable, objective standards, provisions, conditions and requirements of the general plan, title 9 of this Code, and other applicable ordinances and policies of the City.

E. Standard Conditions for Housing Development Projects. The Department Director is authorized to promulgate, modify, and enforce standard conditions and requirements that apply to approved housing development projects, which implement applicable, objective State, City, and other local agency standards, provisions, and conditions, provided such standard conditions and requirements are consistent with the provisions of this Code and State law.

F. City Sponsored Housing Development Projects. Except as otherwise determined by the City Manager or designee, housing development projects which are owned or financially assisted by the City of Garden Grove or the Garden Grove Housing Authority, including, without limitation, emergency shelters, low-barrier navigation centers, transitional or supportive housing developments, and the conversion of existing hotels or motels to affordable housing or permanent supportive housing, shall be exempt from the development standards and procedures set forth in or promulgated pursuant to title 9 of this Code.

#### **9.60.030 No Net Loss**

A. Purpose. The purpose of this section is to implement the “no net loss” provisions of the Housing Crisis Act, Government Code Section 66300, and the No Net Loss Law, Government Code Section 65863.

B. No Net Loss Provisions Applicable to All Parcels Where Housing is an Allowable Use. In accordance with Government Code Section 66300 (Housing Crisis Act), notwithstanding any other provision of this Code, for so long as Government Code Section 66300 remains effective, where housing is an allowable use, the City shall not approve any land use application to change the general plan land use designation, specific plan land use designation, or zoning of a parcel or parcels of property to a less intensive use. Notwithstanding the foregoing, the City may, but shall not be required to, change the land use designation or zoning of a parcel to a less intensive use if the City, in its sole and absolute discretion, concurrently changes the development standards, policies, and conditions applicable to other parcels within the city to ensure that there is no net loss in residential capacity city-wide. For purposes of this paragraph, “concurrently” has the same meaning as defined in subdivision (i) of Government Code Section 66300.

C. No Net Loss Law Provisions Applicable to Housing Element Parcels. In accordance with Government Code Section 65863 (No Net Loss Law), the following provisions shall apply with respect to any parcel of land identified in the City’s general plan housing element site inventory described in subdivision (a)(3) of, or a housing element program to make sites available pursuant to subdivision (c)(1) of, Government Code Section 65583 for residential development to meet the

City's share of regional housing need allocated pursuant to Government Code Section 65584 (a "housing element parcel"):

1. Reductions of Allowable Residential Density. Prior to or concurrent with approving a general plan amendment, specific plan amendment, zoning ordinance, planned unit development, or any other administrative, quasi-judicial, legislative, or other action to reduce, or require or permit the reduction of, the allowable residential density for any housing element parcel, the City body or official taking such action shall make written findings supported by substantial evidence of both of the following:

- a. The reduction of residential density is consistent with the adopted general plan, including the housing element.
- b. The remaining sites identified in the housing element are adequate to meet the requirements of Government Code Section 65583.2 and to accommodate the City's share of the regional housing need pursuant to Government Code Section 65584. This finding shall include a quantification of the remaining unmet need for the City's share of the regional housing need at each income level and the remaining capacity of sites identified in the housing element to accommodate that need by income level.

Notwithstanding the foregoing, if a reduction in allowable residential density for any housing element parcel would result in the remaining sites in the housing element not being adequate to meet the requirements of Government Code Section 65583.2 and to accommodate the City's share of the regional housing need pursuant to Government Code Section 65584, the City, in its sole and absolute discretion, may approve a reduction in allowable residential density on that parcel if the housing element is amended to identify sufficient additional, adequate, and available sites with an equal or greater allowable residential density so that there is no net loss of residential unit capacity city-wide.

2. Approval of Development of a Parcel at a Lower Residential Density.

- a. Prior to or concurrent with approving an application to develop a housing element parcel with fewer units by income category than identified in the housing element for that parcel, or taking any administrative, quasi-judicial, legislative, or other action to otherwise allow development of a housing element parcel at a lower residential density, as defined in subdivision (g) of Government Code Section 65863, the City body or official taking such action shall make a written finding supported by substantial evidence as to whether the remaining sites identified in the housing element are adequate to meet the requirements of Government Code Section 65583.2 and to accommodate the City's share of the regional housing need pursuant to Government Code Section 65584. This finding shall include a quantification of the remaining unmet need for the City's share of the regional housing need at each income level and the remaining capacity of sites identified in the housing element to accommodate that need by income level.



b. If the City review authority approves a development project on a housing element parcel results in fewer units by income category than identified in the housing element for that parcel and does not find that the remaining sites identified in the housing element are adequate to accommodate the City's share of the regional housing need by income level, the City shall within 180 days identify and make available additional adequate sites to accommodate the City's share of the regional housing need by income level in accordance with subdivision (c)(2) of Government Code Section 65863.

c. This subdivision shall not be interpreted to require the City to approve an application for any permit or legislative action associated with a proposed development project. However, pursuant to subdivision (c)(2) of Government Code Section 65863, the review authority for a permit for a proposed housing development project may not disapprove that permit on the basis that its approval would require the City to identify and make available additional adequate sites to accommodate the City's share of the regional housing need.

3. Applicant Responsibility. If an applicant for a development project or land use permit requests in his/her/its initial application, as submitted, a non-residential development or a mixed-use or residential development at a residential density that would result in the remaining sites in the housing element not being adequate to accommodate the City's share of the regional housing need pursuant to Government Code Section 65584, the applicant shall assist the City to comply with the no net loss provisions of Government Code Section 65863 as follows:

a. The applicant shall identify and include with its application a list of additional potential candidate sites to accommodate the shortfall in the City's share of the regional housing need by income level that would result from the proposed development project, along with such evidence as is reasonably requested by the Department Director necessary to show that such candidate sites are adequate sites pursuant to Government Code Section 65583.2 and proof that the owner or owner(s) of each such candidate site consents to rezoning and/or identification of the site in the housing element. To the extent allowed by State law, sufficient additional adequate sites must be identified before the application may be deemed complete.

b. The applicant shall fund and/or provide outreach to property owners and tenants of property within the vicinity of candidate sites as required by the Department Director, including, without limitation, the mailing of written notices and the advertisement and conduct of community meetings to provide information to interested community members about the identification and/or potential rezoning of the candidate sites.

c. To the extent permitted by State law, the applicant shall reimburse the City for the actual fees and costs charged for the services of attorneys and/or other professional third-party consultants engaged by the City to provide consultation,

advice, analysis, and/or review or preparation of documents in connection with the identification of candidate sites and determination of their adequacy pursuant to Government Code Section 65583.2 and/or the preparation and processing of any required general plan and/or zoning amendments. Concurrent with submittal of an application for the proposed development project, the applicant shall execute a reimbursement agreement with the City in a form approved by the City Attorney and provide a deposit to the City in an amount sufficient to cover the estimated total professional fees and costs to be incurred by the City, as determined by the Department Director in his or her reasonable discretion. The City Manager is authorized to execute said reimbursement agreement on behalf of the City.

#### **9.60.040 Residential Density Bonus**

A. Application. In addition to any other review required for a proposed housing development project, applications for a density bonus shall be filed with the planning division. The application shall be filed concurrently with an application for the required land use action.

B. Processing. City staff shall process the application for a density bonus in the same manner as, and concurrently with, the application for the land use approval that is required by this Code.

C. Documentation. The applicant shall submit reasonable documentation to establish eligibility for a requested density bonus, incentives or concessions, waivers or reductions of development standards, and parking ratios.

D. Replacement Housing Requirement. Pursuant to subdivision (c)(3) of Government Code Section 65915, the applicant will be ineligible for a density bonus or other incentives unless the applicant complies with the replacement housing requirements therein, including in the following circumstances:

1. The housing development is proposed on any parcel(s) on which rental dwelling units are subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income; or
2. The housing development is proposed on any parcel(s) on which rental dwelling units that were subject to a recorded covenant, ordinance, or law that restricted rents to levels affordable to persons and families of lower or very low income have been vacated or demolished in the five-year period preceding the application; or
3. The housing development is proposed on any parcel(s) on which the dwelling units are occupied by lower or very low-income households; or
4. The housing development is proposed on any parcel(s) on which the dwelling units that were occupied by lower or very low-income households have been vacated or demolished in the five-year period preceding the application.

E. Density Bonus Awarded. For a housing development qualifying pursuant to the requirements of Government Code Sections 65915 or 65915.5, the City shall grant a density bonus in an amount specified by Government Code Sections 65915 or 65915.5, as those sections may be amended from time to time. Except as otherwise required by Government Code Section 65915, the density bonus units shall not be included when calculating the total number of housing units that qualifies the housing development for a density bonus.

F. Calculation. For the purpose of calculating the density bonus, the "maximum allowable residential density" shall be the maximum allowable gross residential density established under the applicable development standards for the parcel(s), subject to subdivision (o) of Government code Section 65915.

G. Incentives/Concessions. The City shall grant the applicant the number of incentives and concessions required by Government Code Section 65915. The City shall grant the specific concession(s) or incentive(s) requested by the applicant, unless it makes any of the relevant written findings stated in Government Code Section 65915(d). Senior citizen housing developments that qualify for a density bonus shall not receive any incentives or concessions, unless Government Code Section 65915 is amended to specifically require that local agencies grant incentives or concessions for senior citizen housing developments.

H. Physical constraints. Except as restricted by Government Code Section 65915, the applicant for a density bonus may submit a proposal for the waiver or reduction of development standards that have the effect of physically precluding the construction of a housing development incorporating the density bonus and any incentives or concessions granted to the applicant. A request for a waiver or reduction of development standards shall be accompanied by documentation demonstrating that the waiver or reduction is physically necessary to construct the housing development with the additional density allowed pursuant to the density bonus and incorporating any incentives or concessions required to be granted. The City shall approve a waiver or reduction of a development standard, unless it finds that:

1. The application of the development standard does not have the effect of physically precluding the construction of a housing development at the density allowed by the density bonus and with the incentives or concessions granted to the applicant;
2. The waiver or reduction of the development standard would have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Government Code Section 65589.5, upon health or safety, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact;
3. The waiver or reduction of the development standard would have an adverse impact on any real property that is listed in the California Register of Historical Resources; or
4. The waiver or reduction of the development standard would be contrary to state or federal law.

I. Parking. The applicant may request, and the City shall grant, a reduction in parking requirements in accordance with Government Code Section 65915(p), as that section may be amended from time to time.

J. Regulatory Agreement. The property owner(s) shall enter into a regulatory agreement with the City pursuant to Section 9.60.050, which satisfies the criteria set forth in subdivision (c) of Government Code Section 65915.

K. Density Bonus Law.

1. Compliance. The applicant shall comply with all requirements stated in Government Code Sections 65915 through 65918. The requirements of Government Code Section 65915 through 65918, and any amendments thereto, shall prevail over any conflicting provision of this Code.

2. Excluded development. An applicant shall not receive a density bonus or any other incentive or concession if the housing development would be excluded under Government Code Section 65915.

3. Interpretation. The provisions of this subdivision shall be interpreted to implement and be consistent with the requirements of Government Code Sections 65915 through 65918. Any changes to Government Code Sections 65915 through 65918 shall be deemed to supersede and govern over any conflicting provisions contained herein.

#### **9.60.050 Affordable Housing Regulatory Agreements**

A. Purpose. The purpose of this Section is to establish minimum requirements and procedures for the preparation, execution, and recording of regulatory agreements establishing covenants to ensure the initial and continued affordability of income-restricted residential dwelling units required to be provided in conjunction with the approval of a housing development project pursuant a provision of this Code or State law.

B. Definitions. As used in this section, the following terms shall have the following meanings:

1. “Affordable Units” means residential dwelling units required to be made affordable to, and occupied by, households with incomes that do not exceed the limits specified in applicable law for middle income, moderate-income, lower income, very low income, or extremely low income households, as applicable, at an affordable rent or affordable housing cost, pursuant to State law or any provision of this Code.

2. “Owner” means the record owner or owners of the parcel or parcels on which a proposed housing development project containing affordable units is located.

3. “Regulatory Agreement” means an agreement entered into between an owner and the City pursuant to this Section.

C. **Requirement for Regulatory Agreement.** Whenever an applicant for a housing development project offers to or is required as a condition of development pursuant to State law or any provision of this Code to provide a specified number or percentage of affordable units as part of the project, the owner shall enter into a regulatory agreement with the City meeting the requirements of this section in the form approved by the City Attorney.

D. **Required Provisions of Regulatory Agreements.** Unless otherwise provided by law or authorized by the City Manager, each regulatory agreement shall include provisions addressing or requiring the following:

1. **Identification of Affordable Units.** The number, affordability level, unit size mix, and location requirements for the affordable units shall be set forth in the regulatory agreement. For mixed income projects, the regulatory agreement shall require that affordable units be integrated with the market rate units so that there is a mix of affordable and market rate units in each building, and shall contain provisions to ensure that the project complies with the requirements set forth in Health and Safety Code Section 17929. The regulatory agreement may allow the affordable units in a rental project to be “floating” units that are not permanently designated, provided that at no time shall a majority of the affordable units be congregated to a specific section of the project.
2. **Timing of Construction.** The regulatory agreement shall require that the affordable units be constructed concurrently with or prior to other units in the housing development project.
3. **Affordability Period for Affordable Units.** The regulatory agreement shall require that the affordable units remain affordable to, and be occupied by, persons and families of the required income level at an affordable rent or affordable housing cost, as applicable, for the minimum period of time required by law. Where a minimum affordability period is not otherwise specified by statute or ordinance, the required affordability period shall be a minimum of thirty (30) years.
4. **Annual Tenant Income Verification and Certification.** For projects containing rental affordable units, the regulatory agreement shall include uniform provisions requiring the owner to annually obtain written certifications from, and to verify that, each tenant household occupying an affordable unit meets the applicable income and eligibility requirements established for the affordable unit.
5. **Eligibility of Initial Buyers of For-Sale Affordable Units.** For projects containing for-sale affordable units, the regulatory agreement shall include uniform provisions requiring the owner to verify that the initial buyer(s) of each affordable unit be of the applicable income level and shall require the initial buyer(s) of each affordable unit to occupy the affordable unit at all times until resale of the affordable unit.
6. **Equity Sharing Provisions.** For projects containing for-sale affordable units, the regulatory agreement shall contain provisions establishing an equity sharing arrangement consistent with the provisions set forth in paragraph (2) of subdivision (c) of Government

Code Section 65915. Upon resale, the seller of the unit shall retain the value of any improvements, the down payment, and the seller's proportionate share of appreciation. The City shall recapture any initial subsidy and its proportionate share of appreciation

7. Annual Compliance Report. Each regulatory agreement shall contain provisions requiring the owner to submit an annual compliance report containing specified information to the City in a form reasonably satisfactory to City Manager and to annually certify that the affordable units are in compliance with the requirements of the regulatory agreement.

8. Maintenance Standards. The regulatory agreement shall contain uniform provisions governing the owner's maintenance obligations and the City's rights in the event the owner fails to adhere to its maintenance obligations.

9. Recordkeeping Requirements. The regulatory agreement shall contain uniform provisions requiring the owner to maintain affordable unit sales documents, tenant leases, income certifications, and other books, documents, and records related to the sale or rental of the affordable units and operation of the project for a period of not less than five (5) years after creation of each such record; to allow the City to inspect any such books, documents, or records and to conduct an independent audit or inspection of such records at a location that is reasonably acceptable to the City Manager upon prior written notice; and to permit the City and its authorized agents and representatives to access the property and examine the housing units and to interview tenants and employees for the purpose of verifying compliance with the regulatory agreement.

10. Marketing Program. The regulatory agreement shall contain provisions requiring the owner (i) to prepare and obtain the City's approval of a marketing program for the leasing or sale of the affordable units prior to the issuance of a certificate of occupancy for any portion of the project, (ii) to thereafter market the leasing or sale of the affordable units in accordance with the marketing program, and (iii) to provide City with periodic reports with respect to the leasing or sale of the affordable units.

11. Management Plan. The regulatory agreement shall contain uniform provisions regarding property management and management responsibilities and shall require the owner to prepare and obtain the City's approval of a management plan for the project prior to the issuance of a certificate of occupancy for any portion of the project, which sets forth in detail the owner's property management duties, including, but not limited to, a plan to manage and maintain the site and the affordable units; procedures for the selection of tenants of rental affordable units, including a description of how the owner plans to certify the eligibility of tenant households; procedures for annually verifying income and recertifying the eligibility of tenants of rental affordable units; the standard form(s) of rental agreement(s) the owner proposes to enter into with tenants of affordable units; procedures for the collection of rent; procedures for eviction of tenants; procedures for ensuring that the required number and unit size mix of rental affordable units in is maintained and that "floating" affordable units do not become congregated to a certain area of the building or project; the owner's procedures for complying with its monitoring and

recordkeeping obligations; the rules and regulations of the property and manner of enforcement; a security system and crime prevention program.

12. Provisions regarding Section 8 Certificates. For projects containing rental affordable units, the regulatory agreement shall include uniform provisions regarding the acceptance of federal certificates for rent subsidies pursuant to the existing program under Section 8 of the United States Housing Act of 1937, or its successor (i.e., “Section 8 certificates”), which shall include the following requirements and limitations:

a. The owner shall accept as tenants persons who are recipients Section 8 certificates on the same basis as all other prospective tenants; provided, the owner shall not rent one of the affordable units to a tenant household holding a Section 8 certificate unless none of the housing units not restricted to occupancy by the affordability covenants are available. If the only available housing unit is an affordable unit, the owner shall no longer designate the housing unit rented to a tenant household holding a Section 8 certificate as an affordable unit, shall designate the next-available housing unit as an affordable unit, and shall make available, re-strict occupancy to, and rent such newly designated affordable unit to a qualified tenant at the applicable affordable rent pursuant to the affordability covenants, such that at all times reasonably possible all of the required affordable units shall not be occupied by tenants holding Section 8 certificates.

b. Furthermore, in the event the owner rents an affordable unit to a household holding a federal certificate, the rental agreement (or lease agreement, as applicable) between the owner, as landlord, and the tenant shall expressly provide that monthly rent charged shall be the affordable rent required for the affordable unit (not fair market rent) and that the rent collected directly from such tenant holding a federal certificate shall be not more than the specified percentage of the tenant’s actual gross income pursuant to the applicable federal certificate program regulations; i.e., the rent charged to such tenant under the rental agreement shall be the affordable rent chargeable under the affordability covenant and not fair market rent for the area, as would otherwise be permitted under the applicable federal certificate program.

c. The owner shall not apply selection criteria to Section 8 certificate holders which are more burdensome than criteria applied to any other prospective tenants.

d. If and to the extent these restrictions conflict with the provisions of Section 8 of the United States Housing Act of 1937 or any rules or regulations promulgated thereunder, the provisions of Section 8 of the United States Housing Act of 1937 and all implementing rules and regulations thereto shall control.

13. Annual Monitoring Fee. Each regulatory agreement shall contain a provision requiring the Owner to reimburse City for the estimated reasonable costs incurred by the City in monitoring the owner’s compliance with, and otherwise administering, the

regulatory agreement, including, but not limited to, City’s review of annual compliance reports and conduct of inspections and/or audits.

E. Recordation. Each regulatory agreement entered into pursuant to this section shall be recorded as a covenant against the property prior to final or parcel map approval, or, where the housing development project does not include a map, prior to issuance of a building permit for any structure in the housing development project. The regulatory agreement shall remain a senior, non-subordinate covenant and as an encumbrance running with the land for the full term thereof. In no event shall the regulatory agreement be made junior or subordinate to any deed of trust or other documents providing financing for the construction or operation of the project, or any other lien or encumbrance whatsoever for the entire term of the required covenants.

F. Delegation of Authority. The City Manager is authorized to approve and execute each regulatory agreement and any amendments thereto on behalf of the City. The City shall maintain authority of each regulatory agreement and the authority to implement each regulatory agreement through the City Manager. The City Manager shall have the authority to make approvals, issue interpretations, waive provisions, make and execute further agreements and/or enter into amendments of each regulatory agreement on behalf of City.

G. Fees. The City may charge a fee or fees to recover the City’s reasonable costs to implement the provisions of this Section. Any such fees shall be adopted by resolution of the City Council.

F. Reimbursement of Professional Fees and Costs. To the extent not factored into the fee or fees established pursuant to subsection G, in addition to such fees, the applicant and/or owner shall reimburse the City for the actual fees and costs charged for the services of attorneys and/or other professional third-party consultants engaged by the City to provide consultation, advice, analysis, and/or review or preparation of documents in connection with the following:

1. Preparation of the regulatory agreement.
2. Review of the initial marketing plan and management plan required as part of the regulatory agreement entered into pursuant to this section and any amendments thereto.
3. Review of annual compliance reports submitted by an owner pursuant to a regulatory agreement.
4. Inspections and audits.

#### **9.60.060 Dwelling Unit Protection Regulations.**

A. Purpose. The purpose of this Section is to implement subdivision (d) of Government Code Section 66300 (Housing Crisis Act), which requires developers of new housing development projects to replace demolished residential dwelling units and protected units and to provide relocation assistance and other benefits to existing occupants of demolished protected units.



B. Effective Period. This Section shall remain in effect for the period during which the provisions of Government Code Section 66300 pertaining to replacement housing and relocation benefits remain in effect. If said provisions are repealed, this Section shall be deemed repealed as of the same date and shall no longer be applied, unless otherwise provided by a later enacted ordinance.

C. Applicability. This Section applies to all housing development projects, as defined in Government Code Section 69505.5, whether involving discretionary or nondiscretionary approvals, including, but not limited to, the following:

1. A proposal to construct one or more single-family dwellings;
2. A proposal to construct an accessory dwelling unit;
3. A proposal to construct an SB 9 two-unit residential development;
4. A proposal to construct a duplex or triplex;
5. A proposal to construct a multiple-family dwelling; and
6. A proposal to construct a mixed-use development project consisting of residential and non-residential uses.

D. Definitions. As used in this section, the following terms shall have the following meanings:

1. “Affordable housing cost” has the same meaning as defined in Health and Safety Code Section 50052.5.
2. “Affordable rent” has the same meaning as defined in Health and Safety Code Section 50053.
3. “Equivalent size” means that the replacement units contain at least the same total number of bedrooms as the units being replaced.
4. “Lower income households” has the same meaning as defined in Health and Safety Code Section 50079.5.
5. “Protected unit” shall have the same meaning as defined in subdivision (d) of Government Code Section 66300 and includes, but is not limited to, the following:
  - a. Existing or previously demolished residential dwelling units that are or were subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income within the five-year period preceding the application submittal date; and

b. Existing or previously demolished residential dwelling units that are or were rented by lower or very low income households within the five-year period preceding the application submittal date.

6. “Relocation Assistance Law” shall mean Chapter 16 (commencing with Section 7260) of Division 7 of Title 1 of the Government Code and its related implementing regulations.

7. “Very low income households” has the same meaning as defined in Health and Safety Code Section 50105.

E. Replacement of Dwelling Units. If a housing development project will require the demolition of one or more residential dwelling units, the project shall create at least as many residential dwelling units as will be demolished.

F. Replacement of Protected Units. If a housing development project is located on a parcel or parcels on which protected units are or were located, the project shall comply with the following:

1. Number of Total Units Required. The project shall include at least as many total dwelling units as the greatest number of permitted dwelling units that existed on the project site within the five-year period preceding the application submittal date.

2. Number of Replacement Protected Units Required. The project shall replace all previously demolished protected units and all existing protected units that will be demolished as part of the project in accordance with this Section. All replacement protected unit calculations resulting in fractional units shall be rounded up to the next whole number.

3. Projects Involving Demolition of Occupied Protected Units. If any existing protected units to be demolished are occupied on the date of application submittal, the housing development project shall provide at least the same number of replacement dwelling units of equivalent size to be made available at affordable rent or affordable housing cost to, and occupied by, persons and families in the same or lower income category as those households in occupancy. If a project site containing occupied protected units to be demolished also contains unoccupied protected units that will be demolished as part of the project, or previously contained protected units that were demolished within the five-year period preceding the application submittal date, the housing development project shall also provide at least the same number of dwelling units of equivalent size to be made available at affordable rent or affordable housing cost to, and occupied by, persons and families in the same or lower income category as the last household in occupancy. If the income of the existing or last household in occupancy of any protected units is not known, it shall be rebuttably presumed that lower income renter households occupied these protected units in the same proportion of lower income renter households to all renter households within the City of Garden Grove, as determined by the most recently available data from the United States Department of Housing and Urban Development’s

Comprehensive Housing Affordability Strategy database, and replacement protected dwelling units shall be provided in that same percentage.

4. Projects Only Involving Vacated or Demolished Protected Units. If all protected units on the site of a housing development project are vacant or have been demolished within the five-year period preceding the application submittal date, the housing development project shall provide at least the same number of dwelling units of equivalent size as existed at the highpoint of those units in the five-year period preceding the application submittal date to be made available at affordable rent or affordable housing cost to, and occupied by, persons and families in the same or lower income category as those persons and families in occupancy at that time, if known. If the incomes of the persons and families in occupancy at the highpoint is not known, it shall be rebuttably presumed that low-income and very low income renter households occupied these protected units in the same proportion of low-income and very low income renter households to all renter households within the City of Garden Grove, as determined by the most recently available data from the United States Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy database, and replacement protected dwelling units shall be provided in that same percentage.

5. Single-Family Projects Involving a Single Protected Unit. Notwithstanding subsections 3 and 4, above, if a housing development project consists of a single residential unit on a site with a single protected unit, that protected unit may be replaced with a unit of any size at any income level.

6. Location of Protected Units. Except as provided in the next sentence, dwelling units required to replace protected units shall be located on the same parcel or parcels as other units in the proposed new housing development project. Notwithstanding the preceding sentence, subject to approval of the Department Director, an applicant may locate a replacement unit on a different parcel in the City zoned for residential use, provided that (i) the development of units on different parcels is proposed as part of, and in the same, application as the remainder of the housing development project, (ii) the other parcel is zoned for residential use and all objective general plan, zoning, and other standards and requirements are met, and (iii) the applicant demonstrates that no residential tenants on the other parcel have been or will be displaced as a result of development of the replacement unit.

7. Timing of Construction of Replacement Units. All replacement units shall be constructed concurrently with or prior to other units in the housing development project. The City shall not issue a certificate of occupancy for any other units in a housing development project until certificates of occupancy have been issued for the replacement unit(s).

8. Affordability Period. All rental replacement units shall be made available to lower or very low income households, as applicable, at an affordable rent for at least 55 years.

9. Regulatory Agreement Required. The record owner(s) of the property shall enter into a regulatory agreement with City pursuant to section 9.60.050.

G. Benefits to be Provided to All Occupants of Protected Units.

1. Right to Remain in Occupancy Pending Demolition. The record owner of an occupied protected unit that will be demolished as part of a housing development project shall allow the existing occupants of the protected unit to occupy the unit until six months before the start of construction activities with proper notice, pursuant to the Relocation Assistance Law. The record owner shall deliver a notice of intent to terminate residency to the Department Director and to the occupant household.

2. Right to Return if Demolition Does Not Proceed. The record owner of an occupied protected unit that will be demolished as part of a housing development project shall allow any existing occupants of the protected unit that are required to leave the unit to return at their prior rental rate if the demolition does not proceed and the property is returned to the rental market. The notice of intent to terminate residency required pursuant to subsection a. shall include notice of this right. In addition, this right shall be memorialized in a written agreement, covenant, or other document that is enforceable by the occupant(s) of the protected unit, the form of which shall be subject to review and approval by the Department Director.

H. Benefits to be Provided to Occupants of Protected Units that are Lower Income Households.

1. Right of First Refusal for a Comparable Unit in New Housing Development Project.

a. Except as provided in subsection H.1.b., below, the record owner of a protected unit that will be demolished as part of a housing development project shall agree to provide existing occupants of the protected unit to be demolished as part of a housing development project that are lower income households with a right of first refusal for a comparable dwelling unit available in the new housing development affordable to the household at an affordable rent or affordable housing cost. A comparable dwelling unit is a dwelling unit containing the same number of bedrooms as the demolished protected unit, except that where the protected unit is a single-family home that contains four or more bedrooms, a comparable unit is a unit containing three bedrooms. The right of first refusal shall be memorialized in a written agreement, covenant, or other document that is enforceable by the occupant(s) of the protected unit, the form of which shall be subject to review and approval by the Department Director.

b. Subsection H.1.a. shall not apply to (i) a housing development project that consists of a single residential unit located on a site where a single protected unit is being demolished, or (ii) units in a housing development in which 100 percent of the units, exclusive of a manager's unit or units, are reserved for lower income households, unless the occupant of the protected unit qualifies for residence in the

new development and providing a comparable unit to the occupant would not be precluded due to unit size limitations or other requirements of one or more funding sources of the housing development project.

2. Relocation Benefits.

a. The applicant and/or the record owner of a protected unit that will be demolished as part of a housing development project shall provide existing occupants of the protected unit to be demolished as part of a housing development project that are lower income households with relocation benefits consistent with the requirements of the Relocation Assistance Law. By way of example, said relocation benefits may include, without limitation, advisory assistance in finding comparable new housing, payment of moving expenses, and rental assistance payments.

b. The applicant shall engage a qualified third-party contractor or consultant (a “relocation consultant”) approved by the Department Director to determine the eligibility of occupants for benefits pursuant to this Section, prepare a relocation plan, and oversee the provision of the required relocation benefits.

c. The applicant’s relocation consultant shall prepare a written relocation plan consistent with the provisions of the Relocation Assistance Law, which plan shall be subject to review and approval by the Department Director. The relocation plan shall include, without limitation, provisions addressing the following:

- i. determination of eligibility requirements;
- ii. identification of eligible occupants;
- iii. occupant interviews and needs assessments;
- iv. an evaluation of the availability of comparable replacement housing within the relevant geographic area;
- v. identification of specific replacement housing options;
- vi. the provision for relocation advisory services to affected occupants;
- vii. a description of the relocation benefits available to eligible occupants;
- viii. a process for the provision of benefits and the submission of benefit claims by eligible occupants;
- ix. a process for occupants to appeal benefit determinations; and

x. procedures for providing the benefits required pursuant to Subsections G and H, above, including copies of the required notices, agreements, and other forms needed to implement the provision of said benefits.

d. Prior to the issuance of a grading or building permit for the housing development project, the relocation consultant shall provide a letter to the Department Director certifying that the relocation process has been completed and that all required relocation benefits have been provided.

I. Reimbursement of City's Fees and Costs to Implement this Section.

A. Reimbursement of Professional Fees and Costs. If benefits are required to be provided to the occupants of protected units pursuant to Subsections G or H of this Section, the applicant shall reimburse the City for the actual fees and costs charged for the services of attorneys and/or other professional third-party consultants engaged by the City to provide consultation, advice, analysis, and/or review or preparation of documents in connection with the review of a relocation plan, notices, or other required forms and documents and the monitoring and/or enforcement of compliance with requirements for provision of benefits. Concurrent with or prior to the applicant's submittal of any notice, agreement, plan, or other document requiring approval of the Department Director pursuant to Subsections G or H, the applicant shall execute a reimbursement agreement with the City in a form approved by the City Attorney and provide a deposit to the City in an amount sufficient to cover the estimated total professional fees and costs to be incurred by the City, as determined by the Department Director in his or her reasonable discretion. The City Manager is authorized to execute said reimbursement agreement on behalf of the City. Upon certification that all required benefits have been provided, the Department Director shall provide the applicant with an invoice containing an accounting of the actual legal and third-party consulting costs incurred by the City and the amount(s) of all deposits provided by the applicant. If the actual legal and third-party consulting costs incurred by the City for such review are less than the amount of the deposit(s) made by the applicant, the City shall reimburse the applicant for the difference at the time it provides the invoice. If the actual legal and third-party consulting costs incurred by the City exceed the amount of the deposit(s) made by the applicant, the applicant shall pay City the difference within thirty (30) days of receipt of the invoice from the City, and no grading or building permit for the housing development project shall be issued until said amount is paid in full.

B. In addition to the reimbursement of professional fees and costs pursuant to Subsection I.A., above, the City may charge a fee or fees to recover the City's other reasonable costs to implement the provisions Subsection (d) of Government Code Section 66300 and this Section. Any such fees shall be adopted by resolution of the City Council.

**9.60.070 Transitional and Supportive Housing Projects**

A. Transitional Housing and Supportive Housing. In accordance with subdivision (c)(3) of Government Code Section 65583, transitional housing and supportive housing are considered residential uses of property and shall be subject only to those approval requirements, development standards, and restrictions that apply to other residential dwellings of the same type or configuration in the same zone.

B. Supportive Housing For the Homeless.

1. Notwithstanding any other provision of this Code, pursuant to Government Code Section 65651, a supportive housing for the homeless development shall be permitted as a use by right in any zoning district where multiple-family dwellings and residential/commercial mixed use developments are permitted, including nonresidential zones where multiple-family dwellings are permitted.

2. The Department Director shall review and approve or disapprove a proposed supportive housing for the homeless development within the time periods set forth in Government Code Section 65653.

3. The following provisions shall apply to a supportive housing for the homeless development:

a. The development shall be subject to the same objective development and design standards, policies, and fees that apply to multiple-family residential developments or multiple-family residential components of mixed-use projects in the zone in which the development is located; provided, however, that, if the proposed development is located within one-half mile of a public transit stop, no minimum parking requirements shall apply to the units occupied by supportive housing residents.

b. The development shall satisfy all requirements set forth in Government Code Section 65651.

c. The applicant shall submit for review and approval by the Department Director a plan for providing on-site supportive services, along with supporting documentation, in accordance with Government Code Section 65652. Such on-site supportive services may include transportation services, counseling services, individual case management, job readiness training, assistance in applying for competitive employment, housing retention assistance services, health status improvement services, mental health services, drug rehabilitation services, parenting services, and budgeting and life skill services.

d. The property owner shall enter into a regulatory agreement with the City pursuant to section 9.60.050 to ensure compliance with the provisions of Government Code Section 65651 and this subsection 9.60.070.B.

C. Low-Barrier Navigation Centers.

1. Notwithstanding any other provision of this Code, a low-barrier navigation center meeting the requirements of Government Code Sections 65660 *et. seq.* shall be permitted as a use by right in any zoning district where residential/commercial mixed use developments are permitted and in any nonresidential zoning district where multiple-family dwellings are permitted.
2. The Department Director shall review and approve or disapprove a proposed low-barrier navigation center within the time periods set forth in Government Code Section 65664.



MINUTE EXCERPT  
GARDEN GROVE PLANNING COMMISSION

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PUBLIC HEARING – AMENDMENT NO. A-035-2022, CITY OF GARDEN GROVE, CITYWIDE.

Applicant: CITY OF GARDEN GROVE

Date: September 1, 2022

Request: A request by the City of Garden Grove to amend Title 9 (Land Use) of the Garden Grove Municipal Code to make focused zoning amendments to implement various policies and programs set forth in the General Plan Housing Element and Land Use Element and to ensure compliance with applicable State housing laws. Focused zoning text amendments to Chapters 9.04 (General Provisions), 9.08 (Single-Family Residential Development Standards), 9.12 (Multifamily Residential Development Standards), 9.16 (Commercial, Office Professional, Industrial, and Open Space Development Standards), 9.18 (Mixed Use Regulations and Development Standards), and 9.32 (Procedures and Hearings) of Title 9 of the Municipal Code are proposed to update the definitions, development standards, and land use action procedures pertaining to single-family residential, multiple-family residential, mixed use, landscaping standards, supportive housing, and single room occupancy housing. The addition of a new Chapter in Title 9 of the Municipal Code containing and consolidating special regulations pertaining specifically to housing development projects is also proposed. The proposed focused zoning amendments are intended to implement recent updates to the City's General Plan Housing Element and Land Use Element and to ensure the City of Garden Grove's Land Use Code is consistent with all applicable State housing laws, including, but not limited to, the Housing Accountability Act, the Housing Crisis Act, the State Density Bonus Law, and the Housing Element Law.

In conjunction with this request, the City of Garden Grove will consider a determination that no further review under the California Environmental Quality Act ("CEQA") is required pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15162 because the proposed focused zoning amendments implement the General Plan update analyzed in the City of Garden Grove Focused General Plan Update and Zoning Amendments Environmental Impact Report, State Clearinghouse No. 2021060714 ("Garden Grove General Plan Update and Focused Zoning Amendments"), potential impacts of the focused zoning amendments fall within the scope of the General Plan Update EIR, and the focused zoning amendments will not result in any

new significant impacts or a substantial increase in the severity of previously identified significant impacts. The Planning Commission will make a recommendation to the Garden Grove City Council.

Action: Public Hearing held. Speaker(s): None.

Action: Resolution No. 6051-22 was approved.

Motion: Lindsay Second: Arestegui

Ayes: (4) Arestegui, Cunningham, Lindsay, Soeffner

Noes: (0) None

Absent: (3) Lehman, Perez, Ramirez

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING AMENDMENT NO. A-035-2022 TO AMEND TITLE 9 (LAND USE) OF THE GARDEN GROVE MUNICIPAL CODE TO MAKE FOCUSED ZONING AMENDMENTS TO IMPLEMENT VARIOUS POLICIES AND PROGRAMS SET FORTH IN THE GENERAL PLAN HOUSING ELEMENT AND LAND USE ELEMENT AND TO ENSURE COMPLIANCE WITH APPLICABLE STATE HOUSING LAWS.

**City Attorney Summary**

***This Ordinance amends Title 9 (Land Use) of the Garden Grove Municipal Code to make focused zoning amendments to implement various policies and programs set forth in the General Plan Housing Element and Land Use Element and to ensure compliance with applicable State housing laws. Focused zoning text amendments to Chapters 9.04 (General Provisions), 9.08 (Single-Family Residential Development Standards), 9.12 (Multifamily Residential Development Standards), 9.16 (Commercial, Office Professional, Industrial, and Open Space Development Standards), 9.18 (Mixed Use Regulations and Development Standards), and 9.32 (Procedures and Hearings) of Title 9 of the Municipal Code are proposed to update the definitions, development standards, and land use action procedures pertaining to single-family residential, multiple-family residential, mixed use, landscaping standards, supportive housing, and single room occupancy housing. This Ordinance also adds a new Chapter in Title 9 of the Municipal Code (Chapter 9.60 – Special Housing Regulations) containing and consolidating special regulations pertaining specifically to housing development projects.***

THE CITY COUNCIL OF THE CITY OF GARDEN GROVE FINDS AND DETERMINES AS FOLLOWS:

WHEREAS, Government Code 65584 requires local jurisdictions to encourage, promote, and facilitate the development of housing to accommodate its regional housing need; and

WHEREAS, the City of Garden Grove has previously adopted a Focused General Plan Update and Zoning Amendments project (collectively, the "FGPUZA"), which included (1) General Plan Amendment No. GPA-003-2021, consisting of updates to the General Plan Housing Element, Land Use Element, and the Safety Element, and adoption of a new General Plan Environmental Justice Element to comply with State law provisions, including complying with the 6<sup>th</sup> Cycle (2021-2029) of the Regional Housing Needs Assessment (RHNA) that requires the City to plan for 19,168 residential dwelling units for all income levels during the 2021-2029 planning period; and (2) Zoning Amendment No. A-031-2021, consisting of text/map amendments to Title 9 of the Municipal Code and to the Zoning Map to implement the Housing Element and Land Use Element Updates; and

WHEREAS, Amendment No. A-035-2022 is a continuation of the efforts initiated by the previously adopted FGPUZA, by amending Title 9 (Land Use) of the Garden Grove Municipal Code to make focused zoning amendments to implement various policies and programs set forth in the General Plan Housing Element and Land Use Element and to ensure compliance with applicable State housing laws; and

WHEREAS, in compliance with 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.* (CEQA Guidelines), a Program Environmental Impact Report (Program EIR) had been prepared and adopted, along with a Mitigation Monitoring and Reporting Program, and Statement of Overriding Considerations, for the previously adopted FGPUZA which analyzed potential environmental impacts; and

WHEREAS, the City Council hereby finds and determines that no further review under the California Environmental Quality Act ("CEQA") is required pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15162 because the proposed focused zoning amendments implement the General Plan update analyzed in the FGPUZA Environmental Impact Report, State Clearinghouse No. 2021060714 ("Garden Grove General Plan Update and Focused Zoning Amendments"), potential impacts of the focused zoning amendments of Amendment No. A-035-2022 fall within the scope of the General Plan Update EIR, and the focused zoning amendments will not result in any new significant impacts or a substantial increase in the severity of previously identified significant impacts; and

WHEREAS, the Planning Commission of the City of Garden Grove held a duly noticed public hearing on September 1, 2022 and considered all oral and written testimony presented regarding Amendment No. A-035-2022; and,

WHEREAS, on September 1, 2022, following the public hearing, the Planning Commission adopted (i) Resolution No. 6051-22 recommending that the City Council approve Amendment No. A-035-2022; and

WHEREAS, a duly noticed public hearing regarding Amendment No. A-035-2022 was held by the City Council on September 27, 2022, and all interested persons were given an opportunity to be heard; and,

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-035-2022:

A. Amendment No. A-035-2022 is internally consistent with the goals, objectives and elements of the City's General Plan as described in the Findings and Reasons of Planning Commission Resolution No. 6051-22.

B. Amendment No. A-035-2022 will promote the public interest, health, safety, and welfare as described in the Findings and Reasons of Planning Commission Resolution No. 6051-22.

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. Amendment No. A-035-2022 is hereby approved pursuant to the findings set forth herein and the facts and reasons stated in Planning Commission Resolution No. 6051-22, 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 3. Chapters 9.04 (General Provisions), 9.08 (Single-Family Residential Development Standards), 9.12 (Multifamily Residential Development Standards), 9.16 (Commercial, Office Professional, Industrial, and Open Space Development Standards), 9.18 (Mixed Use Regulations and Development Standards), and 9.32 (Procedures and Hearings) of Title 9 of the Garden Grove Municipal Code are hereby amended to update the definitions, development standards, and land use action procedures pertaining to single-family residential, multiple-family residential, mixed use, landscaping standards, supportive housing, and single room occupancy housing as shown in Exhibit A attached to this Ordinance (additions in underlined text; deletions in ~~struck-out text~~).

SECTION 4. Title 9 of the Garden Grove Municipal Code is hereby amended to add a new chapter, Chapter 9.60, titled "Special Housing Regulations", attached as Exhibit "B", which contain and consolidate special regulations pertaining specifically to housing development projects.

SECTION 5. 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 thirty (30) days after adoption.

**Amend Section 9.04.030 – Authority as follows:****9.04.030 Authority**

Review Authorities. The development review process involves the participation of the following:

A. Planning Commission.

1. The Planning Commission is created pursuant to the provisions of Title 7, Division 1, Chapter 3 of the State of California [Government Code](#) and of Section [2.24.020](#) of the Garden Grove Municipal Code.
2. The Planning Commission is governed by the regulations provided in Sections [2.24.030](#) through [2.24.100](#) of the Garden Grove Municipal Code, and performs the duties stated in those sections.
3. The powers of the Planning Commission are indicated in Section [9.32.030](#).

B. City Manager or Designee. The City Manager or designee shall perform the duties and functions provided in this code, in addition to the day to day and long range management of the City's land use staff. ~~Wherever and provision of Title the vests authority or responsibility in the Department Director, the Department Director shall be deemed the City Manager's designee.~~

C. Zoning Administrator.

1. The Zoning Administrator and Deputy Zoning Administrator shall be appointed by the City Manager in accordance with Sections [2.08.090](#) and [2.08.100](#) of the municipal code.
2. The Zoning Administrator shall perform those functions established by state law and city ordinance, and shall conduct meetings in accordance with Section 2.24.130 of the municipal code.

D. Planning Coordinating Committee.

1. The Planning Coordinating Committee shall be composed of ~~two sections, the Technical Review Board and the Environmental Review Board.~~

~~a. The Technical Review Board shall be composed of~~ representatives from departments who have responsibility for analyzing and commenting on the technical merits of a development project. The City Manager or designee shall determine the membership of the Technical Review Board.

~~b. The Environmental Review Board shall consist of the planning services manager, the engineering services manager, and a third member appointed by the City Manager or designee. The Environmental Review Board shall conduct an environmental assessment of each project and determine the proper environmental process to follow, in accordance with the California Environmental Quality Act and with this title.~~

2. The Planning Coordinating Committee shall be responsible for reviewing proposed development projects for their technical merits and compliance with zoning, building, fire and other applicable state and local codes.
3. The Planning Coordinating Committee shall review all project-related issues and coordinate the recommendations and conditions of approval from the City departments.

E. City Council.

1. The powers of the City Council are indicated in Section [9.32.030](#).
2. The City Council shall be the final appeal body regarding any land use action.

***Amend Section 9.04.060.C to include the following new and replacement definitions:***

“Department Director” means the City’s Director of Economic and Community Development or other individual designated by the City Manager to supervise the City’s Community Development department, or his or her designee.

“Low-barrier navigation center” refers to a Housing First, low-barrier, service-enriched shelter focused on moving individuals experiencing homelessness into permanent housing and connecting them to services. A “low barrier navigation center” includes any facility that meets the definition and requirements set forth in Sections 65660 and 65662 of the Government Code or any similar facility owned by the City, regardless of whether it strictly meets the definition and requirements set forth in Sections 65660 and 65662 of the Government Code.

“Open Space, Active” is open space that is used for sports, exercise, or active play. It can include amenities such as playgrounds, exercise machines, or athletic fields.

“Open Space, Passive” is open space that is not specifically created for physical activities but can used for relaxing and sitting. They are designed for use in unstructured or informal ways and can include amenities such as benches, picnic tables, or BBQ grills.

“Playing courts” means a paved or other hard-finished or gravel surface developed specifically for sports use, such as a tennis court, basketball court, or bocce ball court.

“Single room occupancy (SRO)” means a type of residential building containing five or more individual dwelling units, together with common kitchen, dining, and social areas, and where each individual unit is intended for occupancy by no more than two persons due to the size of each unit, which typically ranges from 150 to 400 square feet and contains no more than two rooms, and which complies fully with the use regulations and development standards set forth in Section 9.12.050 (Single Room Occupancy Use Regulations and Development Standards).

“Supportive housing” has the same meaning as defined in Section 65582 of the Government Code and is housing with no limit on length of stay, that is occupied by the “target population,” and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. The “target population” for purposes of supportive housing is defined in Section 65582 of the Government Code and refers to persons with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated youth, families, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

“Supportive housing for the homeless” has the same meaning as defined in Section 50675.14 of the Health and Safety Code and is a form of affordable permanent supportive housing specifically serving homeless individuals or youths. The “target population” for purposes of supportive housing for the homeless is defined in Section 50675.14 of the Health and Safety Code and consists of persons,

including persons with disabilities, and families who are “homeless,” as that term is defined by Section 11302 of Title 42 of the United States Code, who currently reside in a supportive housing project and were “homeless” when approved for tenancy in the supportive housing project in which they currently reside, or who are “homeless youth,” as that term is defined by paragraph (2) of subdivision (e) of Section 12597 of the Government Code.

“Transitional housing” has the same meaning as defined in Section 65582 of the Government Code and means buildings configured as rental housing developments but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.



## CHAPTER 9.08 SINGLE-FAMILY RESIDENTIAL DEVELOPMENT STANDARDS

**Section 9.08.020.030 is hereby amended to read as follows:**

### Section 9.08.020.030, Table 1, City of Garden Grove Land Use Matrix

Zones Uses	R-1
Residential	
...	
Supportive Housing <sup>1</sup> , <del>Residential Group Living – 6 Persons or Less</del>	P
Transitional Housing <sup>1</sup> , <del>Residential Group Living – 6 Persons or Less</del>	P
...	

1. Transitional and supportive housing are permitted in residential zoning districts subject to the same approval requirements, development standards, and restrictions that apply to other residential dwellings of the same type in the same zone, which shall be determined by the City based upon the predominant characteristics of the use.

**Section 9.08.030.020 is hereby amended to read as follows:**

### Section 9.08.030.020.C.2 Planned Unit Development

C. Limitations on the Planned Unit Development. The planned unit development is intended to be applied only to those areas that are large enough to allow for overall planning and design in sufficient detail to achieve greater values and amenities than those achieved by less flexible provisions regulating the successive development of individual lots by numerous different owners. Limitations on use are as follows:

1. Flexibility is provided where land may be designed and developed as a unit by taking advantage of site planning techniques that produce an environment that is compatible with existing or potential development of the surrounding neighborhood.
2. Planned unit development procedures shall apply only to those individual sites having a net area of five acres or more for commercial or industrial development and ~~three-one~~ acres for residential developments. If the project is mixed use development with residential, commercial, office or industrial, then the five acre minimum site area shall apply.
3. The proposed development shall be in conformity with all elements of the General Plan, and any other ordinances of the City.
4. Conformity to related ordinances of the City is required where subdivision into individual lots or the dedication of any streets is involved. Any such procedures shall be processed concurrently with PUD ordinance procedures.
5. Any violation of any planned unit development regulation shall be a misdemeanor penalized pursuant to Section [1.04.010](#) and Chapter [9.32](#) of this code.

**Section 9.08.030.060 is hereby amended to read as follows:**

**Section 9.08.030.060 ~~Density Bonuses and Other Incentives for Affordable Housing~~Reserved**

~~A.— Purpose and Intent. The California Legislature has determined that the provision of affordable housing for moderate, lower and very low income individuals and senior citizens, and childcare facilities are of primary importance in the state, and must be encouraged at the local level. The purpose of this section is to establish a methodology pursuant to state law providing incentives to developers proposing affordable housing to the community.~~

~~B.— Applicability. This section shall apply to all housing developments, as defined in this section, consisting of five or more units, unless the City Council makes a finding that the bonus and incentives are not needed to achieve affordability.~~

~~C.— Definitions. As used in this section, the following words and phrases shall have the following meanings:~~

~~1. “Child care facility” means a child day care facility, other than a family day care home, including, but not limited to, infant centers, preschools, extended day care facilities, and school age child care centers.~~

~~2. “Concession or incentive” means:~~

~~a. A reduction in site development standards or a modification of zoning code requirements or architectural design requirements that exceed the minimum building standards approved by the State Building Standards Commission as provided in Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code, and that result in, including, but not limited to, a reduction in setback and square footage requirements and in the ratio of vehicular parking spaces that would otherwise be required that results in identifiable, financially sufficient, and actual cost reductions; or~~

~~b. Approval of mixed use zoning in conjunction with a housing project if commercial, office, industrial, or other land uses will reduce the cost of a housing development and if the commercial, office, industrial, or other land uses are compatible with a housing project and the existing or planned development in the area, including the City’s General Plan, where a proposed housing project will be located; or~~

~~c. Other regulatory incentives or concessions proposed by the applicant or the City that result in identifiable, financially sufficient, and actual cost reductions.~~

~~d. This subdivision shall not require the City to provide direct financial incentives or publicly owned land for the housing development, or to waive fees or dedication requirements.~~

~~3. “Density bonus” means a density increase of at least 20% (unless the applicant elects a lower percentage) over the otherwise maximum allowable residential density under the applicable zoning ordinance and land use element of the General Plan for housing developments meeting the criteria of subsection D.1.a.i—iii, of at least five percent for housing developments meeting the criteria of subsection D.1.a.iv (unless the applicant elects a lower percentage), and of at least 15% for housing developments that entail a land donation meeting the criteria of subsection D.1.b (unless the applicant elects a lower percentage).~~

~~a. The amount of the density bonus to which an applicant is entitled shall vary according to the amount by which the percentage of affordable housing units provided exceeds the percentage established in subsection D. For each one percent increase above 10% in the percentage of units affordable to low income households, the density bonus shall be increased by 1.5% up to a maximum of 35%. For each one percent increase above five percent in the percentage of units affordable to very low income households, the density bonus shall be increased by 2.5% up to a maximum of 35%. For each one percent increase above 10% of the percentage of units affordable to moderate income households, the density bonus shall be increased by one percent up to a maximum of 35%. When calculating the number of permitted density bonus units, any calculation resulting in fractional units shall be rounded to the next higher whole number. The density bonus units shall not be included in the maximum total when determining the number of target units required to qualify for a density bonus.~~

~~b. Each housing development is entitled to only one density bonus, which may be selected based on the percentage for either very low income target units, low income target units, moderate income target units, or the project’s status as a senior citizen housing development. Density bonuses from more than one category may not be combined.~~

~~c. The following table summarizes the above information:~~

~~Density Bonus Summary Table~~

Target Group	Minimum %Target Units	Bonus Granted	Additional Bonus for Each 1% Increase in Target Units	% Target Units Required for Maximum 35% Bonus
Very Low Income	5%	20%	2.5%	11%
Low Income	10%	20%	1.5%	20%
Moderate Income (Condo or PUD Only)	10%	5%	1%	40%
Senior Citizen Housing Development	100%	20%	—	—

4. ~~“Developer” means the legal or equitable owner, or authorized representative, of any lot or parcel within the City who intends to develop such lot in compliance with the provisions of this section.~~

5. ~~“Housing development” means one or more groups of projects for residential units constructed in the planned development of the City. “Housing development” also includes a subdivision or a planned unit development or condominium project, as defined in Civil Code Section 1351, approved by the City and consists of residential units or unimproved residential lots and either a project to substantially rehabilitate and convert an existing commercial building to residential use, or the substantial rehabilitation of an existing multifamily dwelling, as defined in subdivision (d) of Government Code Section 65863.4, where the result of the rehabilitation would be a net increase in available residential units. For the purpose of calculating a density bonus, the residential units do not have to be based upon individual subdivision maps or parcels. The density bonus shall be permitted in geographic areas of the housing development other than the areas where the units for the lower income households are located. The location of units, whether target units or non-restricted units, shall be in conformance with the specific plan, or other zoning regulations, as applicable. Nothing in this chapter shall be construed to require the granting of a density bonus for the construction of multifamily housing in single-family residential zoning districts.~~

6. ~~“Target unit” means a dwelling unit within a housing development that will be reserved for sale or rent to, and is made available at an affordable rent or affordable ownership cost to, very low, low, or moderate income households, or is a unit in a senior citizen housing development.~~

7. ~~“Very low income households, low income households, and moderate income households” means persons or families whose income does not exceed the qualifying limit in Section 50050 et seq., of the California Health and Safety Code.~~

8. ~~“Senior housing” means either a person 62 years of age or older, or 55 years of age or older in a senior citizen housing development as defined in Section 51.3 of the California Civil Code.~~

#### ~~D. Grant of Density Bonus.~~

1. ~~Developer shall be entitled to a density bonus, provided the developer enters into a density bonus housing agreement with the City pursuant to subsection I in which the developer covenants to do one of the following:~~

a. ~~To construct the housing development with at least one of the following:~~

i. ~~At least 10% of the total units of the housing development reserved for lower income households; or~~

ii. ~~At least five percent of the total units of the housing development reserved for very low income households; or~~

iii. ~~A senior citizen housing development; or~~

iv. ~~At least 10% of the total units of a newly constructed condominium project or planned development as target units affordable to moderate income households.~~

b. ~~To donate land to the City as provided for in this subsection. Nothing in this subsection shall be construed to enlarge or diminish the authority of the City to require a developer to donate land as a condition of development. An applicant shall be eligible for the increased density bonus described in this subsection if all of the following conditions are met:~~

i. ~~The applicant donates and transfers the land no later than the date of approval of the final subdivision map, parcel map, or residential development application.~~

- ii. ~~The development acreage and zoning classification of the land being transferred are sufficient to permit construction of units affordable to very low income households in an amount not less than 10% of the number of residential units of the proposed development.~~
- iii. ~~The transferred land is at least one acre in size or of sufficient size to permit development of at least 40 units, has the appropriate General Plan designation, is appropriately zoned for development as affordable housing, and is or will be served by adequate public facilities and infrastructure. The land shall have appropriate zoning and development standards to make the development of the affordable units feasible. No later than the date of approval of the final subdivision map, parcel map, or of the residential development, the transferred land shall have all of the permits and approvals, other than building permits, necessary for the development of the very low income housing units on the transferred land, except that the City may subject the proposed development to subsequent design review to the extent authorized by subdivision (i) of Government Code Section 65583.2 if the design is not reviewed by the City prior to the time of transfer.~~
- iv. ~~The transferred land and the affordable units shall be subject to a deed restriction ensuring continued affordability of the units consistent with paragraphs (1) and (2) of subdivision (c) of Government Code Section 65915, which shall be recorded on the property at the time of dedication.~~
- v. ~~The land is transferred to the City or to a housing developer approved by the City. The City may require the applicant to identify and transfer the land to the developer.~~
- vi. ~~The transferred land shall be within the boundary of the proposed development or, if the City agrees, within one quarter mile of the boundary of the proposed development.~~
- 2. ~~When an applicant agrees to construct a housing development that conforms to the requirements of subsection D.1 and includes a child care facility that will be located on the premises of, as part of, or adjacent to, the project, unless it finds, based upon substantial evidence, that the community has adequate child care facilities, the City shall grant either:~~
  - a. ~~An additional density bonus that is an amount of square feet of residential space that is equal to or greater than the amount of square feet in the child care facility; or~~
  - b. ~~An additional concession or incentive that contributes significantly to the economic feasibility of the construction of the child care facility;~~
  - c. ~~As a condition of approval of a housing development, the applicant shall ensure that the following occur:~~
    - i. ~~The child care facility shall remain in operation for a period of time that is as long as or longer than the period of time during which the density bonus units are required to remain affordable pursuant to subsection F.~~
    - ii. ~~of the children who attend the child care facility, the children of very low income households, lower income households, or families of moderate income shall equal a percentage that is equal to or greater than the percentage of dwelling units that are required for very low income households, lower income households, or families of moderate income pursuant to subsection D.~~
    - iii. ~~Developer shall also agree to continue affordability of all density bonus units for very low income households, low income households, and moderate income households for the timeframes established in subsection G.~~
- E. ~~Required Concessions or Incentives.~~
  - 1. ~~A developer may submit a proposal to the City for the specific concessions or incentives that the developer requests pursuant to this section, and may request a meeting with the City. The City shall grant the concession or incentive requested by the developer, unless the City makes a written finding, based on substantial evidence, of either of the following:~~
    - a. ~~The concessions or incentives are not required in order to provide affordable housing costs as defined in Section 50052.5 of the California Health and Safety Code or for rents for the targeted units to be set as specified in subsection D.3.~~
    - b. ~~The concession or incentive would have a specific adverse impact, as defined in Government Code Section 65589.5, subdivision (d), paragraph (2), upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low and moderate income households.~~
  - 2. ~~The developer shall receive the following number of concessions or incentives:~~

- a. ~~One incentive or concession for projects that include at least 10% of the total units for low-income households, at least five percent for very low-income households, or at least 10% for persons and families of moderate income in a condominium or planned development.~~
- b. ~~Two incentives or concessions for projects that include at least 20% of the total units for low-income households, at least 10% for very low-income households, or at least 20% for persons and families of moderate income in a condominium or planned development.~~
- c. ~~Three incentives or concessions for projects that include at least 30% of the total units for low-income households, at least 15% for very low-income households, or at least 30% for persons and families of moderate income in a condominium or planned development.~~
- d. ~~The following table summarizes the above information:~~

Concessions/Incentives Summary Table

Target Group	-	Target Units	-
Very Low Income	5%	10%	15%
Low Income	10%	20%	30%
Moderate Income (Condo or PUD Only)	10%	20%	30%
Maximum Incentive(s)/Concession(s)	1	2	3

~~Note: A concession or incentive may be requested only if an application is also made for a density bonus.~~

3. ~~Notwithstanding any other site development standards or zoning code requirements set forth in this code, upon request of the developer, the City shall grant a reduction in the vehicular parking ratio, inclusive of handicapped and guest parking, to at least the following ratios:~~

- a. ~~Zero to one bedrooms: one onsite parking space.~~
- b. ~~Two to three bedrooms: two onsite parking spaces.~~
- c. ~~Four and more bedrooms: two and one-half parking spaces.~~
- d. ~~If the total number of parking spaces required for a development is other than a whole number, the number shall be rounded up to the next whole number. For purposes of this section, a development may provide "onsite" parking through tandem parking or uncovered parking, but not through on-street parking.~~
- F. ~~Waiver or Modification. Developers may seek a waiver or modification of development standards that have the effect of precluding the construction of a housing development meeting the criteria of subsection D.1.a at the densities or with the concessions or incentives permitted by the section. The developer shall show that the waiver or modification is necessary to make the housing units economically feasible.~~

#### G. ~~Continued Affordability and Development Standards.~~

1. ~~Lower income and very low income target units shall remain affordable to the designated group for a period of 30 years, or a longer period of time if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program. Rental units targeted for lower income households shall be affordable at a rent that does not exceed 30% of 60% of the area median income as determined pursuant to Section 50079.5 of the California Health and Safety Code. Rental units targeted for very low income households shall be affordable at a rent that does not exceed 30% of 50% of the area median income, as determined pursuant to Section 50105 of the California Health and Safety Code. For sale units targeted for lower or very low income households shall be affordable at a cost that such households can realistically qualify for such units according to standard lending practices, taking into account any subsidies or other financial assistance.~~
2. ~~Moderate income target units shall remain affordable to the initial occupant, which must be persons and families of moderate income, as defined in Health and Safety Code Section 50093. Upon resale, the seller of the unit shall retain the value of any improvements, the down payment, and the seller's proportionate share of appreciation. The City shall recapture its proportionate share of appreciation, which shall then be used within three years for any of the purposes described in subdivision (e) of Health and Safety Code Section 33334.2 that promote homeownership. For purposes of this subdivision, the City's proportionate share of appreciation shall be equal to the percentage by which the initial sale price to the moderate income household was less than the fair market value of the home at the time of initial sale.~~
3. ~~Target units shall be constructed concurrently with non-restricted units or pursuant to a schedule included in the density bonus housing agreement.~~
4. ~~Target units shall be built on site and shall be dispersed within the housing development. The number of bedrooms of the target units shall be equivalent to the bedroom mix of the non-target units of~~



~~the housing development, except that the developer may include a higher proportion of target units with more bedrooms. The design and appearance of the target units shall be compatible with the design of the total housing development. Housing developments shall comply with all applicable development standards, except those that may be modified as provided by this section.~~

~~H.—Application Requirements and Review.~~

~~1.—Preliminary Proposal. A developer shall submit a preliminary proposal for development to determine the means for complying with this section. The preliminary proposal shall be submitted prior to any formal requests for any land use action. All density calculations resulting in fractional units shall be rounded up to the next whole number. The preliminary proposal shall be subject to the same fees and procedural requirements for a preliminary proposal review. Within 60 days of the receipt of a complete written preliminary proposal, the City shall notify the developer, in writing, of the procedures required to comply with this section.~~

~~2.—Formal Application. An application proposing a housing development pursuant to this section shall be submitted with the first application for approval of a housing development and processed concurrently with all other applications required for the housing development. The application shall be submitted on a form prescribed by the City and shall include at least the following information:~~

~~a.—Site plan showing total number of units, number and location of target units, and number and location of proposed density bonus units.~~

~~b.—Level of affordability of target units and proposals for ensuring affordability.~~

~~c.—Description of any requested concession or incentive, waivers or modifications of development standards, or modified parking standards. For all concessions and incentives, except mixed use development, the application shall include evidence that the requested incentives and concessions result in identifiable, financially sufficient, and actual cost reductions. For waivers or modifications of development standards, the application shall show that the waiver or modification is necessary to make the housing units economically feasible and that the development standards will have the effect of precluding the construction of a housing development meeting the criteria of subsection D.1.a at the densities or with the concessions or incentives permitted by this section.~~

~~d.—If a density bonus or concession is requested for a land donation, the application shall show the location of the land to be dedicated and provide evidence that each of the findings included in subsection D.1.b can be made.~~

~~e.—If a density bonus or concession is requested for a child care facility, the application shall show the location and square footage of the child care facilities and provide evidence that each of the findings included in subsection D.1.c can be made.~~

~~3.—In accordance with state law, neither the granting of a concession, incentive, waiver, or modification nor the granting of a density bonus shall be interpreted, in and of itself, to require a General Plan amendment, zoning change, variance, or other discretionary approval.~~

~~4.—An application for a density bonus, incentive, concession, waiver, modification, or revised parking standard pursuant to this section shall be considered by and acted upon by the approval body with authority to approve the housing development. Any decision regarding a density bonus, incentive, concession, waiver, modification, or revised parking standard may be appealed to the City Council.~~

~~5.—Before approving an application for a density bonus, concession or incentive, waiver, or modification, the approval body shall make the following findings:~~

~~a.—If the density bonus is based all or in part on donation of land, the findings included in subsection D.1.b.~~

~~b.—If the density bonus or concession or incentive is based all or in part on the inclusion of a child care facility, the findings included in subsection D.2.~~

~~c.—If the concession or incentive includes mixed use development, the finding included in subsection C.2.b.~~

~~d.—If a waiver or modification is requested, the developer has shown that the waiver or modification is necessary to make the housing units the economically feasible.~~

~~6.—If a request for a concession or incentive is developer has shown that the waiver or modification is necessary to make the housing units otherwise consistent with this section, the approval body may deny a concession or incentive if it makes a written finding, based upon substantial evidence, of either of the following:~~

~~a. The concession or incentive is not required to provide for affordable rents or affordable ownership costs.~~

~~b. The concession or incentive would have a specific adverse impact upon public health or safety or the physical environment or on any real property that is listed in the California Register of Historical Resources, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low and moderate income households. For the purpose of this subsection, “specific adverse impact” means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified, written public health or safety standards, policies, or conditions as they existed on the date that the application was deemed complete.~~

~~7. If a request for a waiver or modification is otherwise consistent with this section, the approval body may deny the waiver or modification if it makes a written finding, based upon substantial evidence, of either of the following:~~

~~a. The waiver or modification is not necessary to make the housing units economically feasible.~~

~~b. The waiver or modification would have a specific adverse impact upon health, safety, or the physical environment, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low and moderate income households. For the purpose of this subsection, “specific adverse impact” means a significant, quantifiable, direct, and unavoidable impact, based on objective, identifiable, written public health or safety standards, policies, or conditions.~~

~~c. The waiver or modification would have an adverse impact on any real property that is listed in the California Register of Historical Resources.~~

~~8. If a density bonus or concession is based on the provision of child care facilities, the approval body may deny the bonus or concession if it finds, based on substantial evidence, that the City already has adequate child care facilities.~~

~~I. Density Bonus Housing Agreement.~~

~~1. Developers requesting a density bonus shall agree to enter into a density bonus housing agreement with the City. A density bonus housing agreement shall be made a condition of the discretionary planning permits for all housing developments pursuant to this section and shall be recorded as a restriction on any parcels on which the target units or density bonus units will be constructed.~~

~~2. The density bonus housing agreement shall be recorded prior to final or parcel map approval, or, where the housing development does not include a map, prior to issuance of a building permit for any structure in the housing development. The density bonus housing agreement shall run with the land and bind on all future owners and successors in interest.~~

~~3. The density bonus housing agreement shall include, but not be limited to, the following:~~

~~a. The total number of units approved for the housing development, the number, location, and level of affordability of target units, and the number of density bonus units.~~

~~b. Standards for determining affordable rent or affordable ownership cost for the target units.~~

~~c. The location, unit size in square feet, and number of bedrooms of target units.~~

~~d. Provisions to ensure affordability in accordance with subsection I.3.g of this section.~~

~~e. A schedule for completion and occupancy of target units in relation to construction of non-restricted units.~~

~~f. A description of any concessions or incentives or waivers and modifications being provided by the City.~~

~~g. A description of remedies for breach of the agreement by either party. The City may identify tenants or qualified purchasers as third party beneficiaries under the agreement.~~

~~h. Procedures for qualifying tenants and prospective purchasers of target units.~~

~~i. Any other provisions to ensure implementation and compliance with this section.~~

~~4. In the case of for-sale housing developments, the density bonus housing agreement shall include the following conditions governing the sale and use of target units during the applicable use restriction period:~~

~~a. Target units shall be owner-occupied by eligible very low, low, or moderate income households, or by qualified residents in the case of senior citizen housing developments.~~

~~b. The purchaser of each target unit shall execute an instrument approved by the City and to be recorded against the parcel including such provisions as the City may require to ensure continued compliance with this section.~~

- ~~5. In the case of rental housing developments, the density bonus housing agreement shall provide for the following:~~
- ~~a. Procedures for establishing affordable rent, filling vacancies, and maintaining target units for eligible tenants;~~
  - ~~b. Provisions requiring verification of household incomes;~~
  - ~~c. Provisions requiring maintenance of records to demonstrate compliance with this subsection.~~
- ~~6. Density bonus housing agreements for child care facilities and land dedication shall ensure continued compliance with all conditions included in subsections D.2 and 3.~~

**Section 9.08.040.020 is hereby amended to read as follows:**

#### **9.08.040.020 Residential—General Development Standards**

A. Specific development standards for R-1 (Single-Family Residential) zone are in the following table:

**R-1 Development Standards Table**

<b>Placement</b>	<b>R-1</b>
Setbacks Front (1, 2) Side setback (interior)Street side Rear setback (6)	20 ft. 5 ft. 10 ft. 20% of lot depth not to exceed 25 ft. (Main structures—See diagrams for R-1 required rear yards) 5 ft. (detached accessory structures)
Building height Main structure Accessory structure	Not to exceed35 ft. 17 ft.
Lot coverage (3)	50%
Maximum front setback coverage (4)	50%
Lot area per dwelling (minimum)	15,000 sq. ft. 11,000 sq. ft. 9,000 sq. ft. 7,200 sq. ft. 6,000 sq. ft. 5,000 sq. ft.
Minimum lot area per lot per zoneR-1 (15,000 sq. ft.) R-1 (11,000 sq. ft.) R-1 (9,000 sq. ft.) R-1 (7,200 sq. ft.) R-1 (6,000 sq. ft.) R-1 (5,000 sq. ft.)	15,000 sq. ft. 11,000 sq. ft. 9,000 sq. ft. 7,200 sq. ft. 6,000 sq. ft. 5,000 sq. ft.
Lot width interior lots R-1 (15,000 sq. ft.) R-1 (11,000 sq. ft.) R-1 (9,000 sq. ft.) R-1 (7,200 sq. ft.)	100 ft. 90 ft. 75 ft. 60 ft.
R-1 (6,000 sq. ft.)	60 ft.



**R-1 Development Standards Table**

Placement	R-1
R-1 (5,000 sq. ft.)	55 ft.
Corner lots	
R-1 (15,000 sq. ft.)	100 ft.
R-1 (11,000 sq. ft.)	90 ft.
R-1 (9,000 sq. ft.)	75 ft.
R-1 (7,200 sq. ft.)	65 ft.
R-1 (6,000 sq. ft.)	65 ft.
R-1 (5,000 sq. ft.)	55 ft.

1. In no case shall the setback be less than 10 feet.
2. Garages opening directly to the street may be permitted to have an 18-foot setback, but only for properties zoned for 5,000 and 6,000 squarefoot lots, and provided that the garage is equipped with a roll-up garage door. Garages may be permitted with 15-foot setbacks on properties zoned for 5,000 and 6,000 square foot lots if the garage door is perpendicular to the front property line.
3. Lot coverage includes all building and structures (primary and accessory) and required uncovered parking areas, and excludes uncoveredswimming pools and permeable or semi-permeable recreational surface areas.
4. Hardscape percentage includes driveways (except allowed standard driveway in the front yard).
5. Applications for density bonuses may be made as provided for by state law.
6. Also see Section 9.08.040.030.A.1 and 2.a.1.

- A. When two or more buildings are, by definition, considered main buildings, then the front setback requirements shall apply only to the buildings closest to the front lot line.
- B. Any construction occurring on a lot, where said lot abuts a street that has not been fully improved, shall observe all building setbacks from the ultimate right-of-way of the street.
- C. Patios, balconies, landings, porches, stairwells, bay windows and chimneys may not encroach into front or sidestreet setbacks.
- D. Minimum Dwelling Unit Area. Every dwelling unit hereafter constructed shall have a minimum floor area, excluding garages, as specified below:

Number of bedrooms	0	1	2	3 or more
Single-family dwellings	—	750 sq. ft.	900 sq. ft.	1,050 sq. ft.

- E. Exceptions: No efficiency units shall be provided without processing of a planned unit development.
- F. For the purposes of open space provisions, swimming pools, spas, patios, and decks shall be counted as openspace, as well as playing courts provided with clear, permanent barriers that preclude their use as parking areas, excluding above grade decking greater than 30 inches above grade or that could be used as both a patio cover and attached deck.
- G. On corner lots, no attached garage shall be located less than 20 feet from the rear property line and shall be provided with a driveway apron that has a depth a minimum of 20 feet from any adjacent property line.

~~H. Maximum Number of Bathrooms Per Number of Bedrooms:~~

- ~~1. Every dwelling unit hereafter constructed shall provide no more bathrooms than as specified below:~~

Number of sleeping rooms	1	2	3	4	5 or more
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Number of bathrooms	1	2	3	4	4
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~~2.1. At least 50% of the bathrooms provided within a residential unit shall be accessed solely from a public area such as a hallway, living room, family room, or a laundry room, and not directly from a sleeping room.~~

H. Bathrooms. All bathrooms shall be accessed from the interior of a dwelling unit unless the intended use is for providing facilities to serve an existing or proposed swimming pool and/or spa.

I. Interior Standards for Single-Family Residential Units.

1. Bedroom Access

- a. Each bedroom must have its own access to a hallway or communal space, except for junior accessory dwelling units permitted subject to Chapter 9.54 (Accessory Dwelling Units and Junior Accessory Dwelling Units).
- b. No bedroom shall have sole access from another bedroom.

2. Sinks and Wet Bars

- a. Sinks are only permitted in a kitchen, a bathroom(s), a laundry/utility room, and/or as part of a permitted wet bar.
- b. Sinks in a laundry room shall only be a deep utility sink.
- c. No more than one (1) wet bar shall be permitted within a dwelling unit. The wet bar shall be located within an open communal area of the dwelling, such as a living room, family room, or recreation room. For purposes of this Section, a wet bar shall mean an area intended for beverage service only, with a sink with running water but no appliances provided for the preparation of food. A wet bar may include a refrigerator with a storage capacity of no more than 2.6 cubic feet.

J. External Access

- 1. External staircases shall lead only into communal areas. Bedrooms shall not be accessed via an external staircase, except for junior accessory dwelling units permitted subject to Chapter 9.54 (Accessory Dwelling Units and Junior Accessory Dwelling Units).
- 2. Stairwells shall be centrally located within the interior of a dwelling unit.
- 3. Except for a master bedroom that leads to a patio or junior accessory dwelling units permitted subject to Chapter 9.54 (Accessory Dwelling Units and Junior Accessory Dwelling Units), no bedroom shall have a door that leads to an exterior area.

K. Required Parking Area of Enclosed Garages

- 1. Each enclosed garage shall maintain the following minimum interior parking clearance based on the number of cars it is designed to hold. No storage cabinets or mechanical equipment, including, but not limited to water heaters, utility sinks, or washers and dryers, shall encroach into the required parking area.
  - a. 10 feet by 20 feet for a one car garage.
  - b. 20 feet by 20 feet for a two-car garage.

c. 20 feet by 30 feet for a three-car garage.

d. 20 feet by 40 feet for a four-car garage.

2. Each garage shall be equipped with an automatic garage door.

3. Each garage shall maintain the ability to park the required number of vehicles at all times.

#### **9.08.040.030 Special Requirements- R-1 Zone**

- A. All plans for new construction and/or attached or detached additions to properties zoned for, or improved with, single-family residences shall be reviewed for approval by the City Manager or designee. Approval by the City shall be based on the following criteria. Wherein any of these criteria have not been met, the addition shall be denied.
1. All zoning requirements of the R-1 zone are complied with and no variances or waivers are requested.
  2. The architectural style and building materials are compatible with the existing dwelling unit. The roofing shall be the same style, material and design as the main structure.
  3. The total footprint coverage of the main structure, any accessory structure(s), driveways and uncovered parking does not exceed 50% of the total lot area.
  4. All areas designed and/or intended to be used as living or habitable area are integrated into a single, cohesive dwelling unit.
  5. The nature and character of the new construction or addition are consistent with the nature and character of the neighborhood.
- B. Single Story Attached Additions. In addition to the requirements of Section 9.08.040.030.A, single story additions, including covered and/or enclosed patio structures, may be permitted on the lot in accordance with all development standards, except that structures are permitted in the otherwise required rear yard setback area, provided the following conditions are met:
1. Required rear yards shall be a minimum of 20% of the depth of the lot, to a depth not to exceed 25 feet;
  2. Single story attached additions may encroach into the required rear yards to a depth not to exceed 10 feet from the rear property line, provided that:
    - a. Only a single story is added at this depth,
    - b. One thousand square feet of usable open space is maintained in the required rear yard.
    - c. Exemptions: Manufactured aluminum and metal patio covers and non-habitable enclosures, including sunrooms, shall be exempt from the architectural requirements of Section 9.08.040.030.A, provided they are located to the rear or interior side of the main building.
- C. New Two-Story Structures and Two-Story Additions to Single-Family Residences. In addition to the requirements of Section 9.08.040.030.A the following development standards shall apply to all new two-story structures and two-story additions in the R-1 zone.
1. All of the following privacy provisions shall be complied with:

- a. All new two-story windows shall be situated so that they are not directly opposite those windows of adjacent residential dwelling units;
  - b. Window locations shall take into account adjacent property's recreation areas and amenities such as pools, spas, etc.;
  - c. Where conflicts between proposed window locations occur, visual intrusion mitigation measures shall be provided, such as, the use of high windows, wing walls, view obscuring window treatments, window alignments, etc.
- D. Detached Accessory Structures. In addition to the requirements of Section 9.08.040.030.A, all detached accessory structures, constructed on a property used for single-family residential purposes shall comply with all of the following provisions, unless otherwise required by this title:
1. Maximum floor area for any detached accessory structure shall not exceed 800 square feet inside dimension;
  2. No more than three detached accessory structure may be permitted on a lot;
  3. Maximum height of a detached accessory structure shall not exceed one story and 17 feet;
  4. The combined floor area of all detached accessory structures on a lot shall not exceed 1,000 square feet;
  5. One thousand square feet of usable open space shall be maintained in the required rear yard as defined in Section 9.08.040.030.B.1;
  6. The width of any single accessory structure shall not exceed one-half of the width of the lot;
  7. No kitchens or other food preparation appliances or fixtures shall be provided;
  8. Plumbing may be permitted, but in no case shall more than a one-half bathroom (one water closet and one lavatory) be permitted.

Exemptions:

- a. One-story detached accessory structures used as tool sheds, playhouses and similar uses shall be exempt from the architectural requirements contained in Section 9.08.040.030.A, provided any such structure does not exceed 120 square feet of projected roof area and is located to the rear and interior side of the main building.
- b. Accessory dwelling units, including porch and/or patio areas and enclosed parking areas dedicated to the accessory dwelling unit that are within the maximum area for an accessory dwelling unit, shall be exempt from the provisions of this subsection.

9. Interior Standards for Detached Accessory Structures

- a. Detached accessory structures such as workshop spaces, detached garages, or other similar spaces shall not have wall insulation or heating/cooling equipment.
- b. Each wall within a detached accessory structure shall only have one outlet for every ten (10) feet.
- c. Only non-egress windows are allowed within a detached accessory structure.

10. No detached accessory building walls shall be closer than six (6) feet to any main building walls or other accessory building walls on the same lot or building site, and no detached accessory building eaves shall be closer than four (4) feet to any main building eaves or other accessory building eaves on the same lot or building site. When the distance between either the walls or the eaves of a detached accessory building and a main building or living unit are less than specified in this section, the buildings are deemed attached for the purpose of determining setbacks and both must meet the setbacks prescribed for a main building.

- E. Placement of Buildings. Placement of buildings on any lot in the R-1 (Single-Family Residential) zone shall conform to the following:
1. For any lot abutting an alley, no building shall be constructed closer than 15 feet to the centerline of the alley, but in no case closer than 10 feet from the property line.
  2. All new single-family residential units developed in the multiple-family residential (R-2 and R-3) zones or additions to existing single-family residential units in any zone shall conform to the residential standards as prescribed in the single-family development districts.
  3. Single-family residential properties, that do not have an existing two-car garage, may build a new two-car garage that encroaches no more than two feet into the required front yard setback and that meets the following criteria:
    - a. The new garage shall meet all zoning and building codes relative to size and configuration;
    - b. The garage shall be equipped with a roll-up type door.
- F. Height of Towers, Spires and Unique Structures in the R-1 (Single-Family Residential) Zone.
1. Usable floor space may be provided above allowable height for religious institutions, and public, private or parochial schools when employed as a unique structure, tower or spire, subject to a conditional use permit.
  2. Fire or parapet walls, skylights, flagpoles, chimneys, wireless masts and similar structures may be erected above the height limits prescribed if done so in conjunction with the filing of a conditional use permit.
- G. Landscaping in the R-1 (Single-Family Residential) Zone. Landscaping in the required front yard shall cover no less than 50% of that yard.
- H. Driveway Width. Minimum paved access-way width of 16 feet is required when off-street parking for open or garage spaces is located at the rear of a unit. When a new, conforming, garage is proposed to be constructed to the rear of an existing residence, and when the location of that residence interferes with providing the required 16-foot driveway width, the minimum accessway may be reduced to 12 feet with the approval of the City Manager or designee. (2882 § 5, 2017)

**Sections 9.08.040.050 9.08.040.060 are hereby amended to read as follows:**

**9.08.040.050 Landscaping—General Provisions**

- A. General landscaping requirements as defined herein shall be provided in all zones.
- B. Parcels zoned or used for single-family purposes shall provide landscaping in all areas not covered by buildings, structures, patios or driveways.

- C. For the purpose of this section, the front yard shall be ~~determined by a line drawn parallel to the front building plane defined as the front yard setback. This shall also include any accessory structure such as a garage, if the structure is attached.~~
- D. The following regulations are for maximum coverage of hardscape in the R-1 (Single-Family Residential) zone:
1. The maximum permitted percentage of hardscape coverage in the front yard setback, ~~as defined above~~, shall be 50%. Private sidewalks and walkways are excluded from this 50% so long as they do not exceed a width of five feet.
  2. ~~The front yard area shall be measured from the front building plane to the property lines. In areas where no sidewalks exist, t~~The measurement for the front yard setback shall be from the front building plane to the back of sidewalk or street dedication line. The public parkway ~~Any area between the curb and sidewalk that is in a street or sidewalk dedication must be fully landscaped, except for a standard driveway.~~
  3. ~~Sidewalks fronting the property should not be included in the calculations of the front yard; however, parkways or that area between the frontage, sidewalk and the street curb shall be specifically included in the calculated front yard.~~
- E. All developed properties shall be required to be in compliance with the provisions of this subsection when any building additions of one or more square feet are proposed.
- F. It is not the intent of this section to require identical landscape materials or landscape designs for all developments. Where existing mature landscaping is in good, healthful condition, every effort shall be made to retain and to incorporate said landscaping into the overall landscape theme.
- G. The hearing body may, through the site plan review procedure, modify the requirements with consideration to the size and species of trees used, and may require landscaping in excess of the minimum area specified for a proposed development in order to achieve a superior project.
- H. Adjacent uses shall be considered when designing landscaping to mitigate the negative impacts of parking areas, activities, storage, or structures by appropriate screening measures.
- I. Every effort shall be made to provide landscaping that is compatible with neighboring uses.
- J. All unpaved areas shall be planted with an effective combination of trees, grass berms, ground-cover, lawn, shrubbery and/or approved dry decorative landscape material.

**9.08.040.060 Landscaping Requirements**

All landscaping shall comply with the landscape water efficiency provisions where applicable. When conflicts between general landscape requirements and the landscape water efficiency requirements found in this section and the *Guidelines* exist, the landscape water efficiency requirements shall have priority.

- A. Minimums. All required landscaped setback areas, including front, ~~rear~~, side, side street, and landscaped areas within parking lots, shall meet the requirements prescribed herein.
- B. Percentage. Ten percent of all parking areas for nonresidential uses permitted in the R-1 (Single-Family Residential) zone, excluding required setbacks and building footprints, shall be landscaped.
- C. Parking Lot Landscaping.
  - 1. Size. For parking facilities, a variety of tree sizes is required for every 10 parking spaces. Trees must be a minimum of 15-gallons diameter with a one-inch caliper trunk, eight feet in height with a two-and-one-half-foot head or larger. These trees may be grouped or clustered and shall conform to the matrix of plant materials established by the City Manager or designee.
  - 2. Street Frontage. One 24-inch box tree of a two-and-one-quarter-inch caliper trunk diameter, 10 feet in height, and a five-foot head is required for every 30- 20 feet of street frontage. (These trees may be grouped or clustered.) All trees shall be placed within a root barrier per city of Garden Grove street tree planting detail specifications.
  - 3. Area. Minimum landscaped area that may be counted is 24 square feet.
- D. Trees.
  - 1. No trees shall be planted under any eave, overhang or balcony.
  - 2. All trees in landscape planters 10 feet in width or less shall be provided with tree root barricades.
- E. Tree Numbers.
  - 1. Parking area—One per eight spaces
  - 2. Street setbacks—One per 20 -linear feet
  - ~~3. Balance of site—One per 600 square feet (less parking area building).~~
- F. Tree Size. Forty percent of the trees on a site shall consist of minimum size 24-inch box, and the remaining 60 percent shall be of minimum size 15 gallons.

<b>Total site:</b>	-	-	-	-
48"	36"	24" <u>box</u>	15 gallons	Other
10%	10%	15% <u>40%</u>	60%	5%

G. Tree Staking.

1. All trees shall be double staked in accordance with City standards.

HG. Planter Width. ~~1.—Minimum width of finger planter is three feet, inside clear dimens~~ The  
~~m~~Minimum width of all planters ~~shall be is~~ three feet clear, interior dimensions, not inclusive of  
retaining curb or wall.

IH. Shrubbery.

~~1.—Fifty percent (50%) of all required shrubs shall be a minimum size of five (5) gallons at time of~~  
~~planting.~~

JH. Groundcover.

1. Live groundcover shall be planted and maintained where shrubbery is not sufficient to  
cover exposed soil. Mulch may be used in place of groundcover where groundcover will not  
grow or where groundcover will cause harm to other plants, but not more than 30 percent of  
the groundcover area shall have the mulch substitute.-

2. All areas required to be landscaped shall be covered with turf, non-deciduous  
groundcover or other types of plantings. Artificial turf may be used as a groundcover within the  
R-1 (Single-Family Residential) zone, provided the turf allows for penetration of irrigation and  
stormwater runoff.-

~~2.—All plant spacing shall be as indicated by the landscape architect according to the latest~~  
~~standards as adopted by the American Society of Landscape Architects, as described in~~  
~~subsection N (Substitute Landscaping), below.-~~

3. Groundcover spacing. Groundcover plants shall~~ould~~be planted at a density and spacing  
necessary for them to become well established and provide surface coverage within~~eighteen~~  
~~(18) months of planting.~~

KI. Paved Areas. Only those portions that are required by municipal code or by site plan to be  
used directly for parking spaces, aisles, refuse storage areas, drives or walkways shall be paved. All  
other areas not needed for the above shall be landscaped. Patios may be paved.

LJ. Excess of Minimum Areas—Authority. The hearing body may require landscaping in excess of  
the minimum area specified for a proposed development, provided that the additional landscaping is  
necessary to:

1. Screen adjacent objectionable uses, parking areas, activities, storage or structures that  
could cause a negative impact on new development based on aesthetics, noise, odors, etc.; or
2. Provide landscaping that is compatible with neighboring uses; or
3. Screen the use from neighboring negative impacts such as traffic, outside storage, etc.

MK. Landscape Plans.



1. Each landscape plan shall be compatible with the shape and topography of the site and the architectural characteristics of the structure(s) on the site.
2. Each landscape plan shall be compatible with the character of adjacent landscaping, provided the quality of the adjacent landscaping meets the standard of these guidelines.
3. Each landscape plan shall illustrate a concern for design elements such as balance, scale, texture, form and unity.
4. Each landscape plan shall address the functional aspects of landscaping such as drainage, erosion prevention, wind barriers, provisions for shade and reduction of glare.
5. Each landscape plan shall demonstrate a concern for solar access, including exposure and shading of window areas and solar panels.
6. Landscaping shall be used to relieve solid, unbroken elevations and to soften continuous wall expanses.
7. The applicant must submit a planting inventory and plan of existing planting materials on a development site that are to be retained. Every effort shall be taken to ensure that mature existing landscaping is utilized as part of the development plan. A landscaping retention program shall be approved by action of the hearing body, at its discretion.

NE. Substitute Landscaping.

1. Materials such as crushed rock, decomposed granite, redwood chips, pebbles and stone may ~~not~~ be used in lieu of live plant materials for up to 30 percent of the required landscape coverage area, ~~although their limited use may be approved by the hearing body through the site plan review process~~. Artificial plants and synthetic groundcovers are prohibited, except where allowed within the R-1 (Single-Family Residential) zone, subject to the following standards:
  - a. Artificial turf ~~is shall be~~ permitted, provided it complies within the front and rear yards and shall comply with the following:
    - i. ~~—~~Artificial turf shall have a minimum eight-year “No Fade” warranty.
    - ii. ~~—~~Artificial turf shall be installed by a licensed professional and shall be installed pursuant to manufacturer’s requirements, except if the artificial turf is installed by the homeowner. The homeowner shall be required to follow the manufacturer’s specifications for installation.
    - iii. ~~—~~Artificial turf shall be installed and maintained to effectively simulate the appearance of a well-maintained lawn. The turf shall be maintained in a green fadeless condition and shall be maintained free of weeds, debris, tears, holes, and impressions.
    - iv. ~~—~~The use of indoor or outdoor plastic or nylon carpeting as a replacement of artificial turf or natural turf shall be prohibited. No rubber infill is permitted.
    - v. Artificial shrubs, flowers, trees, and vines in lieu of living plant material shall be prohibited.
    - vi. ~~—~~Areas of living plant material (i.e., flower beds, tree wells, etc.) shall be included in the overall landscape design when installing artificial turf. Living plant

material shall include shrubs, vines, trees, and flowering groundcovers and shall constitute a minimum of 25 percent% of the landscape area.-

vi. —Artificial turf shall be separated from flower beds by a concrete mow strip, bender board, or other barriers acceptable to the City ~~in order~~ to prevent intrusion of living plant material into the artificial turf.

viii. —Artificial turf in front yards shall be limited to 75 percent5% of required landscape area and shall not be installed in parkways.

QM. Screening.

1. Landscaping shall be required to screen storage areas, trash enclosures, public utilities, freeways, highways and other similar land uses or elements that do not contribute to the enhancement of the surrounding area. Where plants are required for screening, such screening shall consist of the use of evergreen shrubs and/or trees closely spaced. Berming is suggested as an effective screening measure for parking lots and where adjacent site areas are contiguous to street frontages. Such berming with planting shall not exceed 36 inches above the highest adjacent curb.
2. Perimeter landscaping adjacent to the property lines is required in parking areas. Planter area curbs shall be used in place of wheel stops.

PN. Separation.

1. All landscaping shall be separated from parking and vehicular circulation areas by a raised, continuous six-inch Portland cement concrete curb.
2. Other materials that accomplish the same purpose may be approved by the hearing body through the site plan review process.
- ~~3. —All trees shall be staked in accordance with standards maintained by the City Manager or designee.~~

QQ. Arterial Site Entries.

1. Unless otherwise delineated, all developments having a contiguous property line to a primary or secondary arterial highway shall observe a 15-foot setback that shall be landscaped. All other non-arterial highways shall observe a 10-foot setback, unless otherwise delineated by the governing zone.
2. Landscaping at major entry points are considered the focal points for landscaping emphasis, and shall contain a variety of trees, flowers and shrubs with special concern for visibility and safety.
3. No landscaping material other than trees shall exceed a height of 36 inches above the highest adjacent curb at street entrances and parking lot accessway intersections.
4. ~~No berming~~ with or without landscaping materials, at street entrances and parking lot accessway intersections, shall exceed a total height of 36 inches above the highest adjacent curb.
5. All trees whether singularly placed or placed on clusters shall not inhibit standard visibility parameters.

6. Parking may be designed to overhang landscaped areas. Maximum permitted overhang is two feet where planter areas have a minimum dimension of five feet or more. Otherwise, concrete wheel stops shall be installed. Any broken or damaged wheel stops shall be replaced.

**RP.** Landscaping and Irrigation Plans Required. Landscape and irrigation plans shall be required for all projects requiring approval by the hearing body and to which the landscape water efficiency provisions apply, except for individual homeowners on single-family or multifamily residential lots that have a total project landscape area, including pools or other water features, but excluding hardscape that is less than 5,000 square feet. Such plans shall be submitted for discretionary approval to the hearing body. Said plans shall be prepared in accordance with requirements and standards established pursuant to this chapter and the *Guidelines* (specifically refer to sections on landscape design plan and irrigation design plan).

**SQ.** In addition to the above, the following are requirements that shall apply to the landscape design plan and are more fully explained in the *Guidelines* (Appendix 1, Title 9):

1. Any plants may be used in the landscape, providing the estimated applied water use recommended does not exceed the maximum applied water allowance, and that the plants meet the specifications set forth in this section.
2. Plants having similar water use shall be grouped together in distinct hydrozones.
3. Plants shall be selected appropriately based upon their adaptability to the climatic, geologic and topographical conditions of the site. Protection and preservation of native species and natural areas are encouraged. The planting of trees is encouraged wherever it is consistent with the other provisions of this section. To encourage the efficient use of water, the following are highly recommended for inclusion in the landscape design plan:
  - a. The Sunset Western Climate Zone System which takes into account temperature, humidity, elevation, terrain, latitude, and varying degrees of continental and marine influence on local climate;
  - b. The horticultural attributes of plants (i.e., mature plant size, invasive surface roots) to minimize damage to property or infrastructure (e.g., buildings, sidewalks, and power lines); and
  - c. The solar orientation of the site and how plant placement will maximize summer shade and winter solar gain.

**IR.** Irrigation Requirements.

1. All landscaped areas shall be provided with an approved irrigation system that meets the requirements of this section and the *Guidelines*. An irrigation design plan meeting the design criteria in the *Guidelines* shall be submitted as part of the landscape documentation package for those projects subject to the landscape water efficiency provisions in Section 9.08.040.055.A.
2. Irrigation shall be performed in conformance with city ordinances and with water conservation practices.

**US.** System Design. For the efficient use of water, an irrigation system shall meet all the requirements listed in the *Guidelines* under Section 2.5, Irrigation Design Plan, and the manufacturers recommendations. The irrigation system and its related components shall be planned and designed to allow for proper installation, management, and maintenance. An irrigation design

plan meeting the design criteria of the *Guidelines* shall be submitted as part of the landscape documentation package.

**VF.** In addition to the above, the following are requirements that shall apply to the landscape design plan.

1. Irrigation Design Criteria.

- a. Runoff and Overspray. Soil types and infiltration rate shall be considered when designing irrigation systems. All irrigation systems shall be designed to avoid runoff, low-head drainage, overspray or other similar conditions where irrigation water flows onto non-targeted areas, such as adjacent property, non-irrigated areas, hardscapes (walks, etc.), roadways or structures.
- b. Special attention shall be given to avoid runoff on slopes and to avoid overspray on narrow and irregularly shaped areas, including turf, less than eight feet in width in any direction. Such narrow and irregularly shaped areas shall be irrigated with subsurface irrigation or a low volume overhead irrigation system.
- c. Irrigation Efficiency.
  - i. For applicable landscape installations or rehabilitation projects subject to Section 9.08.040.055.A, the estimated applied water use allowed for the landscaped areas shall not exceed the MAWA calculated using an ET adjustment factor of 0.7, except for special landscaped areas where the MAWA is calculated using an ET adjustment factor of 1.0; or the design of the landscaped areas shall otherwise be shown to be equivalently water-efficient in a manner acceptable to the City; as provided in the *Guidelines*.
  - ii. Irrigation of all landscaped areas shall be conducted in a manner conforming to the rules and requirements, and shall be subject to penalties and incentives for water conservation and water waste prevention as determined and implemented by the water services division, or as mutually agreed by the water services division and the local agency.
  - iii. The project applicant shall understand and implement the requirements in the City of Garden Grove Water Conservation Ordinance.
- d. Equipment. The *Guidelines* provide design criteria for irrigation equipment in Section 2.5 “Irrigation Design Plan.”

2. Recycled Water.

- a. At such time as recycled water is available, the installation of recycled water irrigation systems (dual distribution systems) shall be required to allow for the current and future use of recycled water.
- b. Irrigation systems shall make use of recycled water unless a written exemption has been granted by the local water agency, stating that recycled water meeting all health standards is not available and will not be available in the foreseeable future.
- c. The recycled water irrigation systems shall be designed and operated in accordance with all local and state codes.

3. Irrigation Design Plan Specifications. Irrigation systems shall be designed to be consistent with hydrozones. Hydrozone areas shall be designated by number, letter, or other designation

on both the Irrigation Design Plan and the Landscape Design Plan. The irrigation design plan shall be separate from, but use the same format as, the landscape design plan. The scale shall be the same as that used for the landscape design plan. The irrigation design plan at a minimum, shall contain:

- a. Location and size of separate water meters for the landscape;
  - b. Location, type and size of all components of the irrigation system, including controllers, main and lateral lines, valves, sprinkler heads, moisture sensing devices, rain switches, quick couplers and backflow prevention devices;
  - c. Static water pressure at the point of connection to the public water supply;
  - d. Flow rate (gallons per minute), application rate (inches per hour), and design operating pressure (psi) for each station;
  - e. Irrigation schedule parameters necessary to program smart timers specified in the landscape design;
  - f. The following statement: “I have complied with the Landscape Water Efficiency Provisions and the design criteria in the *Guidelines* and applied them accordingly for the efficient use of water in the irrigation design plan”; and
  - g. The signature of a California-licensed landscape professional.
4. Maximum Applied Water Allowance. A project’s maximum applied water allowance shall be calculated in a manner acceptable to the City, as provided in the *Guidelines*.
5. Irrigation Schedules. For the efficient use of water, all irrigation schedules shall be developed, managed, and evaluated to utilize the minimum amount of water required to maintain plant health. Irrigation schedules shall meet the following criteria:
  - a. Irrigation scheduling shall be regulated by automatic irrigation controllers.
  - b. Overhead irrigation shall be scheduled in accordance with the local water purveyors (City of Garden Grove, Water Services Division) Water Conservation Ordinance. Operation of the irrigation system outside the normal watering window is allowed for auditing and system maintenance.
6. Certificate of Completion.
  - a. Landscape project installation shall not proceed until the landscape documentation package has been approved by the City and any ministerial permits required are issued.
  - b. The project applicant shall notify the City at the beginning of the installation work and at intervals, as necessary, for the duration of the landscape project work to schedule all required inspections.
  - c. Certification of completion of the landscape project shall be obtained through a certificate of use and occupancy or a permit final. The requirements for the final inspection and permit closure include submittal of:
    - i. A landscape installation certificate of completion in the form included as Appendix D in the *Guidelines*, which shall include: (1) certification by a landscape professional that the landscape project has been installed per the approved landscape documentation package; and (2) the following statement: “The landscaping has been installed in substantial conformance with the design plans,

and complies with the City of Garden Grove Landscape Water Efficiency Provisions.”

ii. Documentation of the irrigation scheduling parameters used to set the controller.

iii. An irrigation audit report from a certified irrigation auditor, documentation of enrollment in regional or local water purveyors water conservation programs, and/or documentation that the MAWA and EAWU information for the landscape project has been submitted to the local water purveyor, may be required at the option of the City.

## CHAPTER MULTIFAMILY RESIDENTIAL DEVELOPMENT STANDARDS

Section 9.12.020.03 is hereby amended as follows:

### Section 9.12.020.030, Table 1, City of Garden Grove Land Use Matrix

Table 1: City of Garden Grove Land Use Matrix

Uses	Zones	
	R-2	R-3
<b>Residential</b>		
Accessory Buildings and Structures	I*	I*
Agricultural Growing and Produce Stand	P	P
Boarding/Lodging	C	C
Child Day Care Center	C	C
Community Care Facility, Residential		
6 Persons or Less	P	P
7 Persons or More	—	C
Cottage Food Operation	P*	P*
Duplex or Triplex	P*	P*
Family Day Care Home (1—14 Children)	P*	P*
Home Occupations (Disabled)	P*	P*
Intermediate Care Facility	—	C
Limited Multiple Family Dwelling	P	P
Mail Address/Business Tax Certificate	P*	P*
Mobile Home Park	—	P*
Multiple Family Dwelling	P	P
Residential Care Facility for the Elderly (RCFE)		
6 Persons or Less	P	P
7 Persons or More	—	C
Single-Family Dwelling	P	P
<u>Single Room Occupancy (SRO)</u>	<u>—</u>	<u>P</u>
Skilled Nursing Facility	—	C
Small Lot Subdivision	P*	P*
Supportive Housing <sup>1</sup>	<u>P</u>	<u>P</u>
<u>Residential Apartments</u>	<u>P</u>	<u>P</u>
<u>Residential Group Living</u>		
<u>6 persons or Less</u>	<u>P</u>	<u>P</u>
<u>7 persons or More</u>	<u>C</u>	<u>C</u>

<u>Supportive Housing for the Homeless<sup>2</sup></u>	<u>P</u>	<u>P</u>
Transitional Housing <sup>1</sup>	<u>P</u>	<u>P</u>
<del>Residential Apartments</del>	<del>P</del>	<del>P</del>
<del>Residential Group Living</del>		
<del>6 persons or Less</del>	<del>P</del>	<del>P</del>
<del>7 persons or More</del>	<del>C</del>	<del>C</del>

1. Transitional and supportive housing are permitted in residential zoning districts subject to the same approval requirements, development standards, and restrictions that apply to other residential dwellings of the same type in the same zone, which shall be determined by the City based upon the predominant characteristics of the use.

2. Subject to the requirements of subsection B. of Section 9.60.070.

**Section 9.12.030.020 is hereby amended to read as follows:**

#### **Section 9.12.030.020.C.2 Planned Unit Development**

C. Limitations on the Planned Unit Development. The planned unit development is intended to be applied only to those areas that are large enough to allow for overall planning and design in sufficient detail to achieve greater values and amenities than those achieved by less flexible provisions regulating the successive development of individual lots by numerous different owners. Limitations on use are as follows:

1. Flexibility is provided where land may be designed and developed as a unit by taking advantage of site planning techniques that produce an environment that is compatible with existing or potential development of the surrounding neighborhood.
2. Planned unit development procedures shall apply only to those individual sites having a net area of five acres or more for commercial or industrial development and ~~three-one~~ acres for residential developments. If the project is mixed use development with residential, commercial, office or industrial, then the five acre minimum site area shall apply.
3. The proposed development shall be in conformity with all elements of the General Plan, and any other ordinances of the City.
4. Conformity to related ordinances of the City is required where subdivision into individual lots or the dedication of any streets is involved. Any such procedures shall be processed concurrently with PUD ordinance procedures.
5. Any violation of any planned unit development regulation shall be a misdemeanor penalized pursuant to Sections [1.04.010](#) and [9.32.020](#) of this code.

**Section 9.12.030.070 is hereby amended to read as follows:**

#### **Section 9.12.030.070 ~~Density Bonuses and Other Incentives for Affordable Housing~~Reserved**

~~A. Purpose and Intent. The California Legislature has determined that the provision of affordable housing for moderate, lower and very low income individuals and senior citizens, and childcare facilities are of primary importance in the State, and must be encouraged at the local level. The purpose of this section is to establish a methodology pursuant to state law providing incentives to developers proposing affordable housing to the community.~~

~~B. Applicability. This section shall apply to all housing developments, as defined in this section, consisting of five or more units, unless the City Council makes a finding that the bonus and incentives are not needed to achieve affordability.~~



~~C.—Definitions. As used in this section, the following words and phrases shall have the following meanings:~~

~~1.—“Child care facility” means a child day care facility, other than a family day care home, including, but not limited to, infant centers, preschools, extended day care facilities, and school age child care centers.~~

~~2.—“Concession or incentive” means:~~

~~a.—A reduction in site development standards or a modification of zoning code requirements or architectural design requirements that exceed the minimum building standards approved by the State Building Standards Commission as provided in Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code, and that result in, including, but not limited to, a reduction in setback and square footage requirements and in the ratio of vehicular parking spaces that would otherwise be required that results in identifiable, financially sufficient, and actual cost reductions; or~~

~~b.—Approval of mixed use zoning in conjunction with a housing project if commercial, office, industrial, or other land uses will reduce the cost of a housing development and if the commercial, office, industrial, or other land uses are compatible with a housing project and the existing or planned development in the area, including the City’s General Plan, where a proposed housing project will be located; or~~

~~c.—Other regulatory incentives or concessions proposed by the applicant or the City that result in identifiable, financially sufficient, and actual cost reductions.~~

~~d.—This subdivision shall not require the City to provide direct financial incentives or publicly owned land for the housing development, or to waive fees or dedication requirements.~~

~~3.—“Density bonus” means a density increase of at least 20% (unless the applicant elects a lower percentage) over the otherwise maximum allowable residential density under the applicable zoning ordinance and land use element of the General Plan for housing developments meeting the criteria in subsection D.1.a.i—iii, of at least five percent for housing developments meeting the criteria of subsection D.1.a.iv (unless the applicant elects a lower percentage), and of at least 15% for housing developments that entail a land donation meeting the criteria of subsection D.1.b (unless the applicant elects a lower percentage).~~

~~a.—The amount of the density bonus to which an applicant is entitled shall vary according to the amount by which the percentage of affordable housing units provided exceeds the percentage established in subsection D. For each one percent increase above 10% in the percentage of units affordable to low income households, the density bonus shall be increased by 1.5 percent up to a maximum of 35%. For each one percent increase above five percent in the percentage of units affordable to very low income households, the density bonus shall be increased by 2.5 percent up to a maximum of 35%. For each one percent increase above 10% of the percentage of units affordable to moderate income households, the density bonus shall be increased by one percent up to a maximum of 35%. When calculating the number of permitted density bonus units, any calculation resulting in fractional units shall be rounded to the next higher whole number. The density bonus units shall not be included in the maximum total when determining the number of target units required to qualify for a density bonus.~~

~~b.—Each housing development is entitled to only one density bonus, which may be selected based on the percentage for either very low income target units, low income target units, moderate income target units, or the project’s status as a senior citizen housing development. Density bonuses from more than one category may not be combined.~~

~~c.—The following table summarizes the above information:~~

**Density Bonus Summary Table**

<b>Target Group</b>	<b>Min. % Target Units</b>	<b>Bonus Granted</b>	<b>Additional Bonus for Each 1% Increase in Target Units</b>	<b>% Target Units Required for Max. 35% Bonus</b>
<b>Very Low Income</b>	5%	20%	2.5%	11%
<b>Low Income</b>	10%	20%	1.5%	20%

Moderate Income (Condo or PUD Only)	10%	5%	1%	40%
Senior Citizen Housing Development	100%	20%	—	—

4. ~~“Developer” means the legal or equitable owner, or authorized representative, of any lot or parcel within the City who intends to develop such lot in compliance with the provisions of this section.~~

5. ~~“Housing development” means one or more groups of projects for residential units constructed in the planned development of the City. “Housing development” also includes a subdivision or a planned unit development or condominium project, as defined in Civil Code Section 1351, approved by the City and consists of residential units or unimproved residential lots and either a project to substantially rehabilitate and convert an existing commercial building to residential use, or the substantial rehabilitation of an existing multifamily dwelling, as defined in subdivision (d) of Government Code Section 65863.4, where the result of the rehabilitation would be a net increase in available residential units. For the purpose of calculating a density bonus, the residential units do not have to be based upon individual subdivision maps or parcels. The density bonus shall be permitted in geographic areas of the housing development other than the areas where the units for the lower income households are located. The location of units, whether target units or non-restricted units, shall be in conformance with the specific plan, or other zoning regulations, as applicable. Nothing in this chapter shall be construed to require the granting of a density bonus for the construction of multifamily housing in single-family residential zoning districts.~~

6. ~~“Target unit” means a dwelling unit within a housing development that will be reserved for sale or rent to, and is made available at an affordable rent or affordable ownership cost to, very low, low, or moderate income households, or is a unit in a senior citizen housing development.~~

7. ~~“Very low income households, low income households, and moderate income households” means persons or families whose income does not exceed the qualifying limit in Section 50050 et seq., of the California Health and Safety Code.~~

8. ~~“Senior housing” means either a person 62 years of age or older, or 55 years of age or older in a senior citizen housing development as defined in Section 51.3 of the California Civil Code.~~

#### ~~D. Grant of Density Bonus.~~

1. ~~Developer shall be entitled to a density bonus, provided the developer enters into a density bonus housing agreement with the City pursuant to subsection I in which the developer covenants to do one of the following:~~

a. ~~To construct the housing development with at least one of the following:~~

i. ~~At least 10% of the total units of the housing development reserved for lower income households; or~~

ii. ~~At least five percent of the total units of the housing development reserved for very low income households; or~~

iii. ~~A senior citizen housing development; or~~

iv. ~~At least 10% of the total units of a newly constructed condominium project or planned development as target units affordable to moderate income households.~~

b. ~~To Donate Land to the City as Provided for in This Subsection. Nothing in this subsection shall be construed to enlarge or diminish the authority of the City to require a developer to donate land as a condition of development. An applicant shall be eligible for the increased density bonus described in this subsection if all of the following conditions are met:~~

i. ~~The applicant donates and transfers the land no later than the date of approval of the final subdivision map, parcel map, or residential development application.~~

ii. ~~The development acreage and zoning classification of the land being transferred are sufficient to permit construction of units affordable to very low income households in an amount not less than 10% of the number of residential units of the proposed development.~~

iii. ~~The transferred land is at least one acre in size or of sufficient size to permit development of at least 40 units, has the appropriate General Plan designation, is appropriately zoned for development as affordable housing, and is or will be served by adequate public facilities and infrastructure. The land shall have appropriate zoning and development standards to make the development of the affordable units~~

feasible. No later than the date of approval of the final subdivision map, parcel map, or of the residential development, the transferred land shall have all of the permits and approvals, other than building permits, necessary for the development of the very low income housing units on the transferred land, except that the City may subject the proposed development to subsequent design review to the extent authorized by subdivision (i) of Government Code Section 65583.2 if the design is not reviewed by the City prior to the time of transfer.

iv. The transferred land and the affordable units shall be subject to a deed restriction ensuring continued affordability of the units consistent with paragraphs (1) and (2) of subdivision (c) of Government Code Section 65915, which shall be recorded on the property at the time of dedication.

v. The land is transferred to the City or to a housing developer approved by the City. The City may require the applicant to identify and transfer the land to the developer.

vi. The transferred land shall be within the boundary of the proposed development or, if the City agrees, within one-quarter mile of the boundary of the proposed development.

2. When an applicant agrees to construct a housing development that conforms to the requirements of subsection D.1 and includes a child care facility that will be located on the premises of, as part of, or adjacent to, the project, unless it finds, based upon substantial evidence, that the community has adequate child care facilities, the City shall grant either:

a. An additional density bonus that is an amount of square feet of residential space that is equal to or greater than the amount of square feet in the child care facility; or

b. An additional concession or incentive that contributes significantly to the economic feasibility of the construction of the child care facility;

c. As a condition of approval of a housing development, the applicant shall ensure that the following occur:

i. The child care facility shall remain in operation for a period of time that is as long as or longer than the period of time during which the density bonus units are required to remain affordable pursuant to subsection F.

ii. Of the children who attend the child care facility, the children of very low income households, lower income households, or families of moderate income shall equal a percentage that is equal to or greater than the percentage of dwelling units that are required for very low income households, lower income households, or families of moderate income pursuant to subsection D.

iii. Developer shall also agree to continue affordability of all density bonus units for very low income households, low income households, and moderate income households for the timeframes established in subsection G.

#### E. Required Concessions or Incentives.

1. A developer may submit a proposal to the City for the specific concessions or incentives that the developer requests pursuant to this section, and may request a meeting with the City. The City shall grant the concession or incentive requested by the developer, unless the City makes a written finding, based on substantial evidence, of either of the following:

a. The concessions or incentives are not required in order to provide affordable housing costs as defined in Section 50052.5 of the California Health and Safety Code or for rents for the targeted units to be set as specified in subsection D.3.

b. The concession or incentive would have a specific adverse impact, as defined in Government Code Section 65589.5, subdivision (d), paragraph (2), upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low and moderate income households.

2. The developer shall receive the following number of concessions or incentives:

a. One incentive or concession for projects that include at least 10% of the total units for low income households, at least five percent for very low income households, or at least 10% for persons and families of moderate income in a condominium or planned development.

b. ~~Two incentives or concessions for projects that include at least 20% of the total units for low-income households, at least 10% for very low-income households, or at least 20% for persons and families of moderate income in a condominium or planned development.~~

c. ~~Three incentives or concessions for projects that include at least 30% of the total units for low-income households, at least 15% for very low-income households, or at least 30% for persons and families of moderate income in a condominium or planned development.~~

d. ~~The following table summarizes the above information:~~

**Concessions/Incentives Summary Table**

<b>Target Group</b>	<b>-</b>	<b>Target Units</b>	<b>-</b>
Very Low Income	5%	10%	15%
Low Income	10%	20%	30%
Moderate Income (Condo or PUD Only)	10%	20%	30%
Maximum Incentive(s)/Concession(s)	1	2	3

**Note:** ~~A concession or incentive may be requested only if an application is also made for a density bonus.~~

3. ~~Notwithstanding any other site development standards or zoning code requirements set forth in this code, upon request of the developer, the City shall grant a reduction in the vehicular parking ratio, inclusive of handicapped and guest parking, to at least the following ratios:~~

a. ~~Zero to one bedrooms: one onsite parking space.~~

b. ~~Two to three bedrooms: two onsite parking spaces.~~

c. ~~Four and more bedrooms: two and one-half parking spaces.~~

d. ~~If the total number of parking spaces required for a development is other than a whole number, the number shall be rounded up to the next whole number. For purposes of this section, a development may provide "onsite" parking through tandem parking or uncovered parking, but not through on-street parking.~~

F. ~~Waiver or Modification. Developers may seek a waiver or modification of development standards that have the effect of precluding the construction of a housing development meeting the criteria of subsection D.1.a at the densities or with the concessions or incentives permitted by the section. The developer shall show that the waiver or modification is necessary to make the housing units economically feasible.~~

G. ~~Continued Affordability and Development Standards.~~

1. ~~Lower income and very low income target units shall remain affordable to the designated group for a period of 30 years, or a longer period of time if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program. Rental units targeted for lower income households shall be affordable at a rent that does not exceed 30% of 60% of the area median income as determined pursuant to Section 50079.5 of the California Health and Safety Code. Rental units targeted for very low income households shall be affordable at a rent that does not exceed 30% of 50% of the area median income, as determined pursuant to Section 50105 of the California Health and Safety Code. For sale units targeted for lower or very low income households shall be affordable at a cost that such households can realistically qualify for such units according to standard lending practices, taking into account any subsidies or other financial assistance.~~

2. ~~Moderate income target units shall remain affordable to the initial occupant, which must be persons and families of moderate income, as defined in Health and Safety Code Section 50093. Upon resale, the seller of the unit shall retain the value of any improvements, the down payment, and the seller's proportionate share of appreciation. The City shall recapture its proportionate share of appreciation, which shall then be used within three years for any of the purposes described in subdivision (e) of Health and Safety Code Section 33334.2 that promote homeownership. For purposes of this subdivision, the City's proportionate share of appreciation shall be equal to the percentage by which the initial sale price to the moderate income household was less than the fair market value of the home at the time of initial sale.~~

3. ~~Target units shall be constructed concurrently with non-restricted units or pursuant to a schedule included in the density bonus housing agreement.~~

4. ~~Target units shall be built on site and shall be dispersed within the housing development. The number of bedrooms of the target units shall be equivalent to the bedroom mix of the non-target units of~~

~~the housing development, except that the developer may include a higher proportion of target units with more bedrooms. The design and appearance of the target units shall be compatible with the design of the total housing development. Housing developments shall comply with all applicable development standards, except those that may be modified as provided by this section.~~

~~H. Application Requirements and Review.~~

~~1. Preliminary Proposal. A developer shall submit a preliminary proposal for development to determine the means for complying with this section. The preliminary proposal shall be submitted prior to any formal requests for any land use action. All density calculations resulting in fractional units shall be rounded up to the next whole number. The preliminary proposal shall be subject to the same fees and procedural requirements for a preliminary proposal review. Within 60 days of the receipt of a complete written preliminary proposal, the City shall notify the developer, in writing, of the procedures required to comply with this section.~~

~~2. Formal Application. An application proposing a housing development pursuant to this section shall be submitted with the first application for approval of a housing development and processed concurrently with all other applications required for the housing development. The application shall be submitted on a form prescribed by the City and shall include at least the following information:~~

~~a. Site plan showing total number of units, number and location of target units, and number and location of proposed density bonus units.~~

~~b. Level of affordability of target units and proposals for ensuring affordability.~~

~~c. Description of any requested concession or incentive, waivers or modifications of development standards, or modified parking standards. For all concessions and incentives, except mixed-use development, the application shall include evidence that the requested incentives and concessions result in identifiable, financially sufficient, and actual cost reductions. For waivers or modifications of development standards, the application shall show that the waiver or modification is necessary to make the housing units economically feasible and that the development standards will have the effect of precluding the construction of a housing development meeting the criteria of subsection D.1.a at the densities or with the concessions or incentives permitted by this section.~~

~~d. If a density bonus or concession is requested for a land donation, the application shall show the location of the land to be dedicated and provide evidence that each of the findings included in subsection D.1.b can be made.~~

~~e. If a density bonus or concession is requested for a child care facility, the application shall show the location and square footage of the child care facilities and provide evidence that each of the findings included in subsection D.1.c can be made.~~

~~3. In accordance with state law, neither the granting of a concession, incentive, waiver, or modification nor the granting of a density bonus shall be interpreted, in and of itself, to require a General Plan amendment, zoning change, variance, or other discretionary approval.~~

~~4. An application for a density bonus, incentive, concession, waiver, modification, or revised parking standard pursuant to this section shall be considered by and acted upon by the approval body with authority to approve the housing development. Any decision regarding a density bonus, incentive, concession, waiver, modification, or revised parking standard may be appealed to the City Council.~~

~~5. Before approving an application for a density bonus, concession or incentive, waiver, or modification, the approval body shall make the following findings:~~

~~a. If the density bonus is based all or in part on donation of land, the findings included in subsection D.1.b.~~

~~b. If the density bonus or concession or incentive is based all or in part on the inclusion of a child care facility, the findings included in subsection D.2.~~

~~c. If the concession or incentive includes mixed use development, the finding included in section C.2.b.~~

~~d. If a waiver or modification is requested, the developer has shown that the waiver or modification is necessary to make the housing units the economically feasible.~~

~~6. If a request for a concession or incentive is developer has shown that the waiver or modification is necessary to make the housing units otherwise consistent with this section, the approval body may deny~~



~~a concession or incentive if it makes a written finding, based upon substantial evidence, of either of the following:~~

~~a. The concession or incentive is not required to provide for affordable rents or affordable ownership costs.~~

~~b. The concession or incentive would have a specific adverse impact upon public health or safety or the physical environment or on any real property that is listed in the California Register of Historical Resources, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low and moderate income households. For the purpose of this subsection, "specific adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified, written public health or safety standards, policies, or conditions as they existed on the date that the application was deemed complete.~~

~~7. If a request for a waiver or modification is otherwise consistent with this section, the approval body may deny the waiver or modification if it makes a written finding, based upon substantial evidence, of either of the following:~~

~~a. The waiver or modification is not necessary to make the housing units economically feasible.~~

~~b. The waiver or modification would have a specific adverse impact upon health, safety, or the physical environment, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low and moderate income households. For the purpose of this subsection, "specific adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identifiable, written public health or safety standards, policies, or conditions.~~

~~c. The waiver or modification would have an adverse impact on any real property that is listed in the California Register of Historical Resources.~~

~~8. If a density bonus or concession is based on the provision of child care facilities, the approval body may deny the bonus or concession if it finds, based on substantial evidence, that the City already has adequate child care facilities.~~

~~I. Density Bonus Housing Agreement.~~

~~1. Developers requesting a density bonus shall agree to enter into a density bonus housing agreement with the City. A density bonus housing agreement shall be made a condition of the discretionary planning permits for all housing developments pursuant to this section and shall be recorded as a restriction on any parcels on which the target units or density bonus units will be constructed.~~

~~2. The density bonus housing agreement shall be recorded prior to final or parcel map approval, or, where the housing development does not include a map, prior to issuance of a building permit for any structure in the housing development. The density bonus housing agreement shall run with the land and bind on all future owners and successors in interest.~~

~~3. The density bonus housing agreement shall include, but not be limited to, the following:~~

~~a. The total number of units approved for the housing development, the number, location, and level of affordability of target units, and the number of density bonus units.~~

~~b. Standards for determining affordable rent or affordable ownership cost for the target units.~~

~~c. The location, unit size in square feet, and number of bedrooms of target units.~~

~~d. Provisions to ensure affordability in accordance with subsection I.3.g of this section.~~

~~e. A schedule for completion and occupancy of target units in relation to construction of non-restricted units.~~

~~f. A description of any concessions or incentives or waivers and modifications being provided by the City.~~

~~g. A description of remedies for breach of the agreement by either party. The City may identify tenants or qualified purchasers as third party beneficiaries under the agreement.~~

~~h. Procedures for qualifying tenants and prospective purchasers of target units.~~

~~i. Any other provisions to ensure implementation and compliance with this section.~~

~~4. In the case of for sale housing developments, the density bonus housing agreement shall include the following conditions governing the sale and use of target units during the applicable use restriction period:~~

- ~~a. Target units shall be owner-occupied by eligible very low, low, or moderate income households, or by qualified residents in the case of senior citizen housing developments.~~
- ~~b. The purchaser of each target unit shall execute an instrument approved by the City and to be recorded against the parcel including such provisions as the City may require to ensure continued compliance with this section.~~
- ~~5. In the case of rental housing developments, the density bonus housing agreement shall provide for the following:~~
- ~~a. Procedures for establishing affordable rent, filling vacancies, and maintaining target units for eligible tenants.~~
- ~~b. Provisions requiring verification of household incomes.~~
- ~~c. Provisions requiring maintenance of records to demonstrate compliance with this subsection.~~
- ~~6. Density bonus housing agreements for child care facilities and land dedication shall ensure continued compliance with all conditions included in subsections D.2 and 3.~~

**Sections 9.12.040.010 through 9.12.040.060 are hereby amended to read:**

### **9.12.040.010 Multifamily Residential—General Requirement**

The following general requirements pertain to all ~~residential properties~~ zoned ~~property~~ R-2 and R-3 and shall be determined to be minimal requirements, unless stated as maximum by this code:

#### **A. ~~A.~~ Setbacks**

1. ~~4.~~ Every required setback shall be open and unobstructed from the ground to the sky, aside from landscaping, or unless otherwise specified.
2. ~~2.~~ No setback or open space provided around any building for the purpose of complying with the provisions of this section shall be considered as providing a setback or open space for any other building or on which a building is to be erected.

#### **B. ~~B.~~ Modification of Required Front Yard Setbacks on Lots Fronting on the Curves of Cul-de-Sacs or Knuckles.**

1. ~~4.~~ The required front setbacks may be reduced by up to one-half where:
  - a. ~~a.~~ The street pattern of a subdivision includes lots fronting upon cul-de-sac turnarounds or knuckle widenings at right angles or approximate right-angle turns in a street; and
  - b. ~~b.~~ Where cul-de-sac or knuckle designs create a ~~greater~~ street width wider than the city adopted standard, resulting in reduced depth of the lots fronting the cul-de-sac or knuckle widening.
2. ~~2.~~ The required front setback may be reduced to not less than one-half of the required front setbacks for the zone in which the property is located when the lot line that represents the depth of the lot intersects any portion of the arc formed by the constant radius of a cul-de-sac or knuckle.

#### **C. ~~C.~~ Permitted Intrusions**

The following intrusions may project into any required setback up to a maximum of two feet.

1. ~~1.~~ Cornices;
2. ~~2.~~ Eaves;
3. ~~3.~~ Belt courses;
4. ~~4.~~ Sills;
5. ~~5.~~ Buttresses;
6. ~~6.~~ Planter boxes;
7. ~~7.~~ Masonry planters;
8. ~~8.~~ Guard railings;
9. ~~9.~~ Chimneys.

#### D. ~~D.~~ Lot Area Regulations

1. ~~1.~~ Lot area shall not be reduced. No lot area shall be reduced or diminished so that the lot area, setbacks or other open spaces shall be less than prescribed for the zone in which it is located.
2. ~~2.~~ Substandard Lots. When a lot has less than the minimum required area or width as set forth in the development standards of each zone, or in a site plan, and was of record on November 17, 1960, the lot shall be deemed to have complied with the minimum required lot area or width as set forth in the zone or site plan.

#### E. ~~E.~~ Height Limits

1. ~~1.~~ Residential buildings shall comply with the ~~requirements shown in the Table~~ building height limitations of Building Requirements but in no case shall be higher than 35 feet this chapter, unless otherwise specified below.
2. ~~2.~~ As provided in Section 9.12.040.130, penthouses or roofs structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building, fire or parapet walls, skylights, towers, flagpoles, chimneys, smokestacks, radio/wireless masts and similar structures may be erected above the height limits prescribed if done so in conjunction with by this chapter but may not exceed a development plan or the filing of a conditional use permit.
3. ~~3.~~ height of 15 feet above the structure to which it is attached. No penthouses or roof structures or structure, nor any other space above the height limit prescribed allowed for the zone and area district in which the building is located, shall be allowed for the purpose of providing additional habitable/usable floor spacespace, except for the following:  
that usable floor space may be provided above allowable heights this height for religious institution churches, and public, private or parochial schools, when employed as in a unique structure, tower or spire, subject to the approval of a conditional use permit.

#### F. ~~F.~~ Placement of Buildings

Placement of buildings on any lot shall conform to the following:

1. ~~1.~~ No habitable portion of a building shall occupy any portion of any required setback, except as provided for in the development standards addressing permitted intrusions.



2. ~~2.~~ Any garage or carport that opens directly to any street or alley shall observe a setback of not less than 20 feet unless otherwise permitted by this title.
3. ~~3.~~ When a garage or carport abuts an alley and the access to the garage or carport is perpendicular to the alley, the building shall not be constructed closer than 20 feet to the centerline of the alley and shall maintain a minimum setback of five feet from the property line.

**G. ~~G.~~ Mechanical Equipment, Metering Devices. – Screening and Location**

1. Except as otherwise required by State law, all roof-mounted and ground-mounted mechanical equipment and metering devices shall be screened from view from ~~either the adjacent public rights-of-way, adjacent properties, and on-site uses using one of the following methods for the specific equipment referenced.~~ Exceptions to this screening requirement shall be fire-fighting equipment required by the Fire Department.
  - a. Roof-mounted: Shall be screened by parapet walls, rooftop architectural features such as a tower equal to the height of the equipment, or off the property low walls surrounding the equipment and shall be painted to match the color of the building materials.
  - b. Ground-mounted: Shall be screened by densely planted and maintained landscaped hedges or a fence or wall. Ground-mounted equipment shall not exceed the maximum allowable height for a wall, fence, or hedge.
2. Ground-mounted mechanical equipment including, but not limited to, water heaters, heating, cooling or ventilating equipment, swimming pool or spa heaters, pumps or filters, shall not be located within a front yard setback but may be permitted to be located in a rear or side yard setback on any property improved with a single family residence, provided that the equipment is screened from view from all abutting public rights-of-way, and is shielded to achieve the requirements of Garden Grove Municipal Code Chapter 8.47 (Noise Control). If the equipment is to be located between a structure and the property line, an unobstructed path at least three feet wide shall be provided between the equipment and the property line.

**~~9.12.040.020 Residential—General Development Standards~~**

**~~A.—9.12.040.020 Residential—General Development Standards~~**

- A. Specific development standards for R-2 (Limited Multiple Residential) and R-3 (Multiple-Family Residential) zones ~~are~~ shall be as set forth in the following table:

**R-2 and R-3 Development Standards Table**

Placement	R-2 (5)		R-3(5)	
<del>Setbacks</del> Front <u>Setback (1)(8)</u>	20 ft. <u>to 1st &amp; 2nd Flr.</u>	25 ft. <u>to 3rd Flr.</u>	20 ft. <u>to 1st &amp; 2nd Flr.</u>	<u>25 ft. to 3rd Flr.</u>
Side Setback (Interior) <u>(8)</u>	<u>See Table of Building Placement Diagrams 10 ft. to 1st &amp; 2nd Flr.</u>	<u>See Table of Building Placement Diagrams 15 ft. to 3rd Flr.</u>	10 ft. <u>to 1st &amp; 2nd Flr.</u>	<u>15 ft. to 3rd Flr.</u>

**R-2 and R-3 Development Standards Table**

Placement	R-2 (5)		R-3(5)	
Street Side <u>Setback (8)</u>	<u>10 ft. to 1st &amp; 2nd Flr.</u>	<u>15 ft. to 3rd Flr.</u>	<u>10 ft. to 1st &amp; 2nd Flr.</u>	<u>15 ft. to 3rd Flr.</u>
<u>Rear Main Entry Facing Street Side Setback</u>	<u>See Table of Building Placement Diagrams 15 ft. to 1st &amp; 2nd Flr.</u>	<u>See Table of Building Placement Diagrams 20 ft. to 3rd Flr.</u>	<u>15 ft. to 1st &amp; 2nd Flr.</u>	<u>20 ft. to 3rd Flr.</u>
<u>Building Height Rear Setback</u>	<u>Not 10 ft. to exceed 1st &amp; 2nd Flr.</u>	<u>Not 15 ft. to exceed 3rd Flr.</u>	<u>10 ft. 1st &amp; 2nd Flr.</u>	<u>15 ft. to 3rd Flr.</u>
<u>Stepback- All sides (If adjacent to R-1)</u>	<u>Minimum 20 ft. from Property Line- 2nd Flr.</u> <u>Minimum 40 ft. from Property Line- 3rd Flr.</u>		<u>Minimum 20 ft. from Property Line- 2nd Flr.</u> <u>Minimum 40 ft. from Property Line- 3rd Flr.</u>	
<u>Building Height - Main structure (6)</u>	<u>Maximum 35 ft.</u>		<u>Maximum 35 ft.</u>	
<u>Building Height - Accessory structure (6)</u>	<u>Maximum 17 ft.</u>		<u>Maximum 17 ft.</u>	
<u>Stories – Maximum</u>	<u>3 stories</u>		<u>3 stories</u>	
<u>Lot coverage - Maximum (2)</u>	50%		50%	
<u>Maximum Front setback coverage - Maximum (3)</u>	50%		50%	
<u>Lot area per dwelling (minimum) Density – Maximum (4)</u>	<u>4,356 sq. ft. (21.0-1 units/acre)</u>		<u>See Table of Dev. Density (4) 32.0 units/acre</u>	
<u>Minimum lot area per lot per zone size for newly created lots (7)</u>	7,200 sq. ft.		7,200 sq. ft.	

1. ~~(1)~~ In no case shall the setback be less than 10 feet.
2. ~~(2)~~ Lot coverage includes all building and structures (primary and accessory) and required uncovered parking areas; and excludes uncovered swimming pools and permeable or semi-permeable recreational surface areas. The fifty percent lot coverage requirement may be reduced to the extent it would physically preclude a housing development project consisting of three to ten units from achieving the floor area ratios allowed pursuant to Government Code Section 65913.11.
3. ~~(3)~~ Hardscape percentage includes driveways (except allowed standard driveway in the front yard).
4. ~~(4)~~ Applications for density bonuses may be made as provided for by state law.
5. ~~(5)~~ Refer to Section 9.12.040.040 for minimum development standards for duplexes and triplexes.
6. -
- B. ~~Subject to additional regulations pursuant to Section 9.12.040.050.B (Maximum Building Height Adjacent to R-1 Zone Property)~~
7. Housing development projects consisting of three to ten units located on an existing legal parcel and less than 7,200 square feet may be permitted in accordance with Government Code Section 65913.11.
8. For density bonus projects involving construction of a fourth or higher story, any story above the third story may equal the required setback for the third story but shall not extend outward beyond that setback.

- B. When two or more buildings are, by definition, considered main buildings, then the front setback requirements shall apply only to the buildings closest to the front lot line.
- C. ~~C.~~ Any construction occurring on a lot, where said lot abuts a street that has not been fully improved, shall observe all building setbacks from the ultimate right-of-way of the street.
- D. ~~D.~~ Patios, balconies, landings, porches, stairwells, bay windows and chimneys may not encroach into front or ~~side~~ side street side setbacks.
- E. ~~E.~~ Minimum Dwelling Unit Area. Every dwelling unit hereafter constructed shall have a minimum floor area, excluding garages, as specified below:

Number of Bedrooms	0	1	2	3 or more
<del>Apartment units: Minimum dwelling unit area</del>	<del>500 sq. ft. sf</del>	<del>750 sq. ft. sf</del>	<del>900 sq. ft. sf</del>	<del>1050 sq. ft. sf</del>

~~F. -~~

~~Exceptions: No efficiency units shall be provided without processing of a planned unit development.~~

~~F. For the purposes of open space provisions, swimming pools, spas, patios, and decks shall be counted as open space, as well as playing courts provided with clear, permanent barriers that preclude their use as parking areas, excluding above-grade decking greater than 30 inches above grade or that could be used as both a patio cover and attached deck.~~

~~G. On corner lots, no attached garage shall be located less than 20 feet from the rear property line and shall be provided with a driveway apron that has a depth a minimum of 20 feet from any adjacent property line.~~

~~H. Maximum Number of Bathrooms Per Number of Bedrooms.~~

~~1. Every dwelling unit hereafter constructed shall provide no more bathrooms than as specified below:~~

~~-~~

~~-~~

<del>Number of Sleeping Rooms</del>	<del>1</del>	<del>2</del>	<del>3</del>	<del>4</del>	<del>5 or more</del>
<del>Number of Bathrooms:</del>	<del>1</del>	<del>2</del>	<del>3</del>	<del>4</del>	<del>4</del>

~~-~~

~~2. At least 50% of the bathrooms provided within a residential unit shall be accessed solely from a public area such as a hallway, living room, family room, or a laundry room, and not directly from a sleeping room.~~

### ~~9.12.040.030 Special Requirements—Single-Family Homes in R-2 and R-3 Zones~~

~~A.~~

### ~~9.12.040.030 Special Requirements—Single-Family Homes in R-2 and R-3 Zones~~

~~All plans for construction of new single-family residences, additions to existing single-family residences, and detached accessory structures shall comply with the single-family residential development standards of Chapter 9.08, R-1 standards, and no variances or waivers may be requested.~~

~~All plans for new construction and/or attached or detached of new single-family residences, additions to properties zoned for, or improved with, existing single-family residences shall be~~

~~reviewed for approval by the City Manager or designee. Approval by the City shall be based on the following criteria. Wherein any of these criteria have not been met, the addition shall be denied.~~

~~1. All zoning requirements of the R-1 zone are complied with and no variances or waivers are requested.~~

~~2. The architectural style and building materials are compatible with the existing dwelling unit. The roofing shall be the same style, material and design as the main structure.~~

~~3. The total footprint coverage of the main structure, any, and detached accessory structure(s), driveways and uncovered parking does not exceed 50% of the total lot area.~~

~~4. All areas designed and/or intended to be used as living or habitable area are integrated into a single, cohesive dwelling unit.~~

~~5. The nature and character of the new construction or addition are consistent with the nature and character of the neighborhood.~~

~~B. Single Story Attached Additions. In addition to the requirements of Section 9.12.040.030.A, single story additions, including covered and/or enclosed patio structures, may be permitted on the~~

~~lot in accordance with all development standards, except that structures are permitted in the otherwise required rear yard setback area, provided the following conditions are met:~~

- ~~1. Required rear yards shall be a minimum of 20% of the depth of the lot, to a depth not to exceed 25 feet;~~
- ~~2. Single story attached additions may encroach into the required rear yards to a depth not to exceed 10 feet from the rear property line, provided that:~~
  - ~~a. Only a single story is added at this depth,~~
  - ~~b. One thousand square feet of usable open space is maintained in the required rear yard.~~

~~Exemptions: Manufactured aluminum and metal patio covers and non-habitable enclosures, including sunrooms, shall be exempt from the architectural requirements of Section 9.12.040.030.A, provided they are located to the rear or interior side of the main building.~~

~~C. New Two-Story Structures and Two-Story Additions to Single-Family Residences. In addition to the requirements of Section 9.12.040.030.A the following development standards shall apply to all new two-story structures and two-story additions in the R-1 zone.~~

~~All of the following privacy provisions shall be complied with:~~

- ~~1. All new two-story windows shall be situated so that they are not directly opposite those windows of adjacent residential dwelling units;~~
- ~~2. Window locations shall take into account adjacent property's recreation areas and amenities such as pools, spas, etc.;~~
- ~~3. Where conflicts between proposed window locations occur, visual intrusion mitigation measures shall be provided, such as, the use of high windows, wing walls, view obscuring window treatments, window alignments, etc.~~

~~D. Detached Accessory Structures. In addition to the requirements of Section 9.12.040.030.A, all detached accessory structures, constructed on a property used for shall comply with the single-family residential purposes shall comply with all of the following provisions, unless otherwise required by this title:~~

- ~~1. Maximum floor area for any detached accessory structure shall not exceed 800 square feet inside dimension;~~
- ~~2. No more than three detached accessory structures may be permitted on a lot;~~
- ~~3. Maximum height of a detached accessory structure shall not exceed one story and 17 feet;~~
- ~~4. The combined floor area of all detached accessory structures on a lot shall not exceed 1,000 square feet;~~
- ~~5. 1,000 square feet of usable open space shall be maintained in the required rear yard as defined in Section development standards of Chapter 9.12.040.030.B.1;08, R-1 standards, and no variances or waivers may be requested.~~
- ~~6. The width of any single accessory structure shall not exceed one-half of the width of the lot;~~
- ~~7. No kitchens or other food preparation appliances or fixtures shall be provided;~~

~~8. Plumbing may be permitted, but in no case shall more than a one-half bathroom (one water closet and one lavatory) be permitted.~~

~~Exemptions:~~

~~a. One-story detached accessory structures used as tool sheds, playhouses and similar uses shall be exempt from the architectural requirements contained in Section 9.12.040.030.A, provided any such structure does not exceed 120 square feet of projected roof area and is located to the rear and interior side of the main building.~~

~~b. Accessory dwelling units, including porch and/or patio areas and enclosed parking areas dedicated to the accessory dwelling unit that are within the maximum area for an accessory dwelling unit, shall be exempt from the provisions of this subsection.~~

~~E. Placement of Buildings. Placement of buildings on any lot in the R-1 (Single-Family Residential) zone shall conform to the following:~~

~~1. For any lot abutting an alley, no building shall be constructed closer than 15 feet to the centerline of the alley, but in no case closer than 10 feet from the property line.~~

~~2. All new single-family residential units developed in the multiple-family residential (R-2 and R-3) zones or additions to existing single-family residential units in any zone shall conform to the residential standards as prescribed in the single-family development districts.~~

~~3. Single-family residential properties, that do not have an existing two-car garage, may build a new two-car garage that encroaches no more than two feet into the required front yard setback and that meets the following criteria:~~

~~a. The new garage shall meet all zoning and building codes relative to size and configuration;~~

~~b. The garage shall be equipped with a roll-up type door.~~

~~F. Height of Towers, Spires and Unique Structures in the R-1 (Single-Family Residential) Zone.~~

~~1. Usable floor space may be provided above allowable height for religious institutions, and public, private or parochial schools when employed as a unique structure, tower or spire, subject to a conditional use permit.~~

~~2. Fire or parapet walls, skylights, flagpoles, chimneys, wireless masts and similar structures may be erected above the height limits prescribed if done so in conjunction with the filing of a conditional use permit.~~

~~G. Landscaping in the R-1 (Single-Family Residential) Zone. Landscaping in the required front yard shall cover no less than 50% of that yard.~~

~~H. Driveway Width. Minimum paved accessway width of 16 feet is required when off-street parking for open or garage spaces is located at the rear of a unit. When a new, conforming garage is proposed to be constructed to the rear of an existing residence, and when the location of that residence interferes with providing the required 16-foot driveway width, the minimum accessway may be reduced to 12 feet with the approval of the City Manager or designee. (2882 § 6, 2017)~~

## **9.12.040.040 Special Requirements—Duplex and Triplex in R-2 and R-3 Zones**

### ~~9.12.040.040 Special Requirements—Duplex and Triplex in R-2 and R-3 Zones~~

The following standards shall be required for the development of a two- or three-unit residential project on an R-2 or R-3 zoned property. The development can be designed to provide attached and/or detached units.

Each development shall comply with the general requirements as contained in Sections 9.12.040.010 and 9.12.040.020 for those standards that are not specified herein. Unless otherwise specified within this section, all the development standards shall be deemed as minimum requirements.

A. Lot Width Requirements. The minimum lot width for new construction shall be 60 feet.

B. Maximum Stories and Building Height.

1. ~~4.~~ Main structure(s): two stories with a maximum building height of 30 feet.

2. ~~2.~~ Detached garage or accessory structure(s): one story with a maximum building height of 17 feet.

C. ~~G.~~ Maximum number of sleeping rooms per unit: four.

D. ~~D.~~ Lot Coverage. The maximum lot coverage shall not exceed 50%. The lot coverage shall include all buildings and structures (primary and accessory), covered porches and patios, and covered parking areas.

E. ~~E.~~ Main Building Setbacks.

1. ~~4.~~ The following minimum building setbacks shall be observed from the property lines. Detached garages and accessory structures shall comply with the setbacks contained in subsection F. The required setbacks shall be maintained open and unobstructed from the ground to the sky, except for the permitted intrusions established in subsection ~~GE~~.

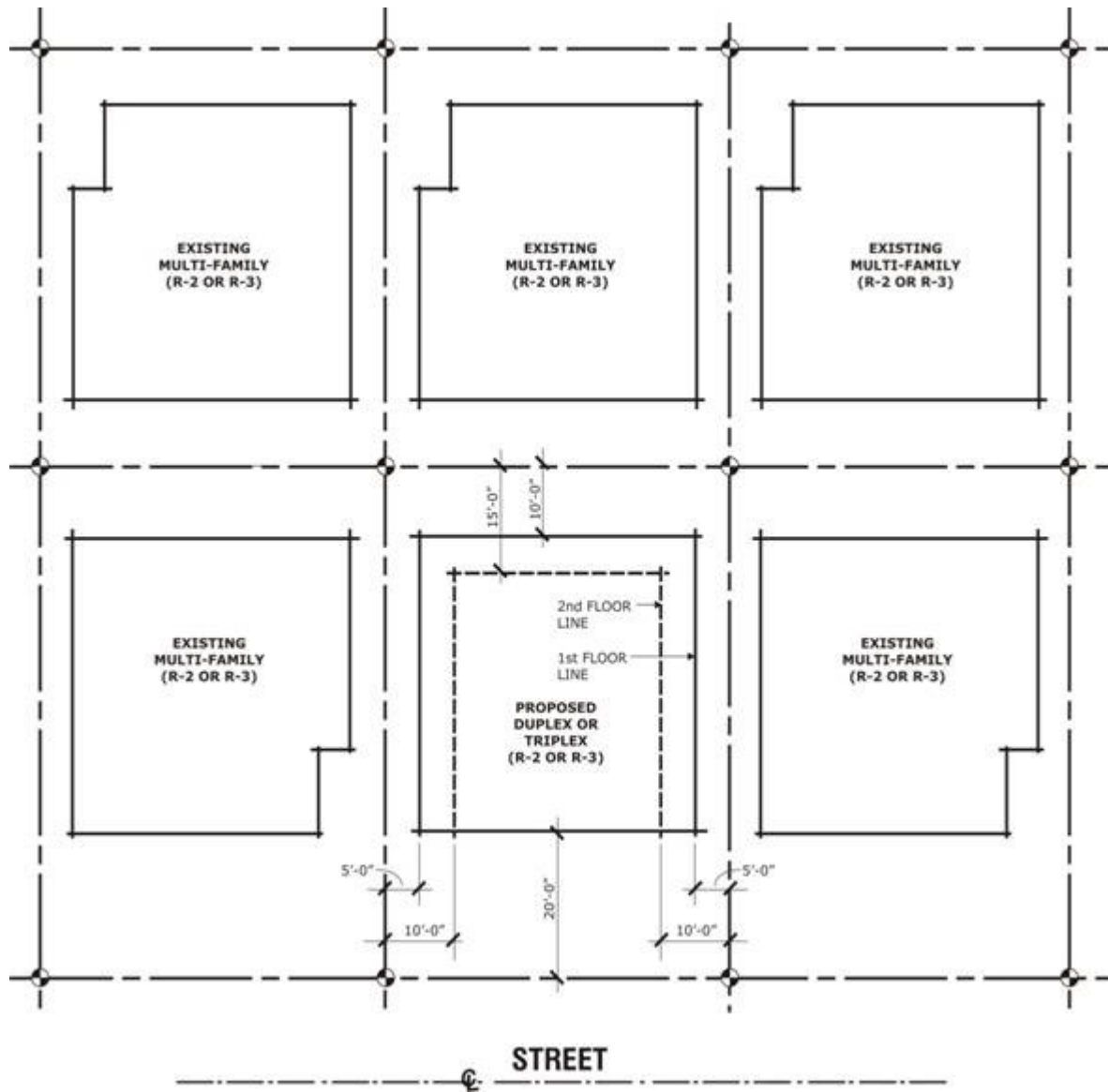
Front:		20'-0"
Interior Side:		-
-	1st Floor	5'-0"
-	2nd Floor	10'-0"
Street Side:		-
-	1st Floor	10'-0"
-	2nd Floor	15'-0"
Rear:		-
-	1st Floor	10'-0"
-	2nd Floor	15'-0"
If the property abuts R-1 zoned properties:		-
-	1st Floor	15'-0"
-	2nd Floor	20'-0"

~~1. Any attached or detached garage that opens directly to any street or alley shall observe a minimum setback of 20 feet from the property line.~~

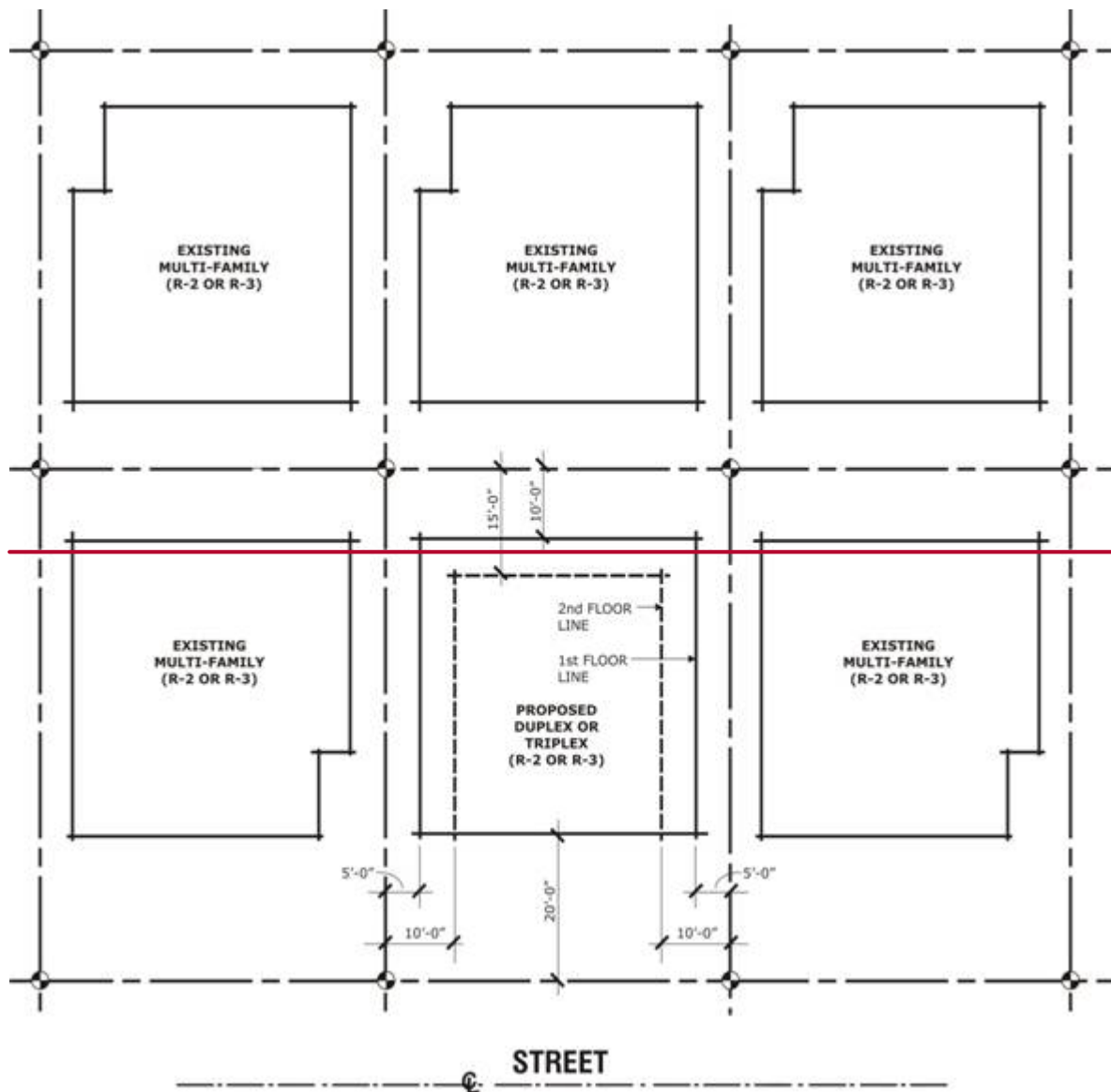
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Diagrams Indicating Building Setbacks

2. -

~~4.~~ Diagram indicating setbacks for a duplex or triplex on an R-2 or R-3 zoned parcel located contiguous to an R-2 or R-3 zoned parcel.

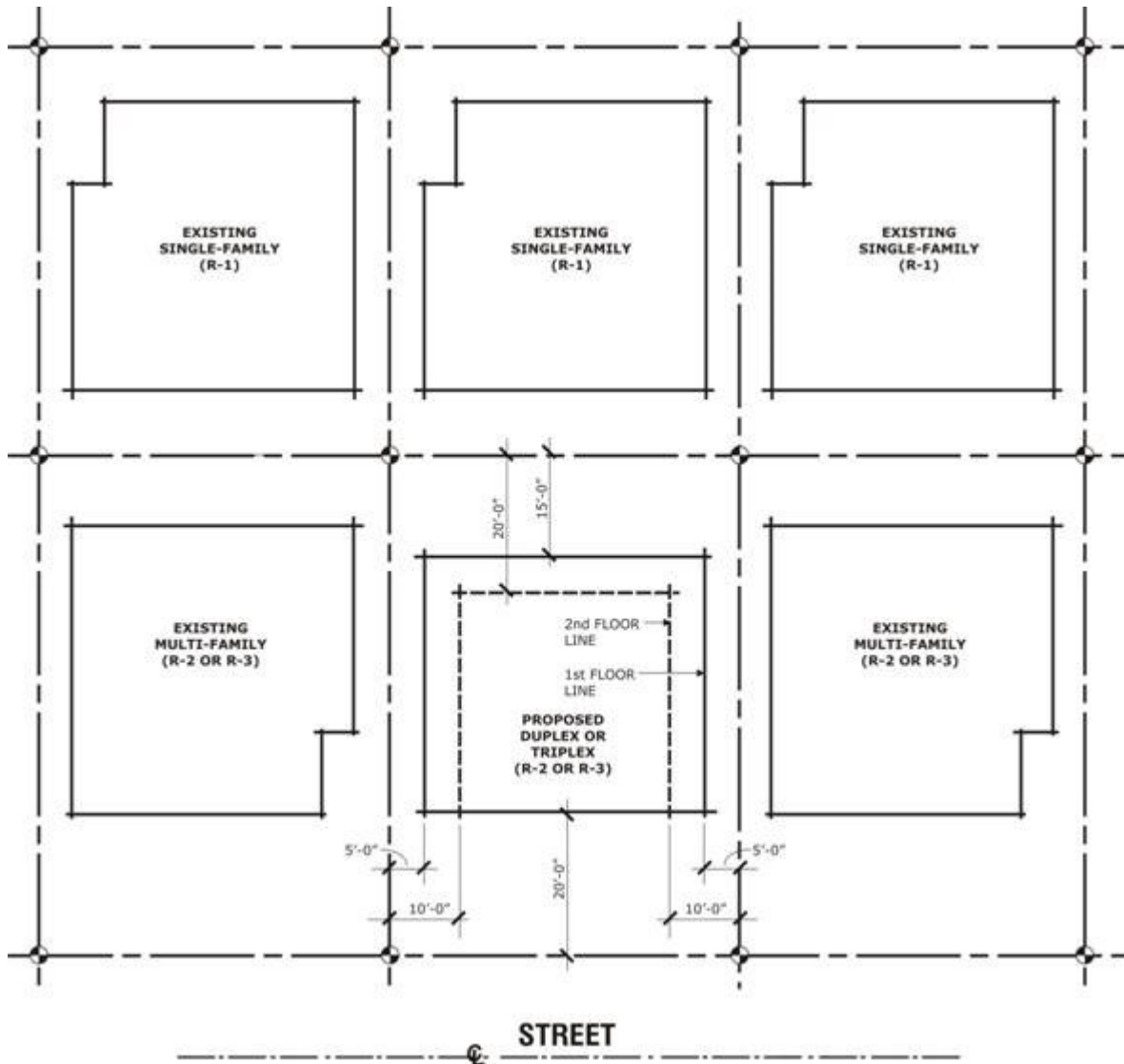


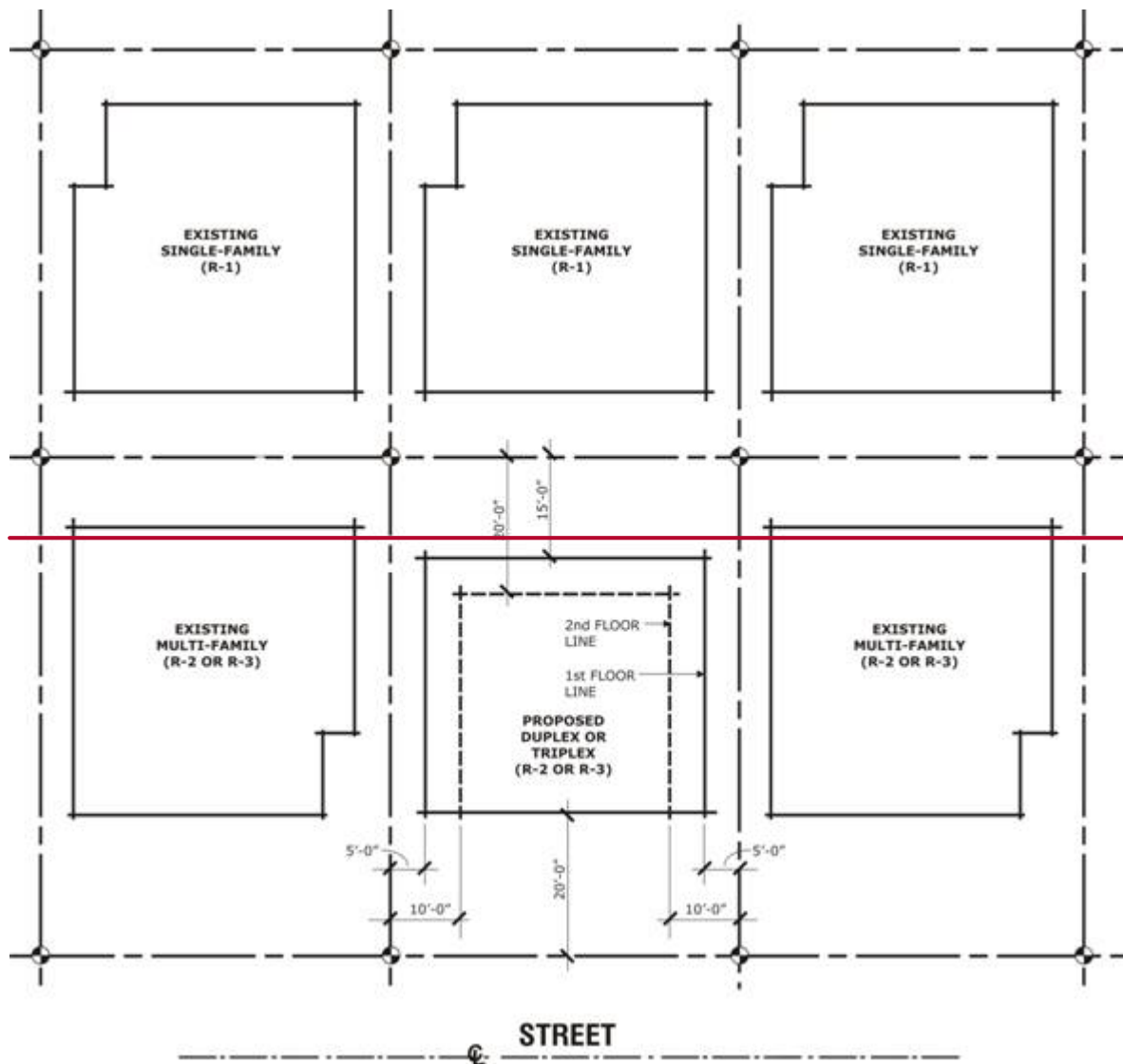




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2.

3. Diagram indicating setbacks for a duplex or triplex on an R-2 or R-3 zoned parcel located contiguous to an R-1 zoned parcel.





-  
F. —

F. Detached Garages and Accessory Structures Setbacks. The following setbacks shall be observed for detached garages and accessory structures:

1. 1. — Distance between detached garages and interior side and/or rear property lines:
  - a. a. — Minimum five feet if the property is located adjacent to an R-1 zone property.
  - b. b. — Detached garages, located on a property that is adjacent to any multiple-family, commercial, industrial or open space zoned property, may be designed to have a zero setback to any interior and/or rear property line, provided that the width of the detached garage shall not exceed 50% of the width of the property line.

2. ~~2.~~—Any attached or detached garage that opens directly to any street or alley shall observe a minimum setback of 20 feet from the property line.
  3. Distance between detached accessory structures, including, but not limited to storage sheds, freestanding patio covers, etc., and interior side and/or rear property lines: five feet.
  4. ~~3.~~—Distance between detached accessory structures, including but not limited to storage sheds, freestanding patio covers, etc., and street side property lines: 10 feet.
  5. ~~4.~~—Garages or accessory structures that are attached to any portion of the main residence shall comply with ~~all the setbacks~~ setback requirements of subsection E.
  6. ~~5.~~—At no time shall an accessory structure, ~~i.e.,~~ such as a patio cover or storage shed, be attached to any detached garage.
- G. ~~G.~~—Permitted Intrusions. The following intrusions shall be permitted into the required setback areas:
1. ~~1.~~—The permitted intrusions as contained in Section 9.12.040.010.C, Permitted Intrusions.
  2. ~~2.~~—Architectural projections with no floor area, including, but not limited to, bay windows, pilasters, ~~etc., and chimneys~~ may project up to two feet into the setbacks.
  3. ~~3.~~—Entry porches for units located along the front setback may encroach up to five feet into the required front setback area. The width of the porch shall not exceed 50% of the width of the unit located along the front setback.
- H. ~~H.~~—Dwelling Entries and Covered Entries.
1. Each individual dwelling unit shall have a main entry that is clearly defined, ~~and to by use of a stoop, framed doorway, or covered doorway that is recessed from the extent possible, be building façade a minimum depth of three feet. At least one unit shall have the main entry oriented directly toward the adjacent street(s) in order to provide consistency with the neighborhood.~~
  1. ~~Each unit shall have a covered entry, with a minimum depth of three feet.~~
  2. ~~Each covered entry shall be in proportion with the building, and shall incorporate architectural features that are used in the overall building design.~~
  3. All front entry doors that are designed to be parallel to any drive aisle and/or open parking area shall maintain a minimum separation of 10 feet from the drive aisle and/or open parking area.
  4. ~~All units shall be provided with standard door locks and dead bolts.~~
- I. ~~I.~~—Separation of Buildings, Accessory Buildings, Parking Areas and Vehicle Drive Aisles. Each development shall comply with the following minimum separation distances ~~that shall be fully landscaped and irrigated, but may include pedestrian walkways.~~
1. ~~1.~~—Distance between detached units: eight feet.
  2. ~~2.~~—Distance between the drive aisle and the unit (including entry porches/ covered patios): five feet. Exception: The required separation may be reduced to less than five feet, but to a distance no less than required to comply with applicable fire code standards, for properties that are preserving an existing dwelling unit, but cannot provide the required separation due to the placement of the existing unit.

3. ~~3.~~—Distance between guest parking areas and the unit (including porches/covered patios): five feet.
  4. ~~4.~~—Distance between detached garages and/or detached accessory structures and the unit (including entryporches and covered patios): five feet.
  5. ~~5.~~—Distance between detached accessory buildings: five feet.
- J. ~~J.~~—Access and Circulation. Each development shall be designed to provide ~~adequate~~ on-site vehicular access, circulation, back-up, and turn-around areas that comply with all the applicable standards of this code.
1. ~~1.~~—Vehicular Access. All projects shall maintain the following minimum drive aisle width:
    - a. ~~a.~~—New developments that are accessed from a shared drive approach shall maintain a minimum 25-foot-wide drive aisle; however, the width may be reduced to 20 feet, where the site's design and lot frontage on which the property location warrants it, drive aisle is located is less than 80 feet in width.
    - b. ~~b.~~—In situations where an existing unit(s) will remain on the property, and both the existing unit(s) and new unit(s) will be accessed from the existing drive aisle, and where the width of the existing drive aisle cannot be increased in width due to the placement of the existing unit(s), the width of the shared drive aisle may be reduced to no less than 16 feet, ~~on a case-by-case basis.~~
    - c. ~~c.~~—~~The width of a non-shared drive aisle may be reduced to 16 feet, on a case-by-case basis.~~
    - d. ~~d.~~—Required Landscaping. All projects with a shared drive aisle shall provide a landscape planter with a minimum width of five feet located along the drive aisle and anythe closest adjacent property line; however, the width of the landscape planter may be reduced less than five feet for under the following reasons/circumstances:
      - i. ~~i.~~—To accommodate vehicle back-up and/or turn around areas consistent with Public Works Department, Engineering Division standards, or
      - ii. ~~ii.~~—For properties that have a lot width of less than 60 feet, or
      - iii. ~~iii.~~—For properties that will preserve an existing dwelling unit, but cannot provide the required landscaping due to the placement of the existing unit.
  2. ~~2.~~—Vehicular Circulation.
    - a. Vehicular Back-Up. Based on the site's location and the proposed project design, a minimum vehicle back-up area of 25 feet or greater may be required, as determined by the City Engineer for conformance with City standards, to allow vehicles to maneuver efficiently safely on and off ~~from the site~~ in a manner that does not interfere with traffic flow on the adjacent street.
    - b. Vehicular Turn-Around. ~~Based on Through~~ the site's location/director's review and the proposed project design/or building permit review process, the City Engineer will determine if a vehicular turn-around will be required ~~for to ensure that vehicle movements on and off the site will not interfere with traffic flow on~~ the project site.

- ~~K. —adjacent street, consistent with adopted City standards.~~ Required Parking and Enclosed Garages. Each development shall comply with the minimum parking requirements for multiple-family developments as contained in Section 9.12.040.180, Parking Spaces Required.
3. ~~1. —~~The required parking shall be provided in the form of a two-car enclosed garage for each unit, and the guest parking ~~shall remain open and uncovered. Exception: The guest parking spaces may be designed as a covered space in situations where conflicts occur between the drive aisle and the guest parking area, as determined by the City, if the design will improve the vehicular circulation. The covered parking space(s) shall be architecturally compatible with the design of the building, and shall remain open on three sides. The guest parking spaces located at the front of the lot may be required to be covered may be covered or uncovered. The covered parking space(s) shall be designed and constructed to match the architectural style and colors of the buildings they serve.~~
  4. ~~2. —~~Guest parking spaces may be located in front of ~~the an~~ enclosed garage ~~if, provided that~~ the parking spaces do not ~~encroach extend~~ into ~~the any~~ required drive aisle; ~~or~~ into the required back-up or turn-around areas, and do not encroach, block, or impede access to the garage or parking area of the other unit(s).
  5. ~~3. —~~Guest parking spaces located within the interior of the lot shall have a minimum depth of 19 feet; and a minimum width of 9 feet. When a guest parking space is covered or adjacent to a wall, the width of the parking shall be 10 feet.
  6. ~~4. —~~Each enclosed garage shall maintain a minimum interior parking area of 20 feet by 20 feet. No storage cabinets or mechanical equipment, including, but not limited to water heaters, utility sinks, or washers and dryers, shall encroach into the required parking area.
  7. ~~5. —~~All garages shall be equipped with automatic roll-up garage door openers.
  6. ~~Each unit that~~ shall ~~maintain the ability~~ be maintained in an operable condition at all times.
  8. Each garage shall be maintained to park allow the required number of ~~the vehicles parking spaces for vehicle parking to be available~~ within the enclosed garage at all times. ~~The enclosed garages shall not be converted to any other use.~~
- K. ~~L. —~~Open Space. A private recreation area shall be provided for each unit ~~that complies and shall comply~~ with the following standards:
1. ~~4. —~~Each unit shall provide a minimum, and continuous private recreation area of at least 225 square feet and with minimum interior dimensions of 15 feet by 15 feet. Exception: The dimension of the private recreation area may be reduced to no less than 10 feet for properties that have a lot width of less than 60 feet, provided that the required total net recreation area is maintained with the reconfiguration.
  2. ~~2. —~~The private recreation area shall be open and unobstructed from the ground to the sky.
  3. ~~3. —~~The private recreation area shall be conveniently located next to the unit, and accessed directly from a public area, such as a living room, family room, dining area, or kitchen.
  4. ~~4. —~~The private recreation area may be located within the interior side, street side, or rear setback areas.

5. ~~5.~~ Private recreation areas located adjacent to any street or alleyway shall be screened from ~~view from a public view~~ right-of-way with a six-foot high decorative masonry wall. The wall shall maintain a minimum three-foot setback from any side street property line for landscaping purposes, and shall comply with all visibility requirements as contained in Section 9.12.040.140, Wall, Fence and Hedges.

- L. ~~M.~~ Architectural Compatibility between New and Existing Units. If a development is designed to preserve any ~~of the existing unit(s) that are~~ on the property, the architectural style and building materials, including roof style and pitch, roofing material, trim detail around the eaves and windows, garage doors, exterior building colors, etc., shall ~~have continuity of the same architectural style and be compatible between building materials of~~ the existing unit(s) ~~and the new unit(s).~~

N. ~~M.~~ Building Design. ~~The following design features shall be incorporated into each development:~~

1. ~~Each project shall be designed to provide varying rooflines and building projections in order to enhance the appearance of the building, and to minimize the appearance of a bulky, box-shaped design include architectural design approaches that include all the following elements:~~
  2. ~~Each project shall incorporate~~1. Rooflines that have at least two changes in orientation and/or pitch.
  2. For buildings that have a front façade greater than 30 feet in length, the building shall have a break in the façade plane of a minimum depth of three feet for at least every 30 feet of frontage.
  3. Architectural accents and materials ~~that are compatible with the design of the building, that includes varying~~ shall reflect a consistent architectural style. This shall apply to roof forms and materials, window shapes, accent materials, decorative columns, ~~i.e., porch/balcony columns~~ porches, balconies, and decorative trim on all windows and doors.
  3. ~~All elevations, especially street elevations, shall be articulated to the fullest, and shall incorporate varying building massing. Flat, unrelieved, and unarticulated elevations shall not be allowed.~~
  4. ~~All building facades shall contain architectural detailing consistent with the architectural style used. At least three treatments from the following list shall be used consistently on all building facades:~~
    - a. Use of two building materials and finishes
    - b. Use of at least two complementary paint colors
    - c. Windows that are recessed at least six inches
    - d. Window surrounds of at least four inches in width that are consistent with the architectural style used on the building
    - e. Projecting/bay windows
    - f. Window shutters
    - g. Exterior soffit and fascia boards

N. Storage Facilities. Each dwelling unit shall provide a minimum 200120 cubic feet of private and secure storagespace.

1. ~~The storage area. Such space may be provided within the included either interior to the dwelling unit, within the enclosed garage, if the storage area individual required parking areas in a manner that does not interfere with 20 feet by 20 feet vehicle required parking spaces, or located elsewhere on the site.~~

2. ~~Normal within an aggregated common storage area. Bedroom~~ closets and cupboard space located within the unit shall not count toward meeting ~~the this~~ requirement

O.

P. ~~Laundry Facilities.~~ Each dwelling unit shall have a laundry space located within the unit or within the private garage for that unit that is equipped with washer and dryer hook-ups. If the laundry facilities are located within the enclosed garage, the laundry equipment shall not encroach into the required interior garage parking area of 20 feet by 20 feet.

P. ~~Q.~~ Refuse Storage Areas. All developments shall provide each unit with the appropriate number of trash containers as required by the Garden Grove Sanitary District, and shall comply with the following:

1. ~~1.~~ Trash containers shall be stored within designated storage areas only and not within the garage parking area.

2. ~~2.~~ The placement of trash containers for pick-up, and the duration of time prior to and after trash collection of those trash containers, is shall be subject to the Garden Grove Sanitary District requirements.

3. ~~3.~~ The area required for each container shall be a minimum of 38 inches by 38 inches.

4. ~~4.~~ The trash areas shall be paved and accessed by gates and a walkway that allows tenants for ease of taking trash containers to and from the street.

5. ~~5.~~ If the City determines it is determined that a trash enclosure will better is required to serve the property instead of individual trash containers based on the property's location (i.e., located along a major arterial), the property shall comply with the refuse storage requirements as contained in Section 9.12.040.020.I, Refuse Storage Areas.

Q. ~~R.~~ Water Heaters. Each dwelling unit shall have a separate hot water heater ~~or, or the entire development~~ may be provided with a centralized circulation water heater system sufficient to serve all dwelling units on the property. ~~The location of the water heater shall be incorporated into the design of each unit, consistent with building code requirements.~~ No exterior water heater enclosures shall be permitted. Water heaters may be substituted with tankless water heaters, provided all building codes are complied with.

R. ~~S.~~ Utility Meters. All above-ground utility meters, including, but not limited to, water meters, gas meters, irrigation equipment, shall be shown on the site plan, and, to the extent possible, be placed outside of the required front setback area. Planned locations shall be indicated on site plans. All above-ground utility meters shall be completely screened from view from both on adjacent public rights-of-way and off the immediate adjacent property facing the utility meters. Screening shall consist of landscaping, an architectural feature integrated into the building façade, a wall, or a fence.

S. ~~T.~~ Privacy Provisions. ~~Each project shall provide a second-story floor plan that is designed to take into account the privacy concerns of the adjacent residents. Second-story~~ Second-story windows,



balconies, and decks ~~shall be situated so as to not be positioned directly on side and rear building sides shall be located to avoid direct views from those windows, balconies, and decks into any immediately opposite to the windows and private recreation areas of the adjacent residential dwelling units, and shall be oriented away from the residence's private recreation areas.~~

1. ~~Second on adjacent properties. Where second-story windows that are oriented toward the neighbor's adjacent property's private recreation area, one or more of the following measures shall be limited to high provided:~~

1. ~~High~~ windows with a minimum sill height of six feet, as measured from the finished floor.
2. ~~In special situations, where conflicts occur with the placement of second-story windows due to building exiting requirements, the following mitigation measure(s) shall be provided:~~
2. ~~a. View-obscuring window treatment, such as wing walls, 90-degree angles, etc.;~~
3. ~~b. Obscure, opaque, or frosted fixed (non-slider) windows;~~
4. ~~c. A row of screening/canopy trees evenly spaced shall be placed along the property line(s), which shall be of a minimum height that blocks any direct views. Screening/canopy trees shall be maintained in perpetuity.~~

- T. ~~U. Landscaping. All setback areas, and all areas not designated for developed with~~ walkways, parking, drive aisle, and private recreation areas, shall be fully landscaped and irrigated. ~~Each~~ All development shall comply with the landscaping and irrigation requirements contained in Chapter 9.16 of this title.

- U. ~~V. Perimeter Block Walls. Each development shall provide a decorative masonry perimeter wall with a minimum height of six feet, as measured from the highest point of the finished grade next to the wall, and that shall comply with the following stipulations:~~

1. ~~1. All perimeter fencing shall comply with the requirements as contained in Section 9.12.040.140, Wall, Fences and Hedges.~~
2. ~~2. New walls or fences shall not exceed a height of seven feet as measured from the finished point of grade next to the wall. At no time shall the overall height of the wall, as measured from adjacent neighbor's finished grade, exceed eight feet in height, except to the extent required by the City to comply with applicable site grading or water quality standards.~~
3. ~~3. Fences or walls located within the front yard areas, or adjacent to driveways shall not exceed 36 inches in height.~~
4. ~~4. Perimeter walls located along any side street shall maintain a minimum setback of three feet from the property line for landscaping purposes. The area between the wall and property line shall be landscaped with tall growing shrubs or trailing vines to deter graffiti and shall be automatically irrigated.~~
5. ~~5. A decorative perimeter wall constructed out of a non-masonry material may be approved through the site plan review procedure.~~
6. ~~Wood fencing located adjacent to any street, parking area or driveway is prohibited.~~
7. ~~All fencing shall be designed to ensure proper vision clearance for cars entering or leaving the driveway and parking areas.~~
8. ~~The property owner shall work with the adjoining property owners in designing and constructing the perimeter block walls to avoid the use of double walls. If the property owner cannot obtain~~

approval from the adjoining property owners, the property owner shall construct the new wall with a decorative cap to be placed between the new and the existing wall.

- 6/ ~~9. All walls shall be designed to ensure proper vision clearance for cars entering or leaving the driveway and parking areas. No wall or fence shall cause an exceedance of the applicable site distance standards set forth in City of Garden Grove Traffic Engineering Policy TE 13 or in any revised or updated standard or policy promulgated by the city.~~
7. ~~If a six-foot high perimeter masonry wall already exists on-site or on an adjacent property, no such wall shall be required for the new development.~~
8. ~~Street facing perimeter block walls, whether new or existing, shall be decorative and utilize stucco finish, slump stone or split-face block, and shall include trailing vines, hedges planted along the base of the exterior face, or other landscaping treatments that deter graffiti.~~
9. No security gates will be allowed unless the development complies with Section 9.12.040.200.B.3.

### ~~9.12.040.050 Special Requirements—Multiple-Family Residential~~ **9.12.040.050 Special Requirements—Multiple-Family Residential**

In addition to those general requirements contained in Section 9.12.040.020, the following standards ~~should~~shall be required of all multiple-family residential development other than duplexes and triplexes in the R-2 and R-3 zones:

- A. ~~A. Building Separation. Specific standards for building separation are presented in the following tables:~~

#### ~~1. Separation and Stepbacks~~

1. Separation of Main Buildings on-site. (Separation of habitable portions only.) ~~Garages, projections and balconies are not included in these~~
  - a. Buildings (1, 2, or 3 story) shall maintain a minimum separation of 10 feet;
  - b. Any building wall that has a main/primary entry to a dwelling unit facing any other building wall shall maintain a minimum separation requirements of 15 feet;

<del>Building Orientation</del>	<del>1 to 1 Story</del>	<del>1 to 2 Story</del>	<del>2 to 2 Story</del>	<del>2 to 3 Story</del>	<del>3 to 3 Story</del>
<del>Front to Front</del>	<del>25 ft.</del>	<del>30 ft.</del>	<del>35 ft.</del>	<del>40 ft.</del>	<del>45 ft.</del>
<del>Rear to Rear</del>	<del>20 ft.</del>	<del>25 ft.</del>	<del>30 ft.</del>	<del>35 ft.</del>	<del>40 ft.</del>
<del>Side walls parallel with front or rear walls of</del>	<del>15 ft.</del>	<del>17.5 ft.</del>	<del>20 ft.</del>	<del>22.5 ft.</del>	<del>25 ft.</del>

other building s					
Side to Side	10 ft.	12.5 ft.	15 ft.	17.5 ft.	20 ft.

c.

2.—The development shall comply with the privacy provision standards set forth in Section 9.12.040.S (Privacy Provisions).

2. Separation of Accessory Buildings, Parking Areas, and Vehicular Accessways.

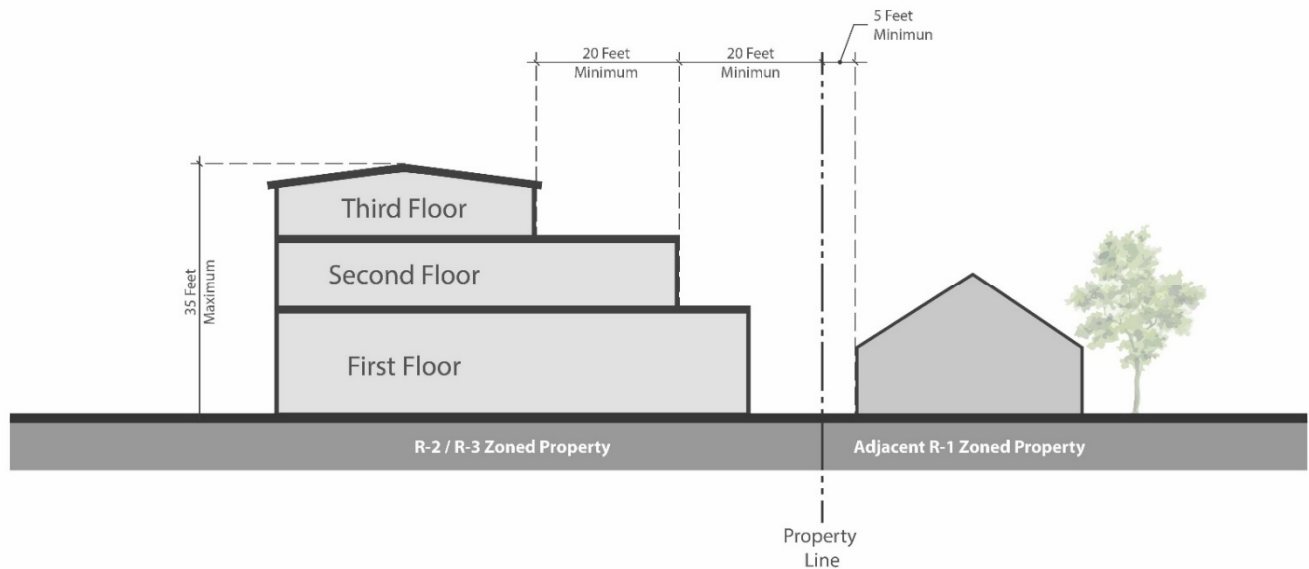
- a. ~~a.—~~Distance between accessory buildings and side and rear property lines, ~~seven and one-half shall be at least 5~~ feet, except that garages and carports may be placed on up to 50% of each interior side or rear property line;
- b. ~~b.—~~Distance between two accessory buildings: ~~40~~minimum of 5 feet;
- c. ~~c.—~~Distance between accessory buildings and residential units: ~~45~~minimum of 5 feet;
- d. ~~d.—~~Distance between open and uncovered, guest parking areas and residential units: ~~45~~minimum of 5 feet;
- e. ~~e.—~~Distance between vehicular accessways and residential units: ~~40~~minimum of 5 feet;
- f. ~~f.—~~If a carport is located a minimum of ~~seven and one-half~~5 feet from a side or rear property line, the rear wall may have openings to allow view and accessibility to required landscaped area, ~~as illustrated in the design guidelines.~~
- g. 3.—Separations, required under 9.12.040.020.A.2, only apply to first floor building areas. No separation is required for second and third floor building areas;
- h. All separation areas required under 9.12.040.020.A.2 shall be fully landscaped;
- i. No pedestrian walkways/pathways shall be provided within any separation area required under 9.12.040.020.A.2 unless that separation area is increased in width by a minimum of two feet. In such circumstances, landscaped areas shall have a minimum width of 3 feet;
- j. No parking areas shall be designed in any manner that allows for a vehicle to overhang any required separation area;
- k. If a main entry or required emergency egress window on the first floor (excluding clearstory windows), of a dwelling unit, faces a parking stall oriented 90 degrees to that entry of window and/or drive aisle, a minimum separation of 10 feet shall be provided.

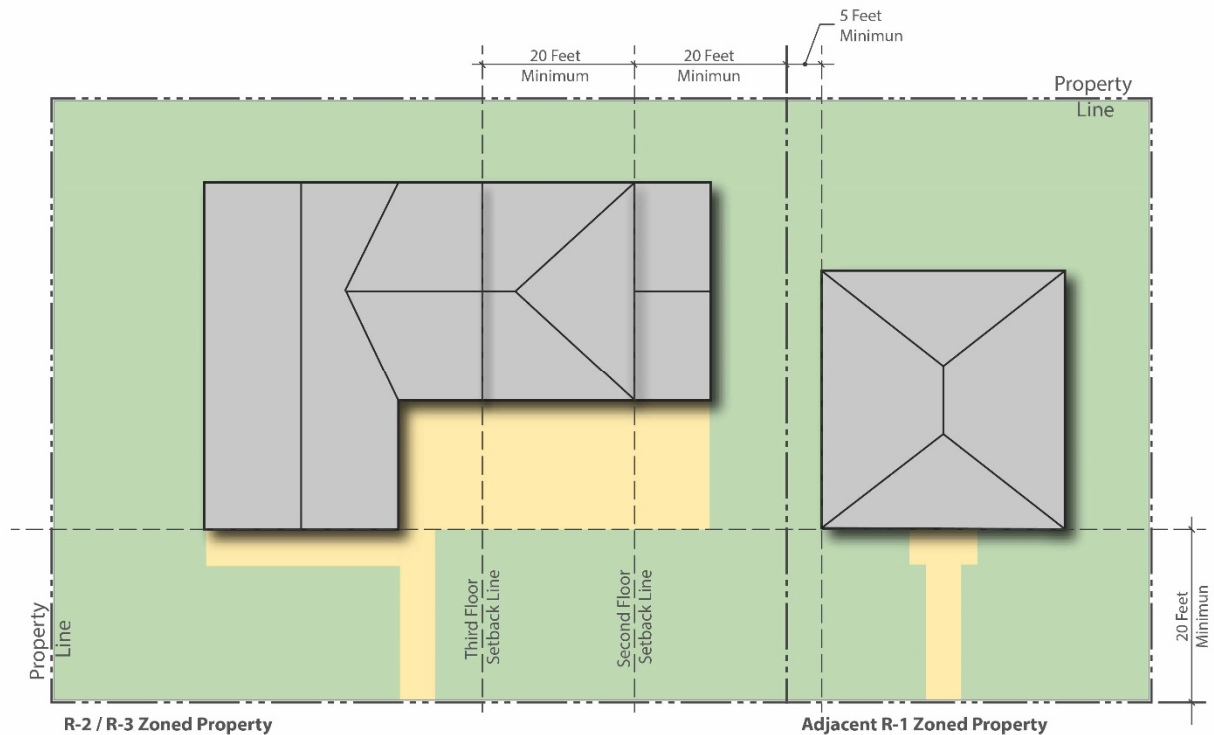
3. Stepbacks. (See Figure 3a)

- a. On any R-2 or R-3 zoned property adjacent to an R-1 zoned property, the second floor shall be stepped back a minimum of 20 feet from the property line, and any third-floor area shall be stepped back a minimum of 40 feet from the property line.
- b. Stepbacks shall be measured from the required setback line.

4. Minimum Driveway Access Width. ~~Minimum accessway width~~ Driveways shall have a minimum wide of 25 feet ~~is required for all access drives serving multiple family developments. If swing out~~. Where garage doors are utilized designed to swing out into the driveway, the minimum driveway width shall be 27 feet.

**Figure 3a:**





- B. Maximum Building Height Adjacent to R-1 Zone Property. For multiple-family residential projects in the R-2 or R-3 zone adjacent to an R-1 zoned property, the following shall apply:
1. The maximum building height for building areas, as measured to the topmost part of the roof, shall be as follows:
    - a. The maximum building height for first floor building areas is 20 feet.
    - b. The maximum building height for second floor building areas is 30 feet.
    - c. The maximum building height for third floor building areas is 35 feet.
  2. Privacy Provisions. Second-story windows, balconies, and decks on side and rear building sides shall be located to avoid direct views from those windows, balconies, and decks into any immediately opposite windows and private recreation areas of residential dwelling units on adjacent properties. Where second-story windows are oriented toward an adjacent property's private recreation area, one or more of the following measures shall be provided:
    - a. High windows with a minimum sill height of six feet, as measured from the finished floor.
    - b. View-obscuring treatment such as wing walls.
    - c. Obscure, opaque, or frosted fixed (non-slider) windows.

- d. A row of screening/canopy trees evenly spaced shall be placed along the property line(s), which shall be of a minimum height that blocks any direct views. Screening/canopy trees shall be maintained in perpetuity.
- C. Water Heaters. Each dwelling unit shall have a separate hot water heater, or the entire development may be provided with a centralized circulation water heater system to serve all dwelling units on the property consistent with building code requirements. No exterior water heater enclosures shall be permitted. Water heaters may be substituted with tankless water heaters, provided all building codes are complied with.
- D. Laundry Facilities. All multiple-family residential units shall have a laundry space located within the unit or within the private garage for that unit that is equipped with washer and dryer hook-ups. If the laundry facilities are located within the enclosed garage, the laundry equipment shall not encroach into the required interior garage parking area of 20 feet by 20 feet.
- E. Storage Facilities. Each dwelling unit shall provide a minimum 120 cubic feet of private and secure storage space. Such space may be included either interior to the dwelling unit, within individual required parking areas in a manner that does not interfere with required parking spaces, or within an aggregated common storage area. Bedroom and kitchen closets do not count toward the required 120 cubic feet.
- F. Garage Doors. All garages shall be equipped with automatic roll-up garage door openers that shall be maintained in an operable condition at all times.
- G. Dwelling Entries.
  - 1. Each individual dwelling unit shall have a main entry that is clearly defined by use of a stoop, framed doorway, or covered doorway that is recessed from the building façade a minimum depth of three feet. At least one unit shall have the main entry oriented directly toward the adjacent street.
  - 2. All front entry doors that are designed to be parallel to any drive aisle and/or open parking area shall maintain a minimum separation of 10 feet from the drive aisle and/or open parking area.
- H. Refuse Storage Areas.
  - 1. All refuse container storage and collection areas shall meet the requirements of City of Garden Grove Standard B-502 and State-mandated commercial organic recycling regulations set forth in Public Resources Code Sections 42469.8-42469.86, as it may be amended from time to time, as well as any other applicable State laws related to refuse, recyclables, and/or organics.
  - 2. No unit shall be located more than 300 lineal feet from a common refuse storage area; such distance shall be measured by a clear pedestrian path to such areas.
- I. Outdoor and Indoor Uses and Activities—Private and Common Open Space/Recreational and Leisure Areas—Sites Under 14,400 Square Feet. Each development site under 14,400 square feet in area proposing multiple-family development shall provide private and common open spaces.
  - 1. Any active open space shall provide a minimum five-foot-wide landscaped buffer along a property line(s) abutting an R-1 zoned property.
  - 2. The combined usable private and common open space shall equal a minimum of 300 square feet per unit.

3. Private open space shall be located next to the unit served and accessed directly from a common area within the unit, such as a living room, family room, dining area, or kitchen.
  4. Private open space in the form of a patio, yard, balcony, immediately adjacent deck, or combination thereof shall contribute to the required combined private and common open space areas and shall meet the following dimensions: A minimum of 60 square feet in area with a minimum horizontal dimension of six feet in any direction and a minimum vertical clearance of eight feet.
  5. Common open spaces shall be connected to habitable areas via a pathway, paseo, walkway, trail system, or similar pedestrian access. Common open spaces shall not be connected to habitable areas via a vehicular driveway or path.
  6. Rooftop decks may be counted toward the common open space requirement.
  7. Deck areas provided on a building setback area may be counted toward the common or private open space requirement.
  8. Common open spaces shall have a minimum area of 225 square feet, 15 feet in any horizontal dimension, and a minimum vertical clearance of 15 feet.
  9. Required landscaped setback areas shall not count toward any required private or common open space but may be located adjacent to such required open space area to enhance and expand the open space function.
  10. Required common open space areas shall consist of any combination of landscaping and functional hardscape areas, such as seating areas, children's play areas, and sports courts.
  11. Indoor common recreational areas may be counted up to 50 percent of the common open space/recreational area requirement.
- J. Open Space, Recreation and Leisure Areas—Sites Over 14,400 Square Feet.
1. Intent. The intent of this section is to ensure the provision of space for residents and guests of multiple-family housing to enjoy active and passive recreational activities in both private and common open space and recreation areas. Common open space and recreation areas may include indoor facilities, as described and regulated by this section.
  2. The combined usable private and common open space for the entire development shall equal a minimum of 300 square feet per unit.
  3. Rooftop decks may be counted towards the common open space requirement.
  4. Deck areas provided on a building setback area may be counted toward the common or private open space requirement.
  5. Indoor common recreational areas may be counted up to 50 percent of the common open space/recreational area requirement.
  6. Private Open Space

- a. Private open space shall be located next to the unit served and accessed directly from a common area within the unit, such as a living room, family room, dining area, or kitchen.
  - b. Private open space in the form of a patio, yard, balcony, immediately adjacent deck, or combination thereof shall contribute to the required combined private and common open space areas and shall meet the following dimensions: A minimum of 60 square feet in area with a minimum horizontal dimension of six feet in any direction and a minimum vertical clearance of eight feet.
7. Common Open Space/Recreational Area
- a. Common open spaces and indoor recreational areas shall be connected to habitable areas via a pathway, paseo, walkway, trail system, or similar pedestrian access. Common open spaces and indoor recreational uses shall not be connected to habitable areas via a vehicular driveway or path.
  - b. The minimum area for any one active recreation area shall be 900 square feet with minimum horizontal dimensions of 30 feet in any direction. A project site may include more than one (1) active recreation area. The combined active recreation area for a project site shall be as set forth in the table below.
  - c. If the minimal open space dimension standards for active recreation area set forth in this section cannot be met, but the net total of open space can be accomplished by reconfiguration, then driveway width shall be a minimum of 27 feet the site plan may be approved with modifications. However, no more than 10 lineal feet may be reduced from any active recreation area dimension.

#### **4. TABLE OF DEVELOPMENT DENSITY R-3 ZONE**

<b><u>Density (By Site Net Lot Area)</u></b>	<b><u>Maximum Units Minimum Total Square Feet for Active Recreation Area</u></b>
<del>7,200—10,799 sq. ft.</del>	<del>2</del>
<del>10,800—12,599 sq. ft.</del>	<del>3</del>
<del>12,600—14,399 sq. ft.</del>	<del>4</del>
<del>14,400—16,199 sq. ft. to 26,99 sf</del>	<del>5*900</del>
<del>16,200—17,999 sq. ft.</del>	<del>6</del>
<del>18,000—19,799 sq. ft.</del>	<del>7</del>
<del>19,800—24,27,000 to 39,599 sq. ft. sf</del>	<del>81,225</del>
<del>2139,600—24,399 sq. ft. to 49,999 sf</del>	<del>91,600</del>
<del>24,400—25,199 sq. ft.</del>	<del>10</del>
<del>25,200—2650,000 to 69,999 sq. ft. sf</del>	<del>112,500</del>
<del>2770,000—28,799 sq. ft. to 95,999 sf</del>	<del>123,600</del>
<del>28,800—30,599 sq. ft.</del>	<del>13</del>
<del>30,600—32,399 sq. ft.</del>	<del>14</del>
<del>32,400—34,199 sq. ft.</del>	<del>15</del>



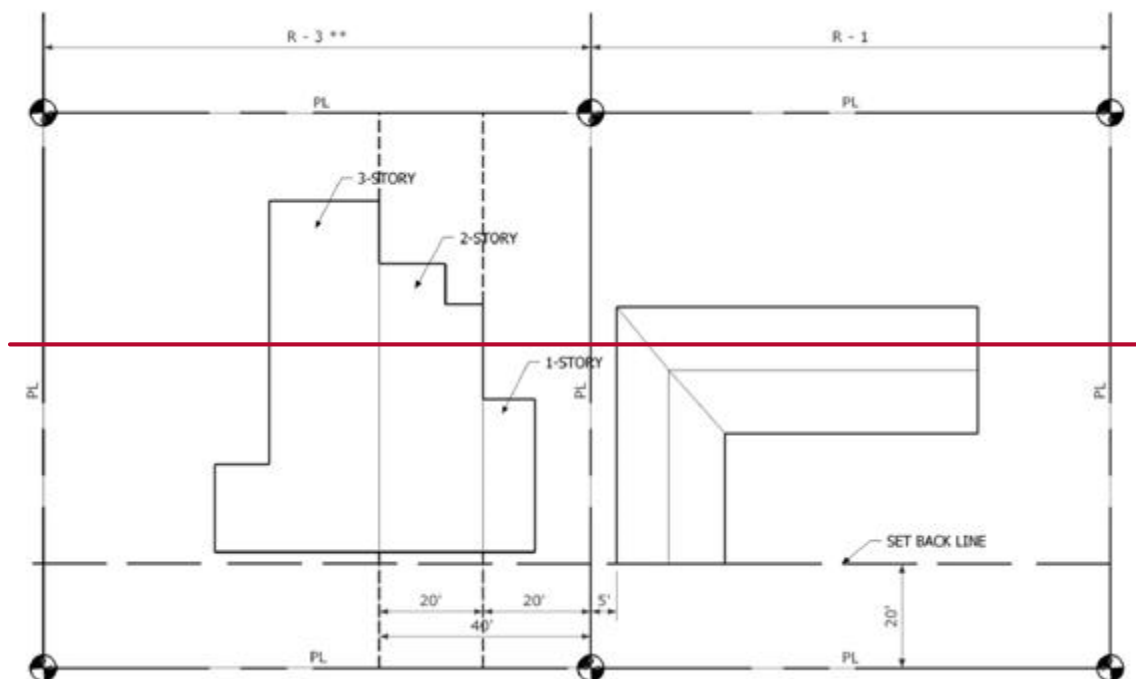
Density (By SiteNet Lot Area)	Maximum UnitsMinimum Total Square Feet for Active Recreation Area
34,200—3596,000 to 199,999 sq. ft.s <sub>f</sub>	165,625
36,000—37,799 sq. ft.	47
37,800—39,599 sq. ft.	48
39,600—41,399 sq. ft.	49
41,400—43,559 sq. ft.	20
43,560 sq. ft.200,000 or more sq. ft.s <sub>f</sub>	**24 units per acre or 1,800 sq. ft. per unit9,025

\* No new condominium project of five units or less.

\*\* Maximum density (R-3, M.D.R.) = 24 Units/acre.

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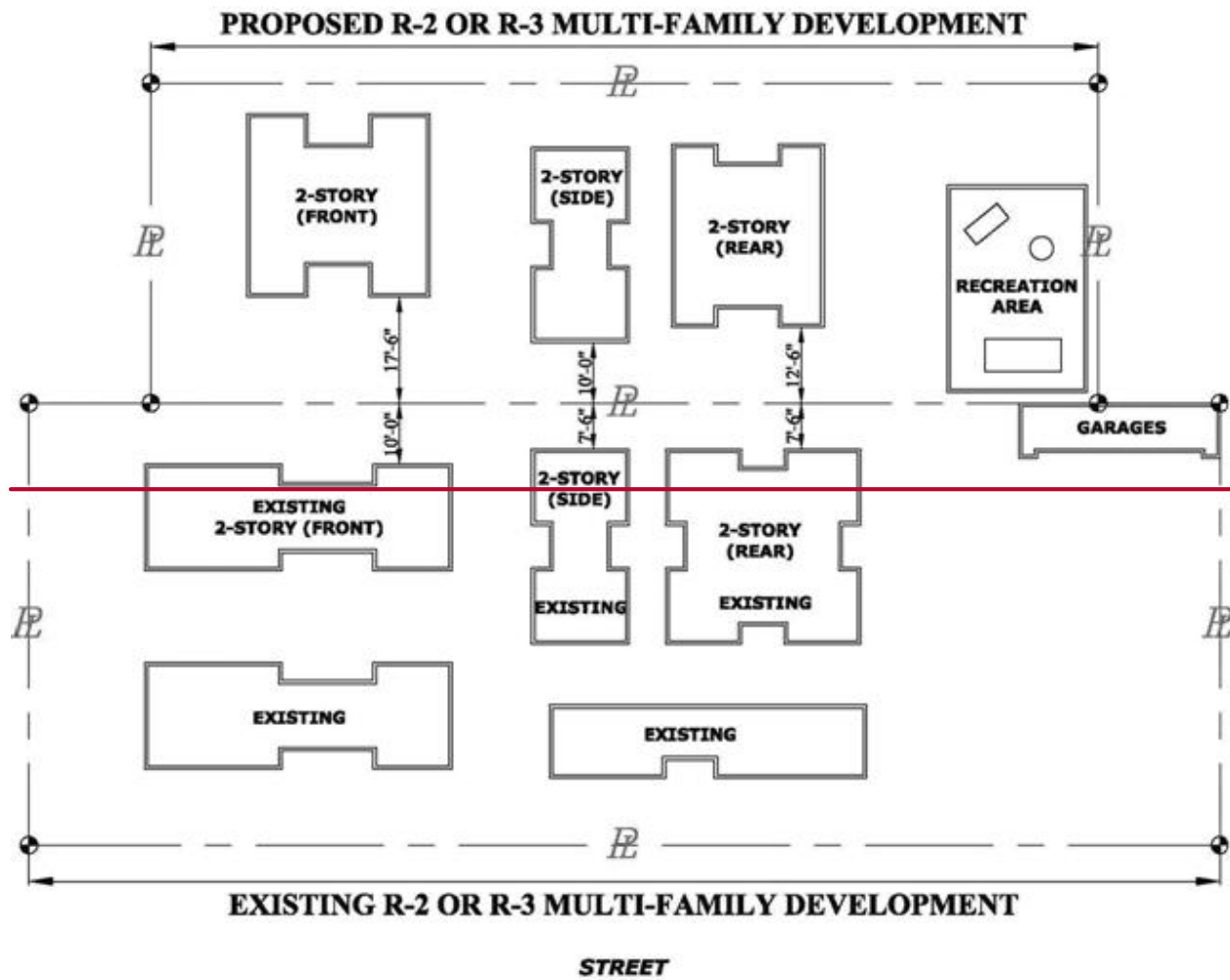
**Figure 1:** Diagram indicating an R-3 parcel, proposed for development, located contiguous to an R-1 parcel.



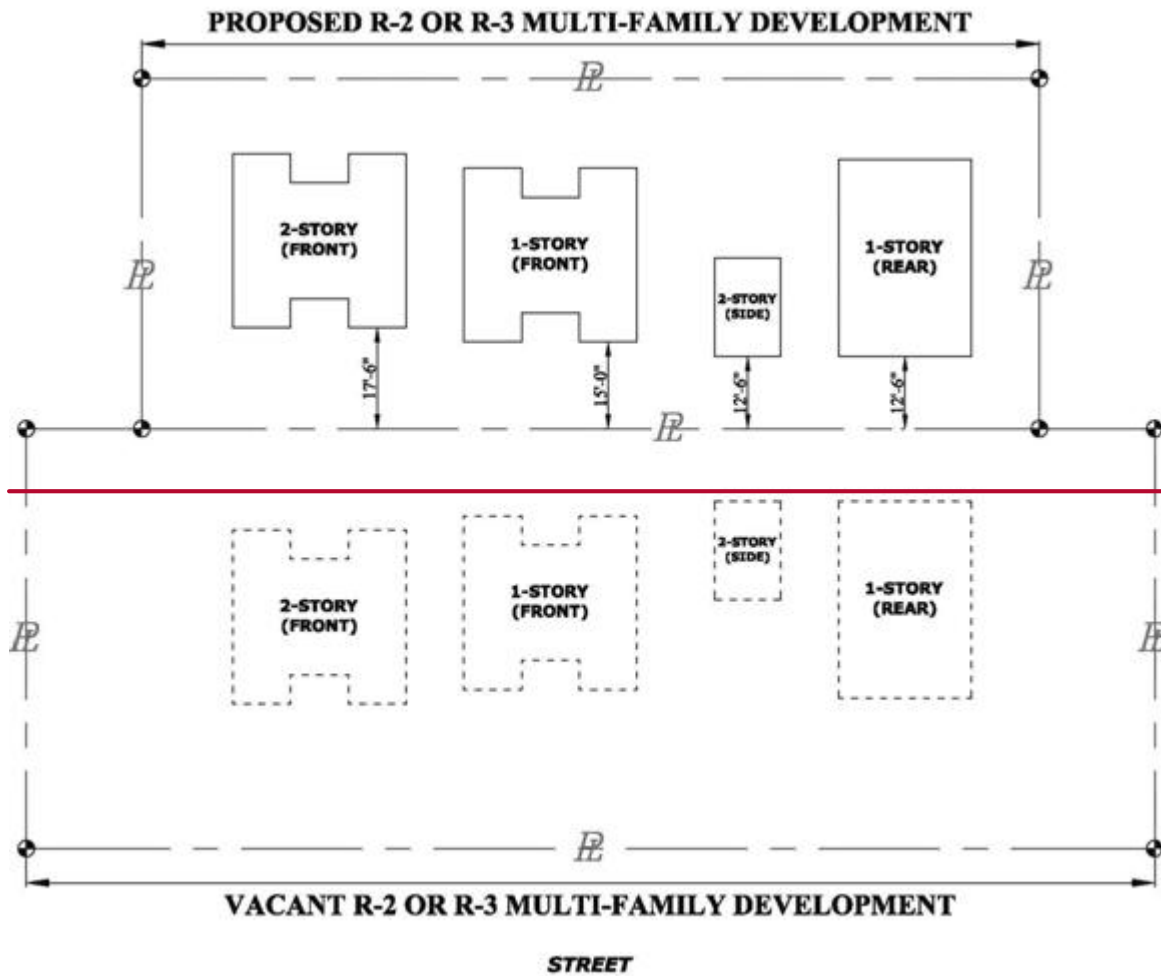
Only 50% of building areas may be three story. (This allowable increase in building height is relative to the locations of other buildings and structures on the site and may not at all times be appropriate depending on parcel configuration and upon the total site design. Those portions of buildings designed as three-story structures proposed for location on a given site shall be designed to be architecturally sensitive to both on site and abutting off-site structures.)

**Figure 2a-1:** Diagram indicating interior side and rear setbacks for a proposed R-2 or R-3 multifamily residential project located contiguous to an existing R-2 or R-3 multiple-family residential project.

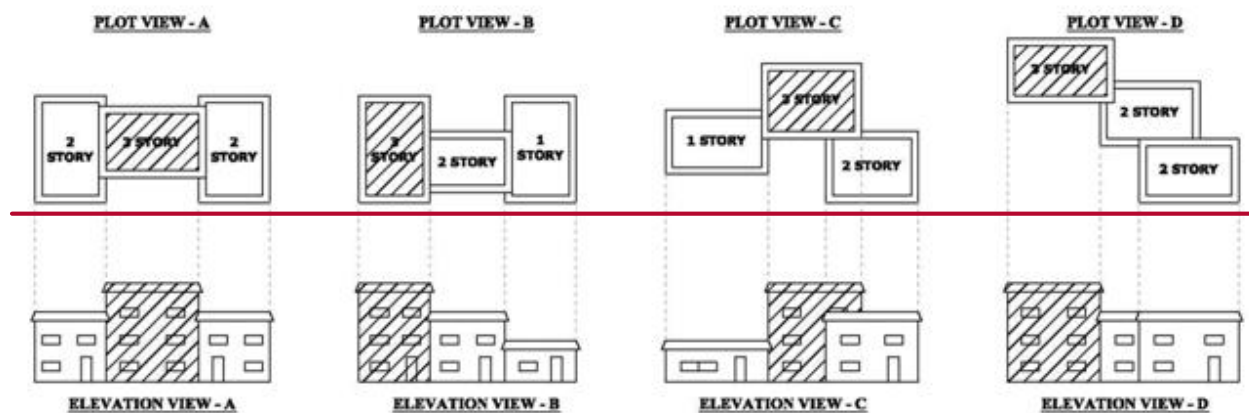
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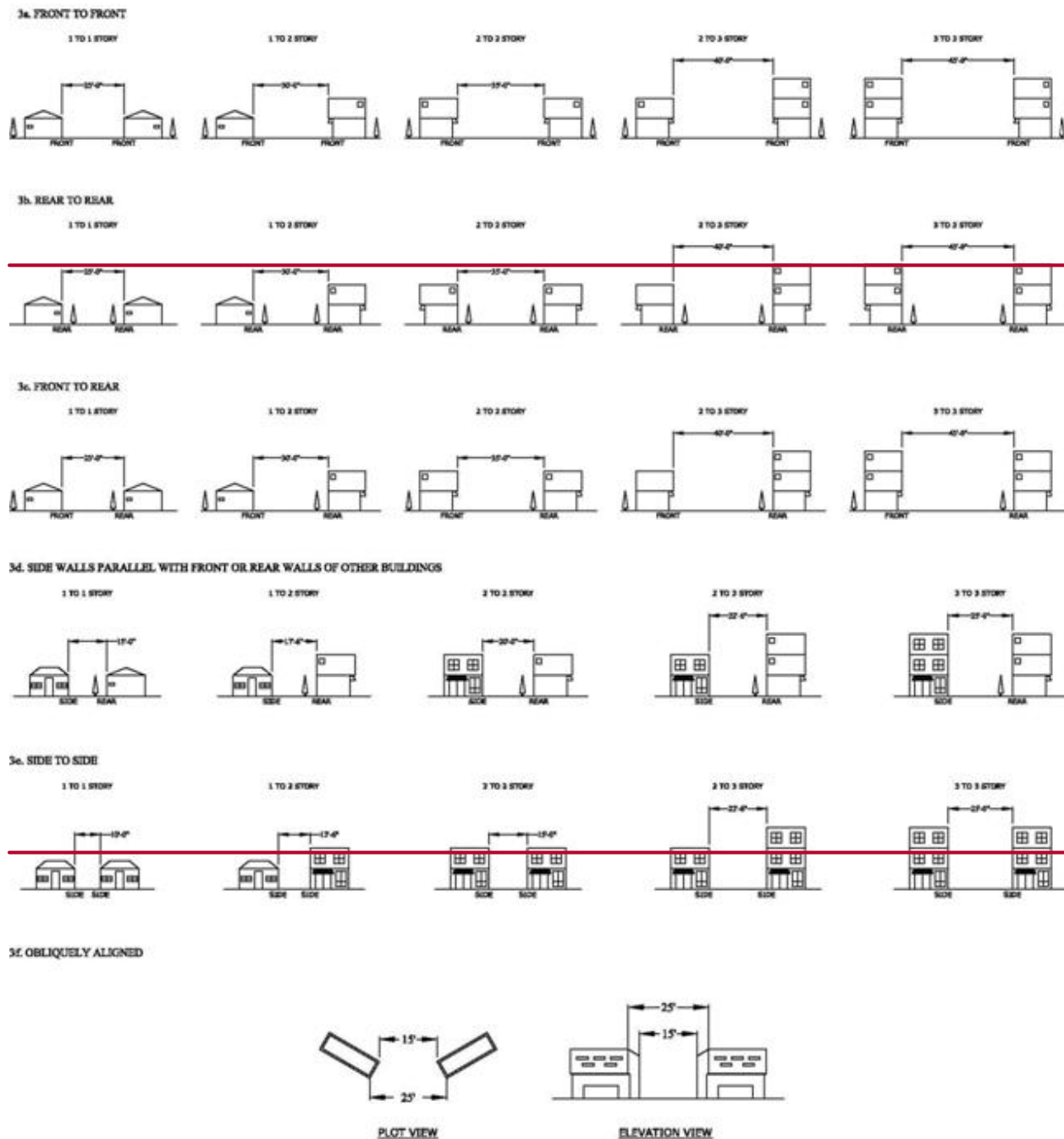


**Figure 2a-2:** Diagram indicating an R-3 parcel, proposed for development, located contiguous to an R-1 zoned parcel.



**Figure 2b:** Diagram depicting three-story location (R-3 zoned property only).

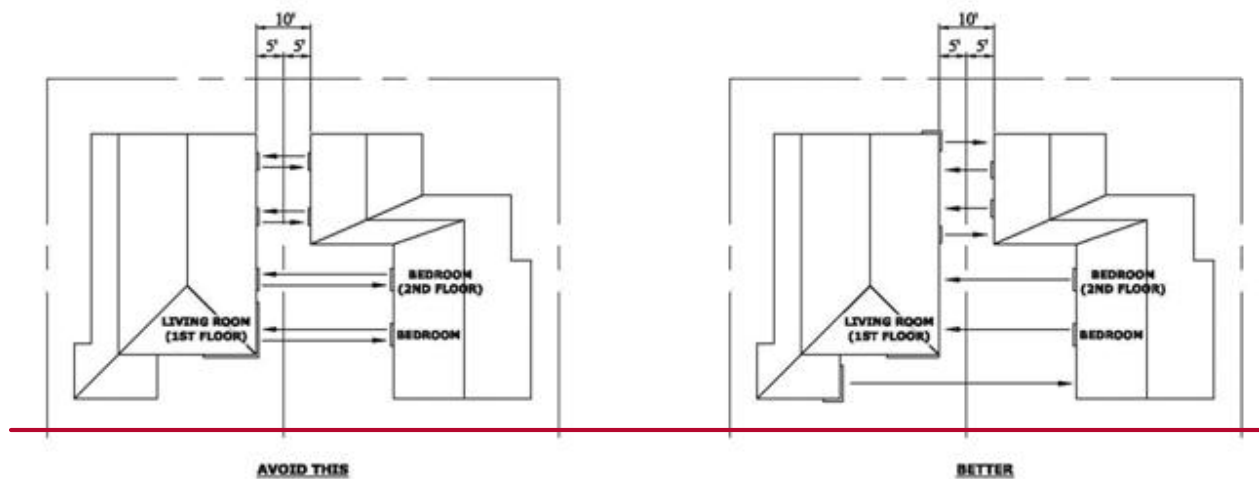


**Figures 3a-f: Building separation diagrams (elevations).****Figure 4a-b: Building**

- d. Active Common Open Space/Recreation Area. Common open space/recreation areas shall be designed to provide specific amenities as shown in the table below based on the number of units to be provided. The list of amenities is additive, meaning that up to the first five units, the amenity noted shall be provided (barbeque with table seating). Then for the next five units up to 10 units, in addition to the barbeque with table seating, a community garden area shall be provided. Then for the next five units up to 15 units, in addition to the barbeque with table seating and community garden area, an outdoor active use area shall be provided, and so on. An applicant may substitute an amenity further down the list for the one listed for the project size under consideration; for example, for a 15-unit project, a substitution may be made for the required barbeque with table seating, community garden area, or outdoor active use area. The selection of amenities shall take into consideration the following criteria:

- i. Size and shape of active recreation area;
- ii. Location and placement diagrams (view considerations)-of buildings;

a. View Protection from Neighboring Residences- Plan View



b. View Protection from Neighboring Residences- Elevation View



iii.

- ~~B. Building Setbacks. Interior side and rear setbacks for R-2 and R-3 zoned multiple-family residential projects will be determined by applying the building separation standards (subsection A of this section) to proposed buildings in relationship to existing multiple-~~

- family residential projects on adjacent property. The minimum setbacks for the proposed building will be one-half the required distance prescribed in the building separation standards, regardless of the setbacks of the adjacent existing structure. (See Figure 2a.)
- C. ~~Building Height Adjacent to R-1 Zone Property.~~ For multiple family residential projects in the R-3 zone that are adjacent to an R-1 zoned property the following shall apply:
1. ~~No portion of a building over one story in height shall be permitted within 20 feet of an R-1 zoned property.~~
  2. ~~For portions of second-story buildings within 20 to 40 feet of the R-1 zone property line, a combination of the following shall be provided:~~
    - a. ~~High windows;~~
    - b. ~~View obscuring window treatment, wing walls, 90-degree angles, etc.;~~
    - c. ~~Opaque or frosted windows;~~
    - d. ~~Intervening patio walls, special window alignment so as not to look onto R-1 zoned properties;~~
    - e. ~~A row of screening/canopy trees evenly spaced shall be placed along the property lines that abut the R-1 zone properties.~~
  3. ~~For portions of buildings located beyond 40 feet from property zoned R-1, 50% of the building area may be situated in a three-story configuration at or below the 35-foot height limits. The allowable increase in building height is relative to the locations of other buildings and structures on the site and may not at all times be appropriate depending on parcel configuration and upon the total site design. Those portions of buildings designed as three-story structures proposed for location on a given site shall be designed to be sensitive to both on-site structures and adjacent property.~~
- D. ~~Water Heaters.~~ Each dwelling unit shall have a separate hot water heater or may be provided with a centralized circulation water heating system sufficient to serve all dwelling units on the property.
- E. ~~Laundry Facilities.~~ All multiple family residential units shall be provided washer and dryer hookups and laundry space within the unit or garage. The laundry area shall not infringe upon garage parking area. In the case of apartments, common laundry facilities may be included in addition to the individual unit hookups.
- F. ~~Storage Facilities.~~ A separate area having a minimum of 300 cubic feet of private and secure storage space shall be provided for each unit.
1. ~~Said storage area may be located within the garage, provided it does not interfere with garage use for automobile parking.~~
  2. ~~Normal closet and cupboard space within the dwelling unit shall not count toward meeting this requirement.~~
  3. ~~No storage shall be allowed in carport areas.~~
  4. ~~Enclosed garages are required to provide 300 cubic feet of storage cabinet space; or 300 cubic feet of storage space may be provided elsewhere on the site.~~
- G. ~~Garage Doors.~~ All garages shall be provided with automatic garage door openers.
- H. ~~Dwelling Entries.~~
1. ~~All units shall be provided with standard door locks and dead bolts.~~
  2. ~~No dwelling entry shall be located with direct, uninterrupted, unimpeded access to a primary or secondary arterial street.~~
- I. ~~Refuse Storage Areas.~~ There shall be provided standard refuse storage facilities for the containment of standard receptacles based on the following requirements:
1. ~~Diversity of recreational amenities; and~~
- iv. Number of ~~Receptacles~~units and/or lot size.

**Multifamily Residential Development Amenity Standards**

<u>Number of Units</u>	<u>Base Amenity Type and Minimum Size</u>	<u>Additive Amenity Ratio</u>
<u>0-5</u>	<u>Barbeque with Table Seating</u>	<u>1 per 10 units, but at least 1 in all cases</u>
<u>up to 10</u>	<u>Community Garden Area – 32 sf minimum</u>	<u>8 sf/4 units</u>
<u>up to 15</u>	<u>Outdoor Active Use Area – 400 sf minimum</u>	<u>50 sf/unit</u>
<u>up to 20</u>	<u>Provide One of Two:</u> <ul style="list-style-type: none"> <li><u>Business Center with Workstations – 2 minimum</u></li> <li><u>Indoor or Outdoor Gym – 250 sf minimum</u></li> </ul>	<ul style="list-style-type: none"> <li><u>1 Workstation/8 Units</u></li> <li><u>5 sf/1 Unit</u></li> </ul>
<u>up to 35</u>	<u>Provide Two of Three:</u> <ul style="list-style-type: none"> <li><u>Business Center with Workstations – 2 minimum</u></li> <li><u>Indoor or Outdoor Gym – 250 sf minimum</u></li> <li><u>Clubhouse with 400 sf Kitchen</u></li> </ul>	<ul style="list-style-type: none"> <li><u>1 Workstation/8 Units</u></li> <li><u>5 sf/1 Unit</u></li> <li><u>5 sf/1 Unit</u></li> </ul>
<b>Number of Units</b> <u>up to 45</u>	<b>Types of Receptacles</b> <u>One In-Ground Outdoor or Indoor Spa</u>	<b>Receptacles Required</b> <u>1 - 64 sf Spa at 65 Units</u> <u>2 - 36 sf Spas at 80 Units</u> <u>2 – 64 sf Spas at 100 Units</u> <u>1.5 sf Increase/ 1 Unit &gt; 100 Units</u>
<u>up to 80</u>	<u>Bin</u> <u>Provide One of Two:</u> <ul style="list-style-type: none"> <li><u>Pool - 20,000-gallon minimum</u></li> <li><u>Children's Play Area – 500 sf minimum</u></li> </ul>	<ul style="list-style-type: none"> <li><u>10 sf/1 Unit</u></li> <li><u>50 sf/1 Unit</u></li> </ul>
<u>up to 100+</u>	<u>One additional amenity from the list not otherwise provided</u>	<u>Same Rates for All Apply</u>

## Notes:

- Substitute 400 sf Wellness Facility 55+ Age Restricted Development, with an Additive Amenity Ratio calculated at 5 sf/1 unit.
- Allows Wellness Facility Substitution for 55+ Age Restricted Development

<u>0-5</u>	<u>Barrels or Containers</u>	<u>4</u>
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\* ~~Each additional five to 15 units requires one additional bin, etc., or more than one pickup per week per bin.~~

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~~2. All refuse storage areas shall be readily accessible to the users they serve as well as for collection operations and shall be enclosed by a solid masonry or concrete block wall at least 60 inches in height that shall be designed in a manner architecturally compatible with the overall design of the project's buildings.~~

~~a. The site area shall have a concrete pad at least four inches in thickness.~~

~~b. The storage area shall be shielded from public view by a wall that matches the exterior building material and color and has gates with view obscuring slats or other opaque material.~~

~~c. The storage area shall be designed as per the Garden Grove Sanitary District and City of Garden Grove Design Guidelines.~~

~~3. In the event that any refuse storage area cannot be located within 100 feet walking distance from the unit it serves, individual trash compactors may then be required through the site plan process.~~

~~J. Outdoor Uses and Activities—Open Space Recreation and Leisure Areas—Sites Under 14,400 Square Feet. Each site under 14,400 square feet proposing multiple family development shall provide private recreational and leisure areas that are conveniently located and readily accessible to each~~



dwelling unit. Active and passive recreation and leisure areas may also be provided. Any active recreation area provided shall not be located closer than 20 feet to R-1 zoned property.

1. The recreation and leisure area shall equal at least 300 square feet per unit.

2. Private open space in the form of a patio, yard, balcony or combination thereof shall contribute to the required recreational and leisure areas and shall meet the following dimensions:

a. A minimum of 100 square feet for the first level with a minimum dimension of nine feet;

b. A minimum of 90 square feet for the second level with a minimum dimension of nine feet.

K. Open Space, Recreation and Leisure Areas—Sites Over 14,400 Square Feet.

1. Intent. It is the intent of this section to provide ample space and cities for the active enjoyment of recreational activities by residents and guests of multiple family housing projects. In this regard, active open space elements shall be of sufficient size and location and shall be readily accessible to each dwelling unit. On-site recreation facilities shall be buffered from noncompatible R-1 single-family residential properties. Recreation facilities that feature such activities as pools, spas, court activities, etc., shall be placed and operated so as not to infringe upon the peacefulness of nearby residential properties. Said recreation and leisure area shall equal at least 300 square feet per unit. The following spaces shall contribute to the required recreation and leisure areas:

a. Private Recreation Area.

i. Minimum Size. Private open space in the form of a patio, yard, balcony or combination thereof meeting the following dimensions may be counted toward meeting the required recreation area:

(A) Minimum of 100 square feet for the first level with a minimum dimension of nine feet;

(B) Minimum 90 square feet for the second level with a minimum dimension of nine feet.

ii. Additional Private Recreation Area. No additional balcony shall be less than seven feet in width or 49 square feet in area.

b. Active Recreation Area. Each development having a net developable area of 14,400 square feet or larger, and proposing five or more units, shall provide an active recreation element(s). Said element shall include at least one or more of the following: spa, pool, tennis, volleyball, racquetball court(s), basketball half court, or other similar usable recreational activities. The required active recreational amenities shall be based on a needs assessment evaluation of the proposed project. The subject evaluation shall take into consideration the following criteria:

i. Size and shape of active recreation area;

ii. Location and placement of buildings;

iii. Diversity of recreational amenities;

iv. Number of units and/or lot size.

2. Reconfigurations of Active or Private Recreation Areas. The foregoing dimensional standards are required for approval during the site plan review. If the minimal dimension standards cannot be met, but the net total recreational space can be accomplished by reconfiguration, then the site plan may be approved with modifications; however, no more than 10 lineal feet may be reduced from any active or private recreation area dimension.

3. Setbacks of Active Recreation Areas. Active recreation areas shall be located five feet from any habitable structure. The subject active recreation area<sup>8</sup>. On-site recreation facilities shall be buffered from any directly abutting R-1 single-family residential properties with a solid masonry wall at least six feet in height.

9. Pool pump and similar mechanical equipment shall not be located immediately adjacent to any abutting residential property line and shall be enclosed or otherwise shielded to achieve the noise/ land use compatibility standards set forth in GGMC Chapter 8.47 (Noise Control).

10. Setbacks of Active Common Open Spaces. The subject active common open space shall have a minimum dimension as shown in the Table of Recreational Area Requirements, according to the net lot area. In addition, said area shall have a minimum five-foot separation setback between the active recreation area and any portion of a habitable structure. For example, if the minimum recreation open space dimension of 40 feet is required, then ~~five~~three feet must be added to that



minimum dimension for every side adjacent to the above-mentioned structures. ~~If, because of geographic or design configuration limitations any proposed active or passive recreation areas cannot achieve the dimensional parameters as expressed above and in the table below, then a waiver of this provision must be requested.~~

4. ~~Table of Recreational Area Requirements.~~

<b>Net Lot Area</b>	<b>Minimum Dimension for Active Recreation Area</b>
14,400 to 26,999 sq. ft.	30 feet
27,000 to 39,599 sq. ft.	35 feet
39,600 to 49,999 sq. ft.	40 feet
50,000 to 69,999 sq. ft.	50 feet
70,000 to 95,999 sq. ft.	60 feet
96,000 to 199,999 sq. ft.	75 feet
200,000 or more sq. ft.	95 feet

11. ~~Note: Passive Common Open Space. Up to 40%50 percent of the recreation area can have the minimum dimension reduced pursuant to the requirements under the waiver process.)~~

5. ~~Passive Recreation Area. The subject development may provide passive required common open space/leisure areas that would consist~~may be developed and maintained as passive common open space consisting of landscape areas that incorporate ~~the use of pathways, waterscape, waterscapes, and hardscape (i.e., large rocks/boulders, benches, gazebos, raised planters constructed on site of bricks, concrete or rocks, railroad ties, etc.) and unique features that enhance the appearance, desirability and usability of the area. The intent is to provide landscaped areas that can be utilized for sitting and viewing unique/exotic plants, reading and similar types of enjoyment amenities, rather than just landscaped setback areas.~~  
~~Only 50% of. Such passive areas having a minimum dimension~~open space shall have dimensions of no less than 10 feet by 20 feet clear of in any structures and direction. Such passive open space areas shall be counted towards the recreation/leisure area square footage requirements improved with at least three types of the amenities in the following list:

- a. ~~6. Pathways~~
- b. Benches/Tables
- c. Raised landscaped beds
- d. Gazebo or similar shade structure
- e. Community garden
- f. Outdoor game feature
- g. Water fountains or other water features

K. Circulation, Pedestrian and Vehicular ~~Parking.~~

1. a. ~~Every multiple-family residential development shall be designed in such a manner that adequate to provide walkways are provided convenient that link parking areas to the needs of the residents and guests and the services of public agencies. Pedestrian primary access to the unifying elements of any development should each unit or, in the case of a common lobby~~

entrance, to that lobby entrance. Such pedestrian walkways shall be separate from and free of conflict with vehicular accessways. Distinctive paving materials shall be used for the walkways to create a clear visual contrast to vehicular travel ways.

2. All developments consisting of six units or more shall provide directories placed ~~in a convenient location~~ at the development entry to guide motorist and pedestrians.
3. ~~b. — Every multiple-family residential development shall be designed with an internal street and parking system adequate to handle the need for vehicular circulation. When keeping with the design of the surrounding neighborhood, driveways may be permitted to provide access directly into individual garages.~~ All driveways and circulation systems shall be designed to meet the standards of the City Engineer and shall be in compliance with all applicable standards of Sections 9.12.040.160 through 9.12.040.220 of this chapter.

### **9.12.040.060 Special Requirements—Small Lot Subdivisions**

The purpose of this section is to establish development standards for small lot subdivisions that will help create livable and safe communities.

~~The Community Development Department shall review the adopted standards for effectiveness and efficiency 24 months after the effective date of the ordinance establishing these requirements.~~

A.

Minimum Development Size.

1. The minimum lot size for a small lot subdivision shall be one acre.
2. There shall be a minimum of six lots for a small lot subdivision.

B. Development Site Setbacks. The following minimum setbacks shall be observed from the property line.

1. Developments located along any primary arterial, secondary arterial, or collector street shall maintain a minimum setback of 10 feet from the property line to the development's block wall.
  - a. The development site setback shall be in character with neighboring lots. The setback shall match the setback of the abutting lots up to a maximum setback of 15 feet. For example, if the development is adjacent to a property with a setback greater than 10 feet, the development's setback shall match the neighboring lot's setbacks. If there is more than one neighboring property with a setback greater than 10 feet, the development site shall match the setback of the least restrictive setback.
  - b. Every development setback shall provide landscaping along the perimeter in the form of screening and/or canopy trees staggered and/or clustered along the property lines.

C. Development Perimeter Block Wall. Each development shall provide a decorative masonry perimeter wall utilizing stucco finish, slump stone or split-face block, with a minimum height of six feet but not to exceed a maximum height of eight feet, as measured from the highest point of the finished grade on the site that complies with the following stipulations:

1. All perimeter fencing shall comply with the requirements as contained in Section 9.16.210 (wall, fences, and hedges).
2. At no time shall the overall height of the wall, as measured from adjacent neighbor's finished grade, exceed eight feet in height. A block wall with a height greater than eight feet may be considered if the City determines that such a height is necessary for sound protection, view protection, security, or other factors affecting the use and enjoyment of the property.

~~A decorative perimeter wall constructed of non-masonry material may be approved through the site plan review procedure.~~

3.

All fencing shall be designed to ~~ensure proper~~ with the vision clearance requirements of this chapter for cars entering or leaving the driveway and/or parking areas.

4. The property owner shall work with the adjoining property owners in designing and constructing the perimeter block walls to avoid the use of double walls. If the property owner cannot obtain approval from the adjoining property owners, the property owner shall construct the new wall and the space between walls shall be filled or capped ~~subject to City approval~~.

#### D. Development Entrance.

1. The development's entrance shall be enhanced to provide a sense of neighborhood arrival. Entrance enhancement ~~may shall~~ include ~~such~~ elements such as signage, ~~special~~ landscaping, decorative ~~pavement stamped concrete or pavers~~, ~~enhanced fence wall details~~, water features utilizing reclaimed water, artwork, boulevard median with landscaping, and similar aesthetic improvements. Development entrances shall include a minimum of three of these aesthetic improvements.
2. If the development includes a security gate(s), ~~the setback shall comply with the required setbacks established by~~ adequate access for ingress and egress of pedestrian and vehicular traffic shall be provided, subject to the requirements of ~~and to the satisfaction of the~~ Public Works Department Engineering Division.

#### E. Common Recreational Area.

1. Small lot subdivisions with 10 or more units shall provide a minimum of 200 square feet per unit of common recreation area, which is accessible to all residents within the subdivision.
  - a. Common recreation area shall have minimum dimensions of 25 feet wide.
    - i. If the common recreation area is located between two-story buildings, minimum dimensions of 30 feet wide shall be maintained.
    - ii. If the common recreation area is located between three-story buildings, minimum dimensions of 40 feet wide shall be maintained.
  - b. Consideration will be given to a reduction of the minimum width of the common recreation area when an additional 25% of common recreation area is provided above the minimum of 200 square feet required per unit.
  - c. A zero setback between the residences and the common recreation area shall be considered by the City if the building's front elevation is oriented toward the common recreation area.

#### F. Development Streets.

1. If on-street parking is provided on both sides of the development's streets, the streets shall maintain a minimum width of 36 feet, as measured from curb to curb.
2. If on-street parking is provided on one side of the street, the street shall maintain a minimum width of 28 feet, as measured from curb to curb. ~~A street width of less than 36 feet is subject to City review and approval based on a case-by-case basis.~~
3. If no on-street parking is provided on either side of the street, the street shall maintain a minimum width of 25 feet, as measured from curb to curb.

#### G. Development Sidewalks.

1. All development streets shall provide sidewalks.
  - a. All sidewalks shall maintain a minimum width of 48 inches.

- b. Sidewalks shall be required on both sides of the street if on-street parking is provided on both sides of the street.
- c. Sidewalks shall be required on one side of the street if on-street parking is provided on only one side of the street. The sidewalk shall be on the side of the street that allows parking.

H. Group Mailboxes.

- 1. If group mailboxes are part of the project design, the mailboxes should be located conveniently and in a safe location within the community. ~~The City shall determine and approve the location of the group mailboxes.~~  
~~The group mailboxes shall be designed with the architectural character of surrounding buildings, and be similar in form, materials, and colors.~~
- a. Group mailboxes shall be illuminated with lights and fixtures similar to those used externally throughout the development.
- b. Design and location of group mailboxes must conform to US Post Office requirements.

I. Dwelling Front Yard Setbacks. All setbacks will be observed from the individual residential property parcelline.

- 1. A minimum front yard setback of 15 feet shall be maintained for lots located along a public street within the project.
- 2. A minimum front yard setback of 10 feet shall be maintained for lots located along a private street within the project.
- 3. Garages, with straight-in access to the garage, shall maintain a minimum setback of 19 feet. Garages with sweep drives may have a 15-foot setback from street property line.
- 4. Lots located adjacent to collector streets may have the front elevation of the residential unit oriented toward the collector street, and shall comply with the following:
  - a. The front yard setback shall be ~~in character of adjacent lots' setbacks, and shall have similar front setbacks up to a maximum of~~ 20 feet.
  - b. Lots with a 20-foot front setback or more to the building may have a covered porch which may encroach up to five feet into the required 20-foot front yard setback.

J. Dwelling Rear Yard Setbacks. All setbacks will be observed from the development perimeter block wall or the individual residential property parcel line.

- 1. The rear yard setback for lots adjacent to the development's perimeter shall depend on the type of arterial to which the lot is adjacent.
  - a. Lots located adjacent to a primary or secondary arterial shall maintain a minimum setback of 30 feet, as measured from the rear elevation of the dwelling to the development's property line.
  - b. Lots located adjacent to a collector street shall maintain a minimum 25 feet, as measured from the rear elevation of the dwelling to the development's property line.

2. The rear yard setback for lots adjacent to other developments shall depend on the type of zoning of the neighboring properties.
  - a. Lots located adjacent to R-1 zoned property shall maintain a 20-foot rear yard setback to the property line.
3. Lots located adjacent to R-2, R-3, commercial, industrial, or open space zoned property shall maintain a 15-foot rear yard setback to the property line. The rear yard setback for lots that abut other lots within the same development shall maintain a minimum of 15-foot rear yard setback to the property line.
4. Permitted Intrusions Into the Rear Yard Setback. The following intrusions may be permitted into the required rear yard setback areas:
  - a. Open patio structures may be allowed with a seven-foot clearance to the rear property line to the edge of the open patio cover's posts.
    - i. A two-foot overhang past the posts shall be permitted on the patio cover's setback.
    - ii. Enclosed patios are not permitted.
  - b. To accommodate oddly shaped lots, ~~the City may consider~~ a five-foot reduction to the first floor rear yard setback is allowed, provided that the side yard setback is increased five feet to accommodate the required open space.
5. The side yard open space accommodation may include no space less than 10 feet in depth. ~~The first floor elevations facing any reduced rear yard may have minimized openings (e.g., windows and doors), particularly from common living spaces.~~
6. The open space in a reduced rear yard setback shall be used as passive open space ~~and may not include any major recreation area and/or activities.~~
  - a. Up to 50% of the buildings adjacent to primary arterials and secondary arterials shall be allowed to stagger into the rear setback and reduce the minimum setback of 30 feet to 26 feet to create a varying setback along arterials.
  - b. Buildings and developments with ~~unique designs~~/projections (e.g., bay windows, window seating) may encroach 30% of the structure's rear elevation four feet into the rear setback.
- K. Dwelling Side Yard Setback. All setbacks will be observed from the development perimeter block wall or the individual residential property parcel line.
  1. The dwelling shall be no less than four feet from the side property line.
  2. Architectural features (e.g., chimneys) may be allowed to encroach a maximum of one foot into the required four-foot side setback, but at no time shall the distance be reduced less than three feet and no dwelling shall be closer than six feet.
  3. If the lot is located adjacent to any street within the project, the dwelling shall be no less than eight feet from the side property line.

4. Block walls or fences adjacent to the street may encroach three feet into the eight-foot side street setback.
5. If the lot is located adjacent to any arterial or collector street, a minimum 20-foot side yard setback shall be provided from the side of the dwelling to the project's property line.
6. The side yard requirement between two buildings shall be omitted when dwelling units are built with zero lot lines. No dwelling shall be closer than six feet.

**Table of Setbacks and Development Standards**

Development Feature	Development Standards					
	Setbacks and Height					
	Adjacent to Arterial	Adjacent to Collector Street	Adjacent to R-1	Adjacent to R-2, R-3, C-1, C-2, M-1, M-P, O-S	Adjacent to Internal Public Road	Adjacent to Internal Private Road
Minimum Lot Size	Small Lot Subdivisions are permitted in the R-2 and R-3 zones.					
	1 acre	1 acre	1 acre	1 acre	1 acre	1 acre
Setbacks						
Perimeter Setbacks	min. 10 ft.*	min. 10 ft.*				
Building Front		min. 15 ft.			min. 15 ft.	min. 10 ft.
Building Rear	min. 30 ft.**	min. 25 ft.**	min. 20 ft.	min. 15 ft.	min. 15 ft.	min. 15 ft.
Building Side	min. 20 ft.**	min. 20 ft.**	min. 4 ft.	min. 4 ft.	min. 8 ft.	min. 8 ft.
Front of Garage					min. 19 ft.	min. 19 ft.
Height						
Primary Structure			max. 30 ft. 2-stories	max. 35 ft. 3-stories		
Dwelling Open Space						
	15 ft. by 20 ft.	15 ft. by 20 ft.	15 ft. by 20 ft.	15 ft. by 20 ft.	15 ft. by 20 ft.	15 ft. by 20 ft.
Dwelling Storage Space						
	min. 200 cubic ft.	min. 200 cubic ft.	min. 200 cubic ft.	min. 200 cubic ft.	min. 200 cubic ft.	min. 200 cubic ft.
Common Recreational Space	For developments with 10 or more units.					
	200 sq. ft. per unit	200 sq. ft. per unit	200 sq. ft. per unit	200 sq. ft. per unit	200 sq. ft. per unit	200 sq. ft. per unit
Parking	2 spaces enclosed in garage. 1 guest parking space in driveway. .75 unassigned guest parking space in parking lot or street					
	3.75 spaces per unit	3.75 spaces per unit	3.75 spaces per unit	3.75 spaces per unit	3.75 spaces per unit	3.75 spaces per unit
Streets Internal to the Project						
					36 ft. wide with 2-sided parking.	36 ft. wide with 2-sided parking.
					28 ft. wide with 1-sided parking.	28 ft. wide with 1-sided parking.
Project Sidewalks	If streets have 2-sided parking, there shall be sidewalks on both sides of the street. If streets have 1-sided parking, there shall be a sidewalk on one side of the street at a minimum.					
					48 in. wide	48 in. wide

\* The site perimeter setback shall match surrounding properties' setbacks up to a maximum of 15 feet.

\*\* Setback includes 10 feet of development perimeter setback.



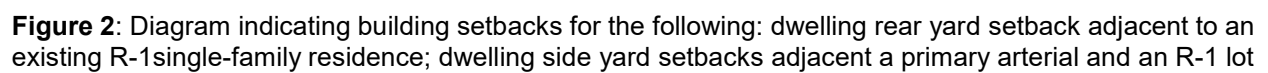
Development Feature	Development Standards					
	Setbacks and Height					
	Adjacent to Arterial	Adjacent to Collector Street	Adjacent to R-1	Adjacent to R-2, R-3, C-1, C-2, M-1, M-P, O-S	Adjacent to Internal Public Road	Adjacent to Internal Private Road
Minimum Lot Size	Small Lot Subdivisions are permitted in the R-2 and R-3 zones.					
	1 acre	1 acre	1 acre	1 acre	1 acre	1 acre
Setbacks						
Perimeter Setbacks	min. 10 ft.*	min. 10 ft.*				
Building Front		min. 15 ft.			min. 15 ft.	min. 10 ft.
Building Rear	min. 30 ft.**	min. 25 ft.**	min. 20 ft.	min. 15 ft.	min. 15 ft.	min. 15 ft.
Building Side	min. 20 ft.**	min. 20 ft.**	min. 4 ft.	min. 4 ft.	min. 8 ft.	min. 8 ft.
Front of Garage					min. 19 ft.	min. 19 ft.
Height						
Primary Structure			max. 30 ft. 2-stories	max. 35 ft. 3-stories		
Dwelling Open Space						
	15 ft. by 20 ft.	15 ft. by 20 ft.	15 ft. by 20 ft.	15 ft. by 20 ft.	15 ft. by 20 ft.	15 ft. by 20 ft.
Dwelling Storage Space						
	min. 200 cubic ft.	min. 200 cubic ft.	min. 200 cubic ft.	min. 200 cubic ft.	min. 200 cubic ft.	min. 200 cubic ft.
Common Recreational Space	For developments with 10 or more units.					
	200 sq. ft. per unit	200 sq. ft. per unit	200 sq. ft. per unit	200 sq. ft. per unit	200 sq. ft. per unit	200 sq. ft. per unit
Parking	2 spaces enclosed in garage. 1 guest parking space in driveway. .75 unassigned guest parking space in parking lot or street					
	3.75 spaces per unit	3.75 spaces per unit	3.75 spaces per unit	3.75 spaces per unit	3.75 spaces per unit	3.75 spaces per unit
Streets Internal to the Project						
					36 ft. wide with 2-sided parking 28 ft. wide with 1-sided parking 25 ft. wide with no parking	36 ft. wide with 2-sided parking 28 ft. wide with 1-sided parking 25 ft. wide with no parking
Project Sidewalks	If streets have 2-sided parking, there shall be sidewalks on both sides of the street. If streets have 1-sided parking, there shall be a sidewalk on one side of the street at a minimum.					
					48 in. wide	48 in. wide

\*The site perimeter setback shall match surrounding properties' setbacks up to a maximum of 15 feet.

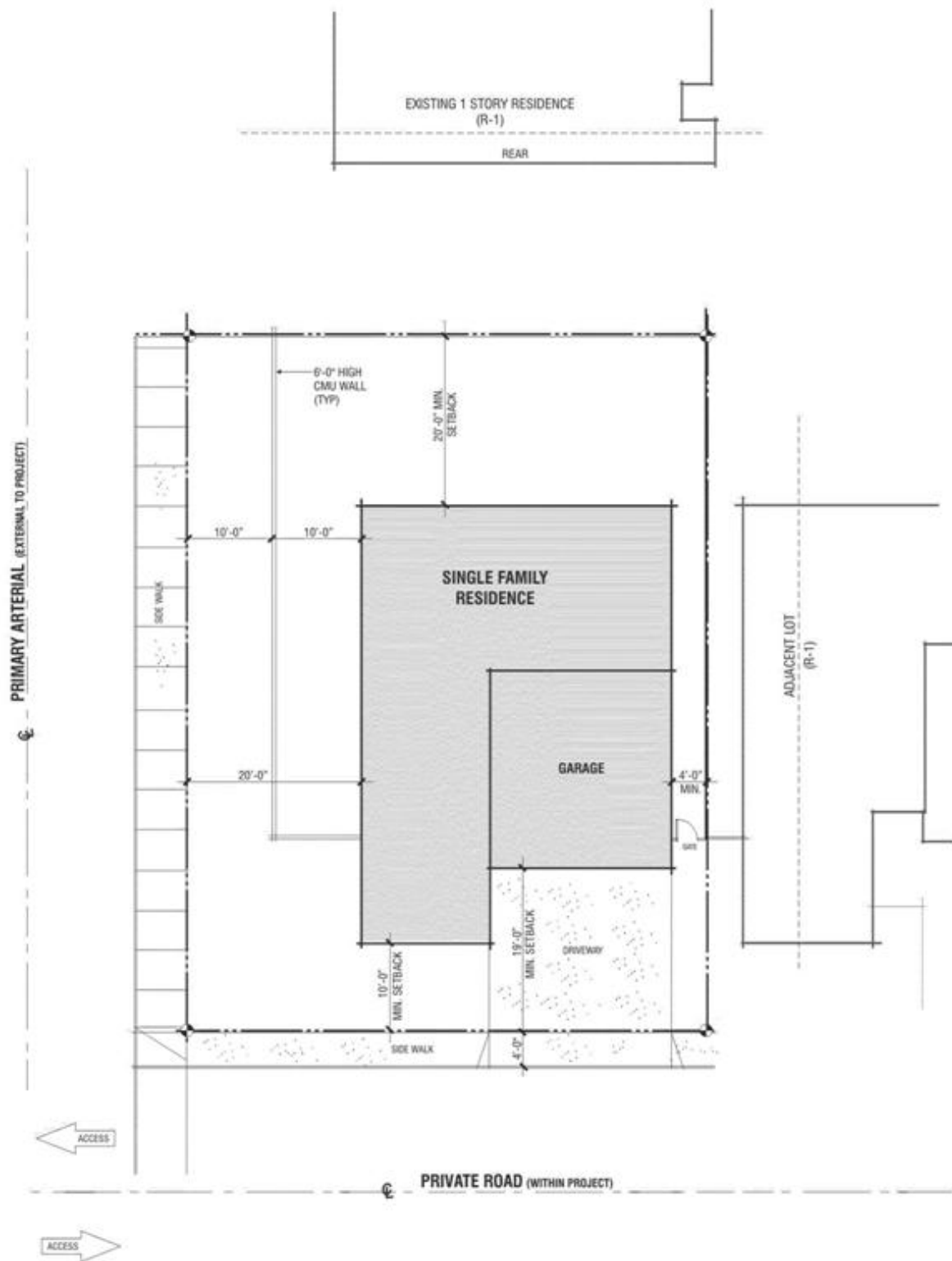
\*\*Setback includes 10 feet of development perimeter setback.

### Diagrams Indicating Building Setbacks

**Figure 1:** Diagram indicating building setbacks for the following: dwelling rear yard setback adjacent to a primary arterial; dwelling side yard setbacks adjacent to R-1 lots within the development project; and dwelling front yard setback adjacent to a public road within the project.

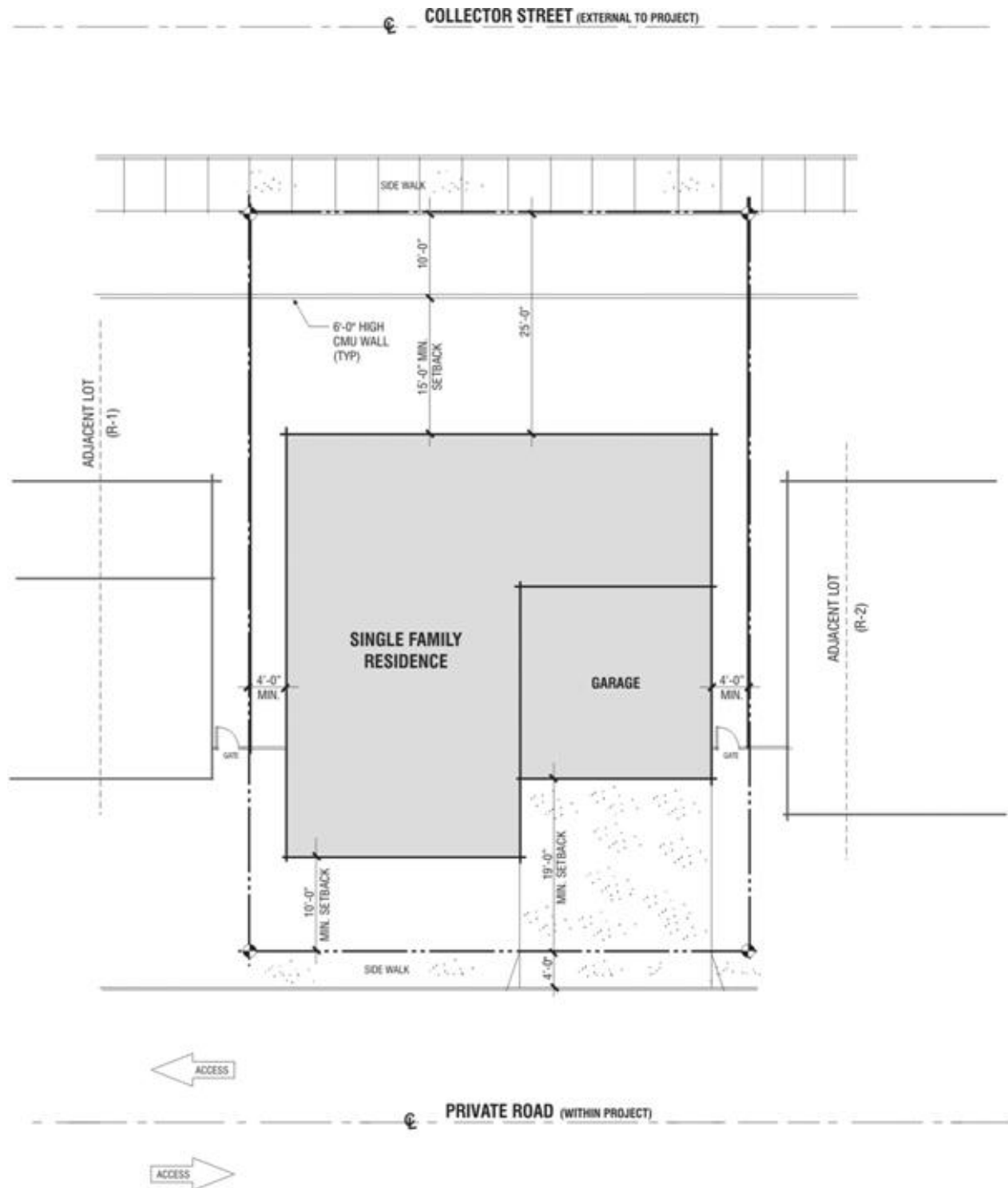


within the development project; and dwelling front yard setback adjacent to a private road within the project.



**Figure 3:** Diagram indicating building setbacks for the following: dwelling rear yard setback adjacent to a

collector arterial; dwelling side yard setbacks adjacent to an R-1 lot within the development project; dwelling side yard setback adjacent to an R-2 lot; and dwelling front yard setback adjacent to a private road within the project.



7. Dwelling Private Recreation Area. A private recreation area shall be provided for each unit. The private recreation area shall comply with the following standards:
  - a. Each dwelling unit shall have a private recreation area that shall have a minimum dimension of 15 feet by 20 feet wide.
  - b. The private recreation area shall be open and unobstructed from the ground to the sky.
  - c. The private recreation area shall be ~~conveniently located next to the unit, and~~ accessed directly from a public area, such as a living room, family room, dining area, or kitchen.
  - d. The private recreation area may be located within the interior side, street side, or rear setback areas.

L. Dwelling Height.

1. Dwellings located adjacent to all zones, except R-1, may be designed in a three-story configuration. Dwellings located adjacent to R-1 zones may be designed in a two-story configuration.
  - a. Dwellings adjacent to multiple-family, commercial, industrial, and/or open space zones shall not exceed a maximum of three stories with a maximum building height of 35 feet.
    - i. Third story living area floor space shall be limited to a maximum of 50% of the first story floorspace.
    - ii. The dwelling's second story may cantilever over the first story by a maximum of three feet in the rear of the building.
  - b. Dwellings adjacent to R-1 zones shall not exceed a maximum of two stories with a maximum building height of 30 feet.
  - c. The dwelling's second story may cantilever over the first story by a maximum of three feet in the rear of the building.

M. ~~Privacy Provisions. Each project shall provide second-story and third-story floor plans that are designed to take into account the privacy concerns of residents in adjacent properties. Second-story and third-story windows, balconies, and decks shall be situated so as to not be positioned directly opposite to the windows of adjacent residential dwelling units, and shall be oriented away from the adjacent residence's private recreation areas.~~ Privacy Provisions. Second-story windows, balconies, and decks on side and rear building sides shall be located to avoid direct views from those windows, balconies, and decks into any immediately opposite windows and private recreation areas of residential dwelling units on adjacent properties.

1. Where second-story windows are oriented toward an adjacent property's private recreation area, one or more of the following measures shall be provided:
  - a. High windows with a minimum sill height of six feet, as measured from the finished floor.
  - b. View-obscuring treatment such as wing walls.
  - c. Obscure, opaque, or frosted fixed (non-slider) windows.

- ~~G.~~ d. A row of screening/canopy trees evenly spaced shall be placed along the property line(s), which shall be of a minimum height that blocks any direct views. Screening/canopy trees shall be maintained in perpetuity.
- N. Building Design. Each project shall be designed to include architectural design approaches that include all of the following elements:~~Each project shall be designed to provide varying rooflines and building projections in order to enhance the appearance of the dwelling, and to minimize the appearance of a bulky, box-shaped design. Each project shall incorporate architectural accents that are compatible with the design of the dwelling that includes varying window shapes and decorative trim on all windows and doors.~~
1. Rooflines that have at least two changes in orientation and/or pitch.
  2. For buildings that have a front façade greater than 20 feet in length, the building shall have a break in the façade plane of a minimum depth of three feet for every 20 feet of frontage.
  - ~~H.~~ 3. Architectural accents and materials shall reflect the architectural style used, as defined in *A Field Guide to American Houses*. This shall apply to roof forms and materials, window shapes, accent materials, decorative columns, porches, balconies, and decorative trim on all windows and doors.
- O. Required Parking and Enclosed Garages. The parking requirements for small lot subdivision dwellings shall be a minimum of 3.75 spaces per unit.
1. The required parking shall be provided in the form of a two-car enclosed garage for each unit, and will count as two parking spaces for the unit.
    - a. The garage shall maintain a minimum interior parking area of 20 feet wide by 20 feet deep. An additional third car enclosed parking space may be added, provided its dimensions are not less than 10 feet wide by 20 feet deep.
    - b. All garages shall be equipped with automatic roll-up door openers.
  2. A guest parking space shall be located in front of the enclosed garage in the driveway with a minimum length of 19 feet, and will count as one for the unit.
    - ~~4.~~ a. All guest parking spaces on a private driveway shall be open and uncovered.
  3. For every dwelling unit, there will be 0.75 parking spaces provided for guests on the development's streets or in designated guest parking areas.
- P. Driveways. Private driveways shall service each residential lot and ~~may vary in width. Driveways are subject to approval by the City shall have a minimum width of sixteen feet.~~
1. No shared driveways between lots shall be permitted.
  2. All new single-family dwellings shall have vehicle access from the development's streets, and shall not be accessed from an arterial or collector street.
- Q. Storage Facilities. Each dwelling unit shall provide a minimum of ~~200~~150 cubic feet of private and secure storage space.



1. The storage area may be provided within the unit, within the enclosed garage, if the storage area does not interfere with the 20 feet by 20 feet of vehicle parking, or located elsewhere on the property.
  2. Normal closets and cupboard space located within the unit shall not count toward meeting the storage requirement.
- R. Utility Meters. All above ground utility meters, including, but not limited to, water meters, gas meters, or irrigation equipment, shall be shown on the site plan, and, to the extent possible, be placed outside of the required front setback area. All above ground utility meters shall be completely screened from view from both on and off the property. Landscaping. All setback areas, and all areas not designated for walkways, parking, drive aisle, and private recreation areas, shall be fully landscaped and irrigated.
1. All unpaved areas shall be planted with ~~an effective combination of trees, grass berms, ground cover, lawn, shrubbery, and/or approved dry decorative landscaping material~~ landscaping in accordance with the landscape requirements of this Chapter.
  2. Water-efficient landscape documentation shall be required for all new and rehabilitation landscaping.
  3. Adjacent uses shall be considered when designing landscaping to mitigate negative impacts on parking areas, outdoor activities, storage, or other structures by appropriate screening methods.
  4. Where existing mature landscaping is in good, healthful condition, every effort shall be made to retain and to incorporate said landscaping into the overall landscaping theme.

**Section 9.12.040.080 – Landscaping - General Provisions, paragraphs A-E are hereby amended to read as follows:**

- A. General landscaping requirements as defined herein shall be provided in all zones.
- B. ~~Parcels zoned or used for single family purposes~~ shall provide landscaping in all areas not covered by buildings, structures, patios or driveways.
- C. For the purpose of this section, the front yard shall be defined as the front yard setback. ~~determined by a line drawn parallel to the front building plane. This shall also include any accessory structure such as a garage, if the structure is attached.~~
- D. ~~Reserved.~~ The following regulations are for maximum coverage of hardscape.
1. The maximum permitted hardscape coverage in the front yard setback shall be 50%. Private sidewalks and walkways are excluded from this 50% so long as they do not exceed a width of five feet.
  2. The measurement of the front yard setback shall be from the back of sidewalk or street dedication line. The public parkway area between the curb and sidewalk must be fully landscaped.
- E. All developed properties shall be required to be in compliance with the provisions of this subsection when any building additions of one or more square feet are proposed.



**Section 9.12.040.090 – Landscaping Requirements is hereby amended to read as follows:****9.12.040.090 Landscaping Requirements**

All landscaping shall comply with the landscape water efficiency provisions where applicable. When conflicts between general landscape requirements and the landscape water efficiency requirements found in this section and the *Guidelines* exist, the landscape water efficiency requirements shall have priority.

- A. Minimums. All required landscaped setback areas, including front, rear, side, side street, and landscaped areas within parking lots, shall meet the requirements prescribed herein.
- B. Percentage. Ten percent of all parking areas for nonresidential uses permitted in multiple-family residential zones, excluding required setbacks and building footprints, shall be landscaped.
- C. Parking Lot Landscaping.
  - 1. Size. For parking facilities, a variety of tree sizes is required for every 10 parking spaces. Trees must be a minimum of 15-gallons diameter with a one-inch caliper trunk, eight feet in height with a two-and-one-half-foot head or larger. These trees may be grouped or clustered and shall conform to the matrix of plant materials established by the City Manager or designee.
  - 2. Street Frontage. One 24-inch box tree of a two-and-one-quarter-inch caliper trunk diameter, 10 feet in height, and a five-foot head is required for every 30-20 feet of street frontage. (These trees may be grouped or clustered.) All trees shall be placed within a root barrier per city of Garden Grove street tree planting detail specifications.
  - 3. Area. Minimum landscaped area that may be counted is 24 square feet.
- D. Trees.
  - 1. No trees shall be planted under any eave, overhang or balcony.
  - 2. All trees in landscape planters 10 feet in width or less shall be provided with tree root barricades.
- E. Tree Numbers.
  - 1. Parking area—One per eight spaces
  - 2. Street setbacks—One per 20 -linear feet
  - 3. ~~Balance of site—One per 600 square feet (less parking area building).~~
- F. Tree Size. Forty percent of the trees on a site shall consist of minimum size 24-inch box, and the remaining 60 percent shall be of minimum size 15 gallons.

<b>Total site:</b>				
48"	36"	24" <u>box</u>	15-gallons	Other
10%	10%	15% <u>40%</u>	60%	5%

G. Tree Staking.

1.—All trees shall be double staked in accordance with City standards.

HG. Planter Width.~~1.—Minimum width of finger planter is three feet, inside clear dimens~~ The minimum width of all planters shall be is three feet clear, interior dimensions, not inclusive of retaining curb or wall.

IH. Shrubbery.

1.—Fifty percent (50%) of all required shrubs shall be a minimum size of five (5) gallons at time of planting.

JH. Groundcover.

1. Live groundcover shall be planted and maintained where shrubbery is not sufficient to cover exposed soil. Mulch may be used in place of groundcover where groundcover will not grow or where groundcover will cause harm to other plants, but not more than 30 percent of the groundcover area shall have the mulch substitute.-

2. All areas required to be landscaped shall be covered with turf, non-deciduous groundcover or other types of plantings. Artificial turf may be used as a groundcover within the R-1 (Single-Family Residential) zone, provided the turf allows for penetration of irrigation and stormwater runoff-

2.—All plant spacing shall be as indicated by the landscape architect according to the latest standards as adopted by the American Society of Landscape Architects, as described in subsection N (Substitute Landscaping), below.-

3. Groundcover spacing. Groundcover plants shallould be planted at a density and spacing necessary for them to become well established and provide surface coverage within eighteen {18} months of planting.

KI. Paved Areas. Only those portions that are required by municipal code or by site plan to be used directly for parking spaces, aisles, refuse storage areas, drives or walkways shall be paved. All other areas not needed for the above shall be landscaped. Patios may be paved.

LJ. Excess of Minimum Areas—Authority. The hearing body may require landscaping in excess of the minimum area specified for a proposed development, provided that the additional landscaping is necessary to:

1. Screen adjacent objectionable uses, parking areas, activities, storage or structures that could cause a negative impact on new development based on aesthetics, noise, odors, etc.; or
2. Provide landscaping that is compatible with neighboring uses; or
3. Screen the use from neighboring negative impacts such as traffic, outside storage, etc.

**MK.** Landscape Plans.

1. Each landscape plan shall be compatible with the shape and topography of the site and the architectural characteristics of the structure(s) on the site.
2. Each landscape plan shall be compatible with the character of adjacent landscaping, provided the quality of the adjacent landscaping meets the standard of these guidelines.
3. Each landscape plan shall illustrate a concern for design elements such as balance, scale, texture, form and unity.
4. Each landscape plan shall address the functional aspects of landscaping such as drainage, erosion prevention, wind barriers, provisions for shade and reduction of glare.
5. Each landscape plan shall demonstrate a concern for solar access, including exposure and shading of window areas and solar panels.
6. Landscaping shall be used to relieve solid, unbroken elevations and to soften continuous wall expanses.
7. The applicant must submit a planting inventory and plan of existing planting materials on a development site that are to be retained. Every effort shall be taken to ensure that mature existing landscaping is utilized as part of the development plan. A landscaping retention program shall be approved by action of the hearing body, at its discretion.

**NL.** Substitute Landscaping.

1. Materials such as crushed rock, decomposed granite, redwood chips, pebbles and stone may ~~not~~ be used in lieu of live plant materials for up to 30 percent of the required landscape coverage area. ~~although their limited use may be approved by the hearing body through the site plan review process.~~ Artificial plants and synthetic groundcovers are prohibited.

Artificial turf ~~is shall be~~ permitted, provided it complies within the front and rear yards and shall comply with the following criteria:

- a. ~~—~~Artificial turf shall have a minimum eight-year “No Fade” warranty.
- b. ~~—~~Artificial turf shall be installed by a licensed professional and shall be installed pursuant to manufacturer’s requirements, except if the artificial turf is installed by the homeowner. The homeowner shall be required to follow the manufacturer’s specifications for installation.
- c. ~~—~~Artificial turf shall be installed and maintained to effectively simulate the appearance of a well-maintained lawn. The turf shall be maintained in a green fadeless condition and shall be maintained free of weeds, debris, tears, holes, and impressions.
- d. ~~—~~The use of indoor or outdoor plastic or nylon carpeting as a replacement of artificial turf or natural turf shall be prohibited. No rubber infill is permitted.
- e. Artificial shrubs, flowers, trees, and vines in lieu of living plant material shall be prohibited.

f. —Areas of living plant material (i.e., flower beds, tree wells, etc.) shall be included in the overall landscape design when installing artificial turf. Living plant material shall include shrubs, vines, trees, and flowering groundcovers and shall constitute a minimum of 25 percent% of the landscape area.-

g. —Artificial turf shall be separated from flower beds by a concrete mow strip, bender board, or other barriers acceptable to the City ~~in order~~ to prevent intrusion of living plant material into the artificial turf.

h. —Artificial turf in front yards shall be limited to 75 percent5% of required landscape area and shall not be installed in parkways.

QM. Screening.

1. Landscaping shall be required to screen storage areas, trash enclosures, public utilities, freeways, highways and other similar land uses or elements that do not contribute to the enhancement of the surrounding area. Where plants are required for screening, such screening shall consist of the use of evergreen shrubs and/or trees closely spaced. Berming is suggested as an effective screening measure for parking lots and where adjacent site areas are contiguous to street frontages. Such berming with planting shall not exceed 36 inches above the highest adjacent curb.

2. Perimeter landscaping adjacent to the property lines is required in parking areas. Planter area curbs shall be used in place of wheel stops.

PN. Separation.

1. All landscaping shall be separated from parking and vehicular circulation areas by a raised, continuous six-inch Portland cement concrete curb.

2. Other materials that accomplish the same purpose may be approved by the hearing body through the site plan review process.

~~3. —All trees shall be staked in accordance with standards maintained by the City Manager or designee.~~

QQ. Arterial Site Entries.

1. Unless otherwise delineated, all developments having a contiguous property line to a primary or secondary arterial highway shall observe a 15-foot setback that shall be landscaped. All other non-arterial highways shall observe a 10-foot setback, unless otherwise delineated by the governing zone.

2. Landscaping at major entry points are considered the focal points for landscaping emphasis, and shall contain a variety of trees, flowers and shrubs with special concern for visibility and safety.

3. No landscaping material other than trees shall exceed a height of 36 inches above the highest adjacent curb at street entrances and parking lot accessway intersections.

4. ~~No berming~~ with or without landscaping materials, at street entrances and parking lot accessway intersections, shall exceed a total height of 36 inches above the highest adjacent curb.

5. All trees whether singularly placed or placed on clusters shall not inhibit standard visibility parameters.
6. Parking may be designed to overhang landscaped areas. Maximum permitted overhang is two feet where planter areas have a minimum dimension of five feet or more. Otherwise, concrete wheel stops shall be installed. Any broken or damaged wheel stops shall be replaced.

**RP.** Landscaping and Irrigation Plans Required. Landscape and irrigation plans shall be required for all projects requiring approval by the hearing body and to which the landscape water efficiency provisions apply, except for individual homeowners on single-family or multifamily residential lots that have a total project landscape area, including pools or other water features, but excluding hardscape that is less than 5,000 square feet. Such plans shall be submitted for discretionary approval to the hearing body. Said plans shall be prepared in accordance with requirements and standards established pursuant to this chapter and the *Guidelines* (specifically refer to sections on landscape design plan and irrigation design plan).

**SQ.** In addition to the above, the following are requirements that shall apply to the landscape design plan and are more fully explained in the *Guidelines* (Appendix 1, Title 9):

1. Any plants may be used in the landscape, providing the estimated applied water use recommended does not exceed the maximum applied water allowance, and that the plants meet the specifications set forth in this section.
2. Plants having similar water use shall be grouped together in distinct hydrozones.
3. Plants shall be selected appropriately based upon their adaptability to the climatic, geologic and topographical conditions of the site. Protection and preservation of native species and natural areas are encouraged. The planting of trees is encouraged wherever it is consistent with the other provisions of this section. To encourage the efficient use of water, the following are highly recommended for inclusion in the landscape design plan:
  - a. The Sunset Western Climate Zone System which takes into account temperature, humidity, elevation, terrain, latitude, and varying degrees of continental and marine influence on local climate;
  - b. The horticultural attributes of plants (i.e., mature plant size, invasive surface roots) to minimize damage to property or infrastructure (e.g., buildings, sidewalks, and power lines); and
  - c. The solar orientation of the site and how plant placement will maximize summer shade and winter solar gain.

**IR.** Irrigation Requirements.

1. All landscaped areas shall be provided with an approved irrigation system that meets the requirements of this section and the *Guidelines*. An irrigation design plan meeting the design criteria in the *Guidelines* shall be submitted as part of the landscape documentation package for those projects subject to the landscape water efficiency provisions in Section 9.08.040.055.A.



2. Irrigation shall be performed in conformance with city ordinances and with water conservation practices.

**US.** System Design. For the efficient use of water, an irrigation system shall meet all the requirements listed in the *Guidelines* under Section 2.5, Irrigation Design Plan, and the manufacturers recommendations. The irrigation system and its related components shall be planned and designed to allow for proper installation, management, and maintenance. An irrigation design plan meeting the design criteria of the *Guidelines* shall be submitted as part of the landscape documentation package.

**VF.** In addition to the above, the following are requirements that shall apply to the landscape design plan.

1. Irrigation Design Criteria.
  - a. Runoff and Overspray. Soil types and infiltration rate shall be considered when designing irrigation systems. All irrigation systems shall be designed to avoid runoff, low-head drainage, overspray or other similar conditions where irrigation water flows onto non-targeted areas, such as adjacent property, non-irrigated areas, hardscapes (walks, etc.), roadways or structures.
  - b. Special attention shall be given to avoid runoff on slopes and to avoid overspray on narrow and irregularly shaped areas, including turf, less than eight feet in width in any direction. Such narrow and irregularly shaped areas shall be irrigated with subsurface irrigation or a low volume overhead irrigation system.
  - c. Irrigation Efficiency.
    - i. For applicable landscape installations or rehabilitation projects subject to Section 9.08.040.055.A, the estimated applied water use allowed for the landscaped areas shall not exceed the MAWA calculated using an ET adjustment factor of 0.7, except for special landscaped areas where the MAWA is calculated using an ET adjustment factor of 1.0; or the design of the landscaped areas shall otherwise be shown to be equivalently water-efficient in a manner acceptable to the City; as provided in the *Guidelines*.
    - ii. Irrigation of all landscaped areas shall be conducted in a manner conforming to the rules and requirements, and shall be subject to penalties and incentives for water conservation and water waste prevention as determined and implemented by the water services division, or as mutually agreed by the water services division and the local agency.
    - iii. The project applicant shall understand and implement the requirements in the City of Garden Grove Water Conservation Ordinance.
  - d. Equipment. The *Guidelines* provide design criteria for irrigation equipment in Section 2.5 “Irrigation Design Plan.”
2. Recycled Water.

- a. At such time as recycled water is available, the installation of recycled water irrigation systems (dual distribution systems) shall be required to allow for the current and future use of recycled water.
  - b. Irrigation systems shall make use of recycled water unless a written exemption has been granted by the local water agency, stating that recycled water meeting all health standards is not available and will not be available in the foreseeable future.
  - c. The recycled water irrigation systems shall be designed and operated in accordance with all local and state codes.
3. Irrigation Design Plan Specifications. Irrigation systems shall be designed to be consistent with hydrozones. Hydrozone areas shall be designated by number, letter, or other designation on both the Irrigation Design Plan and the Landscape Design Plan. The irrigation design plan shall be separate from, but use the same format as, the landscape design plan. The scale shall be the same as that used for the landscape design plan. The irrigation design plan at a minimum, shall contain:
  - a. Location and size of separate water meters for the landscape;
  - b. Location, type and size of all components of the irrigation system, including controllers, main and lateral lines, valves, sprinkler heads, moisture sensing devices, rain switches, quick couplers and backflow prevention devices;
  - c. Static water pressure at the point of connection to the public water supply;
  - d. Flow rate (gallons per minute), application rate (inches per hour), and design operating pressure (psi) for each station;
  - e. Irrigation schedule parameters necessary to program smart timers specified in the landscape design;
  - f. The following statement: "I have complied with the Landscape Water Efficiency Provisions and the design criteria in the *Guidelines* and applied them accordingly for the efficient use of water in the irrigation design plan"; and
  - g. The signature of a California-licensed landscape professional.
4. Maximum Applied Water Allowance. A project's maximum applied water allowance shall be calculated in a manner acceptable to the City, as provided in the *Guidelines*.
5. Irrigation Schedules. For the efficient use of water, all irrigation schedules shall be developed, managed, and evaluated to utilize the minimum amount of water required to maintain plant health. Irrigation schedules shall meet the following criteria:
  - a. Irrigation scheduling shall be regulated by automatic irrigation controllers.
  - b. Overhead irrigation shall be scheduled in accordance with the local water purveyors (City of Garden Grove, Water Services Division) Water Conservation Ordinance. Operation of the irrigation system outside the normal watering window is allowed for auditing and system maintenance.
6. Certificate of Completion.

- a. Landscape project installation shall not proceed until the landscape documentation package has been approved by the City and any ministerial permits required are issued.
- b. The project applicant shall notify the City at the beginning of the installation work and at intervals, as necessary, for the duration of the landscape project work to schedule all required inspections.
- c. Certification of completion of the landscape project shall be obtained through a certificate of use and occupancy or a permit final. The requirements for the final inspection and permit closure include submittal of:
  - i. A landscape installation certificate of completion in the form included as Appendix D in the *Guidelines*, which shall include: (1) certification by a landscape professional that the landscape project has been installed per the approved landscape documentation package; and (2) the following statement: “The landscaping has been installed in substantial conformance with the design plans, and complies with the City of Garden Grove Landscape Water Efficiency Provisions.”
  - ii. Documentation of the irrigation scheduling parameters used to set the controller.
  - iii. An irrigation audit report from a certified irrigation auditor, documentation of enrollment in regional or local water purveyors water conservation programs, and/or documentation that the MAWA and EAWU information for the landscape project has been submitted to the local water purveyor, may be required at the option of the City.

9.12.040.100 Landscaping—Compliance

- A. Any modification to an approved landscape or irrigation plan must be approved by the hearing body prior to installation of said landscaping or irrigation.
- B. All approvals of such plans are subject to and dependent upon the applicant complying with all applicable ordinances, codes, regulations, adopted policies and the payment of all applicable fees and assessments.
- C. No final inspection or occupancy clearance will be granted until all of the landscaping and irrigation is installed in accordance with the approved plans.
- D. Landscaping and irrigation systems shall be located and designed as specified on the approved plans.

9.12.040.110 Landscaping—Maintenance Requirements and Violations

- A. Maintenance. All landscaping shall be maintained. Maintenance of landscaping areas shall include, but not be limited to, the following:
  - 1. Irrigation equipment shall be in working condition at all times.
  - 2. Litter shall be removed from all landscaped areas in a timely fashion.
  - 3. All sod areas shall be mowed on a regular basis. Sod areas shall at all times be kept green. Accumulation of leaves, bark and other similar plant materials shall be removed in a timely fashion. Planting areas must be kept in a weed free fashion.
  - 4. Landscaping maintenance shall include pruning, cultivating, weeding, fertilizing, replacement of plants and watering on a regular basis.
  - 5. Landscape maintenance shall also include pruning or removal of overgrown vegetation, cultivated or uncultivated, that is likely to harbor rats, vermin or other nuisances, or that causes detriment to neighboring properties or property.
  - 6. Landscape maintenance shall also include the removal of dead, decayed, diseased or hazardous trees, weeds and debris constituting unsightly appearance, dangerous to public safety and welfare or detrimental to neighboring properties or property values. Compliance shall be by removal, replacement or maintenance requirements.
  - 7. Any removal of mature landscaping must be replaced with landscaping of similar size and maturity as that which was removed.
- B. Violations. Use of landscaped areas for purposes other than for landscaping as approved in the landscape plan shall be a misdemeanor. Willful failure to maintain the landscaping shall be punishable by fine, or by imprisonment, or both fine and imprisonment.
- C. Delegation. The City may delegate to, or enter into a contract with, a local agency to implement, administer, and/or enforce any of the landscape water efficiency provisions on behalf of the City.

9.12.040.120 Walls, Fences and Hedges—Purpose and Intent

The purpose of this section is to establish regulations for yard areas, fence heights, setback distances, vision clearances and building separations. This section addresses those development standards not found within each specific code section, due to these items having applicability to various code sections, as well as various development applications. The intent of this section is to provide regulations that establish a reasonable degree of uniform application, provide standards that supplement the individual code sections under Title 9, and maintain the intent and purpose of the General Plan.

9.12.040.130 Walls, Fences and Hedges—Heights and Yards

A. Height of Unique Structures. Penthouses or roofs structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building, fire or parapet walls, skylights, towers, flagpoles, chimneys, smokestacks, wireless masts and similar structures are permitted ~~may to~~ be erected above the height limits by this chapter, ~~but may provided they do~~ not exceed a height of 15 feet above the structure to which it is attached. No penthouses or roof structure, nor any other space above the height limit allowed for the zone in which the building is located, shall be allowed for the purpose of providing additional usable floor space, except that usable floor space may be provided above this height for churches, and public, private or parochial schools, when employed in a unique structure, tower or spire, subject to the approval of a conditional use permit. Specialized buildings or structures that, for technological purposes, may be erected to heights greater than the height limits herein prescribed, and may contain additional floor space above the prescribed limit when necessary to the operating of the equipment and processing within the building, subject to conditional use permit.

B. Yard Regulations. Except as provided elsewhere in Title 9, every required yard shall be open and unobstructed from the ground to the sky.

C. Modification of Required Front Yard Setback Where Nonconformities Exist. Unimproved lots located between lots that have nonconforming setbacks may be developed ~~the property~~ with a reduction in setback of up to five feet, but in no instance shall the front yard setback be less than 15 feet.

D. Application of Required Front Yard Setback for Properties Having 15-Foot and Properties Having Greater Than 15-Foot Setbacks. Those properties that have existing, established 15-foot front yard setbacks may have new construction at that setback distance granted, provided that it does not obscure vision clearance, create traffic hazards or future street widening problems. In addition, the 15-foot setback at no time shall be permitted for a garage having a straight-in driveway approach. The garage may be set back at 15 feet only if the garage door is perpendicular to the street. Those properties developed with single-family homes having established setbacks greater than 15 feet and adjoining properties having greater than 15-foot setbacks shall adhere to the prescribed 20-foot front yard setback under the R-1 zone. Deviation from this latter provision would require the filing and approval of a variance.

E. Yard Requirements for Property Abutting Half-Streets or Streets Designated by a Specific Plan.

1. No property shall develop half-streets.
2. A building or structure shall not be erected on a lot that abuts a street having only a portion of its required width dedicated or potential subdivision dedication and where no part of such dedication would normally revert to said lot if the street were vacated, unless the yards provided

and maintained in connection with such building or structure have a width or depth of that portion of the lot needed to complete the road width plus the width or depth of the yards required on the lot by this chapter, if any. This section applies to all zones and area districts. Where a specific plan or other legislation adopted pursuant to law includes plans for the widening of existing streets or alleys, the connecting of existing streets or alleys or the establishment of new streets or alleys, the placement of buildings and the maintenance of yards, where required by this chapter, shall relate to the future street or alley boundaries as determined by said precise plan or legislation.

F. Modification of Required Front Yards on Lots Fronting on the Curves of Cul-de-Sacs or Knuckles. Where the street pattern of a subdivision includes lots fronting upon cul-de-sac turnarounds or knuckle widenings at right angles or approximate right angle turns in a street, and where such fronting lots by reason of the cul-de-sac or knuckle creating a greater street width with the resultant reduced depth of fronting lots, the required front yard may be reduced in the following manner:

1. Any lot fronting entirely on an arc formed by a knuckle or cul-de-sac, the front setback shall be no less than one-half the required setback for that zone with the provision that no setback shall be less than 10 feet. The prescribed setback shall be measured by maintaining a constant parallel arc to the front property line.
2. Where lots have only a portion of the property located on a cul-de-sac, knuckle, reverse curve or where the street widens from the established parallel right-of-way, that portion where the reduction occurs may have the front yard setback reduced in the following manner. The setback shall be determined by first locating a point of reference on the property line, of the subject lot, that establishes the required setback for that zone in which the property is located. The second point of reference shall be established by locating a point on the property line establishing the property's depth from street's arc, by locating the point one-half the required setback for that zone and in no instance shall the setback at any point along the property street frontage be less than 10 feet. Once the two points are established, a line is drawn from one point to the other, thus reflecting the front yard setback.
3. The allowed setback deviation at no time shall permit any covered or uncovered parking spaces to be located less than 20 feet from property line if the garage access is directly straight in from the street.

G. Vision Clearance, Corner and Reverse Corner Lots. All corner lots and reverse corner lots subject to yard requirements shall maintain, for safety vision purposes, a triangular area one angle and two sides of which shall be formed by the intersection of the lot front and side lines or their projection to a point of intersection, and the sides of such triangle forming the corner angle shall each be 25 feet in length measured from the aforementioned angle. The third side of said triangle shall be a straight line connecting those points that are distant 25 feet from the intersection of the lot front and side lines or the intersection of their projection, and within the area comprising said triangle, no tree shall be allowed nor any fence, shrub or other physical obstruction higher than 36 inches above the established grade shall be permitted.

H. Permitted Intrusions Into Required Yards. The following intrusions may project into any single-family development required yard, but in no case shall such intrusion extend more than two feet into any

required yard, except as provided below. Any such extension shall not reduce any remaining side yard or rear to a width less than three feet.

1. Cornices, eaves, belt courses, sills, buttresses, or similar architectural features, may extend into the front yard not more than four feet.
2. Fireplace structures not wider than eight feet measured parallel to the wall of which it is a part.
3. Planting boxes or masonry planters, not exceeding 42 inches in height, may extend not more than four feet into the required front yard.
4. Guard railings for safety protection around ramps may be 42 inches in height.

I. Waiver of Zone Separation Setback. When commercial or industrial property has a common property line with R-zoned property that is a right-of-way for a street, highway, freeway, railroad, or flood control channel, the hearing body may waive the requirement for a 10-foot setback for buildings and structures.

J. When the strict and literal application of Title 9 of this code requiring the narrow dimension to be the front of a corner lot prevents the lot from being developed to its fullest and best use, the hearing body may determine which side of a corner lot in any zone is the front for purposes of applying requirements for setbacks; wall, fence and hedge heights; parking; and landscaping.

#### 9.12.040.140 Walls, Fences and Hedges

A. All fences shall be measured from the highest elevation on the subject lot. At no time shall any perimeter wall around a new development be less than six feet from the highest grade elevation on the subject lot.

B. Wall, Fence or Hedge May Be Maintained.

1. In any “R” zone a wall, fence or hedge 36 inches in height may be located and maintained on any part of a lot. If fences in the front yard are 36 inches in height and include pilasters, the pilasters may be extended up an additional six inches above the allowed height.
2. On interior lots, a fence, wall or hedge not exceeding seven feet in height may be located anywhere on the lot to the rear of the line of the required front yard.
3. On corner lots, a fence, wall or hedge not exceeding seven feet in height may be located anywhere on the lot to the rear of the rear line of the required front yard, unless the lot rears upon an alley, in which case on the rear property line and the side street property line a fence more than 36 inches in height may not extend within a triangle, two sides of which shall be the rear property line, and the side street property line measured from the point of intersection of such lines 10 feet in each direction, and the third side of which shall be a straight line connecting such two points.
4. On reverse corner lots, a fence, wall, or hedge not exceeding seven feet in height may be located anywhere on the lot to the rear of the rear line of the required front yard. Any such fence shall observe the triangular area of the required side yard on the side street side at the rear of corner lots. When the dwelling unit(s) on the lot abutting the rear line of said reversed corner lot

front(s) a property line(s) other than the front line, the triangular area observance may be waived or modified subject to the approval of the hearing body.

5. On corner lots or reverse corner lots, if a vehicular entrance is provided from the side street side, an area for safety vision clearance shall be maintained on each side of the driveway. Such area for vision clearance shall be defined by a diagonal line beginning at the intersection of the edges of the driveway and the inside line of the required side yard and extending away from the driveway at an angle of 45 degrees to the edge of the driveway toward the side street property line of the lot.

6. The provisions of this section shall not apply to fences required by the state to surround and enclose public utility installations, or to chain link fences enclosing school grounds and public playgrounds.

7. Where a retaining wall protects a cut below the natural grade, and is located on the line separating lots or parcels, the retaining wall may be topped by a fence, wall or hedge of the same height that would otherwise be permitted at the location if no retaining wall existed.

8. Where a retaining wall contains a fill, the height of the retaining wall built to retain the fill shall be considered as contributing to the permissible height of a fence, solid wall or hedge, provided that in any event a protective fence or wall not more than 36 inches in height may be erected at the top of the retaining wall. Any portion of a fence above the seven-foot maximum height shall be an openwork fence. An openwork fence means a fence in which the component solid portions are evenly distributed and constitute not more than 60% of total surface area of the face of the fence.

9. No wall, fence or hedge exceeding 42 inches in height may be located in open space required between buildings used for human habitation when the buildings are situated front to front, front to rear, or front to end.

10. A wall or fence not exceeding eight feet in height may be constructed along that portion of a lot or parcel that abuts a freeway right-of-way; provided that:

- a. Said wall or fence does not extend into any front yard.
- b. A wall or fence exceeding six feet in height shall be subject to the preview and approval of the hearing body, who shall consider the effect of such wall or fence on other property in the vicinity.
- c. Walls used for sound attenuation walls along arterials shall be attractive and subject to approval by the hearing body.

11. Any other provision of the chapter notwithstanding, a wall, fence or hedge that is provided along a common boundary line separating property used for commercial or industrial purposes from "R" zoned property and that is permitted or required to maintain a height of six feet, may be extended to a height not to exceed eight feet.

12. When commercial or industrial property has a common property line with R-zoned property that is a right-of-way for a street, highway, freeway, railroad, or flood control channel, the hearing body may waive the requirement for a zone separation wall or fence.



9.12.040.150 Lot Areas, Frontages and Dwelling Unit Areas

A. Through Lots May be Divided in Certain Cases. Through lots 180 feet or more in depth may be improved as two separate lots, provided that:

1. The dividing line is midway between the street frontages; and
2. Each resulting one-half shall be subject to the controls applying to the street upon which this one-half faces.
3. If either or both of the lots proposed as a result of this section is below the minimum lot area as determined by this chapter, the lot shall not be divided. If the whole of any through lot is improved as one building site, the main building shall conform to the zone and area district of the frontage occupied by such main building on both streets, and no accessory building shall be located closer to either street than the distance constituting the required front yard on such street.

B. Lot Area Not to Be Reduced. No lot area shall be so reduced or diminished that the lot area, yards, or other open spaces shall be less than prescribed by this chapter for the zone in which it is located, nor shall the density of population be increased in any manner, except in conformity with the regulations established by this chapter.

C. Substandard Lots. When a lot has less than the minimum required area or width as set forth in any of the zones contained herein, or in a site plan, and was of record on November 7, 1960, such a lot shall be deemed to have complied with the minimum required lot area or width as set forth in the site plan. This provision does not apply to the specific plans where minimum lot sizes are established for new development. Unless otherwise specifically set forth in a zone, the lot area per dwelling unit, however, shall remain as specified in the applicable zone, except that in no instance shall this provision prevent the erection of a single-family dwelling on any substandard lot. As part of the process to construct a single-family home on a lot zoned other than R-1, the development standards for the R-1 zone shall apply.

9.12.040.160 Parking—Purpose

A. The purpose of these regulations is to establish criteria for the regulation of on-site parking and circulation and to assure that parking facilities are properly designated and located in order to meet the parking needs created by specific uses within the respective zones.

B. The intent of these regulations is to:

1. Ensure adequately designed parking areas with ~~sufficient~~ capacity and ~~adequate~~ circulation ~~to that~~ minimize traffic congestion;
2. ~~Ensure the usefulness of the facilities by providing~~ Provide on-site circulation patterns that ~~facilitate client/business relationships~~ provide easy access to business facilities;
3. ~~Contribute to public safety and health;~~
4. Promote ~~the~~ efficient use of land and, ~~where appropriate,~~ buffer ~~vehicle noise from adjacent land uses;~~ and ~~transition land uses from foreseeable impacts;~~ and
5. Utilize landscaping ~~as an effective buffer between different uses and to promote an aesthetic quality within the parking area and site~~ enhance the appearance of a site.

9.12.040.170 Parking—General Provisions

- A. In all residential districts, off-street parking shall be provided subject to the provisions of this section for:
1. Any new building or structure constructed;
  2. Any new use established;
  3. Any structural addition or enlargement of an existing building or use; however, additional parking spaces may be required for the entire building or use as a condition of approval of a conditional use permit, site plan or other discretionary permit granted by the City; or
  4. Any change in the occupancy or use of any building that would result in a requirement for additional parking spaces pursuant to this section.
- B. Property within the ultimate right-of-way of a street or highway shall not be used to provide required parking or loading or unloading facilities.
- C. On-street parking within public or private streets, driveways or drives shall not be used to satisfy the off-street parking requirements.
- D. For developments ~~required to~~that provide garages, each such garage shall only be utilized for the parking of vehicles. No garage shall be used for storage, rental or lease or for any use other than the parking of vehicles related to the unit or development for which the garage is required by this section.
- E. All off-street parking spaces and areas required by this section shall be designed and maintained to be fully usable for the parking of vehicles for the duration of the use requiring such areas and spaces.
- F. All required off-street parking spaces shall be designated, located, constructed and maintained so as to be fully available for parking use by patrons and employees of commercial, industrial, public or semi-public premises during operating hours, and by residents and guests in residential developments at all hours.
- G. Parking facilities constructed or substantially reconstructed subsequent to the effective date of the ordinance codified in the title, whether or not required, shall conform to the City's design standards set forth in the construction standards section.
- H. The parking requirement for uses not specifically listed in the parking schedule shall be determined by the Planning Commission for the proposed use on the basis of the requirements for similar uses and on any traffic engineering and planning data that is appropriate to the establishment of a minimum requirement.
- I. All parking spaces, driveways and maneuvering areas shall be fully paved and maintained with asphalt, concrete or other city approved material.
- J. Garages on lots developed with a single-family residence shall not exceed a four-vehicle capacity and 800 square feet inside dimension.
- K. Tandem parking is prohibited, except for valet parking. If valet parking ceases, the parking lot shall be redesigned to incorporate new parking requirements. This prohibition does not extend to single-family residences; however, required covered parking may not be tandem.

L. Commercial vehicles shall not be parked or stored in residential zones or on properties used for residential purposes, except while the operator of the vehicle is making normal deliveries or providing services to the residential premises.

M. No commercial vehicle, trailer, recreational vehicle, camper, camper shell or vessel shall be parked on any property zoned commercial, industrial, open space, specific plan or PUD, or on any premises containing any commercial, industrial, public or semi-public use, except while the operator of the vehicle or trailer is patronizing or using the services of the commercial, industrial, public or semi-public use. The storing of any commercial vehicle, trailer, recreational vehicle, camper, camper shell, or vessel in any commercial, industrial, public or semi-public, specific plan or PUD zone, including, but expressly not limited to, any parking lot or parking space, is expressly prohibited, except in a lawfully approved and existing vehicle storage business.

N. No person shall park a vehicle, camper, camper shell or vessel upon a public or private street, parking lot or any public or private property for the purpose of displaying such vehicle thereon for sale, hire or rental, unless the property is duly zoned and permitted by the City to transact that type of business at that location, except that this section shall not prohibit persons from parking vehicles displayed for sale on private residential property belonging to or resided on by the registered owner of the vehicle, nor on the public street immediately adjacent to said private residential property. For purposes of this section, a vehicle, camper, camper shell or vessel shall be presumed to be for sale if there is a price, or phone number, or a contact person, or address displayed thereon. Any person violating the provisions of this section shall be guilty of an infraction.

O. No person shall repair, grease or service, or cause to be repaired, greased or serviced, any vehicle or any part thereof in a parking lot, or anywhere outside of a wholly enclosed building.

P. No person shall occupy or use any camp car, camper, mobile home, recreational vehicle, camper shell, trailer, vessel or other vehicle or trailer as a dwelling or for living or sleeping quarters upon any public street, right-of-way, alley, private street or alley, or any private property except in an approved trailer, mobile home or recreational vehicle park.

#### 9.12.040.180 Parking Spaces Required

The number of off-street parking spaces required shall be no less than as set forth in the following schedule. Parking shall be calculated by the maximum building occupancy and/or the gross floor area, as applicable. Where the application of these schedules results in a fractional space, then the resulting fraction shall be rounded up to the higher whole number.

#### **USE REQUIRED MINIMUM PARKING SPACES**

<b>A. Residential Uses</b>	
<b>1. Single-family home</b>	
a. 1—4 sleeping rooms	2 spaces in an enclosed garage plus 2 open spaces
b. 5—7 sleeping rooms	3 spaces in an enclosed garage plus 3 open spaces
c. Over 7 sleeping rooms	4 spaces in an enclosed garage plus 4 open spaces
<b>2. Multiple-family dwelling units</b>	
a. Developments with less than 50 units, and adjacent to any principal, major, primary or secondary arterial street	
Less than 3 sleeping rooms	2.75 spaces per dwelling unit
3 or more sleeping rooms	3.5 spaces per dwelling unit

b. Developments with less than 50 units, and not adjacent to any principal, major, primary or secondary arterial street	
Less than 3 sleeping rooms	2.5 spaces per dwelling unit
3 or more sleeping rooms	3.25 spaces per dwelling unit
c. Developments with 50 units or more, and adjacent to any principal, major, primary or secondary arterial street	
Less than 3 sleeping rooms	2.75 spaces per dwelling unit
3 or more sleeping rooms	3 spaces per dwelling unit
d. Developments with 50 units or more, and not adjacent to any principal, major, primary or secondary arterial street	
Less than 3 sleeping rooms	2.5 spaces per dwelling unit
3 or more sleeping rooms	2.75 spaces per dwelling unit
3. Mobile home park	2 covered spaces per mobile home site plus 1 guest parking space for each 4 units
4. Boarding/lodging	1 space per bedroom
5. Community residential care facility	0.5 space per bed
6. Senior citizens facilities	
a. Apartment	1 space per unit
b. Congregate—General care	0.5 space per bed or unit
c. Congregate—General care with on-site transportation provided	0.3 space per bed or unit
d. Senior secondary housing	1 enclosed and 1 open parking space
7. Preschool/daycare	1 space per care provider and staff member plus 1 space for each 6 children
B. Public and Semi-Public	
1. Hospital	4 spaces per bed
2. Private school	
a. Elementary through high school	1 space per each employee, plus 1 space for each 6 students
b. College or university	1 space per employee, plus 1 space per 3 students
3. Churches/religious institutions	
Fixed seats:	1 space per each 3 fixed seats
No fixed seats:	1 space for each 21 square feet of area designated for assembly purposes. All ancillary area(s) shall provide 1 space for each 250 square feet of gross floor area.
C. Commercial Recreation	
1. Golf course	100 spaces per 9 holes; 200 spaces for 18 holes, plus requirements for other facilities
2. Golf driving range	1.5 spaces per tee
3. Private clubs	1 space per each 15 square feet of assembly area
4. Public swimming pool	1 space per 500 square feet, plus spaces required for other uses on-site

#### 9.12.040.190 Parking—Special Requirements

The following parking requirements are applicable to all land uses, unless otherwise stated (spaces provided for the following uses shall be clearly designated by signs, colored lines or other appropriate indicators):

A. Handicapped Parking. Handicapped spaces shall be located as required by State codes to provide easy access to the main building or designated entrance to the building to be used by the physically handicapped in accordance with federal, state and local laws.

~~1. — Parking spaces for the physically handicapped shall be provided at a ratio of not less than one space per 40 parking spaces provided on an office, commercial or industrial site and shall count toward fulfilling the total automobile parking requirements.~~

~~2.—A minimum of one handicapped parking space shall be provided for each nonresidential building that requires more than 15 spaces.~~

~~3.—Handicapped spaces shall be identified by blue striping and the installation of the appropriate signage incorporating the international physically handicapped symbol.~~

B. Required Types of Spaces.

1. Resident parking spaces for condominium units shall be provided in garages only.

2. Resident parking spaces for apartment units ~~may be approved in the site plan review process~~ as either garages or carports or a ~~compatible mix~~. ~~In the review process, consideration shall be given to the additional security afforded by garages.~~

~~3.—Where carports are proposed, the project must be provided with a security gate system designed in accordance with approved design guidelines.~~

~~4.—For existing multiple family residential units, garages may be eliminated in favor of open or covered parking spaces if all of the following conditions exist:~~

~~a.—The units are located within an area designated by the Garden Grove Agency for Community Development as a focus neighborhood and/or in an area with blighted conditions where the removal of the garages will improve the health, safety and welfare of the residents.~~

~~b.—The removal of the garages is in conjunction with the overall rehabilitation of existing multiple family residential units and/or part of a neighborhood improvement program.~~

~~c.—The area where the garages are removed is replaced with open or covered parking spaces.~~

~~d.—The location, size and number of replacement parking spaces have been approved by the City Manager or designee.~~

C. Rental of Enclosed Spaces. Required resident parking spaces shall be allocated per dwelling unit, and shall be for the sole use of the occupants of the residential unit for which the site plan is approved. No resident parking space shall be rented to or occupied by the vehicle or property of a person not residing within that unit for which it is allocated.

D. Open Parking Space Size. ~~All resident parking spaces, stalls and garages or carports shall conform to minimum stall sizes as adopted by the Planning Commission.~~ All parking spaces shall conform to the following minimum dimensions:

a. Standard Space: 9 feet wide by 19 feet long

b. Parallel Space: 8 feet wide by 22 feet long

Wherever a space is adjacent to a wall, fence, hedge, post (i.e., carport), or other solid barrier(s), an additional one foot of width shall be provided to that space.

E. Compact Car Parking Spaces for Nonresidential Uses. Up to 20% of the required commercial parking stalls may be compact parking spaces. Compact stall size is subject to public works standards for compact car spaces.

~~F. Motorcycle Parking Spaces. Commercial and industrial facilities with 25 or more parking spaces shall provide at least one paved designated parking area for use by motorcycles. Said area shall be constructed of concrete.~~

~~GF. Bicycles Bicycle Parking. All nonresidential buildings and places of assembly shall provide adequate locking facilities for bicycle parking at any location convenient to the facility for which they are designated. Short- and long-term bicycle parking shall be provided pursuant to the applicable requirements of the building code.~~

~~G. If the development includes a security gate(s), ingress and egress of pedestrian and vehicular traffic shall be provided subject to the requirements of the Public Works Department, Engineering Division.~~

~~H. Enclosed Garages. All enclosed garages shall conform to the following minimum inside clearances and dimensions:~~

- ~~a. One-Car Garage: 10 feet wide by 20 feet long~~
- ~~b. Two-Car Garage: 20 feet wide by 20 feet long~~
- ~~c. Three-Car Garage: 30 feet wide by 20 feet long~~
- ~~d. Four-Car Garage: 40 feet wide by 20 feet long~~

~~No storage cabinets or mechanical equipment, including, but not limited to, water heaters, utility sinks, or washers and dryers, shall encroach into the required parking area.~~

#### 9.12.040.200 Location of Parking Spaces

A. All required open parking spaces and garages shall be located on the same building site or within the same development.

B. All off-street open and enclosed parking spaces shall be located and maintained ~~so as~~ to be accessible and usable for the parking of motor vehicles.

1. Off-street parking spaces shall not be located in any ~~required front or side street~~ setback except ~~on a driveway as may be approved pursuant to an approved site plan.~~
2. All motor vehicles, ~~trailers, vessels, campers and camper shells~~ must be parked or stored on a fully paved surface with approved entrances and exits to the street.
3. For projects approved and developed after April 25, 1991, where security gates are proposed to be provided, ~~70% of the guest parking spaces shall be located outside the secured area~~ a minimum of 10% of the number of required guest parking spaces shall be located outside of the secured area.

#### 9.12.040.210 Parking Dimensions and Design Lay-Outs

A. Design standards are established to set basic minimum dimensions and regulations for design, construction and maintenance of parking within the residential districts.

B. Parking Improvements.

1. Paving. Parking and loading facilities shall be surfaced and maintained with asphalt concrete, concrete or other permanent, impervious surfacing material sufficient to prevent loose surfacing materials and other nuisances. Parking lot striping shall be maintained at all times. Any development requiring parking lot improvements will be required to file with the City conditions, covenants and restrictions requiring maintenance of the parking area. Said conditions, covenants and restrictions shall run with the land.
2. Drainage. All parking and loading facilities shall be graded and provided with permanent storm drainage facilities.
  - a. Surfacing, curbing and drainage improvements shall be ~~sufficient installed and maintained~~ to preclude free flow of water onto adjacent properties or public streets or alleys.
  - b. Measures listed above shall be taken to preclude standing pools of water within the parking facility.
3. Safety Features. Parking and loading facilities shall meet the following standards:
  - a. Safety barriers, protective bumpers or curbing and directional markers shall be provided to ~~assure clearly separate~~ pedestrian and vehicular ~~safety, efficient utilization traffic, protection to protect~~ landscaping ~~from vehicles,~~ and to prevent ~~vehicle~~ encroachment onto adjoining public or private property.
  - b. ~~No walls shall be erected or landscaping provided that obscures the visibility of Pedestrians' pedestrians, bicyclists', and motorists' safety shall be assured upon while they are entering and, exiting, and circulating through~~ parking lots. ~~Unobstructed visibility shall be maintained at all times while vehicles are circulating within the parking area.~~
  - c. Internal circulation patterns and the location and traffic direction of all access drives shall be designated and maintained in accordance with ~~accepted principles of traffic engineering and traffic safety~~ engineering standards adopted by Public Works Department, Engineering Division.
  - d. Striping of parking lots must ~~at all times~~ be clearly visible and maintained throughout the life of the facility.
4. Lighting. Lights provided to illuminate any parking facility or paved area shall be designed with automatic timers (photovoltaic cells) and maintained in accordance with the provisions of this title. Parking lot security lights shall be maintained and shall be operated during all hours of darkness.
  - a. All nonresidential parking area lighting shall be provided during the hours of darkness the establishment is open at a minimum of two foot-candles of light on the parking surface.
  - b. A minimum of one foot candle of light shall be provided during all other hours of darkness.

c. Lighting in ~~the residential or non-residential~~ parking areas shall be directed, positioned, or shielded ~~in such a manner so as not to unreasonably illuminate the avoid shining into~~ windows ~~of area of nearby immediately adjacent~~ residences.

5. Noise. Areas used for primary circulation, or for frequent idling of vehicular engines or for loading facilities shall be designed and located to minimize impacts on adjoining properties, including sound attenuation to adjacent property and visibility screening from adjacent property.

6. Screening. Open off-street parking areas shall be screened from view of public streets and adjacent residential and institutional land uses ~~that are more restrictive by a wall or densely planted landscaping that is a minimum of 36 inches in height.~~

~~7. Walls. High walls shall not block or otherwise impair visual access from adjacent residential properties.~~

~~87.~~ Landscaping. Open off-street parking areas shall be landscaped in accordance with this title.

~~98.~~ Dimensions. Parking space dimensions shall be as adopted by resolution of the Planning Commission.

#### 9.12.040.220 Waiver of Off-Street Parking Requirements

A waiver of these parking standards may be applied for where the requirements of this section are insufficient or excessive due to the nature of the use involved, or other relevant circumstances. Said waiver shall be processed in accordance with Chapter [9.32](#).

#### 9.12.040.230 Collection of Recyclable Materials—Purpose

A. The City of Garden Grove must divert 50% of all solid waste by January 1, 2000, through source reduction, recycling and composting activities. Diverting 50% of all solid waste requires the participation of the residential, office, commercial, industrial and public sectors.

B. The lack of ~~adequate~~ areas for the collecting and loading of recyclable materials that are compatible with surrounding land uses is a significant impediment to diverting solid waste, and constitutes an urgent need for state and local agencies to address access to solid waste for source reduction, recycling and composting activities. This section has been developed to meet that need.

#### 9.12.040.240 Collection of Recyclable Materials—Definitions

The following definitions shall apply to the language in this section:

A. “Recyclable material” means any material that is capable of being diverted from disposal and then either reused, manufactured back to its original form, or used in the manufacturing process of a new product.

B. “Recycling” means the process of collecting, sorting, cleansing, treating and reconstructing solid waste, and returning the material to the economic mainstream in the form of raw material for new, reused or reconstituted products that meet the quality standards necessary to be used in the marketplace.



C. “Refuse” means any material that is the unwanted by-product of manufacturing, office, commercial or residential operations and that is not considered a recyclable or green waste material. Hazardous waste, low-level radioactive waste or untreated medical waste shall not be included in the definition of refuse and are not referenced in this section.

D. “Development project” means:

1. A project for which a building permit is required to construct any commercial, industrial, institutional, office or residential building or complex where solid waste is collected and loaded; or
2. Any new public facility where solid waste is collected and loaded, and any improvements for areas of a public facility used for collecting and loading solid waste.

E. “Collection area” means space allocated for collecting and loading of recyclable materials.

#### 9.12.040.250 Collection of Recyclable Materials—General Requirements

A. Any new development project for which an application for a building permit is submitted shall include ~~solid waste collection areas sized to accommodate both solid waste collection bins and bins for adequate, accessible and convenient areas for collecting and loading~~ collecting recyclable materials consistent with the requirements of the Garden Grove Sanitary District.

B. Any improvements to areas of a public facility used for collecting and loading of any solid waste shall include ~~adequate, accessible and convenient areas for collecting and loading recyclable materials~~ areas sized to accommodate both solid waste collection bins and bins for collecting recyclable materials consistent with the requirements of the Garden Grove Sanitary District.

C. Any project for which an application for a building permit is submitted for modifications that meet the following requirement shall include areas sized to accommodate both solid waste collection bins and bins for collecting recyclable materials consistent with the requirements of the Garden Grove Sanitary District~~adequate, accessible and convenient areas for collecting and loading recyclable materials:~~

1. Modification to any development project that exceeds 1,000 square feet or 10% of the existing floor area, whichever is less.
2. Exemption: Construction of an addition to an existing single-family residence, or less than one full unit to multiple-family residential.

#### 9.12.040.260 Collection of Recyclable Materials—Minimum Collection Areas

A. Single-Family Residential.

1. The exterior collection area shall consist of an area for the storage of three, 110-gallon mobile containers for each residential unit. Suggested area for each container is a minimum of 38 inches by 38 inches.
2. All residential projects shall provide a minimum of three cubic feet of space for the collection and storage of refuse and recyclable material within each residence.
3. All exterior collection areas shall be located either in a side yard, completely screened behind a gate, fence or wall, or inside a garage. Gates shall be a minimum of 40 inches in width

to accommodate 110-gallon mobile containers. If located inside a garage, the minimum required dimensions for parking shall be maintained.

**B. Multiple-Family Residential.**

1. For developments consisting of five or fewer units, and if containers are utilized, the exterior collection area shall consist of an area sufficient in size for the storage of three, 110-gallon mobile containers for each residential unit. Suggested area for each container is a minimum of 38 inches by 38 inches.
2. For more than five units, three cubic yard bins shall be utilized. A storage enclosure shall be provided sufficient in size to hold one or more standard three-cubic-yard bins. Each enclosure shall provide sufficient area for the collection of refuse and recyclable materials.
3. All residential projects shall provide a minimum of three cubic feet of space for the collection and storage of refuse and recyclable material within each unit.
4. In the event that any exterior refuse storage area cannot be located within 100 feet of walking distance from the living unit it serves, individual trash compactors shall then be required for each unit that is more than 100 feet from the storage area. In any event, no storage area within a multiple-family residential development shall be greater than 250 feet from any living unit.

**C. Office, Commercial, Industrial, Institutional.** Three-cubic-yard bins shall be utilized. A storage enclosure shall be provided sufficient to hold one or more standard three-cubic-yard bins. Each enclosure shall provide sufficient area for the collection of refuse and recyclable materials.

**D. Areas for refuse and recyclable material storage shall be adequate in capacity, number and distribution to serve the development where the project occurs, and shall be based on the following requirements:**

**1. Multiple-Family Residential.**

<b>No. of Units</b>	<b>Types of Receptacles</b>	<b>Area Must Accommodate Number of Receptacles</b>
2—5	60 or 110-gallon mobile container	1 refuse 1 recycling
	or 3 cubic yard bin	1
6—10	3 cubic yard bin	1
11—15*	3 cubic yard bin	2

\* Each additional five to 15 units requires one additional bin, etc., or more than one pickup per week, per bin.

**2. Office, Commercial, Industrial, Institutional.**

<b>Building Square Footage</b>	<b>Types of Receptacles</b>	<b>Area Must Accommodate Number of Receptacles</b>
0—5,000	Bin	1
5,001—10,000	Bin	2

10,001—15,000	Bin	3
15,001—20,000	Bin	4
20,001—25,000*	Bin	5

\* Each additional 5,000 square feet requires one additional bin, or more than one pickup per week, per bin.

#### 9.12.040.270 Collection of Recyclable Materials—Development Project Design Standards

The following standards shall apply to all developments utilizing three-cubic-yard bins:

- A. All refuse and recyclable material storage areas shall be ~~readily accessible to~~ located within 300 feet of the users they serve, ~~as well as for collection operations~~ shall be located directly accessible by a collection vehicle via a public or private street or loading area, and shall be enclosed on three sides by a solid masonry or concrete block wall. A solid metal gate shall be provided on the fourth side.
- B. Recycling bins or containers shall have a solid cover that provides protection from rain ~~against adverse environmental conditions that might render the collected materials unmarketable. Refuse and recyclable materials must be stored within the bins or containers.~~
- C. Driveways or travel aisles shall provide unobstructed access for collection vehicles and personnel, and provide at least the minimum clearance required by the collection methods and vehicles utilized for the particular project.
- D. A sign clearly identifying all recycling and refuse collection and loading areas and the materials accepted therein shall be posted adjacent to the storage areas.
- E. The ~~design and construction of refuse and recyclable materials storage areas shall be compatible with surrounding land uses.~~
  - 1. ~~The~~ storage area shall be shielded from public view by a wall that matches the exterior building material and color.
  - 2. ~~The storage area shall be designed as per the Garden Grove design guidelines, as approved by City Council resolution.~~
- F. Storage areas shall not be located in any required front, side or rear setback or any area required to be maintained as unencumbered according to any public safety laws as adopted.
- G. Where collection of refuse and recyclable materials is separated, ~~whenever feasible,~~ areas for collecting and loading recyclable materials ~~should~~ shall be adjacent to the refuse storage areas.

**Amend Chapter 9.12 (Multiple-family Residential Development Standards) to include the following new section.**

### **Section 9.12.050 Single Room Occupancy Use Regulations and Development Standards**

- A. Purpose and Intent. The purpose of this section is to regulate the development and operation of single room occupancy (SRO) residential land uses to ensure such uses provide for the comfort of their residents; create housing opportunities for persons lower incomes and special housing needs, including but not limited to persons with disabilities, seniors, foster youth aging out of the foster system, and formerly homeless individuals; and integrate well into the neighborhoods and districts in which they are located.
- B. Where Permitted. SROs shall be allowed to be established in various zones as set forth in Section 9.12.020.030 (Uses Permitted), Table 1, and Section 9.18.020.030 (Uses Restricted to Indoor), Table 9.18-1.
- C. Development Standards. An SRO may be established through adaptive reuse of an existing building or as new construction, subject to the development standards of the zone in which it is located and compliance with all the following standards.
1. Site Standards
    - a. An SRO development may be developed up to the maximum density permitted by the General Plan, notwithstanding any other provision of this Title 9.
    - b. SRO developments shall be located on a primary or secondary arterial roadway, as defined in the General Plan.
    - c. The minimum site area shall be twenty thousand (20,000 square feet), with a minimum street frontage of one hundred (100) linear feet.
  2. Overall Standards
    - a. Each SRO unit shall comply with the following unit size requirements:

	<u>Minimum Size</u>	<u>Maximum Size</u>
<u>One-person unit</u> <u>(Single occupancy)</u>	<u>150 sf</u>	<u>220 sf</u>
<u>Two-person unit</u> <u>(Double occupancy)</u>	<u>221 sf</u>	<u>400 sf</u>
    - b. A minimum of fifteen (15) percent of the units shall be designed for double occupancy.
    - c. Parking shall be provided at a minimum ratio 0.5 space per unit designated as single occupancy and 0.8 space per unit designated as double occupancy, plus one space for each employee on shift and one space for the on-site manager unit provided.
    - d. Every SRO development shall have one controlled entryway into the development that is accessed through a main lobby. The main lobby shall include a front desk and/or leasing office, with cameras or other devices that allow a staff member to monitor activity in the lobby.

- e. A separate office or conference room with a minimum size of one hundred (100) square feet shall be provided that is separate from the reception desk, manager's office, or leasing office so that that space can be used by management—or others authorized by management—when interviewing or meeting with tenants.
- f. A twenty-four-hour manager and manager's unit shall be provided. The manager's unit shall be designed to be a complete residential unit, with a minimum size of five hundred (500) square feet for a studio unit and a minimum size of one hundred seventy-five (750) square feet for a one-bedroom unit. The manager's unit shall be located on the ground floor of the development and shall be located adjacent to the main lobby.
- g. Each SRO development shall have a common area of minimum size of four hundred (400) square feet, designed to be furnished for the use and comfort of the tenants. All common area shall maintain minimum dimensions of ten (10) feet. All common areas shall be located within the building. Where deemed appropriate by the responsible review authority, outdoor common patios may be considered toward meeting the common area requirement. Dining rooms, recreational rooms, or other similar areas that are accessible to tenants, and as approved by the responsible review authority, may be considered common areas. Common areas shall not include storage rooms, main lobby, laundry facilities, hallways, restrooms, and kitchens.
- h. Mailboxes shall be provided for each unit and located in the main lobby in plain view of the reception desk.
- i. A minimum of one computer with internet access shall be available in a common area accessible to tenants.
- j. Common laundry facilities shall be provided at a rate of one washer and one dryer per each eight units.
- k. A cleaning supply storeroom and/or utility closet with at least one laundry tub with hot and cold water shall be provided on every floor.
- l. A camera security system shall be provided in all common areas, including the parking facilities, which is monitored from the reception desk/leasing office.
- m. To the extent possible, as determined by the responsible review authority, all stairwells shall be designed to be open to the main lobby, hallways, or other common areas to provide greater security and visibility into the stairwell.
- o. All SRO developments shall provide an emergency power back-up system with a minimum running time of one hundred twenty (120) minutes to provide power to the building in case of a power outage.
- p. If a gate is installed to secure the parking area, the development shall provide a separate pedestrian gate for exiting the parking area.
- q. A "Knox Box" shall be provided for emergency personal access. A keypad shall also be provided.

### 3. Standards for Individual Units

- a. Each unit shall contain efficiency kitchen facilities including, at a minimum, a sink, a microwave oven, a countertop of minimum dimensions sixteen (16) inches deep by twenty-four (24) inches long, and refrigerator.
- b. Each unit shall contain a bathroom with a toilet, sink, and shower or tub located within an enclosed compartment.
- c. Each unit shall be furnished with a bed, nightstand, chair, table, television, and a closet/storage no less than forty-eight (48) cubic feet in size.
- d. Each unit shall be equipped with an individually controlled heating and cooling ventilation system.
- e. Each unit shall have in-unit closet/storage space of minimum size seventy-two (72) cubic feet.
- f. Each unit shall be pre-wired for telecommunications services, which could include wireless telecommunications infrastructure.

#### D. Operational Standards

- 1. Management Plan. A management plan shall be submitted for review and approval by the City of Garden Grove Community and Economic Development Department. The management plan shall be approved before the issuance of a Certificate of Occupancy. The management plan shall be comprehensive and contain management policies and operations, rental procedures and rates, maintenance plans, residency and guest rules and procedures, security procedures, and staffing needs, including job descriptions. The approved management plan shall be in recordable form as approved by the City Attorney and recorded before issuance of a Certificate of Occupancy.
- 2. Length of Stay. Rental regulations shall provide that minimum stays be at least thirty-one (31) days.

## CHAPTER 9.16 COMMERCIAL, OFFICE PROFESSIONAL, INDUSTRIAL, AND OPEN SPACE DEVELOPMENT STANDARDS

**Section 9.16.020.030 is hereby amended to read:**

**Table 1: City of Garden Grove Land Use Matrix**

COMMERCIAL							
Residential Care Uses	O-P	C-1	C-2	C-3	M-1	M-P	O-S
Child Day Care Center	—	C	C	—	—	—	—
Community Care Facility, Residential (7 Persons or More)	C	C	—	—	—	—	—
Emergency Shelter (Homeless)	—	—	—	—	P*	—	—
Intermediate Care Facility	C	C	—	—	—	—	—
<u>Low-Barrier Navigation Center</u>					<u>P<sup>1</sup></u>		
Residential Care Facility for the Elderly (RCFE) (7 persons or more)	C	C	—	—	—	—	—
Skilled Nursing Facility	C	C	—	—	—	—	—

1. Only permitted in the Emergency Shelter Overlay Zone and subject to the requirements of subsection C. of Section 9.60.070.

**Section 9.16.040.060 – Landscaping - General Provisions, paragraphs A-E are hereby amended to read as follows:**

- A. General landscaping requirements as defined herein shall be provided in all zones.
- B. ~~Parcels zoned or used for single family purposes~~ shall provide landscaping in all areas not covered by buildings, structures, patios or driveways.
- C. For the purpose of this section, the front yard shall be defined as the front yard setback. ~~determined by a line drawn parallel to the front building plane. This shall also include any accessory structure such as a garage, if the structure is attached.~~
- D. ~~Reserved.~~ The following regulations are for maximum coverage of hardscape.
  - 1. The maximum permitted hardscape coverage in the front yard setback shall be 50%. Private sidewalks and walkways are excluded from this 50% so long as they do not exceed a width of five feet.
  - 2. The measurement of the front yard setback shall be from the back of sidewalk or street dedication line. The public parkway area between the curb and sidewalk must be fully landscaped.
- E. All developed properties shall be required to be in compliance with the provisions of this subsection when any building additions of one or more square feet are proposed.

**Section 9.16.040.070 – Landscaping Requirements is hereby amended to read as follows:****9.16.040.070 Landscaping Requirements**

All landscaping shall comply with the landscape water efficiency provisions where applicable. ~~When~~ conflicts between general landscape requirements and the landscape water efficiency requirements found in this section and the *Guidelines* exist, the landscape water efficiency requirements shall have priority.

- A. Minimums. All required landscaped setback areas, including front, rear, side, side street, and landscaped areas within parking lots, shall meet the requirements prescribed herein.
- B. Percentage. Ten percent of all net developable site area for office-professional, commercial, and industrial parking areas, excluding required setbacks and building footprints, are to be landscaped.
- C. Parking Lot Landscaping.
  - 1. Size. For parking facilities, a variety of tree sizes is required for every 10 parking spaces. Trees must be a minimum of 15-gallons diameter with a one-inch caliper trunk, eight feet in height with a two-and-one-half-foot head or larger. These trees may be grouped or clustered and shall conform to the matrix of plant materials established by the City Manager or designee.
  - 2. Street Frontage. One 24-inch box tree of a two-and-one-quarter-inch caliper trunk diameter, 10 feet in height, and a five-foot head is required for every 30-20 feet of street frontage. (These trees may be grouped or clustered.) All trees shall be placed within a root barrier per city of Garden Grove street tree planting detail specifications.
  - 3. Area. Minimum landscaped area that may be counted is 24 square feet.
- D. Trees.
  - 1. No trees shall be planted under any eave, overhang or balcony.
  - 2. All trees in landscape planters 10 feet in width or less shall be provided with tree root barricades.
- E. Tree Numbers.
  - 1. Parking area—One per eight spaces
  - 2. Street setbacks—One per 20 -linear feet
  - ~~3. Balance of site—One per 600 square feet (less parking area building).~~
- F. Tree Size. Forty percent of the trees on a site shall consist of minimum size 24-inch box, and the remaining 60 percent shall be of minimum size 15 gallons.

<del>Total site:</del>				
48"	36"	24" <u>box</u>	15 <u>gallons</u>	<u>Other</u>
10%	10%	15% <u>40%</u>	60%	5%

-

G. Tree Staking.



1. All trees shall be double staked in accordance with City standards.

HG. Planter Width. ~~1. Minimum width of finger planter is three feet, inside clear dimensions. The~~  
~~m~~Minimum width of all planters ~~shall be is~~ three feet clear, interior dimensions, not inclusive of retaining curb or wall.

IH. Shrubbery.

1. Fifty percent (50%) of all required shrubs shall be a minimum size of five (5) gallons at time of planting.

JH. Groundcover.

1. Live groundcover shall be planted and maintained where shrubbery is not sufficient to cover exposed soil. Mulch may be used in place of groundcover where groundcover will not grow or where groundcover will cause harm to other plants, but not more than 30 percent of the groundcover area shall have the mulch substitute.-

2. All areas required to be landscaped shall be covered with turf, non-deciduous groundcover or other types of plantings. Artificial turf may be used as a groundcover within the R-1 (Single-Family Residential) zone, provided the turf allows for penetration of irrigation and stormwater runoff.

2. ~~All plant spacing shall be as indicated by the landscape architect according to the latest standards as adopted by the American Society of Landscape Architects, as described in subsection N (Substitute Landscaping), below.-~~

3. Groundcover spacing. Groundcover plants shall~~ould~~ be planted at a density and spacing necessary for them to become well established and provide surface coverage within ~~eighteen~~ (18) months of planting.

KI. Paved Areas. Only those portions that are required by municipal code or by site plan to be used directly for parking spaces, aisles, refuse storage areas, drives or walkways shall be paved. All other areas not needed for the above shall be landscaped. Patios may be paved.

LJ. Excess of Minimum Areas—Authority. The hearing body may require landscaping in excess of the minimum area specified for a proposed development, provided that the additional landscaping is necessary to:

1. Screen adjacent objectionable uses, parking areas, activities, storage or structures that could cause a negative impact on new development based on aesthetics, noise, odors, etc.; or
2. Provide landscaping that is compatible with neighboring uses; or
3. Screen the use from neighboring negative impacts such as traffic, outside storage, etc.

**MK.** Landscape Plans.

1. Each landscape plan shall be compatible with the shape and topography of the site and the architectural characteristics of the structure(s) on the site.
2. Each landscape plan shall be compatible with the character of adjacent landscaping, provided the quality of the adjacent landscaping meets the standard of these guidelines.
3. Each landscape plan shall illustrate a concern for design elements such as balance, scale, texture, form and unity.
4. Each landscape plan shall address the functional aspects of landscaping such as drainage, erosion prevention, wind barriers, provisions for shade and reduction of glare.
5. Each landscape plan shall demonstrate a concern for solar access, including exposure and shading of window areas and solar panels.
6. Landscaping shall be used to relieve solid, unbroken elevations and to soften continuous wall expanses.
7. The applicant must submit a planting inventory and plan of existing planting materials on a development site that are to be retained. Every effort shall be taken to ensure that mature existing landscaping is utilized as part of the development plan. A landscaping retention program shall be approved by action of the hearing body, at its discretion.

**NL.** Substitute Landscaping.

1. Materials such as crushed rock, decomposed granite, redwood chips, pebbles and stone may ~~not~~ be used in lieu of live plant materials for up to 30 percent of the required landscape coverage area. ~~although their limited use may be approved by the hearing body through the site plan review process.~~ Artificial plants, with the exception of artificial turf, are prohibited.

Artificial turf shall be allowed within the O-P (Office Professional), C-1 (Neighborhood Commercial), C-2 (Community Commercial), C-3 (Heavy Commercial), M-1 (Limited Industrial), M-P (Industrial Park), and O-S (Open Space) zones, subject to the following standards:

- a. Artificial turf ~~is shall be~~ permitted, provided it complies within the front and rear yards and shall comply with the following criteria:
  1. ~~Artificial turf shall have a minimum eight-year “No Fade” warranty.~~
  2. ~~Artificial turf shall be installed by a licensed professional and shall be installed pursuant to manufacturer’s requirements, except if the artificial turf is installed by the homeowner. The homeowner shall be required to follow the manufacturer’s specifications for installation.~~
  3. ~~Artificial turf shall be installed and maintained to effectively simulate the appearance of a well-maintained lawn. The turf shall be maintained in a green fadeless condition and shall be maintained free of weeds, debris, tears, holes, and impressions.~~
  4. ~~The use of indoor or outdoor plastic or nylon carpeting as a replacement of artificial turf or natural turf shall be prohibited.~~ No rubber infill is permitted.

5. Artificial shrubs, flowers, trees, and vines in lieu of living plant material shall be prohibited.

6. —Areas of living plant material (i.e., flower beds, tree wells, etc.) shall be included in the overall landscape design when installing artificial turf. Living plant material shall include shrubs, vines, trees, and flowering groundcovers and shall constitute a minimum of 25 percent% of the landscape area.-

7. —Artificial turf shall be separated from flower beds by a concrete mow strip, bender board, or other barriers acceptable to the City ~~in order~~ to prevent intrusion of living plant material into the artificial turf.

8. ~~—Artificial turf in front yards shall be limited to 75 percent5% of required landscape area and shall not be installed in parkways.~~

QM. Screening.

1. Landscaping shall be required to screen storage areas, trash enclosures, public utilities, freeways, highways and other similar land uses or elements that do not contribute to the enhancement of the surrounding area. Where plants are required for screening, such screening shall consist of the use of evergreen shrubs and/or trees closely spaced. Berming is suggested as an effective screening measure for parking lots and where adjacent site areas are contiguous to street frontages. Such berming with planting shall not exceed 36 inches above the highest adjacent curb.

2. Perimeter landscaping adjacent to the property lines is required in parking areas. Planter area curbs shall be used in place of wheel stops.

PN. Separation.

1. All landscaping shall be separated from parking and vehicular circulation areas by a raised, continuous six-inch Portland cement concrete curb.

2. Other materials that accomplish the same purpose may be approved by the hearing body through the site plan review process.

~~3. —All trees shall be staked in accordance with standards maintained by the City Manager or designee.~~

QQ. Arterial Site Entries.

1. Unless otherwise delineated, all developments having a contiguous property line to a primary or secondary arterial highway shall observe a 15-foot setback that shall be landscaped. All other non-arterial highways shall observe a 10-foot setback, unless otherwise delineated by the governing zone.

2. Landscaping at major entry points are considered the focal points for landscaping emphasis, and shall contain a variety of trees, flowers and shrubs with special concern for visibility and safety.

3. No landscaping material other than trees shall exceed a height of 36 inches above the highest adjacent curb at street entrances and parking lot accessway intersections.

4. ~~No berming~~ with or without landscaping materials, at street entrances and parking lot accessway intersections, i shall exceed a total height of 36 inches above the highest adjacent curb.

5. All trees whether singularly placed or placed on clusters shall not inhibit standard visibility parameters.
6. Parking may be designed to overhang landscaped areas. Maximum permitted overhang is two feet where planter areas have a minimum dimension of five feet or more. Otherwise, concrete wheel stops shall be installed. Any broken or damaged wheel stops shall be replaced.

**RP.** Landscaping and Irrigation Plans Required. Landscape and irrigation plans shall be required for all projects requiring approval by the hearing body and to which the landscape water efficiency provisions apply, except for individual homeowners on single-family or multifamily residential lots that have a total project landscape area, including pools or other water features, but excluding hardscape that is less than 5,000 square feet. Such plans shall be submitted for discretionary approval to the hearing body. Said plans shall be prepared in accordance with requirements and standards established pursuant to this chapter and the *Guidelines* (specifically refer to sections on landscape design plan and irrigation design plan).

**SQ.** In addition to the above, the following are requirements that shall apply to the landscape design plan and are more fully explained in the *Guidelines* (Appendix 1, Title 9):

1. Any plants may be used in the landscape, providing the estimated applied water use recommended does not exceed the maximum applied water allowance, and that the plants meet the specifications set forth in this section.
2. Plants having similar water use shall be grouped together in distinct hydrozones.
3. Plants shall be selected appropriately based upon their adaptability to the climatic, geologic and topographical conditions of the site. Protection and preservation of native species and natural areas are encouraged. The planting of trees is encouraged wherever it is consistent with the other provisions of this section. To encourage the efficient use of water, the following are highly recommended for inclusion in the landscape design plan:
  - a. The Sunset Western Climate Zone System which takes into account temperature, humidity, elevation, terrain, latitude, and varying degrees of continental and marine influence on local climate;
  - b. The horticultural attributes of plants (i.e., mature plant size, invasive surface roots) to minimize damage to property or infrastructure (e.g., buildings, sidewalks, and power lines); and
  - c. The solar orientation of the site and how plant placement will maximize summer shade and winter solar gain.

**IR.** Irrigation Requirements.

1. All landscaped areas shall be provided with an approved irrigation system that meets the requirements of this section and the *Guidelines*. An irrigation design plan meeting the design criteria in the *Guidelines* shall be submitted as part of the landscape documentation package for those projects subject to the landscape water efficiency provisions in Section 9.08.040.055.A.
2. Irrigation shall be performed in conformance with city ordinances and with water conservation practices.

**US.** System Design. For the efficient use of water, an irrigation system shall meet all the requirements listed in the *Guidelines* under Section 2.5, Irrigation Design Plan, and the

manufacturers recommendations. The irrigation system and its related components shall be planned and designed to allow for proper installation, management, and maintenance. An irrigation design plan meeting the design criteria of the *Guidelines* shall be submitted as part of the landscape documentation package.

VF. In addition to the above, the following are requirements that shall apply to the landscape design plan.

1. Irrigation Design Criteria.

- a. Runoff and Overspray. Soil types and infiltration rate shall be considered when designing irrigation systems. All irrigation systems shall be designed to avoid runoff, low-head drainage, overspray or other similar conditions where irrigation water flows onto non-targeted areas, such as adjacent property, non-irrigated areas, hardscapes (walks, etc.), roadways or structures.
- b. Special attention shall be given to avoid runoff on slopes and to avoid overspray on narrow and irregularly shaped areas, including turf, less than eight feet in width in any direction. Such narrow and irregularly shaped areas shall be irrigated with subsurface irrigation or a low volume overhead irrigation system.
- c. Irrigation Efficiency.
  - i. For applicable landscape installations or rehabilitation projects subject to Section 9.08.040.055.A, the estimated applied water use allowed for the landscaped areas shall not exceed the MAWA calculated using an ET adjustment factor of 0.7, except for special landscaped areas where the MAWA is calculated using an ET adjustment factor of 1.0; or the design of the landscaped areas shall otherwise be shown to be equivalently water-efficient in a manner acceptable to the City; as provided in the *Guidelines*.
  - ii. Irrigation of all landscaped areas shall be conducted in a manner conforming to the rules and requirements, and shall be subject to penalties and incentives for water conservation and water waste prevention as determined and implemented by the water services division, or as mutually agreed by the water services division and the local agency.
  - iii. The project applicant shall understand and implement the requirements in the City of Garden Grove Water Conservation Ordinance.
- d. Equipment. The *Guidelines* provide design criteria for irrigation equipment in Section 2.5 "Irrigation Design Plan."

2. Recycled Water.

- a. At such time as recycled water is available, the installation of recycled water irrigation systems (dual distribution systems) shall be required to allow for the current and future use of recycled water.
- b. Irrigation systems shall make use of recycled water unless a written exemption has been granted by the local water agency, stating that recycled water meeting all health standards is not available and will not be available in the foreseeable future.
- c. The recycled water irrigation systems shall be designed and operated in accordance with all local and state codes.

3. Irrigation Design Plan Specifications. Irrigation systems shall be designed to be consistent with hydrozones. Hydrozone areas shall be designated by number, letter, or other designation on both the Irrigation Design Plan and the Landscape Design Plan. The irrigation design plan shall be separate from, but use the same format as, the landscape design plan. The scale shall be the same as that used for the landscape design plan. The irrigation design plan at a minimum, shall contain:

- a. Location and size of separate water meters for the landscape;
- b. Location, type and size of all components of the irrigation system, including controllers, main and lateral lines, valves, sprinkler heads, moisture sensing devices, rain switches, quick couplers and backflow prevention devices;
- c. Static water pressure at the point of connection to the public water supply;
- d. Flow rate (gallons per minute), application rate (inches per hour), and design operating pressure (psi) for each station;
- e. Irrigation schedule parameters necessary to program smart timers specified in the landscape design;
- f. The following statement: "I have complied with the Landscape Water Efficiency Provisions and the design criteria in the *Guidelines* and applied them accordingly for the efficient use of water in the irrigation design plan"; and
- g. The signature of a California-licensed landscape professional.

4. Maximum Applied Water Allowance. A project's maximum applied water allowance shall be calculated in a manner acceptable to the City, as provided in the *Guidelines*.

5. Irrigation Schedules. For the efficient use of water, all irrigation schedules shall be developed, managed, and evaluated to utilize the minimum amount of water required to maintain plant health. Irrigation schedules shall meet the following criteria:

- a. Irrigation scheduling shall be regulated by automatic irrigation controllers.
- b. Overhead irrigation shall be scheduled in accordance with the local water purveyors (City of Garden Grove, Water Services Division) Water Conservation Ordinance. Operation of the irrigation system outside the normal watering window is allowed for auditing and system maintenance.

6. Certificate of Completion.

- a. Landscape project installation shall not proceed until the landscape documentation package has been approved by the City and any ministerial permits required are issued.
- b. The project applicant shall notify the City at the beginning of the installation work and at intervals, as necessary, for the duration of the landscape project work to schedule all required inspections.
- c. Certification of completion of the landscape project shall be obtained through a certificate of use and occupancy or a permit final. The requirements for the final inspection and permit closure include submittal of:
  - i. A landscape installation certificate of completion in the form included as Appendix D in the *Guidelines*, which shall include: (1) certification by a landscape professional that the landscape project has been installed per the approved

landscape documentation package; and (2) the following statement: “The landscaping has been installed in substantial conformance with the design plans, and complies with the City of Garden Grove Landscape Water Efficiency Provisions.”

ii. Documentation of the irrigation scheduling parameters used to set the controller.

iii. An irrigation audit report from a certified irrigation auditor, documentation of enrollment in regional or local water purveyors water conservation programs, and/or documentation that the MAWA and EAWU information for the landscape project has been submitted to the local water purveyor, may be required at the option of the City.

***Section 9.16.040.120 - Walls, Fences and Hedges is hereby amended to include these new provisions:***

C. Graffiti Prevention

Street-facing perimeter block walls, whether new or existing, shall include trailing vines, hedges planted along the base of the exterior face, or other landscaping treatments that deter graffiti.

## CHAPTER 9.18 MIXED USE REGULATIONS AND DEVELOPMENT STANDARDS

**Section 9.18.010 is hereby amended to read as follows:**

### **Section 9.18.010 Mixed Use Zones—Purpose**

#### **9.18.010.010 Overall Purpose and Intent**

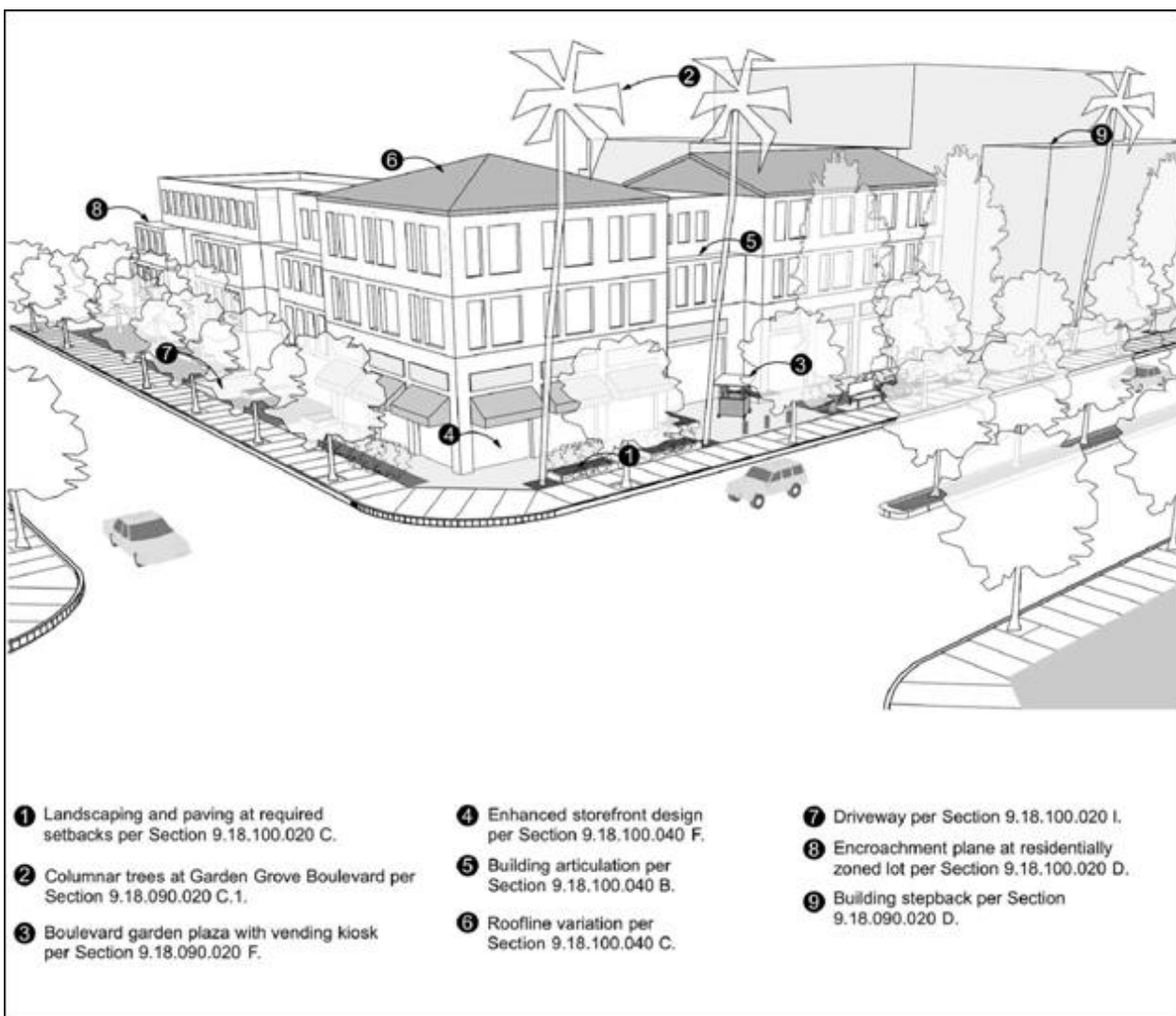
- A. Purpose. These regulations for Mixed Use zones in the City of Garden Grove are established to implement General Plan Land Use Element and Community Design Element directives applicable to the Residential/Commercial Mixed Use 1, Residential/Commercial Mixed Use 2, Residential/Commercial Mixed Use 3, Civic Center Mixed Use, and Industrial/Residential 2 General Plan land use designations. The Mixed Use zones provide opportunities to blend residential, commercial, industrial, and/or civic/institutional uses as integrated developments or single-use structures. However, some Mixed Use zones require a commercial component in any new development to ensure that adequate commercial destinations and services are available for residents in surrounding neighborhoods. The use regulations and development and design standards set forth in this chapter establish minimum standards for the use and development of land within the Mixed Use zones.
- B. Intent. The intent of the Mixed Use zones is to:
1. Bring energy and vitality to the city during both daytime and after-work hours.
  2. Facilitate a pedestrian-scaled environment with buildings that provide exciting access, well-designed landscaping, and pedestrian amenities that foster interaction.
  3. Allow for the combining of complementary uses, thereby accommodating access to several goods and services in compact locations and reducing the need for additional vehicle trips.
  4. Encourage local and regional commerce.
  5. Enhance the city's image.
  6. Provide opportunities for commercial areas to work in harmony with adjacent residential uses.
  7. Provide for flexibility in the design and use of properties to respond to shifts in markets and changing land use trends.
- C. Chapter Organization. In addition to the use standards provided in Sections 9.18.020 through 9.18.070, this chapter includes development standards specific to each of the individual Mixed Use zones (Section 9.18.090), as well as development ~~standards~~ and design ~~guidelines~~ ~~standards~~ that are applicable to all Mixed Use zones (Sections 9.18.100 through 9.18.150). Additional unique standards for planned unit development projects and overlay zones are provided in Sections 9.18.160 through 9.18.180. Users of this chapter are required to read all ~~of the~~ provisions to understand how their property or properties can be developed. (2814, 2012)

#### **9.18.010.020 Mixed Use Zones Establishment and Intent**

The following Mixed Use zones and their purposes are established:



- A. Garden Grove Boulevard Mixed Use (GGMU). The purpose of the GGMU zones is to create and maintain a vibrant boulevard that is both a regional destination and a place where people can work and live. The boulevard links destinations and has a distinctive character and pattern along its length. Standards requiring enhanced building design; trees; landscaping; amenity areas for pedestrian activity, including plazas, walkways, and allowed outdoor dining; and creative use of open spaces contribute to an exciting pedestrian experience. Pedestrian orientation is emphasized in site and building design through active street frontages, well-scaled and designed buildings, and engaging outdoor spaces. Three GGMU zones provide opportunities for varying levels of intensity and new development along the boulevard, while ensuring sensitivity to existing nearby residential neighborhoods. Figure 9.18-1 (Garden Grove Boulevard Mixed Use Zones Rendering) illustrates how application of the flexible development and design standards for the GGMU zones will work to create a grand streetscape along Garden Grove Boulevard and encourage the interaction of uses and enhanced pedestrian activity.
1. Garden Grove Boulevard Mixed Use 1 (GGMU-1). The Garden Grove Boulevard Mixed Use 1 zone applies to specific properties along Garden Grove Boulevard, and provides for urban-scale, fully integrated commercial and residential mixed use developments near key intersection locations, consistent with the General Plan Residential/Commercial Mixed Use 1 land use designation. Development intensities allow buildings up to 10 stories in height. Use regulations and development and design standards encourage vibrant, urban-scale districts that attract visitors. Development approaches provide for ~~ample landscaping and enhanced a~~ pedestrian ~~environment~~ environment along Garden Grove Boulevard that tie into the adjacent lower-intensity development, with buildings generally built close to front property lines. Site and building design highlight Garden Grove Boulevard as one of the city's distinctive corridors.
  2. Garden Grove Boulevard Mixed Use 2 (GGMU-2). The Garden Grove Boulevard Mixed Use 2 zone applies to specific properties along Garden Grove Boulevard, and provides for commercial and residential use to be developed as integrated developments either on a single development site or as complementary uses within a district, such as commercial uses that provide goods and services for adjacent or integrated residential units. This zone implements the General Plan Residential/Commercial Mixed Use 2 ~~and 3~~ land use designations. Development intensities are lower in scale (no more than ~~three to~~ four stories) and respect adjacencies to lower-density residential neighborhoods. Development approaches provide for ~~ample landscaping and an enhanced a~~ pedestrian environment along Garden Grove Boulevard that includes wide sidewalks, landscaping, street furniture, and public plazas, with buildings oriented toward the boulevard. Site and building design highlight Garden Grove Boulevard as one of the city's distinctive corridors.
  3. Garden Grove Boulevard Mixed Use 3 (GGMU-3). The Garden Grove Boulevard Mixed Use 3 zone applies to specific properties along Garden Grove Boulevard, and provides for commercial and residential use to be developed as integrated developments either on a single development site or as complementary uses within a district, such as commercial uses that provide goods and services for adjacent or integrated residential units. This zone implements the General Plan Residential/Commercial Mixed Use ~~1 and 3~~ land use designations. Development intensities are moderate in scale (no more than ~~five to seven stories~~) and respect adjacencies, with heights stepping down adjacent to lower-density residential neighborhoods. This zone provides a transition between lower-intensity mixed use developments along Garden Grove Boulevard and the most intense mixed use nodes. Development approaches provide for ~~ample landscaping and an enhanced a~~ pedestrian environment along Garden Grove Boulevard that includes wide sidewalks, landscaping, street furniture, and public plazas, with buildings oriented toward the boulevard. Site and building design highlight Garden Grove Boulevard as one of the city's distinctive corridors.



**Figure 9.18-1: Garden Grove Boulevard Mixed Use Zones Rendering**

- A. Civic Center (CC) Zones. Four Civic Center zones provide for a mix of civic, institutional, educational, commercial, high-density residential, and open space uses within a pedestrian-oriented district. Developments are linked via local streets and pedestrian ways to create easy access to complementary uses, and to provide a center in the community where people can engage in civic, business, educational, and recreational activities near their homes. Parking facilities can be built to respond to the pedestrian orientation of the district and the ability of uses to share parking based on their functions and demands. The Civic Center is recognized as the historic city core and a public gathering place. Design, development, and use standards are intended to reinforce the area's continued function as an area of prominence. Development standards bring building frontages and shopfronts towards the sidewalk, forming a consistent streetwall that enhances the pedestrian environment and supports a viable retail experience. These zones implement the General Plan Civic Center Mixed Use land use designation.
1. Civic Center East (CC-1). This zone allows for institutional and educational uses, together with a mix of residential and commercial uses. The intent is to allow uses and development approaches that maintain the character and form of the established neighborhoods within the Civic Center

district. Existing residential structures may continue to be used for residential purposes or may be adapted for commercial use, provided that applicable development standards can be met.

2. Civic Center Main Street (CC-2). This zone applies to the historic Main Street District, a Garden Grove landmark. Main Street is recognized as a place of special character and aesthetic interest and value. This zone is established to preserve and enhance buildings and structures of historic and cultural significance, and incidental uses that advance and preserve the Main Street character and charm. Civic Center Core (CC-3). This zone is established to encourage civic, educational, commercial, high-density residential, and compatible uses that enliven the City's core and work together to create a walkable, lively district that encourages interaction and engagement in community activities. Shared parking facilities, pedestrian orientation of buildings, high-quality architecture, and pedestrian-scale landscaping, pathways, and signage reinforce the goal to create places where people, not cars, predominate.
  3. Civic Center Open Space (CC-OS). This zone applies to public properties dedicated to active and passive recreation uses, civic engagement, arts and culture, and institutional activities that benefit a broad population.
- C. Neighborhood Mixed Use (NMU). The Neighborhood Mixed Use zone is intended to enhance, revitalize, and provide opportunities for new development in neighborhood commercial centers. This zone allows for retail and service commercial businesses and moderate-density residential uses. Residential and commercial uses may be provided together as an integrated mixed use development, or stand-alone commercial uses are permitted. ~~However, all~~ New residential development in the NMU zone is required to include a commercial component, except for properties in the NMU zone that do not have access to a principal, major, primary, or secondary arterial street. Commercial uses and intensities are limited to those that serve local neighborhood needs, and that are compatible in terms of hours of operation and compliance with city noise standards with adjacent and surrounding residential development. ~~Compatible~~ Public and institutional facilities are allowed as well, provided such uses operate generally during day-time hours and do not directly route car and truck trips onto adjacent local streets. This zone implements the General Plan Residential/Commercial Mixed Use 2 land use designation.
- D. Adaptive Reuse (AR). The Adaptive Reuse zone allows for a mix of work-live, light industrial, technology, creative industry, office, limited entertainment, and complementary uses near the city's civic core. Residential uses are permitted only as work-live, either in new developments or as adaptive reuse of existing structures. Light industrial uses must be low impact in nature in terms of noise generation, hours of operation, and compatible with any use of hazardous materials to limit potential impacts on nearby existing or allowed residential uses. Development generally is ~~low to moderate in scale~~ no more than two stories in height, with higher intensities appropriate closer to existing and planned transit and multiuse corridors. ~~Preferred approaches to creating new spaces for allowed uses include the~~ Adaptive reuse of existing structures is allowed and encouraged, as is new development that supports ~~innovative~~ research and development uses. Projects shall be designed to optimize/incorporate pedestrian ~~movements~~ pathways between the AR zone and the CC zones. This zone implements the Industrial/Residential Mixed Use 2 land use designation. (2814, 2012)

**Section 9.18.010, Table 9.18-1 Use Regulations for Mixed Use Zones is hereby amended to read as follows:**

**Table 9.18-1: Use Regulations for the Mixed Use Zones**

P = Permitted. Use permitted by right

C = Conditional Use. Use eligible for consideration under the conditional use procedures and permitted only if the conditional use permit is approved, subject to the specific conditions of such permit.

I = Incidental Use. Use permitted only if incidental to another primary use on the same site. If incidental to a use authorized by a conditional use permit, such incidental use is permitted only if included within the terms of the conditional use permit.

[-] = Not a permitted use.

Permitted Uses	GGMU-1, -2, -3	CC-1	CC-2	CC-3	CC-OS	NMU	AR	Additional Regulations and Comments
<b>Residential &amp; Associated Uses</b>								
<b>Residential Uses</b>								
Single-Family Dwelling	[-]	P	[-]	[-]	[-]	[-]	[-]	See Section 9.18.110.040 (Existing Nonconforming Single-Family Dwellings).
Multiple-Family Residential Use - Stand-alone use with no commercial component	P	P	[-]	P	[-]	[-]	<del>HP</del>	<p>Minimum density of 10 units/acre required in GGMU zones.</p> <p>Residential development requires a commercial component in GGMU-1 (unless 100% affordable development) and certain properties in CC-3; see Section 9.18.020.070 (Restrictions on Uses and Activities within a Vertically Integrated Residential/Commercial Mixed Use Development).</p> <p><u>Stand-alone multiple-family residential development in the NMU zone is only permitted on sites that do not have access to a principal, major, primary, or secondary arterial street. Such development is not required to include a pedestrian plaza area.</u></p> <p><u>In all zones that allow multiple-family residential development, where the base density calculates to less than 2.0 dwelling units, two (2) multiple-family dwelling units are allowed, provided the development complies with all applicable</u></p>

**Table 9.18-1: Use Regulations for the Mixed Use Zones**

P = Permitted. Use permitted by right

C = Conditional Use. Use eligible for consideration under the conditional use procedures and permitted only if the conditional use permit is approved, subject to the specific conditions of such permit.

I = Incidental Use. Use permitted only if incidental to another primary use on the same site. If incidental to a use authorized by a conditional use permit, such incidental use is permitted only if included within the terms of the conditional use permit.

[-] = Not a permitted use.

Permitted Uses	GGMU-1, -2, -3	CC-1	CC-2	CC-3	CC-OS	NMU	AR	Additional Regulations and Comments
								<u>development standards of the respective zone.</u>
Small Lot Subdivision	[-]	P	[-]	P	[-]	[-]	[-]	Minimum density of 10 units/acre required. Section 9.12.040.060—Special Requirements Small Lot Subdivisions (Chapter <a href="#">9.12</a> —Multi-Family Residential Development Standards) shall apply to all proposed small lot subdivisions.
<u>Single Room Occupancy</u>	<u>P</u>	<u>[-]</u>	<u>[-]</u>	<u>P</u>	<u>[-]</u>	<u>[-]</u>	<u>[-]</u>	<u>Shall comply with the provisions of Section 9.12.050 Single Room Occupancy Use Regulations and Development Standards.</u>
Supportive and Transitional Housing	P	<del>HP</del>	<del>HP</del>	P	[-]	<del>HP</del>	[-]	<u>Transitional and supportive housing are subject to the same approval requirements, development standards, and restrictions that apply to other residential dwellings of the same type in the same zone.</u>
<u>Supportive Housing for the Homeless</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>[-]</u>	<u>[-]</u>	<u>[-]</u>	<u>Subject to the requirements of subsection B, of Section 9.60.070.</u>
<u>Low-Barrier Navigation Center</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>[-]</u>	<u>P</u>	<u>[-]</u>	<u>Subject to the requirements of subsection C, of Section 9.60.070.</u>

**Section 9.18.030.300.C is hereby amended to read as follows:**

**9.18.30.300**

**Outdoor Dining at Eating Establishment/Restaurant**

C. Location.

1.

~~The seating area shall not encroach into any required rear or side setback, parking and/or vehicular circulation area, required landscape areas, required paths of travel, or public rights-of-way.~~

Within any Mixed Use zone, outdoor dining areas may be permitted within the required front setback area, consistent with the requirements of this chapter.

2. Outdoor dining areas may be permitted within the required boulevard garden plaza or pedestrian plaza area, as set forth in Sections 9.18.090.020.F (Boulevard Garden Plaza Requirement) and 9.18.090.070.C (Pedestrian-Oriented Plaza Requirement).

3. The outdoor dining area must be located immediately adjacent to, abutting, and adjoining the establishment with which it is associated, and shall not extend beyond the building and/or storefront frontage and/or length of the tenant space of the associated primary establishment.

**Section 9.18.030.360.B is hereby amended to read as follows:**

**9.18.030.360 Work-Live Units**

**A. Design Standards.**

1. Floor Area Requirement. A work-live unit shall have a minimum floor area of at least 750 square feet. The maximum size of the residential portion of the work-live unit shall be no more than 40% of the unit to ensure that the residential portion remains accessory to the primary commercial use. All floor area other than that reserved for living space shall be reserved and regularly used for working space.
  - a. Separation and Access of Individual Units. Each work-live unit shall be separated from other units and other uses in the building. Access to each unit shall be provided via storefronts or from common access areas, corridors, or halls. The access to each unit shall be clearly separate from other work-live units or other uses within the building. with no shared access. Living space shall be located in the rear ground level or second floor and above to maintain activity and commercial access along the frontage.
  - b. Facilities to Accommodate Commercial or Industrial Activities. A work-live unit shall be designed to accommodate nonresidential uses as evidenced by the provision of ventilation, interior storage, flooring, and other physical improvements of the type commonly found in exclusively nonresidential facilities used for the same work activity.
  - c. Integration of Living and Working Space. Areas within a work-live unit that are designated as living space shall be an integral part of the work-live unit and not separated (or occupied and/or rented separately) from the work space, ~~except that mezzanines and lofts may be used as living space~~ subject to compliance with the other provisions of this title, ~~and living and working space may be separated by interior courtyards or similar private space including other applicable building standards codes and regulations.~~
  - d. Mixed Occupancy Buildings. If a building contains mixed occupancies of work-live units and other nonresidential uses, occupancies other than work-live shall meet all applicable requirements for those uses, and proper occupancy separations shall be provided between the work-live units and other occupancies, as determined by the ~~Garden Grove~~ Fire Chief or designee.

**Sections 9.18.090 through 9.18.140 are hereby amended to read as follows:**

### **9.18.090.020 Garden Grove Boulevard Mixed Use Zone (GGMU) Development Standards**

In addition to the other applicable requirements of this chapter, the provisions of this Section 9.18.090.020 apply to development in the GGMU-1, GGMU-2, and GGMU-3 zones. Table 9.18-2 (Development Standards for the Garden Grove Boulevard Mixed Use Zones) sets forth the general development standards applicable to all development in the GGMU zones.

**Table 9.18-2: Development Standards for the Garden Grove Boulevard Mixed Use Zones**

Development Standards	Garden Grove Boulevard Mixed Use Zones		
	GGMU-1	GGMU-2	GGMU-3
<b>Minimum Lot Size</b>	<b>Minimum area and width for new lots.</b> When a lot has less than the minimum required area or width as set forth in the development standards for the zone in which it is located and was of record on November 12, 1960, the lot shall be deemed to have complied with the current minimum required lot area or width.		
Minimum Area	22,500 sf	15,000 sf	15,000 sf
Minimum Width	125 ft	75 ft	75 ft
Minimum Width (Corner Lot)	125 ft	75 ft	75 ft
<b>Maximum Density/Intensity</b>			
Maximum Commercial Floor Area Ratio (FAR)	1.0	0.5	0.5
Maximum Residential Density (units/acre)	60 units/acre Residential development requires an on-site commercial development component of a minimum 0.3 FAR unless a project consists of 100% affordable units, in which case no commercial component shall be required.	24 units/acre No commercial component required.	48 units/acre No commercial component required.
<b>Setbacks</b>	<b>Minimum setbacks required. See Section 9.18.100 for setback measurement, allowed encroachments and projections into setbacks, and exceptions to setbacks.</b>		
Front	Minimum 10 ft	Minimum 15 ft	Minimum 15 ft
Side	None required	None required	None required
Corner Side	Minimum 10 ft	Minimum 10 ft	Minimum 10 ft
Rear	None required unless abutting a residentially zoned lot; minimum 10 ft and shall not encroach within an encroachment plane when abutting a residentially zoned lot. <del>See Section.</del> See Section 9.18.100.		
Maximum Height	Maximum building height shall not exceed height limit in feet or stories. See Section 9.18.090.020.D and 9.18.090.020.E for additional building setback requirements. See also Section for rear and side yard encroachment plane requirements which may restrict heights adjacent to a residentially zoned lot.		
	110 ft or 10 stories, whichever is less	50 ft or 4 stories, whichever is less	75 ft or 7 stories, whichever is less



**Table 9.18-2: Development Standards for the Garden Grove Boulevard Mixed Use Zones**

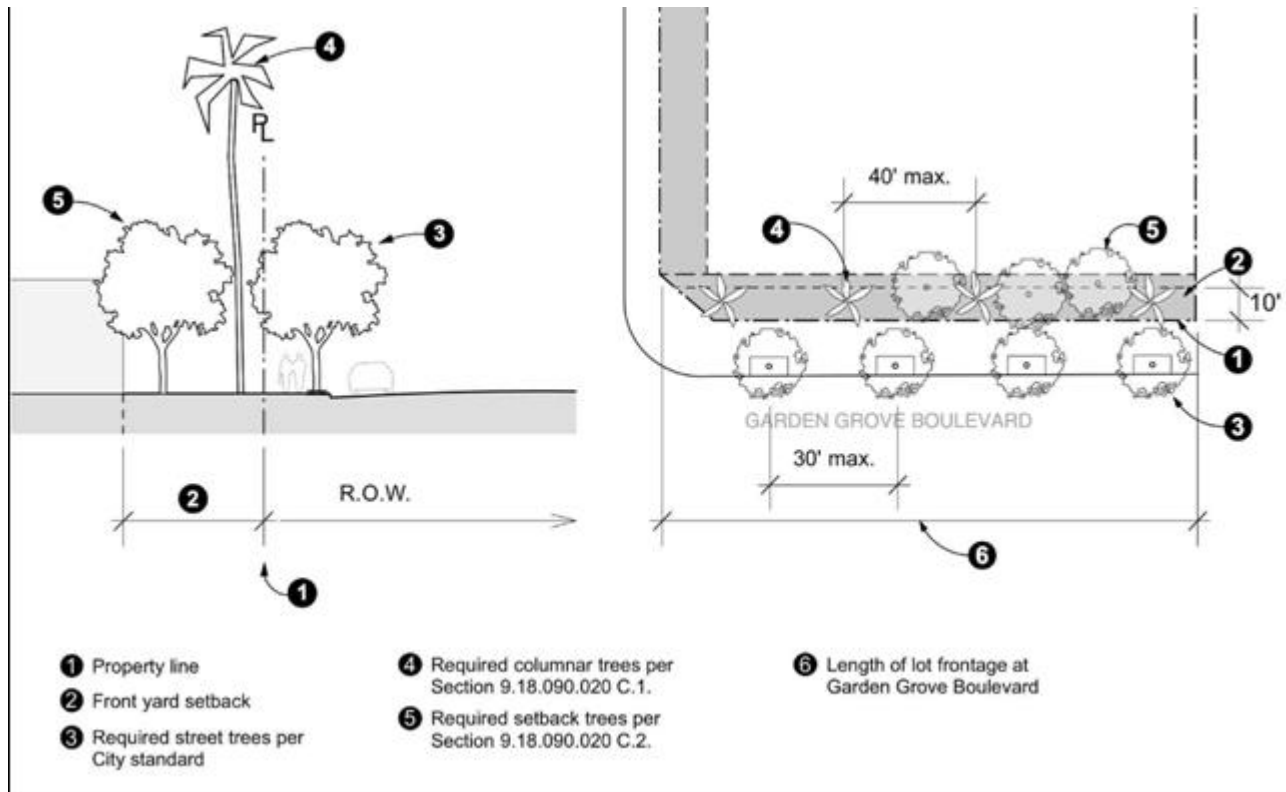
Development Standards	Garden Grove Boulevard Mixed Use Zones		
	GGMU-1	GGMU-2	GGMU-3
<b>Lot Coverage</b>			
Minimum Lot Coverage	Not applicable		
Maximum Lot Coverage	Not applicable		

- A. Garden Grove Boulevard Mixed Use Zone 1 (GGMU-1) Setback Requirements. For any property where the front lot line abuts Garden Grove Boulevard, the minimum required 10-foot front setback, measured from and perpendicular to the property line, shall be primarily for pedestrian use and shall be paved and augmented with landscaping such as planters and trees, as provided per Section 9.18.100.020.C (Setbacks) and subsection C (Garden Grove Boulevard Tree Requirements) of this section. Elements enhancing the pedestrian experience that create shading, seating, and safety features for pedestrians shall be incorporated into the design of the front setback, ~~including but not limited to~~ in the form of shade trees of minimum 24-inch box size, benches, lighting either in the pavement or mounted on poles 10 to 12 feet in height, and enhanced paving consisting of either textured concrete, bricks, or stonework. Painted concrete shall not be used.



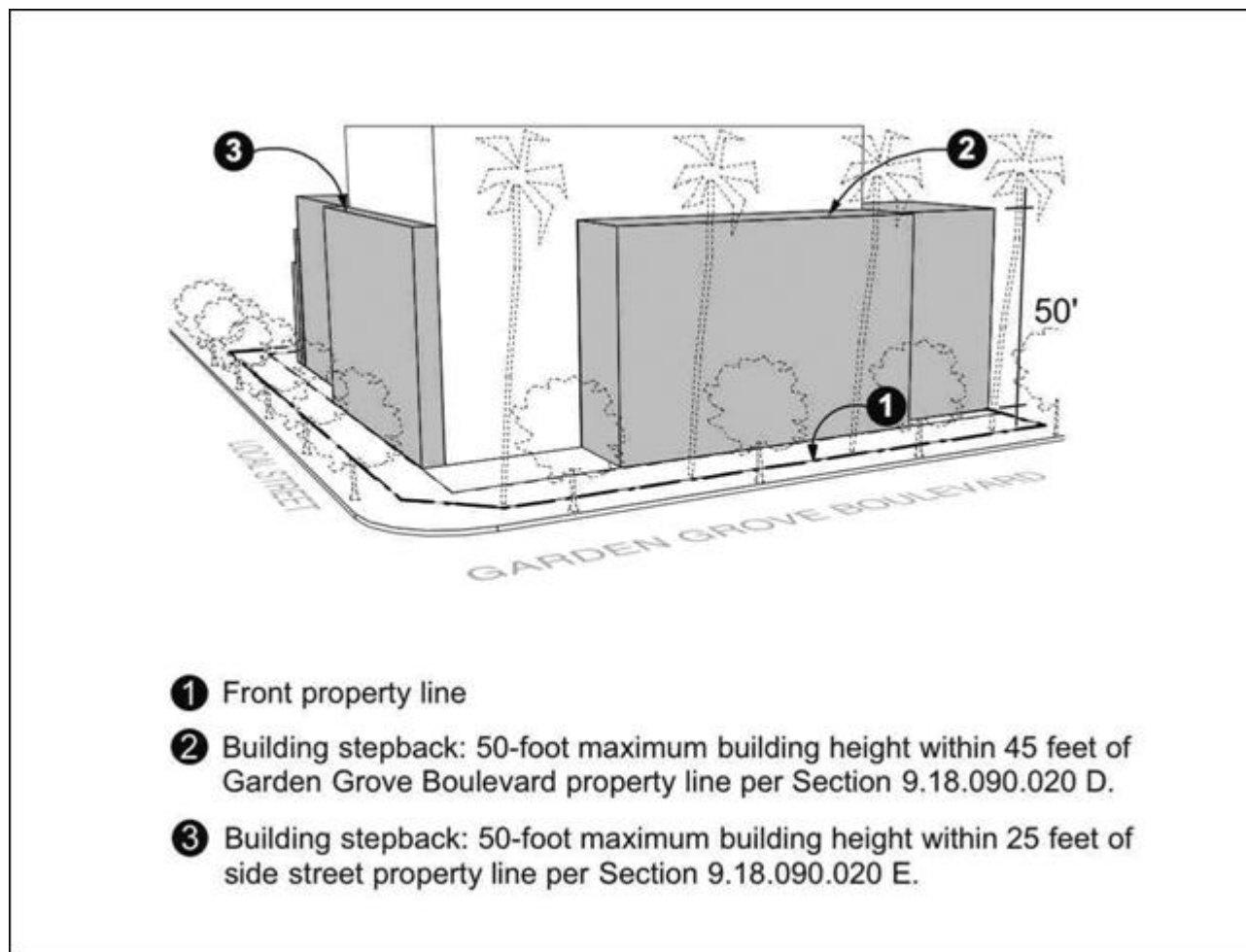
**Photo 9.18-2: Example of Paved Pedestrian Activity Area with Landscaping and Benches in the GGMU-1 Zone**

- B. Garden Grove Boulevard Mixed Use Zones 2 and 3 Setback (GGMU-2 and GGMU-3) Requirements. ~~The first~~At least five feet within the minimum required 15-foot front yard setback, measured from and perpendicular to the property line, shall be for pedestrian use and shall be paved ~~and landscaped~~, as provided in Section 9.18.100.020.C (Setbacks). Elements ~~enhancing the pedestrian experience that create shading, seating, and safety features for pedestrians~~ shall be incorporated into the design of the front setback, ~~including but not limited to in the form of shade trees of minimum 24-inch box size~~, benches, lighting ~~either in the pavement or mounted on poles 10 to 12 feet in height~~, and enhanced paving consisting of either textured concrete, bricks, or stonework. Painted concrete shall not be used.
- C. Garden Grove Boulevard Tree Requirements. Trees are a significant and highly visual component of the urban environment for both the pedestrian and people in vehicles. For the pedestrian, trees create shade and provide comfort and an enhanced feeling of appropriate scale. For people in vehicles, a clear pattern of trees provides visual interest and enhances movement along and through the city's primary street corridors. For these reasons and to achieve General Plan goals with regard to enhancing city identity, for all properties having any property line adjacent to the Garden Grove Boulevard right-of-way, ~~enhanced~~ landscaping shall be provided within the required front setback area, in addition to otherwise required paving ~~and~~ landscaping, and street trees. Such ~~enhanced~~ landscaping shall consist of the following:
1. Columnar Trees Required. Columnar trees, ~~selected from the Planning Division's approved tree list for Garden Grove Boulevard~~, shall be planted within 10 feet of the Garden Grove Boulevard property line within the front yard setback. Trees ~~should~~shall either be placed grouped or planted at ~~regular intervals and~~ no more than 40 feet on center. Trees shall be of a minimum 24-inch box size at planting and have a minimum height at maturity of 45 feet.
  2. Setback Canopy Trees Required. Canopy trees, ~~selected from the Planning Division's approved tree list for Garden Grove Boulevard~~, shall be planted at a ratio of at least one tree for every 50 feet of Garden Grove Boulevard lot frontage. Trees may be placed at regular intervals along the front yard setback or may be clustered within the front yard setback.
  3. Trees within Public Rights-of-Way. Canopy trees within the street right-of-way are an essential component of the streetscape and pedestrian orientation of Garden Grove Boulevard. Street trees shall be provided no more than 30 feet apart on center, or as otherwise required by Public Works standards.
  3. Required Planting Area. A minimum of 16 square feet of planting of shrubs and/or groundcover shall be provided at the base of each required tree, ~~unless~~. Tree grates ~~are approved through may be substituted for the site plan review process~~ shrubs or groundcover.



**Figure 9.18-2: Garden Grove Boulevard Frontage Tree Requirements**

- D. Building Stepback at Garden Grove Boulevard. Any portion of a building or structure located within 45 feet of the Garden Grove Boulevard right-of-way shall not exceed 50 feet in height. Where a building fronting Garden Grove Boulevard is located more than 45 feet away from Garden Grove Boulevard, no additional building stepback is required.
- E. Building Stepback at Side Streets. Any portion of a building or structure located within 25 feet of any public right-of-way other than Garden Grove Boulevard shall not exceed 50 feet in height. Where a building is located more than 25 feet away from another public right-of-way (other than Garden Grove Boulevard), no additional building stepback is required.



**Figure 9.18-3: GGMU Required Building Stepbacks**

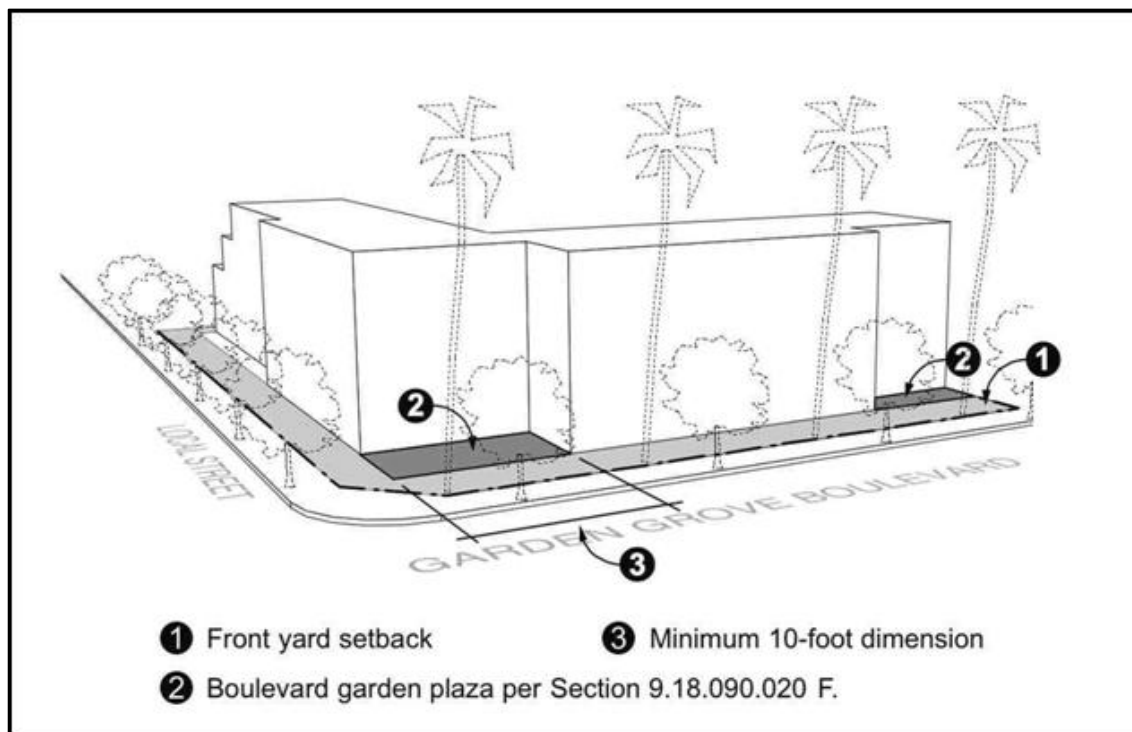
- F. **Boulevard Garden Plaza Requirement.** For projects having a property line that abuts the Garden Grove Boulevard right-of-way and where the buildings are clearly oriented immediately toward Garden Grove Boulevard, a boulevard garden plaza shall be provided. New stand-alone multiple-family residential development with no commercial component, in the Garden Grove Boulevard Mixed Use Zone (GGMU) zone, is only permitted on sites that do not have access to a principal, major, primary, or secondary arterial street and are not required to include a pedestrian plaza area. The purpose of this boulevard garden plaza is to provide a place adjacent to the public right-of-way that expands the area for use by pedestrians for passive recreation and public gathering, and that provides area for landscape amenities, display of public art, and similar uses that enhance the appearance and function of development. This boulevard garden plaza shall be provided at grade, and shall comply with the following design standards.
- ~~Where a building or buildings is located toward the rear of a lot and a surface parking lot is located between the public right-of-way and buildings on the site, a pedestrian plaza shall be required in lieu of the boulevard garden plaza, in conformance with the requirements set forth in Section 9.18.100.030.B (Pedestrian-Oriented Plazas).~~
1. **Permitted Uses.** The required boulevard garden plaza may include landscaped and paved areas, outdoor dining areas, public art display, fountains, or similar uses and amenities permitted in the applicable zone, including nonvehicular sales kiosks and outdoor dining. A minimum of three types of improvements and/or amenities shall be provided.

2. Minimum Area. The boulevard garden plaza area shall comply with the minimum area requirements set forth in Table 9.18-3 (Minimum Boulevard Garden Plaza Area in the GGMU Zones).

**Table 9.18-3: Minimum Boulevard Garden Plaza Area in the GGMU Zones**

Garden Grove Boulevard Frontage Length	Minimum Plaza Area
Less than 150 feet	600 sf
150—300 feet	1,000 sf
More than 300 feet	1,500 sf

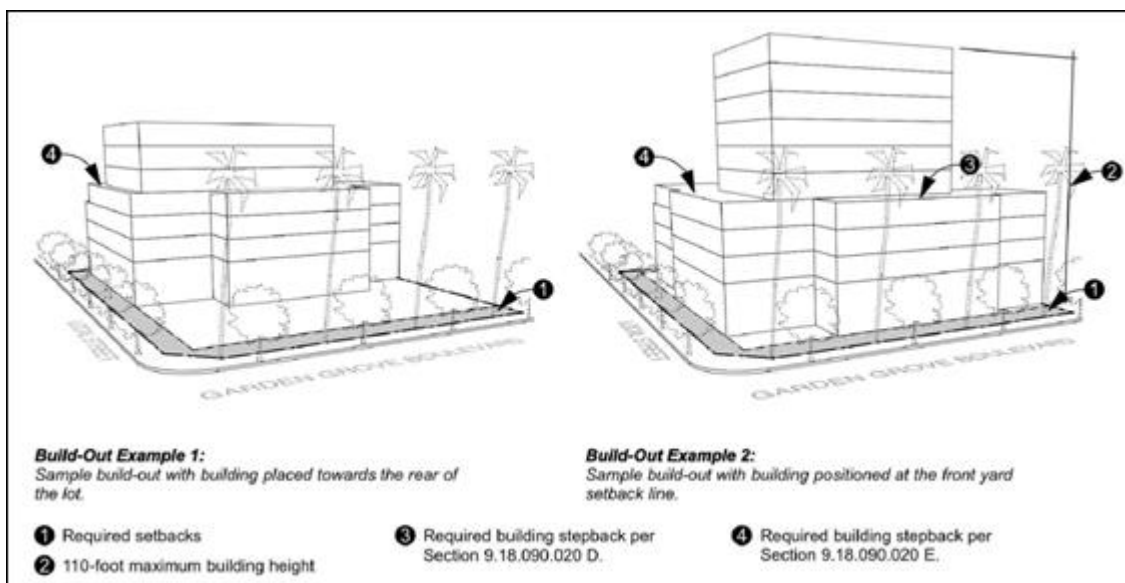
3. Shape and Minimum Dimensions. The boulevard garden plaza area shall have a minimum dimension of 10 feet in width and 10 feet in length. The required open space area may be split into no more than two contiguous areas.
4. Location. The boulevard garden plaza area shall adjoin the front yard setback.
5. Landscaping. A minimum of 25% of the boulevard garden plaza area shall be landscaped with live plant materials. Landscaping provided in raised planters or pots is permissible.



**Figure 9.18-4: Required Boulevard Garden Plaza**



6. Paving. Boulevard garden plazas shall be paved in ~~high-quality~~ materials ~~such as consisting of either~~ pavers, stone or cobblestone, ~~or~~ patterned or scored colored concrete, ~~or similar durable materials.~~ Plain and colored concrete and plain asphalt are prohibited.
  7. Other Requirement. The boulevard garden plaza area shall not be enclosed or obstructed by fencing or walls and shall be ~~well~~ integrated with the front yard setback area through similar paving and landscaping treatments, except as required for permitted outdoor dining areas.
- G. Where a building or buildings is located toward the rear of a lot and a surface parking lot is located between the public right-of-way and buildings on the site, a pedestrian plaza shall be required in lieu of the Boulevard Garden Plaza, in conformance with the requirements set forth in Section 9.18.100.030.B (Pedestrian-Oriented Plazas).
- H. Examples of Build-out Options for GGMU-1, GGMU-2, and GGMU-3. Figures 9.18-5 through 9.18-7 illustrate development approaches that may result from the application of the development standards for the GGMU zones.



**Figure 9.18-5: GGMU-1 Potential Development Examples**

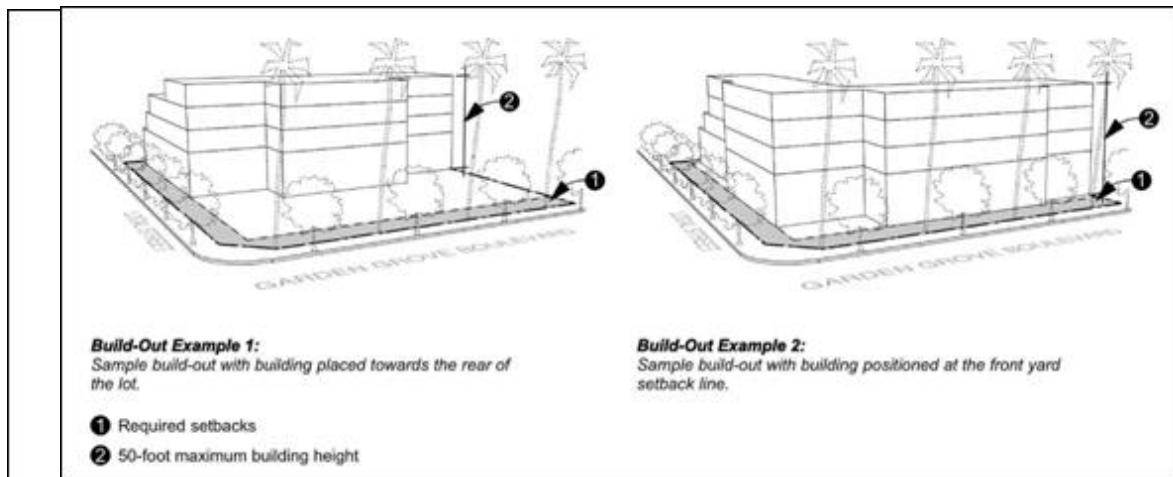


Figure 9.18-6: GGMU-2 Potential Development Examples

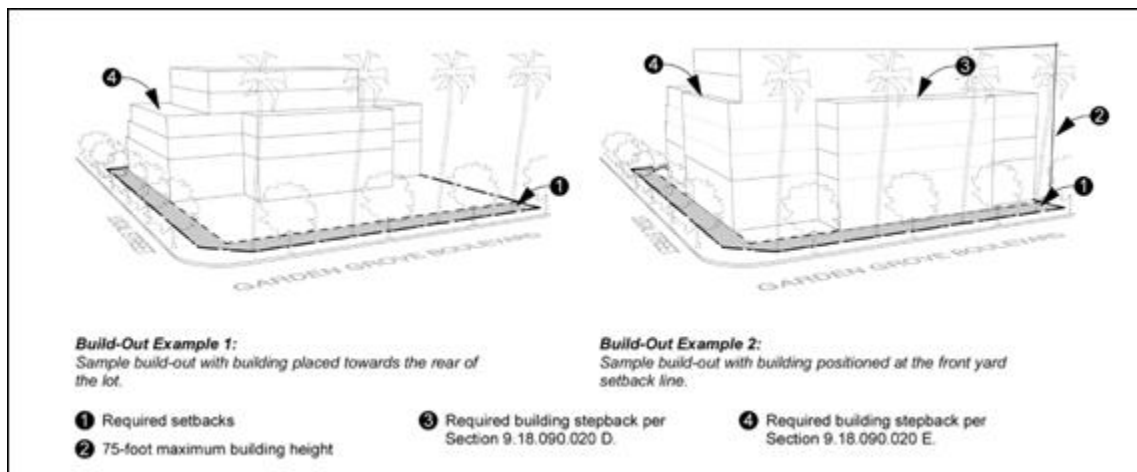


Figure 9.18-7: GGMU-3 Potential Development Examples

### 9.18.090.030 Civic Center Zone Development Standards

In addition to the other applicable requirements of this chapter, the provisions of this Section 9.18.090.030 apply to proposed development in the CC-1, CC-2, CC-3, and CC-OS zones. Table 9.18-4 (Development Standards for the CivicCenter Mixed Use Zones) and referenced figures establish the general development standards applicable to all development in the CC zones.

**Table 9.18-4: Development Standards for the Civic Center Mixed Use Zones**

	Civic Center Mixed Use Zones			
Development Standards	CC-1	CC-2	CC-3	CC-OS
Minimum Lot Size	Minimum area and width for new lots. When a lot has less than the minimum required area or width as set forth in the development standards for the zone in which it is located and was of record on November 12, 1960, the lot shall be deemed to have complied with the current minimum required lot area or width.			
Minimum Area	10,000 sf	5,000 sf	15,000 sf	Development standards persite plan review process.
Minimum Width	75 ft	50 ft	75 ft	
Minimum Width (Corner Lot)	75 ft	50 ft	75 ft	
Maximum Density/Intensity				
Maximum Commercial Floor Area Ratio(FAR)	0.5	0.5	0.5	Development standards persite plan review process.
Maximum Residential Density (units/acre)	24 units/acre No commercial component required.	48 units/acre Residential uses permitted above ground floor only (See Section 9.18.090.050.)	60 units/acre Commercial storefronts required per Section 9.18.090.030.C and Figure 9.18-11.	
Setbacks	Minimum setbacks required. See Section 9.18.100 for setback measurement, allowed encroachments and projections into setbacks, and exceptions to setbacks.			
Front	As determined per Figure 9.18-8			Development standards persite plan review process.
Side	<del>Minimum 5 ft</del> None required unless abutting a residentially zoned lot; minimum 5 ft when abutting a residentially zoned lot. See Section 9.18.100.	None required	None required	
Corner Side	As determined per Figure 9.18-8			
Rear	<del>Minimum 20% of lot depth not to exceed 25 ft</del> None required unless abutting a residentially zoned lot; minimum 5 ft when abutting a	None required unless abutting a residentially zoned lot; minimum 10 ft when abutting a residentially zoned lot. See Section 9.18.100.		

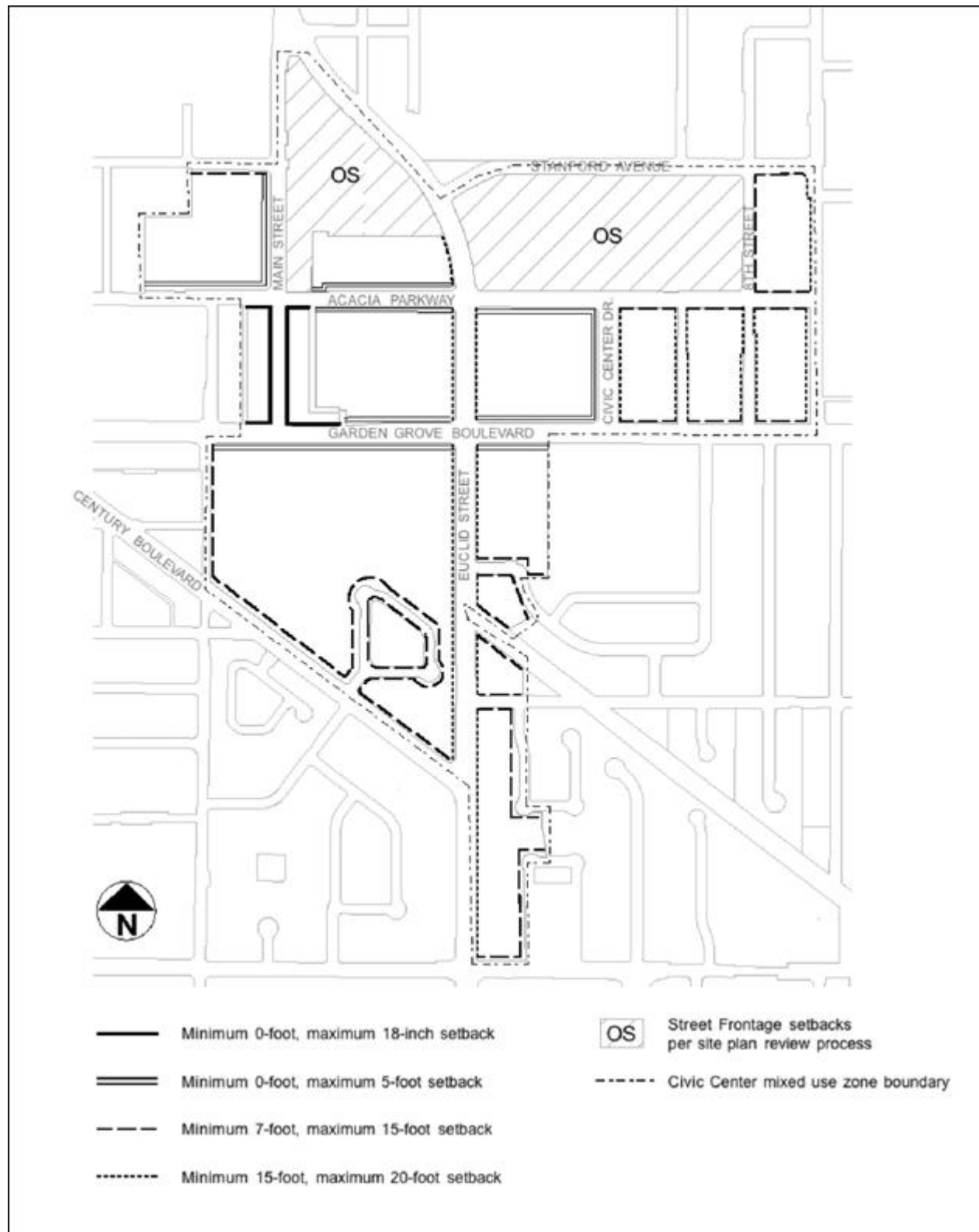


**Table 9.18-4: Development Standards for the Civic Center Mixed Use Zones**

Development Standards	Civic Center Mixed Use Zones			
	CC-1	CC-2	CC-3	CC-OS
	<u>residentially zoned lot. See Section 9.18.100.</u>			
Maximum Height and Building <u>Stepbacks</u>	Maximum building height shall not exceed height limit in feet or stories. See also Section <u>9.18.100 for rear and sideyard encroachment plane requirements which may restrict heights adjacent to a residentially zoned lot.</u>			
	Maximum height and building stepbacks required as determined per Section 9.18.090.030.B, including Figure 9.18-9 and Figure 9.18-10.		Per site plan review process.	
Lot Coverage				
Minimum Lot Coverage	Not applicable	70%	Not applicable	Per site plan review process.
Maximum Lot Coverage	50%*	Not applicable	Not applicable	

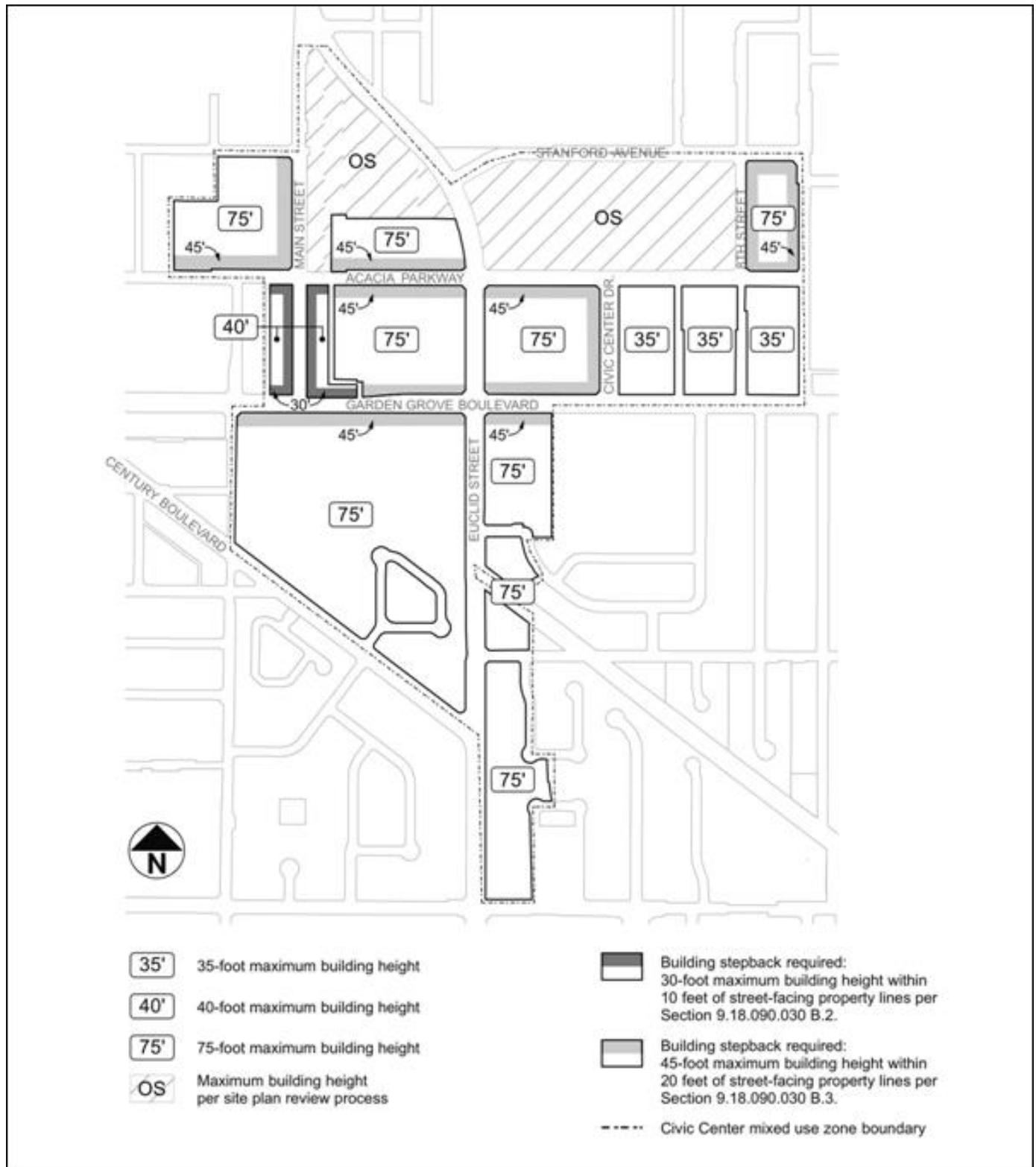
**\*\*** Maximum lot coverage requirement applies to stand-alone residential development only; does not apply to commercial or mixed use developments.

- A. Required Setbacks. All structures shall maintain the minimum required setbacks set forth on Figure 9.18-8 (CC Required Street Frontage Setbacks), below.

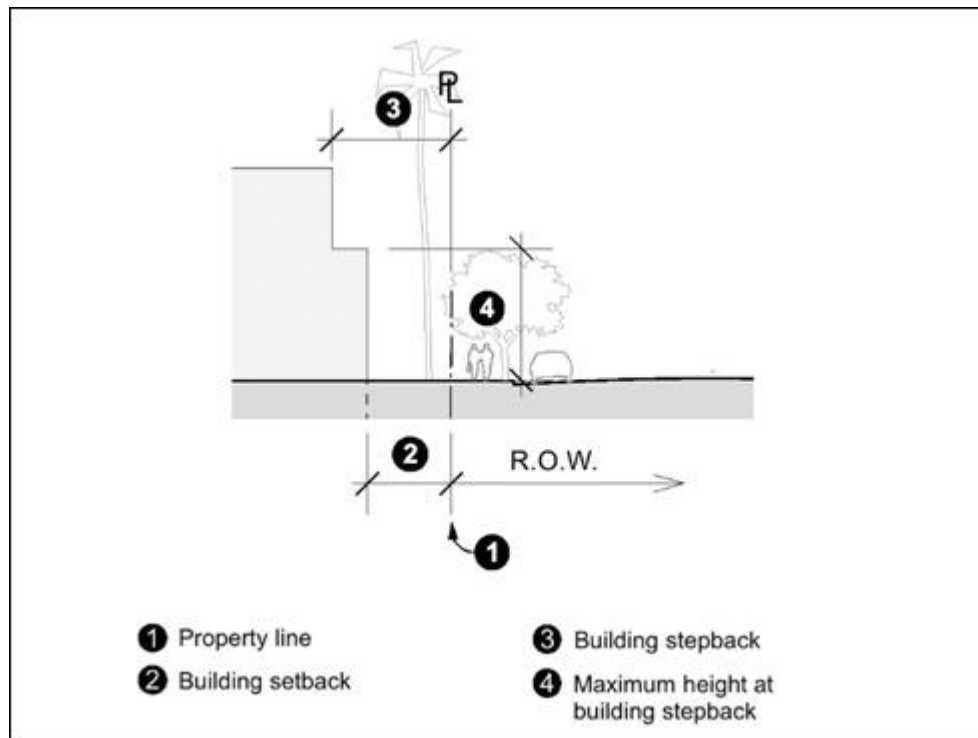


**Figure 9.18-8: CC Required Street Frontage Setbacks**

- B. Maximum Heights and Required Building Stepbacks. New buildings and structures shall conform to the maximum height and building stepback requirements of this section.
1. In the CC-1 zone, no building stepback shall be required.
  2. In the CC-2 zone, building stepbacks shall be required pursuant to Figure 9.18-9 (CC Maximum Height Limits and Required Building Stepbacks) for any new development with a property line abutting Main Street, Garden Grove Boulevard, or Acacia Parkway and where a building will be located within 10 feet of the subject street.
  3. In the CC-3 zone, building stepbacks shall be required pursuant to Figure 9.18-9 (CC Maximum Height Limits and Required Building Stepbacks) for any new development with a property line abutting Garden Grove Boulevard, Acacia Parkway, Main Street, Civic Center Drive, 8th Street, 9th Street, and Stanford Avenue east of Euclid Street and where a building will be located within 20 feet of the subject street. Where a building with frontage on a subject street is located more than 20 feet from the subject street, no additional building stepback shall be required.
  4. Building stepbacks shall be measured from the property line per Figure 9.18-10 (Required Building Stepbacks), below.



**Figure 9.18-9: CC Maximum Heights and Required Building Setbacks**



**Figure 9.18-10: Required Building Stepbacks**

- C. Storefronts and Commercial Uses Required at Ground Floors. Storefronts provide a means for commercial uses to orient display toward and access directly from public sidewalks. By providing visibility into these commercial spaces, increased pedestrian interest interaction with businesses is enhanced to contribute to the pedestrian experience and encourage high pedestrian volumes provided. Storefronts and associated ground floor commercial space shall be required for certain properties with lot lines along Garden Grove Boulevard, Acacia Parkway, Main Street, and Euclid Street, as indicated on Figure 9.18-11 (CC Required Storefronts/Ground Floor Commercial Uses).
1. Where storefronts are required pursuant to Figure 9.18-11 (CC Required Storefronts/Ground Floor Commercial Uses), required commercial space shall have a minimum depth of 40 feet for a minimum of 60% of the length of the building façade measured parallel to the property line. The storefront shall be oriented toward the street indicated in Figure 9.18-11 (CC Required Storefronts/Ground Floor Commercial Uses).
  2. Commercial space shall be occupied by a commercial use that is permitted in the zone pursuant to Table 9.18-1 (Use Regulations for the Mixed Use Zones) of this chapter.
  3. For a civic, institutional, public, or similar use, a public lobby and offices may be considered a storefront.

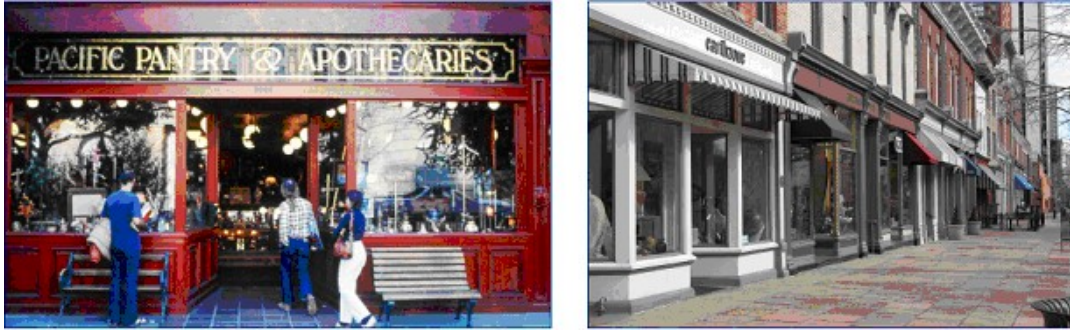
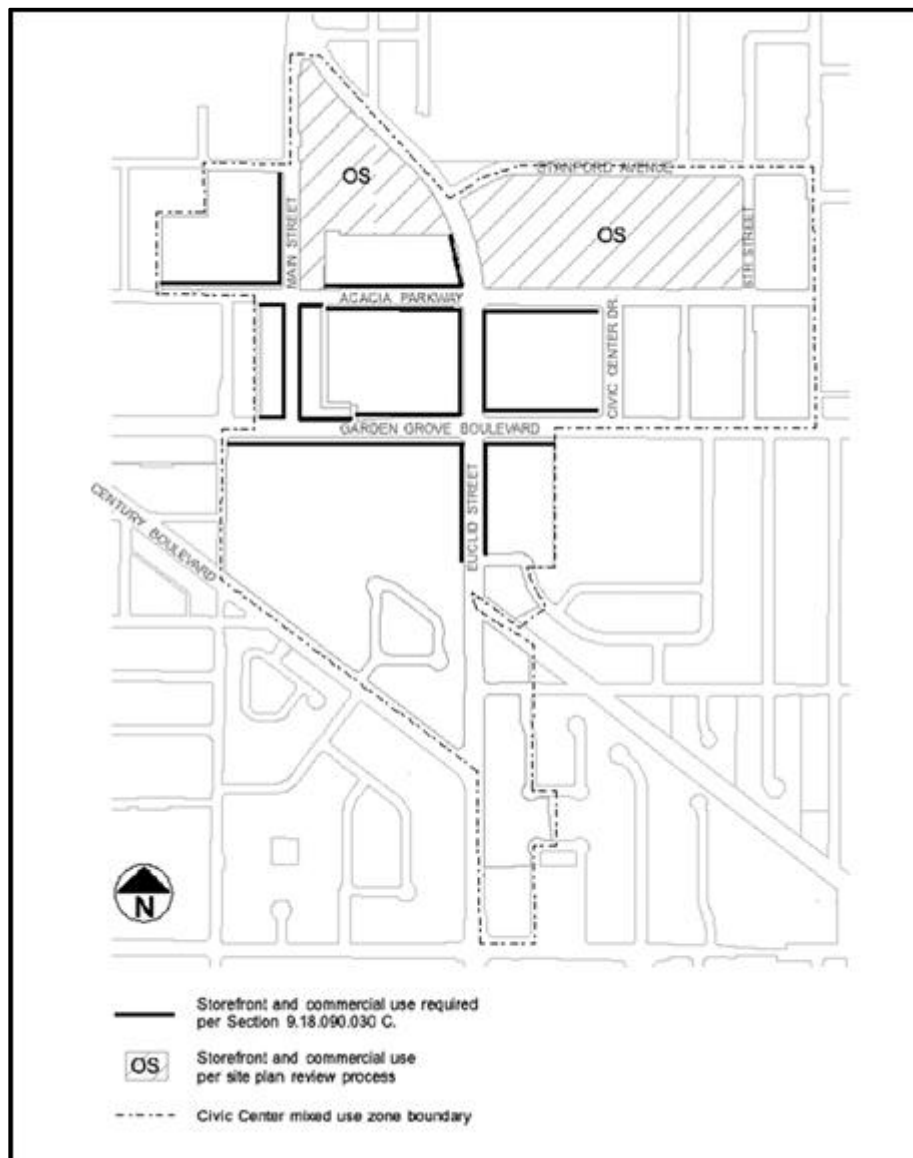


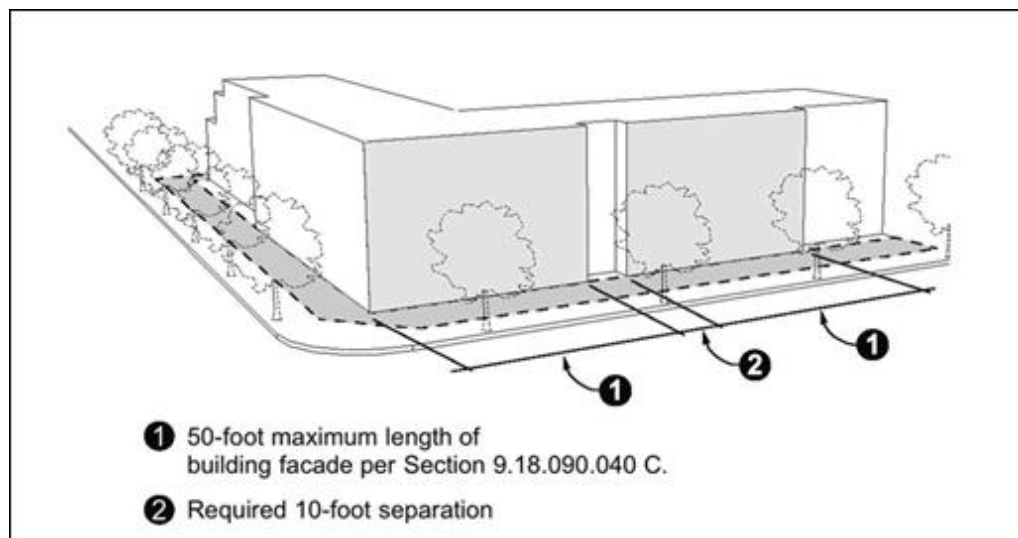
Photo 9.18-3: Examples of Storefronts

Figure 9.18-11: CC Required Storefronts/Ground Floor Commercial Uses



### 9.18.090.040 Additional Regulations Specific to the CC-1 Zone

- A. Purpose and Applicability. In addition to the other applicable requirements of this chapter, the provisions of this section apply to development in the CC-1 zone. These standards are established to maintain the one-to two-story character of ~~established~~ neighborhoods within the Civic Center East district.
- B. Architectural ~~Character. Architectural character of new buildings and structures shall be compatible with the character and scale of existing neighborhoods.~~ Components. New buildings and structures shall incorporate at least four of the following architectural components: 1) variation in building massing ~~and,~~ 2) roofline ~~variation,~~ 3) utilization of projecting bays or recesses, ~~changes in material, differentiation of color, changes in along all facades visible from a public right-of-way,~~ 4) at least two types of building materials, 5) at least two building colors, 6) front porch, and 7) architectural detailing or ornament, or similar architectural features. ~~ornamentation.~~
- C. Maximum Length of Building Façade. Façades of buildings and structures facing public ~~right~~ rights-of-way shall not exceed 50 feet of uninterrupted length measured parallel to the property line. Façades greater than this length shall be interrupted by breaks in façade plane not less than 10 feet in width and five feet in depth.



**Figure 9.18-12: CC-1 Maximum Length of Building Façade**

- D. Porches ~~and Patios~~ at Street-Fronting Setbacks. ~~Porches and patios~~ Where porches are encouraged at used along street-fronting setbacks ~~and, such~~ may encroach within required setbacks for not more than five feet measured perpendicular to the property line.
- E. Existing Single-Family Residential Development. Any legally established single-family residential development existing on the effective date of the ordinance establishing the CC-1 Mixed Use zone that is maintained as a single-family residential use shall be subject to the use regulations and development standards contained in Chapter 9.08 (Single-Family Residential Development Standards) of this title for any additions or modifications.
- F. Conversion of Single-Family Homes to Commercial Structures and Uses. Any legally established single-family home located within the CC-1 zone may be converted to a commercial structure and use, provided that the conversion complies with the following standards and all other applicable

requirements of Chapter 18 (Mixed Use Regulations and Development Standards) of this title and provided that a site plan is approved in accordance with Chapter 9.32. The following shall apply.

1. Compliance With Other Mixed Use Regulations and Development Standards. Except as otherwise provided in this section, all uses shall comply with all other applicable provisions in Chapter 18 of this title.
2. Maintenance of Residential Appearance. Converted homes shall maintain the residential appearance of the structure in order to maintain compatibility with the character and scale of the existing neighborhood.
3. Buffering from Residential Uses. Residential properties converted to commercial uses shall be buffered from existing residential properties in accordance with standards established by the Community Development Director. Buffering measures shall include, but not be limited to, fencing, landscaping, and low level lighting in order to reduce noise and light intrusion.
4. Hours of Operation. Hours of operation for all commercial uses in converted homes within the CC-1 zone shall be limited to 7:00 a.m. to 10:00 p.m. daily, unless located within an integrated development that provides adequate buffering to adjacent residentially developed properties. Extended hours of operation may be approved in conjunction with an approved site plan and/or other land use entitlement.
5. Pedestrian Linkages. When converting existing homes to a commercial use, pedestrian linkages providing a connection between the commercial uses and other streets and remote parking lots shall either already exist or be created in conjunction with the conversion.
6. Parking. Parking for commercial uses shall comply with Section 9.18.140, with the exception that off-site parking is permitted to be located further than 1,500 feet from the site it is serving, provided that it is located in the CC-1 zone or within the CC-3 and CC-OS zones that are located east of Euclid Street, west of 9th Street, north of Garden Grove Boulevard, and south of Stanford Avenue. Off-site parking areas that support commercial uses in converted single-family homes shall be approved in conjunction with the approval of a site plan pursuant to the site plan review procedure set forth in Chapter 9.32.
7. Additions/Modifications of Structures in Conjunction with Conversions. Additions/modifications shall maintain continuity with the architectural style of the remainder of the existing structure.
8. Additional Compatibility Standards. The additional compatibility standards set forth in subsection J of this section shall also apply to single-family homes converted to commercial uses and structures.
9. Conditional Use Permit Required for Uses Involving Entertainment and/or Alcohol Sales. Any home that converts from a residential use to a commercial use that will include entertainment and/or alcohol sales shall be appropriately buffered from adjacent residential uses, be subject to special operating conditions, and require review and approval of a conditional use permit. If entertainment and/or consumption of alcohol is conducted outdoors, buffering measures shall include, without limitation, sound attenuation walls and landscaping in order to protect adjacent residential uses. If the entertainment and/or alcohol sales or consumption is conducted, and the use does not meet the distance requirements for the subject uses as prescribed in Section 9.18.030 (Special Operating Conditions and Development Standards), a waiver of distance and location provisions may also be requested through the conditional use permit process. In conjunction with the approval of a conditional use permit, the hearing body may grant a waiver to any distance or location provision if it makes all of the following findings:-
  - a. That the proposed use will not be contrary to the public interest or injurious to nearby properties, and that the spirit and intent of this section will be observed;



- b. That the proposed use will not unreasonably interfere with the use and enjoyment of neighboring property or cause or exacerbate the development of urban blight;
  - c. That the use will not interfere with operation of other businesses or uses within the area;
  - d. That the establishment of an additional regulated use in the area will not be contrary to any program of neighborhood conservation or revitalization;
  - e. That the establishment complies with all other distance and pedestrian and vehicular requirements of this code; and
  - f. That all applicable regulations of this code will be observed.
- G. Communal Dining Areas. Communal dining areas may be created between properties and uses. Outside communal dining areas shall be sufficiently buffered from adjacent residential uses in a manner that will protect the peaceful enjoyment of adjacent residentially developed properties. In addition to the other applicable requirements of this chapter, including those prescribed in Section 9.18.090.040.F.9 (Conditional Use Permit Required for Uses Involving Entertainment and/or Alcohol Sales), the following provisions shall apply to uses that include communal dining with entertainment and/or alcohol:
- 1. A conditional use permit is required for communal dining with entertainment and/or alcohol.
  - 2. Entertainment shall only be permitted within a confined space with proper sound attenuation or within a wholly enclosed building.
  - 3. Outdoor communal dining areas where alcohol is served and/or consumed must be located in a controlled area or group of areas with monitored entrances and exits and enclosed by a perimeter barrier.
  - 4. The conditional use permit shall specify the requirements and the party or parties responsible for monitoring, managing and controlling the communal dining area(s).
- H. Nonvehicular and Vehicular Vending. Both nonvehicular kiosks and vehicular vending may include, without limitation, converted camper trailers, nostalgic vans, and food trucks, and may be temporarily or permanently installed/parked both on-site and off-site. In addition to meeting the requirements of Sections 9.18.070.010 and 9.18.070.020, both nonvehicular and vehicular vending shall comply with the following standards:
- 1. The design, materials, and colors are to be well crafted and considerate of the immediate surroundings of the proposed installation.
  - 2. The size of a nonvehicular vending kiosk located within the CC-1 zone may exceed 36 square feet provided that the size of the kiosk is appropriate in scale and massing for the location it is intended for. In no case shall the kiosk be larger than 100 square feet.
  - 3. Graphics and signs shall be appropriate to the size and design of the cart/trailer/kiosk and shall not cause light or glare on adjacent streets and residentially developed properties. Typical sign area approved is up to six square feet, not including menu boards, which are typically temporary and/or not permanently affixed to the kiosk.
  - 4. Kiosks may not be placed in any required parking space, driving aisle, or walkway. If installed/parked within the public right-of-way, the kiosk/vehicle shall be appropriately separated and buffered from adjacent vehicular traffic through the use of low fencing, planters, or similar barrier. Any street parking that is lost due to the installation of a vending structure shall be replaced elsewhere within the CC-1 zone either within the public right-of-way or within a joint-use parking lot.

5. Wheels located under the cart/trailers/kiosks are preferred (such as casters) and shall be permanently inflated. Projecting wheels must have fenders.
  6. Hitches attached to the cart/trailer/kiosk must be removable and detached during operation hours.
  7. The use of propane tanks may be permitted subject to the City's Fire Department and Building Division review and approval. Propane tanks must be attached to (or within) the kiosk and the kiosk must allow for adequate ventilation and screening.
  8. The location, design, and layout of both nonvehicular and vehicular vending structures shall be subject to the review and approval of the Community Development Director or designee. All vending structures located within the public right-of-way shall meet all requirements of the Public Works Department for encroachments into the public right-of-way and shall be subject to the review and approval of the Public Works Director.
  9. No external power, piping or plumbing is allowed. All vending structures shall be self-contained.
- I. Event Space. Outdoor and indoor event spaces, including banquet facilities, shall comply with the following standards and all other application requirements of Chapter 18 (Mixed Use Regulations and Development Standards) of this title:
1. With the exception as otherwise provided in this section, all uses shall comply with all other applicable provisions in Chapter 18 of this title.
  2. Parking for uses within outdoor and indoor event spaces shall comply with Section 9.18.140.
  3. Hours of operation shall be determined through the conditional use permit process.
- J. Additional Compatibility Standards. The following standards are intended to ensure the compatibility of uses within the CC-1 zone:
1. Within mixed use developments, residential units shall be designed to ensure the security of residents through the provision of secured entrances and exits that are separate from the nonresidential uses, and are directly accessible to parking areas. Nonresidential and residential uses shall not have common entrance hallways or common balconies. These separations shall be shown on the development plan, and the separations shall be permanently maintained. All commercial development/use shall submit a security plan to the Police Department for review and approval by the Police Chief or designee prior to establishment of the use.
  2. Commercial uses shall be designed and operated, and hours of operation limited where appropriate, so that neighboring residents are not exposed to offensive noise, especially from traffic, trash collection, routine deliveries or late night activity. No use shall produce continual loading or unloading of heavy trucks at the site between the hours of 8:00 p.m. and 6:00 a.m. Hours of operation for all commercial uses within the CC-1 zone shall be limited to 7:00 a.m. to 10:00 p.m. daily, unless located within an integrated development that provides adequate buffering to adjacent residentially developed properties, or otherwise authorized pursuant to a conditional use permit or minor deviation land use permit approved pursuant to Chapter 9.32. For uses requiring approval of a conditional use permit, extended hours of operation may be authorized pursuant to the conditional use permit. For uses not requiring a conditional use permit or other discretionary land use approval, requests for extended hours of operation shall require approval of a minor deviation land use permit pursuant to Section 9.32.030.D.11 of Chapter 9.32 of this title.
  3. Residential portions of a mixed use project shall be designed to limit the interior noise caused by the commercial and parking portions of the project, to a maximum of 45 decibels (db) community

noise equivalent level (CNEL) on annual basis in any habitable room with windows closed. Proper design may include, but shall not be limited to, building orientation, double or extra strength windows, wall and ceiling insulation, and orientation and insulation of vents. Where it is necessary that windows be closed in order to achieve the required level, means shall be provided for ventilation/cooling to provide a habitable environment.

4. No use, activity or process shall produce continual vibrations or noxious odors that are perceptible, without instruments, by the average person at the property lines of the site or within the interior of on-site residential units.
5. Outdoor lighting associated with commercial uses shall not adversely impact surrounding residential uses, but shall provide sufficient illumination for access and security purposes. Such lighting shall not blink, flash, oscillate, or be of unusually high intensity or brightness. (2888 §§ 7, 8, 2017; 2857 § 6, 2015; 2814, 2012)

### 9.18.090.050 Additional Regulations Specific to the CC-2 Zone

- A. Purpose and Applicability. In addition to the other applicable requirements of this chapter, the provisions of this section apply to proposed development in the CC-2 zone. These standards are established to maintain the low-scale character and architectural style of development of the early-20th century district located along Main Street.
- B. Limit on Residential Units. Residential units shall be permitted only above ground floor commercial space and shall be further limited as follows:

1. The maximum allowable number of residential units within the entire CC-2 zone, located on the east and west sides of Main Street between Garden Grove Boulevard and Acacia Parkway, shall not exceed 102 units. As each property is developed with residential units, the number of units that have been approved shall reduce the maximum number of allowable units in the CC-2 zone as a whole. In the event that a commercial development is expanded that would reduce the number of available surplus parking spaces, the maximum allowable number of units will be reduced according to the number of parking spaces encumbered by the commercial development, unless parking has been provided for on site or within a parking structure.
2. Each unit shall be limited to a maximum of two sleeping rooms.

3. ~~The design of the individual units shall preserve the historic feel of the Main Street District and shall comply with the standards set forth in this title.~~

Adaptive reuse of above ground floor spaces for residential uses is permitted, provided that alterations to the exterior building facades, including windows, are limited to those required to comply with residential building code requirements.

4. The design of new mixed use buildings whereby at least two-thirds of the overall floor area is occupied by residential units shall include the following components: 1) roofs of barrel-shaped red tile; 2) recessed entries; 3) building facades consisting of either brick or beige or off-white stucco; the use of stonework on the lower one-third of the first story is allowed; 4) awnings or trellises on the front façade; 5) at least 60% of the first-floor front façade consisting of doors and windows; and 6) upper-story detailing consisting of balconies, projecting windows, shuttered windows, and/or architectural detailing. Aluminum window and door frames are specifically prohibited.

- C. Parking. Parking shall be unassigned throughout the Main Street Parking District unless provided for on site, and any assigned parking shall not be counted toward meeting minimum parking requirements.

- D. General Design Regulations and Site Development Standards. The following site development standards for the CC-2 zone are established to provide for the orderly development, restoration, and revitalization of properties within the CC-2 zone; to provide for the proper relationship of various uses, buildings, structures and open spaces; to allow for the maximum flexibility in design and development within the parameters of the historical theme of Main Street; and to encourage the utilization of recognized economic, cultural, and social values of good environmental planning. The following standards shall apply to buildings used for nonresidential purposes and any mixed use building whereby the residential component constitutes less than two-thirds of the total floor area.
1. Architectural and Design Criteria. ~~In order~~ To ensure that the development, restoration, and revitalization of properties and buildings are completed in accordance with the general historical theme of the CC-2 zone, the Community Development Department shall adopt, by resolution, architectural and design criteria, which shall be filed in the office of the City Clerk. All development projects shall conform to such architectural and design criteria as though listed verbatim in this title.
  2. Site Plan Required. Prior to the issuance of a building permit for any building or structure, a site plan shall be adopted if either of the following conditions apply:
    - a. Floor area in excess of 10% will be added to an existing building or structure.
    - b. A new building or structure will be established. The proposed plan shall be submitted to the Downtown Commission for review and recommendation to the Planning Commission. All required site plans shall be submitted to the Community Development Department and Planning Commission for approval and architectural review.
  3. Building Design Plan. Under the provisions of this subsection, when a structural rehabilitation is requested and a site plan is not required, a building design plan shall be required. The proposed building design plan shall be submitted to the Zoning Administrator for technical review and recommendation to the Downtown Commission. The Downtown Commission shall review the proposed plan and make recommendations to the Community Development Department. All required building design plans shall be submitted to the Community Development Department for approval and architectural review. The specific drawings and contents required in the building design plan shall be determined by the Community Development Department and shall be adopted by resolutions as a portion of the architectural design criteria.
  4. Conformance with Site Plan and/or Building Design Plan Required. All work to be carried out in the development, restoration, or revitalization of any building or structure located within the CC-2 zone shall be performed in accordance with the provisions and conditions of an approved site plan or building design plan.
- E. Signs. All signs shall be regulated by the provisions of Chapter 9.20 (Sign Standards) of this title.
- F. Maintenance Requirements. All buildings and structures within the CC-2 zone shall be maintained in good repair and in a manner consistent with the general historical theme adopted for the zone. Maintenance shall include, but not be limited to, buildings being painted and awnings replaced periodically as required.
- G. The Downtown Commission shall monitor compliance and shall notify property owners and tenants in the event of noncompliance. In the event of continued noncompliance, the Downtown Commission shall make recommendations to the Community Development Department, which shall be empowered to utilize any available means to ensure compliance.
- H. Role of the Downtown Commission. The Downtown Commission shall review proposed building design plans and site plans, monitor the maintenance of the buildings in the CC-2 zone, and advise

the City Council regarding the levy of annual assessments for the Main Street Assessment District No. 1.

- I. Outdoor Dining in the Public Right-of-Way on Historic Main Street. Eating establishments located on Main Street between Acacia Parkway and Garden Grove Boulevard may locate and operate incidental and accessory outdoor dining areas on the adjacent public right-of-way, subject to compliance with the provisions of this subsection, approval of a Main Street outdoor dining permit by the Director or applicable hearing body pursuant to Chapter 9.32, and issuance of an encroachment permit by the City pursuant to Title 11. The provisions of this subsection, and not Section 9.18.030.300, shall govern outdoor dining areas in the public right-of-way on Main Street.
  1. Definitions. The following definitions shall apply to this section:
    - a. “Barrier” means a fabricated physical barrier that is firmly anchored to the ground meant to demarcate an outdoor dining area in the public right-of-way.
    - b. “Dining alcove” means an outdoor recess opening out of an eating establishment in conjunction with an outdoor dining area in the public right-of-way.
    - c. “Director” means the Director of Economic and Community Development for the City.
    - d. “Encroachment permit” means a temporary revocable permit issued by the City pursuant to Title 11 authorizing use of a portion of the public right-of-way.
    - e. “Main Street outdoor dining permit” means a permit approved by the City in accordance with this subsection and Chapter 9.32 authorizing the owner of an eating establishment that fronts on Main Street between Acacia Parkway and Garden Grove Boulevard to establish and maintain an outdoor dining area in the public right-of-way on Main Street immediately adjacent to the eating establishment.
    - f. “Obstruction” means any object or obstacle, which completely or partially blocks a path of travel on a public right-of-way, including, but not limited to, a sign, lamp post, bench, tree, tree grate, table, chair, umbrella, or other object attendant to an outdoor dining area in the public right-of-way.
    - g. “Outdoor dining area in the public right-of-way” means a specific area within the public right-of-way adjacent to an eating establishment that contains seating for patrons of the eating establishment and where food and/or beverage service and other activities related to dining that are incidental and accessory to operation of the eating establishment may occur.
  2. Application for Main Street Outdoor Dining Permit. An application for a Main Street outdoor dining permit shall be filed on forms provided by the Director, and submitted under penalty of perjury, and shall be accompanied by a fee in the amount established by the City Council for a Director’s Review. The application shall be filed concurrently with an application for an encroachment permit and shall include, without limitation, the following information and documents:
    - a. The name and business address of the eating establishment with which the proposed outdoor dining area in the public right-of-way is associated.
    - b. The name, business address, telephone number, and email address of the applicant, which must be the owner of the adjacent eating establishment, and the applicant’s responsible managing officer signing the application. An applicant that is a corporation, limited liability company, or partnership shall designate one of its officers, members, managers, or general partners to act as its responsible managing officer to complete and sign the application and to bind the entity in contract, and shall submit evidence acceptable to the Director that such individual is authorized to act on behalf and bind the applicant.

- c. If the applicant is not the legal or beneficial owner of the adjacent property on which the eating establishment is located, include the name and address of the property owner(s) and a written authorization executed by the property owner(s), or the property owner(s) authorized agent, authorizing the applicant to establish and maintain an outdoor dining area in the public right-of-way and to submit the application. If said authorization is executed by an agent of the property owner(s), written authorization of such agency satisfactory to the Director shall also be provided.
  - d. Plans, drawings, and a description of the proposed outdoor dining area in the public right-of-way and/or dining alcove satisfactory to the Director. At a minimum, the plans shall show in detail the dimensions of the proposed outdoor dining area in the public right-of-way; the locations and dimensions of all existing and proposed obstructions; the proposed locations, number, and arrangement of all barriers, tables, chairs, umbrellas, and other furnishings; and the location and dimensions of the proposed pedestrian path of travel. If construction of a dining alcove is proposed, detailed architectural and building plans for all structural alterations are required. The plans shall also include a description, satisfactory to the Director, of the colors, types, styles, and materials of all barriers, furnishings, umbrellas, and other objects proposed to be utilized within the outdoor dining area in the public right-of-way.
  - e. A description of the anticipated periods of use during the year, the proposed hours of daily use, and whether the service of alcoholic beverages is requested.
  - f. Sufficient evidence to establish, to the satisfaction of the Director, in his or her sole discretion, that the proposed outdoor dining area in the public right-of-way will not be inconsistent with the underlying dedication for public right-of-way or the City's title or estate in the underlying public right-of-way.
3. Design Requirements. Outdoor dining areas in the public right-of-way shall be subject to the following design and locational standards and requirements:
- a. An outdoor dining area in the public right-of-way may only be located adjacent to Main Street. No existing trees, lamp posts, or planters may be removed or relocated. Existing benches and trash receptacles may not be removed, but may be relocated subject to approval of the Public Works Director or designee.
  - b. Each approved outdoor dining area in the public right-of-way may only be located adjacent to the storefront of the eating establishment with which it is associated and may not extend across any portion of the storefront of an adjacent business or structure.
  - c. An outdoor dining area in the public right-of-way shall be arranged and located in such a manner that a four-foot minimum unobstructed path of travel for pedestrians along the right-of-way can be maintained at all times. Possible seating arrangements providing for a four-foot minimum path of travel are depicted in Figures 9.18-12a through d of this subsection.
  - d. In accordance with applicable building code requirements, a minimum three-foot clear width of walking surfaces around dining furniture must be maintained, unless a lesser buffer is otherwise permitted. Where no barrier is installed, a three-foot minimum clearance buffer shall also be maintained between all dining furniture and the parallel parking limit line on Main Street.
  - e. All outdoor dining areas in the public right-of-way must be fully accessible to and useable by the physically handicapped in compliance with applicable law.
  - f. The amount of seating that may be permitted within an outdoor dining area in the public right-of-way is subject to applicable occupancy limits set forth in the uniform building codes,



- requirements of the City's Public Works Department, and any other applicable regulations set forth in this title.
- g. The use of removable table umbrellas is encouraged, provided such umbrellas maintain at least seven feet of clearance above the sidewalk level, do not exceed 10 feet in height, and do not encroach into parking areas, walkways, or vision clearance areas.
  - h. Portable heating units acceptable to the Fire Department may be utilized.
  - i. Lighting for an outdoor dining area shall be provided. Lighting may be incorporated into the façade of the building and shall complement the style of the building. Lights on buildings shall not be glaring to pedestrian or vehicular traffic and should illuminate only the outdoor dining area. Battery-operated table lamps or candles, or other lighting sources that do not require electrical wiring, are encouraged.
  - j. Barriers. Barriers demarcating an approved outdoor dining area in the public right-of-way may be installed, subject to an encroachment permit. A barrier is required if alcoholic beverages are sold, served, and/or consumed in the outside eating area. The following requirements apply where barriers are installed:
    - i. Barriers shall be fabricated from wrought iron or other sturdy materials approved by the City that are consistent with the aesthetic and architectural character of the Historic Main Street area. Barriers may not be fabricated of chain link, cyclone fencing, plastic, vinyl, or chicken wire and may not include fabric or canvas inserts, spears, spikes, and/or finials. An example of an acceptable type of barrier is shown in Photo 9.18-3a, below.

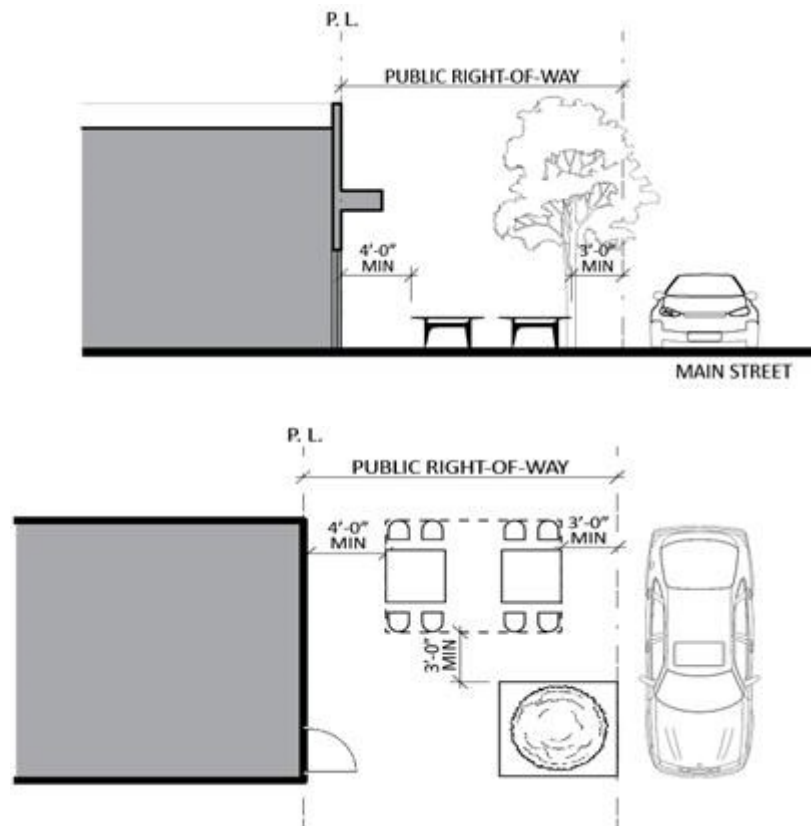


**Photo 9.18-3a: Example of a fabricated wrought iron barrier.**

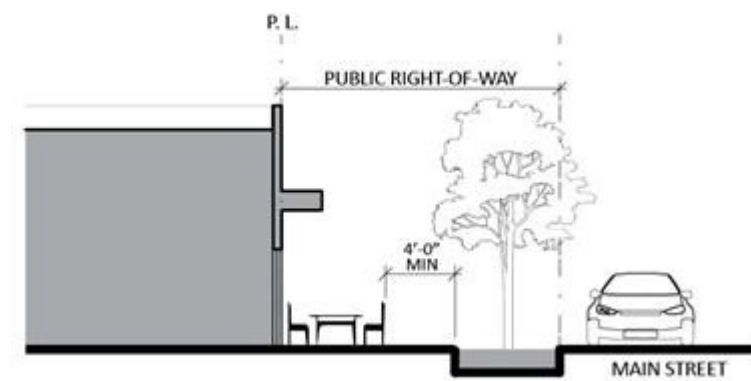
- ii. All barriers shall be firmly anchored to the ground. At the time the barrier is removed, the paving shall be returned to its original condition.
- iii. A barrier may be no less than three feet and no more than three feet six inches in height.

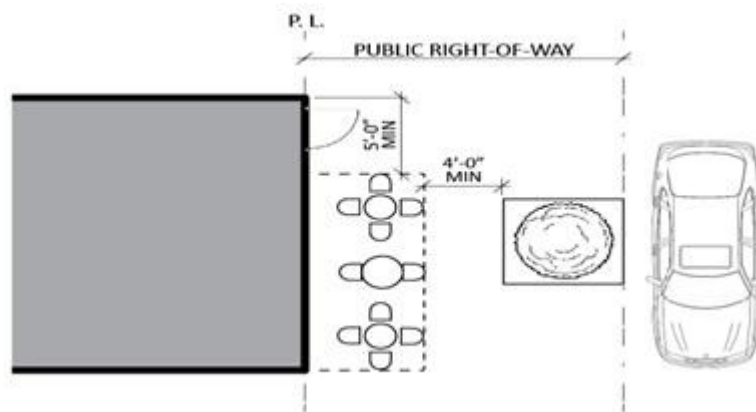
- iv. The location of any barrier shall be subject to the approval of the Director or applicable hearingbody and the provisions and conditions of the encroachment permit.
- k. Dining Alcoves. Storefronts may be altered to allow for dining alcoves in conjunction with an outdoor dining area that encroaches into the public right-of-way. In addition to all applicable requirements set forth in this chapter, the following provisions shall apply to dining alcoves:
  - i. No new structural portion of the dining alcove shall encroach into the public right-of-way.
  - ii. The outdoor dining area may be located both within the dining alcove on private property and in the public right-of-way, provided the portion of the outdoor dining area in the public right-of-waycomplies with all requirements of this subsection, including, but not limited to, the maintenance of aminimum four-foot pedestrian path of travel.
  - iii. The dining alcove must include an entrance from the public right-of-way to the abutting property storefront.
  - iv. The dining alcove may be no more than one story in height.
  - v. The design of the dining alcove, including storefront systems, barriers, and glazing, shall beconsistent with the aesthetic and architectural style of the building.
  - vi. The storefront shall completely enclose the abutting property building area behind, with the exception of doors and operable windows. The building area within shall not be open to the outside.
  - vii. Minimum glazing of the storefront shall be consistent with Section 9.18.100.040.F and Table 9.18-8, Storefront Glazing Calculation. The glazing of the storefront shall be clear and unobstructed,with the exception of the allowance under Section 9.20.040.D, Window Displays, to permit views into the establishment.
- l. Any proposed structural rehabilitation or significant alterations of existing building façades proposed in conjunction with an outside eating area in the public right-of-way, including the constructionof dining alcoves, shall be subject to review and recommendation by the Zoning Administrator and the Downtown Commission in accordance with this section.
- m. The area subject to the Main Street outdoor dining permit and the size, number, location, orientation,type, and materials of all barriers, tables, chairs, umbrellas, and other furniture shall be limited to that described in the approved Main Street outdoor dining permit. Any changes not otherwise authorized by the conditions of approval to the Main Street outdoor dining permit shall require the filing of an application for a Modification to Approved Plans pursuant to Chapter 9.32 and shall be subject to review and approval by the Director or applicable hearing body.



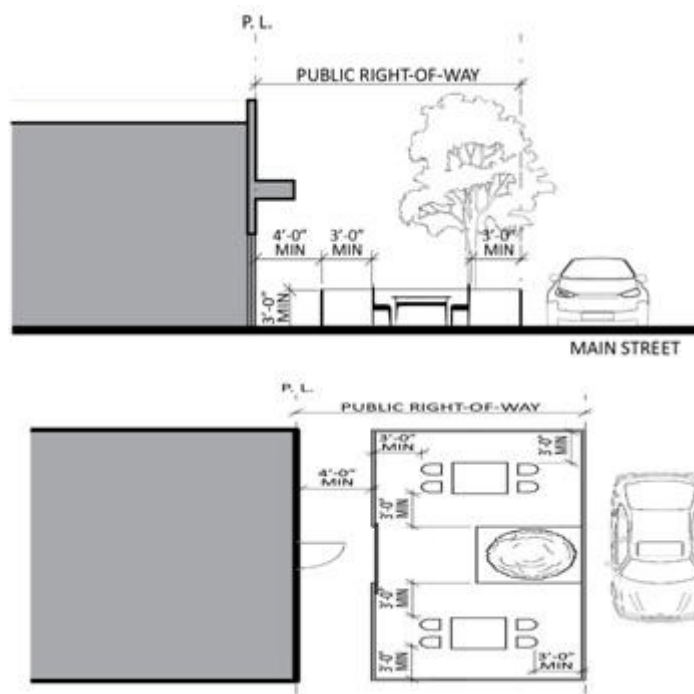


**Figure 9.18-12a: Example of an outdoor dining area in the public right-of-way without a barrier.**

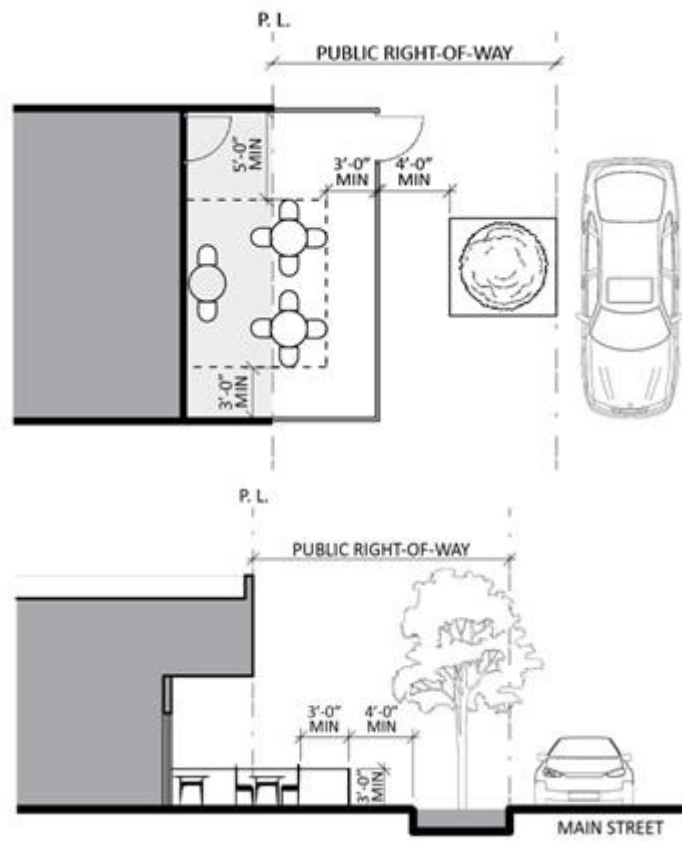




**Figure 9.18-12b: Example of an outdoor dining area in the public right-of-way abutting a storefront wall without a barrier.**



**Figure 9.18-12c: Example of an outdoor dining area in the public right-of-way with a barrier.**



**Figure 9.18-12d: Example of a dining alcove in conjunction with an outdoor dining area in the public right-of-way with a barrier.**

4. Operational Requirements. All outdoor dining areas in the public right-of-way shall be subject to the following operational standards:

a.

The business owner and operator shall comply with all provisions of this subsection and all conditions of approval of the encroachment permit, the Main Street outdoor dining permit and any applicable conditional use permit at all times. Failure to comply with any applicable Municipal Code or permit provisions or applicable conditions of approval may result in suspension or revocation of the Main Street outdoor dining permit.

- b. Hours of operation of an outdoor dining area in the public right-of-way shall not extend beyond 10:00 p.m. during any day of the week.

- c. Tables, chairs, table lamps, umbrellas, portable heaters, and other furniture and related items may not be stored within the public right-of-way and shall be removed and stored inside the building when the business is closed or the outdoor dining area in the public right-of-way is not in operation. Approved barriers do not need to be removed except as otherwise required pursuant to the encroachment permit.
  - d. Outdoor dining areas shall be kept in a good state of repair and maintained in a clean, safe, and sanitary condition and in accordance with applicable Orange County Health Department regulations.
  - e. All building entryways and the required pedestrian path of travel shall remain clear and unobstructed at all times.
  - f. All outdoor dining areas shall be used for sit-down food and beverage service only; no stand-up service is permitted.
  - g. No entertainment shall be permitted within an outdoor dining area.
  - h. The use of mist systems or other devices spraying water over the public right-of-way is prohibited, unless the spraying of water is confined to seating located directly adjacent to the storefront or within an dining alcove. Overspray onto the required path of travel is prohibited.
  - i. All plans and permits for an outdoor dining area in the public right-of-way and/or dining alcove shall be kept on the premises of the eating establishment for inspection at all times the establishment is open for business.
5. Sale and/or Service of Alcoholic Beverages. The service of alcoholic beverages and its consumption by customers in an outdoor dining area in the public right-of-way shall comply with Section 9.18.060 (Alcohol Beverage Sales) and furthermore, shall be restricted as follows:
- a. The sale, service, and/or consumption of alcoholic beverages within an outdoor dining area is prohibited unless authorized pursuant to a conditional use permit approved by the City and a valid license issued by the Department of Alcoholic Beverage Control. All provisions and conditions of such permits and licenses shall be complied with at all times.
  - b. A barrier acceptable to the City and the Department of Alcoholic Beverage Control is required.
  - c. The service of food shall accompany any sale or service of alcoholic beverages.
  - d. All alcoholic beverages shall be served, delivered, and removed to and from the outdoor dining area by the staff of associated eating establishment. (2894 § 3, 2018; 2887 § 3, 2017; 2814, 2012)

### **9.18.090.060 Additional Regulations Specific to the CC-3 Zone**

- A. Intent. It is the City's intent to create a Civic Center district that consists of a several distinct neighborhoods connected to the Civic Core and public park areas by a series of pedestrian pathways, thereby enhancing district cohesion and allowing people to easily walk to uses throughout the Civic Center district, as defined in the General Plan. While public sidewalks provide the primary means of pedestrian mobility within the district, additional connections can be provided via pathways, paseos, trails, and walkways that traverse private properties. This is particularly the case where large blocks either obstruct or are not well integrated into the traditional grid street pattern shaping the historic civic district. Thus, to fully realize the General Plan goal of providing connecting pathways throughout the Civic Center district, these regulations are established to incentivize provision of pedestrian access across private properties to connect one public right-of-way to another. These regulations shall

become effective upon the City's adoption of guidelines and a pedestrian pathway plan for the Civic Center district.



**Photo 9.18-4: Example of Pedestrian Pathway with Benches and Landscape Features**

- B. Applicability. These regulations shall apply to all new development within the CC-3 zone, as specified in subsections C (Commercial, Mixed Use, Education, and Institutional/Civic Developments) and D (Residential

Developments) of this section for particular types of development. The design and dimensions of such pedestrian pathways shall conform to any guidelines the City may adopt for such.

- C. Commercial, Mixed Use, Educational, and Institutional/Civic Developments. All new commercial, mixed use, educational, and institutional/civic developments, and any additions or improvements to an existing development whereby the new construction equals or exceeds 50% of the replacement value of the existing construction, as determined by the city's Community and Economic Development Director or his/her designee, shall integrate into the development a pathway, paseo, walkway, or similar pedestrian access that connects the primary entrance along an adjacent public street or alley to either another adjacent public street or alley, or to a similar pathway on an abutting property. The area devoted to such pathway can be credited toward any open space requirement of the development.
- D. Residential Developments. All new development projects with a residential component shall integrate into the development a pathway, paseo, walkway, or similar pedestrian access that connects the primary entrance along an adjacent public street or alley to either another adjacent public street or alley, or to a similar pathway on an abutting property. The area devoted to such pathway can be credited toward any open space requirement of the development.
- E. General Requirements. All pathways, paseos, walkways, or similar pedestrian accesses shall be reviewed as part of any required site plan review or discretionary permit review process. The project

may be conditioned to address such issues as, but not limited to, design materials, hours during which such pathway shall be available for general public access, pedestrian safety enhancements, lighting, and security of the businesses and residences with direct access to the pathway.

F. Conditional Use Permit Required for Uses Involving Entertainment and/or Alcohol Sales. Any mixed use development, or commercial development adjacent to a residential use(s), that will include entertainment and/or alcohol sales, shall be appropriately buffered from adjacent residential uses, be subject to special operating conditions, and require review and approval of a conditional use permit. If entertainment and/or consumption of alcohol is conducted outdoors, buffering measures shall include, without limitation, sound attenuation walls and landscaping in order to protect adjacent residential uses. If the entertainment and/or alcohol sales or consumption is conducted, and the use does not meet the distance requirements for the subject uses as prescribed in Section 9.18.030 (Special Operating Conditions and Development Standards), a waiver of distance and location provisions may also be requested through the conditional use permit process. In conjunction with the approval of a conditional use permit, the hearing body may grant a waiver to any distance or location provision if it makes all of the following findings:

1. That the proposed use will not be contrary to the public interest or injurious to nearby properties, and that the spirit and intent of this section will be observed;
2. That the proposed use will not unreasonably interfere with the use and enjoyment of neighboring property or cause or exacerbate the development of urban blight;
3. That the use will not interfere with operation of other businesses or uses within the area;
4. That the establishment of an additional regulated use in the area will not be contrary to any program of neighborhood conservation or revitalization;
5. That the establishment complies with all other distance and pedestrian and vehicular requirements of this code; and
6. That all applicable regulations of this code will be observed.

G. Communal Dining Areas. Communal dining areas may be created between properties and uses. Outside communal dining areas shall be sufficiently buffered from adjacent residential uses in a manner that will protect the peaceful enjoyment of adjacent residentially developed properties. In addition to the other applicable requirements of this chapter, including those prescribed in Section 9.18.090.060.F (Conditional Use Permit Required for Uses Involving Entertainment and/or Alcohol Sales), the following provisions apply to uses that include communal dining with entertainment and/or alcohol.

1. A conditional use permit is required for communal dining with entertainment and/or alcohol.
2. Entertainment shall only be permitted within a confined space with proper sound attenuation or within a wholly enclosed building.
3. Outdoor communal dining areas where alcohol is served and/or consumed must be located in a controlled area or group of areas with monitored entrances and exits and enclosed by a perimeter barrier.
4. The conditional use permit shall specify the requirements and the party or parties responsible for monitoring, managing and controlling the communal dining area(s). (2888 § 9, 2017; 2814, 2012)

**9.18.090.070 Neighborhood Mixed Use Zone (NMU) Development Standards**

- A. General. In addition to the other applicable requirements of this chapter, the provisions of this section 9.18.090.070 apply to proposed development in the NMU zone. Table 9.18-5 (Development Standards for the Neighborhood Mixed Use Zone) sets forth the general development standards applicable to all development in the NMU zone.

**Table 9.18-5: Development Standards for the Neighborhood Mixed Use Zone**

Development Standards	Neighborhood Mixed Use Zone (NMU)
<b>Minimum Lot Size</b>	<b>Minimum area and width for new lots.</b> When a lot has less than the minimum required area or width as set forth in the development standards for the zone in which it is located and was of record on November 12, 1960, the lot shall be deemed to have complied with the current minimum required lot area or width.
Minimum Area	15,000 sf
Minimum Width	75 ft
Minimum Width (Corner Lot)	75 ft
<b>Maximum Density/Intensity</b>	
Maximum Commercial Floor Area Ratio (FAR)	0.5
Maximum Residential Density (units/acre)	24 units/acre
	Residential development requires an on-site commercial development component of a minimum 0.2 FAR.
	<u>Stand-alone multiple-family residential development in the NMU zone is only permitted on sites that do not have access to a principal, major, primary, or secondary arterial street and is not required to include a pedestrian plaza area.</u>
<b>Setbacks</b>	<b>Minimum setbacks required. See Section 9.18.100 for setback measurement, allowed encroachments and projections into setbacks, and exceptions to setbacks.</b>
Front	Minimum 15 ft
<u>Side</u>	<u>None required</u>
<u>Corner Side</u>	<u>Minimum 10 ft</u>
<u>Rear</u>	<u>None required unless abutting a residentially zoned lot; minimum 10 ft when abutting a residentially zoned lot. See Section 9.18.100.</u>
<b><u>Maximum Height</u></b>	<b><u>Maximum building height shall not exceed height limit in feet or stories. See also Section 9.18.100 for rear and side yard encroachment plane requirements which may restrict heights adjacent to a residentially zoned lot.</u></b>
	<u>50 ft or 4 stories, whichever is less</u>
<b><u>Lot Coverage</u></b>	
<u>Minimum Lot Coverage</u>	<u>Not applicable</u>
<u>Maximum Lot Coverage</u>	<u>Not applicable</u>



Side	None required
Corner Side	Minimum 10 ft
Rear	None required unless abutting a residentially zoned lot; minimum 10 ft when abutting a residentially zoned lot. See Section.
Maximum Height	<del>Maximum building height shall not exceed height limit in feet or stories. See also Section for rear and side yard encroachment plane requirements which may restrict heights adjacent to a residentially zoned lot.</del>
	50 ft or 4 stories, whichever is less
Lot Coverage	
Minimum Lot Coverage	Not applicable
Maximum Lot Coverage	Not applicable

- B. Maximum Gross Building Footprint. In the NMU zone, the gross building footprint of any structure at the ground level shall not exceed 40,000 square feet of contiguous floor area.
- C. Pedestrian-Oriented Plaza Requirement. Each project in the NMU zone shall provide a pedestrian plaza, except for projects that are 100 percent residential, in which case the plaza shall not be required. The purpose of the pedestrian-oriented plaza is to provide a place for passive recreation, public gathering, landscape amenities, display of public art, and similar uses that enhance the appearance and function of development and integrate multiple uses on a site. For a building that is constructed with orientation toward the street, the pedestrian-oriented plaza shall be in the form of a boulevard garden plaza along the front setback and shall conform to the standards of Section 9.18.090.020.F (Boulevard Garden Plaza Requirement). For other development approaches and types, the plaza shall be a pedestrian plaza that ~~provides enhanced pedestrian circulation and connects the various uses/buildings on the site.~~ In particular, for sites at Brookhurst Street and Chapman Avenue, efforts pedestrian pathways in the form of sidewalks and crosswalks shall be made used to physically and/or visually connect pedestrian pathways to uses across the street from each other.
1. Permitted Uses. The required pedestrian plaza may consist of landscaped and paved areas, outdoor dining, public art display, fountains, or similar uses and amenities permitted in the applicable zone. A minimum of three types of improvements and/or amenities shall be provided.
  2. When the plaza is interior to a property, nonvehicular vending kiosks may be permitted.
  23. Minimum Area. The pedestrian plaza shall comply with the minimum area requirements set forth in Table 9.18-6 (Minimum Pedestrian Plaza Area in the NMU Zone).

**Table 9.18-6: Minimum Pedestrian Plaza Area in the NMU Zone**

<u>Right-of-Way Frontage Length</u>	<u>Minimum Plaza Area</u>
<u>Less than 150 feet</u>	<u>600 sf</u>
<u>150—300 feet</u>	<u>1,000 sf</u>
<u>More than 300 feet</u>	<u>1,500 sf</u>



- ~~34.~~ Shape and Minimum Dimensions. The required plaza area shall have minimum dimensions of 10 feet inwidth and 10 feet in length. The required area may be split into no more than two contiguous areas.
- ~~45.~~ Location. The plaza area may be located anywhere on a site, but ~~in a manner that provides for easy accessibility and maintenance. The plaza area shall be well integrated into other development features and accessible to the public via~~ pedestrian accessways ~~on the site. Proposed locations shall be reviewed through the site plan review process of a minimum five-foot width.~~
- ~~56.~~ Other Requirement. The plaza area shall not be enclosed or obstructed by fencing or walls, except asrequired for permitted outdoor dining areas abutting a public right-of-way. ~~(2025 § 5, 2021; (2814, 2012)~~

### 9.18.090.080 Adaptive Reuse Zone (AR) Development Standards

In addition to the other applicable requirements of this chapter, the provisions of this Section 9.18.090.080 apply to proposed development in the AR zone. Table 9.18-7 (Development Standards for the Adaptive ~~Re-use~~Reuse Zone) establishesthe development standards applicable to all development in the AR zone.

**Table 9.18-7: Development Standards for the Adaptive Reuse Zone**

Development Standards	Adaptive Reuse Zone (AR)
<b>Minimum Lot Size</b>	Minimum area and width for new lots. When a lot has less than the minimum required area or width asset forth in the development standards for the zone in which it is located and was of record on November 12, 1960, the lot shall be deemed to have complied with the current minimum required lot area or width.
Minimum Area	15,000 sf
Minimum Width	75 ft
Minimum Width (Corner Lot)	75 ft
<b>Maximum Density/Intensity</b>	
Maximum Commercial Floor Area Ratio (FAR)	0.5
Maximum Residential Density (units/acre)	48 units/acre All residential units shall be work-live units, per Section 9.18.020.070.
<b>Setbacks</b>	<b>Minimum setbacks required. See Section 9.18.100 for setback measurement, allowed encroachments and projections into setbacks, and exceptions to setbacks.</b>
Front	Minimum 15 ft
Side	None required
Corner Side	Minimum 10 ft
Rear	None required unless abutting a residentially zoned lot; minimum 10 ft when abutting a residentially zoned lot. See Section <del>9.18.100</del> .
<b>Maximum Height</b>	<b>Maximum building height shall not exceed height limit in feet or stories. See also Section 9.18.100 for rear and side yard encroachment plane requirements which may restrict heights adjacent to a residentially zoned lot.</b>
	50 ft or 4 stories, whichever is less
<b>Lot Coverage</b>	
Minimum Lot Coverage	Not applicable

**Table 9.18-7: Development Standards for the Adaptive Reuse Zone**

Development Standards	Adaptive Reuse Zone (AR)
Maximum Lot Coverage	Not applicable

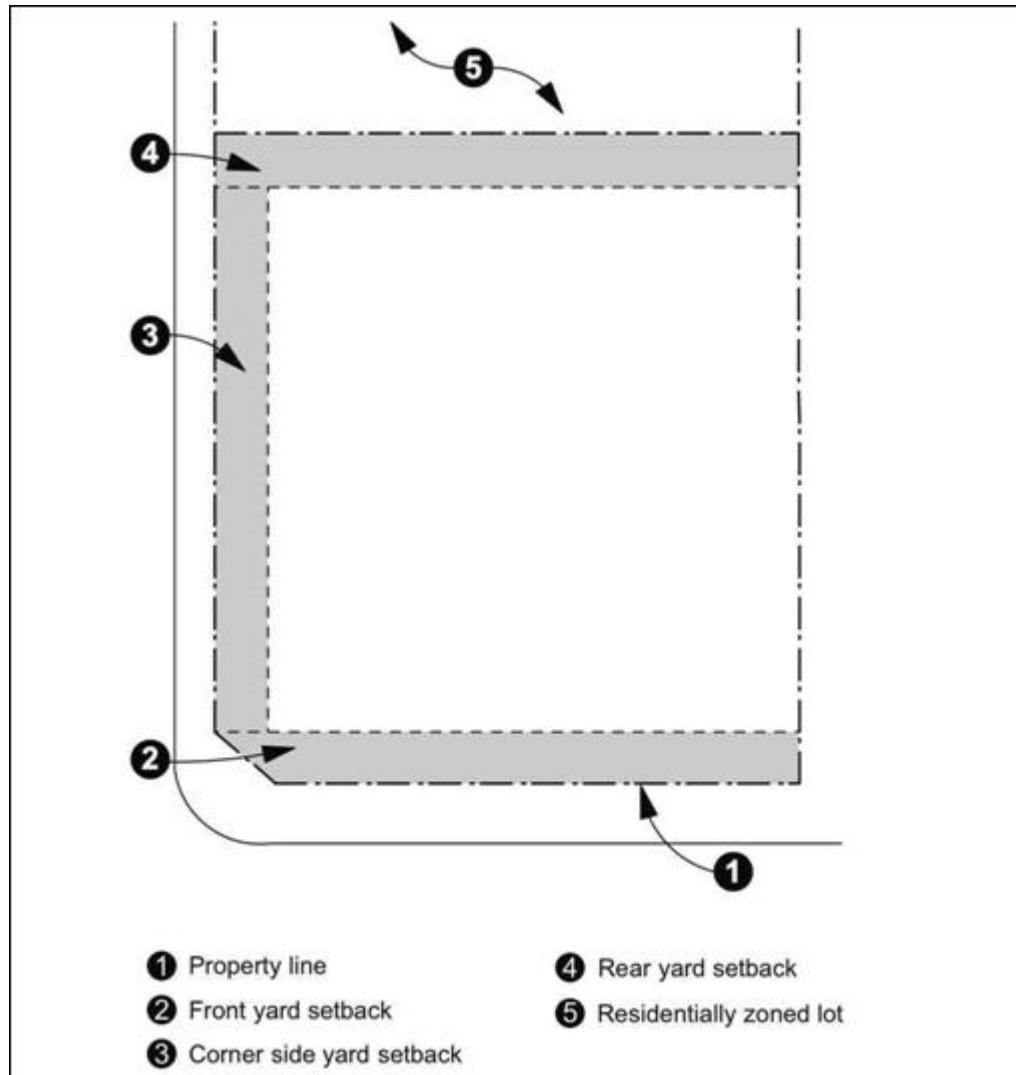
## **Section 9.18.100 Development and Design Standards Applicable to All Mixed Use Zones**

### **9.18.100.010 Purpose and Applicability of Development and Design Standards in Mixed Use Zones**

- A. Purpose. These development and design standards are established to achieve General Plan goals of encouraging local and regional commerce in the Mixed Use zones, creating attractive districts, and enhancing city image. The city's goal is to ensure that developments interact with each other and provide a consistent pattern and urban form along boulevards and within mixed use districts, rather than exist as stand-alone, individual projects. Developments within the Mixed Use zones are intended to harmonize with adjacent residential uses by maintaining a pedestrian scale and compatible architectural styles, and by providing inviting and attractive access, well-designed landscaping, and pedestrian amenities that encourage walking throughout the districts. While vehicular access is important to support broad-based use of businesses within the Mixed Use zones, parking areas and driveways shall be considered as an integral part of project design, with detailed attention to quality and accommodation of pedestrian movement.
- B. Application of Design Standards. Sections 9.18.100.030 (Site Design Standards) and 9.18.100.040 (Enhanced Building Design Standards) establish standards for the design of sites and buildings in all Mixed Use zones. ~~If, through the discretionary review process, a finding is made that the project substantially meets the intent of the design standards of these subsections, an alternative design may be approved. However, approvals of alternatives shall not be permitted for any of the general development standards set forth in Section (Development Standards Applicable to All Mixed Use Zones).~~

### **9.18.100.020 Development Standards Applicable to All Mixed Use Zones**

- A. Applicability. Subdivisions, new land uses and structures, and alterations to existing land uses and structures shall be designed, constructed, and established in compliance with the requirements set forth in Section 9.18.090 (Development Standards Specific to Individual Mixed Use Zones) and Section 9.18.100 (Development and Design Standards Applicable to All Mixed Use Zones), in addition to all applicable standards of Title 9.
- B. Lot Area. No lot area shall be reduced or diminished so that the setbacks or other open spaces shall be less than prescribed for the zone in which it is located.
- C. Setbacks. Setbacks, as required by Section 9.18.090 (Development Standards Specific to Individual Mixed Use Zones) and Section 9.18.100 (Development and Design Standards Applicable to All Mixed Use Zones), are diagramed in Figure 9.18-13 (Required Setbacks).



**Figure 9.18-13: Required Setbacks**

1. Garden Grove Boulevard Adjacent Setbacks. For properties with any property line abutting the Garden Grove Boulevard right-of-way, said property line shall be considered the front line for the purpose of determining required setbacks.
2. Setbacks Unobstructed. Required setbacks shall be open and unobstructed from the ground to the sky except for trees and other plant material. No building, parking space, or turning aisle to any parking space shall occupy any portion of any required setback. Notwithstanding this section, parking spaces, and turning aisles to parking spaces, within the CC-1 (Civic Center East), CC-2 (Civic Center Main Street), and CC-3 (Civic Center Core) zones may be located within required setbacks, ~~subject to Site Plan approval,~~ and shall require a landscaped buffer between the property line and parking space(s) and/or turning aisle(s) to any parking space(s) fronting along a street. Any landscaped buffer shall have a minimum depth of five feet. This excludes the depth of any driveway throat, ~~which shall be as determined by the Traffic Engineering Division, Public Works Department.~~ The depth of the driveway throat shall be 20 feet unless alternative standards have been adopted by Public Works. Easements for utilities (e.g., electrical, communications) are exempt from the requirements of this section.

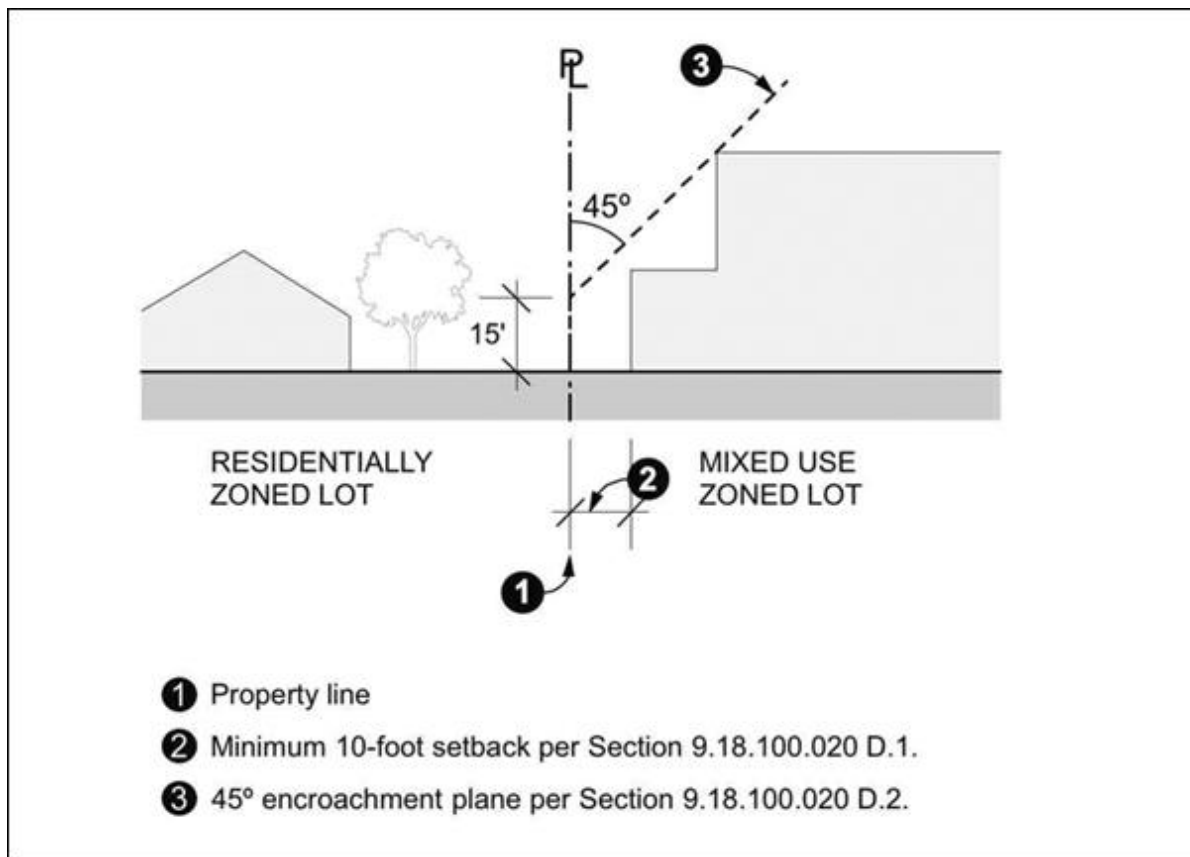
3. Permitted Intrusions in Setbacks. The following may project into any required setback a maximum of two feet: cornices, eaves, belt courses, sills, buttresses, planter boxes, masonry planters, guard railings, chimneys, or similar architectural features.
4. Setback Point of Measurement. All building setbacks shall be measured from the ultimate street right-of-way.
5. Landscaping Required in Setbacks. A minimum of 60% of the surface area of required setbacks shall be landscaped in all Mixed Use zones, with the exception of the required front and corner side yard setbacks in the GGMU-1 and CC-2 zones. In the GGMU-1 zone, a maximum of 60% and a minimum of 15% of the surface area of required setbacks shall be landscaped. In the CC-2 zone, landscaping in setbacks is not required. Any non-landscaped area within a required setback shall be paved per the requirements of Section 9.18.100.020.C.6 (Paved Areas in Setbacks), below.
6. Paved Areas in Setbacks. Areas not landscaped shall be paved in ~~high-quality materials such as consisting of either~~ pavers, stone or cobblestone, ~~or~~ patterned or scored colored concrete, or ~~similar durable materials as otherwise indicated in section 9.08.040.060 (Landscaping Requirements)~~. Plain and colored concrete and plain asphalt are prohibited.
7. Limited Outdoor Dining/Seating Permitted in Setbacks. Outdoor seating may be allowed in accordance with the requirements of Section 9.18.030.300 (Outdoor Dining at Eating Establishment/Restaurant) in the front yard setback. No more than 30% of the required front yard setback area may be occupied by outdoor dining/seating.
8. Vending Permitted. Nonvehicular vending kiosks and vehicular vending may be allowed in accordance with the requirements of Section 9.18.070 (Outdoor Sales of Goods and Merchandise).



**Photo 9.18-5: Example of Landscaping and Paving and a Vending Kiosk in Required Setback Areas**

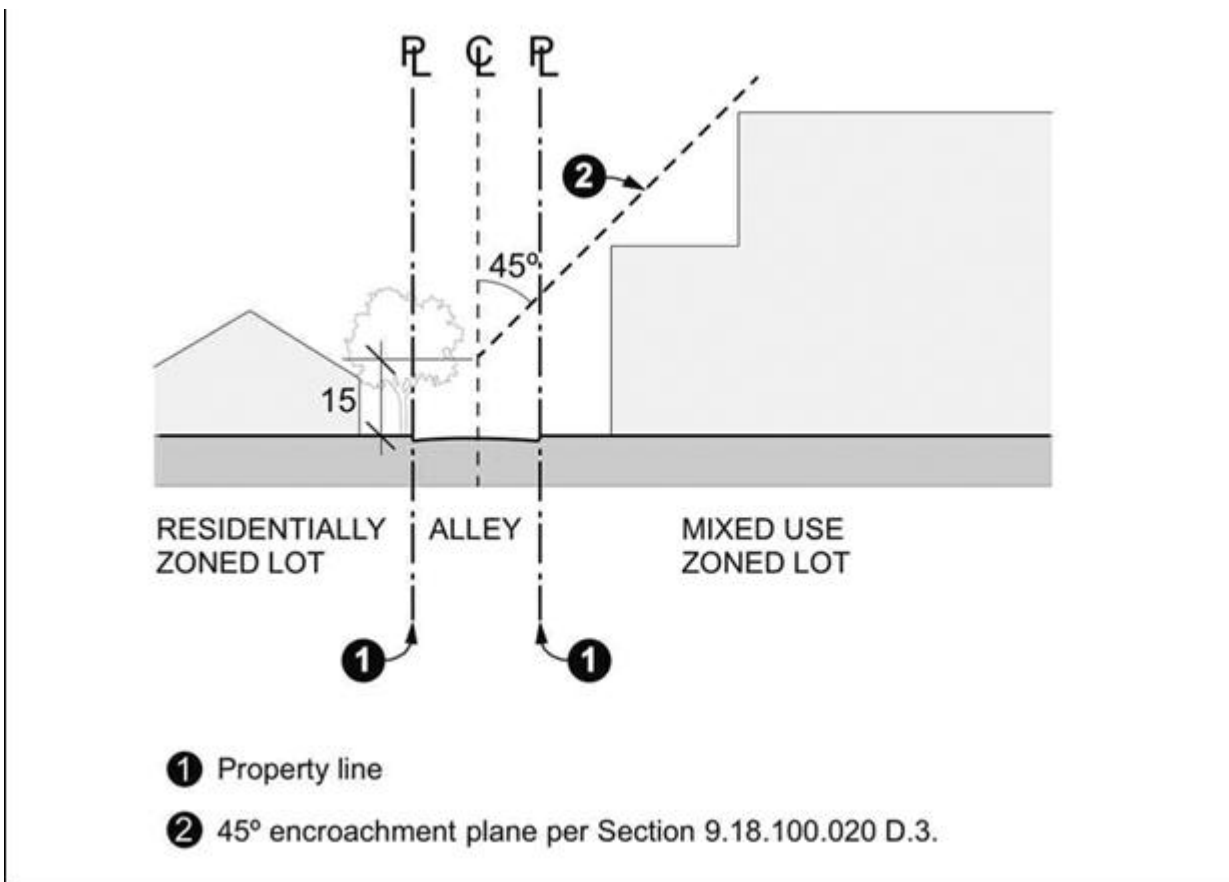
D. Rear or Side Yard Setback and Encroachment Plane Required when Abutting a Residentially Zoned Lot. Where the rear lot line and/or side lot line of a Mixed Use zoned lot abuts an “R” zoned property or a PUD established exclusively for residential uses, the following standards shall be met in addition to all other required setbacks:

1. Ten-Foot Rear Yard Setback. A 10-foot rear yard setback or side yard setback, as applicable, shall be provided.
2. Encroachment Plane. No buildings or structures shall be located within an encroachment plane sloping upward and inward to the site at a 45-degree angle, commencing 15 feet above the existing grade at the property line (see Figure 9.18-14: Rear or Side Yard Setback and Encroachment Plane at Residentially Zoned Lot).



**Figure 9.18-14: Rear or Side Yard Setback and Encroachment Plane at Residentially Zoned Lot**

3. Encroachment Plane at Alley. Where an alley separates the rear lot line of a Mixed Use zoned lot from a property zoned exclusively for residential uses, no building or structure shall be located within an encroachment plane sloping upward and inward to the site at a 45-degree angle, commencing 15 feet above the existing grade at the centerline of the alley (see Figure 9.18-15: Rear Yard Setback and Encroachment Plane at Alley Abutting Residentially Zoned Lot).



**Figure 9.18-15: Rear Yard Setback and Encroachment Plane at Alley Abutting Residentially Zoned Lot**

4. **Property Line Wall Required.** A solid decorative masonry wall or concrete block wall shall be provided at the property line. The wall shall be at least six feet in height but shall not exceed eight feet in height.
- E. **Access to Nonresidential Uses.** Primary access to any nonresidential use shall be taken from a primary, major, or principal arterial street classification, as defined by the General Plan Circulation Element. No access shall be provided to a nonresidential use from local residential streets, as defined by the General Plan Circulation Element, unless specifically allowed through the site plan review process. Emergency access from local residential streets shall be permitted only where no other feasible emergency access to a primary arterial or higher street classification is possible. On through lots, no access to nonresidential uses shall be provided on local residential streets, unless specifically allowed through the site plan review process.
- F. **Building Height Exceptions for Uninhabited Penthouses and Roof Structures.** Penthouses or roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building, fire or parapet walls, skylights, towers, flagpoles, chimneys, smokestacks, wireless masts, and similar structures may be erected above the height limits established by this chapter by no more than 15 feet. No penthouses, roof structure, or other space above the height limit shall be allowed for the purpose of providing additional usable floor space.

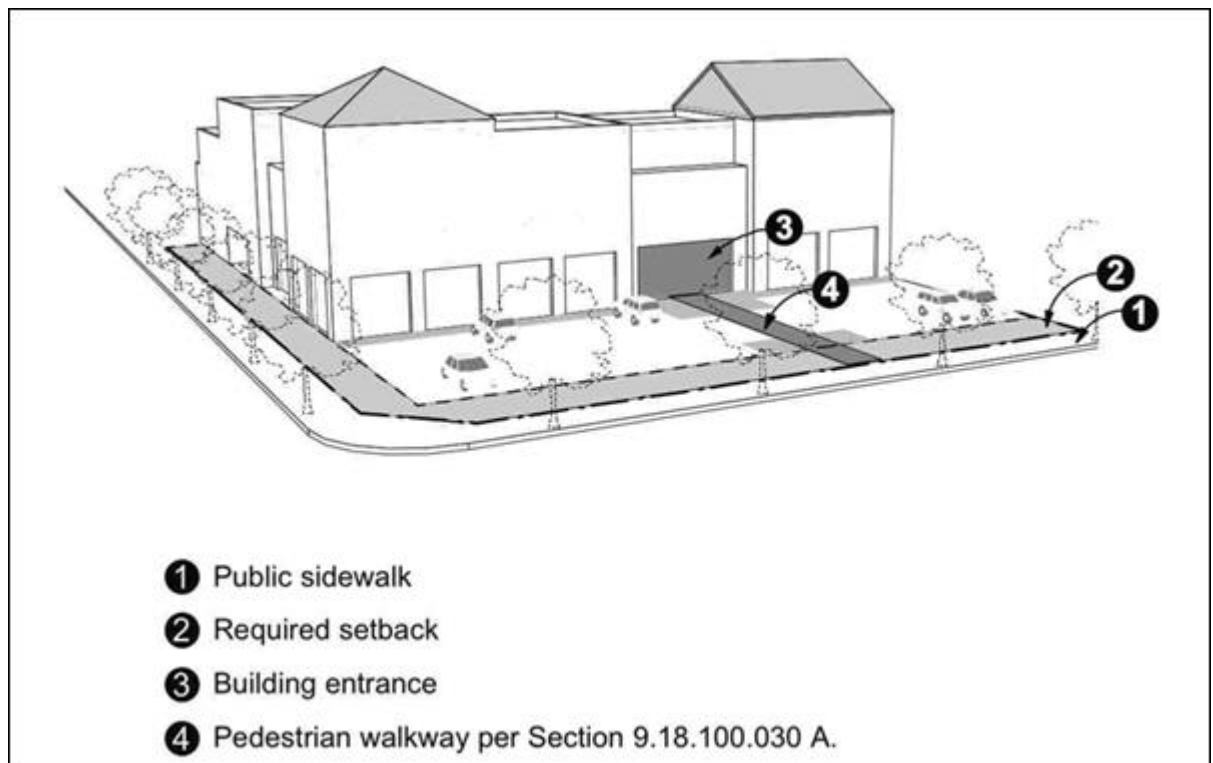
- G. Outdoor Lighting. All on-site lighting shall be stationary and directed away from adjoining properties and public ~~right~~rights-of-ways.
- H. Modification of Required Front Yards on Lots Fronting on the Curves of Cul-de-Sacs or Knuckles. Where the street pattern of a subdivision includes lots fronting upon cul-de-sac turnarounds or knuckle widenings at right angles or approximate right angle turns in a street, and where such fronting lots by reason of the cul-de-sac or knuckle creating a greater street width with the resultant reduced depth of fronting lots, the required front yard may be reduced in the following manner:
1. Any lot fronting entirely on an arc formed by a knuckle or cul-de-sac, the front setback shall be no less than one-half the required setback for that zone; however, no setback shall be less than 10 feet. ~~The prescribed setback shall be measured by maintaining a constant parallel arc to the front property line. The prescribed setback shall be measured by maintaining a constant parallel arc to the front property line.~~
  2. Where lots have only a portion of the property located on a cul-de-sac, knuckle, reverse curve, or where the street widens from the established parallel right-of-way, that portion where the reduction occurs may have the front yard setback reduced in the following manner: The setback shall be determined by first locating a point of reference on the property line, of the subject lot, that establishes the required setback for that zone in which the property is located. The second point of reference shall be established by locating a point on the property line establishing the property's depth from street's arc, by locating the point one-half the required setback for that zone and in no instance shall the setback at any point along the property street frontage be less than 10 feet. Once the two points are established, a line is drawn from one point to the other, thus reflecting the front yard setback.
- I. Vision Clearance and Driveway Site Design.
1. Vision Clearance at Street Intersections. All corner and reverse corner lots shall maintain, for safety vision purposes, an open to the sky and unobstructed triangular area at the intersection of the front and side street property lines. One angle and two sides of the triangular area shall be formed by the intersection of the front and the side street property lines or their projection to a point of intersection. The third side of the triangle shall be a straight line connecting those points on the front and side property lines measured 25 feet from the point of intersection.
  2. Vision Clearance at Street Intersections Paving and Landscaping. The area comprising an open and unobstructed triangular area for vision clearance shall be paved and landscaped in accordance with Section 9.18.120 (Landscaping) and other applicable tree and landscaping standards required for specific zones, except that no trees, shrubs, fences, or other physical obstructions higher than 36 inches above existing grade shall be permitted.
  3. Maximum Number of Driveways and Total Allowable Driveway Width. The number of permitted driveways and the width of driveways shall comply with Public Works standards established in Ordinance No. 2155.
  4. Vision Clearance at Driveways. On corner lots or reverse corner lots, if a vehicular entrance is provided from the side street side, an area for safety vision clearance shall be maintained on each side of the driveway. Such area for vision clearance shall be defined by a diagonal line beginning at the intersection of the edges of the driveway and the inside line of the required side yard and extending away from the driveway at an angle of 45 degrees to the edge of the driveway toward the side street property line of the lot. (2888 § 10, 2017; 2814, 2012)

### 9.18.100.030 Site Design Standards

- A. Pedestrian Walkways.



1. **Pedestrian Walkway Location.** Pedestrian walkways shall be provided and located ~~on the site in a manner that allows easy and to allow~~ clearly identifiable pedestrian access from sidewalks at public rights-of-way to building entrances, publicly accessible amenity areas, any required pedestrian-oriented plaza (including boulevard garden plazas and pedestrian plazas), and similar on-site uses. Pedestrian walkways shall also provide access between building entrances and uses on the same site.
2. **Pedestrian Walkway Design.** Pedestrian walkways shall have a minimum width of four feet. Pedestrian walkways shall be paved in ~~high-quality~~ materials ~~such as consisting of either~~ pavers, stone or cobblestone, ~~or~~ patterned or scored colored concrete, or similar durable materials. Plain and colored concrete and plain asphalt are prohibited.



**Figure 9.18-16: Pedestrian Walkway**

3. **Pedestrian Walkway Visibility and Site Features.** Pedestrian walkways shall be located so that they are clearly visible from sidewalks at the public right-of-way. Additional site features shall include but not be limited to directional signage (as permitted by this code), placement of markers, landscape planters, or vegetation. These features shall be used to emphasize the location of the pedestrian walkway at the public right-of-way and throughout the development.
4. **Pedestrian Walkways within Parking Areas.**
  - a. Where parking areas are located between public sidewalks and buildings, publicly accessible amenity areas, and similar on-site uses, pedestrian walkways shall be located to provide the most direct access from public sidewalks to building entrances, publicly accessible amenity areas, and similar on-site uses.



- b. Where pedestrian walkways pass through parking areas, they shall be differentiated from parking areas using raised walkways, raised curbs, enhanced paving clearly differentiated from the parking area paving, and/or landscape buffers.
- c. Pedestrian walkway requirements shall apply in addition to the landscaping standards of Section 9.18.120 (Landscaping) and the parking design standards of Section 9.18.140.070 (Parking Design Standards).



**Photo 9.18-6: Example of Enhanced Pedestrian Walkway in a Parking Area**

- B. Pedestrian-Oriented Plazas. Pedestrian-oriented plazas, whether required pursuant to Section 9.18.090.020.F (Boulevard Garden Plaza Requirement) or 9.18.090.070.C (Pedestrian-Oriented Plaza Requirement), or provided as a non-required on-site improvement, shall follow the following standards:
  - 1. Pedestrian-Oriented Plaza Design. Pedestrian-oriented plazas shall have minimum dimensions of 10 feet in any direction. Pedestrian-oriented plazas shall be visible and easily accessible from ~~areas of pedestrian activity, including public rights-of-way~~, required pedestrian walkways, building entrances, and parking lots. ~~Pedestrian-oriented plazas shall include elements including but not limited to enhanced paved areas, benches and seating, landscape planters, gazebos, or similar amenities. Pedestrian-oriented plazas shall be located so as to be convenient for a diversity of users of a development.~~
  - 2. Paving. Pedestrian-oriented plazas shall be ~~paved in high-quality materials such as improved~~ with pavers, stone or cobblestone, patterned or scored colored concrete, or ~~similar durable materials stonework~~. Plain and colored concrete and plain asphalt are prohibited. ~~Landscaping. A minimum of 25% of the pedestrian-oriented plaza shall be landscaped with live materials. Pedestrian-oriented plazas shall feature landscape amenities including but not limited to landscape planters, low hedges, and shade-providing trees, water features, or unique features that enhance the appearance, desirability, and usability of the plaza.~~
  - 3.

Pedestrian-Oriented Plazas Abutting Parking Areas. Pedestrian-oriented plazas abutting parking areas shall be separated from drive aisles and parking stalls with raised curbs. Additional safety features creating a sense of safety such as to include either decorative bollards, low and well-maintained hedges, or landscaped planters are strongly encouraged shall be provided.

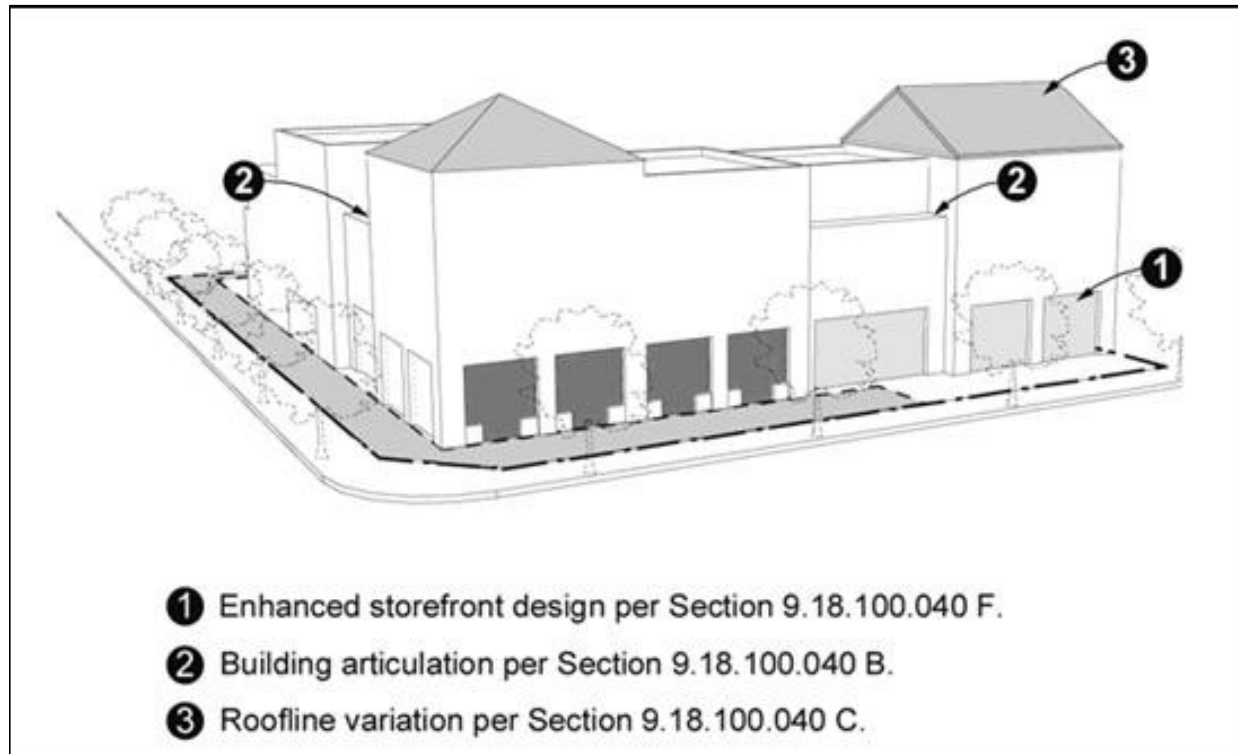
4. Count towards Open Space Requirement. Pedestrian-oriented plazas that are accessible to both commercial and residential components of an integrated mixed use development and not allocated to specific uses or tenants may be counted towards open space, recreation, and leisure area requirements per Section 9.18.110.030.F (Open Space, Recreation, and Leisure Area Requirements for Residential Components of Integrated Mixed Use Developments).



**Photo 9.18-7: Example of Pedestrian Plaza Featuring Paving, Landscaping, and Pedestrian-Oriented Amenities**

#### **9.18.100.040 Enhanced Building Design Standards**

New buildings and structures shall be designed and constructed in compliance with the following standards and as illustrated in Figure 9.18-17 (Enhanced Building Design Standards).



**Figure 9.18-17: Enhanced Building Design Standards**

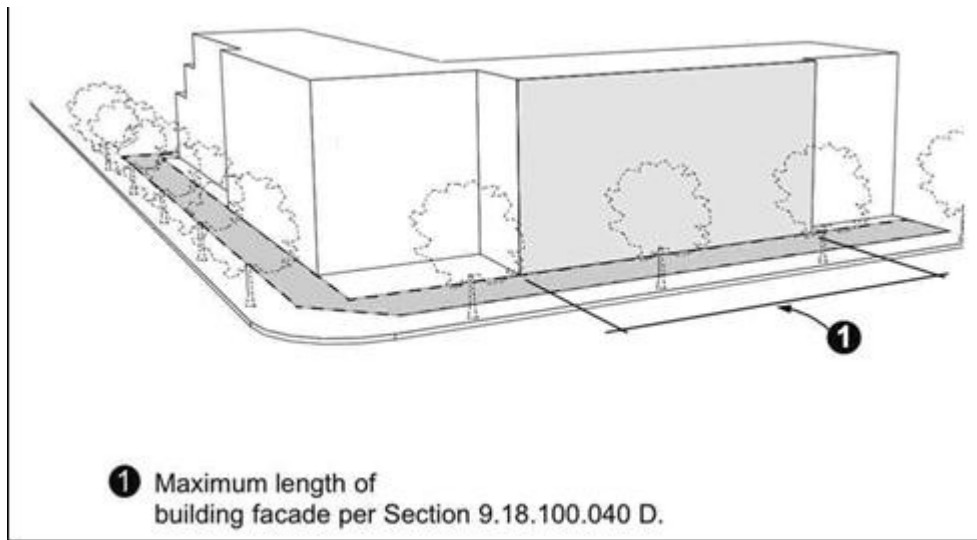
- A. Architectural Character. The architectural character of all new construction and additions as established by subparagraphs B through G in this subsection 9.18.100.040 shall be consistently utilized and expressed at all faces of buildings visible from public rights-of-way.
- B. Building Articulation. Façades shall be modulated to create visual and architectural interest. Architectural elements ~~including~~ shall include: 1) bays and recesses, 2) balconies and terraces, 3) inset windows that allow for the expression of wall thickness, 4) patterns of shade and shadow at facades, 5) changes of material and color use of architectural details such as horizontal and vertical banding, cornices, door and window surrounds, and 6) use of ~~high-quality~~ materials, ~~such as~~ smooth ~~finished~~ stucco, brick, and stone ~~are encouraged~~. A minimum of four of the six components listed here shall be employed.
- C. Roofline Variation. Variation of roof forms shall be used to create visual distinction between buildings and to incorporate ~~human-scale~~ modulation that breaks down the bulk of structures and buildings, and ~~at the same time~~, creates a ~~sense of common identity~~ unified style throughout the development.





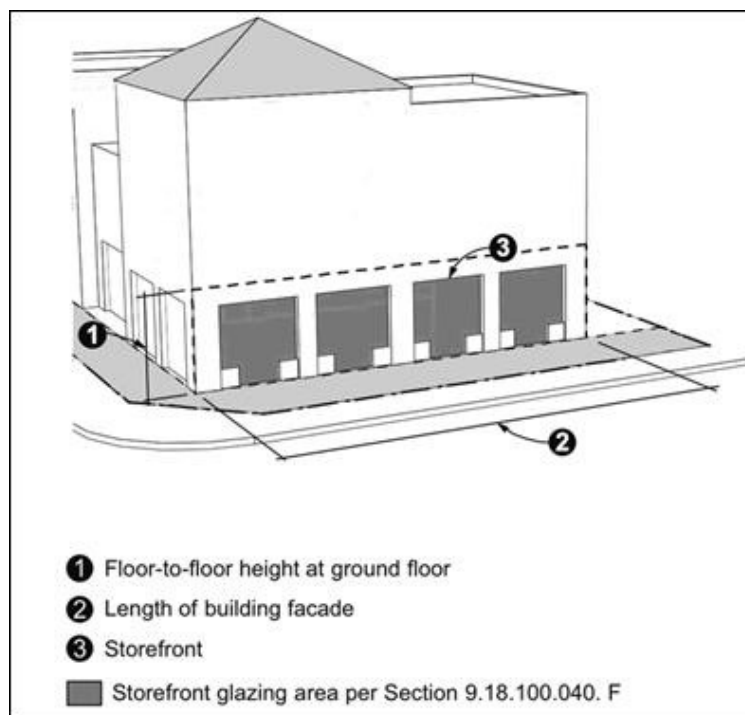
**Photo 9.18-8: Example of Architecturally Treated and Human-Scaled Buildings**

- D. Maximum Length of Building Façade. Façades of buildings and structures facing public rights-of-way shall not exceed ~~75~~60 feet of uninterrupted length measured parallel to the property line. Façades greater than this length shall be interrupted by breaks in façade plane, ~~major changes~~a change in building massing, and utilization of projecting bays or recesses, along with changes in material, differentiation of color, or changes in architectural detailing or ornament.



**Figure 9.18-18: Maximum Length of Building Façade**

- E. Entrance Frequency. At street frontages, ground-related entrances shall occur at least once every 150 feet, as measured along the street-facing property line. In addition to entrances to ground-related uses, entrances to residential units, clusters of residential units, lobbies, or private courtyards may be applied towards meeting this requirement.
- F. Enhanced Storefront Design. For nonresidential street frontages, glazing at the ground floor adjacent to or facing a front property line shall comprise a minimum of 40% of the ground floor height at the façade of the building. The glazing at the ground floor height of other facades that face public and private streets at side yards shall comprise a minimum of 20% of the ground floor height. Minimum storefront glazing shall be calculated per Table 9.18-8 (Storefront Glazing Calculation).



**Figure 9.18-19: Required Storefront Glazing**

**Table 9.18-8: Storefront Glazing Calculation**

<b>Storefront Glazing at Front Property Line</b>						
Ground Floor Floor-to-Floor Height	X	Length of Building Façade	X	40%	=	Minimum Glazing Area Required
<b>Storefront Glazing at Other Façades Facing Public and Private Streets</b>						
Ground Floor Floor-to-Floor Height	X	Length of Building Façade	X	20%	=	Minimum Glazing Area Required

- G. Window Design and Glazing. Storefronts and windows shall be inset from exterior façade planes and/or adjoining exterior wall planes a minimum of two inches to realize increased shade, shadow, and visual texture along the building face. Alternatively, windows shall be articulated by adjacent and adjoining projecting sills, jambs, heads, frames, and/or ornamental surrounds that project a minimum of one inch from the exterior building plane. Curtain walls and storefronts shall incorporate mullions and/or vertical and horizontal dividers that permit glazing placement a minimum of two inches behind the plane of the curtain wall, as measured from the exterior face of the mullions and dividers. Glazing at the ground plane and first level of buildings shall be clear, colorless, and transparent. Use of reflective glazing is prohibited. (2814, 2012)

## **Section 9.18.110 Development Standards for Specific Uses in Mixed Use Zones**

### **9.18.110.010 Purpose and Applicability**

Certain categories of uses vary in their needs for unique development requirements. For example, residential uses require on-site open space to ~~achieve a high level of livability~~ create indoor and outdoor spaces for residents. The development standards applicable to all buildings housing residential and commercial uses in the Mixed Use zones are provided in this Section ~~9.18.110~~. Standards for existing nonconforming single-family dwellings located in the Mixed Use zones are also provided in this Section ~~9.18.110~~. (2814, 2012)

### **9.18.110.020 Development Standards for Commercial Uses within All Mixed Use Zones**

In addition to the other applicable requirements of this chapter, the provisions of this Section 9.18.110.020 apply to all commercial developments and commercial portions of residential/commercial mixed use developments, with the exception of the conversion of single-family homes to commercial structures and uses in the CC-1 zone, which shall comply with the provisions of Section ~~9.18.090.040~~.

#### **A. Commercial Ground Floor Design Standards.**

1. Elevation of First Floor. The ground floor elevation shall be located no more than one foot above the existing grade and no more than one foot below existing grade.
2. Minimum Ground Floor Height. The minimum height of commercial ground floor spaces shall be ~~48~~ 12 feet. This height shall be measured from the floor of the at-grade level to the floor of the second story. If there is no second story, the height shall be measured to the top of the roof.
3. Building Entrances to Commercial Uses. Commercial uses shall provide at least one entrance facing the front property line, which shall serve as the primary entrance to the business. Walkways, architectural elements, directional signage, or similar means shall be used to emphasize and direct persons toward that entrance. Interior space shall be arranged to orient towards the primary entrance. Street-facing entrances shall be unlocked and accessible to the public during business hours. (2857 § 9, 2015; 2814, 2012)

### 9.18.110.030 Development Standards for Multifamily Residential Uses within All Mixed Use Zones

In addition to the other applicable requirements of this chapter, the provisions of this Section 9.18.110.030 apply to all multifamily residential developments and residential portions of residential/commercial mixed use developments.

- A. Minimum Dwelling Unit Area. New dwelling units shall have a minimum floor area established in Table 9.18-9 (Minimum Dwelling Unit Size) excluding garages.

**Table 9.18-9 Minimum Dwelling Unit Size**

Number of Bedrooms	0	1	2	3 or more
Minimum Floor Area per Unit	500 sf	750 sf	900 sf	1,050 sf

- B. Maximum Number of Bedrooms per Unit. No single dwelling unit shall have more than four bedrooms.
- C. Residential Building ~~Separation~~Setbacks. In addition to the setback requirements set forth in Section 9.18.090 (Development Standards Specific to Individual Mixed Use Zones) and Section 9.18.100 (Development and Design Standards Applicable to All Mixed Use Zones), residential portions of residential developments and residential portions of residential/commercial mixed use developments shall meet the minimum building ~~separation~~setback requirements set forth in Table 9.18-10 (Building ~~Separation~~Setback Requirements).

**Table 9.18-10:**

**Building Separation~~Setback~~ Requirements**

<b><u>Minimum Building Separation</u><del>Setbacks</del></b>	
From Rear Property Line	10 feet
From Interior Side Property Line	10 feet

- D. Elevation of First Floor. The first habitable floor of a residential-only building shall be located no more than four feet above the existing grade and no more than one foot below existing grade along the required front yard setback.
- E. Minimum Floor-to-Floor Height. The minimum floor-to-floor height of residential spaces shall be nine feet six inches. This height shall be measured from the floor of one story to the floor of the next story. Where a building has only one story, the height shall be measured to the top of the roof.
- F. Private and Common Open Space, and Recreation, ~~and Leisure Area~~ Requirements for Residential Components of Integrated Mixed Use Developments. Residential components of integrated residential/commercial mixed use developments shall provide a combination of private and common open space, ~~recreation, and leisure area~~ equal of a minimum 300 square feet per dwelling unit. The following spaces shall contribute to the private and common open space, ~~recreation area, and leisure area requirement requirements~~:
1. Private Open Space. Private open space shall be provided at each unit. Private open space may be provided in the form of a patio, yard, balcony, immediately adjacent deck, or combination thereof and shall be directly adjacent to and accessible from each unit. Private open space shall

have a minimum area of ~~9060~~ square feet and a minimum dimension of six feet in any direction and a minimum vertical clearance of eight feet.

~~Active Recreation Areas. Active recreation areas shall include one or more of the following: spa, pool, tennis, volleyball, racquetball courts, basketball half court, or other similar usable recreational activities. Active recreation areas shall be open to and accessible to all residents. The required active recreational amenities shall be based on a needs assessment evaluation of the proposed project. The evaluation shall take into consideration the following criteria:~~

2.

Active Common Open Space/Recreation Area. Common open space/recreation areas shall be designed to provide specific amenities as shown in the table below based on the number of units to be provided. The list of amenities is additive, meaning that up to the first five units, the amenity noted shall be provided (barbeque with table seating). Then for the next five units up to 10 units, in addition to the barbeque with table seating, a community garden area shall be provided. Then for the next five units up to 15 units, in addition to the barbeque with table seating and community garden area, an outdoor active use area shall be provided, and so on. An applicant may substitute an amenity further down the list for the one listed for the project size under consideration; for example, for a 15-unit project, a substitution may be made for the required barbeque with table seating, community garden area, or outdoor active use area.

The selection of amenities shall take into consideration the following criteria:

- a. Size and shape of active recreation area;
- b. Location and placement of buildings;
- c. Diversity of recreational amenities; and
- d. Number of units and or lot size.

~~Active recreation areas-~~

### **Multifamily Residential Development Amenity Standards**

<b><u>Number of Units</u></b>	<b><u>Base Amenity Type and Minimum Size</u></b>	<b><u>Additive Amenity Ratio</u></b>
<u>0-5</u>	<u>Barbeque with Table Seating</u>	<u>1 per 10 units, but at least 1 in all cases</u>
<u>up to 10</u>	<u>Community Garden Area – 32 sf minimum</u>	<u>8 sf/4 units</u>
<u>up to 15</u>	<u>Outdoor Active Use Area – 400 sf minimum</u>	<u>50 sf/unit</u>
<u>up to 20</u>	Provide One of Two: <ul style="list-style-type: none"> <li><u>Business Center with Workstations – 2 minimum</u></li> <li><u>Indoor or Outdoor Gym – 250 sf minimum</u></li> </ul>	<ul style="list-style-type: none"> <li><u>1 Workstation/8 Units</u></li> <li><u>5 sf/1 Unit</u></li> </ul>
<u>up to 35</u>	Provide Two of Three: <ul style="list-style-type: none"> <li><u>Business Center with Workstations – 2 minimum</u></li> <li><u>Indoor or Outdoor Gym – 250 sf minimum</u></li> <li><u>Clubhouse with 400 sf Kitchen</u></li> </ul>	<ul style="list-style-type: none"> <li><u>1 Workstation/8 Units</u></li> <li><u>5 sf/1 Unit</u></li> <li><u>5 sf/1 Unit</u></li> </ul>
<u>up to 45</u>	<u>One In-Ground Outdoor or Indoor Spa</u>	<u>1 - 64 sf Spa at 65 Units</u> <u>2 - 36 sf Spas at 80 Units</u> <u>2 – 64 sf Spas at 100 Units</u> <u>1.5 sf Increase/ 1 Unit &gt; 100 Units</u>
<u>up to 80</u>	Provide One of Two: <ul style="list-style-type: none"> <li><u>Pool - 20,000-gallon minimum</u></li> <li><u>Children's Play Area<sup>1</sup> – 500 sf minimum</u></li> </ul>	<ul style="list-style-type: none"> <li><u>10 sf/1 Unit</u></li> <li><u>50 sf/1 Unit</u></li> </ul>



### **Multifamily Residential Development Amenity Standards**

<b><u>Number of Units</u></b>	<b><u>Base Amenity Type and Minimum Size</u></b>	<b><u>Additive Amenity Ratio</u></b>
<u>up to 100+</u>	<u>One additional amenity from the list not otherwise provided</u>	<u>Same Rates for All Apply</u>

**Notes:**

1. Substitute 400 sf Wellness Facility 55+ Age Restricted Development, with an Additive Amenity Ratio calculated at 5 sf/1 unit.
2. Allows Wellness Facility Substitution for 55+ Age Restricted Development

3. Common Open Space Dimensions. Common open spaces shall ~~never~~ have a minimum horizontal dimension ~~of~~ in any direction of 20 feet on the ground floor level. Upper story decks shall be no less than ~~20 feet~~. Increased dimensions may be required through the site plan review process based upon specific project circumstances and the intended use of that active recreation area. 10 by 10 feet in horizontal dimension. Roof decks shall be no less than 15 by 15 feet in horizontal dimension. The minimum vertical dimension shall be 15 feet.

4. Common Open Space Location. Active ~~recreation areas~~ common open spaces shall not be located in any required setback area and shall be buffered at the ground level from adjacent residentially zoned lots ~~by minimum six-foot high block wall~~. Active ~~recreation areas~~ common open spaces may be located ~~indoors, at the outdoor portions of habitable levels, or at ground level, on upper story decks, on roof decks, indoors, or outdoors.~~ Areas located at upper story decks or on roof decks may contribute 100 percent towards the required common open space area. Areas located indoors ~~or on roof decks~~ shall not contribute more than 50% percent of the required ~~open space, recreation, and leisure areas.~~ Active recreation areas that feature such activities as pools, spas, court activities shall be placed common open space area.

5. Passive Common Open Space. Up to 50 percent of the required common open space areas may be developed and ~~operated so as not to infringe upon the peacefulness of nearby residential properties,~~ maintained as passive common open space consisting of landscape areas that incorporate pathways, waterscapes, and hardscape areas. Such passive open space shall have dimensions of no less than 10 feet in any direction and shall be located at least three feet clear of any onsite structure. Such passive open space areas shall be improved with at least three types of the amenities in the following list.

~~Passive Recreation Areas. Passive recreation areas shall consist of landscape areas that incorporate pathways, waterscape, hardscape (i.e., large rocks or boulders, benches, gazebos, raised planters constructed on site of bricks, concrete or rocks, railroad ties) and unique features that enhance the appearance, desirability and usability of the area. The intent is to provide landscaped areas that can be utilized for walking, sitting, viewing plants and vegetation, reading, and similar types of activities. Passive recreation areas shall have a minimum dimension of 10 feet in width and 30 feet in length. Said areas shall not contribute more than 50% of the required open space, recreation, and leisure areas.~~

a.

Pathways

b. Benches/Tables

c. Raised landscaped beds

d. Gazebo or similar shade structure

e. Community garden

f. Outdoor game feature

g. Water fountains or other water features

6. ~~Residential/Commercial Shared Passive Recreation Areas-Common Open Spaces.~~ Passive ~~recreation areas common open spaces~~ and joint use patios and plazas ~~may contribute toward the requirement for open space, recreation, and leisure areas,~~ the use of which is shared with the commercial components of a residential/commercial mixed use development, ~~may contribute toward the requirement for common open space,~~ provided that such areas are not used for outdoor dining ~~by the commercial tenants,~~ fenced, or otherwise restricted to use by a single business or ~~residential~~ tenant. These areas may include required front and corner side yard setbacks designed and landscaped to meet the requirements for passive ~~recreation areas- common open spaces~~ above and the requirements for minimum setbacks per Section 9.18.090 (Development Standards Specific to Individual Mixed Use Zones) and Section 9.18.100 (Development and Design Standards Applicable to All Mixed Use Zones). Shared passive common open spaces shall have a minimum dimension of 10 feet in in any direction. Such areas shall not contribute more than 25 percent of the required residential common open space. ~~(Development and Design Standards Applicable to All Mixed Use Zones). Shared passive recreation areas shall have a minimum dimension of 10 feet in width and 30 feet in length. Such areas shall not contribute more than 25% of the required open space, recreation, and leisure areas.~~
- G. Open Space Requirements for Stand-Alone Multifamily Developments. All stand-alone multifamily residential developments shall comply with the open space standards for the R-3 zone, as established in Chapter 9.12 (Multifamily Residential Development Standards) of this title.
- H. Additional Residential Unit Requirements. Each residential unit in a multiple family development shall comply with the following requirements.
1. Laundry Facilities. Each unit shall be provided with washer and dryer hookups and laundry space within the unit or garage. For apartment units, common laundry facilities may be provided.
  2. Storage Facilities. Each unit shall be provided with a separate storage area having a minimum of ~~300~~150 cubic feet of private and secure storage space. This storage may be provided within the parking garage provided it does not interfere with garage use for automobile parking. Closet and cupboard space within the dwelling unit shall not count towards meeting this requirement.
- I. Residential Parking Requirements.
1. Enclosed Parking Required. Required residential parking, per Section ~~9.18.140~~ (Parking), shall be provided within a parking structure or enclosed one- and two-car garages. Parking spaces shall be assigned to each individual unit.
  2. Individual One- and Two-Car Garages. Individual one- and two-car garages shall maintain a minimum clear parking area of not less than 10 feet by 20 feet for a one-car garage and not less than 20 feet by 20 feet for a two-car garage. No storage cabinets or mechanical equipment, including but not limited to water heaters, utility sinks, or washers and dryers, shall encroach into the required parking area. (2814, 2012)

### 9.18.110.040 Existing Nonconforming Single-Family Dwellings

Single-family dwellings existing as of October 27, 2011 in any Mixed Use zone that allows residential uses shall be considered a permitted use and shall be subject to R-1 property standards for modifications and additions, as set forth in Chapter 9.08 (Single-Family Residential Development Standards) of this title.

### 9.18.120.010 Landscaping General Provisions

- A. Intent and Applicability.

1. The landscape provisions in this section are established to provide for property improvements that enhance the overall character of development within the Mixed Use zones; to provide for the planting and maintenance of trees that contribute shade and visual quality to streets and properties; and to provide functional, attractive open spaces.

2. It is not the intent of this section to require identical landscape materials or landscape designs for all developments. Where existing mature landscaping is in good, healthful condition, every effort shall be made to retain and incorporate that landscaping into the overall landscape theme.

3. The hearing body may, through the site plan review procedure, modify the requirements with consideration to the size and species of trees used, and may require landscaping in excess of the minimum area specified for a proposed development in order to achieve a superior project.

4. The general landscaping requirements established in this section shall apply to all Mixed Use zones.

B. Single-Family Residential Development. Parcels developed with single-family residential uses shall provide landscaping in all areas not covered by buildings, structures, patios, or driveways.

C. Compliance with Regard to Additions. All developed properties shall be required to be in substantial compliance with the provisions of this section when any additions of one or more square feet are proposed. Guidelines for implementation of the City of Garden Grove Landscape Water Efficiency Provisions can be found in Appendix 1, Title 9.

D. General Standards.

1. Adjacent uses shall be considered when designing landscaping to mitigate the negative impacts of parking areas, activities, storage, or structures by appropriate screening measures.

2. Every effort shall be made to provide landscaping that is compatible with neighboring uses.

3. All unpaved areas shall be planted with an effective combination of trees, grass berms, groundcover, lawn, shrubbery, and/or approved dry decorative landscape material. (2814, 2012)

**9.18.120.020 Water Efficiency Requirements**

- A. Applicability. Beginning January 1, 2010, the following Landscape Water Efficiency Provisions shall apply to all planting, irrigation, and landscape-related improvements for projects included within the following categories:
1. New landscape installations or landscape rehabilitation projects by public agencies or private nonresidential developers, except for cemeteries, with a landscaped area, including pools or other water features, but excluding hardscape, equal to or greater than 2,500 square feet, and which are otherwise subject to a discretionary approval of a landscape plan, or which otherwise require a ministerial permit for a landscape or water feature.
  2. New landscape installations or landscape rehabilitation projects by developers or property managers of single-family and multifamily residential projects or complexes with a landscaped area, including pools or other water features, but excluding hardscape, equal to or greater than 2,500 square feet, and which are otherwise subject to discretionary approval of a landscape plan, or which otherwise require a ministerial permit for a landscape or water feature;
  3. New landscape installation projects by individual homeowners on single-family or multifamily residential lots with a total project landscaped area, including pools or other water features, but excluding hardscape, equal to or greater than 5,000 square feet, and which are otherwise subject to a discretionary approval of a landscape plan, or which otherwise require a ministerial permit for a landscape or water feature.
- B. Exceptions. The water efficient landscape regulations do not apply to the following:
1. Registered local, state, or federal historical sites; or
  2. Ecological restoration projects that do not require a permanent irrigation system; or
  3. Mined-land reclamation projects that do not require a permanent irrigation system; or
  4. Plant collections, as part of botanical gardens and arboreta open to the public.
- C. Irrigation Design Criteria. Water-efficient irrigation design criteria, as set forth in this section shall apply to: all landscaped areas, whether installed prior to or after January 1, 2010; and all landscaped areas installed after January 1, 2010 to which this Section 9.18.120.020 is applicable.
1. Runoff and Overspray. Soil types and infiltration rate shall be considered when designing irrigation systems. All irrigation systems shall be designed to avoid runoff, low-head drainage, overspray or other similar conditions where irrigation water flows onto non-targeted areas, such as adjacent property, non-irrigated areas, hardscapes (walks, etc.), roadways or structures.
  2. Runoff on Slopes. Special attention shall be given to avoid runoff on slopes and to avoid overspray on narrow and irregularly shaped areas, including turf, less than eight feet in width in any direction. Such narrow and irregularly shaped areas shall be irrigated with subsurface irrigation or a low volume overhead irrigation system.
  3. Irrigation Efficiency.
    - a. For applicable landscape installations or rehabilitation projects subject to Section 9.18.120.020.A (Applicability), the estimated applied water use allowed for the landscaped areas shall not exceed the MAWA calculated using an ET adjustment factor of 0.7, except for special landscaped areas where the MAWA is calculated using an ET adjustment factor of 1.0;

- or the design of the landscaped areas shall otherwise be shown to be equivalently water-efficient in a manner acceptable to the city; as provided in the *Guidelines*.
- b. Irrigation of all landscaped areas shall be conducted in a manner conforming to the rules and requirements, and shall be subject to penalties and incentives for water conservation and water waste prevention as determined and implemented by the Water Department, or as mutually agreed by the Water Department and the local agency.
  - c. The project applicant shall understand and implement the requirements in the City of Garden Grove, Water Conservation Ordinance.
4. Equipment. The *Guidelines* provide design criteria for irrigation equipment in Section 2.5 “Irrigation Design Plan.”
- D. Documentation Required. The following shall be required for all landscape projects subject to these landscape water efficiency provisions:
- 1. Prior to installation, a landscape documentation package shall be submitted to the City for review and approval of all landscape projects subject to the provisions of this section and the landscape water efficiency provisions. Any landscape documentation package submitted to the City shall comply with the provisions of the *Guidelines*.
  - 2. The landscape documentation package shall include a certification by a professional, appropriately licensed in the State of California, stating that the landscape design and water use calculations have been prepared by, or under, the supervision of the licensed professional and are certified to be in compliance with the provisions of this section and the *Guidelines*.
    - a. Landscape and irrigation plans shall be submitted to the City for review and approval with appropriate water use calculations. Water use calculations shall be consistent with calculations contained in the *Guidelines* and shall be provided to the Water Department, as appropriate, under procedures determined by the City.
    - b. Verification of compliance of the landscape installation with the approved plans shall be obtained through a certification of completion in conjunction with a certificate of use and occupancy or permit final process, as provided in the *Guidelines*.
- E. Landscape Water Efficiency *Guidelines*. *Guidelines* for implementation of the City of Garden Grove landscape water efficiency provisions referenced in this chapter have been adopted as an Appendix to Title 9 (Land Use Code) and are maintained on file in the offices of the Planning Division of the Community Development Department. (2814, 2012)

### **9.18.120.030 Landscaping Requirements**

All landscaping shall comply with the provisions of this section in addition to any other applicable landscaping requirements of this chapter. Where landscaping provisions conflict, the stricter standard shall prevail.

- A. Minimum Landscaped Area. Ten percent of the total net developable site area shall be landscaped. Required setbacks shall be excluded from the calculation of the minimum landscaped area and landscaping provided in required setbacks shall not contribute towards the required minimum landscaped area. Minimum landscaped area that may be counted is 24 square feet.
- B. Paved Areas. Only those portions that are required by the chapter or by the site plan to be used directly for structures, parking spaces, aisles, refuse storage areas, drives, or walkways shall be paved. All other areas not needed for the above shall be landscaped or provided with complementary hardscape materials and fountains consistent with this chapter.

C. Ground Cover. All landscaped areas shall be covered with turf, non-deciduous groundcover, or other types of plantings. All plant spacing shall be as indicated on the landscape plans. Substitute landscaping such as crushed rock, redwood chips, pebbles, and stone may not be used in lieu of live plant materials. Mulch may be used in place of groundcover where groundcover will not grow or where groundcover will cause harm to other plants, but not more than 30 percent of the groundcover area shall have the mulch substitute.

D. Artificial Plants Prohibited. Artificial plants, with the exception of artificial turf, are prohibited.

E. Artificial Turf. Artificial turf ~~may~~ shall be ~~approved by the hearing body through the site plan review process. Artificial turf, where permitted, within the front and rear yards and~~ shall comply with the following criteria:  
~~Artificial turf shall not be located in front yards, corner side yards, or portions of side yards visible from a public right-of-way.~~

1.

Artificial turf shall have a minimum eight-year no fade warranty.

2. Artificial turf shall be installed by a licensed professional and shall be installed pursuant to manufacturer's requirements.

3. Artificial turf shall be installed and maintained to effectively simulate the appearance of a well-maintained lawn. The turf shall be maintained in a green fadeless condition and shall be maintained free of weeds, debris, tears, holes, and impressions.

4. The use of indoor or outdoor plastic or nylon carpeting as a replacement of artificial turf or natural turf ~~is~~ shall be prohibited. Artificial shrubs, flowers, trees, and vines in-lieu of living plant material shall be prohibited.

5. Areas of living plant material (i.e., flower beds, tree wells, etc.) within the front yard, side, rear, and common areas shall be included within the overall landscape design ~~within the front, side, and rear yards, as well as common areas~~ when installing artificial turf. Living plant material shall include shrubs, vines, trees, and flowering ground covers.

6. Artificial turf shall be separated from flowerbeds by a concrete mow strip, bender board, or other barrier acceptable to the City in order to prevent intrusion of living plant material into the artificial turf.

7. Three sets of detailed landscape and irrigation plans shall be submitted to the planning division for review and approval prior to installation of the artificial turf in order to confirm compliance with the City Code and any valid land use entitlement for the property.

F. Trees.

1. Tree Location. No trees shall be planted under any eave, balcony, or overhang.

2. Root Barriers Required. Trees in landscape planters measuring 10 feet or less in width or depth shall be provided with tree root barriers.

3. Tree Staking. All trees shall be staked in accordance with standards maintained by the City Manager or designee.

4. Visibility. All trees whether singularly placed or placed on clusters shall not inhibit standard visibility parameters.

5. Required Site Trees. One tree shall be provided for every 1,000 square feet of site area that is not a required setback, occupied by buildings, or used for parking or pedestrian walkways. Trees shall conform to the matrix of plant materials established by the City Manager or designee. Minimum tree size at planting shall be 24-inch box.
6. Street Trees. Street trees shall be provided per City standards.
- G. Substantial Landscaping. All required landscaped areas and planters shall be landscaped with a mix of shrubs, perennials, ornamental grasses, vines, and ground cover to create a dense and layered design. A substantial quantity ~~of plants shall be planted to create a naturalistic setting. (2814, 2012)~~ of plants shall be planted to create a naturalistic setting. (2814, 2012)

#### **9.18.120.040 Landscaping Compliance**

- A. Modifications. Any modification to an approved landscape or irrigation plan must be approved by the hearing body prior to installation of the landscaping or irrigation.
- B. Approvals. All approvals of such plans are subject to and dependent upon the applicant complying with all applicable ordinances, codes, regulations, adopted policies and the payment of all applicable fees and assessments.
- C. Consistency with Approved Plans. No final inspection or occupancy clearance will be granted until all of the landscaping and irrigation is installed in accordance with the approved plans.
- D. Location and Design. Landscaping and irrigation systems shall be located and designed as specified on the approved plans. (2814, 2012)

#### **9.18.120.050 Maintenance Requirements and Violations**

- A. Maintenance. All landscaping shall be maintained in a neat and healthy condition. Maintenance of landscaping areas shall include, but not be limited to, the following:
  1. Irrigation equipment shall be in working condition at all times.
  2. Litter shall be removed from all landscaped areas in a timely manner.
  3. All sod areas shall be mowed on a regular basis. Sod areas shall at all times be kept green. Accumulation of leaves, bark and other similar plant materials shall be removed in a timely fashion. Planting areas must be kept in a weed free fashion.
  4. Landscaping maintenance shall include pruning, cultivating, weeding, fertilizing, replacement of plants and watering on a regular basis.
  5. Landscape maintenance shall also include pruning or removal of overgrown vegetation, cultivated or uncultivated, that is likely to harbor rats, vermin or other nuisances, or that causes detriment to neighboring properties or property.
  6. Landscape maintenance shall also include the removal of dead, decayed, diseased or hazardous trees, weeds and debris constituting unsightly appearance, dangerous to public safety and welfare or detrimental to neighboring properties or property values. Compliance shall be by removal, replacement or maintenance requirements.
  7. Any removal of mature landscaping must be replaced with landscaping of similar size and maturity as that which was removed.

- B. Prohibition on Use of Landscaped Areas. Use of landscaped areas for purposes other than for landscaping as approved in the landscape plan and as authorized in the amenity area in the GGMU zones shall be a misdemeanor. Willful failure to maintain the landscaping shall be punishable by fine, or by imprisonment, or both fine and imprisonment.
- C. Delegation. The City may delegate to, or enter into a contract with, a local agency to implement, administer, and/or enforce any of the Landscape Water Efficiency Provisions on behalf of the City. (2814, 2012)

## **Section 9.18.130 Walls, Fences, and Hedges**

### **9.18.130.010 Location and Height**

Walls, fences, or hedges may be maintained in the following locations:

- A. General. A wall, fence, or hedge no more than 36 inches in height may be located and maintained on any part of a lot in any Mixed Use zone except within a required front yard setback of a commercial or mixed use development and within the required pedestrian-oriented plaza area in the GGMU and NMU zones. However, in the CC and AR zones, a residential component of a mixed use development may include a wall, fence, or hedge within the front yard setback if approved by the hearing body.
- B. Interior Lots. On interior lots, a fence, wall, or hedge not exceeding eight feet in height above the adjacent natural grade may be located anywhere on the lot behind the required front yard setback line.
- C. Corner and Reverse Corner Lots. On corner and reverse corner lots, a fence, wall, or hedge not exceeding eight feet in height above the adjacent natural grade may be located anywhere on the lot behind the required front yard setback line and behind the required corner side yard setback line.
- D. Retaining Wall below Natural Grade. Where a retaining wall protects a cut below the natural grade and is located on the line separating lots or parcels, the retaining wall may be topped by a wall, fence, or hedge of the same height that would otherwise be permitted at the location if no retaining wall existed.
- E. Retaining Wall Containing Fill. Where a retaining wall contains a fill, the height of the retaining wall built to retain the fill shall be considered as contributing to the permissible height of a wall, fence, or hedge, provided that in any event, a protective fence or wall not more than 36 inches in height may be erected at the top of the retaining wall. Any portion of a fence above the maximum height shall be an open-work fence. An openwork fence means a fence in which the component solid portions are evenly distributed and constitute not more than 60% of total surface area of the face of the fence.
- F. Open Space. No wall, fence, or hedge exceeding 42 inches in height may be located in open space required between buildings used for human habitation when the buildings are situated front to front, front to rear, or front to end.
- G. Freeway Right-of-Way Adjacent. A wall or fence not exceeding eight feet in height may be constructed along that portion of a lot or parcel that abuts a freeway right-of-way, provided that:
  - 1. The wall or fence does not extend into any front yard.
  - 2. A wall or fence exceeding six feet in height shall be subject to the review and approval of the hearing body, which shall consider the effect of such wall or fence on other property in the vicinity.
  - 3. Walls used for sound attenuation purposes along arterial roadways shall be attractive and subject to approval by the hearing body.



- H. Residential Zone Adjacent. Any other provision of the Chapter notwithstanding, a wall, fence, or hedge that is provided along a common boundary line separating property used for commercial or industrial purposes from an “R” zoned property or any PUD established exclusively for residential use, and that is permitted or required to maintain a height of six feet, may be extended to a height not to exceed eight feet. However, no wall, fence, or hedge shall extend more than six feet above the highest existing grade elevation on a subject lot.
- I. Railroad or Flood Control Channel Adjacent. When commercial or industrial property has a common property line with an “R” zoned property or any PUD established exclusively for residential use, and that is a right-of-way for a railroad or flood control channel, the hearing body may waive the requirement for a zone separation wall or fence.
- J. Setback Area. Notwithstanding the above requirements, no fence, wall, or hedge shall be permitted within any required street-fronting setback area for any commercial or residential/commercial mixed use development, with the exception of any fence or wall required for any outdoor dining area. (2814, 2012)
- K. Any walls or fences facing a street or alley shall include clinging vines, low ~~or~~ shrubs, or other landscaping treatment to deter graffiti.

### **9.18.130.020 Fences at Public Utility Installations, Schools, and Public Playgrounds**

The provisions of this section shall not apply to fences required by the state to surround and enclose public utility installations, or to chain link fences enclosing school grounds and public playgrounds. (2814, 2012)

## **Section 9.18.140 Parking**

### **9.18.140.010 Purpose**

- A. Purpose. These regulations are established to define the regulations applicable to on-site parking and circulation, and to ensure that parking facilities are properly designated and located to meet the parking needs created by specific uses within the respective zones.
- B. Intent. The intent of these regulations is to:
  - 1. Ensure adequately designed parking areas with sufficient capacity and adequate circulation to minimize traffic congestion;
  - 2. Ensure the usefulness of the facilities by providing on-site circulation patterns that facilitate client/business relationships;
  - 3. Contribute to public safety and health;
  - 4. Promote efficient use of land and, where appropriate, buffer and transition land uses from foreseeable impacts; and
  - 5. Utilize landscaping as an effective buffer between different uses and to promote an aesthetic quality within the parking area and site. (2814, 2012)

### **9.18.140.020 General Provisions**

- A. **Applicability.** In all districts, off-street parking shall be provided subject to the provisions of this chapter for:
1. Any new building or structure constructed;
  2. Any new use established;
  3. Any structural addition or enlargement of an existing building or use; however, additional parking spaces may be required for the entire building or use as a condition of approval of a conditional use permit, site plan or other discretionary permit granted by the City; or
  4. Any change in the occupancy or use of any building that would result in a requirement for additional parking spaces pursuant to this section.
- B. **Restriction within Reserved Right-of-Way.** Property within the ultimate right-of-way of a street or highway shall not be used to provide required parking or loading or unloading facilities.
- C. **Restriction on Streets, Driveways, and Drives.** On-street parking within public or private streets, driveways, or drives shall not be used to satisfy the off-street parking requirements.
- D. **Garages to Be Used for Parking Only.** For developments required to provide garages, each such garage shall only be utilized for the parking of vehicles. No garage shall be used for storage, rental, or lease or for any use other than the parking of vehicles related to the unit or development for which the garage is required by this section and storage areas required by Section 9.18.110.030.H.2 (Storage Facilities).
- E. **Parking Must Remain Accessible.** All off-street parking spaces and areas required by this section shall be designed and maintained to be fully usable for the duration of the use requiring such areas and spaces. All required off-street parking spaces shall be designated, located, constructed and maintained so as to be fully available for use by patrons and employees of commercial, industrial, public or semi-public premises during operating hours.
- F. **Compliance with Design Standards.** Parking facilities constructed or substantially reconstructed subsequent to the effective date of the ordinance codified in this title, whether or not required, shall conform to the City's design standards set forth in Parking Design Standards, Section 9.18.140.070.
- G. **Requirements for Uses not Listed.** The parking requirement for uses not specifically listed in the parking schedule shall be determined by the Planning Commission for the proposed use on the basis of the requirements for similar uses and on any traffic engineering and planning data that is appropriate to the establishment of a minimum requirement.
- H. **Surfacing Required.** All parking spaces, driveways, and maneuvering areas shall be fully paved and maintained with asphalt, concrete, or other City approved material.
- I. **Tandem Parking Restricted.** Tandem parking is expressly prohibited, except in the following circumstances:
1. **Valet Parking.** Parking associated with valet services may be provided in tandem format through the discretionary permit review process. If an approved valet parking arrangement ceases, the use for which the valet parking was approved shall be considered in violation of the provisions of this title. Also, no new use shall be allowed to use the buildings with which the valet parking was provided unless that use meets the requirements of this title and this section in particular.
  2. **Work-Live Units.** Parking provided for each unit may be provided in tandem format subject to conditional use permit approval.

3. Residential/Commercial Mixed Use Development. Parking for the residential component of a residential/commercial mixed use development may be provided in tandem format subject to conditional use permit approval.
- J. Restriction on Commercial Vehicles in Residential Developments. Commercial vehicles shall not be parked or stored on properties used exclusively for residential purposes, except while the operator of the vehicle is making normal deliveries or providing services to the residential premises.
- K. Restriction on Commercial Vehicle Parking in Residential/Commercial Mixed Use Developments. No commercial vehicle shall be parked on any property zoned Mixed Use except while the operator of the vehicle or trailer is patronizing or serving a business or residential use, or unless that vehicle is associated with the day-to-day operations of an on-site business.
- L. Restrictions on Recreational Vehicle Parking. The parking or storing of trailers, vessels, campers, camper shells, motor homes, and similar recreational vehicles shall be prohibited in all Mixed Use zones, except for such vehicles associated with single-family dwellings established prior to the effective date of the ordinance codifying these provisions, in which case the applicable standards contained in Chapter 9.08 (Single-Family Residential Development Standards) shall apply.
- M. Parking of Vehicles for Sale or Hire Prohibited. No person shall park a vehicle, camper, camper shell, or vessel upon a public or private street, parking lot, or any public or private property for the purpose of displaying such vehicle thereon for sale, hire or rental, unless the property is duly zoned and permitted by the City to transact that type of business at that location. However, this section shall not prohibit persons from parking vehicles displayed for sale on private residential property belonging to or resided on by the registered owner of the vehicle. For purposes of this section, a vehicle, camper, camper shell, or vessel shall be presumed to be for sale if there is a price, or phone number, or a contact person, or address displayed thereon. Any person violating the provisions of this section shall be guilty of an infraction.
- N. Restriction of Vehicle Repair. No person shall repair, grease, or service, or cause to be repaired, greased, or serviced, any vehicle or any part thereof in a parking lot, or anywhere outside of a wholly enclosed building.
- O. Camping in Parked Vehicles Prohibited. No person shall occupy or use any camp car, camper, mobile home, recreational vehicle, camper shell, trailer, vessel, or other vehicle or trailer as a dwelling or for living or sleeping quarters upon any public street, right-of-way, alley, private street or alley, or any private property except in an approved trailer, mobile home, or recreational vehicle park.
- P. Parking in Required Yards. No above-grade or surface parking shall be allowed in required yards and setbacks. However, partially subterranean and fully subterranean parking shall be permitted beneath required yards.
- Q. Parking Prohibited in Rear Yards Abutting a Residentially Zoned Lot. No above-grade, surface, partially subterranean, or fully subterranean parking shall be located in rear yards abutting any "R" zoned lot.
- R. Parking Height. Where any part of a building is over parking, the parking shall be considered a full story. Partially subterranean and fully subterranean parking shall not be considered a story.
- S. Maintenance Required. Any development requiring parking lot improvements will be required to file with the City conditions, covenants, and restrictions requiring maintenance of the parking area. The conditions, covenants, and restrictions shall run with the land. (2814, 2012)

#### **9.18.140.030 Parking Spaces Required**

- A. General. The number of off-street parking spaces required shall be no less than as set forth in Table 9.18-11 (Required Parking Spaces). Parking shall be calculated by the maximum building occupancy and/or the gross floorarea, as applicable. Where the application of these schedules results in a fractional space, then the resulting fractions shall be rounded up to the higher whole number.
- B. Residential/Commercial Mixed Use Developments. The calculation of required parking spaces for residential/commercial mixed use developments shall be based upon the parking required for each individual use within the development. Through the site plan review process or review of any required discretionary permit, the hearing body may reduce the total number of spaces required by up to 10% of the total requirement in recognition of the shared nature of the parking facilities and in particular, by allowing parking spaces provided for a commercial component to satisfy the guest parking needs of the residential component. If an applicant seeks relief greater than 10%, the provisions regarding shared parking and the requirements for provision of a parking management plan pursuant to Section 9.18.140.060 (Joint Use and Parking Management) shall apply.

**Table 9.18-11****Required Parking Spaces**

Use	Required Minimum Parking Spaces
<b>Residential Uses—Single Family</b>	
1—4 sleeping rooms	2 spaces in an enclosed garage plus 2 open spaces
5—7 sleeping rooms	3 spaces in an enclosed garage plus 3 open spaces
More than 7 sleeping rooms	4 spaces in an enclosed garage plus 4 open spaces
<b>Residential Multiple Family—Stand Alone</b>	
Developments with fewer than 50 units, and adjacent to any principal, major, primary or secondary arterial street Fewer than 3 sleeping rooms	2.75 spaces per dwelling unit within a parking structure or enclosed garage
3 or more sleeping rooms	3.5 spaces per dwelling unit within a parking structure or enclosed garage
Developments with fewer than 50 units and <u>not</u> adjacent to any principal, major, primary or secondary arterial street Fewer than 3 sleeping rooms	2.5 spaces per dwelling unit within a parking structure or enclosed garage
3 or more sleeping rooms	3.25 spaces per dwelling unit within a parking structure or enclosed garage
Developments with 50 or more units, and adjacent to any principal, major, primary or secondary arterial street Fewer than 3 sleeping rooms	2.75 spaces per dwelling unit within a parking structure or enclosed garage
3 or more sleeping rooms	3 spaces per dwelling unit within a parking structure or enclosed garage
Developments with more than 50 units and <u>not</u> adjacent to any principal, major, primary or secondary arterial street Fewer than 3 sleeping rooms	2.5 spaces per dwelling unit within a parking structure or enclosed garage
3 or more sleeping rooms	2.75 spaces per dwelling unit within a parking structure or enclosed garage
<b>Residential Multiple Family—Part of Mixed Use Development</b>	
Developments with fewer than 50 units Fewer than 1 sleeping room	Within a parking structure or enclosed garage: 2 spaces per dwelling unit
1 sleeping room	2.25 spaces per dwelling unit
2 sleeping rooms	2.75 spaces per dwelling unit
3 or more sleeping rooms	3.5 spaces per dwelling unit
Developments with 50 units or more	Within a parking structure or enclosed garage:

Use	Required Minimum Parking Spaces
Fewer than 1 sleeping room	2 spaces per dwelling unit
1 sleeping room	2.25 spaces per dwelling unit
2 sleeping rooms	2.75 spaces per dwelling unit
3 or more sleeping rooms	3 spaces per dwelling unit
<b>Other Residential Uses and Uses Incidental to Residential</b>	
Community residential care facility	0.5 spaces per bed
Senior Citizen Housing	
Apartment	1 space per unit
Congregate general care	0.5 spaces per bed or unit
Congregate general care with on-site transportation provided	0.3 spaces per bed or unit
Work-live	2 spaces per unit plus one additional space per unit
Day Care	1 space per care provider and staff member, plus 1 space for each 6 children

<b>Commercial Uses</b>	
Retail	
Under 40,000 square feet	1 space per 200 square feet gross floor area
40,000—100,000 square feet	1 space per 225 square feet gross floor area
100,000+ square feet	1 space per 250 square feet gross floor area
Restaurants Eating, Drinking Establishments, Cafes, Coffeehouses, Bars	
Attached 0—16 seats with less than 300 square feet of customer/dining area	1 space per 200 square feet of gross floor area
Attached 16+ seats	1 space per 100 square feet of gross floor area, with a minimum of 10 spaces
Freestanding	1 space per 100 square feet of gross floor area, with a minimum of 10 spaces
With entertainment	1 space per 100 square feet of gross floor area (seating and service), plus 1 space per 35 square feet of entertainment area, plus 1 space per 7 square feet of dance floor
Outdoor Dining	No additional parking required for the first 500 square feet of outdoor dining area. For any area in excess of 500 square feet, parking shall be provided as required above for the applicable use. Where outdoor dining is covered by a roof structure, all parking shall be provided as required for the above applicable use.
Service Station	
With convenience store	1 space per pump, plus 1 space per 200 square feet of gross floor area of sales area, plus 3 spaces per service bay
Without convenience store	1 space per employee, plus 3 spaces per service bay
Financial institutions	1 space per 200 square feet of gross floor area if a drive-up window exists. If no window, 1 space per 150 square feet of gross floor area
Funeral home/mortuary with no crematorium	
Fixed seats in viewing room(s):	1 space per each 3 fixed seats in area(s) designated for assembly purposes
No fixed seats in viewing room(s):	1 space for each 21 sq. ft. of area designated for assembly purposes All usable ancillary area(s) shall provide 1 space for each 250 sq. ft. of gross floor area
Massage establishment	1 space per 200 sq. ft. of gross floor area
Nursery, home improvement center, building materials, furniture, general appliance stores (large display area)	1 space per 200 square feet gross floor area
Hotel, motel, bed and breakfast	1 space per room/unit plus 2 spaces for hotel manager unit, plus any parking required for restaurant, assembly, or other permitted ancillary use
Personal service	1 space per 200 square feet of gross floor area
Professional studios and galleries	
Art gallery/retail business with tattoo art studio	The art gallery portion of the business and service areas shall be parked at 1 space for every 500 square feet of gross floor area and the tattoo art studio shall be parked at 1 space for every 200 square feet of gross floor area
Art, music, dance, martial arts	1 space per employee, plus 1 space per 2 student capacity

Use	Required Minimum Parking Spaces
Photography, portrait, radio, TV, recording	1 space per 200 square feet of gross floor area
Karaoke studios	1 space per 200 square feet of gross floor area
Art studios and galleries	1 space per 500 square feet of gross floor area
Automatic car wash	5 times the internal washing capacity for stacking and drying, plus 1 space per employee based on the maximum shift, not less than 3 (internal capacity is defined as conveyor length divided by 20 feet)
Auto rental	
Office only	1 space per 250 square feet of gross floor area
Vehicle storage	1 space per 350 square feet of gross floor area of office, plus 1 space per vehicle
Auto and boat sales, leasing	1 space per 400 square feet of gross floor area of inside display, plus 1 space per 2,000 square feet of outside display, plus 1 space per 500 square feet of gross floor area of repair, plus 1 space per 300 square feet of gross floor area of parts storage and sales area
Auto repair and maintenance	1 space per 200 square feet of gross floor area including auto paint and body of office space, plus 3 spaces per service bay
<b>Office Uses</b>	
General business offices	1 space per 250 square feet of gross floor area
Medical, dental and related service support facilities	1 space per 170 square feet of gross floor area
<b>Industrial Uses</b>	
Buildings with less than 20,000 sq. ft. of gross floor area	2.25 spaces per 1,000 square feet of gross floor area
Buildings 20,001 to 100,000 sq. ft. of gross floor area	2 spaces per 1,000 square feet of gross floor area
Buildings with more than 100,000 sq. ft. of gross floor area	1 space per 1,000 square feet of gross floor area
Incidental Office:	
Under 30% of gross floor area	No additional requirements
30 to 50% of gross floor area of a building	1 space per 250 square feet of gross floor area
<b>Public and Semi-Public Uses</b>	
Hospital	4 spaces per bed
Private school—elementary through high school	1 space per each employee, plus 1 space for each 6 student capacity
College or university	1 space per employee, plus 1 space per 3 student capacity
Trade school; adult education	1 space per employee, plus 1 space per 3 students capacity (based on maximum occupancy allowable by building code), or 1 space per 35 square feet of instructional area, plus 1 space per 250 square feet of office space
Churches/religious facilities	
Fixed seats:	1 space per each 3 fixed seats
No fixed seats:	1 space for each 21 square feet of area designated for assembly purposes
	All ancillary area(s) shall provide 1 space for each 250 square feet of gross floor area
<b>Commercial Recreation Uses</b>	
Golf driving range	1.5 spaces per tee
Bowling alley	3 spaces per alley plus spaces for other uses on-site
Movie theaters	
Single screen	0.5 space per seat
Multi screen	0.3 space per seat
Arcades, pool hall	1 space per 200 square feet of gross floor area
Night clubs	1 space per 7 square feet of dance floor, plus 1 space per 35 square feet of additional gross floor area
Assembly halls and dance floors	1 space per 7 square feet of dance floor or assembly area, plus 1 space per 35 square feet of additional gross floor area
Spa/health clubs/gyms	1 space per 200 square feet of gross floor area
Private clubs	1 space per each 15 square feet of assembly area
Skating rinks	1 space per 100 square feet of gross floor area, plus spaces required for other uses on-site

(2883 § 10, 2017; 2861 § 16, 2015; 2850 § 7, 2014; 2814, 2012)

### 9.18.140.040 Parking Requirements

The following parking requirements are applicable to all land uses, unless stated otherwise in this chapter.

A. Parking Space Size. All parking spaces shall conform to the minimum dimensions:

1. Open Parking Spaces and Parking Spaces Within a Parking Structure.

Standard Space: 9 feet wide by 19 feet long

Compact Space: 8 feet wide by 15 feet long

Parallel Space: 8 feet wide by 22 feet long

Wherever a space is adjacent to a wall, fence, or hedge, an additional one foot of width shall be provided to that space.

2. Enclosed Parking Spaces. All enclosed parking spaces shall conform to the minimum interior dimensions of 10 feet wide by 20 feet long for each space. For example: A two-car garage shall maintain minimum interior dimensions of 20 feet wide by 20 feet long.

B. Compact Car Parking Spaces.

1. Up to 20% of the required **commercial** parking stalls may be compact parking spaces. The determination of the percentage to be allowed will be made through the site plan review or applicable discretionary permit review process.
2. Compact stall size is subject to Public Works Department standards for compact car spaces.
3. Compact spaces, where provided, shall be consolidated into a specific area of a parking lot or structure. The area shall include signage designating the spaces by signs, colored lines, or other appropriate indicators for compact vehicles only.

C. Automated Parking Systems and Mechanical Parking Lifts. Parking spaces in automated parking systems and vertical parking lifts may be utilized to meet the required number of parking spaces pursuant to Section 9.18.140.030 (Parking Spaces Required), as well as additional/supplemental parking, provided that all of the following conditions can be met.

1. The use of automated parking systems and mechanical parking lifts does not increase the building bulk and mass, in that the area occupied by the automated parking system or mechanical parking lift is no greater in volume than a parking structure that would be configured exclusively with conventional structured parking.
2. The parking system shall be located entirely within the confines of a building and shall not be visible from the public right-of-way.
3. Systems may be self-service or fully automated.
4. Sufficient vehicle queuing distance for the area accessing the parking system shall be provided, as determined through the site plan review or discretionary permit review process.

~~Motorcycle Parking Spaces. Commercial and industrial facilities with 25 or more parking spaces shall provide at least one paved designated parking area for use by motorcycles.~~

D.

Bicycle Parking. ~~For all new developments where parking is not provided in the form of individual garages, secure and convenient~~ Short- and long-term bicycle parking shall be provided ~~at a rate of~~

~~one bicycle space for every 10 required parking spaces pursuant to the applicable requirements of the building code.~~ (2814, 2012)

### **9.18.140.050 Location of Parking Spaces**

- A. Located On-Site. All required open parking spaces and garages shall be located on the same building site or within the same development, except where allowed by Section 9.18.140.050.B (Off-site Parking), below.
- B. Off-Site Parking. Off-site parking for new uses or new construction may be permitted on either a privately owned property or public property through the site plan review process or other applicable discretionary review permit process for an individual use or development project.
  - 1. Joint Use Off-Site Parking. Where more than one use is involved, joint use or shared parking shall require preparation of a parking management plan in accordance with Section 9.18.140.060 (Joint Use and Parking Management).
  - 2. Location of Off-Site Parking. In no event shall any off-site parking facility be located more than 1,500 feet from the use it is intended to serve.
  - 3. Deed Restriction Required. Where off-site parking for an individual use or development project is approved, a deed restriction, subject to the review and approval of the City Attorney, shall be recorded against all affected properties. Such deed restriction shall indicate the restrictions on the properties relative to future use and development due to the off-site parking arrangement.
  - 4. Irrevocable Access and/or Parking Easement. If parking is provided on a site other than the subject site, an irrevocable access and/or parking easement shall be obtained on the other site for use and benefit of the site in issue. Such access and/or parking agreement, when fully exercised, shall not diminish the available parking capacity of the site subject to the easement to less than required by this section.
- C. Accessibility. All off-street open and enclosed parking spaces shall be located and maintained so as to be accessible and usable for the parking of motor vehicles.
  - 1. All motor vehicles must be parked or stored on a fully paved surface with approved entrances and exits to the street.
  - 2. For projects approved and developed after April 25, 1991, where security gates are proposed to be provided, 70% of the guest parking spaces shall be located outside the secured area. (2814, 2012)

### **9.18.140.060 Joint Use and Parking Management**

- A. Applicability and Where Allowed. These regulations apply in situations where two or more separate uses or developments look to share parking and/or loading facilities due to staggered hours of operation or other varying operational characteristics that would allow parking and loading facilities to provide for joint use. If an applicant seeks to provide for shared or joint use parking, preparation of a parking management plan shall be required to allow any deviation from parking requirement standards established by this section, as set forth below. When prepared, a parking management plan shall provide applicable parking standards that address current development trends and the benefits of parking alternatives.

Where off-site parking is requested, the provisions in Section 9.18.140.050.B (Off-Site Parking), above, shall also apply.

- B. Parking Management Plan Required. A parking management plan shall be required as follows:



1. Where parking is to be shared or jointly used among the same or different developments or uses.
  2. Where the number of parking spaces required is proposed to be reduced, except as provided in Section 9.18.140.030.B (Residential/Commercial Mixed Use Developments) regarding required parking for residential/commercial mixed use developments, where a 10% reduction shall be permitted as part of the site plan review or conditional use permit process for that development. However, any reduction beyond 10% shall require a parking management plan.
- C. Limitation on Parking Space Reduction and Distance. No proposed reduction in parking spaces due to joint or shared use may exceed 25% of the parking required pursuant to this section. Also, no joint use or shared facility shall be located more than 1,500 feet from the use it is intended to serve.
- D. Plan Contents. The parking management plan shall be prepared by a qualified transportation engineer, in accordance with Planning Commission policy, and shall include, at minimum, the following elements:
1. Breakdown and description of the proposed uses, including their functional and spatial components.
  2. Statement of the functional area square footage based on the proposed plan.
  3. Statement of parking demands by uses for morning, midday, and evening periods, and a statement of employee parking demands.
  4. A peak-demand calculation by adding the various components together to determine the midday and evening demands with the higher figure represents the minimum number of spaces to be provided.
    - a. A 10% increase in the minimum number of spaces shall be added to the peak demand calculation to allow for future changes in the types of uses proposed in the original development plan, and
    - b. Use changes throughout the life of the project requiring more than the 10% figure shall require the submittal and approval of an amended parking management plan.
  5. A cross-check analysis for functional and operational aspects.
  6. Parking management plans shall include a copy of proposed easements or conditions, covenants, and restrictions tying the parking agreement to the project in perpetuity, prohibiting revision without City approval. Pre-existing, shared parking proposals shall be accompanied by a recorded off-site parking covenant running with the land. The City Attorney shall have the authority to review and dictate the contents of the CC&Rs and any deed restrictions or easement language proposed.
- E. Shared Loading Spaces. Loading spaces may be shared in compliance with this section. However, the loading spaces shall only be shared if located on an adjoining lot.
- F. Review Process. For development projects involving new construction, a parking management plan for joint or reduced parking shall be considered by the appropriate review authority at the same time the project is considered. Where a new use is proposed to occupy an existing building and where a parking management plan is required, the parking management plan shall be subject to Community Development Director's review.
- G. ~~Required Findings-Requirements for Approval.~~ Where a shared parking facility serving more than one use will be provided, the total number of required parking spaces may be reduced only if the ~~Planning Commission~~ hearing body finds that all of the following are ~~true~~ met:

1. The peak hours of use will not overlap or coincide to the degree that peak demand for parking spaces from all uses will be greater than the total supply of spaces;
2. The adequacy of the quantity and efficiency of parking provided will equal or exceed the level that can be expected if parking for each use were provided separately;
3. A parking demand study prepared by an independent traffic engineering professional approved by the City supports the proposed reduction; and
4. The applicant submitted a signed contract between the applicant and the other property owner(s) providing the off-street parking spaces subject to the shared parking arrangement. The contract shall be subject to the approval of the ~~Planning Commission~~ hearing body and shall also be subject to review by the City Attorney as to form and content. (2814, 2012)

### **9.18.140.070 Parking Design Standards**

#### **A. Parking Improvements.**

1. **Paving.** Parking and loading facilities and pedestrian pathways shall be surfaced and maintained with asphalt concrete, concrete, or other permanent surfacing material acceptable to the Community Development Director or designee and sufficient to prevent loose surfacing materials and other nuisances.
2. **Striping.** Parking lot striping shall be maintained at all times consistent with City standards.
3. **Drainage.** All parking and loading facilities shall be graded and provided with permanent storm drainage facilities.
  - a. Surfacing, curbing and drainage improvements shall be sufficient to preclude free flow of water onto adjacent properties or public streets or alleys.
  - b. Measures listed above shall be taken to preclude standing pools of water within the parking facility.
4. **Safety Features.** Parking and loading facilities shall meet the following standards:
  - a. Safety barriers, protective bumpers, or curbing and directional markers shall be provided to assure pedestrian and vehicular safety, efficient utilization, protection to landscaping, and prevent encroachment onto adjoining public or private property.
  - b. Unobstructed visibility shall be maintained at all times while vehicles are circulating within the parking area.
  - c. Internal circulation patterns and the location and traffic direction of all access drives shall be designated and maintained in accordance with accepted principles of traffic engineering and traffic safety.
  - d. Striping of parking lots must at all times be clearly visible and maintained throughout the life of the facility.
5. **Lighting.** Lights provided to illuminate any parking facility or paved area shall be designed with automatic timers (photovoltaic cells) and maintained in accordance with the provisions of this title. Parking lot security lights shall be maintained and shall be operated during all hours of darkness.
  - a. All nonresidential parking area lighting shall be provided during the hours of darkness the establishment is open at a minimum of two footcandles of light on the parking surface.

- b. A minimum of one footcandle of light shall be provided during all other hours of darkness.
  - c. 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.
6. Noise. Areas used for primary circulation, or for frequent idling of vehicular engines or for loading facilities, shall be designed and located to minimize impacts on adjoining properties, including sound attenuation to adjacent property and visibility screening from adjacent property.
7. Screening. Open off-street parking areas shall be screened from view of public streets and adjacent landuses that are more restrictive.
8. Walls. High walls shall not block or otherwise impair visual access from adjacent residential properties.
- B. Surface Parking Lot Landscaping. In addition to the Site Design Standards of Section 9.18.100.030, the following landscaping standards shall apply to all surface parking lot areas:
- 1. Surface Parking Lots Visible from Streets. Surface parking lots that are visible from public and private streets, and in particular surface parking lots located between the public right-of-way and buildings and structures shall meet the following landscaping, paving, and tree requirements:
    - a. Landscaping. At least 10% of the total area of any surface parking lot shall be landscaped.
    - b. Paving Area. At least five percent of the total area of any surface parking lot shall be paved in ~~high-quality materials~~ such as consisting of either pavers, stone or cobblestone, patterned or scored concrete, or similar durable materials. Paving is encouraged at highly visible locations such as main drive aisles, parking areas adjacent to required front and corner side yard setbacks, enhanced stall demarcations throughout the parking lot, or pedestrian walkways.
    - c. Trees. One tree shall be provided for every four parking spaces. Trees shall be shade-producing trees and shall be evenly distributed throughout the parking lot so as to shade the parking area. Trees shall be located in landscape planters. Trees shall conform to the matrix of plant materials established by the Planning Division. Minimum tree size at planting shall be 24-inch box.
  - 2. Surface Parking Lots Not Visible from Streets. Surface parking lots that are not visible from public and private streets and are located towards the rear and interior of the site shall meet the following landscaping and tree requirements:
    - a. Landscaping. At least five percent of the total area of any surface parking lot shall be landscaped.
    - b. Trees. One tree shall be provided for every 10 parking spaces. Trees shall be shade-producing trees and shall be evenly distributed throughout the parking lot so as to shade the parking area. Trees shall be located in landscape planters. Trees shall conform to the matrix of plant materials established by the Planning Division. Minimum tree size at planting shall be 24-inch box.
  - 3. Landscape Buffer. Where a surface parking lot abuts a parking structure or is adjacent to a surface parking lot on another lot, a landscape buffer not less than 10 feet in depth shall be provided between the lots or structures. Where adjacent surface parking lots allow common parking to serve multiple businesses and pedestrian walkways provide access to all businesses served, no landscape buffer shall be required.

4. **Wheel Stops at Landscaping.** Concrete wheel stops shall be installed in parking areas to protect landscaping. Any broken or damaged wheel stops shall be replaced. Alternatively, parking may be designed to overhang landscaped areas. Parking shall overhang landscaping no more than two feet with a minimum planter dimension of five feet.
  5. **Landscape Planters.** All landscape planters shall have a minimum width of four feet.
  6. **Screening Required.** Storage areas, trash enclosures, public utilities, and other similar land uses or elements that do not contribute to the enhancement of the surrounding area shall be screened with landscaping. Landscape screening shall consist of evergreen shrubs, vines, or closely spaced trees.
- C. **Architectural Treatment of Parking Structures.** All façades of a parking structure shall include architectural and landscaping treatment pursuant to the standards established in 9.18.090 (Development Standards Specific to Individual Mixed Use Zones), 9.18.100 (Development and Design Standards Applicable to All Mixed Use Zones), and 9.18.120 (Landscaping) of this chapter. The intent is to ensure that parking structures have the same quality treatment as the buildings and uses they serve, that such structures are well integrated into a development project, and that their design contributes to the overall character and function of the area in which they are located. In particular, any façade that can be viewed from a public right-of-way shall include treatments that make the structure resemble a habitable building.



**Photo 9.18-9: Example of Parking Structure Architectural Treatment**

**9.18.140.080 Loading Areas**

All nonresidential developments must provide loading berths in accordance with this section.

- A. Retail Stores, Warehouses, Wholesaling, Manufacturing and Other Goods Handling Uses. Loading spaces shall be provided as set forth in Table 9.18-12 (Required Loading: General Commercial and Industrial).

**Table 9.18-12: Required Loading: General Commercial and Industrial**

Gross Floor Area of Building or Use	Number of Loading Berths Required
Less than 100,000 sf	0
100,001—200,000 sf	1
200,001—500,000 sf	2
More than 500,000 sf	3 plus 1 for each additional 400,000 sf

- B. Offices and Hotels/Motels. Where loading facilities are provided, the standards in Table 9.18-13 (Required Loading: Offices and Lodging) shall apply.

**Table 9.18-13: Required Loading: Offices and Lodging**

Number of Berths	Width	Length	Height
1	10 feet	25 feet	12 feet
2 or more	10 feet	35 feet	14 feet

- C. Minimum Size of Berths. All berths must be provided with an on-site maneuvering area to the loading berth that provides a turning radius of not less than 48 feet.
- D. Screening. All loading areas shall be screened from view of adjacent streets.
- E. Access.
- Access to the loading docks shall be provided without the necessity of vehicle maneuvers in the public right-of-way.
  - The dock approach may not be encumbered by parking stalls or physical obstructions.
  - All loading must be conducted in loading berths when berths are provided. Loading and unloading operations shall not be conducted so as to be a nuisance to adjacent residential areas.
  - Loading areas shall not interfere with parking or with vehicle and pedestrian access. (2814, 2012)

**Section 9.18.150 Collection of Recyclable Materials****9.18.150.010 On-Site Accommodation for Recyclable Materials Containers and Collection Areas**

- A. Purpose. These standards are established to ensure that all developments in the Mixed Use zones are provided with convenient and appropriately sized areas for the collection of recyclable materials so that residents and businesses in Garden Grove can contribute toward the achievement of city goals

relating to solid waste diversion, recycling, and greenhouse gas reduction, pursuant to state law. The city recognizes that in lieu of providing separate areas for the collection of recyclable materials, development projects can provide convenient and adequately sized areas where collection bins for both solid waste and recyclables can be maintained.

- B. **Area Required; Applicability.** Any new development project, including a public facility, for which a building permit application has been filed, or any addition or modification to an existing development whereby the addition or modification exceeds 1,000 square feet or 10% of the existing floor area (whichever is less), shall include adequate, accessible, and convenient areas for the collection and loading of recyclable materials. These areas, to the maximum extent possible, shall be provided as part of the collection areas for solid waste. Construction of an addition to an existing single-family unit, or less than one full unit to multiple-family residential development, shall be exempt from this requirement.
- C. **Minimum Collection Areas.** Areas for solid waste and recyclable materials storage shall be adequate in capacity, number, and distribution to serve the development where the project occurs, and shall be based on the following requirements:
1. **Office, Commercial, Industrial, and Institutional.** Collection bins of a minimum size of three cubic yards shall be provided. A storage enclosure shall be provided sufficient to hold one or more standard three-cubic-yard bins or similar collection bins available from approved haulers. Each enclosure shall provide sufficient area for the collection of solid waste and recyclable materials. Where appropriate, separate collection bins for food waste associated with food service uses shall also be provided consistent with other City regulations. The area must accommodate, at a minimum, the bins indicated in Table 9.18-14 (Recyclable Collection Areas), below, or as otherwise may be approved through the discretionary permit review process.

**Table 9.18-14 Recyclable Collection Areas**

Building Square Footage	Types of Receptacles	Number of Receptacles
0—5,000	Bin	1
5,001—10,000	Bin	2
10,001—15,000	Bin	3
15,001—20,000	Bin	4
20,001—25,000*	Bin	5

\* Each additional 5,000 square feet requires one additional bin, or more than one pickup per week, per bin

2. **Residential Developments.**
  - a. For developments consisting of five or fewer residential units, and if containers are utilized, the exterior collection area shall consist of an area sufficient in size for the storage of containers for each residential unit consistent with city contract requirements with approved waste haulers. The suggested area for each container is a minimum of 38 inches by 38 inches.
  - b. For developments with more than five residential units, ~~sufficient area to accommodate at least one three-cubic-yard bin or similar all refuse container storage and collection bins available from approved haulers~~ shall be provided. ~~Each enclosure shall provide sufficient area for meet the collection requirements of refuse and recyclable materials~~ City of Garden Grove Standard B-502 and State-mandated commercial organic recycling regulations set forth in Public Resources Code Sections 42469.8-42469.86, as it may be amended from time to time, as well as any other applicable State laws related to refuse, recyclables, and/or organics.



- c. No unit shall be located more than 300 lineal feet from a common refuse storage area; such distance shall measured by a clear pedestrian path to such areas.

3. Mixed Use Developments.

- a. To the greatest extent practicable, separate solid waste and recyclable materials collection areas shall be provided for residential and nonresidential components of a residential/commercial mixed use development. Where separate facilities can be and are provided, the areas shall meet the standards specified above for nonresidential and residential uses.
- b. Where it is not practicable to separate such areas, as determined through the development review process, the recyclable materials collection area shall provide aggregate space sufficient to accommodate the minimum requirements specified above for each individual use. Such areas shall be conveniently located to all users.
- c. Recycling and solid waste storage facilities for nonresidential uses shall be located as far as possible from residential units and shall be completely screened from view from the residential portion of the development. Recycling and solid waste storage facilities for nonresidential uses shall be compatible in architectural design and details with the overall project. The location and design of enclosures shall mitigate nuisances from odors when residential uses might be impacted. Trash areas for food service and sales uses, when occupying the same building as residential uses, shall be refrigerated or otherwise designed to control odor.

D. Design Standards. The following standards shall apply to all developments utilizing three-cubic-yard bins or similar collection bins available from approved haulers.

1. All solid waste and recyclable material storage areas shall be readily accessible to the users they serve, as well as for collection operations, and shall be enclosed by a solid masonry or concrete block wall.
2. Recycling bins or containers shall provide protection against adverse environmental conditions that might render the collected materials unmarketable. Solid waste and recyclable materials must be stored within the bins or containers.
3. Driveways or travel aisles shall provide unobstructed access for collection vehicles and personnel and provide at least the minimum clearance required by the collection methods and vehicles utilized for the particular project.
4. A sign clearly identifying all recycling and solid waste collection and loading areas and the materials accepted shall be posted adjacent to the storage areas.
5. The design and construction of solid waste and recyclable materials storage areas shall be compatible with surrounding land uses.
6. The storage area shall be shielded from public view by a wall that matches the exterior building material and color.
7. The storage area shall be designed as per the Garden Grove design guidelines, as approved by City Council resolution.
8. Storage areas shall not be located in any required front, side, or rear setback or any area required to be maintained as unencumbered according to any public safety laws as adopted.
9. Where collection of solid waste and recyclable materials is separated, whenever feasible, areas for collecting and loading recyclable materials should be adjacent to the refuse storage areas. (2814, 2012)

**Amend Section 9.32.010 as follows:****9.32.010 General Provisions**

A. Purpose. The purpose of this chapter is to consolidate all applications of land use actions in the City, to provide an outline of the procedures for making these applications and the procedures by which the appropriate hearing body receives the appropriate applications. This chapter also consolidates the procedures that appeals of decisions made by the hearing body are to follow.

B. Interpretation. The Department Director shall have the responsibility and authority to interpret the meaning and applicability of all provisions and requirements of this title. In interpreting and applying the provisions of this title, the development ~~project standards~~ shall be held to be the minimum requirement for the promotion of the public health, safety, comfort, convenience and general welfare. It is not the intent of this title to interfere with or abrogate or annul any easement, covenant or other agreement between parties. When this title imposes a greater restriction upon the use of buildings or land or upon the height of buildings, or requires larger open spaces than are required by other ordinances, rules, regulations, by easements, covenants, or agreements, the provisions of this title shall control.

C. Form of Application Blanks, Type of Required Information.

1. The City Manager or designee may prepare application forms and provide blanks for such purposes and may prescribe the type of information to be provided in the application by the applicant pursuant to direction from the hearing body.

2. No application shall be accepted unless it is completed as prescribed.

D. Fees Required. All ~~applications~~applicants described in Section 9.32.030 shall require fees paid in accordance with a resolution adopted by the City Council.

1. A copy of the resolution and information may be obtained from the office of the City Clerk.

2. The City Council, or any member thereof, may appeal any decision of the Planning Commission or the Zoning Administrator. If an appeal is filed by the council or any member thereof, the appeal fee shall be waived.

3. Planning actions listed in Section 9.32.030 shall not be construed to exclude any other planning action.

E. Limitation of Refiling of Applications. A final action denying an application for a land use action shall prohibit the further filing of the same type application on a property until not less than one year shall have elapsed from the date of denial of any application.

F. Development Agreement. The City shall be empowered to enter into a binding development agreement with a developer in the instance that the developer has a legal and equitable interest in real property for which it has submitted a plan to develop such property. The City shall adopt rules and regulations establishing procedures and requirements for implementing and approving such development agreements and shall require any developer to pay a development impact mitigation payment in accordance with a resolution adopted by the City Council.

G. Environmental Review. All applications for land use actions to be submitted for review and approval by the City Council, the Planning Commission or the Zoning Administrator, shall be reviewed upon their submittal in accordance with the provisions of the California Environmental Quality Act (CEQA) ~~and the City's own environmental review guidelines~~ (Public Resources Code Sections 21000 et seq.; California Code of Regulations, Title 14, Sections 15000 et seq.).



1. ~~When the application is not exempt from review as required by the California Environmental Quality Act, as amended, the applicant shall submit an initial study to the public agency (in this case, the City Manager or designee) as required by CEQA.~~

2. ~~The public agency shall then conduct its own initial study as required by CEQA, and determine if a full environmental impact report, a focused environmental impact or a negative declaration, as defined by CEQA, is required.~~

3. ~~All procedures and notifications shall be done in accordance with the requirements of the California Environmental Quality Act, and all required documentation of these actions shall be provided according to the required schedule to the appropriate agencies.~~

4. ~~All environmental reviews shall be conducted by the Planning Coordinating Committee, Environmental Review Board. The Environmental Review Board shall make recommendations to the hearing body on environmental applications. In case of a tie in votes cast for the approval of the use of a negative declaration, a focused environmental study, or an environmental impact report, the more stringent of these requirements shall be considered approved.~~

H. Design Guidelines. The hearing body shall review from time to time development standard guidelines pertaining, but not limited to, the following categories: site planning, architecture, landscape architecture, parking design, signage and other special items. The hearing body shall approve or deny all such design guideline standards by resolution.

***Amend Section 9.32.030 as follows:*****9.32.030 Land Use Actions**

A. The Planning Commission, ~~and~~ Zoning Administrator, and Department Director / City Manager or designee are empowered to make the final decision on all land use actions, as described in this section, except for the following actions that shall be transmitted to the City Council, along with the hearing body recommendation, for final action:

1. General plan amendments;
2. Specific plans;
3. Planned unit developments;
4. Zone changes;
5. Ordinance amendments;
6. Tract maps (final);
7. Parcel maps (final);

8. Development agreements.

B. The Threshold of Review Table below identifies the full range of land use permit options and applicable final review authority, except that where a land use action also requires approval of an action by the City Council, the City Council shall be the final review authority for such land use action, and the Planning Commission shall transmit a recommendation to the City Council. The following provisions specify the applicability of the land use actions listed on the Threshold of Review Table and list the required findings for each. Notwithstanding the following provisions, the findings required for approval of a site plan, conditional use permit, or other quasi-judicial land use permit for a housing development project, as defined in subsection (h)(2) of Section 65589.5 the Government Code, shall be as specified in chapter 9.60.

**THRESHOLD OF REVIEW**

Type of Application	Hearing Body			
	Director	Zoning Administrator	Planning Commission	City Council
General Plan Amendments			I	X
Ordinance Amendments			I	X
Zone Change			*I	X
Specific Plans			I	X*
Planned Unit Developments			I	X
Site Plan		*	X	
Conditional Use Permits		X	A	
Variances/Waivers		X	A	
Tract Maps			X	
Parcel Maps			X	
Lot Line Adjustments		X	A	
Interpretation of Use		X	A	
Home Occupations Permits		X	A	
Temporary Event Permits	X		A	
Special Events Permits	X		A	
Modifications to Approved Plans		X	X	
Time Extensions		X	X	
Revocations		X	X	
Code Enforcement—Abandoned Vehicles		X	A	
Extensions of Time for Nonconforming Uses			X	
City Manager or Designee Review	X		A	A
<u>Reasonable Accommodation Request</u>	<u>X</u>			<u>A</u>

I = Initial review recommendation

A = Appeal body

X = Final hearing body

\* = Alternate hearing body

\*I = Denial of zone change by Planning Commission is final unless appealed. Approval by Planning Commission is recommendation for final action by City Council.

All decisions of the Planning Commission are appealable to the City Council.

C. The procedures for the following Land Use ~~Commission~~ approval actions are contained in separate sections of the zoning code, as noted:

Land Use Action	See
Specific Plans	Specific Plans—Separate Documents
Planned Unit Development	Chs. 9.08, <del>and</del> 9.12, <u>9.16, and 9.18</u> —Special Uses/ <del>Districts</del>
Tract Maps	<u>Chap. 9.40</u> <del>Div. II</del> —Subdivisions
Parcel Maps	<u>Chap. 9.40</u> <del>Div. II</del> —Subdivisions
Lot Line Adjustments	<u>Chap. 9.40</u> <del>Div. II</del> —Subdivisions
Home Occupation Permit	Chs. 9.08, <del>and</del> 9.12, <u>9.16, and 9.18</u> —Uses
<u>Cottage Food Operation Permit</u>	<u>Chs. 9.08, 9.12, and 9.18—Special Operating Conditions and Development Standards</u>
Temporary Event Permit	Chs. 9.08, 9.12, <del>and</del> 9.16, <u>and 9.18</u> —Temporary Uses
Special Events Permit	Chs. 9.08, 9.12, <del>and</del> 9.16, <u>and 9.18</u> —Temporary Uses
Floodplain Variance	Chs. 9.08, 9.12, <del>and</del> 9.16, <u>and 9.18</u> —Special Uses
<u>Accessory Dwelling Units and Junior Accessory Dwelling Units</u>	<u>Ch. 9.54</u>
<u>SB 9 Two-Unit Residential Developments and Urban Lot Splits</u>	<u>Ch. 9.56</u>
<u>Supportive Housing for the Homeless and Low-Barrier Navigation Centers</u>	<u>Ch. 9.60</u>

#### D. Land Use Action Procedures.

##### 1. General Plan Amendment/Code Amendment.

###### a. Applicability.

i. An amendment to any element of the City's general plan or zoning code may be initiated by the City Council, the Planning Commission or the City Manager.

ii. If the following findings are met, a citizen may request an amendment to any element of the City's general plan or zoning code, and shall pay an amount equal to the estimated cost of preparing the amendment.

b. Required Findings. All the following findings must be made in the affirmative by the hearing body in order for this application to be approved:

- i. That the amendment is internally consistent with the goals, objectives and elements of the City’s general plan;
    - ii. That the amendment is deemed to promote the public interest, health, safety and welfare;
    - iii. That in the case of an amendment to the general plan land use map or the zoning map, the subject parcel(s) is physically suitable for the requested land use designation(s), compatible with surrounding land uses, and consistent with the general plan.
  - c. The hearing body shall deny the application where the information submitted by the applicant and/or presented at the public hearing fails to substantiate such findings to the satisfaction of the hearing body.
  - d. General plan and zoning code amendments are also subject to the “no net loss” provisions of Government Code Sections 66300 and 65863, and, if applicable, the no net loss findings described in section 9.60.030 shall be made prior to or concurrently with approval of the proposed amendment.
2. Zone Change.
  - a. Applicability.
    - i. A change of zoning classification for any parcel(s) of land in the City may be initiated by the City Council, the Planning Commission or the City Manager.
    - ii. An owner of a parcel of land in the City or the owner’s designee may request a change of zoning classification for that (those) property(ies) by filing the proper application and paying all applicable fees.
    - iii. A change of zoning classification shall be initiated by the City for any parcel(s) that is found to be inconsistent with the land use designation for the property as designated in the general plan—land use map.
  - b. Required Findings.
    - i. That the proposed zone change is consistent with the City’s general plan;
    - ii. That the proposed zone change will ensure a degree of compatibility with surrounding properties and uses.
  - c. A change of zoning classification is also be subject to the “no net loss” provisions of Government Code Sections 66300 and 65863, and, if applicable, the findings required pursuant to section 9.60.030 shall also be made prior to or concurrently with approval of the proposed change of zoning classification for any parcel.
3. Site Plan.
  - a. Applicability. Except as otherwise provided by state law or another provision of this title, Aa site plan application shall be required prior to the issuance of a building permit for:
    - i. Residential and Open Space Zones. Any building or structure to be constructed in a residential or open space zone or expansion of any of the following uses:
      - (A) Single-family subdivision;
      - (B) New limited multiple-family residential units or additions to existing limited multiple units; and

(C) New multiple-family residential units or additions to existing multiple units.

(D) Exceptions:

- (1) An addition to a single-family residence, including the construction of new accessory structures;
- (2) An addition to a duplex or triplex, that meets the current setback requirements, is less than 50% of the original living area, and does not create additional units. Any such additions shall be subject to a City Manager or designee review;
- (3) The development of three or fewer contiguous, residentially-zoned, unimproved legal lots with single-family dwellings; and
- (4) The construction of a duplex or triplex that complies with all the development standards of the municipal code, and does not require approval of any discretionary action, which shall be subject to a director's review;

ii. All Other Zones. Any new building or structure, or any addition to an existing structure or building that exceeds 10% of the existing floor area, or 1,000 square feet, whichever is less.

(A) Exception: Unless the following exceed 10% of the floor area of an existing structure or 1,000 square feet, whichever is less, a site plan shall not be required for the addition of mechanical equipment or any accessory structure(s) necessary for the safe operation of a facility, including, but not limited to:

- (1) Roof-mounted air conditioning units;
- (2) Freezer/cold storage units;
- (3) Attached exterior silos;
- (4) Exterior elevators;
- (5) Paint spray booths;
- (6) Utility cabinets; and
- (7) Incidental storage sheds.

iii. All Zones. Conversion of a single-family home to any other use.

iv. Specific Plan Zones. See individual specific plan requirements.

b. Required Findings. For any project other than a housing development project, as defined in subsection (h)(2) of Section 65589.5 the Government Code, the hearing body shall approve an application for a site plan when the information submitted by the applicant and/or presented at public hearing substantiates the following findings:

- i. That the submitted site plan complies with the spirit and intent of the provisions, conditions and requirements of the general plan and this chapter title, and that other applicable ordinances and policies of the City are complied with;
- ii. That the proposed development does 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;
- iii. That the proposed development does not adversely affect essential public facilities, such as streets and alleys, utilities and drainage channels;

- iv. That the proposed development will not adversely impact the City's ability to perform its required public works functions;
  - v. That the proposed development ~~shall~~will be compatible with the physical, functional and visual quality of the neighboring uses and desirable neighborhood characteristics; ~~and~~
  - vi. That through the planning and design of buildings and building placement, the provision of open space, landscaping and other site amenities will attain an attractive environment for the occupants of the property; ~~;~~
- c. Applications. A site plan application may be submitted by:
- ~~i. The owner of a parcel(s) of land within the City, or the owner's designees, for that (those) parcel(s) in which the owner has a legal or equitable interest;~~
  - ~~ii. The executive director of the Garden Grove agency for community development, or his or her designee, in connection with development and/or redevelopment projects undertaken and/or assisted by the agency for community development; provided, however, any site plan application submitted by the agency executive director, or his or her designee, and approved by the hearing body shall only become effective and shall be contingent upon the agency for community development, or the agency's designee, obtaining ownership of the property that is the subject of the site plan application.~~

4. Conditional Use Permit.

- a. Applicability. A conditional use permit shall be required:
- i. Prior to issuance of any permits or certificates for the uses indicated in Chapters 9.08, 9.12, ~~and~~ 9.16 and 9.18, or where a conditional use permit is required pursuant to any applicable overlay zone regulations, specific plan provisions, or planned unit development requirements;
  - ii. If a use, as controlled by the State Alcoholic Beverage Control Board, that allows the wholesale or retail sale of alcoholic beverages is added, or the consumption of alcoholic beverages is allowed, on or off site, or if an existing ABC license type is changed;
  - iii. For any expansion in floor area of a use currently under provisions of an approved conditional use permit;
  - iv. For any new use or intensification of uses at a facility currently being operated under provisions of an approved conditional use permit.
- b. Required Findings. The hearing body shall approve an application for a conditional use permit when the information submitted by the applicant and/or presented at public hearing substantiates the following findings:
- i. That the proposed use will be consistent with the City's adopted general plan ~~and redevelopment plan;~~
  - ii. That the requested use at the location proposed will not:
    - (A) Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
    - (B) Unreasonably interfere with the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or

- (C) Jeopardize, endanger or otherwise constitute a menace to public health, safety or general welfare;
  - iii. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this title, or as is otherwise required, in order to integrate such use with the uses in the surrounding area;
  - iv. That the proposed site is adequately served:
    - (A) By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such as to be generated, and
    - (B) By other public or private service facilities as required.
  - c. The hearing body shall deny the application when the information submitted by the applicant and/or presented at the public hearing fails to substantiate such findings.
  - d. The conditional use permit and all discretionary land use permits under this title (including site plan, if applicable) shall be issued or denied within the time periods proscribed by the Permit Streamlining Act, the Subdivision Map Act, the California Environmental Quality Act, and other applicable state law, unless a reasonable time, not to exceed 90 days, unless an environmental impact report is required. If an environmental impact report is required, and the project is not subject to the Permit Streamlining Act, the time limit for action shall not exceed six months. Said time periods may only be extended by actions of the applicant or his or her agents.
  - e. Procedures for processing the application and times for processing steps shall be established by the City Manager or designee ~~with approval of the Planning Commission.~~
5. Waiver.
- a. Applicability. A waiver application to the provisions of Title 9 shall be required for waiver procedures as contained in the Subdivision Map Act and in Chapter 9.40 of this code.
  - b. A waiver procedure as contained in the Subdivision Map Act and Chapter 9.40 of this code may be granted if it is possible to find that the waiver:
    - i. Will not create a subdivision or satisfy the requirements applicable to the division of a parcel of land;
    - ii. Will comply with city requirements as to area, improvement and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability and environmental protection;
    - iii. Will satisfy any other requirements pertaining to the Subdivision Map Act, this code and any other applicable city ordinance;
    - iv. Will not create any unnecessary conditions or situations that will be incompatible with existing and possible future uses of adjacent properties.
6. Variance.
- a. Applicability. A variance to the provisions of Title 9 shall be required for any deviation from the development standards contained therein.
  - b. Required Findings. A variance may be granted only if all of the following findings are made:



- i. That there are exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply generally to other property or classes of use in the same vicinity or zone;
- ii. That such variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zone, but which is denied to the property in question;
- iii. That the granting of such variance will not be materially detrimental to the public welfare, or injurious to the property or improvements in such vicinity and zone in which the property is located;
- iv. That the granting of such variance will not adversely affect the comprehensive general plan; and  
iv. That approval of the variance is subject to such conditions as will assure that it does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated.

7. Interpretation of Use.

a. Applicability.

- i. Any use not specifically listed as a permitted use, incidental use, or conditional use shall be prohibited; provided, however, that whenever a use has not been specifically listed as a permitted use, incidental use, or conditional use in a particular zone district, but similar uses are found to exist in that zone, the hearing body shall be responsible for interpreting whether or not the use is permitted in that zone district, and under what conditions.
- ii. Any use determined to be inconsistent or not similar to other uses shall be required to file an application for an ordinance amendment.

b. Required Finding. That the proposed use is:

- i. Similar in scale and operational characteristics to other uses permitted in that zone;
- ii. Consistent with the intent of the general plan and the zone district;
- iii. Compatible with other permitted uses.

8. Modification to Approved Plans.

a. Applicability. Whenever a change is proposed to an approved land use action.

b. Required Findings. Modifications to approved plans shall be granted when the following findings are made:

- i. That the change would not require the filing of an application for waiver or variance to the zoning code;
- ii. That the change would not adversely affect the quality or design of the original plan;
- iii. That the change would not adversely affect the use or enjoyment of adjacent properties;

9. Time Extensions.

a. Required Findings. A time extension may be granted when the following findings are made:

- i. A request for a time extension, including the reasons therefore, has been submitted prior to the permit expiration date, or the hearing body finds that, due to special circumstances demonstrated by the property owner or the applicant, a late-filed request should be considered;
    - ii. That there has been no change in the general plan designation or zoning of the site that would render the development or use nonconforming;
    - iii. That there is no land use action or study currently underway that would have the potential to render the development or use nonconforming.
  - b. Limits of Extensions. Unless otherwise provided by a development agreement, a time extension shall be limited to one year or less. A request for a time extension beyond the term provided in a development agreement shall require City Council approval of an amendment to the development agreement.
10. Revocation.
- a. Applicability. The City Council, hearing body or City Manager may initiate revocation procedures for any land use action designated by this title.
  - b. Required Findings. The hearing body may revoke or modify a land use action if any one of the following findings is made:
    - i. That the approval was obtained by fraud;
    - ii. That the approved use has ceased to exist or has been suspended for one year, or a lesser time as established by land use ordinance;
    - iii. That the approved use is being, or recently has been, exercised contrary to the terms or conditions of such approval, or in violation of any statute, ordinance, or regulation;
    - iv. That the approved use was so exercised as to be detrimental to the public safety or so as to constitute a public nuisance.
11. City Manager or Designee Review—Minor Deviations.
- a. Applicability. The City Manager or designee is vested with the following minor deviation land use permit and related authority:
    - i. To allow ground-mounted mechanical equipment including, but not limited to, heating, cooling or ventilating equipment, swimming pool or spa heaters, pumps or filters, to be located in the side or rear setbacks on any property improved with a multiple-family residential project, provided that the equipment is screened from view from public rights-of-way and an unobstructed path at least three feet wide is provided between the equipment and the property line;
    - ii. To allow mechanical equipment including, but not limited to, water heaters, FAUs etc., to encroach into the minimum interior dimensions of existing garages for single-family residential dwellings, provided that adequate space for the number of vehicles required by Title 9 to be parked in the garage is maintained;
    - iii. To allow one-story additions to existing, detached, non-habitable structures that are nonconforming as to required side or rear setbacks in any residential zone. The addition shall be constructed in conformance with all applicable code provisions;

- iv. To issue minor land use deviations for the purpose of allowing minor changes to the strict requirements of any use or distance limitations of the code (excepting adult uses), provided that the changes are generally compatible with the zoning requirements for the parcel, and the use will last for a duration not to exceed 18 months. A single time extension limited to one year or less may be granted;
- v. To allow minor deviations in the height, width and/or placement of freestanding sign structures for any office, commercial and industrial zoned properties improved with existing buildings or structures to achieve a greater flexibility in design and quality that cannot be achieved through the strict application of Title 9, Development Standards, provided that the sign area does not exceed the maximum square footage as required by Title 9;
- vi. To allow deviations in the number of required parking spaces up to a maximum of 10% for any office, commercial or industrial zoned properties improved with existing buildings or structures, where the parking deficiency cannot be corrected by redesigning the parking area or restriping the parking spaces. This shall not include any use subject to a conditional use permit, or any property that was granted a parking variance;
- vii. To allow the installation of garage doors on existing carports for existing residential condominiums;
- viii. To allow minor deviations from landscape requirements in conjunction with the rehabilitation of an existing site where no discretionary action is proposed;
- ix. To allow fences located in the required front setback of residentially zoned properties to be constructed to a maximum height of six feet, provided the upper 36 inches is wrought iron fencing with vertical railings no less than three inches apart;
- x. To allow the construction of one single-family home on a legally created, residentially-zoned vacant parcel, that is nonconforming due to area and/or width, provided no other discretionary actions are proposed;
- xi. An addition to a duplex or triplex that meets the current setback requirements, is less than 50% of the original living area, and does not create additional units shall be subject to a City Manager or designee review;

~~xii. To allow a deviation for the maximum number of bathrooms per number of bedrooms.~~

b. For purposes of this section, “minor deviation” is defined as a modification or change that does not undermine or significantly revise the intent and purpose of the municipal code. Minor deviations shall be limited to the above actions only.

c. Required Findings. The City Manager or designee may approve an application for a minor deviation if the following findings are made:

- i. That the proposed action will not adversely affect the City’s General Plan ~~or Redevelopment Plan~~;
- ii. That no discretionary actions requiring review by the City Zoning Administrator, Planning Commission or City Council are being proposed;
- iii. That no adverse effects on the health, peace, comfort or welfare of persons residing or working on adjoining properties is created; and

- iv. That all other applicable Title 9 provisions are complied with.
- d. Notice and Review.
  - i. An application for a minor deviation shall consist of written documentation of the precise nature of the change(s) the applicant is proposing, the duration, a plot plan for the parcel, and any other information required by the City Manager or designee. The City Manager or designee is empowered to impose any conditions of approval as necessary to insure that the proposal satisfies the required findings set forth in this subsection.
  - ii. Upon receipt of an application for a minor deviation, a notice shall be sent to the adjoining property owners describing the nature of the request and advising that any comments should be submitted no later than 10 days from the date the notice was sent out. A public hearing shall not be required. If the request is approved by the City Manager or designee, the planning staff shall transmit the City Manager or designee's notice of the decision, with any appropriate conditions of approval, to the applicant and to each Planning Commissioner. The decision of the City Manager or designee shall be final and binding unless an appeal is filed within seven days from the date of the decision, or unless the application is called up for review by any member of the Planning Commission within seven days from the date of the decision. The planning staff, upon receipt of a timely request for Planning Commission review, shall schedule the matter for Planning Commission review at its next available meeting.
- 12. City Manager or Designee Review—Wireless Telecommunications Facilities.
  - a. Applicability. The City Manager or designee is vested with the authority to review and approve applications for wireless telecommunications facilities pursuant to the provisions of Chapter 9.24 of this code or other applicable state or federal law.
  - b. Required Findings. The City Manager or designee shall approve an application for a wireless telecommunications facility if the City Manager or designee finds ~~the proposed wireless telecommunications facility is consistent with the adopted wireless telecommunications master plan, and~~ that all of the requirements pursuant to Chapter 9.24 that do not conflict with state or federal law have been complied with. In lieu thereof, the City Manager or designee may approve an application for a wireless telecommunications facility if the findings specified in paragraph 11.c of this subsection D are made.
- 13. Director's Review—Duplex and Triplex to read as follows:
  - a. Applicability. The Department Director is vested with the authority to review and approve applications for duplexes and triplexes that comply with all the requirements of Section 9.12.040.040 9.16.065, Special Requirements—Duplex and Triplex, and that do not require approval of any discretionary action, including, but not limited to, a variance, zoning change, general plan amendment, or other entitlements.
  - b. Any duplex or triplex project that requires approval of a discretionary action shall be processed through a site plan review and the applicant shall pay the appropriate site plan fee and any other appropriate entitlement fee(s).
  - c. Required Findings. The ~~department director~~ Department Director may approve an application for a duplex or triplex if the following findings are made:
    - i. ~~That the proposed action will not adversely affect the City's General Plan or Redevelopment Plan~~ That the proposed development will comply with all applicable,

- objective standards, provisions, conditions and requirements of the general plan, Title 9, and other applicable ordinances and policies of the City, except to the extent excused from compliance pursuant to State law; and
- ii. That no discretionary actions requiring review by the City Zoning Administrator, City Planning Commission or City Council are being proposed.;
  - ~~iii. That no adverse effects on the health, peace, comfort or welfare of persons residing or working on adjoining properties is created.;~~
  - ~~iv. That all other applicable Title 9 provisions are complied with.~~
- d. Submittal Requirements. The applicant shall submit a complete application, plans and documentation, as identified in the duplex and triplex filing instructions, and pay the appropriate fees.
- e. Notice and Review.
- i. Upon receipt of an application for a duplex or triplex, a notice shall be sent to the adjoining property owners describing the nature of the request and advising that any comments should be submitted no later than 10 days from the date of the notice was sent out. A public hearing shall not be required.
  - ii. If one or more adjacent property owners object to the proposal, the director may refer the review of the request to the Zoning Administrator or the Planning Commission where new public notices will be mailed per the public hearing noticing requirements, and a public hearing will be held.
  - iii. The ~~department director~~ Department Director is empowered to impose any conditions of approval, including conditions from other City departments, that are necessary to ensure that the proposal complies with all local, state and federal laws, and satisfies the required findings.
  - iv. If the request is approved by the ~~department director~~ Department Director, the planning staff shall transmit the director's notice of the decision, with any appropriate conditions of approval, to the applicant ~~and to each Planning Commissioner.~~
  - v. The decision of the ~~department director~~ Department Director shall be final and binding unless an appeal is filed within 10 days from the date of the decision or unless the application is called up to the Planning Commission for review by any member of the Planning Commission or City Council within 10 days from the date of the decision.
  - vi. Any decision of the ~~department director~~ Department Director may be appealed to the Planning Commission, and shall comply with Sections 9.32.110 through 9.32.150, except as to the timeframe for appeal/call up.
  - vii. Any decision of the Planning Commission may be appealed to the City Council, and shall comply with Sections 9.32.110 through 9.32.150, except as to the timeframe for appeal/call up.
14. Main Street Outdoor Dining Permit for Outdoor Dining Areas in the Public Right-of-Way on Historic Main Street.
- a. Applicability. Approval of a Main Street outdoor dining permit pursuant to this subdivision shall be required for any eating establishment located along Historic Main Street within the CC-2 zone to establish and maintain an outdoor dining area in the public right-of-way pursuant to the provisions of Section 9.18.090.050 of this title, Additional Regulations Specific to the CC-2

Zone. It shall be a condition of each Main Street outdoor dining permit that the applicant also obtain and maintain an encroachment permit from the City pursuant to Title 11 of the Garden Grove Municipal Code and comply with all conditions of such encroachment permit. Approval of a Main Street outdoor dining permit pursuant to this subdivision shall not constitute approval of said encroachment permit.

b. Review Authority.

i. Director's Review. The Department Director is vested with the authority to approve, conditionally approve, or deny applications for Main Street outdoor dining permits, provided the applicant is not proposing the sale, service or consumption of alcoholic beverages within the outdoor dining area and approval of a discretionary action by the Zoning Administrator, Planning Commission, or City Council is not otherwise required.

ii. Review by Hearing Body. Where an outdoor dining area in the public right-of-way is proposed in conjunction with another land use action that requires discretionary review pursuant to this chapter, the application for a Main Street outdoor dining permit shall be processed in conjunction with said land use action and reviewed by the applicable hearing body in conjunction with such discretionary review.

iii. Alcohol Sales. The sale, service and/or consumption of alcohol within an outdoor dining area in the public right-of-way shall also require approval of a new or amended conditional use permit pursuant to the provisions of Section 9.18.060, Alcohol Beverage Sales.

c. Required Findings. The Department Director or applicable hearing body may approve an application for a Main Street outdoor dining permit only if all of the following findings are made:

i. The proposed outdoor dining area in the public right-of-way is consistent with the City's General Plan, all applicable development standards and Building Code requirements, and all other applicable Title 9 provisions;

ii. The proposed outdoor dining area in the public right-of-way will be complimentary to, and not inconsistent with, the underlying dedication for public right-of-way or the City's title or estate in the underlying public right-of-way;

iii. The applicant has demonstrated a satisfactory ability and willingness to comply with the Garden Grove Municipal Code and pertinent conditions to previously issued permits, licenses, and City land use approvals with respect to operation of the adjacent eating establishment;

iv. The proposed outdoor dining activity will not be materially detrimental to the public health, safety or general welfare and will not injure or unreasonably interfere with the property or improvements of other persons located in the vicinity of the proposed outdoor dining area; and

v. The City Engineer is prepared to issue an encroachment permit to the applicant for the establishment and maintenance of an outdoor dining area in the public right-of-way pursuant to Title 11.

d. Notice and Review.

i. Upon receipt of an application for a Main Street outdoor dining permit that is subject to review by the Department Director, a notice shall be sent to all owners of property with frontage on Historic Main Street between Acacia Parkway and Garden Grove Boulevard

- describing the nature of the request and advising that any comments should be submitted no later than 10 days from the date of the notice. If one or more property owners object to the application, the Director may refer review of the request to the Zoning Administrator or Planning Commission, where a public hearing will be noticed and held in accordance with the public hearing provisions of Chapter 9.32.
- ii. The Planning staff shall transmit the Department Director's notice of the decision, with any appropriate conditions of approval, to the applicant. The decision of the Department Director shall be final and binding unless an appeal is filed within 10 days from the date of the decision.
  - iii. Any decision of the Department Director or Zoning Administrator may be appealed to the Planning Commission, and the provisions of Sections 9.32.110 through 9.32.150 shall apply, except as to the timeframe for appeal.
  - iv. Any decision of the Planning Commission may be appealed to the City Council, and the provisions of Sections 9.32.110 through 9.32.150 shall apply.
- e. Conditions, Transferability and Scope of Rights.
- i. The Department Director or hearing body is empowered to impose any conditions of approval on a Main Street outdoor dining permit determined to be necessary to ensure that the proposal complies with all local, state and federal laws, and satisfies the required findings.
  - ii. It shall be a condition of each Main Street outdoor dining permit that the applicant also obtain and maintain an encroachment permit from the City pursuant to Title 11 of the Garden Grove Municipal Code and comply with all conditions of such encroachment permit. Approval of a Main Street outdoor dining permit pursuant to this subdivision shall not constitute approval of said encroachment permit.
  - iii. It shall be a condition of each Main Street outdoor dining permit that the scope, nature, and character of use of the adjacent eating establishment remain substantially the same as at the time approved. In the event there are significant changes to the scope, nature, or character of use of the adjacent eating establishment, all rights conferred by a Main Street outdoor dining permit for that eating establishment shall cease, and the owner(s) of the eating establishment shall be required to apply for and obtain a new Main Street outdoor dining permit, if eligible to do so.
  - iv. In the event of a change of ownership of the adjacent outdoor eating establishment, where the scope, nature, and character of use of the adjacent eating establishment does not significantly change, a Main Street outdoor dining permit may be automatically transferred to the new owner(s) of the eating establishment upon written notice to the City, issuance of a new encroachment permit pursuant to Title 11, and execution by each owner of a written acknowledgment and agreement to comply with the conditions of approval of the permit in a form acceptable to the Department Director.
  - v. Approval of a Main Street outdoor dining permit pursuant to this subsection shall not be construed to grant the applicant or adjacent property or business owner any property interest in the public right-of-way or any entitlement to continued use of the public right-of-way.
  - vi. Following investigation, written notice, and an opportunity to respond, a Main Street outdoor dining permit may be revoked or suspended by the Department Director: (a) in the event of suspension, revocation, expiration, or non-renewal of the encroachment permit; (b)

upon failure of the business owner and/or operator to comply with the conditions of approval and/or applicable legal requirements; or (c) if one or more of the required findings for approval of the permit can no longer be made with respect to the outdoor dining area in the public right-of-way. If the Department Director revokes a Main Street outdoor dining permit, the procedures for notice and appeal set forth in paragraph (d)(ii) through (iv), above, shall apply.

#### 15. Requests for Reasonable Accommodation.

a. Applicability. Whenever relief is sought from the strict application of the City’s zoning and land use regulations, policies or procedures in order to provide an individual with a disability an equal opportunity to use and enjoy a dwelling, approval of a reasonable accommodation request shall be required. This section provides a procedure and sets standards for individuals seeking a reasonable accommodation in the provision of housing and is intended to comply with state and federal fair housing laws and other applicable laws relating to such reasonable accommodations.

#### b. Requests for Reasonable Accommodation.

i. Any person with a disability, their authorized written representative, or a developer or provider of housing for individuals with a disability may submit a request for a reasonable accommodation.

ii. Requests for a reasonable accommodation shall be submitted on an application form provided by the City. The application shall include, but shall not necessarily be limited to:

A. documentation that the individual who is applying or upon whose behalf application is being made is an individual with a disability, applying on behalf of one or more individuals with a disability, or a developer or provider of housing for one or more individuals with a disability;

B. a description of the accommodation requested and the specific exception, modification or relief from the Code section, policy or practice that is being requested;

C. plans and detailed information of any physical improvements to the property being proposed, including photos and supporting information necessary for the review authority to evaluate the accommodation being requested;

D. a detailed explanation as to why the accommodation requested is necessary to provide one or more individuals with a disability an equal opportunity to use and enjoy the dwelling and how it will achieve this result; and

E. Any other information that the City Manager or designee reasonably concludes is necessary to determine whether the findings of this subsection can be made, so long as any request for information regarding the disability of the individual(s) benefited complies with applicable fair housing law protections and the privacy rights of the individual(s) affected.

iii. When an application is made, the City may engage in an interactive process with the applicant to devise alternative accommodations that provide the applicant with an opportunity to use and enjoy a dwelling, where such alternative accommodations would reduce impacts to neighboring properties and residents of the surrounding area.

c. Review Authority. The City Manager or designee is vested with the authority to approve, conditionally approve, or deny requests for reasonable accommodation. No public hearing is required.

#### d. Required Written Findings.

i. The review authority’s written decision to approve, conditionally approve, modify or deny a request for reasonable accommodation shall be consistent with all applicable Federal and State laws and shall be based on the following findings, all of which are required for approval:

(A) that the requested accommodation is requested by or on behalf of one or more individuals with a disability;



(B) that the requested accommodation is necessary to provide one or more individuals with a disability an equal opportunity to use and enjoy a dwelling and will effectuate the accommodation;

(C) that the requested accommodation will not impose an undue financial or administrative burden on the City as “undue financial and administrative burden” is defined in fair housing laws and interpretive case law;

(D) that the requested accommodation will not result in a fundamental alteration in the nature of the City's zoning scheme or other City program, as “fundamental alteration” is defined in fair housing laws and interpretive case law; and

(E) that the requested accommodation will not, under the specific facts of the case, result in a direct threat to the health and safety of other individuals or physical damage to the property of others.

ii. In making these findings, to the extent consistent with Federal and State law, the review authority may consider, without limitation, the following additional factors:

(A) whether the requested accommodation is being provided primarily to benefit individuals who are disabled;

(B) whether financial considerations make the requested accommodation necessary in light of the relevant market and market participants;

(C) whether the requested accommodation would result in a significant increase in traffic or insufficient parking;

(D) whether the requested accommodation would substantially undermine the policies of the general plan or any applicable specific plan;

(E) whether the requested accommodation would create an institutionalized environment due to the number of tenants being proposed and/or the congregation of facilities that are similar in nature or operation; and

(F) whether the requested accommodation would significantly deprive any neighboring property owners of the use and enjoyment of their own properties.

e. Decision.

i. Notice of Decision. The review authority shall set forth the findings and any conditions of the approval in a written decision, which shall be sent to the applicant. The written decision shall inform the applicant of the right to appeal the decision and the time period and procedures for doing so.

ii. Conditions of Approval. In granting a request for reasonable accommodation, the review authority may impose any conditions of approval deemed reasonable and necessary to ensure that the reasonable accommodation will comply with the required findings set forth above. Conditions may also be imposed to ensure that any removable structures or physical design features that are constructed or installed in association with the reasonable accommodation request shall be removed prior to the sale, transfer, lease, or other conveyance of the property, or once those structures or physical design features are no longer necessary to accommodate a person with a disability, or to reduce impacts upon neighboring properties, and the property owner may be required to enter into and record a restrictive covenant benefitting the City, in a form acceptable to the City Attorney, to ensure compliance with such conditions.

iii. The decision of the City Manager or designee shall be final unless appealed by the applicant to the City Council within ten days. The procedures set forth in Section 2.60.060 of this Code shall apply to such appeals.

f. Expiration.

i. Expiration. Any approval or conditional approval of a reasonable accommodation shall expire and become null and void within one year from the effective date of the approval or at an alternative time specified as a condition of approval unless:

A. A building permit has been issued and construction has commenced;

B. A certificate of occupancy has been issued;

C. The use is established; or

D. A time extension has been granted.

ii. Time Extension. The City Manager or designee may approve one or more time extensions for a previously approved reasonable accommodation for good cause. Each time extension shall be limited to one year or less. A request for a time extension shall be made in writing to the City Manager or designee prior to the expiration date of the reasonable accommodation approval.

g. Effect of Approval; Revocation; Discontinuance..

i. Does Not Run with the Land. A reasonable accommodation approved by the City does not run with the land. Upon discontinuance or revocation of a previously approved reasonable accommodation request, the City may require the property owner and/or occupant(s) to bring the property into conformance with this Code to the extent that relief was granted as part of the request for reasonable accommodation.

ii. Revocation. After notice and an opportunity for hearing, the City Manager or designee may revoke any previously granted reasonable accommodation approval due to violations of any conditions of approval or laws in connection with use of the reasonable accommodation. The decision of the City Manager or designee to revoke a reasonable accommodation shall be final unless appealed by the applicant to the City Council within ten days. The procedures set forth in Section 2.60.060 of this Code shall apply to such appeals.

iii. Discontinuance. A previously approved reasonable accommodation shall lapse and be deemed null and void if the exercise of rights granted by the reasonable accommodation is discontinued for one hundred eighty (180) consecutive days and/or if the individual or individuals with a disability on whose behalf an approved reasonable accommodation was requested vacate the premises, unless, following consideration of a new application in accordance with this section, the City Manager or designee determines that (1) the modification is physically integrated into the residential structure such that it would be impractical to require the property to be returned to its previous condition, or (2) the accommodation is necessary to give another disable individual an equal opportunity for use and enjoyment of the dwelling. The City Manager or designee may, at any time, request in writing the applicant or any successor-in-interest to the property subject to a previously approved reasonable accommodation to provide documentation demonstrating that the accommodation remains necessary to ensure the equal use and enjoyment of the property by an individual or individuals with a disability and/or continued compliance with the applicable conditions of approval. Failure to provide such documentation with fifteen days of the date of such request shall constitute evidence of discontinuance of the exercise of rights granted by the reasonable accommodation.

## Chapter 9.60 Special Housing Regulations

**9.60.010 Purpose.** The purpose of this Chapter is to implement specified provisions of State law pertaining to local regulation of housing development projects, including, but not limited to, the State Density Bonus Law, Government Code Sections 65915, *et. seq.*, the Housing Accountability Act, Government Code Section 65589.5, the Housing Crisis Act of 2019, Government Code Section 66300, the No Net Loss Law, Government Code Section 65863, and the Housing Element Law, Government Code Sections 65580 *et. seq.*

### 9.60.020 Review of Housing Development Projects.

#### A. Compliance with State Law.

1. Generally. Notwithstanding the provisions of chapter 9.32, all proposed housing development projects shall be reviewed in accordance with requirements and limitations imposed by State law, including, but not limited to, Government Code Sections 65589.5, 65915-65918, 65583, 65584, 65863, 65905.5, 65913-65913.11, 65940-65945.3, 66300, 65650-65656, and 65660-65688. Except to the extent otherwise provided by State law, such review shall ensure that proposed housing development projects comply with all applicable, objective standards, provisions, conditions and requirements of the general plan, this chapter, and other applicable ordinances and policies of the City.

2. Findings Required for Disapproval of Housing Development Projects. As provided by State law, when a proposed housing development project complies with applicable, objective general plan, zoning, and subdivision standards and criteria, including design review standards, in effect at the time that the application was deemed complete, a City hearing body or official shall not disapprove the project or impose a condition that the project be developed at a lower density unless the hearing body or official makes written findings, based on a preponderance of the evidence on the record, that (a) the project would have a specific, adverse impact on public health and safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density, and (b) there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact, other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density. As set forth in subdivision (j)(1) of Government Code Section 65589.5, as used in this paragraph, a “specific, adverse impact” means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application for the housing development project was deemed complete.

3. Additional Findings Required for Disapproval of Housing Development Projects for Very Low, Low-, or Moderate-Income Households. As provided by State law, a City hearing body or official shall not disapprove a housing development project for very low, low-, or moderate-income households, or an emergency shelter, or condition approval in a manner that renders the housing development project infeasible for development for the use of very low, low-, or moderate-income households, or an emergency shelter, including

through the use of design review standards, unless it makes written findings, based upon a preponderance of the evidence in the record, as required by subdivision (d) of Government Code Section 65589.5. For purposes of this paragraph, “housing for very low, low-, or moderate-income households” shall have the meaning set forth in subdivision (h)(3) of Government Code Section 65589.5.

B. Consistency Review of Housing Development Project Applications. The Department Director shall be responsible for reviewing each application for a housing development project for consistency and compliance with applicable, objective general plan, zoning, and subdivision standards and criteria within the time period(s) prescribed by law. In accordance with subdivision (j)(2)(A) of Government Code Section 65589.5, if the Department Director considers a proposed housing development project to be inconsistent, not in compliance, or not in conformity with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision, the Department Director shall provide the applicant with written documentation identifying the provision or provisions, and an explanation of the reason or reasons the Department Director considers the housing development to be inconsistent, not in compliance, or not in conformity. For proposed housing development projects containing 150 or fewer housing units, the Department Director shall provide said written documentation and explanation within 30 days of the date that the project application is determined to be complete. For proposed housing development projects containing more than 150 housing units, the Department Director shall provide said written documentation and explanation within 60 days of the date that the project application is determined to be complete. In accordance with subdivision (j)(2)(B) of Government Code Section 65589.5, a City hearing body or official may not disapprove a proposed housing development project on the basis that the proposed project is inconsistent, not in compliance, or not in conformity with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision not identified in the written documentation and explanation provided by the Department Director.

C. Discretionary Review of Housing Development Projects. Notwithstanding section 9.32.030 or any other provision of this title, the following provisions shall apply to the consideration of applications for site plans, conditional use permits, or other quasi-judicial land use permits required for the construction or operation of a housing development project, as defined in subdivision (h)(2) of Government Code Section 65589.5, which is not subject to ministerial review by the Department Director pursuant to subsection 9.60.020.D:

1. Public Notice and Hearings.

a. Except as modified by this section, land use permits for housing development projects shall be subject to the notice, hearing, and appeal procedures set forth in chapter 9.32.

b. For so long as Government Code Section 95905.5 so provides and remains in effect, no more than five hearings or continued hearings shall be conducted in connection with consideration of an application for a housing development project, unless otherwise agreed to by the applicant or the applicant’s designated representative. Said limit does not apply to any hearing to review a legislative approval required for a housing development project. The opening of a public

hearing solely for the purpose of continuing the hearing to a future date shall not count as one of the five allowed hearings, provided no substantial discussion by the hearing body occurs and no testimony is taken. The final review authority shall consider and either approve, conditionally approve, or disapprove the application at one of the five hearings allowed pursuant to Government Code section 95905.5; provided, however, that, unless otherwise provided by law, the application shall not automatically be deemed approved if the final review authority does not act on the application at one of the five allowed hearings.

2. Findings Required for Disapproval of Housing Development Projects. The findings set forth in subdivision D of section 9.32.030 of this title shall not be required to be made in order to approve an application for a land use permit for a housing development project. Rather, the hearing body shall approve an application for a land use permit for a housing development project unless it makes one or more of the following findings based on the information presented at public hearing and/or on the record:

- a. That the proposed development project is inconsistent, not in compliance, or not in conformity with one or more applicable, objective standards, provisions, conditions or requirements of the general plan, Title 9, or other applicable ordinances or policies of the City.
- b. That the provisions of the California Environmental Quality Act have not been complied with.
- c. That, based on a preponderance of the evidence on the record, the proposed development project would have a specific, adverse impact, as defined in subdivision (j)(1)(A) of Government Code Section 65589.5, on public health and safety unless the project is disapproved, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact, other than the disapproval of the proposed project.

In addition, notwithstanding the foregoing, provided the provisions of the California Environmental Quality Act have been complied with, the hearing body may not disapprove an application for a land use permit for a housing development project for very low, low-, or moderate-income households, as defined in subdivision (h)(3) of Government Code Section 65589.5, or an emergency shelter, unless it also makes the written findings required by subdivision (d) of Government Code Section 65589.5.

3. No Net Loss Findings. If the approval of a land use permit for a housing development project will result in fewer residential units by income category than projected for the site in the general plan housing element, the “no net loss” provisions of Government Code Section 65863 and Section 9.60.030 of this Code apply and the hearing body must also make the required findings. If the hearing body is unable to find that the remaining sites in the housing element are adequate to accommodate the City’s share of the regional housing need by income level, and the City is required to identify and make available

adequate additional sites pursuant to subdivision (c)(2) of Government Code Section 65863, the final review authority for the land use permit shall be the City Council.

4. Conditions of Approval. The hearing body may impose reasonable conditions of approval that are necessary to ensure that the proposal complies with all local, state and federal laws, and that impacts resulting from the development are adequately mitigated, subject to the following limitations imposed by State law:

a. The hearing body shall not impose a condition on approval of a land use permit for a housing development project that the project be developed at a lower density unless the hearing body makes written findings, based on a preponderance of the evidence on the record, that the proposed development project would have a specific, adverse impact, as defined in subdivision (j)(1)(A) of Government Code Section 65589.5, on public health and safety unless the project is disapproved or developed at a lower density, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact, other than the disapproval of the proposed project or the approval of the project upon the condition that it be developed at a lower density.

b. The hearing body shall not condition approval of a land use permit for a housing development project for very low, low-, or moderate-income households, as defined in subdivision (h)(3) of Government Code Section 65589.5, or an emergency shelter, in a manner that renders the housing development project infeasible for development for the use of very low, low-, or moderate-income households, or an emergency shelter, including through the use of design review standards, unless it makes written findings, based upon a preponderance of the evidence in the record, as required by subdivision (d) of Government Code Section 65589.5.

D. Ministerial Review of Housing Development Projects. The following provisions apply in the event that State law or any provision of this Code requires a housing development project to be reviewed ministerially and/or designates a housing development project a “use by right” as defined in Government Code Section 65583.2:

1. The Department Director may prepare application forms and provide blanks for such purposes and may prescribe the type of information to be provided in the application by the applicant. No application shall be accepted unless it is completed as prescribed. All such applications shall require fees to be paid in accordance with a resolution adopted by the City Council.

2. The Department Director is authorized to review and approve or deny the proposed housing development project in accordance with applicable law. Decisions of the Department Director may be appealed to the City Manager, who’s decision shall be final.

3. If the ministerial approval of a housing development project will result in fewer residential units by income category than projected for the site in the general plan housing

element, the “no net loss” provisions of Government Code Section 65863 and Section 9.60.030 of this Code apply and the Department Director must also make the required findings.

4. Except to the extent otherwise provided by State law, the Department Director shall not approve a proposed housing development project unless it complies with all applicable, objective standards, provisions, conditions and requirements of the general plan, title 9 of this Code, and other applicable ordinances and policies of the City.

E. Standard Conditions for Housing Development Projects. The Department Director is authorized to promulgate, modify, and enforce standard conditions and requirements that apply to approved housing development projects, which implement applicable, objective State, City, and other local agency standards, provisions, and conditions, provided such standard conditions and requirements are consistent with the provisions of this Code and State law.

F. City Sponsored Housing Development Projects. Except as otherwise determined by the City Manager or designee, housing development projects which are owned or financially assisted by the City of Garden Grove or the Garden Grove Housing Authority, including, without limitation, emergency shelters, low-barrier navigation centers, transitional or supportive housing developments, and the conversion of existing hotels or motels to affordable housing or permanent supportive housing, shall be exempt from the development standards and procedures set forth in or promulgated pursuant to title 9 of this Code.

#### **9.60.030 No Net Loss**

A. Purpose. The purpose of this section is to implement the “no net loss” provisions of the Housing Crisis Act, Government Code Section 66300, and the No Net Loss Law, Government Code Section 65863.

B. No Net Loss Provisions Applicable to All Parcels Where Housing is an Allowable Use. In accordance with Government Code Section 66300 (Housing Crisis Act), notwithstanding any other provision of this Code, for so long as Government Code Section 66300 remains effective, where housing is an allowable use, the City shall not approve any land use application to change the general plan land use designation, specific plan land use designation, or zoning of a parcel or parcels of property to a less intensive use. Notwithstanding the foregoing, the City may, but shall not be required to, change the land use designation or zoning of a parcel to a less intensive use if the City, in its sole and absolute discretion, concurrently changes the development standards, policies, and conditions applicable to other parcels within the city to ensure that there is no net loss in residential capacity city-wide. For purposes of this paragraph, “concurrently” has the same meaning as defined in subdivision (i) of Government Code Section 66300.

C. No Net Loss Law Provisions Applicable to Housing Element Parcels. In accordance with Government Code Section 65863 (No Net Loss Law), the following provisions shall apply with respect to any parcel of land identified in the City’s general plan housing element site inventory described in subdivision (a)(3) of, or a housing element program to make sites available pursuant to subdivision (c)(1) of, Government Code Section 65583 for residential development to meet the

City’s share of regional housing need allocated pursuant to Government Code Section 65584 (a “housing element parcel”):

1. Reductions of Allowable Residential Density. Prior to or concurrent with approving a general plan amendment, specific plan amendment, zoning ordinance, planned unit development, or any other administrative, quasi-judicial, legislative, or other action to reduce, or require or permit the reduction of, the allowable residential density for any housing element parcel, the City body or official taking such action shall make written findings supported by substantial evidence of both of the following:

- a. The reduction of residential density is consistent with the adopted general plan, including the housing element.
- b. The remaining sites identified in the housing element are adequate to meet the requirements of Government Code Section 65583.2 and to accommodate the City’s share of the regional housing need pursuant to Government Code Section 65584. This finding shall include a quantification of the remaining unmet need for the City’s share of the regional housing need at each income level and the remaining capacity of sites identified in the housing element to accommodate that need by income level.

Notwithstanding the foregoing, if a reduction in allowable residential density for any housing element parcel would result in the remaining sites in the housing element not being adequate to meet the requirements of Government Code Section 65583.2 and to accommodate the City’s share of the regional housing need pursuant to Government Code Section 65584, the City, in its sole and absolute discretion, may approve a reduction in allowable residential density on that parcel if the housing element is amended to identify sufficient additional, adequate, and available sites with an equal or greater allowable residential density so that there is no net loss of residential unit capacity city-wide.

2. Approval of Development of a Parcel at a Lower Residential Density.

- a. Prior to or concurrent with approving an application to develop a housing element parcel with fewer units by income category than identified in the housing element for that parcel, or taking any administrative, quasi-judicial, legislative, or other action to otherwise allow development of a housing element parcel at a lower residential density, as defined in subdivision (g) of Government Code Section 65863, the City body or official taking such action shall make a written finding supported by substantial evidence as to whether the remaining sites identified in the housing element are adequate to meet the requirements of Government Code Section 65583.2 and to accommodate the City’s share of the regional housing need pursuant to Government Code Section 65584. This finding shall include a quantification of the remaining unmet need for the City’s share of the regional housing need at each income level and the remaining capacity of sites identified in the housing element to accommodate that need by income level.



b. If the City review authority approves a development project on a housing element parcel results in fewer units by income category than identified in the housing element for that parcel and does not find that the remaining sites identified in the housing element are adequate to accommodate the City's share of the regional housing need by income level, the City shall within 180 days identify and make available additional adequate sites to accommodate the City's share of the regional housing need by income level in accordance with subdivision (c)(2) of Government Code Section 65863.

c. This subdivision shall not be interpreted to require the City to approve an application for any permit or legislative action associated with a proposed development project. However, pursuant to subdivision (c)(2) of Government Code Section 65863, the review authority for a permit for a proposed housing development project may not disapprove that permit on the basis that its approval would require the City to identify and make available additional adequate sites to accommodate the City's share of the regional housing need.

3. Applicant Responsibility. If an applicant for a development project or land use permit requests in his/her/its initial application, as submitted, a non-residential development or a mixed-use or residential development at a residential density that would result in the remaining sites in the housing element not being adequate to accommodate the City's share of the regional housing need pursuant to Government Code Section 65584, the applicant shall assist the City to comply with the no net loss provisions of Government Code Section 65863 as follows:

a. The applicant shall identify and include with its application a list of additional potential candidate sites to accommodate the shortfall in the City's share of the regional housing need by income level that would result from the proposed development project, along with such evidence as is reasonably requested by the Department Director necessary to show that such candidate sites are adequate sites pursuant to Government Code Section 65583.2 and proof that the owner or owner(s) of each such candidate site consents to rezoning and/or identification of the site in the housing element. To the extent allowed by State law, sufficient additional adequate sites must be identified before the application may be deemed complete.

b. The applicant shall fund and/or provide outreach to property owners and tenants of property within the vicinity of candidate sites as required by the Department Director, including, without limitation, the mailing of written notices and the advertisement and conduct of community meetings to provide information to interested community members about the identification and/or potential rezoning of the candidate sites.

c. To the extent permitted by State law, the applicant shall reimburse the City for the actual fees and costs charged for the services of attorneys and/or other professional third-party consultants engaged by the City to provide consultation,

advice, analysis, and/or review or preparation of documents in connection with the identification of candidate sites and determination of their adequacy pursuant to Government Code Section 65583.2 and/or the preparation and processing of any required general plan and/or zoning amendments. Concurrent with submittal of an application for the proposed development project, the applicant shall execute a reimbursement agreement with the City in a form approved by the City Attorney and provide a deposit to the City in an amount sufficient to cover the estimated total professional fees and costs to be incurred by the City, as determined by the Department Director in his or her reasonable discretion. The City Manager is authorized to execute said reimbursement agreement on behalf of the City.

#### **9.60.040 Residential Density Bonus**

A. Application. In addition to any other review required for a proposed housing development project, applications for a density bonus shall be filed with the planning division. The application shall be filed concurrently with an application for the required land use action.

B. Processing. City staff shall process the application for a density bonus in the same manner as, and concurrently with, the application for the land use approval that is required by this Code.

C. Documentation. The applicant shall submit reasonable documentation to establish eligibility for a requested density bonus, incentives or concessions, waivers or reductions of development standards, and parking ratios.

D. Replacement Housing Requirement. Pursuant to subdivision (c)(3) of Government Code Section 65915, the applicant will be ineligible for a density bonus or other incentives unless the applicant complies with the replacement housing requirements therein, including in the following circumstances:

1. The housing development is proposed on any parcel(s) on which rental dwelling units are subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income; or
2. The housing development is proposed on any parcel(s) on which rental dwelling units that were subject to a recorded covenant, ordinance, or law that restricted rents to levels affordable to persons and families of lower or very low income have been vacated or demolished in the five-year period preceding the application; or
3. The housing development is proposed on any parcel(s) on which the dwelling units are occupied by lower or very low-income households; or
4. The housing development is proposed on any parcel(s) on which the dwelling units that were occupied by lower or very low-income households have been vacated or demolished in the five-year period preceding the application.

E. Density Bonus Awarded. For a housing development qualifying pursuant to the requirements of Government Code Sections 65915 or 65915.5, the City shall grant a density bonus in an amount specified by Government Code Sections 65915 or 65915.5, as those sections may be amended from time to time. Except as otherwise required by Government Code Section 65915, the density bonus units shall not be included when calculating the total number of housing units that qualifies the housing development for a density bonus.

F. Calculation. For the purpose of calculating the density bonus, the "maximum allowable residential density" shall be the maximum allowable gross residential density established under the applicable development standards for the parcel(s), subject to subdivision (o) of Government code Section 65915.

G. Incentives/Concessions. The City shall grant the applicant the number of incentives and concessions required by Government Code Section 65915. The City shall grant the specific concession(s) or incentive(s) requested by the applicant, unless it makes any of the relevant written findings stated in Government Code Section 65915(d). Senior citizen housing developments that qualify for a density bonus shall not receive any incentives or concessions, unless Government Code Section 65915 is amended to specifically require that local agencies grant incentives or concessions for senior citizen housing developments.

H. Physical constraints. Except as restricted by Government Code Section 65915, the applicant for a density bonus may submit a proposal for the waiver or reduction of development standards that have the effect of physically precluding the construction of a housing development incorporating the density bonus and any incentives or concessions granted to the applicant. A request for a waiver or reduction of development standards shall be accompanied by documentation demonstrating that the waiver or reduction is physically necessary to construct the housing development with the additional density allowed pursuant to the density bonus and incorporating any incentives or concessions required to be granted. The City shall approve a waiver or reduction of a development standard, unless it finds that:

1. The application of the development standard does not have the effect of physically precluding the construction of a housing development at the density allowed by the density bonus and with the incentives or concessions granted to the applicant;
2. The waiver or reduction of the development standard would have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Government Code Section 65589.5, upon health or safety, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact;
3. The waiver or reduction of the development standard would have an adverse impact on any real property that is listed in the California Register of Historical Resources; or
4. The waiver or reduction of the development standard would be contrary to state or federal law.

I. Parking. The applicant may request, and the City shall grant, a reduction in parking requirements in accordance with Government Code Section 65915(p), as that section may be amended from time to time.

J. Regulatory Agreement. The property owner(s) shall enter into a regulatory agreement with the City pursuant to Section 9.60.050, which satisfies the criteria set forth in subdivision (c) of Government Code Section 65915.

K. Density Bonus Law.

1. Compliance. The applicant shall comply with all requirements stated in Government Code Sections 65915 through 65918. The requirements of Government Code Section 65915 through 65918, and any amendments thereto, shall prevail over any conflicting provision of this Code.

2. Excluded development. An applicant shall not receive a density bonus or any other incentive or concession if the housing development would be excluded under Government Code Section 65915.

3. Interpretation. The provisions of this subdivision shall be interpreted to implement and be consistent with the requirements of Government Code Sections 65915 through 65918. Any changes to Government Code Sections 65915 through 65918 shall be deemed to supersede and govern over any conflicting provisions contained herein.

#### **9.60.050 Affordable Housing Regulatory Agreements**

A. Purpose. The purpose of this Section is to establish minimum requirements and procedures for the preparation, execution, and recording of regulatory agreements establishing covenants to ensure the initial and continued affordability of income-restricted residential dwelling units required to be provided in conjunction with the approval of a housing development project pursuant a provision of this Code or State law.

B. Definitions. As used in this section, the following terms shall have the following meanings:

1. “Affordable Units” means residential dwelling units required to be made affordable to, and occupied by, households with incomes that do not exceed the limits specified in applicable law for middle income, moderate-income, lower income, very low income, or extremely low income households, as applicable, at an affordable rent or affordable housing cost, pursuant to State law or any provision of this Code.

2. “Owner” means the record owner or owners of the parcel or parcels on which a proposed housing development project containing affordable units is located.

3. “Regulatory Agreement” means an agreement entered into between an owner and the City pursuant to this Section.

C. **Requirement for Regulatory Agreement.** Whenever an applicant for a housing development project offers to or is required as a condition of development pursuant to State law or any provision of this Code to provide a specified number or percentage of affordable units as part of the project, the owner shall enter into a regulatory agreement with the City meeting the requirements of this section in the form approved by the City Attorney.

D. **Required Provisions of Regulatory Agreements.** Unless otherwise provided by law or authorized by the City Manager, each regulatory agreement shall include provisions addressing or requiring the following:

1. **Identification of Affordable Units.** The number, affordability level, unit size mix, and location requirements for the affordable units shall be set forth in the regulatory agreement. For mixed income projects, the regulatory agreement shall require that affordable units be integrated with the market rate units so that there is a mix of affordable and market rate units in each building, and shall contain provisions to ensure that the project complies with the requirements set forth in Health and Safety Code Section 17929. The regulatory agreement may allow the affordable units in a rental project to be “floating” units that are not permanently designated, provided that at no time shall a majority of the affordable units be congregated to a specific section of the project.
2. **Timing of Construction.** The regulatory agreement shall require that the affordable units be constructed concurrently with or prior to other units in the housing development project.
3. **Affordability Period for Affordable Units.** The regulatory agreement shall require that the affordable units remain affordable to, and be occupied by, persons and families of the required income level at an affordable rent or affordable housing cost, as applicable, for the minimum period of time required by law. Where a minimum affordability period is not otherwise specified by statute or ordinance, the required affordability period shall be a minimum of thirty (30) years.
4. **Annual Tenant Income Verification and Certification.** For projects containing rental affordable units, the regulatory agreement shall include uniform provisions requiring the owner to annually obtain written certifications from, and to verify that, each tenant household occupying an affordable unit meets the applicable income and eligibility requirements established for the affordable unit.
5. **Eligibility of Initial Buyers of For-Sale Affordable Units.** For projects containing for-sale affordable units, the regulatory agreement shall include uniform provisions requiring the owner to verify that the initial buyer(s) of each affordable unit be of the applicable income level and shall require the initial buyer(s) of each affordable unit to occupy the affordable unit at all times until resale of the affordable unit.
6. **Equity Sharing Provisions.** For projects containing for-sale affordable units, the regulatory agreement shall contain provisions establishing an equity sharing arrangement consistent with the provisions set forth in paragraph (2) of subdivision (c) of Government

Code Section 65915. Upon resale, the seller of the unit shall retain the value of any improvements, the down payment, and the seller's proportionate share of appreciation. The City shall recapture any initial subsidy and its proportionate share of appreciation

7. Annual Compliance Report. Each regulatory agreement shall contain provisions requiring the owner to submit an annual compliance report containing specified information to the City in a form reasonably satisfactory to City Manager and to annually certify that the affordable units are in compliance with the requirements of the regulatory agreement.

8. Maintenance Standards. The regulatory agreement shall contain uniform provisions governing the owner's maintenance obligations and the City's rights in the event the owner fails to adhere to its maintenance obligations.

9. Recordkeeping Requirements. The regulatory agreement shall contain uniform provisions requiring the owner to maintain affordable unit sales documents, tenant leases, income certifications, and other books, documents, and records related to the sale or rental of the affordable units and operation of the project for a period of not less than five (5) years after creation of each such record; to allow the City to inspect any such books, documents, or records and to conduct an independent audit or inspection of such records at a location that is reasonably acceptable to the City Manager upon prior written notice; and to permit the City and its authorized agents and representatives to access the property and examine the housing units and to interview tenants and employees for the purpose of verifying compliance with the regulatory agreement.

10. Marketing Program. The regulatory agreement shall contain provisions requiring the owner (i) to prepare and obtain the City's approval of a marketing program for the leasing or sale of the affordable units prior to the issuance of a certificate of occupancy for any portion of the project, (ii) to thereafter market the leasing or sale of the affordable units in accordance with the marketing program, and (iii) to provide City with periodic reports with respect to the leasing or sale of the affordable units.

11. Management Plan. The regulatory agreement shall contain uniform provisions regarding property management and management responsibilities and shall require the owner to prepare and obtain the City's approval of a management plan for the project prior to the issuance of a certificate of occupancy for any portion of the project, which sets forth in detail the owner's property management duties, including, but not limited to, a plan to manage and maintain the site and the affordable units; procedures for the selection of tenants of rental affordable units, including a description of how the owner plans to certify the eligibility of tenant households; procedures for annually verifying income and recertifying the eligibility of tenants of rental affordable units; the standard form(s) of rental agreement(s) the owner proposes to enter into with tenants of affordable units; procedures for the collection of rent; procedures for eviction of tenants; procedures for ensuring that the required number and unit size mix of rental affordable units in is maintained and that "floating" affordable units do not become congregated to a certain area of the building or project; the owner's procedures for complying with its monitoring and

recordkeeping obligations; the rules and regulations of the property and manner of enforcement; a security system and crime prevention program.

12. Provisions regarding Section 8 Certificates. For projects containing rental affordable units, the regulatory agreement shall include uniform provisions regarding the acceptance of federal certificates for rent subsidies pursuant to the existing program under Section 8 of the United States Housing Act of 1937, or its successor (i.e., “Section 8 certificates”), which shall include the following requirements and limitations:

a. The owner shall accept as tenants persons who are recipients Section 8 certificates on the same basis as all other prospective tenants; provided, the owner shall not rent one of the affordable units to a tenant household holding a Section 8 certificate unless none of the housing units not restricted to occupancy by the affordability covenants are available. If the only available housing unit is an affordable unit, the owner shall no longer designate the housing unit rented to a tenant household holding a Section 8 certificate as an affordable unit, shall designate the next-available housing unit as an affordable unit, and shall make available, re-strict occupancy to, and rent such newly designated affordable unit to a qualified tenant at the applicable affordable rent pursuant to the affordability covenants, such that at all times reasonably possible all of the required affordable units shall not be occupied by tenants holding Section 8 certificates.

b. Furthermore, in the event the owner rents an affordable unit to a household holding a federal certificate, the rental agreement (or lease agreement, as applicable) between the owner, as landlord, and the tenant shall expressly provide that monthly rent charged shall be the affordable rent required for the affordable unit (not fair market rent) and that the rent collected directly from such tenant holding a federal certificate shall be not more than the specified percentage of the tenant’s actual gross income pursuant to the applicable federal certificate program regulations; i.e., the rent charged to such tenant under the rental agreement shall be the affordable rent chargeable under the affordability covenant and not fair market rent for the area, as would otherwise be permitted under the applicable federal certificate program.

c. The owner shall not apply selection criteria to Section 8 certificate holders which are more burdensome than criteria applied to any other prospective tenants.

d. If and to the extent these restrictions conflict with the provisions of Section 8 of the United States Housing Act of 1937 or any rules or regulations promulgated thereunder, the provisions of Section 8 of the United States Housing Act of 1937 and all implementing rules and regulations thereto shall control.

13. Annual Monitoring Fee. Each regulatory agreement shall contain a provision requiring the Owner to reimburse City for the estimated reasonable costs incurred by the City in monitoring the owner’s compliance with, and otherwise administering, the

regulatory agreement, including, but not limited to, City’s review of annual compliance reports and conduct of inspections and/or audits.

E. Recordation. Each regulatory agreement entered into pursuant to this section shall be recorded as a covenant against the property prior to final or parcel map approval, or, where the housing development project does not include a map, prior to issuance of a building permit for any structure in the housing development project. The regulatory agreement shall remain a senior, non-subordinate covenant and as an encumbrance running with the land for the full term thereof. In no event shall the regulatory agreement be made junior or subordinate to any deed of trust or other documents providing financing for the construction or operation of the project, or any other lien or encumbrance whatsoever for the entire term of the required covenants.

F. Delegation of Authority. The City Manager is authorized to approve and execute each regulatory agreement and any amendments thereto on behalf of the City. The City shall maintain authority of each regulatory agreement and the authority to implement each regulatory agreement through the City Manager. The City Manager shall have the authority to make approvals, issue interpretations, waive provisions, make and execute further agreements and/or enter into amendments of each regulatory agreement on behalf of City.

G. Fees. The City may charge a fee or fees to recover the City’s reasonable costs to implement the provisions of this Section. Any such fees shall be adopted by resolution of the City Council.

F. Reimbursement of Professional Fees and Costs. To the extent not factored into the fee or fees established pursuant to subsection G, in addition to such fees, the applicant and/or owner shall reimburse the City for the actual fees and costs charged for the services of attorneys and/or other professional third-party consultants engaged by the City to provide consultation, advice, analysis, and/or review or preparation of documents in connection with the following:

1. Preparation of the regulatory agreement.
2. Review of the initial marketing plan and management plan required as part of the regulatory agreement entered into pursuant to this section and any amendments thereto.
3. Review of annual compliance reports submitted by an owner pursuant to a regulatory agreement.
4. Inspections and audits.

#### **9.60.060 Dwelling Unit Protection Regulations.**

A. Purpose. The purpose of this Section is to implement subdivision (d) of Government Code Section 66300 (Housing Crisis Act), which requires developers of new housing development projects to replace demolished residential dwelling units and protected units and to provide relocation assistance and other benefits to existing occupants of demolished protected units.



B. Effective Period. This Section shall remain in effect for the period during which the provisions of Government Code Section 66300 pertaining to replacement housing and relocation benefits remain in effect. If said provisions are repealed, this Section shall be deemed repealed as of the same date and shall no longer be applied, unless otherwise provided by a later enacted ordinance.

C. Applicability. This Section applies to all housing development projects, as defined in Government Code Section 69505.5, whether involving discretionary or nondiscretionary approvals, including, but not limited to, the following:

1. A proposal to construct one or more single-family dwellings;
2. A proposal to construct an accessory dwelling unit;
3. A proposal to construct an SB 9 two-unit residential development;
4. A proposal to construct a duplex or triplex;
5. A proposal to construct a multiple-family dwelling; and
6. A proposal to construct a mixed-use development project consisting of residential and non-residential uses.

D. Definitions. As used in this section, the following terms shall have the following meanings:

1. “Affordable housing cost” has the same meaning as defined in Health and Safety Code Section 50052.5.
2. “Affordable rent” has the same meaning as defined in Health and Safety Code Section 50053.
3. “Equivalent size” means that the replacement units contain at least the same total number of bedrooms as the units being replaced.
4. “Lower income households” has the same meaning as defined in Health and Safety Code Section 50079.5.
5. “Protected unit” shall have the same meaning as defined in subdivision (d) of Government Code Section 66300 and includes, but is not limited to, the following:
  - a. Existing or previously demolished residential dwelling units that are or were subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income within the five-year period preceding the application submittal date; and

b. Existing or previously demolished residential dwelling units that are or were rented by lower or very low income households within the five-year period preceding the application submittal date.

6. “Relocation Assistance Law” shall mean Chapter 16 (commencing with Section 7260) of Division 7 of Title 1 of the Government Code and its related implementing regulations.

7. “Very low income households” has the same meaning as defined in Health and Safety Code Section 50105.

E. Replacement of Dwelling Units. If a housing development project will require the demolition of one or more residential dwelling units, the project shall create at least as many residential dwelling units as will be demolished.

F. Replacement of Protected Units. If a housing development project is located on a parcel or parcels on which protected units are or were located, the project shall comply with the following:

1. Number of Total Units Required. The project shall include at least as many total dwelling units as the greatest number of permitted dwelling units that existed on the project site within the five-year period preceding the application submittal date.

2. Number of Replacement Protected Units Required. The project shall replace all previously demolished protected units and all existing protected units that will be demolished as part of the project in accordance with this Section. All replacement protected unit calculations resulting in fractional units shall be rounded up to the next whole number.

3. Projects Involving Demolition of Occupied Protected Units. If any existing protected units to be demolished are occupied on the date of application submittal, the housing development project shall provide at least the same number of replacement dwelling units of equivalent size to be made available at affordable rent or affordable housing cost to, and occupied by, persons and families in the same or lower income category as those households in occupancy. If a project site containing occupied protected units to be demolished also contains unoccupied protected units that will be demolished as part of the project, or previously contained protected units that were demolished within the five-year period preceding the application submittal date, the housing development project shall also provide at least the same number of dwelling units of equivalent size to be made available at affordable rent or affordable housing cost to, and occupied by, persons and families in the same or lower income category as the last household in occupancy. If the income of the existing or last household in occupancy of any protected units is not known, it shall be rebuttably presumed that lower income renter households occupied these protected units in the same proportion of lower income renter households to all renter households within the City of Garden Grove, as determined by the most recently available data from the United States Department of Housing and Urban Development’s

Comprehensive Housing Affordability Strategy database, and replacement protected dwelling units shall be provided in that same percentage.

4. Projects Only Involving Vacated or Demolished Protected Units. If all protected units on the site of a housing development project are vacant or have been demolished within the five-year period preceding the application submittal date, the housing development project shall provide at least the same number of dwelling units of equivalent size as existed at the highpoint of those units in the five-year period preceding the application submittal date to be made available at affordable rent or affordable housing cost to, and occupied by, persons and families in the same or lower income category as those persons and families in occupancy at that time, if known. If the incomes of the persons and families in occupancy at the highpoint is not known, it shall be rebuttably presumed that low-income and very low income renter households occupied these protected units in the same proportion of low-income and very low income renter households to all renter households within the City of Garden Grove, as determined by the most recently available data from the United States Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy database, and replacement protected dwelling units shall be provided in that same percentage.

5. Single-Family Projects Involving a Single Protected Unit. Notwithstanding subsections 3 and 4, above, if a housing development project consists of a single residential unit on a site with a single protected unit, that protected unit may be replaced with a unit of any size at any income level.

6. Location of Protected Units. Except as provided in the next sentence, dwelling units required to replace protected units shall be located on the same parcel or parcels as other units in the proposed new housing development project. Notwithstanding the preceding sentence, subject to approval of the Department Director, an applicant may locate a replacement unit on a different parcel in the City zoned for residential use, provided that (i) the development of units on different parcels is proposed as part of, and in the same, application as the remainder of the housing development project, (ii) the other parcel is zoned for residential use and all objective general plan, zoning, and other standards and requirements are met, and (iii) the applicant demonstrates that no residential tenants on the other parcel have been or will be displaced as a result of development of the replacement unit.

7. Timing of Construction of Replacement Units. All replacement units shall be constructed concurrently with or prior to other units in the housing development project. The City shall not issue a certificate of occupancy for any other units in a housing development project until certificates of occupancy have been issued for the replacement unit(s).

8. Affordability Period. All rental replacement units shall be made available to lower or very low income households, as applicable, at an affordable rent for at least 55 years.

9. Regulatory Agreement Required. The record owner(s) of the property shall enter into a regulatory agreement with City pursuant to section 9.60.050.

G. Benefits to be Provided to All Occupants of Protected Units.

1. Right to Remain in Occupancy Pending Demolition. The record owner of an occupied protected unit that will be demolished as part of a housing development project shall allow the existing occupants of the protected unit to occupy the unit until six months before the start of construction activities with proper notice, pursuant to the Relocation Assistance Law. The record owner shall deliver a notice of intent to terminate residency to the Department Director and to the occupant household.

2. Right to Return if Demolition Does Not Proceed. The record owner of an occupied protected unit that will be demolished as part of a housing development project shall allow any existing occupants of the protected unit that are required to leave the unit to return at their prior rental rate if the demolition does not proceed and the property is returned to the rental market. The notice of intent to terminate residency required pursuant to subsection a. shall include notice of this right. In addition, this right shall be memorialized in a written agreement, covenant, or other document that is enforceable by the occupant(s) of the protected unit, the form of which shall be subject to review and approval by the Department Director.

H. Benefits to be Provided to Occupants of Protected Units that are Lower Income Households.

1. Right of First Refusal for a Comparable Unit in New Housing Development Project.

a. Except as provided in subsection H.1.b., below, the record owner of a protected unit that will be demolished as part of a housing development project shall agree to provide existing occupants of the protected unit to be demolished as part of a housing development project that are lower income households with a right of first refusal for a comparable dwelling unit available in the new housing development affordable to the household at an affordable rent or affordable housing cost. A comparable dwelling unit is a dwelling unit containing the same number of bedrooms as the demolished protected unit, except that where the protected unit is a single-family home that contains four or more bedrooms, a comparable unit is a unit containing three bedrooms. The right of first refusal shall be memorialized in a written agreement, covenant, or other document that is enforceable by the occupant(s) of the protected unit, the form of which shall be subject to review and approval by the Department Director.

b. Subsection H.1.a. shall not apply to (i) a housing development project that consists of a single residential unit located on a site where a single protected unit is being demolished, or (ii) units in a housing development in which 100 percent of the units, exclusive of a manager's unit or units, are reserved for lower income households, unless the occupant of the protected unit qualifies for residence in the

new development and providing a comparable unit to the occupant would not be precluded due to unit size limitations or other requirements of one or more funding sources of the housing development project.

2. Relocation Benefits.

a. The applicant and/or the record owner of a protected unit that will be demolished as part of a housing development project shall provide existing occupants of the protected unit to be demolished as part of a housing development project that are lower income households with relocation benefits consistent with the requirements of the Relocation Assistance Law. By way of example, said relocation benefits may include, without limitation, advisory assistance in finding comparable new housing, payment of moving expenses, and rental assistance payments.

b. The applicant shall engage a qualified third-party contractor or consultant (a “relocation consultant”) approved by the Department Director to determine the eligibility of occupants for benefits pursuant to this Section, prepare a relocation plan, and oversee the provision of the required relocation benefits.

c. The applicant’s relocation consultant shall prepare a written relocation plan consistent with the provisions of the Relocation Assistance Law, which plan shall be subject to review and approval by the Department Director. The relocation plan shall include, without limitation, provisions addressing the following:

- i. determination of eligibility requirements;
- ii. identification of eligible occupants;
- iii. occupant interviews and needs assessments;
- iv. an evaluation of the availability of comparable replacement housing within the relevant geographic area;
- v. identification of specific replacement housing options;
- vi. the provision for relocation advisory services to affected occupants;
- vii. a description of the relocation benefits available to eligible occupants;
- viii. a process for the provision of benefits and the submission of benefit claims by eligible occupants;
- ix. a process for occupants to appeal benefit determinations; and

x. procedures for providing the benefits required pursuant to Subsections G and H, above, including copies of the required notices, agreements, and other forms needed to implement the provision of said benefits.

d. Prior to the issuance of a grading or building permit for the housing development project, the relocation consultant shall provide a letter to the Department Director certifying that the relocation process has been completed and that all required relocation benefits have been provided.

I. Reimbursement of City's Fees and Costs to Implement this Section.

A. Reimbursement of Professional Fees and Costs. If benefits are required to be provided to the occupants of protected units pursuant to Subsections G or H of this Section, the applicant shall reimburse the City for the actual fees and costs charged for the services of attorneys and/or other professional third-party consultants engaged by the City to provide consultation, advice, analysis, and/or review or preparation of documents in connection with the review of a relocation plan, notices, or other required forms and documents and the monitoring and/or enforcement of compliance with requirements for provision of benefits. Concurrent with or prior to the applicant's submittal of any notice, agreement, plan, or other document requiring approval of the Department Director pursuant to Subsections G or H, the applicant shall execute a reimbursement agreement with the City in a form approved by the City Attorney and provide a deposit to the City in an amount sufficient to cover the estimated total professional fees and costs to be incurred by the City, as determined by the Department Director in his or her reasonable discretion. The City Manager is authorized to execute said reimbursement agreement on behalf of the City. Upon certification that all required benefits have been provided, the Department Director shall provide the applicant with an invoice containing an accounting of the actual legal and third-party consulting costs incurred by the City and the amount(s) of all deposits provided by the applicant. If the actual legal and third-party consulting costs incurred by the City for such review are less than the amount of the deposit(s) made by the applicant, the City shall reimburse the applicant for the difference at the time it provides the invoice. If the actual legal and third-party consulting costs incurred by the City exceed the amount of the deposit(s) made by the applicant, the applicant shall pay City the difference within thirty (30) days of receipt of the invoice from the City, and no grading or building permit for the housing development project shall be issued until said amount is paid in full.

B. In addition to the reimbursement of professional fees and costs pursuant to Subsection I.A., above, the City may charge a fee or fees to recover the City's other reasonable costs to implement the provisions Subsection (d) of Government Code Section 66300 and this Section. Any such fees shall be adopted by resolution of the City Council.

**9.60.070 Transitional and Supportive Housing Projects**

A. Transitional Housing and Supportive Housing. In accordance with subdivision (c)(3) of Government Code Section 65583, transitional housing and supportive housing are considered residential uses of property and shall be subject only to those approval requirements, development standards, and restrictions that apply to other residential dwellings of the same type or configuration in the same zone.

B. Supportive Housing For the Homeless.

1. Notwithstanding any other provision of this Code, pursuant to Government Code Section 65651, a supportive housing for the homeless development shall be permitted as a use by right in any zoning district where multiple-family dwellings and residential/commercial mixed use developments are permitted, including nonresidential zones where multiple-family dwellings are permitted.

2. The Department Director shall review and approve or disapprove a proposed supportive housing for the homeless development within the time periods set forth in Government Code Section 65653.

3. The following provisions shall apply to a supportive housing for the homeless development:

a. The development shall be subject to the same objective development and design standards, policies, and fees that apply to multiple-family residential developments or multiple-family residential components of mixed-use projects in the zone in which the development is located; provided, however, that, if the proposed development is located within one-half mile of a public transit stop, no minimum parking requirements shall apply to the units occupied by supportive housing residents.

b. The development shall satisfy all requirements set forth in Government Code Section 65651.

c. The applicant shall submit for review and approval by the Department Director a plan for providing on-site supportive services, along with supporting documentation, in accordance with Government Code Section 65652. Such on-site supportive services may include transportation services, counseling services, individual case management, job readiness training, assistance in applying for competitive employment, housing retention assistance services, health status improvement services, mental health services, drug rehabilitation services, parenting services, and budgeting and life skill services.

d. The property owner shall enter into a regulatory agreement with the City pursuant to section 9.60.050 to ensure compliance with the provisions of Government Code Section 65651 and this subsection 9.60.070.B.

C. Low-Barrier Navigation Centers.

1. Notwithstanding any other provision of this Code, a low-barrier navigation center meeting the requirements of Government Code Sections 65660 *et. seq.* shall be permitted as a use by right in any zoning district where residential/commercial mixed use developments are permitted and in any nonresidential zoning district where multiple-family dwellings are permitted.
2. The Department Director shall review and approve or disapprove a proposed low-barrier navigation center within the time periods set forth in Government Code Section 65664.



**City of Garden Grove**

**INTER-DEPARTMENT MEMORANDUM**

To:	Scott C. Stiles	From:	Tom DaRé
Dept.:	City Manager	Dept.:	Police Chief
Subject:	Approval to participate in the 2022-2023 Office of Traffic Safety (OTS) Selective Traffic Enforcement Program (STEP). (Grant Amount: \$325,000) ( <i>Action Item</i> )		
		Date:	9/27/2022

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**OBJECTIVE**

To obtain City Council approval to participate in a Traffic Safety Grant through the California Office of Traffic Safety (OTS). The proposed grant the City is eligible to receive is \$325,000.00 in federal funds to implement DUI/CDL Checkpoints and Selective Traffic Enforcement Operations.

**BACKGROUND**

The California Office of Traffic Safety awards grants to local law enforcement agencies through the University of California Berkeley Traffic Safety Center (TSC). These one-year grants begin October 1, 2022, and end September 30, 2023. The Garden Grove Police Department has applied for and received similar grants dating back to 1996.

**DISCUSSION**

The grant that was applied for this year focuses on the reduction of persons killed and injured in alcohol-involved crashes by using "best practice" strategies. These strategies include driving under the influence (DUI)/Driver's License checkpoints, DUI Saturation Patrols, Know Your Limits Campaign, Motorcycle Safety, Distracted Driving, Educational Presentations, Traffic, Bicycle, Pedestrian Enforcement, Collaborative DUI Enforcement, and Street Racing Operations/Enforcement. The Police and Finance departments will be responsible for providing the necessary reporting to fulfill the goals and objectives of the grant.

**FINANCIAL IMPACT**

The total amount for the 2022-2023 grant will be \$325,000.00. There is no

requirement to hire additional personnel, and there are no out of pocket expenses. There is neither cost nor income to the City based upon participation in this grant.

### RECOMMENDATION

It is recommended that the City Council:

- Authorize participation in the Selective Traffic Enforcement Program (STEP);
- Accept the Office of Traffic Safety Grant Funds in the Amount of \$325,000.00;
- Authorize the Police Chief, Finance Director and Finance Manager to execute the grant agreement on behalf of the City; and
- Allocate these grant monies to fund Selective Traffic Enforcement Operations.

### ATTACHMENTS:

Description	Upload Date	Type	File Name
Grant Agreement	9/22/2022	Agreement	9-27- 22_OTSGarden_Grove_- _PT23034_- _DRAFT_Grant_Agreement.pdf

<b>1. GRANT TITLE</b> <b>Selective Traffic Enforcement Program (STEP)</b>			
<b>2. NAME OF AGENCY</b> <b>Garden Grove</b>		<b>3. Grant Period</b> From: 10/01/2022 To: 09/30/2023	
<b>4. AGENCY UNIT TO ADMINISTER GRANT</b> <b>Garden Grove Police Department</b>			
<b>5. GRANT DESCRIPTION</b> Best practice strategies will be conducted to reduce the number of persons killed and injured in crashes involving alcohol and other primary crash factors. The funded strategies may include impaired driving enforcement, enforcement operations focusing on primary crash factors, distracted driving, night-time seat belt enforcement, special enforcement operations encouraging motorcycle safety, enforcement and public awareness in areas with a high number of bicycle and pedestrian crashes, and educational programs. These strategies are designed to earn media attention thus enhancing the overall deterrent effect.			
<b>6. Federal Funds Allocated Under This Agreement Shall Not Exceed:      \$325,000.00</b>			
<b>7. TERMS AND CONDITIONS:</b> The parties agree to comply with the terms and conditions of the following which are by this reference made a part of the Agreement: <ul style="list-style-type: none"> <li>Schedule A – Problem Statement, Goals and Objectives and Method of Procedure</li> <li>Schedule B – Detailed Budget Estimate and Sub-Budget Estimate (if applicable)</li> <li>Schedule B-1 – Budget Narrative and Sub-Budget Narrative (if applicable)</li> <li>Exhibit A – Certifications and Assurances</li> <li>Exhibit B* – OTS Grant Program Manual</li> <li>Exhibit C – Grant Electronic Management System (GEMS) Access</li> </ul> <p>*Items shown with an asterisk (*), are hereby incorporated by reference and made a part of this agreement as if attached hereto.</p> <p>These documents can be viewed at the OTS home web page under Grants: <a href="http://www.ots.ca.gov">www.ots.ca.gov</a>.</p> <p>We, the officials named below, hereby swear under penalty of perjury under the laws of the State of California that we are duly authorized to legally bind the Grant recipient to the above described Grant terms and conditions.</p> <p>IN WITNESS WHEREOF, this Agreement has been executed by the parties hereto.</p>			
<b>8. Approval Signatures</b>			
<b>A. GRANT DIRECTOR</b> NAME: Jeremy Morse TITLE: Police Officer EMAIL: jeremym@ggcity.org PHONE: (714) 741-5767 ADDRESS: 11301 Acacia Parkway Garden Grove, CA 92840  <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%; text-align: center;"> <hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> <i>(Signature)</i> </div> <div style="width: 45%; text-align: center;"> <hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> <i>(Date)</i> </div> </div>		<b>B. AUTHORIZING OFFICIAL</b> NAME: Scott Stiles TITLE: City Manager EMAIL: sstiles@ci.garden-grove.ca.us PHONE: 714-741-5100 ADDRESS: 11222 Acacia Parkway Garden Grove, CA 92840  <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%; text-align: center;"> <hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> <i>(Signature)</i> </div> <div style="width: 45%; text-align: center;"> <hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> <i>(Date)</i> </div> </div>	
<b>C. FISCAL OFFICIAL</b> NAME: Patricia Song TITLE: Finance Director EMAIL: psong@ci.garden-grove.ca.us PHONE: (714) 741-5062 ADDRESS: 11222 Acacia Parkway Garden Grove, CA 92840  <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%; text-align: center;"> <hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> <i>(Signature)</i> </div> <div style="width: 45%; text-align: center;"> <hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> <i>(Date)</i> </div> </div>		<b>D. AUTHORIZING OFFICIAL OF OFFICE OF TRAFFIC SAFETY</b> NAME: Barbara Rooney TITLE: Director EMAIL: barbara.rooney@ots.ca.gov PHONE: (916) 509-3030 ADDRESS: 2208 Kausen Drive, Suite 300 Elk Grove, CA 95758  <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%; text-align: center;"> <hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> <i>(Signature)</i> </div> <div style="width: 45%; text-align: center;"> <hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> <i>(Date)</i> </div> </div>	

<b>E. ACCOUNTING OFFICER OF OFFICE OF TRAFFIC SAFETY</b>  NAME: Carolyn Vu ADDRESS: 2208 Kausen Drive, Suite 300 Elk Grove, CA 95758	<b>9. SAM INFORMATION</b>  SAM #: ME8LG18RT6M9 REGISTERED ADDRESS: 11301 Acacia Parkway CITY: Garden Grove ZIP+4: 92840-5857
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10. PROJECTED EXPENDITURES						
FUND	CFDA	ITEM/APPROPRIATION	F.Y.	CHAPTER	STATUTE	PROJECTED EXPENDITURES
				<b>AGREEMENT TOTAL</b>		<b>\$325,000.00</b>
				AMOUNT ENCUMBERED BY THIS DOCUMENT		<b>\$325,000.00</b>
<i>I CERTIFY upon my own personal knowledge that the budgeted funds for the current budget year are available for the period and purpose of the expenditure stated above.</i>				PRIOR AMOUNT ENCUMBERED FOR THIS AGREEMENT		<b>\$ 0.00</b>
				TOTAL AMOUNT ENCUMBERED TO DATE		<b>\$325,000.00</b>
OTS ACCOUNTING OFFICER'S SIGNATURE			DATE SIGNED			

## **1. PROBLEM STATEMENT**

In 2019, California experienced 3,540 traffic fatalities, a slight decrease from year 2018 which there was a reported 3,563 traffic fatalities. The Federal Government began recording traffic fatalities in 1975. California 2018 Mileage Death Rate (MDR)- fatalities per 100 million vehicle miles traveled is 1.02, compared to MDR in year 2017 with a report of 1.13. The fatality rate for the first quarter of 2019 decreased to 1.09 fatalities per 100 million vehicle miles traveled, down from the projected rate of 1.11 fatalities per 100 million VMT in the first quarter of 2018. The first quarter (January to March) of 2019 represents the eighth consecutive quarter with year-to-year decreases in fatalities and the fatality rate.

According to NHTSA's National Center for Statistics and Analysis report, in 2018 there were 10,511 fatalities in motor vehicle traffic collisions in which at least one driver had a BAC of .08 g/dL or higher. This totaled 29 percent of all traffic fatalities for the year. An average of 1 alcohol-impaired driving fatality occurred every 50 minutes in 2018. The estimated economic cost of all alcohol-impaired crashes in the United States in 2010 was \$44 billion. Of the 2018 traffic fatalities among children 14 years of age or younger, 22 percent occurred in alcohol-impaired driving crashes. The 21 to 24 year old age group had the highest percentage (27%) of drivers with BAC's of .08 g/dL or higher in fatal crashes compared to other age groups in 2018. The percentage of drivers with BAC's of .08 g/dL or higher in fatal crashes in 2018 was highest for motorcycle riders (25%) compared to drivers of passenger cars (21%), light trucks (19%), and large trucks (3%). The rate of alcohol impairment among drivers involved in fatal crashes in 2018 was 3.4 times higher at night than during the day. In 2018 among the 10,511 alcohol-impaired driving fatalities, 67 percent (7,051) were in crashes in which at least one driver had a BAC of .15 g/dL or higher.

Using a cell phone while driving creates enormous potential for deaths and injuries on U.S. roads. In 2018 alone, 2,841 people were killed in motor vehicle crashes involving distracted drivers. Among those killed: 1,730 drivers, 605 passengers, 400 pedestrians and 77 bicyclists. An estimated 400,000 people were injured as a result of crashes involving distracted drivers in 2018. According to the National Occupant Protection Use Survey (NOPUS) passenger vehicle driver handheld cell phone use decreased from 3.3 percent in 2016 to 2.9 percent in 2017. The percent of drivers speaking with visible headsets while driving decreased from 0.5 percent in 2016 to 0.4 percent in 2017. Drivers' visible manipulation of handheld devices decreased from 2.1 percent in 2016 to 2.0 percent in 2017. The 2017 NOPUS found that handheld cell phone use continued to be higher among female drivers than male drivers. It also found that handheld cell phone use continued to be highest among 16 to 24 year old drivers and lowest among drivers 70 and older. Distracted driving violations continue to be one of the most common cited violations by Garden Grove Police Department Officers.

The problem of drug driving continues to rise. According to the 2018 National Survey on Drug Use and Health (NSDUH) in 2018, 12.6 million drivers drove under the influence of illicit drugs. After alcohol, marijuana is the drug most often found in the blood of drivers involved in crashes. THC (delta-9-tetrahydrocannabinol) can be detected in body fluids for days or even weeks after use, and is often combined with alcohol. The vehicle crash risk associated with marijuana in combination with alcohol, cocaine, or benzodiazepines appears to be greater than that for each drug by itself. According to the Governors Highway Safety Association, 43.6 percent of fatally injured drivers in 2016 tested positive for drugs and over half of those drivers were positive for two or more drugs. Based on data from the National Highway Traffic Safety Administration in 2016, among drivers tested in fatal crashes, 44% had used a legal or illegal drug, compared with 38% who tested positive for alcohol. Per "TREDs", according to a 2014 study, there were 7,000 new marijuana users per day. After alcohol, marijuana was the most commonly detected drug among drivers killed in crashes in 2016, out of 44% of drivers killed in crashes who tested positive for drugs, 41% had used a strain of marijuana.

In the City of Garden Grove, there has been a total of 51 fatal traffic collisions since the beginning of 2016 to 2020. Of those fatalities 29 of them have involved impaired drivers, as well as over 147 other injury traffic collisions involving impaired drivers. The negative effects of drinking and driving have struck our community on several occasions and the Garden Grove Police Department is committed to using all resources available.

to combat the problem. The City of Garden Grove has taken a zero tolerance approach towards drunk/impaired driving over the five year period of time and have made over 1708 arrests and initiated several thousand citizen contacts related to DUI Investigations. The City of Garden Grove is committed to the safety of our citizens and has utilized DUI Checkpoints and DUI Saturation patrols as a means to deter, locate, and arrest alcohol/drug impaired drivers, as well as a means to provide educational opportunities to the members of the community. Through the opportunities granted to our department through the awarding of the OTS STEP Grant, we intend to continue our zero tolerance efforts towards the eliminating and alcohol/drug impaired driving. The efforts will focus on all motorists and citizens in the community. Through the use of Press Releases and social media platforms, an effort will be made to educate the community on the dangers of alcohol/drug impaired driving, the costs of being prosecuted for DUI/DUID, and alternative methods of transportation available to those that may consider driving while impaired.

The City of Garden Grove has seen a marked increase in the number of fatalities and injury collisions involving pedestrians and bicyclists. From 2016 through 2020 there were over 480 injury traffic collisions involving bicyclists and pedestrians with 21 of them being fatalities. The number of fatalities in Garden Grove involving bicyclists and pedestrians is more than all other fatalities combined including those involving impaired driving. The increase has been alarming to the community and in response a city wide campaign was launched in September, 2016 to address the problem. The Garden Grove Police Department Neighborhood Traffic Unit formed what is known as the Accident Reduction Team or ART team with personnel from our city's public works, traffic engineering department and community relations. Through a collaborative effort between all members of the ART team, we have identified and addressed traffic engineering issues that could lead to a decrease in these types of accidents, used Public Works to assist with the use of adequate traffic control measures in areas lacking the proper measures for safe bicycling and walking, and used our community relations department to get the message out through the use of city billboards, social media, press releases, city mailers and public service announcements that was filmed and used as an educational tool. As an enforcement and educational tool, the Neighborhood Traffic Unit has utilized grant funds to conduct heavily publicized bicyclist/pedestrian enforcement operations in areas targeted for high volumes of collisions and violations. These events are publicized using press releases and social media. The events have been live streamed on Facebook, clips have been posted on Instagram, and operations have been broadcasted on local news channels. Typically all of the comments from those following are very supportive and positive towards the operations. During each of the events that have been conducted since the inception of the Art team there has been an average of 130 citations issued for various violations related to bicyclist/pedestrian safety, including issuing motorists citations for failing to yield to bicyclists and pedestrians. In conjunction with the issuing of citations the strong Police presence is a reminder of the possibility of being issued a citation and an opportunity to have educational contacts with members of the community.

The Garden Grove Police Department Neighborhood Traffic Unit has participated in events such as the National Walk Your Child to School Day, National Teen Driver Safety Week, NHTSA Winter Mobilization, National Distracted Driver Awareness Month, National Motorcycle Safety Month, National Bicycle Safety Month, National Click It or Ticket Mobilization, NHTSA Summer Mobilization, National Child Passenger Safety Week and Pedestrian Safety Month. The Neighborhood Traffic Unit have presented various safety presentations to both senior citizens and school children, teens and adults. Flyers and safety messages related to pedestrian and bicycle safety have been deployed. With the help of both the Neighborhood Traffic Unit and members of the ART team, these flyers and safety messages have been distributed at various community events and over 1,000 reflective slap wristbands, reflector flashing lights and reflective lanyards were given to children year by year at community events and DUI/CDL Checkpoints.

According to the National Highway Traffic Safety Administration's National Center for Statistics and Analysis, in 2016 there were 5,286 motorcyclists killed on U.S. roadways. This was a 5.1 percent increase from 2015. In addition, in 2016, motorcyclist fatalities occurred 28 times more frequently than passenger vehicle fatalities in motor vehicle crashes when accounting for vehicle miles traveled (VMT). NCSA reported that 28 percent of the total motor vehicle fatalities in 2016 were alcohol-impaired driving crashes across the U.S. Alcohol-impaired driving fatalities for all vehicles increased by 1.7 percent, from 10,320 in 2015 to 10,497 in 2016. Twenty five percent of motorcycle riders involved in fatal crashes in 2016 were under the influence of alcohol. This is the highest percentage of alcohol-impaired drivers than any other vehicle types. In addition, 37 percent of motorcycle riders who were killed in single-vehicle crashes in 2016 were alcohol-impaired. Motorcycle safety has become an issue in the City of Garden Grove. The Garden Grove Police Department

experienced 3 fatality collisions involving a motorcyclist, and a total of 76 injuries related to motorcycle accidents from the year 2016 to 2020. These injuries resulted in hundreds of man-hours of traffic enforcement, putting the citizens of Garden Grove at even greater risk. From 2016 to 2020, approximately 75 percent of fatal and injury-combined collisions involved various Primary Collision Factors (PCF) such as DUI, DUID, unsafe speed, right of way violations, traffic control violations, pedestrian violations and improper turning movements.

The City of Garden Grove experiences a high volume of motorists that travel within the City to be traveling at unsafe speeds. Between 2016 to 2020, with funding by the OTS STEP Grant, the Garden Grove Police Department issued a total of approximately 8000 citations to motorists for unsafe speed on City streets. By conducting highly publicized operations with the use of social media platforms, use of city billboards, press releases and public service announcements, a sense of community partnership is established by informing the public with traffic enforcement education and the presence of mind to safely travel.

The Garden Grove Police Department continues to notice several arrestees and cited violators are not showing up for their notices to appear in court and are subsequently issued warrants for not appearing. This enables repeat offending and allows the public to be put at risk by conscious neglect of impaired drivers. The same issues arise with the driver's whom have had their drivers license's suspended. Traffic violators are stopped daily by the Garden Grove Police Department and are found to have suspended driving privileges. This happens as close as the courtroom parking lot, where violators drive away directly after having their driver's license suspended.

The Garden Grove Police Department Neighborhood Traffic Unit has partnered up with the Huntington Beach Police Department and received the necessary training for the "Know Your Limit" campaign. Officers from both Police agencies have partnered up to educate patrons at local restaurants and bar establishments focusing on the importance of being responsible when consuming alcoholic beverages. The topic was to educate and inform patrons on the topic and consequences of drinking and driving.

Breathalyzer Intoximeters were voluntarily used by patrons to give them self-awareness pertaining to their blood alcohol content (BAC), which is a measurement of alcohol intoxication. For example, a BAC of 0.08, or 0.08% one tenth of one percent means there are 0.08 grams of alcohol for every 100mL of blood. Patrons are informed of their current status of impairment and educating them on finding other alternatives for traveling back home safe.

Car meet ups with the intention of street takeovers, sideshows and drag racing have become a growing concern throughout all cities in Orange County. It has especially been amplified by a novel Coronavirus pandemic, gaining in popularity and danger. Several times a week during the weekday and weekend nights, car meets have taken over private property lots where drivers perform dangerous sideshow maneuvers that put residents of Garden Grove in danger of getting hurt or even killed. These car meet up sideshows also take away from local establishments and take away the potential for customers at these businesses. The Garden Grove Police Department has a zero tolerance approach and saturate the area with a high Police presence, conducting traffic enforcement education and citing drivers for various vehicle code violations. The Garden Grove Police Department has assisted the Santa Ana Police Department to combat the ongoing problem of street racing, intersection takeovers and sideshows. Police departments throughout Orange County formed the "Orange County Street Racing Partnership" which include Santa Ana PD, Garden Grove PD, Irvine PD, Costa Mesa PD, Fountain Valley PD, Buena Park PD and Huntington Beach PD. The goal and focus of the partnership is to combat illegal street racing and to protect city streets for safe passage of all travelers. This partnership was established in October of 2020. As a result to date, a total of 469 citations, 53 arrests and 39 impounds were completed to combat the issue of street racing.\*\*\*\*\*

Fatal traffic collisions and traffic collisions involving criminal prosecution have increased within the City of Garden Grove over the last several years. Currently, the Garden Grove Neighborhood Traffic Unit utilizes a Leica Geosystems Total Station, which uses technology that is becoming outdated. Many departments are switching to 3D scanners to create a more detailed diagram of major scenes to aid in the documentation and prosecution of major traffic collisions, especially those involving great bodily injury or impaired drivers. However, these systems commonly cost hundreds of thousands of dollars, require intensive technical training, and quickly become obsolete as technology rapidly progresses. In 2021, the Garden Grove Police Neighborhood Traffic Unit responded to 16 fatal traffic collisions which resulted in 19 fatalities. In 2021, Garden Grove Police officers responded to 1,176 reported traffic collisions. Of those collisions, 663 involved

a significant reportable injury per the California Highway Patrol's Collision Investigation Manual standards. Approximately 87 arrests were made subsequent to traffic collisions and referred to the District Attorney's Office for prosecution.

## 2. PERFORMANCE MEASURES

### A. Goals:

1. Reduce the number of persons killed in traffic crashes.
2. Reduce the number of persons injured in traffic crashes.
3. Reduce the number of pedestrians killed in traffic crashes.
4. Reduce the number of pedestrians injured in traffic crashes.
5. Reduce the number of bicyclists killed in traffic crashes.
6. Reduce the number of bicyclists injured in traffic crashes.
7. Reduce the number of persons killed in alcohol-involved crashes.
8. Reduce the number of persons injured in alcohol-involved crashes.
9. Reduce the number of persons killed in drug-involved crashes.
10. Reduce the number of persons injured in drug-involved crashes.
11. Reduce the number of persons killed in alcohol/drug combo-involved crashes.
12. Reduce the number of persons injured in alcohol/drug combo-involved crashes.
13. Reduce the number of motorcyclists killed in traffic crashes.
14. Reduce the number of motorcyclists injured in traffic crashes.
15. Reduce hit & run fatal crashes.
16. Reduce hit & run injury crashes.
17. Reduce nighttime (2100 - 0259 hours) fatal crashes.
18. Reduce nighttime (2100 - 0259 hours) injury crashes.

### B. Objectives:

### Target Number

- |   |    |
|---|----|
| 1. Issue a press release announcing the kick-off of the grant by November 15. The kick-off press releases and media advisories, alerts, and materials must be emailed to the OTS Public Information Officer at pio@ots.ca.gov, and copied to your OTS Coordinator, for approval 14 days prior to the issuance date of the release.  | 1  |
| 2. Participate and report data (as required) in the following campaigns; Quarter 1: National Walk to School Day, National Teen Driver Safety Week, NHTSA Winter Mobilization; Quarter 3: National Distracted Driving Awareness Month, National Motorcycle Safety Month, National Bicycle Safety Month, National Click it or Ticket Mobilization; Quarter 4: NHTSA Summer Mobilization, National Child Passenger Safety Week, and California's Pedestrian Safety Month.  | 10 |
| 3. Develop (by December 31) and/or maintain a "DUI BOLO" program to notify patrol and traffic officers to be on the lookout for identified repeat DUI offenders with a suspended or revoked license as a result of DUI convictions. Updated DUI BOLOs should be distributed to patrol and traffic officers monthly.   | 12 |
| 4. Send law enforcement personnel to the NHTSA Standardized Field Sobriety Testing (SFST) (minimum 16 hours) POST-certified training.   | 5  |
| 5. Send law enforcement personnel to the NHTSA Advanced Roadside Impaired Driving Enforcement (ARIDE) 16 hour POST-certified training.  | 5  |
| 6. Send law enforcement personnel to the Drug Recognition Expert (DRE) training.  | 2  |
| 7. Send law enforcement personnel to the DRE Recertification training.  | 2  |
| 8. Send law enforcement personnel to SFST Instructor training.  | 1  |
| 9. Send law enforcement personnel to DRE Instructor training.   | 1  |
| 10. Conduct DUI/DL Checkpoints. A minimum of 1 checkpoint should be conducted during the NHTSA Winter Mobilization and 1 during the Summer Mobilization. To enhance the overall deterrent effect and promote high visibility, it is recommended the grantee issue an advance press release and conduct social media activity for each checkpoint. For combination DUI/DL checkpoints, departments should issue press releases that mention DL's will be checked at the DUI/DL checkpoint. Signs for DUI/DL checkpoints should read "DUI/Driver's License Checkpoint Ahead." OTS does not fund or support independent DL checkpoints. Only on an exception | 5  |



basis and with OTS pre-approval will OTS fund checkpoints that begin prior to 1800 hours. When possible, DUI/DL Checkpoint screeners should be DRE- or ARIDE-trained.	
11. Conduct DUI Saturation Patrol operation(s).	21
12. Conduct Warrant Service operation(s) targeting multiple DUI offenders who fail to appear in court.	1
13. Conduct Stakeout operation(s) that employ police officers to observe the "worst of the worst" repeat DUI offender probationers with suspended or revoked driver licenses.	1
14. Conduct Traffic Enforcement operation(s), including but not limited to, primary crash factor violations.	18
15. Conduct highly publicized Distracted Driving enforcement operation(s) targeting drivers using hand held cell phones and texting.	4
16. Conduct highly publicized pedestrian and/or bicycle enforcement operation(s) in areas or during events with a high number of pedestrian and/or bicycle crashes resulting from violations made by pedestrians, bicyclists, and drivers.	8
17. Conduct Traffic Safety educational presentation(s) with an effort to reach community members. Note: Presentation(s) may include topics such as distracted driving, DUI, speed, bicycle and pedestrian safety, seat belts and child passenger safety.	4
18. Conduct Know Your Limit campaigns with an effort to reach members of the community.	1
19. Participate in highly visible collaborative DUI Enforcement operations.	2
20. Participate in highly visible collaborative Traffic Enforcement operations.	2
21. Send law enforcement personnel to DUI Checkpoint Planning and Management training.	1
22. Conduct specialized enforcement operations focusing specifically on street racing and sideshow activities.	5

### 3. METHOD OF PROCEDURE

#### A. Phase 1 – Program Preparation (1<sup>st</sup> Quarter of Grant Year)

- The department will develop operational plans to implement the “best practice” strategies outlined in the objectives section.
- All training needed to implement the program should be conducted this quarter.
- All grant related purchases needed to implement the program should be made this quarter.
- In order to develop/maintain the “DUI BOLOs,” research will be conducted to identify the “worst of the worst” repeat DUI offenders with a suspended or revoked license as a result of DUI convictions. The Hot Sheets may include the driver’s name, last known address, DOB, description, current license status, and the number of times suspended or revoked for DUI. DUI BOLOs should be updated and distributed to traffic and patrol officers at least monthly.
- Implementation of the STEP grant activities will be accomplished by deploying personnel at high crash locations.
- Media Requirements Issue a press release approved by the OTS PIO announcing the kick-off of the grant by November 15, but no sooner than October 1. The kick-off release must be approved by the OTS PIO and only distributed after the grant is fully signed and executed. If you are unable to meet the November 15 deadline to issue a kick-off press release, communicate reasons to your OTS coordinator and OTS PIO.

#### B. Phase 2 – Program Operations (Throughout Grant Year)

- The department will work to create media opportunities throughout the grant period to call attention to the innovative program strategies and outcomes.

##### Media Requirements

The following requirements are for all grant-related activities:

- Send all media advisories, alerts, videos, graphics, artwork, posters, radio/PSA/video scripts, storyboards, digital and/or print educational materials for grant-related activities to the OTS PIO at pio@ots.ca.gov for approval and copy your OTS coordinator. Optimum lead time would be 7

days before the scheduled release but at least 3 business days prior to the scheduled release date for review and approval is appreciated.

- The OTS PIO is responsible for the approval of the design and content of materials. The agency understands OTS PIO approval is not authorizing approval of budget expenditure or cost. Any cost approvals must come from the Coordinator.
- Pre-approval is not required when using any OTS-supplied template for media advisories, press releases, social media graphics, videos or posts, or any other OTS-supplied educational material. However, copy the OTS PIO at [pio@ots.ca.gov](mailto:pio@ots.ca.gov) and your OTS coordinator when any material is distributed to the media and public, such as a press release, educational material, or link to social media post. The OTS-supplied kick-off press release templates and any kickoff press releases are an exception to this policy and require prior approval before distribution to the media and public.
- If an OTS-supplied template, educational material, social media graphic, post or video is substantially changed, the changes shall be sent to the OTS PIO at [pio@ots.ca.gov](mailto:pio@ots.ca.gov) for approval and copy to your OTS Coordinator. Optimum lead time would be 7 days prior to the scheduled release date, but at least 3 business days prior to the scheduled release date for review and approval is appreciated.
- Press releases, social media posts and alerts on platforms such as NextDoor and Nixle reporting immediate and time-sensitive grant activities (e.g. enforcement operations, day of event highlights or announcements, event invites) are exempt from the OTS PIO approval process. The OTS PIO and your Coordinator should still be notified when the grant-related activity is happening (e.g. car seat checks, bicycle rodeos, community presentations, DUI checkpoints, etc.).
- Enforcement activities such as warrant and probation sweeps, court stings, etc. that are embargoed or could impact operations by publicizing in advance are exempt from the PIO approval process. However, announcements and results of activities should still be copied to the OTS PIO at [pio@ots.ca.gov](mailto:pio@ots.ca.gov) and your Coordinator with embargoed date and time or with "INTERNAL ONLY: DO NOT RELEASE" message in subject line of email.
- Any earned or paid media campaigns for TV, radio, digital or social media that are part of a specific grant objective, using OTS grant funds, or designed and developed using contractual services by a subgrantee, requires prior approval. Please send to the OTS PIO at [pio@ots.ca.gov](mailto:pio@ots.ca.gov) for approval and copy your grant coordinator at least 3 business days prior to the scheduled release date.
- Social media posts highlighting state or national traffic safety campaigns (Distracted Driving Month, Motorcycle Safety Awareness Month, etc.), enforcement operations (DUI checkpoints, etc.), or any other grant-related activity such as Bicycle rodeos, presentations, or events, are highly encouraged but do not require prior approval.
- Submit a draft or rough-cut of all digital, printed, recorded or video material (brochures, posters, scripts, artwork, trailer graphics, digital graphics, social posts connected to an earned or paid media campaign grant objective) to the OTS PIO at [pio@ots.ca.gov](mailto:pio@ots.ca.gov) and copy your OTS Coordinator for approval prior to the production or duplication.
- Use the following standard language in all press, media, and printed materials, space permitting: Funding for this program was provided by a grant from the California Office of Traffic Safety, through the National Highway Traffic Safety Administration.
- Space permitting, include the OTS logo on all grant-funded print materials, graphics and paid or earned social media campaign grant objective; consult your OTS Coordinator for specifics, format-appropriate logos, or if space does not permit the use of the OTS logo.
- Email the OTS PIO at [pio@ots.ca.gov](mailto:pio@ots.ca.gov) and copy your OTS Coordinator at least 21 days in advance, or when first confirmed, a short description of any significant grant-related traffic safety event or program, particularly events that are highly publicized beforehand with anticipated media coverage so OTS has sufficient notice to arrange for attendance and/or participation in the event. If unable to attend, email the OTS PIO and coordinator brief highlights and/or results, including any media coverage (broadcast, digital, print) of event within 7 days following significant grant-related event or program. Media and program highlights are to be reflected in QPRs.
- Any press releases, work plans, scripts, storyboards, artwork, graphics, videos or any educational or informational materials that received PIO approval in a prior grant year needs to be resubmitted for approval in the current grant year.

- Contact the OTS PIO or your OTS Coordinator for consultation when changes from any of the above requirements might be warranted.

**C. Phase 3 – Data Collection & Reporting (Throughout Grant Year)**

1. Prepare and submit invoice claims (due January 30, April 30, July 30, and October 30)
2. Prepare and submit Quarterly Performance Reports (QPR) (due January 30, April 30, July 30, and October 30)
  - Collect and report quarterly, appropriate data that supports the progress of goals and objectives.
  - Provide a brief list of activity conducted, procurement of grant-funded items, and significant media activities. Include status of grant-funded personnel, status of contracts, challenges, or special accomplishments.
  - Provide a brief summary of quarterly accomplishments and explanations for objectives not completed or plans for upcoming activities.
  - Collect, analyze and report statistical data relating to the grant goals and objectives.

**4. METHOD OF EVALUATION**

Using the data compiled during the grant, the Grant Director will complete the “Final Evaluation” section in the fourth/final Quarterly Performance Report (QPR). The Final Evaluation should provide a brief summary of the grant’s accomplishments, challenges and significant activities. This narrative should also include whether goals and objectives were met, exceeded, or an explanation of why objectives were not completed.

**5. ADMINISTRATIVE SUPPORT**

This program has full administrative support, and every effort will be made to continue the grant activities after grant conclusion.

FUND NUMBER	CATALOG NUMBER (CFDA)	FUND DESCRIPTION	TOTAL AMOUNT
164AL-23	20.608	Minimum Penalties for Repeat Offenders for Driving While Intoxicated	\$185,000.00
402PT-23	20.600	State and Community Highway Safety	\$140,000.00

COST CATEGORY	FUND NUMBER	UNIT COST OR RATE	UNITS	TOTAL COST TO GRANT
<b>A. PERSONNEL COSTS</b>				
<u><b>Straight Time</b></u>				\$0.00
<u><b>Overtime</b></u>				
DUI/DL Checkpoints	164AL-23	\$12,000.00	5	\$60,000.00
DUI Saturation Patrols	164AL-23	\$4,000.00	21	\$84,000.00
Warrant Service Operations	164AL-23	\$2,500.00	1	\$2,500.00
Stakeouts	164AL-23	\$2,500.00	1	\$2,500.00
Collaborative DUI Enforcement	164AL-23	\$2,900.00	2	\$5,800.00
Know Your Limit	164AL-23	\$2,000.00	1	\$2,000.00
Benefits for 164AL - OT @ 16.24%	164AL-23	\$156,800.00	1	\$25,464.00
Traffic Enforcement	402PT-23	\$2,800.00	18	\$50,400.00
Distracted Driving	402PT-23	\$2,800.00	4	\$11,200.00
Pedestrian and Bicycle Enforcement	402PT-23	\$2,800.00	8	\$22,400.00
Street Racing and Sideshow Enforcement Operations	402PT-23	\$4,500.00	5	\$22,500.00
Collaborative Traffic Enforcement	402PT-23	\$2,800.00	2	\$5,600.00
Traffic Safety Education	402PT-23	\$1,000.00	4	\$4,000.00
Benefits for 402PT - OT @ 16.24%	402PT-23	\$116,100.00	1	\$18,855.00
Category Sub-Total				\$317,219.00
<b>B. TRAVEL EXPENSES</b>				
In State Travel	402PT-23	\$3,245.00	1	\$3,245.00
				\$0.00
Category Sub-Total				\$3,245.00
<b>C. CONTRACTUAL SERVICES</b>				
				\$0.00
Category Sub-Total				\$0.00
<b>D. EQUIPMENT</b>				
				\$0.00
Category Sub-Total				\$0.00
<b>E. OTHER DIRECT COSTS</b>				
DUI Checkpoint Supplies	164AL-23	\$2,736.00	1	\$2,736.00
Bicycle Safety Equipment	402PT-23	\$1,800.00	1	\$1,800.00
Category Sub-Total				\$4,536.00
<b>F. INDIRECT COSTS</b>				
				\$0.00

Category Sub-Total				\$0.00
<b>GRANT TOTAL</b>				<b>\$325,000.00</b>

**BUDGET NARRATIVE**

**PERSONNEL COSTS**

DUI/DL Checkpoints - Overtime for grant funded law enforcement operations conducted by appropriate department personnel.

DUI Saturation Patrols - Overtime for grant funded law enforcement operations conducted by appropriate department personnel.

Warrant Service Operations - Overtime for grant funded law enforcement operations conducted by appropriate department personnel.

Stakeouts - Overtime for grant funded law enforcement operations conducted by appropriate department personnel.

Collaborative DUI Enforcement - Overtime for grant funded Collaborative DUI Enforcement operations conducted by appropriate department personnel

Know Your Limit - Overtime for grant funded traffic safety presentations or campaigns conducted by appropriate department personnel.

Benefits for 164AL - OT @ 16.24% - Benefits breakdown:

WC - 14.79%

Medicare - 1.45%

Traffic Enforcement - Overtime for grant funded law enforcement operations conducted by appropriate department personnel.

Distracted Driving - Overtime for grant funded law enforcement operations conducted by appropriate department personnel.

Pedestrian and Bicycle Enforcement - Overtime for grant funded law enforcement operations conducted by appropriate department personnel.

Street Racing and Sideshow Enforcement Operations - Overtime for grant funded law enforcement operations conducted by appropriate department personnel.

Collaborative Traffic Enforcement - Overtime for grant funded Collaborative Traffic Enforcement operations conducted by appropriate department personnel

Traffic Safety Education - Overtime for grant funded traffic safety presentations or campaigns conducted by appropriate department personnel.

Benefits for 402PT - OT @ 16.24% - Benefits breakdown:

WC - 14.79%

Medicare - 1.45%

**TRAVEL EXPENSES**

In State Travel - Costs are included for appropriate staff to attend conferences and training events supporting the grant goals and objectives and/or traffic safety. Local mileage for grant activities and meetings is included. All conferences, seminars or training not specifically identified in the Budget Narrative must be approved by OTS. All travel claimed must be at the agency approved rate. Per Diem may not be claimed for meals provided at conferences when registration fees are paid with OTS grant funds.

**CONTRACTUAL SERVICES**

-

**EQUIPMENT**

-

**OTHER DIRECT COSTS**

DUI Checkpoint Supplies - On-scene supplies needed to conduct sobriety checkpoints. Costs may include 28" traffic cones, MUTCD compliant traffic signs, MUTCD compliant high visibility vests (maximum of 10), traffic counters (maximum of 2), generator, gas for generators, lighting, reflective banners, electronic flares, PAS Device/Calibration Supplies, heater, propane for heaters, fan, anti-fatigue mats, and canopies. Additional items may be purchased if approved by OTS. The cost of food and beverages will not be reimbursed. Each item must have a unit cost of less than \$5,000 (including tax and shipping).

Bicycle Safety Equipment - Safety equipment such as bicycle headlights/taillights, reflectors, and reflective arm and leg bands to be distributed during bicycle rodeos and other bicycle safety related events. Additional items may be purchased if approved by OTS.

**INDIRECT COSTS**

-

**STATEMENTS/DISCLAIMERS**

There will be no program income generated from this grant.

Nothing in this "agreement" shall be interpreted as a requirement, formal or informal, that a particular law enforcement officer issue a specified or predetermined number of citations in pursuance of the goals and objectives here under.

Benefits for personnel costs can only be applied to straight time or overtime hours charged to the grant.

**CERTIFICATIONS AND ASSURANCES FOR HIGHWAY SAFETY GRANTS**  
**(23 U.S.C. Chapter 4; Sec. 1906, Pub. L. 109-59, As Amended By Sec. 4011, Pub. L. 114-94)**

The officials named on the grant agreement, certify by way of signature on the grant agreement signature page, that the Grantee Agency complies with all applicable Federal statutes, regulations, and directives and State rules, guidelines, policies, and laws in effect with respect to the periods for which it receives grant funding. Applicable provisions include, but are not limited to, the following:

**GENERAL REQUIREMENTS**

- 23 U.S.C. Chapter 4 – Highway Safety Act of 1966, as amended
- Sec. 1906, Pub. L. 109-59, as amended by Sec. 4011, Pub. L. 114-94
- 23 CFR part 1300 – Uniform Procedures for State Highway Safety Grant Programs
- 2 CFR part 200 – Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards
- 2 CFR part 1201 – Department of Transportation, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards

**NONDISCRIMINATION**

**(applies to all subrecipients as well as States)**

The State highway safety agency will comply with all Federal statutes and implementing regulations relating to nondiscrimination ("Federal Nondiscrimination Authorities"). These include but are not limited to:

- **Title VI of the Civil Rights Act of 1964** (42 U.S.C. 2000d *et seq.*, 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin) and 49 CFR part 21;
- **The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970**, (42 U.S.C. 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);
- **Federal-Aid Highway Act of 1973**, (23 U.S.C. 324 *et seq.*), **and Title IX of the Education Amendments of 1972**, as amended (20 U.S.C. 1681-1683 and 1685-1686) (prohibit discrimination on the basis of sex);
- **Section 504 of the Rehabilitation Act of 1973**, (29 U.S.C. 794 *et seq.*), as amended, (prohibits discrimination on the basis of disability) and 49 CFR part 27;
- **The Age Discrimination Act of 1975**, as amended, (42 U.S.C. 6101 *et seq.*), (prohibits discrimination on the basis of age);
- **The Civil Rights Restoration Act of 1987**, (Pub. L. 100-209), (broadens scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms "programs or activities" to include all of the programs or activities of the Federal aid recipients, subrecipients and contractors, whether such programs or activities are Federally-funded or not);
- **Titles II and III of the Americans with Disabilities Act** (42 U.S.C. 12131-12189) (prohibits discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing) and 49 CFR parts 37 and 38;
- **Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations** (prevents discrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations); and
- **Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency** (guards against Title VI national origin discrimination/discrimination because of limited English proficiency (LEP) by ensuring that funding recipients take reasonable steps to ensure that LEP persons have meaningful access to programs (70 FR 74087-74100)).



- Will take all measures necessary to ensure that no person in the United States shall, on the grounds of race, color, national origin, disability, sex, age, limited English proficiency, or membership in any other class protected by Federal Nondiscrimination Authorities, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any of its programs or activities, so long as any portion of the program is Federally-assisted;
- Will administer the program in a manner that reasonably ensures that any of its subrecipients, contractors, subcontractors, and consultants receiving Federal financial assistance under this program will comply with all requirements of the Non- Discrimination Authorities identified in this Assurance;
- Agrees to comply (and require its subrecipients, contractors, subcontractors, and consultants to comply) with all applicable provisions of law or regulation governing US DOT's or NHTSA's access to records, accounts, documents, information, facilities, and staff, and to cooperate and comply with any program or compliance reviews, and/or complaint investigations conducted by US DOT or NHTSA under any Federal Nondiscrimination Authority;
- Acknowledges that the United States has a right to seek judicial enforcement with regard to any matter arising under these Non-Discrimination Authorities and this Assurance;
- Agrees to insert in all contracts and funding agreements with other State or private entities the following clause:
  - "During the performance of this contract/funding agreement, the contractor/funding recipient agrees—
    - a. To comply with all Federal nondiscrimination laws and regulations, as may be amended from time to time;
    - b. Not to participate directly or indirectly in the discrimination prohibited by any Federal non-discrimination law or regulation, as set forth in appendix B of 49 CFR part 21 and herein;
    - c. To permit access to its books, records, accounts, other sources of information, and its facilities as required by the State highway safety office, US DOT or NHTSA;
    - d. That, in event a contractor/funding recipient fails to comply with any nondiscrimination provisions in this contract/funding agreement, the State highway safety agency will have the right to impose such contract/agreement sanctions as it or NHTSA determine are appropriate, including but not limited to withholding payments to the contractor/funding recipient under the contract/agreement until the contractor/funding recipient complies; and/or cancelling, terminating, or suspending a contract or funding agreement, in whole or in part; and
    - e. To insert this clause, including paragraphs (a) through (e), in every subcontract and subagreement and in every solicitation for a subcontract or sub-agreement, that receives Federal funds under this program.

#### **THE DRUG-FREE WORKPLACE ACT OF 1988 (41 U.S.C. 8103)**

The Subgrantee will provide a drug-free workplace by:

- a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
- b. Establishing a drug-free awareness program to inform employees about:
  - 1. The dangers of drug abuse in the workplace;
  - 2. The grantee's policy of maintaining a drug-free workplace;
  - 3. Any available drug counseling, rehabilitation, and employee assistance programs;
  - 4. The penalties that may be imposed upon employees for drug violations occurring in the workplace;
  - 5. Making it a requirement that each employee engaged in the performance of the grant be given a copy of the statement required by paragraph (a);
- c. Notifying the employee in the statement required by paragraph (a) that, as a condition of employment under the grant, the employee will –
  - 1. Abide by the terms of the statement;
  - 2. Notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five days after such conviction;
- d. Notifying the agency within ten days after receiving notice under subparagraph (c)(2) from an

- employee or otherwise receiving actual notice of such conviction;
- e. Taking one of the following actions, within 30 days of receiving notice under subparagraph (c)(2), with respect to any employee who is so convicted –
    1. Taking appropriate personnel action against such an employee, up to and including termination;
    2. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
  - f. Making a good faith effort to continue to maintain a drug-free workplace through implementation of all of the paragraphs above.

### **POLITICAL ACTIVITY (HATCH ACT)**

#### **(applies to all subrecipients as well as States)**

The State will comply with provisions of the Hatch Act (5 U.S.C. 1501-1508), which limits the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

### **CERTIFICATION REGARDING FEDERAL LOBBYING**

#### **(applies to all subrecipients as well as States)**

Certification for Contracts, Grants, Loans, and Cooperative Agreements

The signed certifies, to the best of his or her knowledge and belief, that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions;
3. The undersigned shall require that the language of this certification be included in the award documents for all sub-award at all tiers (including subcontracts, subgrants, and contracts under grant, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

### **RESTRICTION ON STATE LOBBYING**

#### **(applies to all subrecipients as well as States)**

None of the funds under this program will be used for any activity specifically designed to urge or influence a State or local legislator to favor or oppose the adoption of any specific legislative proposal pending before any State or local legislative body. Such activities include both direct and indirect (e.g., "grassroots") lobbying activities, with one exception. This does not preclude a State official whose salary is supported with NHTSA funds from engaging in direct communications with State or local legislative officials, in accordance with customary State practice, even if such communications urge legislative officials to favor or oppose the adoption of a specific pending legislative proposal.

### **CERTIFICATION REGARDING DEBARMENT AND SUSPENSION**

#### **(applies to all subrecipients as well as States)**

#### Instructions for Primary Tier Participant Certification (States)

1. By signing and submitting this proposal, the prospective primary tier participant is providing the certification set out below and agrees to comply with the requirements of 2 CFR parts 180 and 1200.
2. The inability of a person to provide the certification required below will not necessarily result in denial of participation in this covered transaction. The prospective primary tier participant shall submit an explanation of why it cannot provide the certification set out below. The certification or explanation will be considered in connection with the department or agency's determination whether to enter into this transaction. However, failure of the prospective primary tier participant to furnish a certification or an explanation shall disqualify such person from participation in this transaction.
3. The certification in this clause is a material representation of fact upon which reliance was placed when the department or agency determined to enter into this transaction. If it is later determined that the prospective primary tier participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the department or agency may terminate this transaction for cause or default or may pursue suspension or debarment.
4. The prospective primary tier participant shall provide immediate written notice to the department or agency to which this proposal is submitted if at any time the prospective primary tier participant learns its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.
5. The terms *covered transaction*, *civil judgment*, *debarment*, *suspension*, *ineligible*, *participant*, *person*, *principal*, and *voluntarily excluded*, as used in this clause, are defined in 2 CFR parts 180 and 1200. You may contact the department or agency to which this proposal is being submitted for assistance in obtaining a copy of those regulations.
6. The prospective primary tier participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is proposed for debarment under 48 CFR part 9, subpart 9.4, debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency entering into this transaction.
7. The prospective primary tier participant further agrees by submitting this proposal that it will include the clause titled "Instructions for Lower Tier Participant Certification" including the "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion—Lower Tier Covered Transaction," provided by the department or agency entering into this covered transaction, without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions and will require lower tier participants to comply with 2 CFR parts 180 and 1200.
8. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that it is not proposed for debarment under 48 CFR part 9, subpart 9.4, debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant is responsible for ensuring that its principals are not suspended, debarred, or otherwise ineligible to participate in covered transactions. To verify the eligibility of its principals, as well as the eligibility of any prospective lower tier participants, each participant may, but is not required to, check the System for Award Management Exclusions website (<https://www.sam.gov/>).
9. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.
10. Except for transactions authorized under paragraph 6 of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is proposed for debarment under 48 CFR part 9, subpart 9.4, suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal government, the department or agency may terminate the transaction for cause or default.

#### Certification Regarding Debarment, Suspension, and Other Responsibility Matters-Primary Tier Covered Transactions

(1) The prospective primary tier participant certifies to the best of its knowledge and belief, that it and its principals:

- (a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participating in covered transactions by any Federal department or agency;
- (b) Have not within a three-year period preceding this proposal been convicted of or had a civil judgment

rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

(c) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or Local) with commission of any of the offenses enumerated in paragraph (1)(b) of this certification; and

(d) Have not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State, or local) terminated for cause or default.

(2) Where the prospective primary tier participant is unable to certify to any of the Statements in this certification, such prospective participant shall attach an explanation to this proposal.

#### Instructions for Lower Tier Participant Certification

1. By signing and submitting this proposal, the prospective lower tier participant is providing the certification set out below and agrees to comply with the requirements of 2 CFR parts 180 and 1200.
2. The certification in this clause is a material representation of fact upon which reliance was placed when this transaction was entered into. If it is later determined that the prospective lower tier participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal government, the department or agency with which this transaction originated may pursue available remedies, including suspension or debarment.
3. The prospective lower tier participant shall provide immediate written notice to the person to which this proposal is submitted if at any time the prospective lower tier participant learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.
4. The terms *covered transaction*, *civil judgment*, *debarment*, *suspension*, *ineligible*, *participant*, *person*, *principal*, and *voluntarily excluded*, as used in this clause, are defined in 2 CFR parts 180 and 1200. You may contact the person to whom this proposal is submitted for assistance in obtaining a copy of those regulations.
5. The prospective lower tier participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is proposed for debarment under 48 CFR part 9, subpart 9.4, debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency with which this transaction originated.
6. The prospective lower tier participant further agrees by submitting this proposal that it will include the clause titled "Instructions for Lower Tier Participant Certification" including the "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion – Lower Tier Covered Transaction," without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions and will require lower tier participants to comply with 2 CFR parts 180 and 1200.
7. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that it is not proposed for debarment under 48 CFR part 9, subpart 9.4, debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant is responsible for ensuring that its principals are not suspended, debarred, or otherwise ineligible to participate in covered transactions. To verify the eligibility of its principals, as well as the eligibility of any prospective lower tier participants, each participant may, but is not required to, check the System for Award Management Exclusions website (<https://www.sam.gov/>).
8. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.
9. Except for transactions authorized under paragraph 5 of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is proposed for debarment under 48 CFR part 9, subpart 9.4, suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal government, the department or agency with which this transaction originated may pursue available remedies, including suspension or debarment.

**Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion -- Lower Tier Covered Transactions:**

1. The prospective lower tier participant certifies, by submission of this proposal, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participating in covered transactions by any Federal department or agency.
2. Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

**BUY AMERICA ACT**

**(applies to all subrecipients as well as States)**

The State and each subrecipient will comply with the Buy America requirement (23 U.S.C. 313) when purchasing items using Federal funds. Buy America requires a State, or subrecipient, to purchase with Federal funds only steel, iron and manufactured products produced in the United States, unless the Secretary of Transportation determines that such domestically produced items would be inconsistent with the public interest, that such materials are not reasonably available and of a satisfactory quality, or that inclusion of domestic materials will increase the cost of the overall project contract by more than 25 percent. In order to use Federal funds to purchase foreign produced items, the State must submit a waiver request that provides an adequate basis and justification for approval by the Secretary of Transportation.

**PROHIBITION ON USING GRANT FUNDS TO CHECK FOR HELMET USAGE**

**(applies to all subrecipients as well as States)**

The State and each subrecipient will not use 23 U.S.C. Chapter 4 grant funds for programs to check helmet usage or to create checkpoints that specifically target motorcyclists.

**POLICY ON SEAT BELT USE**

In accordance with Executive Order 13043, Increasing Seat Belt Use in the United States, dated April 16, 1997, the Grantee is encouraged to adopt and enforce on-the-job seat belt use policies and programs for its employees when operating company-owned, rented, or personally-owned vehicles. The National Highway Traffic Safety Administration (NHTSA) is responsible for providing leadership and guidance in support of this Presidential initiative. For information and resources on traffic safety programs and policies for employers, please contact the Network of Employers for Traffic Safety (NETS), a public-private partnership dedicated to improving the traffic safety practices of employers and employees. You can download information on seat belt programs, costs of motor vehicle crashes to employers, and other traffic safety initiatives at [www.trafficsafety.org](http://www.trafficsafety.org). The NHTSA website ([www.nhtsa.gov](http://www.nhtsa.gov)) also provides information on statistics, campaigns, and program evaluations and references.

**POLICY ON BANNING TEXT MESSAGING WHILE DRIVING**

In accordance with Executive Order 13513, Federal Leadership On Reducing Text Messaging While Driving, and DOT Order 3902.10, Text Messaging While Driving, States are encouraged to adopt and enforce workplace safety policies to decrease crashes caused by distracted driving, including policies to ban text messaging while driving company-owned or rented vehicles, Government-owned, leased or rented vehicles, or privately-owned vehicles when on official Government business or when performing any work on or behalf of the Government. States are also encouraged to conduct workplace safety initiatives in a manner commensurate with the size of the business, such as establishment of new rules and programs or re-evaluation of existing programs to prohibit text messaging while driving, and education, awareness, and other outreach to employees about the safety risks associated with texting while driving.

**City of Garden Grove**

**INTER-DEPARTMENT MEMORANDUM**

To:	Scott C. Stiles	From:	John Montanez
Dept.:	City Manager	Dept.:	Community Services
Subject:	Award a contract to David Volz Design Landscape Architects, Inc., for Project No. S-1298 to provide consultant services for the revitalization and expansion of Woodbury Park. (Cost: \$678,146) ( <i>Action Item</i> )		
		Date:	9/27/2022

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**OBJECTIVE**

To request that the City Council award a contract to David Volz Design Landscape Architects, Inc., for Project No. S-1298 to provide consultant services for the revitalization and expansion of Woodbury Park.

**BACKGROUND**

On December 8, 2021, the City of Garden Grove Community Services Department was notified that it had been awarded a \$6,000,000 grant from California Department of Parks and Recreation to help fund the revitalization and expansion of Woodbury Park, located at 13800 Rosita Place. The project includes revitalizing the three acre park, including the .5 acre expansion on Garden Grove Unified School District property, for a total of 3.5 acres. Included in the remodel of the 3.5-acre park project is the installation of a walking trail, outdoor fitness equipment, recreational swimming pool, two playground areas, picnic shelters, a skate spot, basketball courts, lighting, restrooms and parking lot.

**DISCUSSION**

On June 29, 2022, a Request for Proposal (RFP) was released for qualified design firms that would be interested in providing consultant services for the preparation of Plans and Specifications, including engineered cost estimate, for the revitalization and expansion of Woodbury Park. There were four qualified proposals received on July 27, 2022. The Source Selection Committee (SSC) scored each proposal based on the criteria that was provided in the RFP for a total of 400. The list below includes the names of the design firms and the SSC's total scores:

**Firm            Total Score:**

David Volz Design Design Landscape Architects, Inc. 342  
RJM Design Group, Inc.            330  
Hirsch & Associates, Inc.            321  
Interwest Consulting Group, Inc.    301

Following the review of these total scores for the four proposers, the SSC scheduled interviews with the two highest scoring proposers, David Volz Design Landscape Architects, Inc. and RJM Design Group, Inc. The additional points for these interviews were a total of 10 points per rater (for a total of 40 points). The following was the SSC's total scores including the interviews:

**Firm            Total Score:**

David Volz Design Design Landscape Architects, Inc. 375  
RJM Design Group, Inc.            373

Based on the scores of the top two proposers evaluated and interviewed, the SSC recommends that the contract be awarded to David Volz Design Landscape Architects, Inc., for a total amount of \$678,146 to provide consultant services for the revitalization and expansion of Woodbury Park.

**FINANCIAL IMPACT**

There is no financial impact to the City's General Fund. This contract is budgeted in the Capital Improvement Projects and funded by the Proposition 68 Statewide Park Development and Community Revitalization Grant Program.

**RECOMMENDATION**

It is recommended that the City Council:

- Award a contract to David Volz Design Landscape Architects, Inc., in the amount of \$678,146, for Project No. S-1298 to provide consultant services for the revitalization and expansion of Woodbury Park; and
- Authorize the City Manager to execute the contract and make minor modifications as appropriate thereto, on behalf of the City.

By: Janet Pelayo  
Community Services Manager

**ATTACHMENTS:**

Description	Upload Date	Type	File Name
Agreement- David Volz Design Landscape Architects, Inc.	9/15/2022	Agreement	PROFESSIONAL_SERVICES_AGREEMENT_DAVID_VOLZ_RFPS1298.pdf

Attachment B Proposal Pricing	9/15/2022	Backup Material	ATTACHMENT_B_PROPOSAL_PRICING_VOLZ.pdf
Attachment C Contractor's Proposal	9/15/2022	Backup Material	ATTACHMENT_C-_CONTRACTORS_PROPOSAL.pdf



## PROFESSIONAL SERVICES AGREEMENT

**THIS AGREEMENT** is made this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by the **CITY OF GARDEN GROVE**, a municipal corporation, ("CITY") and **David Volz Design Landscape Architects, Inc.**, herein after referred to as "CONTRACTOR".

### RECITALS

The following recitals are a substantive part of this Agreement:

1. This Agreement is entered into pursuant to Garden Grove COUNCIL AUTHORIZATION, DATED \_\_\_\_\_.
2. CITY desires to utilize the services of CONTRACTOR to Provide Consultant Services for the Revitalization and Expansion of Woodbury Park per RFP S-1298 Scope of Work, Attachment "A" and Contractor's Proposal, Attachment "C".
3. CONTRACTOR is qualified by virtue of experience, training, education and expertise to accomplish services.

### AGREEMENT

THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. **Term and Termination.** The initial term of the agreement shall be from full execution of the agreement through June 30, 2023, with an option to extend said agreement an additional three (3) fiscal years, for a total performance period of four (4) fiscal years. Option years shall be exercised one (1) fiscal year at a time, at the sole option of the CITY. This agreement may be terminated by the CITY without cause. In such event, the CITY will compensate CONTRACTOR for work performed to date in accordance with CONTRACTOR'S PROPOSAL which is attached as Attachment "C" and is hereby incorporated by reference. Contractor is required to present evidence to support performed work. This agreement may be terminated by the CITY without cause. In such event, the CITY will compensate CONTRACTOR for work performed to date in accordance with PROPOSAL PRICING (Attachment "B"). Contractor is required to present evidence to support performed work completion.
2. **Services to be Provided.** The services to be performed by CONTRACTOR shall consist of tasks as set forth in the Scope of Work. The Scope of Work is attached as Attachment "A", and is incorporated herein by reference. The Scope of Work and this Agreement do not guarantee any specific amount of work.

3. **Compensation.** CONTRACTOR shall be compensated as follows:

- 3.1 **AMOUNT.** Total Compensation under this agreement shall not exceed (NTE) amount of Six Hundred Seventy Eight Thousand One Hundred Forty Six Dollars (\$678,146.00), through June 30, 2023, payable in arrears and in accordance with PROPOSAL PRICING, Attachment "B". All work shall be in accordance with the requirements specified in RFP No. S-1298 and includes the following costs:

Project Costs	\$667,806.00
Commission and Council Reviews	\$2,020.00
Walk Through and Warranty Review 12 Months	\$3,320.00
Reimbursable Expenses	\$5,000.00
<b>TOTAL CONTRACT AMOUNT</b>	<b>\$678,146.00</b>

- 3.2 **Payment** For work under this Agreement, payment shall be made per invoice for work completed. Within 45 day of delivery of goods or completion of performance of services, CONTRACTOR must promptly render an invoice to CITY or payment may be significantly delayed. For extra work not a part of this Agreement, a written authorization by CITY will be required, and payment shall be based on schedule included in PROPOSAL PRICING, Attachment "B". For extra work not a part of this Agreement, a written authorization by CITY will be required, and payment shall be based on schedule included in CONTRACTOR'S PROPOSAL, Attachment "C. All work shall be in accordance with RFP. No. S-1298.
- 3.3 **Records of Expenses.** CONTRACTOR shall keep complete and accurate records of all costs and expenses incidental to services covered by this Agreement. These records will be made available at reasonable times to CITY.
- 3.4 **Termination.** CITY shall have the right to terminate this agreement, without cause, by giving thirty (30) days written notice of termination. If the Agreement is terminated by CITY, then the provisions of paragraph 3 would apply to that portion of the work completed.

4. **Insurance Requirements.**

- 4.1 **COMMENCEMENT OF WORK.** CONTRACTOR shall not commence work under this Agreement until all certificates and endorsements have been received and approved by the CITY. All insurance required by this Agreement shall contain a Statement of Obligation on the part of the carrier to notify the CITY of any material change, cancellation, or termination at least thirty (30) days in advance and provide a Waiver of Subrogation in favor of the City.

- 4.2 WORKERS COMPENSATION INSURANCE. During the duration of this Agreement, CONTRACTOR shall maintain Workers Compensation Insurance in the amount and type required by law, if applicable.
- 4.3 INSURANCE AMOUNTS. CONTRACTOR shall maintain the following insurance for the duration of this Agreement:
- (a) Commercial general liability in an amount not less than of \$1,000,000.00 per occurrence (**claims made and modified occurrence policies are not acceptable**); Insurance companies must be acceptable to CITY and have a Best's Guide Rating of A-, Class VII or better, as approved by the CITY.
  - (b) Automobile liability in an amount not less than \$1,000,000.00 combined single limit (**claims made and modified occurrence policies are not acceptable**); Insurance companies must be acceptable to CITY and have a Best's Guide Rating of A-, Class VII or better, as approved by the CITY.
  - (c) Professional liability in an amount not less than \$1,000,000. Insurance companies must be admitted and licensed In California and have a Best's Guide Rating of A-,Class VII or better, as approved by the City. If the policy is written on a "claims made" basis, the policy shall be continued in full force and effect at all times during the term of the agreement, and for a period of three (3) years from the date of the completion of services provided. In the event of termination, cancellation, or material change in the policy, professional/consultant shall obtain continuing insurance coverage for the prior acts or omissions of professional/consultant during the course of performing services under the term of the agreement. The coverage shall be evidenced either by a new policy evidencing no gap in coverage, or by obtaining separate extended "tail" coverage with the present or new carrier.

An Additional Insured Endorsement, **ongoing and completed operations**, for the policy under section 4.3 (a) shall designate CITY, its officers, officials, employees, agents, and volunteers as additional insureds for liability arising out of work or operations performed by or on behalf of the CONTRACTOR. CONTRACTOR shall provide to CITY proof of insurance and endorsement forms that conform to city's requirements, as approved by the CITY.

An Additional Insured Endorsement for the policy under section 4.3 (b) shall designate CITY, its officers, officials, employees, agents, and volunteers as additional insureds for automobiles owned, leased, hired, or borrowed by the CONTRACTOR.

CONTRACTOR shall provide to CITY proof of insurance and endorsement forms that conform to CITY's requirements, as approved by the CITY.

For any claims related to this Agreement, CONTRACTOR's insurance coverage shall be primary insurance as respects CITY, its officers, officials, employees, agents, and volunteers. Any insurance or self-insurance maintained by the CITY, its officers, officials, employees, agents, or volunteers shall be in excess of the CONTRACTOR's insurance and shall not contribute with it.

*If CONTRACTOR maintains higher insurance limits than the minimums shown above, CONTRACTOR shall provide coverage for the higher insurance limits otherwise maintained by the CONTRACTOR.*

5. **Non-Liability of Officials and Employees of the CITY.** No official or employee of CITY shall be personally liable to CONTRACTOR in the event of any default or breach by CITY, or for any amount which may become due to CONTRACTOR.
6. **Non-Discrimination.** CONTRACTOR covenants there shall be no discrimination against any person or group due to race, color, creed, religion, sex, marital status, age, handicap, national origin, or ancestry, in any activity pursuant to this Agreement.
7. **Independent Contractor.** It is agreed to that CONTRACTOR shall act and be an independent contractor and not an agent or employee of the CITY, and shall obtain no rights to any benefits which accrue to CITY'S employees.
8. **Compliance with Law.** CONTRACTOR shall comply with all applicable laws, ordinances, codes, and regulations of the federal, state, and local government. CONTRACTOR shall comply with, and shall be responsible for causing all contractors and subcontractors performing any of the work pursuant to this Agreement to comply with, all applicable federal and state labor standards, including, to the extent applicable, the prevailing wage requirements promulgated by the Director of Industrial Relations of the State of California Department of Labor. The City makes no warranty or representation concerning whether any of the work performed pursuant to this Agreement constitutes public works subject to the prevailing wage requirements.

9. **Notices.** All notices shall be personally delivered or mailed to the below listed address, or to such other addresses as may be designated by written notice. These addresses shall be used for delivery of service of process.
- a. (Contractor)  
**David Volz Design Landscape Architects, Inc.**  
Attention: David J. Volz, President/Secretary  
151 Kalmus Drive, Suite M8  
Costa Mesa, CA 92626
  - b. (Address of CITY) (with a copy to):  
City of Garden Grove Garden Grove City Attorney  
11222 Acacia Parkway 11222 Acacia Parkway  
Garden Grove, CA 92840 Garden Grove, CA 92840
10. **CONTRACTOR'S PROPOSAL.** This Agreement shall include CONTRACTOR'S proposal or bid which shall be incorporated herein by reference. In the event of any inconsistency between the terms of the proposal and this Agreement, this Agreement shall govern.
11. **Licenses, Permits, and Fees.** At its sole expense, CONTRACTOR shall obtain a Garden Grove Business License, all permits, and licenses as may be required by this Agreement.
12. **Familiarity with Work.** By executing this Agreement, CONTRACTOR warrants that: (1) it has investigated the work to be performed; (2) it has investigated the site of the work and is aware of all conditions there; and (3) it understands the facilities, difficulties, and restrictions of the work under this Agreement. Should Contractor discover any latent or unknown conditions materially differing from those inherent in the work or as represented by CITY, it shall immediately inform CITY of this and shall not proceed, except at CONTRACTOR'S risk, until written instructions are received from CITY.
13. **Time of Essence.** Time is of the essence in the performance of this Agreement.
14. **Limitations Upon Subcontracting and Assignment.** The experience, knowledge, capability, and reputation of CONTRACTOR, its principals and employees were a substantial inducement for CITY to enter into this Agreement. CONTRACTOR shall not contract with any other entity to perform the services required without written approval of the CITY. This Agreement may not be assigned voluntarily or by operation of law, without the prior written approval of CITY. If CONTRACTOR is permitted to subcontract any part of this Agreement, CONTRACTOR shall be responsible to CITY for the acts and omissions of its subcontractor as it is for persons directly employed. Nothing contained in this Agreement shall create any contractual relationship between any subcontractor and CITY. All persons engaged in the work will be considered employees of CONTRACTOR. CITY will deal directly with and will make all payments to CONTRACTOR.

15. **Authority to Execute.** The persons executing this Agreement on behalf of the parties warrant that they are duly authorized to execute this Agreement and that by executing this Agreement, the parties are formally bound.
16. **Indemnification.** CONTRACTOR agrees to protect, defend, and hold harmless CITY and its elective or appointive boards, officers, agents, and employees from any and all claims, liabilities, expenses, or damages of any nature, including attorneys' fees, for injury or death of any person, or damage to property, or interference with use of property, arising out of, or in any way connected with performance of the Agreement by CONTRACTOR, CONTRACTOR'S agents, officers, employees, subcontractors, or independent contractors hired by CONTRACTOR. The only exception to CONTRACTOR'S responsibility to protect, defend, and hold harmless CITY, is due to the sole negligence of CITY, or any of its elective or appointive boards, officers, agents, or employees.

This hold harmless agreement shall apply to all liability regardless of whether any insurance policies are applicable. The policy limits do not act as a limitation upon the amount of indemnification to be provided by CONTRACTOR
17. **Appropriations.** This Agreement is subject to and contingent upon funds being appropriated therefor by the Garden Grove City Council for each fiscal year covered by the term of this Agreement. If such appropriations are not made, this Agreement shall automatically terminate without penalty to the CITY.

\\ \\ \\

(Agreement Signature Block on Next Page)

**IN WITNESS THEREOF**, these parties have executed this Agreement on the day and year shown below.

Date: \_\_\_\_\_

**"CITY"**  
**CITY OF GARDEN GROVE**

By: \_\_\_\_\_  
**City Manager**

**ATTESTED:**

\_\_\_\_\_  
**City Clerk**

Date: \_\_\_\_\_

**"CONTRACTOR"**  
**David Volz Design Landscape Architects, Inc.**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Tax ID No. \_\_\_\_\_

Contractor's License: \_\_\_\_\_

Expiration Date: \_\_\_\_\_

If CONTRACTOR is a corporation, a Corporate Resolution and/or Corporate Seal is required. If a partnership, Statement of Partnership must be submitted to CITY.

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Garden Grove City Attorney

\_\_\_\_\_

## **RFP S-1298**

### **ATTACHMENT "A" SCOPE OF WORK**

#### **CONSULTANT SERVICES FOR THE REVITALIZATION OF WOODBURY PARK IN GARDEN GROVE**

##### **PROJECT OBJECTIVE**

The City of Garden Grove Community Services Department is requesting proposals from qualified design firms for the preparation of Plans and Specifications, including engineered cost estimate, for the revitalization and expansion of Woodbury Park as outlined in the scope of services.

##### **BACKGROUND**

Woodbury Park is located at 13800 Rosita Place, Garden Grove, California, 92843. A portion of this park location, including the area for expansion, is leased to the City by the Garden Grove Unified School District. The park, including the .5 acre expansion, is approximately three and a half (3.5) acres to be used for recreation space.

The City has been awarded a Statewide Parks Program Grant from California State Parks to revitalize and expand Woodbury Park.

##### **SCOPE OF SERVICES**

The consultant will develop all biddable design plans and specifications for the project that will include the following improvements: demolition of all existing amenities, with the exception of some of the existing fences and trees that will remain; and construction of new and expanded park space that will include a new basketball court area, new walking/running path around the perimeter of park, new outdoor exercise equipment stations, two new separate playground areas for 2-5 ages and 5-12 ages that include integrated shade canopy units and PIP playground surface, three new picnic shelters that include picnic tables and lighting, expanded and larger swimming pool area approximately 25 meters with six lanes, new wading pool adjacent to the swimming pool, new skate park/plaza, new parking lot area, new building restrooms, new pool house building, landscape improvements, irrigation improvements, and electrical improvements for new park lighting. Please use as a guide the conceptual plan in APPENDIX "C".



**Services to be performed by the Consultant shall also include the following:**

- Consultant shall prepare design development plans and other documents that include a site plan, demolition plan, structural plan and details, electrical plan, plumbing plan, preliminary and final grading plan, accessibility plan, landscape and irrigation plan, while incorporating the City's requirements for water usage, and other applicable requirements for City approval and permitting. Consultant shall use as a guide the attached conceptual design in APPENDIX "C".
- The project site is located in a flood zone area. The Consultant will need to ensure that the plans comply with FEMA guidelines and that a flood elevation certificate is requested and issued.
- During the development of these plans, the Consultant may need to attend/facilitate at minimum two community/Commission/City Council meetings. Please include cost per hour for Consultant to attend/facilitate any additional meetings requested.
- Consultant shall prepare earthwork quantities, a detailed topographic survey and map of the site and the necessary surrounding areas including but not limited to utilities, a complete geotechnical investigation, preliminary and final WQMP, SWPPP, hydrology & hydraulics report, construction cost estimates, any necessary miscellaneous exhibits, legal descriptions, building elevation, and building sections incorporating the ultimate size and layout, and equipment locations, character and finishes of the entire project, including exterior elevations and finishes, and landscape.
- The Consultant shall conduct a complete utility search within the project area and determine service requirements from utility companies. As part of preparing the construction plans, the consultant shall notify all utility companies and verify in writing that utility companies have reviewed the preliminary and final construction plans and concur with the information shown. Consultant shall ensure utility companies have no restrictions or easements within the project boundaries. **Coordination with all affected utilities or agencies shall be the full responsibility of the consultant. Consultant shall be responsible for obtaining all necessary plans and clearances for all fieldwork. Consultant shall provide to the City copies of responses from the utilities regarding the location of their facilities and service requirements.**
- The City of Garden Grove will coordinate the plan check of the documents submitted for City permits and Orange County Fire Authority permits. Consultant shall incorporate revisions resulting from the plan check activities and other requested clarifications, notes and details of the City or other applicable agencies. Consultant fee shall include at minimum two design revisions requested during the plan check process.

- Consultant shall provide digital copies of all files during the plan check process and of the approved final plans, including final engineering calculations, quantity and cost estimates, with all supporting files. All documents are the property of the City of Garden Grove.
- Obtain final approval of all plans from City of Garden Grove Building, Planning, Public Works and the Orange County Fire Authority and secure the status of 'ready to issue permit' on the complete plan set to commence project construction.
- Consultant shall attend project pre-construction meeting and provide office and field assistance during bidding and construction periods if the need for such assistance arises.
- Consultant shall assist City staff and Project Manager in the receipt of sealed construction bids and analysis thereof, including analysis of qualifications of bidders, and verification of responsiveness to the bid documents.
- During construction, Consultant shall provide project management & administration and construction support services including but not limited to responses to RFI's, review and approval of submittals, review of shop drawings, construction plan revisions, and development of final record drawings.
- The Consultant shall attend update meetings throughout the project, or as requested by City staff.
- Consultant must have a General Architect License and/or Landscape Architect License
- Consultant must have at least ten (10) years of notable experience

The most qualified consultant will be selected based directly on their related qualifications, including but not limited to: renovation experience preparing similar design development plans and specifications; experience with park revitalization projects; experience working with school districts; ability to produce biddable public construction contract documents; proven ability to complete high quality work within approved timeline; submission of thorough and complete contract documents; and reference checks.

**The City will provide the following:**

- Processing and approval of plans, specifications, and estimates for City Council approval.
- Review and advertising of the construction bids and construction contract award, including required duplication of contract documents.

- Management and administration, inspection and materials testing of the construction contract.

## **PROPOSAL REQUIREMENTS**

### **Content and Format**

The proposal submitted shall be organized and presented in a logical format and relevant to these services.

The proposal should include the following:

- Transmittal/offer letter
- Page numbering
- Table of Contents
- Approach and Work Program
- Team Organization including an organization diagram and time commitment of key staff
- Statement of Qualifications including descriptions of similar projects by key staff to be assigned during the term of the contract
- Brief resumes of key staff
- Schedule of hourly rates and fees labeled as Attachment "B"
- Proof of proper licensing
- See Page 9 of this RFP document for other documents that must be included in the proposal when submitted

### **Approach**

A description of the Consultant's approach and work program to meet the City's objectives shall be included. It should explain the firm's technical approach and methodology, as well as specific tasks and activities, laid out in an estimated timeline that will be performed to address the specific issues and work items. Firms are also encouraged to provide examples of environmental and maintenance friendly design elements that could be incorporated into the project.

### **Team Organization**

The purpose of this section is to describe the organization of the project team including sub-consultants and key staff. A Project Manager and an alternate Project Manager shall be named who shall be the prime contact and be responsible for coordinating all activities with the City. An organization diagram shall be submitted showing all key team members and illustrating the relationship between the City, the Project Manager, key staff, and sub-consultants. There also should be a brief description of the role and responsibilities of all key staff and sub-consultants identified in the team organization.

### **Statement of Qualifications**

The information provided in this section should describe the qualifications of the firm and key staff in performing projects within the past ten (10) years that are similar in scope and size to demonstrate competence to perform these services. In particular, direct experience with the following are highly preferred:

- Municipalities

- Public school districts
- California Division of the State Architect
- California Department of Parks and Recreation, Office of Grants and Local Services
- Management of multiple sub-consultants

### **References-APPENDIX "A" of the RFP document**

The projects listed should be those that the key staff named for this project were responsible for performing. Information shall include:

- Names of key staff that participated on named projects and their specific responsibilities
- The client's name, contact person, mailing address, email address, and telephone numbers
- A brief description of type and extent of services provided
- Completion dates (estimated, if not yet completed)
- Total cost of the projects

There should be included in this section brief resumes of key personnel who will provide these services demonstrating their qualifications and experience. Resumes should highlight education, relevant experience, licenses, and specific responsibilities for services described.

### **Fee Proposal-Attachment "B"**

The fee proposal should be based upon the required work hours by phase. Include a current fee proposal for various levels of staff who may participate in the project. Any reimbursable or other cost such as overhead and mark-ups should be identified and included in the fee proposal.

### **Scoring and Selection of the Consultant**

Please see Section 8.0 EVALUATION OF PROPOSALS of this RFP document for the scoring criteria and point system that will be used to score the proposals. The most qualified consultant will be selected based directly on their related qualifications, including but not limited to the criteria listed in Section 8.0 EVALUATION OF PROPOSALS.

July 27, 2022  
Revised September 7, 2022

Sandra Segawa  
Purchasing Division Manager  
City of Garden Grove  
11222 Acacia Parkway  
Garden Grove, CA 92840

**RE: PROPOSAL TO PROVIDE PROFESSIONAL LANDSCAPE ARCHITECTURE DESIGN SERVICES  
FOR REVITALIZATION AND EXPANSION OF WOODBURY PARK**

Dear Ms. Segawa,

We are looking forward to working with the City of Garden Grove. Our team of professionals has what it takes—expertise, enthusiasm, and exceptional service—to plan, design, and see to the successful completion of your projects.

Thank you for your consideration.

Very truly yours,

**DAVID VOLZ DESIGN**



David J. Volz, R.L.A. # 2375  
LEED Accredited Professional, QSD/QSP

# FEE PROPOSAL



## Scope of Services

- Task 1 - Project Initialization & Preliminary Engineering
- Task 2 - Design Development
- Task 3 - Construction Documents (60% & 90% submittals)
- Task 4 - Final Construction Documents (100% submittal)
- Task 5 - Bidding Assistance
- Task 6 - Construction Period Services

Reimbursable expenses, printing, copying, postage, etc.

## Optional Services

- Commission & Council Reviews
- Walk Through and Warranty Review 12 Months

PR	DD	LA	SLD	LD	PD	AD	Total	DVD Fee	NV5	David Sheegog	Jones & Madhaven	DWE	Total Fee
\$230	\$200	\$160	\$155	\$140	\$120	\$110	Hrs						
16	8	16		8	8	8	64	\$ 10,800	\$ 36,202				\$ 47,002
8	40	40		32	40	16	176	\$ 27,280		\$ 6,900	\$ 2,875		\$ 37,055
40	80	400	200	200	420	80	1420	\$ 207,400	\$ 65,831	\$ 49,991	\$ 46,000	\$ 31,992	\$ 401,213
1	2	40	8	8	40	4	103	\$ 14,630	\$ 10,092	\$ 5,555	\$ 5,750	\$ 3,555	\$ 39,582
4	8	40				4	56	\$ 9,360					\$ 9,360
40	100	440			80	80	740	\$ 118,000		\$ 8,809	\$ 2,875	\$ 3,910	\$ 133,594
109	238	976	208	248	588	192	2559	\$ 387,470	\$ 112,125	\$ 71,254	\$ 57,500	\$ 39,457	\$ 667,806

TOTAL PROPOSED DESIGN FEE \$ 672,806

4		4			2	2	12	\$ 2,020
	8	8				4	20	\$ 3,320

## ASSUMPTIONS

1. Park construction contract budget is \$7.5 million, this budget was considered in the above fee proposal. Changes to this budget could require changes to this fee.
2. Only services specifically noted in the scope of services are included in the fee schedule. Services such as construction survey, utility potholing, etc. are not included.
3. See the subconsultant proposals attached for proposed services and additional excluded services.
4. Addition to the above the services and fees will be required if construction exceeds the **ten consecutive calendar months**. Construction period service will require more fees if construction exceed the length of construction previously mentioned.
5. The following project expenses will be billed at cost plus 15% administrative fee in addition to the professional fees listed above:
  - Printing, copying, scanning, graphic, photography and reproduction services
  - Delivery, shipping and courier charges
  - Subconsultant fees and expenses
  - Agency fees, permits, plan check and inspection fees
6. The reimbursable allowance will only be billed as-needed.
7. Payments are due within **30 days** from invoice date.
8. The rates shown are subject to periodic increases, including January 1st of each year, in accordance with any increase in the Consumer Price Index or other equal to cost index.

## HOURLY RATES SCHEDULE

Principals	\$230/hr
Director of Design	\$200/hr
Senior Landscape Architects	\$175/hr
Director of GIS	\$165/hr
Landscape Architect	\$160/hr
Plan Check	\$160/hr
Senior Landscape Designer	\$155/hr
Senior GIS Analyst	\$155/hr
Landscape Designer	\$140/hr
GIS Analyst	\$140/hr
Project Designer/CADD Technicians I, II, III	\$110, 120, 130/hr
GIS Technicians I, II, III	\$110, 120, 130/hr
Administration	\$110/hr



# UNDERSTANDING & APPROACH

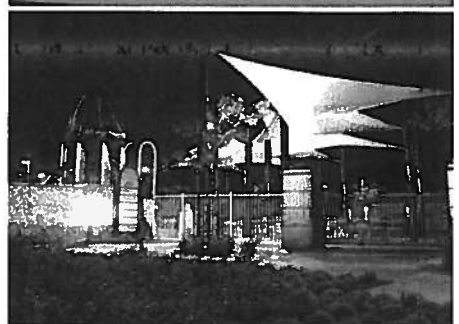
The refurbished Woodbury Park is going to be a great new recreation facility for the families of west Garden Grove. At one of the many well-attended community outreach meetings, a long time neighborhood resident commented that "this park will make a positive impact on this community". The refurbishment of this three and half-acre green space will provide unprecedented recreation access for this densely populated neighborhood.

The community-inspired design process included workshops and presentations in the spring of 2019 and in the fall of 2020. These well-attended meetings were held at Woodbury Park site, hosted by the city park's department. Many ideas and concerns were voiced by the many residents that attended those outreach meetings. The DVD park design team consolidated the community inspirations and ideas to create the final concept plan. This consensus plan is the Master Plan that was the basis for the winning grant submission the DVD team helped to prepare last year.

## KEY COMPONENTS, PROJECT PROGRAM

Design Development, Construction Documents, and the building of the park must meet the ambitious scope that the community helped to envision. DVD's studio is ready to deliver the program that the residents requested for Woodbury Park. The following program elements were promised, included in the grant program, and will be a part of this community-inspired refurbished park:

1. **Children's Playground**
  - a. Children's Playground "Jungle Theme" Ages 5 to 12 year olds, climbing features, rubber play surface, bench seating, shade sails
  - b. Children's Play Equipment "Jungle Theme" Ages 2 to 5 year olds, rubber play surface, bench seating, shade sails
2. **Parking**
  - a. Cynthia Street and Rosita Place access
  - b. Fenced and Gated Parking lot - 33 spaces
  - c. Drop-off & pick-up zone
3. **Sports and Activities**
  - a. Basketball Courts - (1) full court, (2) half courts
  - b. Skate Elements & Obstacles - designed for beginner skaters, teen hangout space
  - c. Recreation Swimming Pool - 25m 6 lanes with wading pool
  - d. Spectator seating inside and outside the compound





## 4. Exercise Opportunities

- Perimeter Walkway – paved with adjacent unpaved trail, Exercise loop
- Outdoor Workout Equipment - decomposed granite surface
- Skate plaza, sized to meet project budget

## 5. Group Gathering Space

- Shade structure
- Picnic & Game Tables
- BBQ units
- Rentable space

## 6. Pool Building & Park Restrooms

- Main Restroom Building - park staff, storage, restrooms, and indoor/outdoor rental spaces, drinking fountain, bike rack and flagpole (600 SF)
- Pool House - fenced and gated pool, shaded spectator seating (1200 SF)

## 7. General and Sports Lighting

- At all activity areas
- Basketball courts

## 8. Other Park Features

- Main pedestrian walkway 12' wide enhanced pavement
- Park Signs
- Bollards
- Open lawn and fully renovated park landscape
- Connection to Phyllis Place and school

## 9. Expanded Park Space

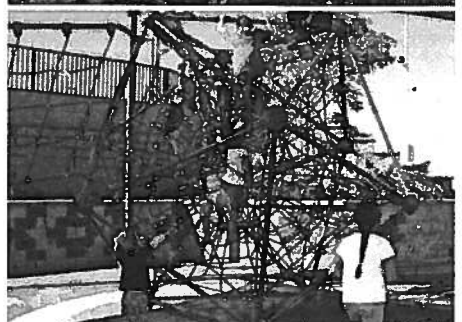
- "Borrowed" space from school grounds
- New fencing, irrigation

## 10. Sustainable Measures and Techniques

- Stormwater collection and cleaning
- Water efficient irrigation system
- Recycled materials, 10% of construction materials
- Drought tolerant, non-invasive plants
- Added trees
- Fully accessible drinking fountain
- Forest Stewardship Council Certified Wood
- Protect existing trees where possible

## APPROACH

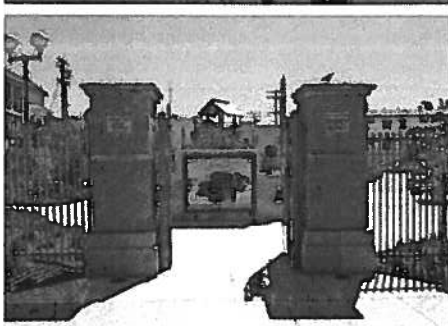
The Master Plan (updated October 2020) will be the basis of a thorough design development process. Utility requirements and connections, grading, soils, stormwater engineering options will be considered. Access, security, and other items requiring close



coordination with the city will be considered and incorporated in the construction plan. Materials, finishes, theme elements, and constructions will be considered and recommended for approval by you and your city staff. The building floor plan, skate plaza elements, lighting, and all equipment will be selected for sustainability and put forward as recommendations for your consideration.

This design development work is essential to providing a cohesive and coordinated action plan for the project's construction documents. As we work through the many materials and product decisions, the DVD team will begin the construction documents and site engineering work. Upon approval of the design development plans, DVD's team will refocus on delivery of Construction Documents. Our team will provide a full engineering and architectural package. Our often used and well experienced civil engineers, architects, electrical engineers, and aquatic engineers will provide plans within their expertise. Our project architect will provide building plans and oversee the approval process. DVD's project management will ensure a cohesive, biddable, and constructible plan set. Our project professionals will oversee an efficient review process that champions the communities' vision and the city's objectives.

This same team will be available through the construction period to ensure the vision of the park meets the communities' expectations. Sustainability in all aspect of the park design will be considered. Stormwater treatment, flood zone concerns, and site drainage plans will be carefully evaluated and engineered. Safety and security, vandalism deterrents and emergency vehicle access will be considered. Parking, access, and controls will be discussed as the design is developed. The DVD team has extensive park renovation experience, we will bring to the table recent relevant ideas and solutions for incorporation into the Woodbury Park Development Plans.



# CREATIVE, ALL-INCLUSIVE & MULTI-GENERATIONAL PLAYGROUNDS

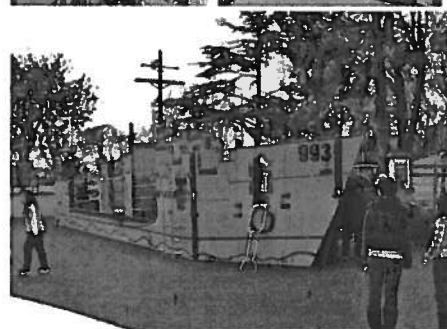
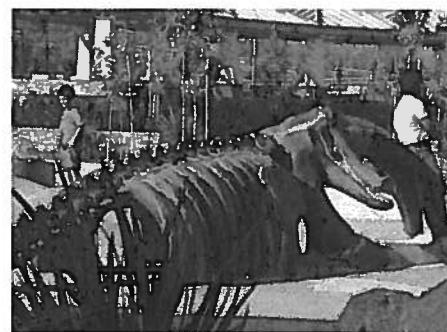
David Volz Design creates fantastic, wonder-filled, memorable play lots. Our firm has been widely recognized for delivering outstanding public park play environments that have garnered praise and accolades from local communities.

- Our whale fossil interpretive play space in Laguna Hills has been featured online blogs, local and regional newspapers and national magazines.
- The wagon train and pioneer play environment in Pioneer Park, Tustin, won several regional and state-wide awards, and was selected for a recognition by the National Recreation and Park Association.
- Our Stanton Train Park, Central Park, is featured in the CPRS District Ten Hall of Fame.
- Admiral Kidd Park, an award-winning play space, features kid size replicas of the four boats named for the Admiral. This Long Beach park was a featured stop on the state park operations annual tour of premiere park facilities.

Our play space design philosophy is built on the perspective of a kids-eye-view. Adventure, surprise, familiar and challenging settings, and themes, memorable spaces. Kids may not know the proper name of the park, but they know that there is a special play lot at airplane park, rocketship park, baseball coach park, train park, and tree house park. The goal is to create an immersive environment that will engage guests and create lasting memories.

We recognized the importance of providing for multi-generational intermingling, on the play lot, as caregivers overseeing the play space and for adults a calm, shaded comfortable surveillance spot to enjoy the space at the park. Our play area design reputation has lead to collaborations with all-access advocates and organizations. We have designed several park play environments as the lead landscape architect for Shane's Inspiration.

This work and design workshops with emotionally and physically challenged stakeholder advocates has informed our design perspective on inclusive, accessible, and caregiver insights that influences our play lot design. One of DVD's most recent Shane's Inspiration play lots is located in El Cariso Park, an LA County Park. At this park the interactive multi-story "equipment" is the center piece of an elaborate all access play environment. Access for all is provided within the terraced natural slope of the existing park terrain. There is plenty of seating for caregivers, play pieces that encourage multi-generational, multi-fun seeker collaborative play opportunities. This is a special park, well worth a trip to this Sylmar Community Park.



# SUSTAINABILITY & LOW IMPACT DESIGN

David Volz Design is committed to delivering public landscapes that are sustainable and beautiful. We embrace the principles of design that encourage stewardship of our resources, respect for the environment and creative sustainable practices. Through our affiliation with LEED's, we identify and quantify the sustainability of our designs. Our team has extensive experience with Public Works Agencies delivering storm water management practices that mimic natural hydrological cycles. We implement integrated management practices into every project.

Low Impact Design development (LID) is an alternative site design strategy that uses natural and engineered infiltration and storage to control storm water where it is generated. Projects under LIDs design are uniquely site specific in their effort to reduce runoff and volume, reduce pollutants and fertilizers, and maintain pre-development surface temperatures. All of which are problematic for conventional storm water management. Key goals include reducing downstream flooding, erosion, and scour from natural waterways. Benefits of LID practices include cost saving over expensive infrastructure. Utilizing bio-swales and sunken lawns allow for the discernment and infiltration of runoff. Bio-swales offer opportunities for biodiversity utilizing native plant material that can remedy the degradation of native habitats. Additionally, LID aesthetics can enhance and beautify the built environment and landscapes by use of pervious pavers and alternative natural paving materials.

A beautiful and sustainable landscape starts with a clear understanding of the client's requirements, the site and environs and a creative approach to the design process. Water efficiencies, energy use reductions, waste reduction, recycled content and localized material's sourcing can all be quantified and are an integral part of our design. Resource conservation through the use and specification of recycled and reused materials and identification of locally sourced goods are important sustainability issues. Water resources are conserved through our thoughtful low water use planting schemes, precise irrigation layout and control systems, as well as, stormwater capture, cleaning and reuse. For pollution prevention, stormwater recycling plans are embraced and integral to our designs. On-site water detention, bio filtration, permeable pavement, and many other measures are creatively incorporated into the landscapes we design.

David Volz Design is dedicated to the opportunity and challenge of creating unique spaces and special places that draw inspiration from the environs and the community. David Volz Design believes the very definition of sustainability speaks of environments that are well used and enjoyed, and maintainable over time. We at DVD believe that the ultimate measure of sustainability of any public space has to be high use and enjoyment over the long term.

## Low Impact Design Benefits

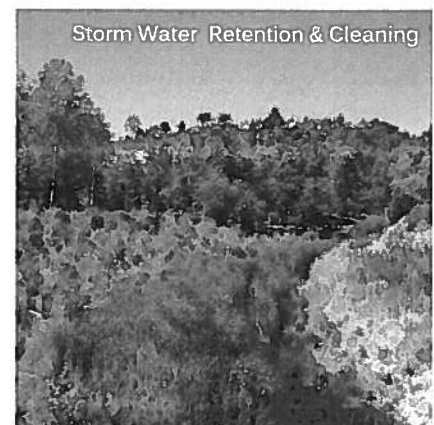
- Reduce runoff/reduce flooding
- Reduce pollutants & fertilizer
- Reduce sediment runoff & scour
- Improved infiltration ground water recharge
- Cost savings over conventional design
- Biodiversity in the urban habitat
- Streamlined design functionality
- Aesthetics

## Low Impact Design IMPs Non-Structural:

- Reduced impervious areas
- Disconnect from conventional storm water systems
- Reduce disturbed areas of development
- Minimize grading/reduce construction impacts
- Preserve natural drainage and vegetation

## Structural:

- Bioretention including vegetated swales and bio-swales
- Permeable pavements
- Green roofs
- Cisterns / Recycling



# COMMUNITY OUTREACH

For any community inspired design program, David Volz Design envisions a robust community engagement process. Our initial community meeting will be a participatory community brainstorming session focused on gathering ideas for developing a park master plan. Our preparation for this input will include site reviews and analysis of the plans and documents related to this park site. We will gather "seed" ideas from city staff and from our own site reviews. Our team will assist in the preparation of notices and graphics to get the word out - to invite and encourage the neighborhood community to help design their park.

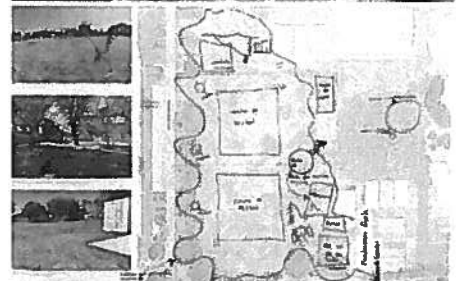
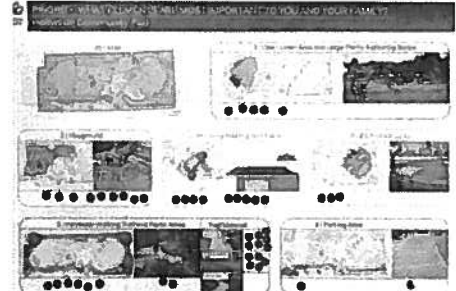
## QUESTIONS WE WILL ASK THE COMMUNITY AT THE INITIAL COMMUNITY DESIGN WORKSHOP

- What would be appropriate improvements for this park - are there enhancements that the community would like to explore?
- What facilities are wanted and needed to support the current and future recreational needs at this park?
- How can we best provide for access, security, and encourage appropriate uses?
- Are there items, facilities, or appurtenances that could require special attention or that could add to the park or the opportunities of the site?
- Is there a theme or interpretive elements that could make this a unique recreational space?

These and many other questions will be asked and answered through the initial and follow-up meetings, whether in person or online, with the community. We will also bring forward social media responses obtained through electronic outreach and survey.

We will begin the initial workshop with an on-site tour of the park to clearly identify the setting. To foster the "brainstorming" session, our team will introduce "seed" ideas that will encourage thoughtful responses and open the discussion for brainstorming and continued idea generation. We will look to the community for ideas about possible improvements, including ideas for enhancement, family recreation and complementary opportunities to develop the design of an outstanding park plan. The community workshops that DVD facilitates are the best medium for finding out what the citizenry desires. Allowing the community to stand in a place of ownership aids in a smooth planning process. In the long term, this ownership translates into projects that are sustained by the community.

The DVD team will take the ideas and inspirations received from the community at the initial design charrette meeting and online



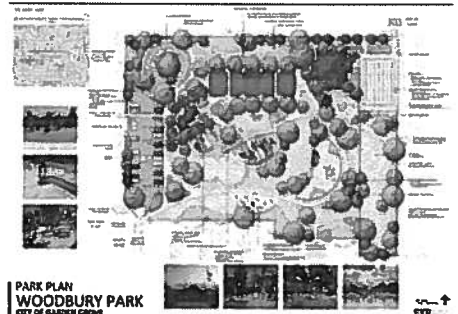


responses and refine the ideas and proposed elements into initial concept plans. These conceptual layouts will be presented to city staff in an idea consolidation meeting. The best ideas and themes will then be refined into conceptual plans for the community to consider. The second community workshop will be a bit more formal. The refined initial concept plans will be presented, and the ideas reviewed. We will look for agreement from the participants on the elements which will become a part of the draft master plan. Comments and input will be received to refine the park's vision and program and to obtain consensus for the proposed elements of the park. Following this vision consolidation meeting, a draft master plan and draft design report will be prepared. This plan will then be presented to the public and the Commission or Council for review and comment. Upon the city leader's direction a final master plan will be prepared.

The Master Plan, which will be the focus of our planning efforts, will be the culmination of the community's ideas being honed into a final graphic representation of the best development strategy for this park. A report will also be prepared outlining the input process and describing the program and development elements. Also, a preliminary construction budget will be a part of this project report.

### DVD's COMMUNITY INSPIRED DESIGN PROGRAM

1. **Initial Community Meeting/Design Charrette**
  - Initiation + Request for Assistance from Community
  - Clearly Define Design Objectives + Challenges
  - Review improvement options and alternatives
  - Facilitated Dynamic Interaction + Brainstorming
  - Participatory Design Charrette
  - Idea Generation + Sharing
  - Collect Ideas + Inspirations from the Community
2. **Second Community Meeting/Collective Vision/ Initial Commission Review**
  - Develop Initial Concept Plans based on Community Input + Inspiration
  - Program Elements Review
  - Idea + Vision Consolidation
  - Options, Alternatives + Theme Considerations
  - Concept Discussion + Recommendation
  - Define Community Consensus + Collective Vision
3. **Draft Master Plan Review and Refinement**
  - Prepare Draft Master Plans based on Community Input
  - Obtain Direction for Master Plan Preparation
  - Resolve Outstanding Program or Plan Conflicts
  - Review all Documents with City Staff
4. **Master Plan Preparation and Presentation to Commission or Council**
  - Prepare Master Plan Documents
  - Prepare Report Describing Process and Plan
  - Presentations to City Commission & Council of Plan + Report



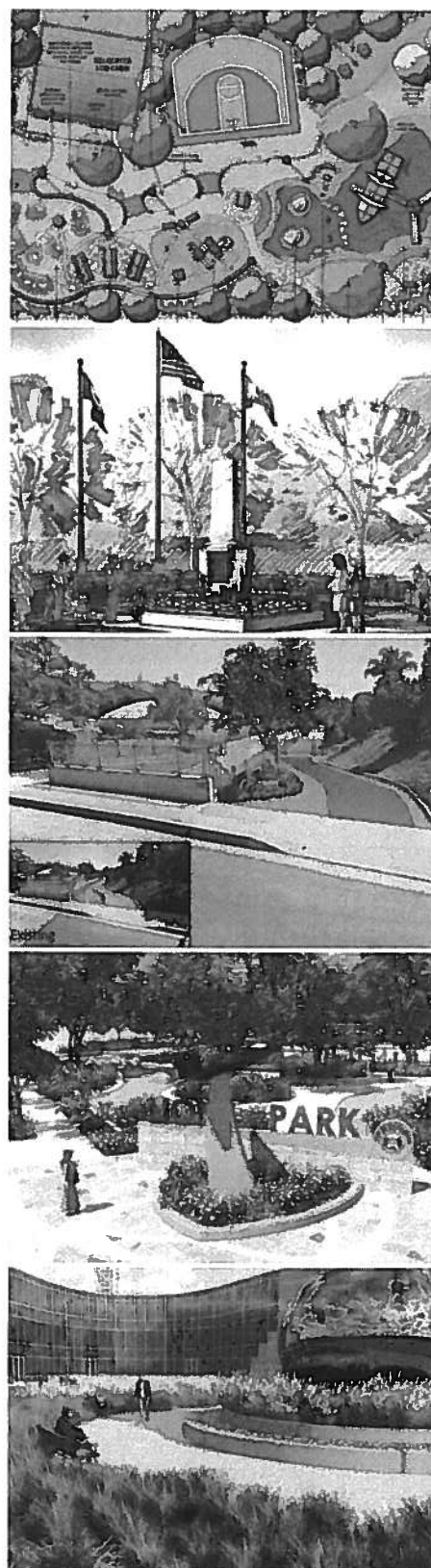
# GRAPHICS & RENDERINGS

WHAT IF A VISUALIZATION OF AN IDEA COULD BRING CLARITY TO THE DESIGN INTENT? COULD ALLOW FOR ENLIGHTENED CONSIDERATION AND UNDERSTANDING?

The David Volz Design studio has a robust graphic design component, and skilled professionals adept at delivering graphics and images, including immersive 3-dimensional fly throughs that communicate our design ideas before moving ahead with the project's engineering.

Communication is the key to understanding. The photo-realistic renderings, computer-generated 3D models, and images of the project style, detailing, form, and function provide a clear understanding of the project concepts. Our creative and innovative designs are beautifully rendered for review and consideration of civic leaders, our collaborative partners, and the general public. Our visualizations have resulted in great feedback and design considerations, great "Now I Get It" moments, and enthusiastic approvals of concepts, ideas, and projects.

The DVD team has proven capabilities for the graphic presentation of the ideas and the layout for review of the park's conceptual layout. We will prepare artist renderings, 3D fly through videos and photo realistic pictures to describe the many elements we plan to include in this development. We will ready all our renderings for social media posting and for use in city communications.



[illegible]

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# SCOPE OF SERVICES

The DVD team knows the Garden Grove community, we have listened to the neighborhood's input regarding the proposed improvements during the concept plan phase. We will be sensitive to the community desires and put forward construction plans that embody the direction received from the neighborhood, your commission, and council. DVD professionals will partner with your city staff to develop the improvements and recreational opportunities envisioned for this great refurbishment of Woodbury Park. David Volz Design proposes the following scope of services to implement the program included in the grant application.

## Task 1 - Project Initialization & Preliminary Engineering

- 1.01 Initial kickoff meeting with city project staff
  - a. Review project criteria and program objectives
  - b. Review procedures and design schedule
  - c. Assign calendar dates to each milestone
- 1.02 Data collection
  - a. Develop an understanding of the design program, and the project site
  - b. Compile and review existing record drawings.
  - c. Review and identify environmental issues and criteria, and prepare associated reports and documentation.
  - d. Collect utility information
  - e. Catalogue available documents and plans
- 1.03 Preliminary Engineering Services
  - a. Site topographic survey
  - b. Geotechnical report and recommendations
  - c. Initial Water Quality Management Plans

### DELIVERABLES + MEETINGS

Site survey  
Geotechnical investigation report  
Initial stormwater plan  
Kick-off Meeting review meeting

## Task 2 - Design Development

- 2.01 Design Development
  - a. Finalize schematic site and layout plans
  - b. Major materials selection, types and finishes
  - c. Area detailing
  - d. City staff presentation and review
- 2.02 Design Development Review Package
  - a. Design Development plans
  - b. Schedule of quantities
  - c. Detailing
  - d. Catalog cuts
  - e. Product literature
  - f. Updated materials and design development package preparation
- 2.03 Architecture and Pool Review
  - a. Design development for the park building
  - b. City reviews of building floor plan and elevations
  - c. Pool layout, equipment review

### DELIVERABLES + MEETINGS

Design Development materials packet  
Architectural and Pool design development  
Presentations at two community/commission/council meetings

## Task 3 - Construction Documents (60% & 90% Submittals)

- 3.01 Initialize Construction Documents
  - a. Schedule verification
  - b. Program review and verification
  - c. Prepare base maps
- 3.02 Construction document package

- a. Prepare construction drawings
  - Final engineering report
  - Site construction plan and details
  - Grading and drainage
  - Irrigation plan and details
  - Landscape plan and details
  - Architectural plans
  - Electrical engineering plan
- b. Utility coordination
- c. Prepare technical specifications
- d. Prepare construction cost estimates

- 3.03 Prepare SWPPP preliminary study
- 3.04 Provide for flood zone requirements, comply with FEMA guidelines
- 3.05 Prepare WQMP
- 3.06 Internal quality control review
- 3.07 Submittal/review at 60% & 90%

**DELIVERABLES + MEETINGS**  
 Plans, specifications, and construction estimate (60% & 90% submittals)  
 Review meetings with city staff (3)

**Task 4 - Final Construction Documents**

- 4.01 City project team meeting
- 4.02 Revise construction document package
  - a. Update plans based on plan check comments
  - b. Update technical specifications
  - c. Update construction cost estimates
- 4.03 Internal quality control review
- 4.04 Submittal/review at 100%

**DELIVERABLES + MEETINGS**  
 Plans, specifications, and construction estimate (final plans)  
 Review meetings with city staff (2)

**Task 5 – Bidding Assistance**

- 5.01 Preparation of addenda as required
- 5.02 Bid review
- 5.03 Respond to requests for information/clarification
- 5.04 City staff and construction management support

**DELIVERABLES + MEETINGS**  
 Pre-bid job walk  
 Addenda reply  
 Bid review

**Task 6 – Construction Period Services**

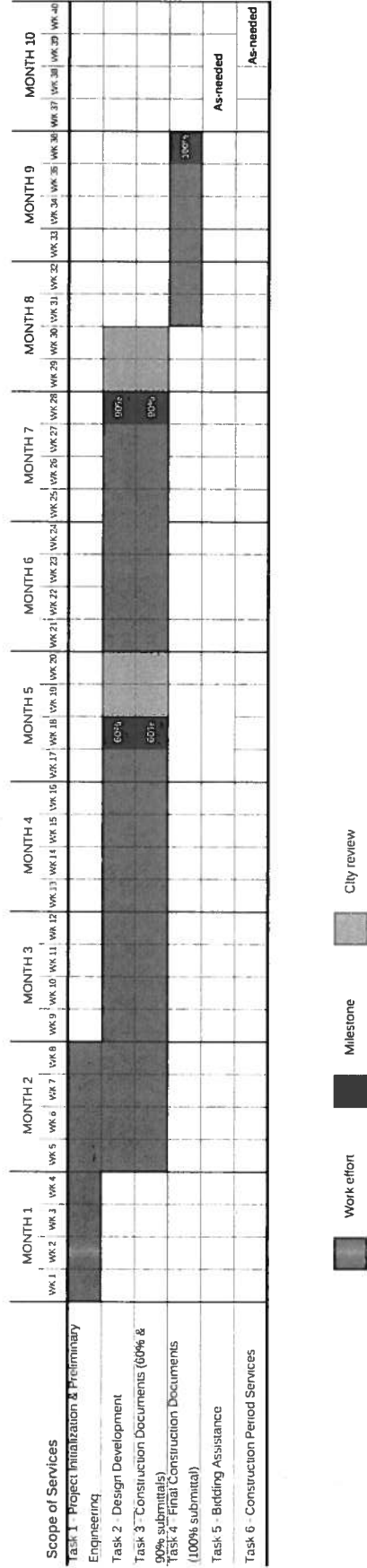
- 6.01 Attend pre-construction conference
- 6.02 Prepare responses to request for information
- 6.03 Review and reply to submittals
- 6.04 Attend weekly or bi-weekly construction meetings and prepare summaries
  - a. On-site progress reviews
  - b. Prepare bulleting as required
  - c. Prepare clarifications
- 6.05 Review change order requests and provide opinion
- 6.06 Provide consultant services for electrical, architectural, & structural elements
- 6.07 Final walk through and punch list preparation

**DELIVERABLES + MEETINGS**  
 Attendance at pre-construction conference  
 On-site reviews by design team member  
 Submittal review, clarifications

PROJECT SCHEDULE

Our staff will work with you and your team to maintain the project schedule. Maintaining a project schedule means understanding the strength of a team and necessary lead time to accomplish interdisciplinary projects. For example, base sheets need to be progressed sufficiently prior to Civil design. Similarly, lighting can be refined in concept design and refined at 30% construction documents.

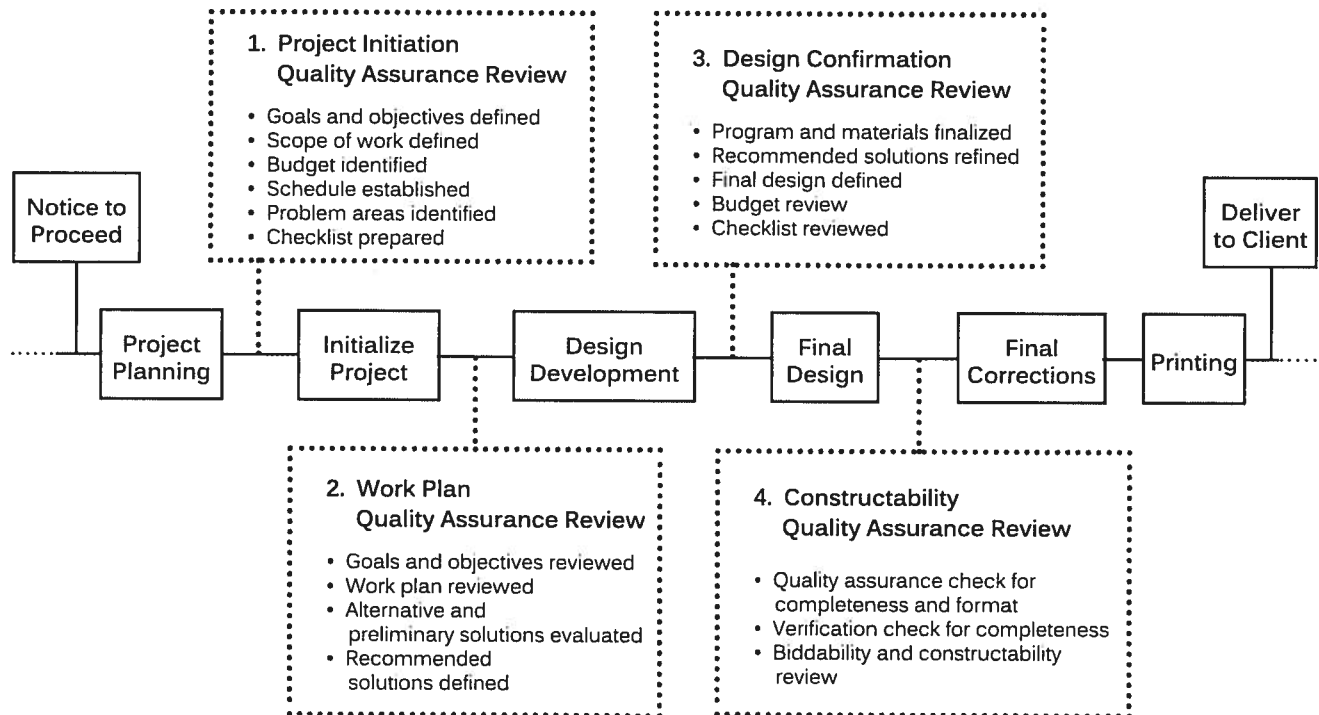
Documenting scope and understanding realistic timelines takes experience. The most important tool in maintaining progress is weekly meetings internally with the design team to establish goals and milestones. Communication with city staff is also essential to ensure input is received and clear direction is passed along to consultants. Our team including our trusted consultants NV5 and Design West Engineering, have a proven track record of establishing and adhering to project schedules.



# QUALITY CONTROL

DVD has an established quality control and assurance program that we undertake for all our design services, and for this project. The Principal-in-Charge will be responsible for implementation of these Quality Control measures. The primary elements include:

- Verification that required deliverables and documents noted in the Scope of Work are provided.
- A Peer Review will be conducted by our senior professional staff to solicit critical comments and verify correctness.
- Retention of documents with highlighted markings and red-line comments, and verification that required revisions are incorporated into the updated documents.
- Continual assessment and tracking of project schedule and budget against baseline data.
- A complete construction review for constructability and biddability of the complete PS&E package will be assigned to experienced professionals on staff prior to final submittal to our client.



## WHY CHOOSE DAVID VOLZ DESIGN?

Creative  
Designers of  
Public Spaces

Cost Controls  
and Quality of  
Design with Rich  
Detailing

Online Public  
Outreach Expertise  
Community  
Inspired Park  
Design

Award Winning  
Park and Sports  
Field Design

Experience  
in Delivery of  
Projects

# ORGANIZATIONAL CHART

Our creative designers have the background and expertise to deliver outstanding landscape architecture services for your city's project. The DVD key team members are experienced and talented professionals and they will be supported by a team of licensed landscape architects, several very capable designers, sub consultants, and support staff. The team will deliver:

**CREATIVITY** - We will provide you with unique and innovative solutions which will meet and exceed the expectations of the city. The project designs we put forward will creatively address the sites' development requirements, sustainability, the unique relationship to the nearby neighbors, program priorities, accessibility and recreation balance.

**COMMUNICATION** - DVD will continually keep you and your staff informed from the start and throughout all the projects' phases. Communication will be consistent and clear with all parties through completion of project.

**EXPERIENCE** - DVD will provide a design team that has a history of working successfully with cities as an extension of Staff and providing project design and coordination in the development of dozens of award winning projects.

**INTEREST IN YOUR PROJECT** - DVD is ready to take on your projects and bring them to successful completion. DVD is focused on delivering outstanding public facilities to communities throughout California. Our team is dedicated to the success of your projects!

**PROJECT MANAGER** - David Volz, landscape architect will serve as principal in charge. Luis Pedraza, landscape architect will manage the project and be supported by the DVD staff and our team.

David Volz Design looks forward to a long relationship with your city. We are committed to delivering high quality services, designs, reports, documents, and support to the city.



**City of Garden Grove**

**INTER-DEPARTMENT MEMORANDUM**

To:	Scott C. Stiles	From:	William E. Murray
Dept.:	City Manager	Dept.:	Public Works
Subject:	Award a contract to Stephen Doreck Equipment Rentals, Inc., for Project CP1286000 – Orangewood Avenue – Dale Street Water Improvements Project. (Cost: \$2,719,470) ( <i>Action Item</i> )		
		Date:	9/27/2022

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**OBJECTIVE**

To recommend that the City Council award a contract to Stephen Doreck Equipment Rentals Inc., for construction of Project No. CP1286000 – Orangewood Avenue – Dale Street Water Improvements Project.

**BACKGROUND**

The City's 2020 Water Master Plan Update has identified 228 miles of AC pipeline installed in the 1950's to be replaced under the Water Main Replacement Program, as these pipes are nearing the end of their design useful life. At the same time, the Master Plan recommends that the City target smaller diameter mains in its replacement program and prioritize areas with lowest fire flow availability.

In considering the above criteria, the Orangewood Avenue – Dale Street Water Improvements Project area was selected. The project consists of constructing new 8 and 12-inch water mains and abandoning existing undersized 6-inch AC water mains in the unincorporated area of Orange County. The entire project consists of approximately 6,100 linear feet of 8-inch pipe and 1,700 linear feet of 12-inch pipe including fittings and appurtenances, trenching, shoring, backfilling, compaction, asphalt repair & replacement, street replacement and pipe disinfection and testing. It also includes the construction of approximately 13 hydrant assemblies, 169 water service connections and five (5) connections to existing water mains.

**DISCUSSION**

Eleven (11) bids were received and opened by the City Clerk's Office on August 29, 2022, at 11:00 a.m. (see Bid Summary Sheet). The lowest responsive bidder is Stephen Doreck Equipment Rentals Inc., with a total bid of \$2,719,470. The licenses and references of the contractor have been reviewed and verified by staff, and all other documentation is in order.

The anticipated contract schedule is as follows:

Award contract	September 27, 2022
Begin construction	October 31, 2022
Complete construction	July 24, 2023

## FINANCIAL IMPACT

There is no impact to the General Fund. This project is included in the 2022-2023 Capital Improvement Budget, and will be financed with Water Funds, in the amount of \$2,719,470.

## RECOMMENDATION

It is recommended that the City Council:

- Award a contract to Stephen Doreck Equipment Rentals Inc. for \$2,719,470 for the construction of Project No. CP1286000 - Orangewood Avenue – Dale Street Water Improvements Project; and
- Authorize the City Manager to execute the agreements on behalf of the City and make minor modifications as appropriate.

By: Carina Dan, E.I.T, Prin. Engineering Technician

### **ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>	<b>File Name</b>
Attachment No. 1 - Bid Summary Sheet	9/15/2022	Backup Material	StaffAwd_Const_StephenDoreck_Projectcp1286000_AttachmentNo1_BidSummarySheet.pdf
Attachment No. 2 - Construction Agreement	9/15/2022	Agreement	CP_1286000_Orangewood-Dale_Construction_Agreement_Not_Signed.pdf

**CITY OF GARDEN GROVE  
PUBLIC WORKS DEPARTMENT  
WATER SERVICES DIVISION**

**BID SUMMARY SHEET**

PROJECT: Orangewood Avenue – Dale Street Water  
Improvements Project – CP1286000

BID OPENING  
DATE: **August 29, 2022**  
TIME: **11:00 AM**

<b><u>Facility Name</u></b>	<b><u>Engineer's Estimate</u></b>	<b><u>Contract Amount</u></b>
Orangewood Avenue – Dale Street Water Improvements Project – CP1286000	\$ 3,457,550	\$2,719,470

<b>Bidder's Name</b>	<b>Total Bid</b>	<b>%Under /Over Engineers Estimate</b>
1. Stephen Doreck Equipment Rentals Inc.	\$2,719,470.00	-22.1%
2. Williams Pipeline Contractors, Inc.	\$2,861,490.00	-18.1%
3. All Cities Engineering Inc.	\$3,113,880.00	-10.8%
4. CEM Construction Corporation	\$3,204,960.00	-8.2%
5. GCI Construction Inc.	\$3,333,245.00	-4.6%
6. Dominguez General Engineering Inc.	\$3,438,720.00	-1.5%
7. Big Ben Inc.	\$3,455,525.00	-1.1%
8. Rama Grading Inc.	\$3,587,478.80	2.7%
9. T.E. Roberts Inc.	\$3,837,442.00	9.9%
10. Ferreira Construction Co. Inc.	\$4,285,620.00	22.7%
11. Kana Pipeline Inc.	\$4,580,780.00	31.2%



## **SECTION 5 - AGREEMENT**

### **CONSTRUCTION AGREEMENT**

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**THIS AGREEMENT** is made this **27th** day of **September, 2022**, by the **CITY OF GARDEN GROVE** ("CITY"), and **Stephen Doreck Equipment Rentals, Inc.**, hereinafter referred to as ("CONTRACTOR")

#### **RECITALS:**

The following recitals are a substantive part of this Agreement:

1. This Agreement is entered into pursuant to City of Garden Grove Council Authorization dated **September 27, 2022**.
2. CITY desires to utilize the services of CONTRACTOR to furnish material, equipment, and labor for the **ORANGEWOOD AVENUE – DALE STREET Water Improvements Project - Project CP No. 1286000 -- Drawing No. W-625**.
3. CONTRACTOR is qualified by virtue of experience, training, education, and expertise to accomplish services.

#### **AGREEMENT**

THE PARTIES MUTUALLY AGREE AS FOLLOWS:

- 5.1 General Conditions.** CONTRACTOR certifies and agrees that all the terms, conditions and obligations of the Contract Documents as hereinafter defined, the location of the job site, and the conditions under which the work is to be performed have been thoroughly reviewed, and enters into this Contract based upon CONTRACTOR'S investigation of all such matters and is in no way relying upon any opinions or representations of CITY. It is agreed that this Contract represents the entire agreement. It is further agreed that the Contract Documents including the Notice Inviting Bids, Special Instructions to Bidders, if any, Plans, Specifications and CONTRACTOR's Proposal, are incorporated in this Contract by reference, with the same force and effect as if the same were set forth at length herein, and that CONTRACTOR and its SUBCONTRACTORS, if any, will be and are bound by any and all of said Contract Documents insofar as they relate in any part or in any way, directly or indirectly, to the work covered by this Contract.

"Project" as used herein defines the entire scope of the work covered by all the Contract Documents. Anything mentioned in the Specifications and not indicated in the Plans, or indicated in the Plans and not mentioned in the Specifications, shall be of like effect as if indicated and mentioned in both. In case of discrepancy in the Plans or Specifications, the matter shall be immediately submitted to CITY'S Engineer, without whose decision CONTRACTOR shall not adjust said discrepancy save only at CONTRACTOR's own risk and expense. The decision of the Engineer shall be final.

## **SECTION 5 - AGREEMENT** (Continued)

- 5.2 **Materials and Labor.** CONTRACTOR shall furnish, under the conditions expressed in the Plans and Specifications, at CONTRACTOR'S own expense, all labor and materials necessary, except such as are mentioned in the Specifications to be furnished by the CITY, to construct and complete the project, in good workmanlike and substantial order. If CONTRACTOR fails to pay for labor or materials when due, CITY may settle such claims by making demand upon the surety to this Agreement. In the event of the failure or refusal of the surety to satisfy said claims, CITY may settle them directly and deduct the amount of payments from the Contract price and any amounts due to CONTRACTOR. In the event CITY receives a stop notice from any laborer or material supplier alleging non-payment by CONTRACTOR, CITY shall be entitled to deduct all of its costs and expenses incurred relating thereto, including but not limited to administrative and legal fees.
- 5.3 **Project.** The PROJECT is described as: **Orangewood Avenue – Dale Street Water Improvements Project - Project CP No. 1286000 -- Drawing No. W-625.**
- 5.4 **Plans and Specifications.** The work to be done is shown in a set of detailed Plans and Specifications entitled: **Orangewood Avenue – Dale Street Water Improvements Project - Project CP No. 1286000 -- Drawing No. W-625.**

Said Plans and Specifications and any revision, amendments or addenda thereto are attached hereto and incorporated herein as part of this Contract and referred to by reference. The work to be done must also be in accordance with the General Provisions, Standard Specifications and Standard Plans of the CITY, which are also incorporated herein and referred to by, reference.

- 5.5 **Time of Commencement and Completion.** CONTRACTOR shall have **twenty-one (21) calendar days from the award of the Contract** to execute the Contract and supply CITY with all of the documents and information required by the Instruction to Bidders and the other Contract Documents, including but not limited to, the necessary bonds and insurance certificates and endorsements. Once the CITY receives the executed Contract and all of the other properly drafted and executed documents and information, it may issue a Notice to Proceed to the CONTRACTOR. If CONTRACTOR refuses or fails to execute the Contract or refuses or fails to provide the required documents and information within the twenty-one (21) calendar days, the CITY may then rescind the award of the Contract and then award the Contract to the next lowest responsive and responsible bidder.

Upon receipt of the Notice to Proceed, CONTRACTOR agrees to submit shop drawings and traffic control plans **within fourteen (14) calendar days**. Further, upon receipt of the Notice to Proceed the CONTRACTOR shall diligently prosecute the work to completion within **one hundred and eighty (180) total working days** excluding delays caused or authorized by the CITY as set forth in Sections 5.7, 5.8 and 5.9 hereof.

## **SECTION 5 - AGREEMENT** (Continued)

**5.6 Time is of the Essence.** Time is of the essence of this Contract. As required by the Contract Documents, CONTRACTOR shall prepare and obtain approval of all shop drawings, details and samples, and do all other things necessary and incidental to the prosecution of CONTRACTOR'S work in conformance with an approved construction progress schedule. CONTRACTOR shall coordinate the work covered by this Contract with that of all other CONTRACTORS, SUBCONTRACTORS and of the CITY, in a manner that will facilitate the efficient completion of the entire work in accordance with Section 5.5 herein. CITY shall have complete control of the premises on which the work is to be performed and shall have the right to decide the time or order in which the various portions of the work shall be installed or the priority of the work of other SUBCONTRACTORS, and, in general, all matters representing the timely and orderly conduct of the work of CONTRACTOR on the premises.

**5.7 Excusable Delays.** CONTRACTOR shall be excused for any delay in the prosecution or completion of the Project caused by acts of God; inclement weather; damages caused by fire or other casualty for which CONTRACTOR is not responsible; any act of negligence or default of CITY; failure of CITY to make timely payments to CONTRACTOR; late delivery of materials required by this CONTRACT to be furnished by CITY; combined action of the workers in no way caused by or resulting from default or collusion on the part of CONTRACTOR; a lockout by CITY; or any other delays unforeseen by CONTRACTOR and beyond CONTRACTOR's reasonable control.

CITY shall extend the time fixed in Section 5.5 herein for completion of the Project by the number of days CONTRACTOR has thus been delayed, provided that CONTRACTOR presents a written request to CITY for such time extension within fifteen (15) days of the commencement of such delay and CITY finds that the delay is justified. CITY'S decision will be conclusive on the parties to this Contract. Failure to file such request within the time allowed shall be deemed a waiver of the claim by CONTRACTOR.

No claims by CONTRACTOR for additional compensation or damages for delays will be allowed unless CONTRACTOR satisfies CITY that such delays were unavoidable and not the result of any action or inaction of CONTRACTOR and that CONTRACTOR took all available measures to mitigate such damages. Extensions of time and extra compensation as a result of incurring undisclosed utilities would be determined in accordance with SPECIAL PROVISIONS and Section 3-3 of the Standard Specifications for Public Works Construction 2009 Edition (GREEN BOOK). The CITY'S decision will be conclusive on all parties to this Contract.

**5.8 Extra Work.** The Contract price includes compensation for all work performed by CONTRACTOR, unless CONTRACTOR obtains a written change order signed by a designated representative of CITY specifying the exact nature of the extra work and the amount of extra compensation to be paid all as more particularly set forth in Section 5.9 hereof.

CITY shall extend the time fixed in Section 5.5 for completion of the Project by the number of days reasonably required for CONTRACTOR to perform the extra work, as determined by CITY'S Engineer. The decision of the Engineer shall be final.

## **SECTION 5 - AGREEMENT** (Continued)

### **5.9 Changes in Project.**

- 5.9.1 CITY may at any time, without notice to any surety, by written order designated or indicated to be a change order, make any change in the work within the general scope of the Contract, including but not limited to changes:
- In the Specifications (including drawings and designs);
  - In the time, method or manner of performance of the work;
  - In the CITY -furnished facilities, equipment, materials, services or site; or
  - Directing acceleration in the performance of the work.

If CONTRACTOR believes that the written order issued as part of this Section 5.9.1 has caused an increase in costs or time, the CONTRACTOR shall submit a written request for equitable adjustment to the CITY that includes a detailed cost breakdown and time impact analysis in sufficient detail to allow the CITY to analyze the request. Said notice shall be submitted via certified mail within twenty (20) days of the CONTRACTOR'S receipt of the written order. CONTRACTOR'S failure to submit the written request for equitable adjustment within the required twenty (20) days shall constitute a waiver of any potential change order or claim for said alleged change. The CITY shall review CONTRACTOR'S request and shall provide a written response within thirty (30) days of receipt of the request either approving or denying the request.

- 5.9.2 A change may also be any other conflict, difficulty or issue which the CONTRACTOR believes caused any change to the CONTRACTOR'S costs or project schedule, provided CONTRACTOR gives the CITY written notice and a request for equitable adjustment that includes a detailed cost breakdown and time impact analysis in sufficient detail to allow the CITY to analyze the request. The notice shall also state the date the CONTRACTOR became aware of the issue, circumstances and source of the issue and that CONTRACTOR regards the issue as a change order. Said written notice shall be delivered to the CITY via certified mail within twenty (20) days of CONTRACTOR'S first notice of the issue. CONTRACTOR'S failure to submit the notice, which includes the written request for equitable adjustment within the required twenty (20) days shall constitute a waiver of any potential change order or claim for said alleged change. The CITY shall review CONTRACTOR'S request and shall provide a written response within thirty (30) days of receipt of the request either approving or denying the request.
- 5.9.3 Except as provided in this Section 5.9, no order, statement or conduct of the CITY or its representatives shall be treated as a change under this Section 5.9 or entitle CONTRACTOR to an equitable adjustment.
- 5.9.4 Except for claims based on defective specifications, no claim for any change under paragraph 5.9.1 or 5.9.2 above shall be allowed for any work performed more than 20 days before the CONTRACTOR gives written notice as required in paragraphs 5.9.1 and 5.9.2. In the case of defective specifications for which the CITY is responsible, the equitable adjustment shall include any increased direct cost CONTRACTOR reasonably incurred in attempting to comply with those defective specifications.

## **SECTION 5 - AGREEMENT** (Continued)

- 5.9.5 If CONTRACTOR intends to assert a claim for an equitable adjustment under this Section 5.9, it must, within thirty (30) days after receipt of a denial of a request for equitable adjustment under paragraphs 5.9.1 and 5.9.2, submit a written statement to the CITY setting forth the general nature and monetary extent of such claim. The CITY may extend the 30-day period. CONTRACTOR'S failure to submit the notice of a claim, within the required thirty (30) days shall constitute a waiver of the claim by the CONTRACTOR.
- 5.9.6 No claim by CONTRACTOR for an equitable adjustment shall be allowed if made after final payment under this Agreement.
- 5.9.7 CONTRACTOR hereby agrees to make any and all changes, furnish the materials and perform the work that CITY may require without nullifying this Contract. CONTRACTOR shall adhere strictly to the Plans and Specifications unless a change there from is authorized in writing by the CITY. Under no condition shall CONTRACTOR make any changes to the Project, either in additions or deductions, without the written order of the CITY and the CITY shall not pay for any extra charges made by CONTRACTOR that have not been agreed upon in advance in writing by the CITY. CONTRACTOR shall submit immediately to the CITY written copies of its firm's cost or credit proposal for change in the work. Disputed work shall be performed as ordered in writing by the CITY and the proper cost or credit breakdowns therefore shall be submitted without delay by CONTRACTOR to CITY.
- 5.10 **Liquidated Damages for Delay.** The parties agree that if the total work called for under this Contract, in all parts and requirements, is not completed within the time specified in Section 5.5 herein, plus the allowance made for delays or extensions authorized under Sections 5.7, 5.8 and 5.9 herein, the CITY will sustain damage which would be extremely difficult and impractical to ascertain. The parties therefore agree that CONTRACTOR will pay to CITY the sum of **One Thousand Five Hundred dollars (\$1,500.00) per day** for each and every calendar day during which completion of the Project is so delayed. CONTRACTOR agrees to pay such liquidated damages and further agrees that CITY may offset the amount of liquidated damages from any monies due or that may become due CONTRACTOR under the Contract.
- 5.11 **Contract Price and Method of Payment.** CITY agrees to pay and the CONTRACTOR agrees to accept as full consideration for the faithful performance of this Contract, subject to any subsequent additions or deductions as provided in approved change orders, the sum of **Two Million Seven Hundred Nineteen Thousand Four Hundred Seventy Dollars and 00/100 (\$ 2,719,470.00)** as itemized in the bid proposal.

Progress payments shall be made to the CONTRACTOR on a monthly basis for each successive month as the work progresses. The CONTRACTOR shall be paid such sum as will bring the total payments received since the commencement of the work up to ninety-five percent (95%) of the value of the work completed, less all previous payments, provided that the CONTRACTOR submits the request for payment prior to the end of the day required to meet the payment schedule. The CITY will retain five percent (5%) of the amount of each such progress estimate and material cost until 35 days after the recordation of the Notice of Completion.

## **SECTION 5 - AGREEMENT** (Continued)

Payments shall be made on demands drawn in the manner required by law, accompanied by a certificate signed by the CITY'S Engineer, stating that the work for which payment is demanded has been performed in accordance with the terms of the Contract. Partial payments of the Contract price shall not be considered as an acceptance of any part of the work.

**5.12 Substitution of Securities in Lieu of Retention of Funds.** Pursuant to Public Contract Code § 22300, the CONTRACTOR will be entitled to post approved securities with the CITY or an approved financial institution in order to have the CITY release funds retained by the CITY to ensure performance of the Contract. CONTRACTOR shall be required to execute an addendum to this Contract together with escrow instructions and any other documents in order to effect this substitution.

**5.13 Completion.** Within 10 days after the contract completion date of the Project, CONTRACTOR shall file with the CITY'S Engineer its affidavit stating that all workers and persons employed, all firms supplying materials, and all SUBCONTRACTORS upon the Project have been paid in full, and that there are no claims outstanding against the Project for either labor or material, except those certain items, if any, to be set forth in an affidavit covering disputed claims, or items in connection with Stop Notices which have been filed under the provisions of the statutes of the State of California. CITY may require affidavits or certificates of payment and/or releases from any SUBCONTRACTOR, laborer or material supplier.

### **5.14 CONTRACTOR's Employees Compensation**

**5.14.1 General Prevailing Rate.** CITY has ascertained that State prevailing wage requirements of the California Labor Code including Sections 1770, 1771.5, 1773, 1777.5, and 1776 are required to execute this Contract. If there is a difference between the minimum wage rates predetermined by the Secretary of Labor and the general prevailing wage rates determined by the Director of the California Department of Industrial Relations for similar classifications of labor, the CONTRACTOR and the SUBCONTRACTORS shall pay not less than the higher wage rate. The CITY will not accept the lower State wage rates. This includes "helper" (or other classifications based on hours of experience) or any other classification. A copy of the prevailing rate of per diem wages shall be posted at the job site.

**5.14.2 Forfeiture for Violation.** CONTRACTOR shall, as a penalty to the CITY, forfeit one hundred dollars (\$100.00) for each calendar day or portion thereof for each worker paid (either by the CONTRACTOR or any SUBCONTRACTOR under it) less than the greater of State minimum wage rate associated with the duties of the employee in question, in accordance with the State prevailing wage requirements of the California Labor Code, including Sections 1770, 1771.5, 1773, 1777.5, and 1776,.

**5.14.3 Travel and Subsistence Pay.** The greater of Section 1773.8 of the Labor Code of the State of California, regarding the payment of travel and subsistence payments, is applicable to this Contract, and CONTRACTOR shall comply therewith.

## **SECTION 5 - AGREEMENT** (Continued)

- 5.14.4 Apprentices.** The greater of Section 1777.5, 1777.6 and 1777.7 of the Labor Code of the State of California, regarding the employment of apprentices is applicable to this Contract and the CONTRACTOR shall comply therewith if the prime contract involves thirty thousand dollars (\$30,000.00) or more or twenty (20) working days, or more; or if contracts of specialty CONTRACTORS not bidding for work through the general or prime CONTRACTOR are two thousand dollars (\$2,000.00) or more for five (5) working days or more.
- 5.14.5 Workday.** In the performance of this Contract, not more than eight (8) hours shall constitute a day's work, and CONTRACTOR shall not require more than eight (8) hours of labor in a day from any person employed by him hereunder except as provided in paragraph (5.14.2) above. CONTRACTOR shall conform to Article 3, Chapter 1, Part 7 (Sections 1810 et seq.) of the Labor Code of the State of California, and shall forfeit to the CITY as a penalty, the sum of twenty-five Dollars (\$25.00) for each worker employed in the execution of this Contract by CONTRACTOR or any SUBCONTRACTOR for each calendar day during which any worker is required or permitted to labor more than eight (8) hours in any one calendar day and forty (40) hours in any one week in violation of said Article. CONTRACTOR shall keep an accurate record showing the name and actual hours worked each calendar day and each calendar week by each worker employed by CONTRACTOR in connection with the Project.
- 5.14.6 Record of Wages: Inspection.** CONTRACTOR agrees to maintain accurate payroll records showing the name, address, social security number, work classification, straight time and overtime hours worked each day and week, and the actual State prevailing wage paid to each journeyman, apprentice, worker or other employee employed by it in connection with the Project and agrees to require that each of its SUBCONTRACTORS does the same. The applicable CONTRACTOR or SUBCONTRACTOR or its agent having authority over such matters shall certify all payroll records as accurate. CONTRACTOR further agrees that its payroll records and those of its SUBCONTRACTORS shall be available to the employee or employee's representative, the Division of Labor Standards Enforcement, and the Division of Apprenticeship Standards and shall comply with all of the provisions of Labor Code Section 1776, in general. CONTRACTOR shall comply with all the provisions of Labor Code Section 1776, and shall submit payroll records to the Labor Commissioner pursuant to Labor Code Section 1771.4(a)(3). The CONTRACTOR shall submit copies of certified payroll reports and cancelled checks for laborers, every week to the CITY. Certified payroll and cancelled checks submittals are due one month after start of construction and every week thereafter. If the certified payroll and cancelled checks are not submitted, the CONTRACTOR will be notified that compliance is required within five (5) working days or contract work must cease. The CITY will not be responsible for any delay or acceleration charges or any incurred costs or damages as a result of the work stoppage due to CONTRACTOR's failure to comply. Work shall be cease in an orderly, safe fashion with all vehicle access restored, should this not occur, CITY will correct the deficiencies and deduct the cost from funds due to the CONTRACTOR. In addition, no progress payment shall be made until the copies of certified payroll reports and cancelled checks are submitted.

## **SECTION 5 - AGREEMENT** (Continued)

- 5.14.7 **Contractor Registration.** CONTRACTOR and its subcontractors must be registered with the California Department of Industrial Relations pursuant to Labor Code Section 1725.5. This Agreement shall not be effective until CONTRACTOR provides proof of registration to the CITY.
- 5.14.8 **Posting of Job Site Notices.** CONTRACTOR shall comply with the job site notices posting requirements established by the Labor Commissioner pursuant to Title 8, California Code of Regulations Section 16461(e) or other regulation promulgated pursuant to Labor Code Section 1771.4(a)(2).
- 5.14.9 **Notice of DIR Compliance Monitoring and Enforcement.** Pursuant to Labor Code Section 1771.4, this Project is subject to compliance monitoring and enforcement by the California Department of Industrial Relations.
- 5.15 **Surety Bonds.** CONTRACTOR shall, upon entering into performance of this Agreement, furnish bonds in the amount of one hundred percent (100%) of the Contract price bid, to guarantee the faithful performance of the work, and the other in the amount of one hundred percent (100%) of the Contract price bid to guarantee payment of all claims for labor and materials furnished. This Contract shall not become effective until such bonds are supplied to and approved by the CITY.
- 5.16 **Insurance.**
- 5.16.1 CONTRACTOR is also aware of the provisions of Section 3700 of the Labor Code, which requires every employer to be insured against liability for Workers' Compensation or undertake self-insurance in accordance with the provisions of that Code, and will comply with such provisions before commencing the performance of the work of this Contract.
- 5.16.2 CONTRACTOR and all SUBCONTRACTORS shall carry workers' compensation insurance for the protection of its employees during the progress of the work. The insurer shall waive its rights of subrogation against the CITY, its Officers, Official Agents Employees, Engineers, Volunteers, and Consultants for this Contract, and all public agencies from whom permits will be obtained and their Directors, Officers, Agents and Employees, as determined by the City and shall issue an insurance certificate and waiver of subrogation to the policy evidencing same.
- 5.16.3 CONTRACTOR shall at all times carry, on all operations hereunder, bodily injury, including death, and property damage liability insurance, including automotive operations bodily injury and property damage coverage; and builders' all risk insurance. Excess liability insurance shall be provided for any underlying policy that does not meet the policy limits required by this contract. All insurance coverage shall be in amounts specified by the CITY in the Insurance Requirements and shall be evidenced by the issuance of a certificate and additional insured endorsement in forms prescribed by the CITY and shall be underwritten by insurance companies satisfactory to the CITY for all operations, subcontract work, contractual obligations, product or completed operations, all owned vehicles and non-owned vehicles. Claims made and modified occurrence



## **SECTION 5 - AGREEMENT** (Continued)

policies shall not be accepted. Said insurance coverage obtained by the CONTRACTOR, excepting workers' compensation coverage, shall name the CITY, its Officers, Official, Agents, Employees, Engineers, Volunteers, and Consultants for this Contract, and all public agencies from whom permits will be obtained and their Directors, Officers, Agents and Employees, as determined by the CITY, as additional insured on said policies. Additional insured status shall be evidenced in the form of an Additional insured Endorsement (CG 20 10 1185). A sample is included in the appendix of the specifications for reference.

For any claims related to this Project, the Contractor's insurance coverage shall be primary insurance as respects the CITY, its Officers, Officials, Agents, Employees, Engineers, Volunteers, and Consultants for this Contract, and all public agencies from whom permits will be obtained and their Directors, Officers, Agents, and Employees, as determined by the CITY. Any insurance or self-insurance maintained by the CITY, its Officers, Officials, Agents, Employees, Engineers, Volunteers, and Consultants for this Contract, and all public agencies from whom permits will be obtained and their Directors, Officers, Agents, and Employees, as determined by the CITY shall be excess of the CONTRACTOR's insurance and not contribute with it.

- 5.16.4** Before CONTRACTOR performs any work at, or prepares or delivers materials to, the site of construction, CONTRACTOR shall furnish:

**COMMENCEMENT OF WORK.** CONTRACTOR shall not commence work under this Agreement until all certificates and endorsements have been received and approved by CITY. All insurance required by this Agreement shall contain a Statement of Obligation on the part of the carrier to notify CITY of any material change, cancellation, or termination at least thirty (30) days in advance. Contractor shall also provide a **waiver of subrogation for each policy.**

**INSURANCE AMOUNTS.** CONTRACTOR shall maintain all of the foregoing insurance coverage in force until the work under this Contract is fully completed. The requirement for carrying the foregoing insurance shall not derogate from the provisions for indemnification of CITY by CONTRACTOR under Section 5.17 of this Contract. Notwithstanding nor diminishing the obligations of CONTRACTOR with respect to the foregoing, CONTRACTOR shall subscribe for and maintain in full force and effect during the life of this Contract, the following insurance in amounts not less than the amounts specified and issued by a company admitted and licensed in California and having a Best's Guide Rating of A-Class VII or better **(Claims made and modified occurrence policies are not acceptable):**

## **SECTION 5 - AGREEMENT** (Continued)

Workers' Compensation	As required by the State of California.
Employer's Liability	\$1,000,000 per accident for bodily injury or disease.
Commercial General Liability (including operations, products and completed operations, and not excluding XCU)	\$5,000,000 per occurrence for bodily injury, personal injury and property damage. Coverage shall include mobile equipment.
Automobile Liability, including non-owned and hired vehicles	\$2,000,000 combined single limit for bodily injury and property damage.
Contractors' Pollution Legal Liability	\$1,000,000 per occurrence or claim, and \$2,000,000 policy aggregate

Excess liability, follows form coverage, shall be provided for any underlying policy that does not meet the policy limits required and set forth herein. Insurance companies must be acceptable to CITY and have a Best's Guide Rating of A-, Class VII or better, as approved by CITY.

An Additional Insured Endorsement, **ongoing and products-completed operations**, and including mobile equipment, for the Commercial General Liability policy shall designate CITY, its Officers, Officials, Agents, Employees, Engineers, Volunteers, and Consultants for this Contract, and all public agencies from whom permits will be obtained and their Directors, Officers, Agents and Employees, as determined by the CITY as additional insureds for liability arising out of work or operations performed by or on behalf of the CONTRACTOR. CONTRACTOR shall provide to CITY proof of insurance and endorsement forms that conform to City's requirements, as approved by the CITY.

An Additional Insured Endorsement for Automobile Liability policy shall designate CITY, its Officers, Officials, Agents, Employees, Engineers, Volunteers, and Consultants for this Contract, and all public agencies from whom permits will be obtained and their Directors, Officers, Agents and Employees, as determined by the CITY as additional insureds for automobiles owned, leased, hired, or borrowed by the CONTRACTOR. CONTRACTOR shall provide to CITY proof of insurance and endorsement forms that conform to City's requirements, as approved by CITY.

An Additional Insured Endorsement for Contractors' Pollution Legal Liability policy shall designate CITY, its Officers, Officials, Agents, Employees, Engineers, Volunteers, and Consultants for this Contract, and all public agencies from whom permits will be obtained and their Directors, Officers, Agents and Employees, as determined by the CITY as additional insureds for liability arising out of work or operations performed by or on behalf of the CONTRACTOR. CONTRACTOR shall provide to CITY proof of insurance and endorsement forms that conform to City's requirements, as approved by the CITY.

## **SECTION 5 - AGREEMENT** (Continued)

In the event any of CONTRACTOR'S underlying policies do not meet policy limits within the insurance requirements, CONTRACTOR shall provide coverage under an excess liability policy. The policy must be a follows form excess/umbrella policy. CONTRACTOR shall provide the **schedule of underlying policies** for an excess/umbrella liability policy, state that the excess/umbrella policy **follows form** on the insurance certificate, and provide an **additional insured endorsement** for the excess/umbrella liability policy designating CITY, its Officers, Officials, Agents, Employees, Engineers, Volunteers, and Consultants for this Contract, and all public agencies from whom permits will be obtained and their Directors, Officers, Agents and Employees, as determined by the CITY as additional insureds.

A primary/non-contributory endorsement shall be provided to CITY for each policy. For any claims related to this Agreement, CONTRACTOR's insurance coverage shall be primary insurance as respects CITY, its officers, officials, agents, employees, and volunteers for this contract and all public agencies from whom permits will be obtained and their directors, officers, agents, and employees as determined by CITY. Any insurance or self-insurance maintained by CITY, its officers, officials, agents, employees, and volunteers for this contract and all public agencies from whom permits will be obtained and their directors, officers, agents, and employees, as determined by CITY shall be excess of the CONTRACTOR's insurance and shall not contribute with it. CONTRACTOR shall provide to CITY proof of insurance and endorsement forms that conform to CITY's requirements, as approved by the CITY.

CITY or its representatives shall at all times have the right to inspect and receive the original or a certified copy of all said policies of insurance, including certificates. CONTRACTOR shall pay the premiums on the insurance hereinabove required.

If CONTRACTOR maintains higher insurance limits than the minimums shown above, CONTRACTOR shall provide coverage for the higher insurance limits otherwise maintained by the CONTRACTOR

- 5.17 Risk and Indemnification.** All work covered by this Contract done at the site of construction or in preparing or delivering materials to the site shall be at the risk of CONTRACTOR alone. CONTRACTOR agrees to save, indemnify and keep the CITY, its Officers, Agents, Employees, Engineers, and Consultants for this Contract, and all public agencies from whom permits will be obtained and their directors, Officers, Agents and Employees harmless against any and all liability, claims, judgments, costs and demands, including demands arising from injuries or death of persons (CONTRACTOR'S employees included) and damage to property, arising directly or indirectly out of the obligations herein undertaken or out of the operations conducted by CONTRACTOR, save and except claims or litigation arising through the negligence or willful misconduct of CITY and will make good to reimburse CITY for any expenditures, including reasonable attorneys' fees CITY may incur by reason of such matters, and if requested by CITY, will defend any such suits at the sole cost and expense of CONTRACTOR.

## **SECTION 5 - AGREEMENT** (Continued)

### **5.18 Termination.**

- 5.18.1 This Contract may be terminated in whole or in part in writing by the CITY for its convenience, provided that the CONTRACTOR is given (1) not less than ten (10) calendar days written notice (delivered by certified mail, return receipt requested) of intent to terminate, and (2) an opportunity for consultation with the terminating party prior to termination.
- 5.18.2 If termination for default or convenience is effected by the CITY, an equitable adjustment in the price provided for in this Contract shall be made, but (1) no amount shall be allowed for anticipated profit on unperformed services or other work, and (2) any payment due to the CONTRACTOR at the time of termination may be adjusted to cover any additional costs to the CITY because of the CONTRACTOR'S default.
- 5.18.3 Upon receipt of a termination action under paragraph (5.18.1) or (5.18.2) above, the CONTRACTOR shall (1) promptly discontinue all affected work (unless the notice directs otherwise), and (2) deliver or otherwise make available to the CITY all data, drawings, specifications, reports, estimates, summaries and such other information and materials as may have been accumulated by the CONTRACTOR in performing this Contract whether completed or in process.
- 5.18.4 Upon termination under paragraphs (5.18.1) and (5.18.2) above, the CITY may take over the work and may award another party an agreement to complete the work under this Contract.

### **5.19 Warranty.** The CONTRACTOR agrees to perform all work under this Contract in accordance with the CITY 's designs, drawings and specifications.

The CONTRACTOR guarantees for a period of one (1) year from the date of the notice of completion of the work that the completed work is free from all defects due to faulty materials, equipment or workmanship and that he shall promptly make whatever adjustments or corrections which may be necessary to cure any defects, including repairs or any damage to other parts of the system resulting from such defects. The CITY shall promptly give notice to the CONTRACTOR of observed defects. In the event that the CONTRACTOR fails to make adjustments, repairs, corrections or other work made necessary by such defects, the CITY may do so and charge the CONTRACTOR the cost incurred. The performance bond shall remain in full force and effect through the guarantee period.

The CONTRACTOR'S obligations under this clause are in addition to the CONTRACTOR'S other express or implied assurances of this Contract or state law and in no way diminish any other rights that the CITY may have against the CONTRACTOR for faulty materials, equipment or work.

### **5.20 Attorneys' Fees.** If any action at law or in equity is necessary to enforce or interpret the terms of this Contract, each shall bear its own attorneys' fees, costs and necessary disbursements. Notwithstanding the foregoing, if any action is brought against the

**SECTION 5 - AGREEMENT** (Continued)

CONTRACTOR or any SUBCONTRACTOR to enforce a Stop Notice or Notice to Withhold, which named the CITY as a party to said action, the CITY shall be entitled to reasonable attorneys' fees, costs and necessary disbursements arising out of the defense of such action by the CITY. The CITY shall be entitled to deduct its costs for any Stop Notice filed, whether court action is involved or not.

- 5.21 Notices.** Any notice required or permitted under this Contract may be given by ordinary mail at the address set forth below. Any party whose address changes shall notify the other party in writing.

To CITY:

City of Garden Grove  
Public Works Department  
Attention: Carina Dan  
13802 Newhope Street  
Garden Grove, CA 92843  
(714) 741-5346, (714) 638-9906 Fax

TO CONTRACTOR:

Pablo Viramontes  
Stephen Doreck Equipment Rentals, Inc.  
9075 Telegraph Rd.  
Pico Rivera, CA 90660  
(562) 949-4949

**SIGNATURE ON NEXT PAGE**

**SECTION 5 - AGREEMENT** (Continued)

**IN WITNESS THEREOF**, these parties have executed this Construction Agreement on the day and year shown below.

**"CITY"**  
**CITY OF GARDEN GROVE**

Date: \_\_\_\_\_

By: \_\_\_\_\_

**Scott C. Stiles**  
**City Manager**

**ATTEST:**

\_\_\_\_\_  
City Clerk

Date: \_\_\_\_\_

**"CONTRACTOR"**

\_\_\_\_\_  
CONTRACTOR'S State License No. **665471 A**  
(Expiration Date: **02/29/2024**)

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**APPROVED AS TO FORM:**

\_\_\_\_\_  
City of Garden Grove  
City Attorney

Date: \_\_\_\_\_

If CONTRACTOR is a corporation, a Corporate Resolution and/or Corporate Seal is required.

**SECTION 5 - AGREEMENT** (Continued)

**FAITHFUL PERFORMANCE BOND**

Bond No. \_\_\_\_\_  
Premium \_\_\_\_\_

NOTICE: TO WHOM IT MAY CONCERN: those we, \_\_\_\_\_,  
\_\_\_\_\_,  
as Principal, and \_\_\_\_\_  
as Surety, are held and firmly bound unto The City of Garden Grove, (CITY) in the sum of \_\_\_\_\_  
Lawful money of the United States, for the payment of which we bind heirs, our executors,  
administrators, successors, and ourselves jointly and severally.

That the Surety's office is located at \_\_\_\_\_,  
telephone no. \_\_\_\_\_; the Surety is licensed to do business in the State of California; and  
the California Insurance Agent's License No., address, and telephone no. are as follows:

License No.: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone No.: \_\_\_\_\_

That the following clause must be completed if, in fact, a non-resident agent for the Surety  
is a party to the transaction:

Name of non-resident agent: \_\_\_\_\_

Non-resident agent's office address: \_\_\_\_\_

Telephone No.: \_\_\_\_\_

THE CONDITION OF THIS OBLIGATION IS SUCH, that:

1. The Principal has agreed entered into a contract attached hereto, dated the \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_, with THE CITY OF GARDEN GROVE for **Construction of Orangewood  
Avenue – Dale Street Water Improvements Project - Project CP No. 1286000 --  
Drawing No. W-625.**
2. If the Principal shall well and truly perform, or cause to be performed, each and all of the  
requirements and obligations of the contract to be performed by the Principal, as set forth in  
the contract, then this bond shall be null and void; otherwise, it shall remain in full force and  
effect. In the event that suit is instituted to recover on this bond, the Surety will pay  
reasonable attorneys' fees.
3. Further, the Surety, for value received, hereby stipulates and agrees that no change,  
extension of time, alteration, or modification of the contract documents or of work performed  
shall in any way affect its obligation on this bond, and it does hereby waive notice of any  
change, extension of time, alteration, or modification of the contract documents, or of work  
to be performed.

**FAITHFUL PERFORMANCE BOND (Continues)**

Principal

Principal

By: \_\_\_\_\_  
Surety

By: \_\_\_\_\_  
Attorney-in-Fact

---

California Resident Agent

By: \_\_\_\_\_  
Non-resident Agent - Attorney-in-Fact

STATE OF CALIFORNIA                    )  
  )  
COUNTY OF                                ) ss.

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a Notary Public in and for said County, residing therein, duly commissioned and sworn, personally appeared \_\_\_\_\_ known to me to be the Attorney-in-Fact of the \_\_\_\_\_, of \_\_\_\_\_  
(Corporation)  
\_\_\_\_\_, and acknowledged that it executed the attached bond to the \_\_\_\_\_  
(State)

City of Garden Grove as such Attorney-in-Fact and as the free act and deed of the corporation, and that the bond was executed on behalf of the corporation by authority of its Board of Directors.

IN WITNESS WHEREOF, I have herewith set my hand and affixed my Official Seal, the day and year in this certificate first above written.

(Acknowledgment by Non-resident Agent as Attorney-in-Fact must be attached.)

Notary Public in and for said County and State  
My Commission expires:



**SECTION 5 - AGREEMENT** (Continued)

**LABOR AND MATERIAL BOND**

Bond No. \_\_\_\_\_  
Premium \_\_\_\_\_

NOTICE: TO WHOM IT MAY CONCERN: those we, \_\_\_\_\_,  
\_\_\_\_\_ as Principal, and \_\_\_\_\_, as Surety,  
are held and firmly bound unto The City of Garden Grove, California ("CITY") in the sum of  
Dollars (\$ \_\_\_\_\_), lawful money of the United States, for the payment of the sum, we bind  
heirs, our executors, administrators, successors, and ourselves jointly and severally.

That the Surety's office is located at \_\_\_\_\_,  
\_\_\_\_\_ telephone no. \_\_\_\_\_; the Surety is licensed to do business  
in the State of California; and the California Insurance Agent's License No., address, and  
telephone no. are as follows:

License No.: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone No.: \_\_\_\_\_

That the following clause must be completed if, in fact, a non-resident agent for the Surety  
is a party to the transaction:

Name of non-resident agent: \_\_\_\_\_  
Non-resident agent's office address: \_\_\_\_\_  
\_\_\_\_\_  
Telephone No.: \_\_\_\_\_

THE CONDITION OF THIS OBLIGATION IS SUCH, that:

1. The Principal has entered into a contract attached hereto, dated \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_, with the CITY OF GARDEN GROVE for **Construction of  
Orangewood Avenue – Dale Street Water Improvements Project - Project CP No.  
1286000 -- Drawing No. W-625.**
2. If the Principal, its heirs, executors, administrators, successors, or assigns, or  
SUBCONTRACTORS, shall fail to pay for any materials, provisions, provender, or other  
supplies or teams, implements, or machinery used in, upon, for, or about, the performance  
of the improvement, or for any work or labor thereon of any kind, or for amounts due under  
the Unemployment Insurance Code with respect to work or labor, and provided that the  
claimant shall have complied with the provision of the code, the Surety or Sureties will pay  
for same in the amount not exceeding the sum specified in this bond; otherwise, the above  
obligation shall be void. In case suit is brought upon this bond, the Surety will pay  
reasonable attorneys' fees.
3. The Surety, for value received, hereby stipulates and agrees that no change, extension of  
time, alteration, or modification of the contract documents, or of work performed, shall in  
any way affect its obligation on this bond, and it does hereby waive notice of any change,  
extension of time, alteration, or modification of the contract documents, or of work to  
be performed.

**SECTION 5 - AGREEMENT** (Continued)

**LABOR AND MATERIAL BOND (Continued)**

4. This bond shall inure to the benefit of any and all persons, companies, and corporations entitled to the claims under Civil Code 3181 et seq., so as to give a right of action to them or their assignees in any suit brought upon this bond.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Principal

Principal

By:

## Surety

By:

## Attorney-in-Fact

California Resident Agent

By:

Non-resident Agent - Attorney-in-Fact

STATE OF CALIFORNIA                    )  
  )  
COUNTY OF                                ) ss.

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a Notary Public in and for said  
County and State, personally appeared \_\_\_\_\_  
\_\_\_\_\_ known to me to be the Attorney-in-Fact of  
the \_\_\_\_\_, of \_\_\_\_\_  
(Corporation)

\_\_\_\_\_, and acknowledged that it executed the attached bond to the  
(State)

City of Garden Grove as such Attorney-in-Fact and as the free act and deed of the corporation, and that the bond was executed on behalf of the corporation by authority of its Board of Directors.

IN WITNESS WHEREOF, I have herewith set my hand and affixed my Official Seal, the day and year in this certificate first above written.

(Acknowledgment by Non-resident Agent as Attorney-in-Fact must be attached.)

Notary Public in and for said County and State  
My Commission expires:

**SECTION 5 - AGREEMENT** (Continued)

**ESCROW AGREEMENT FOR SECURITY DEPOSITS IN LIEU OF RETENTION**

This Escrow Agreement is made and entered into by and between \_\_\_\_\_  
whose address is \_\_\_\_\_,  
hereinafter called "Owner", \_\_\_\_\_,  
whose address is \_\_\_\_\_,  
hereinafter called "CONTRACTOR", \_\_\_\_\_,  
and \_\_\_\_\_, whose address  
is \_\_\_\_\_,  
hereinafter called "escrow agent."

For the consideration hereinafter set forth, the Owner, CONTRACTOR, and escrow agent agree as follows:

(1) Pursuant to Section 22300 of the Public Contract Code of the State of California, the CONTRACTOR has the option to deposit securities with the escrow agent as a substitute for retention earnings required to be withheld by the Owner pursuant to the construction contract entered into between the Owner and CONTRACTOR for \_\_\_\_\_ in the amount \_\_\_\_\_ of \_\_\_\_\_ dated \_\_\_\_\_ (hereafter referred to as the "contract"). Alternatively, on written request of the CONTRACTOR, the Owner shall make payments of the retention earnings directly to the escrow agent. When the CONTRACTOR deposits the securities as a substitute for the contract earnings, the escrow agent shall notify the Owner within ten days of the deposit. The market value of the securities at the time of the substitution shall be at least equal to the cash amount then required to be withheld as retention under the terms of the contract between the Owner and CONTRACTOR. Securities shall be held in the name of the \_\_\_\_\_, and shall designate the CONTRACTOR as the beneficial Owner.

(2) The Owner shall make progress payments to the CONTRACTOR for those funds which otherwise would be withheld from progress payments pursuant to the contract provision, provided that the escrow agent holds securities in the form and amount specified above.

(3) When the Owner makes payment of retentions earned directly to the escrow agent, the escrow agent shall hold them for the benefit of the CONTRACTOR until such time as the escrow created under this contract is terminated. The CONTRACTOR may direct the investment of the payments into securities. All terms and conditions of this agreement and the rights and responsibilities of the parties shall be equally applicable and binding when the Owner pays the escrow agent directly.

(4) The CONTRACTOR shall be responsible for paying all fees for the expenses incurred by the escrow agent in administering the escrow account. These expenses and payment terms shall be determined by the CONTRACTOR and escrow agent.

(5) The interest earned on the securities or the money market accounts held in escrow and all interest on the interest shall be the sole account of CONTRACTOR and shall be subject to withdrawal by CONTRACTOR at any time and from time to time without notice to the Owner.

**SECTION 5 - AGREEMENT** (Continued)

(6) The CONTRACTOR shall have the right to withdraw all or any part of the principal in the escrow account only by written notice to the escrow agent accompanied by written authorization from the Owner to the escrow agent that the Owner consents to the withdrawal of the amount sought to be withdrawn by CONTRACTOR.

(7) The Owner shall have a right to draw upon the securities in the event of default by the CONTRACTOR. Upon seven days' written notice to the escrow agent from the Owner of the default, the escrow agent shall immediately convert the securities to cash and shall distribute the cash as instructed by the Owner.

(8) Upon receipt of written notification from the Owner certifying that the contract is final and complete, and that the CONTRACTOR has complied with all requirements and procedures applicable to the contract, the escrow agent shall release to the CONTRACTOR all securities and interest on deposit less escrow fees and charges of the escrow account. The escrow shall be closed immediately upon disbursement of all moneys and securities on deposit and payment of fees and charges.

(9) The escrow agent shall rely on the written notifications from the Owner and the CONTRACTOR pursuant to Sections (1) to (8), inclusive, of this agreement and the Owner and CONTRACTOR shall hold the escrow agent harmless from the escrow agent's release, conversion, and disbursement of the securities and interest as set forth above.

(10) The names of the persons who are authorized to give written notice or to receive written notice on behalf of the Owner and on behalf of the CONTRACTOR in connection with the foregoing, and exemplars of their respective signatures are as follows:

On behalf of the Owner:

On behalf of the CONTRACTOR:

\_\_\_\_\_  
On behalf of the Owner:  
Title

\_\_\_\_\_  
On behalf of the CONTRACTOR:  
Title

\_\_\_\_\_  
Name

\_\_\_\_\_  
Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Address

\_\_\_\_\_  
Address

**SECTION 5 - AGREEMENT** (Continued)

On behalf of the escrow agent:

Title

Title

\_\_\_\_\_  
Name

\_\_\_\_\_  
Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Address

\_\_\_\_\_  
Address

At the time the escrow account is opened, the Owner and CONTRACTOR shall deliver to the escrow agent a fully executed counterpart of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement by their proper officers on the date first set forth above.

Owner/CONTRACTOR \_\_\_\_\_

Date: \_\_\_\_\_

Title/Title \_\_\_\_\_

Approved as to Form \_\_\_\_\_

City of Garden Grove  
City Attorney

**City of Garden Grove**

**INTER-DEPARTMENT MEMORANDUM**

To:	Mayor and City Council	From:	Scott C. Stiles
Dept.:		Dept.:	City Manager
Subject:	Discussion on Garden Grove's existing filming regulations and to explore opportunities for increasing filming activities as requested by the City Council. ( <i>Action Item</i> )	Date:	9/27/2022

---

**OBJECTIVE**

To provide the City Council with information on Garden Grove's existing filming regulations and to offer recommendations for streamlining and encouraging filming activities in Garden Grove.

**BACKGROUND**

At the City Council Meeting held on July 12, 2022, Council Member Kim Nguyen asked for and received support for further discussion and future action to direct staff to explore incentivizing the filming industry in Garden Grove. In review of the City's existing Municipal Code chapter 8.80 on Regulation of Filming Activities, the City of Garden Grove has established regulations which govern filming activities. Under the provisions of the Municipal Code, parties interested in filming in Garden Grove are required to submit a permit application at least three days prior to the first day of proposed filming and must provide information regarding the nature of the filming activity, locations and addresses, number of personnel, contact information of the involved parties, hours and dates of operation, and equipment expected to be used for filming. Along with the application, interested parties are also required to submit proof of insurance and an application fee of \$250 (only applies to commercial film applications). Upon submission, applications are reviewed by the City Manager or his/her designee and circulated to impacted City departments in order to ensure that the proposed filming activities do not unreasonably interfere with traffic/pedestrian movement, endanger public peace and quiet enjoyment of private property, or otherwise negatively impact public health and safety.

**DISCUSSION**

At present, all information related to the regulation of filming activities in Garden

Grove is only available in the City's Municipal Code. Whereas several cities have dedicated webpages that clearly outline their respective filming regulations, permit application requirements and associated fees, the City of Garden Grove currently does not have a centralized location where studios, production companies, or students can quickly and easily access similar information. Instead, any party interested in filming in Garden Grove is required to navigate the City's webpage and filter through Building and Safety permits in search of the film permit application or municipal code. Thus, although the City of Garden Grove has established regulations for filming activities, they are difficult to locate and ultimately create barriers for parties interested in filming in the City.

In addition, cities interested in encouraging greater filming activities stand to gain from working with local film commissions to highlight city attractions. Specifically, City staff can work with the state film commission to prepare and send packages to studios' lead location managers in order to market the City's most significant attractions and locations. Although studios and production companies have the ultimate say in whether to film in a specific City, maintaining an active relationship with location managers as well as the film commission would not only increase the City's visibility within the film community, but also lead to greater filming opportunities through increased awareness.

As a follow-up, City staff contacted Orange County Film Commissioner, Janice Arrington, who reinforced the importance of having a streamlined webpage and an ongoing relationship with the California Film Commission. Thus, as Garden Grove looks to encourage greater filming opportunities in the City, focusing efforts on updating the permitting process, providing an easily navigable webpage, and highlighting Garden Grove's greatest attractions in a centralized location would be greatly beneficial to the City.

#### FINANCIAL IMPACT

None.

#### RECOMMENDATION

It is recommended that the City Council:

1. Direct staff to develop a dedicated webpage on the City's website with information on Garden Grove's filming regulations, permit application requirements, associated fees and local attractions;
2. Direct staff to proactively collaborate with the state and county film commissions to develop relationships with location managers and market the City's attractions;
3. Direct staff to review best practices for streamlining the City's existing filming regulations and report back to City Council.

By: Shawn Park, Sr. Administrative Analyst

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>	<b>File Name</b>
GGMC Cpt. 8.80- Regulation of Filming Activities	9/20/2022	Backup Material	GGMC_Chapter_8.80_REGULATION_OF_FILMING_ACTIVITIES.pdf



## Garden Grove, California Municipal Code

### Title 8 PEACE, SAFETY AND MORALS

## **Chapter 8.80 REGULATION OF FILMING ACTIVITIES**

### 8.80.010 Definitions

### 8.80.020 Permit—Required

### 8.80.030 Permit Application and Review

### 8.80.040 Permit Application, Location and Expense Fees

### 8.80.050 Rules and Regulations

### 8.80.060 Requirements for Granting Application

### 8.80.070 General Permit Conditions

### 8.80.080 Insurance

### 8.80.090 Notification and Appeals

## **8.80.010 Definitions**

“Charitable or student films” as used in this chapter means any commercial film produced by a nonprofit organization that qualifies under Section 501(c)(3) of the Internal Revenue Code as a charitable organization or is an accredited educational institution. No person, directly or indirectly, shall receive a profit from the marketing and production of the film or from showing the films, tapes, or photos.

“Commercial films” as used in this chapter means and includes all activity attendant to filming any entertainment or advertising programs for any media now known or hereafter created.

“Filming” as used in this chapter means and includes all activity attendant to staging or shooting motion pictures, television shows or programs, commercial photographs, videotapes, computer- based programs, or other visual reproduction technology now known or hereafter created. The period of filming includes the setup, strike, and time of photography.

“News media” as used in this chapter means filming for purpose of spontaneous, unplanned cable or television news reporting by journalists, reporters, photographers, or camera operators. The news media is not required to have a permit under the “commercial” category.

“Private property” as used in this chapter means any property not owned by the City on which filming would not interfere with public right-of-way, access or safety. (2802 § 1, 2011; 2384 § 1, 1997)

## 8.80.020 Permit—Required

A. No person shall use any city street, alley, sidewalk, park, way or other public property owned or controlled by the City for the purpose of making commercial films without first applying for and receiving a permit from the City Manager or his or her designee provided that the provisions of this chapter shall not apply to or be construed to affect the news media and filming solely for private-family use.

B. No person shall use any private property for the purpose of making commercial films without first applying for and receiving a permit from the City Manager or his or her designee provided that the provisions of this chapter shall not apply to or be construed to affect:

1. Filming that does not require any parking variances or impact any public property or rights-of-way on public property.
2. Filming that does not negatively impact the quiet of the surrounding properties.
3. Filming that does not involve the use of any pyrotechnic device as defined in California [Health and Safety Code](#) Section 12526.
4. A licensed business or that regularly employs a licensed pyrotechnic operator as defined in Title 19 of the [California Code of Regulations](#), Section 981.5.
5. Filming by news media.
6. Filming solely for private-family use. (2802 § 1, 2011; 2384 § 1, 1997)

## 8.80.030 Permit Application and Review

A. An application for filming activity under this chapter must be completed and filed at least three days prior to the first day of proposed filming.

B. Each such application must include:

1. The name of the owner, the address, and telephone number of the place at which the activity is to be conducted.
2. The specific location at such address or place.
3. The inclusive hours and dates such activity will transpire.
4. A general statement of the character or nature of the proposed filming activity.
5. The name, address, and telephone number of the person or persons in charge of such filming activity.
6. The number of personnel to be involved.
7. Use of any animals or pyrotechnics.
8. A list of large equipment to be used, including but not limited to trucks, buses, limousines, and cameras.
9. Such additional information as the City Manager or his or her designee may reasonably require.

C. The permit application shall be in a form the City Manager or his or her designee may reasonably require. In addition to the foregoing, the permit application may, in the interest of time, be on the permit application form adopted and in use by the Orange County Film Commission.

D. The City Manager or his or her designee may refer the application to such appropriate City departments as are directly impacted by the activity and as he or she deems necessary from the nature of the application for review, evaluation, investigation, and recommendations by the departments regarding approval or disapproval of the application.

E. The City Manager or his or her designee shall issue a permit under this chapter if it is determined that the following criteria have been met:

1. The proposed use will not unreasonably interfere with traffic or pedestrian movement, or tend to interfere with or endanger the public peace or right of nearby occupants to the quiet enjoyment of their property, or otherwise be detrimental to the public peace, health, safety, or general welfare.
2. The proposed use will not unduly impede, obstruct, or interfere with the operation of emergency vehicles or equipment in or through the permit area, or adversely affect the City's ability to perform municipal functions or furnish City services in the vicinity of the permit area.
3. The proposed use will not constitute a fire or safety hazard and all proper safety precautions will be taken as is reasonably necessary to protect the public peace, health, safety, or general welfare.

F. The City Manager or his or her designee shall deny the permit if the conditions of this chapter and all applicable laws and regulations have not been met or if the application contains incomplete or false information.

G. The City Manager or his or her designee may immediately revoke a permit that has been granted, if the conditions of this chapter and all applicable laws and regulations are no longer being met, if the information supplied by the applicant becomes false or incomplete, or if any substantial change in circumstances results in the proposed use becoming detrimental to the public peace, health, safety, or general welfare. (2802 § 1, 2011; 2384 § 1, 1997)

## **8.80.040 Permit Application, Location and Expense Fees**

A. An application fee of \$250.00 shall be required for formal processing of commercial film applications made under this chapter. Payment may be made in person, by check, or by credit card if the City currently has the ability to process credit card payments.

B. No application fee shall be required of charitable or student films, the media, or for filming conducted on behalf of the City or any City departments or divisions.

C. No separate business license fee shall be charged for any applicant whose sole business is commercial filming under this chapter.

D. Each permittee filming under this chapter shall pay a location fee of \$250.00 for the daily use of any public property for commercial filming. Preparation and strike days shall be charged at 50% of the daily use rate.

E. Each permittee filming under this chapter shall reimburse the City for all costs incurred by City, the amount of which shall be determined by the City Manager or his or her designee for City personnel, space, facility, or equipment provided to the applicant for the purpose of assisting or providing security or protection to the applicant for activities conducted under the permit. (2802 § 1, 2011; 2384 § 1, 1997)

## **8.80.050 Rules and Regulations**

A. In addition to the requirements of this chapter and all other applicable laws, rules and regulations, the City Manager or his or her designee shall condition the permit on such terms and conditions regarding the time, place, and manner of utilizing the City streets or other public property as deemed appropriate under the circumstances.

B. RULES. The City Manager or his or her designee is authorized and directed to promulgate rules and regulations, subject to approval by City Council resolution governing the form, time, and location of any film activity set forth within the City. He or she shall also provide for the issuance of permits. The rules and regulations shall be based upon the following criteria:

1. The health and safety of all persons.
2. Avoidance of undue disruption of all persons within the affected area.
3. The safety of property within the City.

4. Traffic congestion at particular locations within the City.

C. Upon 24 hours' notice by the applicant, the City Manager or his or her designee shall have the power, upon a showing of good cause, to change the date for which the permit has been issued; provided established limitations are complied with in respect to time and location. (2802 § 1, 2011; 2384 § 1, 1997)

## 8.80.060 Requirements for Granting Application

A. Prior to the granting of the application, each applicant shall agree to indemnify, defend, and hold the City, its authorized agents, officers, representatives, and employees harmless from and against any and all costs, liabilities, penalties, or other expenses including defense costs and legal fees, resulting from any and all claims or damage of any nature, including any accident, loss, or damage to persons or property.

B. Each applicant must comply with all City, state, and federal laws, regulations, and ordinances, and must obtain all necessary permits and licenses as a precondition for the commencement of commercial film production hereunder. Thereafter, the permittee shall remain in full compliance with such City, state, and federal laws, regulations, ordinances, permits, and licenses throughout the filming. (2802 § 1, 2011; 2384 § 1, 1997)

## 8.80.070 General Permit Conditions

Any applicant granted a permit pursuant to this chapter shall comply with all of the following conditions:

A. An applicant will be required to submit a permit request at least three working days prior to the date on which such person desires to conduct an activity for which a permit is required. If such activity interferes with traffic or involves potential public safety hazards, an application may be required at least five working days in advance.

B. The permittee shall conduct operations in an orderly fashion with continuous attention to the storage of equipment not in use and the cleanup of trash and debris. The area used shall be cleaned of trash and debris upon completion of filming at the scene and restored to the original condition before leaving the site.

C. An applicant is required to obtain the property owner's permission, consent, and/or lease for use of property not owned or controlled by the City.

D. If the applicant must park equipment, trucks, and/or cars in zones that will not permit it, temporary "No Parking" signs must be posted by the City. The applicant must also obtain permission to string cable across sidewalks, or from a generator to a service point.

E. For filming that would impair traffic flow, an applicant must use law enforcement personnel designated by the City Manager or his or her designee that may include the County Sheriff, California Highway Patrol, or city law enforcement personnel; and comply with all traffic-control requirements deemed necessary by the City.

1. An applicant shall furnish and install advance warning signs and any other traffic-control devices in conformance with the Manual of Traffic Controls, State of California, Department of Transportation. All appropriate safety precautions must be taken.

2. Traffic may be restricted to one 12-foot lane of traffic and/or stopped intermittently. The period of time that traffic may be restricted will be determined by the City based on location.

3. Traffic shall not be detoured across a double line without prior approval of the appropriate City representative.

4. Unless authorized by the City, camera cars must be driven in the direction of traffic and must observe all traffic laws.

5. Any emergency roadwork or construction by City crews and/or private contractors, under permit or contract to the appropriate City department, shall have priority over filming activities.

F. When parking in a parking lot, an applicant may be billed according to the current rate schedule established by the City. In order to assure the safety of citizens in the surrounding community, access roads to other areas, which serve as emergency service roads, must never be blocked. No relocation, alteration, or moving of City-owned structures or property will be permitted without prior approval.

G. The permittee shall be liable for any damage suffered by the City resulting from the granting or use of this permit and, at the election of the City, shall repair the damage or reimburse the City for all expenses related to such damage. (2802 § 1, 2011; 2384 § 1, 1997)

## **8.80.080 Insurance**

A. As a condition of issuance of a permit under this chapter, every permittee must procure and maintain in full force and effect during the term of the permit a policy of insurance from an insurance company licensed to do business in California, which policy names the City, its officers, employees, and agents as additional insureds and that provides sufficient coverage that the City Manager or his or her designee determines to be necessary and adequate under the circumstances. Proof of insurance shall be submitted to the City in advance of the issuance of the permit. The City Manager or his or her designee may waive the requirement of insurance if the City Manager or his or her designee determines that the intended use does not present any significant exposure to liability for the City, its officers, employees, and agents, or to public property damage.

B. An applicant/permittee shall conform to all applicable federal and state requirements for Workers Compensation Insurance for all persons operating under a permit.

C. **FAITHFUL PERFORMANCE BOND.** To ensure clean-up and restoration of the site, an applicant may be required to post a refundable faithful performance bond in an amount to be determined by the City Manager or his or her designee at the time application is submitted. Upon completion of filming and inspection of the site by the City, the bond may be returned to the applicant. (2802 § 1, 2011; 2384 § 1, 1997)

## **8.80.090 Notification and Appeals**

A. The City Manager or his or her designee shall act upon the application in a timely fashion and shall approve or disapprove the application in a period of not greater than five days following the filing of the application provided all necessary documentation and criteria accompany the application. The applicant shall be immediately notified of the action of approval, denial, or revocation of the permit application or permit issued under this chapter.

1. The notice of denial or revocation shall state the reasons for such action and the appropriate remedy or cure, if applicable.

2. The notification shall be deemed satisfied when the notice is sent by email, facsimile or telecopier machine or any other telecommunication method to the telephone number listed on the application, or if no number is listed, when notice is placed, postage prepaid in the United States mail addressed to the applicant at the address shown on the permit application.

B. An applicant or permittee aggrieved by the City Manager or his or her designee under this chapter shall have the right to appeal to the City Council. The appeal shall be taken within five days after notice has been received by the applicant or permittee. The City Council shall act upon the appeal within 14 days of the filing of the appeal. (2802 § 1, 2011; 2384 § 1, 1997)