

AGENDA



Garden Grove City
Council

Tuesday, October 10,
2023

6:30 PM

Community Meeting
Center 11300 Stanford
Avenue Garden Grove
California 92840

Steve Jones

Mayor

George S. Brietigam

Mayor Pro Tem - District 1

John R. O'Neill

Council Member - District 2

Cindy Tran

Council Member - District 3

Joe DoVinh

Council Member - District 4

Stephanie Klopfenstein

Council Member - District 5

Kim B. Nguyen-Penalosa

Council Member - District 6

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

COUNCIL MEMBER O'NEILL, COUNCIL MEMBER TRAN, COUNCIL MEMBER DOVINH, COUNCIL MEMBER KLOPFENSTEIN, COUNCIL MEMBER K. NGUYEN-PENALOZA, MAYOR PRO TEM BRIETIGAM, MAYOR JONES

INVOCATION

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

1. PRESENTATIONS

- 1.a. Community Spotlight in recognition of Joe Hammer and Andrea Perez for being named the 2023-2024 Garden Grove Chamber of Commerce Man and Woman of the Year.
- 1.b. Community Spotlight in recognition of Samantha Cabrera, from Be Well OC in Garden Grove, for receiving a First Responder Award from the Orange County Business Council.
- 1.c. Legislative Update from District 36 California State Senator Janet Nguyen.

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 recognizing Joe Hammer and Andrea Perez for being named the 2023-2024 Garden Grove Chamber of Commerce Man and Woman of the Year. *(Action Item)*
- 3.b. Adoption of a Proclamation recognizing Red Ribbon week from October 23 to October 31, 2023. *(Action Item)*
- 3.c. Adoption of a Proclamation declaring October as Domestic Violence Awareness Month in Garden Grove. *(Action Item)*

- 3.d. Adoption of a Proclamation declaring October 22nd through October 28th as childhood lead poisoning prevention week in Garden Grove. (*Action Item*)
- 3.e. Approval of Amendment No. 2 to the Agreement with Michael Baker International Inc. to provide professional grant administrative services. (Cost: \$50,173) (*Action Item*)
- 3.f. Authorize the issuance of a purchase order to National Auto Fleet Group for one (1) new Public Works Department truck and two (2) new SUV's. (Cost: \$213,782.70) (*Action Item*)
- 3.g. Receive and file minutes from the meetings held on August 22, 2023, and September 26, 2023. (*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. Introduction and first reading to consider adopting an Ordinance approving Amendment No. A-037-2023; and adoption of a Resolution to consider approving General Plan Amendment No. GPA-002-2023 that includes updates to the Adopted 2021-2029 Housing Element. (*Action Item*)

5. ITEMS FOR CONSIDERATION

- 5.a. Approval of Amendment No. 6 to the Agreement with CT&T Concrete Paving, Inc., for on-call concrete repair and replacement. (Cost: \$984,000) (*Action Item*)

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

- 6.a. Update on the Comprehensive Strategic Plan to Address Homelessness (Fiscal years 2021-22 and 2022-23) as requested by City Manager Kim.
- 6.b. A report of the recent Anyang Sister City 50th Anniversary Visit and Tourism Program Report that took place from September 17-23, 2023.

7. ADJOURNMENT

The next Regular City Council Meeting is scheduled for Tuesday, October 24, 2023, at 5:30 p.m. in the Community Meeting Center, 11300 Stanford Avenue, Garden Grove, California 92840.

Happy Birthday Mayor Jones

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: Lisa L. Kim From: Ana Pulido

Dept.: City Manager Dept.: Community Relations

Subject: Adoption of a Proclamation recognizing Joe Hammer and Andrea Perez for being named the 2023-2024 Garden Grove Chamber of Commerce Man and Woman of the Year. (*Action Item*) Date: 10/10/2023

Attached is a Proclamation recognizing Joe Hammer and Andrea Perez for being named the 2023-2024 Garden Grove Chamber of Commerce Man and Woman of the Year recommended for adoption.

ATTACHMENTS:

Description	Upload Date	Type	File Name
Proclamation	10/4/2023	Proclamation	Proclamation_GG_Chamber_Man_and_Woman_of_the_Year_2023.pdf

Proclamation

Joe Hammer and Andrea Perez
Garden Grove Chamber of Commerce
2023 Man and Woman of the Year

WHEREAS, The Garden Grove Chamber of Commerce named Joe Hammer and Andrea Perez as the 2023 Garden Grove Man and Woman of the Year for their lifetime volunteerism in the city of Garden Grove. Their reign began July 1, 2023 through June 30, 2024; and

WHEREAS, Joe, a United States Air Force and Army National Guard veteran, opened his moving and storage business, California Relocation Services, Inc., in 1990 before moving to Garden Grove in 1995. He has been in business for over 30 years and was the California Moving and Storage Association president for several years; and

WHEREAS, Joe has been a member of the Garden Grove Rotary Club since 2003 and is currently serving as treasurer. He has received the Rotary International Paul Harris Award and the Rotarian Lifetime Achievement Award. Joe has also been involved with Acacia Adult Day Services, Garden Grove Chamber of Commerce, and Garden Grove Community Foundation; and

WHEREAS, Andrea Perez is the immediate past president and current director of community services for the Garden Grove Strawberry Festival Association. Since 2017, she has served as a member of the City's Parks, Recreation, and Arts Commission. She has received the Golden Oak Service Award for her work as an active member of the Parent Teacher Association (PTA) at numerous schools and an executive board member of the Garden Grove Unified Council of PTAs; and

WHEREAS, Andrea has been part of the Lamp Lighter Guild, one of CHOC's founding guilds, for the past ten years, and in 2016, she received a Silver Spoon Award from the Women's Division of the Garden Grove Chamber of Commerce for her work with the guild; and

NOW, THEREFORE, WE, the Garden Grove City Council do hereby proclaim Joe Hammer and Andrea Perez as the 2023 Garden Grove Chamber of Commerce Man and Woman of the Year and deeply commend their achievements and unsurpassed spirit of community.

October 10, 2023

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: Lisa L. Kim From: Teresa Pomeroy
Dept.: City Manager Dept.: City Clerk
Subject: Adoption of a Proclamation recognizing Red Ribbon week from October 23 to October 31, 2023. (*Action Item*) Date: 10/10/2023

Attached is a Proclamation recognizing October 23 through October 31 as Red Ribbon Week recommended for adoption.

ATTACHMENTS:

Description	Upload Date	Type	File Name
Proclamation	9/15/2023	Proclamation	10-10-23_Red_Ribbon_Week.pdf

PROCLAMATION

National Red Ribbon Week
October 23 through October 31

WHEREAS, the wide ranging negative consequences of drug abuse affects individuals, their families and friends, and is felt throughout the nation; and

WHEREAS, it is imperative that the message addressing the prevention of drug abuse be visible and unified; and

WHEREAS, National Red Ribbon Week, celebrated by communities across the nation, offers an opportunity to demonstrate a commitment to this year's theme to *Celebrate Life and Live Drug Free*; and

WHEREAS, community based organizations along with schools, government, law enforcement, businesses, media, health care providers and religious institutions are called upon to demonstrate a commitment to *Celebrate Life and Live Drug Free* by wearing red ribbons and participating in drug prevention activities.

NOW, THEREFORE, BE IT RESOLVED, that the Garden Grove City Council does hereby proclaim October 23 through October 31, as RED RIBBON WEEK, and encourages participation in drug prevention education activities throughout the year, making a visible statement that we are strongly committed to a drug-free lifestyle.

October 10, 2023

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: Lisa L. Kim From: Teresa Pomeroy
Dept.: City Manager Dept.: City Clerk
Subject: Adoption of a Proclamation declaring October as Domestic Violence Awareness Month in Garden Grove. (*Action Item*) Date: 10/10/2023

Attached is a Proclamation declaring October as Domestic Violence Awareness Month in Garden Grove, recommended for adoption.

ATTACHMENTS:

Description	Upload Date	Type	File Name
Proclamation	10/4/2023	Proclamation	10-10-23_October_Domestic_Violence_Awareness_Month.pdf

PROCLAMATION

Domestic Violence Awareness Month- October 2023

WHEREAS, October is annually recognized as National Domestic Violence Awareness Month;

WHEREAS, domestic violence knows no boundaries and affects women, men and children of every age, background and belief;

WHEREAS, domestic violence weakens the foundation of our community and impacts the lives of families and future generations;

WHEREAS, stopping the cycle of violence requires not only the strength and courage of survivors, but also the support and involvement of all members of the community;

WHEREAS, domestic violence programs in California provide essential, lifesaving services for survivors, their children, and communities;

WHEREAS, Domestic Violence Awareness Month provides an excellent opportunity for citizens to learn about preventing domestic violence and show support for the numerous organizations and individuals who provide critical advocacy, services, and assistance to victims; and

WHEREAS, during Domestic Violence Awareness Month we reaffirm our dedication to working together to end domestic violence.

NOW, THEREFORE, BE IT RESOLVED that the City of Garden Grove City Council, does hereby proclaim October 2023, as DOMESTIC VIOLENCE AWARENESS MONTH and urge the residents of our community to work together to eliminate domestic violence from our community.

October 10, 2023

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: Lisa L. Kim From: Teresa Pomeroy
Dept.: City Manager Dept.: City Clerk
Subject: Adoption of a Proclamation declaring October 22nd through October 28th as childhood lead poisoning prevention week in Garden Grove. (*Action Item*) Date: 10/10/2023

Attached is a Proclamation declaring October 22nd through October 28th as childhood lead poisoning prevention week in Garden Grove recommended for adoption.

ATTACHMENTS:

Description	Upload Date	Type	File Name
Proclamation	10/5/2023	Proclamation	10-10-23_October_as_Childhood_Lead_Poisoning_Prevention_Month.pdf

Proclamation

Childhood Lead Poisoning Prevention Week October 23-29, 2023

- WHEREAS, Childhood lead poisoning is a silent, but very harmful environmental disease that can cause serious long-term harm, including developmental delays, learning disabilities, cognitive and behavior disorders and in the most severe cases, coma, seizures, and death; and
- WHEREAS, Toddlers and young children under the age of six years in low-income families and those living in pre-1978 housing are at higher risk of lead poisoning; and
- WHEREAS, Most children who have lead poisoning do not look or act sick. The best way to identify children with lead poisoning is through targeted screening of high-risk children with a blood lead test; and
- WHEREAS, Lead hazards are most prevalent in pre-1978 paint, dust, soil, lead dust brought home on parents' work clothes, some imported ceramic pottery, traditional home remedies, some imported spices, candies and foods, and hobbies involving lead products. Discontinuing their use and eliminating such lead hazards will help prevent children from becoming lead poisoned; and
- WHEREAS, It is the responsibility of all parents and the community to take the necessary precautions and provide a safe environment to help ensure a bright and healthy future for our children; and
- WHEREAS, The City of Garden Grove commends the Health Care Agency's Childhood Lead Poisoning Prevention Program staff for their coordinated efforts to increase community awareness about lead hazards and lead poisoning prevention methods to promote healthy families in Orange County.

NOW, THEREFORE, BE IT RESOLVED that the City of Garden Grove does hereby declare the week of October 23 through October 29, 2023, as "Childhood Lead Poisoning Prevention Week" and encourages all parents and caregivers of children under the age of six years to ask their child's medical provider about the risk for lead poisoning, and encourages housing renovators and contractors to follow lead-safe work practices.

October 10, 2023

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To:	Lisa Kim	From:	John Montanez
Dept.:	City Manager	Dept.:	Community Services
Subject:	Approval of Amendment No. 2 to the Agreement with Michael Baker International Inc. to provide professional grant administrative services. (Cost: \$50,173) (<i>Action Item</i>)		
Date:	10/10/2023		

OBJECTIVE

To obtain City Council approval for Amendment No. 2 to the Agreement with Michael Baker International, Inc. (MBI) to provide additional services for the Community Services Department.

BACKGROUND

On August 15, 2022, City Council approved the Agreement with MBI to provide services in the administration of grants received from the U.S. Department of Housing and Urban Development (HUD), including Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and the Emergency Solutions Grant (ESG) through June 30, 2023 for an amount not to exceed two-hundred thousand dollars (\$200,000). Amendment No. 1 to the Agreement with MBI extended the performance period to cover services rendered from July 1, 2023 through June 30, 2024 for an additional amount not to exceed two-hundred thousand dollars (\$200,000).

DISCUSSION

Staff would like to request approval of Amendment No. 2 to the Agreement with MBI to increase the total amount for Fiscal Year 2023-24 by \$50,173, for a total amount not to exceed \$250,173. The additional amount approved for the MBI agreement will be designated to the Community Services Department. MBI will provide grant assistance and technical support for the Economic Development Initiative, Community Project Funding (CPF) grant that was awarded for park improvement projects at three city parks.

FINANCIAL IMPACT

The additional amount of \$50,173 for the MBI agreement will be funded by the CPF grant funds included in the adopted budget for park improvement projects. There will be no impact to the General Fund.

RECOMMENDATION

It is recommended that the City Council:

- Approve the attached Amendment No. 2 to the Agreement with Michael Baker International, Inc.; and
- Authorize the City Manager to execute Amendment No. 2 on behalf of the City.

By: Janet Pelayo
Community Services Deputy Director

ATTACHMENTS:

Description	Upload Date	Type	File Name
Amendment No. 2 MBI, Inc.	10/2/2023	Agreement	2nd_Amendment_to_the_MBI_Agreement.docx
Proposal from MBI - Community Services	10/2/2023	Backup Material	MBI_Proposal_-_AMENDMENT_- _Grant_Assistance_-_ _City_of_Garden_Grove_-_08-31- 23_(002).pdf

SECOND AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT

THIS SECOND AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT between the CITY OF GARDEN GROVE, a municipal corporation of the State of California, hereinafter referred to as "CITY" and **MICHAEL BAKER INTERNATIONAL, INC.**, hereinafter referred to as "CONTRACTOR" is made and entered into, to be effective the ____ day of ____ 2023, as follows:

RECITALS

WHEREAS, CITY AND CONTRACTOR previously entered into that certain Professional Services Agreement, dated August 15, 2022 the "Agreement";

WHEREAS, CITY AND CONTRACTOR desire to amend the Existing Agreement as provided herein.

Now, therefore, it is mutually agreed, by and between the parties, to amend the following provisions of the Agreement to read as follows:

SECTION 3.1 Compensation Amount shall be amended as follows:

Total Compensation is hereby increased by \$50,173, per the pricing and additional services outlined in Attachment "B." The Total Compensation under this agreement shall not exceed (NTE) amount of TWO-HUNDRED FIFTY THOUSAND ONE HUNDRED SEVENTY THREE DOLLARS (\$250,173).

All other provisions of the Agreement not amended herein shall remain in full force and effect.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties have caused this Second Amendment to be executed by their respective officers duly authorized as of the date first written above.

"CITY"

CITY OF GARDEN GROVE, a municipal corporation.

APPROVED AS TO FORM:

Omar Sandoval, City Attorney

Date: _____

ATTESTED:

Teresa Pomeroy, City Clerk

Date: _____

By: _____
Lisa L. Kim, City Manager

Date: _____

"CONTRACTOR"

MICHAEL BAKER INTERNATIONAL,
INC.

By: _____
William Hoose,
Associate Vice President

Date: _____

If CONTRACTOR is a corporation, a
Corporate Resolution and/or
Corporate Seal is required.

August 31, 2023

Janet Pelayo
Community Services Manager
CITY OF GARDEN GROVE
11222 Acacia Parkway
Garden Grove, CA 92840

RE: Amendment - Proposal for Grant Assistance Services

Dear Ms. Pelayo,

Michael Baker International (Michael Baker) is pleased to submit an Amendment to this proposal to provide Grant Assistance and Technical Assistance to the City of Garden Grove's (City) Community Services Department commencing on **August 1, 2023 through June 30, 2024**. It is our understanding, the City seeks support with the preparation of the Economic Development Initiative grant for the purpose of Community Project Funding referred to as the EDI grant which is a congressionally-directed grant. It is also our understanding that the Community Services Department seeks ongoing/on call Services as grant opportunities arise.

Michael Baker has established sound practices and standard procedures to maintain a high level of accuracy and productivity in grant management. Our staff possesses over 30 years of grant management and public administration experience. Further, our staff regularly attends workshops and training sponsored by the Department of Housing and Urban Development and the State to remain current with changing regulations, principles, and procedures. Michael Baker staff members are well qualified to provide the services being requested by the City of Garden Grove based on their educational background, career training, and work experience.

The Scope of Services is as follows:

1. General Grant, Technical Assistance and Set Up

- a) Assist the City of Garden Grove with the application for the receipt of grant funds.
- b) Prepare the environmental review for the project.
- c) Assist with oversight including administration, reporting and billing review.
- d) Provide technical assistance to staff with overall program administration.
- e) Provide Labor compliance services for the project

Project Team

Maria Gallegos, Project Manager will serve as Project Manager in this assignment. Brent Schleck, Environmental Planner will oversee the environmental review process. Sandra Lee, Labor Compliance Officer will perform all tasks associated with maintaining the files in accordance with federal and state guidelines.

Title	Hourly Rate
Project Manager	\$130.00
Environmental Planner	\$150.00
Associate Environmental Planner	\$120.00
Labor Compliance Officer	\$125.00

Fees

This Amended proposal will be based on time and materials at an amount not to exceed \$50,172.50. See task breakdown below.

Task	Fee
1. Grant Assistance	\$14,975
2. Environmental Assessment for three (3) parks	\$11,697.50
3. Labor Compliance Monitoring for three (3) park improvement projects	\$23,500
Total	\$50,172.50

We believe that the services being offered by Michael Baker will fulfill the City's needs in an efficient, and cost-effective manner. We sincerely appreciate the opportunity to submit this proposal and look forward to continuing to assist the City of Garden Grove. If you have any questions regarding this proposal, please contact Damien Delany, at (562) 200-7177, or Ddelany@mbakerintl.com.

Sincerely,



William M. Hoose, AICP
Vice President

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: Lisa L. Kim From: William E. Murray

Dept.: City Manager Dept.: Public Works

Subject: Authorize the issuance of a purchase order to National Auto Fleet Group for one (1) new Public Works Department truck and two (2) new SUV's. (Cost: \$213,782.70) (*Action Item*) Date: 10/10/2023

OBJECTIVE

To secure City Council authorization to purchase one (1) new Public Works Department truck and two (2) new SUV's from National Auto Fleet Group through the Sourcewell competitive bid program, Contract #091521-NAF.

BACKGROUND

The Public Works Department has one (1) truck and two (2) SUV's that currently meet the City's guidelines for replacement and were approved through the Fiscal Year 2023-24 budget process. These vehicles are replacing vehicles from the Water Department, the Police Department, and the City Manager's Community Relations division.

DISCUSSION

Experience has shown that the City's buying power is enhanced through joining with other public agencies to purchase fleet vehicles and equipment. 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	\$95,038.62*
Ford F-550 regular cab (Water Department)	

National Auto Fleet Group	\$59,372.04 each*
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(2) Chrysler Pacifica's (Police Dept. and Cable Ch.3)

* This price includes all applicable tax and destination charges.

FINANCIAL IMPACT

The total purchase price of the three vehicles is \$213,782.70. This amount is included in the Fleet Management Fund's Fiscal Year 2023-24 operating budget. There is no impact to the General 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 \$213,782.70 to National Auto Fleet Group for the purchase of one (1) new Public Works Department truck and two (2) new SUV's.

By: Steve Sudduth, Equipment Maintenance Supervisor

ATTACHMENTS:

Description	Upload Date	Type	File Name
Nation Auto Fleet Group Quote dump truck	9/28/2023	Backup Material	National_Auto_Fleet_Group_quote_dump_truck.pdf
Nation Auto Fleet Group Quote Pacifica's	9/28/2023	Backup Material	National_Auto_Fleet_Group_quote_Pacifica_s.pdf
Vehicle Information	9/28/2023	Backup Material	Vehicle_Information.docx



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

9/22/2023

Quote ID: **25880**

Order Cut Off Date: **TBA**

Mr Steve Sudduth
City of Garden Grove
11222 Acacia Parkway
Garden Grove, California, 92840

Dear Steve Sudduth,

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

One (1) New/Unused (2024 Ford Super Duty F-550 DRW (F5G) XL 2WD Reg Cab 169" WB 84" CA, Pacific Est 21081 Dump Body Unit 611) and delivered to your specified location, each for

	One Unit (MSRP)	One Unit	Total % Savings	Total Savings
Contract Price	\$58,255.00	\$57,243.71	1.736 %	\$1,011.29
Pacific Est 21081		\$29,861.00		
Dump Body Unit 611				
Tax (8.7500 %)		\$7,621.66		
Tire fee		\$12.25		
Transportation		\$300.00		
Total		\$95,038.62		

- per the attached specifications. Price includes 2 additional key(s).

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



QUOTATION

pacific truck equipment inc.

11655 e. washington blvd. whittier, ca 90606-2424

562/464-9674 fax 562/464-6067

DATE ENTERED 7/7/2023		CUST. P.O.		TERMS COD YES		TAXABLE YES NO		ESTIMATE # 21081
TO	TO:STEVE SUDDUTH@CITY OF GARDEN GROVE FROM: JEFF @ PACIFIC TRUCK EQUIPMENT			DATE REQUESTED 7/7/2023		TRUCK DUE DATE		
				BUYER'S NAME STEVE		WRITTEN BY J.K.		
				HOW SHIP				
SHIP TO	UNIT #611			SPECIFICATIONS				
				MAKE / MODEL / YEAR / COLOR / C.A DIM FORD, F-550, 84"CA				
				DUAL-SNGL / TIRE SIZE / 4-WHL DR. / PKTS / EXT. CAB DRW CHASSIS,				

ITEM	QUAN	DESCRIPTION	UNIT PRICE	Sub Total
A	1	FURNISH AND INSTALL (1) EA RUGBY ELIMINATOR SERIES MODEL #DU-11-3 DUMP BODY PAINTED WHITE AND INSTALLED WITH DUAL SAFETY PROPS	29,861.00	29,861.00T
B	1	RUGBY MODEL #SR4016ED DUMP HOIST INSTALLED	0.00	0.00T
C	1	17" HIGH SIDES WITH A 23" HIGH TAILGATE	0.00	0.00T
D	1	CENTER COAL CHUTE IN TAILGATE	0.00	0.00T
E	1	11' BODY LENGTH	0.00	0.00T
F	1	SPREADER APRON AT REAR	0.00	0.00T
G	1	2" X 6" CHEATER BOARDS	0.00	0.00T
H	1	1/4 CAB SHIELD	0.00	0.00T
I	1	(1) EA 48" X 18" X 20" UNDERBODY BOX ON C.S.	0.00	0.00T
J	1	(2) EA ECCO MODEL #7950-A AMBER STROBE LIGHTS INSTALLED 1 ON EACH SIDE ON TOP OF CAB SHIELD PER PHOTO	0.00	0.00T
K	1	(2) EA 2 STATION TOOL HOLDERS BETWEEN CAB AND DUMP BODY INSTALLED	0.00	0.00T
L	1	4 CORNER STROBE SYSTEM INSTALLED	0.00	0.00T
M	1	L.E.D. LEGAL LIGHTS	0.00	0.00T
N	1	MUD FLAPS ON CHAIN HANGERS	0.00	0.00T
O	1	12,500 RECEIVER HITCH	0.00	0.00T
P	1	7 PRONG R.V. TRAILER CONNECTOR	0.00	0.00T
Q	1	FIRE EXTINGUISHER	0.00	0.00T
R	1	TRIANGLE KIT	0.00	0.00T
S	1	INSTALL FACTORY SUPPLIED BACK UP CAMERA TO EXISTING O.E.M. SYSTEM	0.00	0.00T
T	1	BACK UP ALARM	0.00	0.00T
		NO OTHER ITEMS INCLUDED NO SPECIFICATIONS PROVIDED		

Sub Total	\$29,861.00
Sales Tax	
Total	

Sourcewell Quote ID: 25880

Name

Mr Steve Sudduth

(714) 741-5390

stevesu@ci.garden-grove.ca.us

Organization Name

City of Garden Grove

Address

11222 Acacia Parkway

Garden Grove California

92840

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

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

Use the upfitter of your choice: www.NAFGpartner.com

Vehicle Status: ETA@NationalAutoFleetGroup.com

General Inquiries: Fleet@NationalAutoFleetGroup.com

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

1-855-289-6572

Vehicle Configuration Options

ENGINE	
Code	Description
99N	Engine: 7.3L 2V DEVCT NA PFI V8 Gas, (STD)
TRANSMISSION	
Code	Description
44G	Transmission: TorqShift 10-Speed Automatic, (STD)
TIRES	
Code	Description
TGJ	Tires: 225/70Rx19.5G BSW A/P, (STD)
PRIMARY PAINT	
Code	Description
Z1	Oxford White
SEAT TYPE	
Code	Description
AS	Medium Dark Slate, HD Vinyl 40/20/40 Split Bench Seat, -inc: center armrest, cupholder, storage, 2-way adjustable driver/passenger headrests and driver's side manual lumbar
ADDITIONAL EQUIPMENT	
Code	Description
68M	GVWR: 19,500 lb Payload Plus Upgrade Package, -inc: upgraded frame, rear-axle and low deflection/high capacity rear springs, Increases max RGAWR to 14,706 lbs, Note: See Order Guide Supplemental Reference for further details on GVWR
512	Spare Tire & Wheel, -inc: Excludes carrier, 6-Ton Hydraulic Jack
18B	Platform Running Boards
153	Front License Plate Bracket
61J	6-Ton Hydraulic Jack
872	Rear View Camera & Prep Kit, -inc: Pre-installed content includes cab wiring and frame wiring to the rear most cross member, Upfitters kit includes camera w/mounting bracket, 20' jumper wire and camera mounting/aiming instructions
OPTION PACKAGE	
Code	Description
660A	Order Code 660A

Standard Equipment

MECHANICAL

Engine: 7.3L 2V DEVCT NA PFI V8 Gas (STD)
Transmission: TorqShift 10-Speed Automatic -inc: 10R140 w/neutral idle, SelectShift and selectable drive modes: normal, tow/haul, eco, slippery roads and trail (STD)
4.88 Axle Ratio (STD)

EXTERIOR

Tires: 225/70Rx19.5G BSW A/P (STD)

WHEELS

Wheels: 19.5" x 6" Argent Painted Steel -inc: Hub covers/center ornaments not included
--

ADDITIONAL EQUIPMENT

50-State Emissions System
Transmission w/Oil Cooler
Rear-Wheel Drive
78-Amp/Hr 750CCA Maintenance-Free Battery w/Run Down Protection
HD 250 Amp Alternator
Towing Equipment -inc: Brake Controller and Trailer Sway Control
Trailer Wiring Harness
11370# Maximum Payload
GVWR: 18,000 lbs Payload Package
HD Shock Absorbers
Front And Rear Anti-Roll Bars
Firm Suspension
Hydraulic Power-Assist Steering
40 Gal. Fuel Tank
Single Stainless Steel Exhaust
Dual Rear Wheels
Front Suspension w/Coil Springs
Solid Axle Rear Suspension w/Leaf Springs
4-Wheel Disc Brakes w/4-Wheel ABS, Front And Rear Vented Discs, Brake Assist and Hill Hold Control
Upfitter Switches
Clearcoat Paint
Black Front Bumper w/Black Rub Strip/Fascia Accent and 2 Tow Hooks

Black Fender Flares
Black Side Windows Trim and Black Front Windshield Trim
Black Door Handles
Black Power Heated Side Mirrors w/Convex Spotter, Manual Folding and Turn Signal Indicator
Manual Extendable Trailer Style Mirrors
Fixed Rear Window
Light Tinted Glass
Variable Intermittent Wipers
Aluminum Panels
Front Splash Guards
Black Grille
Autolamp Auto On/Off Aero-Composite Halogen Daytime Running Lights Preference Setting
Headlamps w/Delay-Off
Cab Clearance Lights
Perimeter/Approach Lights
Radio w/Seek-Scan, Clock and Speed Compensated Volume Control
Radio: AM/FM Stereo w/MP3 Player -inc: 4 speakers
Fixed Antenna
SYNC 4 Communications & Entertainment System -inc: enhanced voice recognition, 911 Assist, 8" LCD center stack screen, AppLink, 1 smart-charging USB port and trailer brake controller
2 LCD Monitors In The Front
4-Way Driver Seat -inc: Manual Recline and Fore/Aft Movement
4-Way Passenger Seat -inc: Manual Recline and Fore/Aft Movement
Manual Tilt/Telescoping Steering Column
Gauges -inc: Speedometer, Odometer, Oil Pressure, Engine Coolant Temp, Tachometer, Transmission Fluid Temp, Engine Hour Meter, Trip Odometer and Trip Computer
FordPass Connect 4G Mobile Hotspot Internet Access
Remote Keyless Entry w/Integrated Key Transmitter, Illuminated Entry and Panic Button
Cruise Control w/Steering Wheel Controls
Manual Air Conditioning
Illuminated Locking Glove Box
Interior Trim -inc: Chrome Interior Accents
Full Cloth Headliner
Urethane Gear Shifter Material
HD Vinyl 40/20/40 Split Bench Seat -inc: center armrest, cupholder, storage, 2-way adjustable driver/passenger headrests and driver's side manual lumbar
Day-Night Rearview Mirror
Passenger Visor Vanity Mirror
Full Overhead Console w/Storage and 2 12V DC Power Outlets
Front Map Lights
Fade-To-Off Interior Lighting

Full Vinyl/Rubber Floor Covering
Smart Device Remote Engine Start
Instrument Panel Covered Bin and Dashboard Storage
Power 1st Row Windows w/Driver And Passenger 1-Touch Up/Down
Delayed Accessory Power
Power Door Locks
Driver Information Center
Trip Computer
Outside Temp Gauge
Digital/Analog Appearance
Seats w/Vinyl Back Material
Manual Adjustable Front Head Restraints
Securilock Anti-Theft Ignition (pats) Immobilizer
2 12V DC Power Outlets
Air Filtration
Driveline Traction Control
Side Impact Beams
Dual Stage Driver And Passenger Seat-Mounted Side Airbags
Pre-Collision Assist with Automatic Emergency Braking (AEB)
Lane Departure Warning
Collision Mitigation-Front
Dual Stage Driver And Passenger Front Airbags w/Passenger Off Switch
Safety Canopy System Curtain 1st Row Airbags
Outboard Front Lap And Shoulder Safety Belts -inc: Height Adjusters



National Auto Fleet Group

A Division of Chevrolet of Watsonville

490 Auto Center Drive, Watsonville, CA 95076
(855) 289-6572 • (855) BUY-NJPA • (831) 480-8497 Fax
Fleet@NationalAutoFleetGroup.com

UNIT TBD

QT 92323

September 23, 2023

Mr. Steve Sudduth
City of Garden Grove
13802 New Hope St
Garden Grove, Ca 92843
Delivery Via Email

Dear Mr. Sudduth,

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

National Auto Fleet Group will sell, service and deliver at Garden Grove, new/unused 2024 Chrysler Pacifica PHEV responding to your requirement with the attached specifications for \$ 53,849.00 State Sales Tax, and \$8.75 tire tax (non-taxable). These vehicles are available under the Sourcewell (Formerly Known as NJPA) master vehicle contract# 091521-NAF. Units to be all White.

	One Unit MSRP	One Unit	Total Savings	Total Savings
2024 Chrysler Pacifica				
PHEV	54,090.00	53,849.00	0.45%	241.00
Two Extra Keys		600.00		
Sub Total		54,449.00		
Sales Tax		4,764.29		
Tire Tax		8.75		
Transport		150.00		
Total		59,372.04		

Terms are net 30 days.

Delivery 180-220 Days ARO

National Auto Fleet Group welcomes the opportunity to assist you in your vehicle requirements.

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




Vehicle: [Fleet] 2024 Chrysler Pacifica (RUET53) Hybrid Premium S Appearance Pkg FWD



National Auto Fleet Group

Prepared By:

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

Vehicle: [Fleet] 2024 Chrysler Pacifica (RUET53) Hybrid Premium S Appearance Pkg FWD ( Complete)

Selected Model and Options

MODEL

CODE

MODEL

RUET53

2024 Chrysler Pacifica Hybrid Premium S Appearance Pkg FWD

COLORS

CODE

DESCRIPTION

PW7

Bright White Clearcoat

ENGINE

CODE

DESCRIPTION

EH3

Engine: 3.6L V6 Plug-In Hybrid (STD)

TRANSMISSION

CODE

DESCRIPTION

DFQ

Transmission: eFlite SI-EVT (STD)

CPOS PKG

CODE

DESCRIPTION

2ET

Quick Order Package 2ET Premium S Appearance -inc: Engine: 3.6L V6 Plug-In Hybrid, Transmission: eFlite SI-EVT, Gloss Black Power Mirrors, 360 Surround View Camera System, Nexen Brand Tires, Power 2-Way Passenger Lumbar Adjust, Integrated Premium Console, Auto Power-Folding Mirrors, Footwell Courtesy Lamp, Instrument Panel Satin Silver Bezel, S Appearance Package, 506 Watt Amplifier, 1st Row USB Charge Port, 3rd Row USB Charge Port, Front/Rear 1-Touch Up/Down Power Windows, Power Adjust 8-Way Front Passenger Seat, 13 Alpine Speakers, Wireless Charging Pad, Premium & Safety Sphere Group, Ventilated Front Seats, Black Day Light Opening Moldings, Universal Garage Door Opener, Safety Sphere, Illuminated Map Pocket & Puddle Lamp, Silver Metal Brushed Hydro Accents, Anodized Ink Badging, Rear Ambient Lighting, Power Open/Close Shade, Parallel & Perpendicular Park Assist w/Stop, ParkSense Front/Rear Park Assist w/Stop, Rear View Auto Dim Mirror, Black Stow 'N Place Roof Rack, Premium Rear Fascia Black, Power Front/Fixed Rear Full Sunroof, Exterior Mirrors Courtesy Lamps, S Badge, Hands Free Power Liftgate, Piano Black Interior Accents, Premium Fascia Upper/Lower Grille w/Black Surround, Exterior Mirrors w/Memory, Power-Folding Mirrors, Auto Adjust In Reverse Exterior Mirrors

PRIMARY PAINT

CODE

DESCRIPTION

PW7

Bright White Clearcoat

SEAT TYPE


CODE

DESCRIPTION

RLX3


Black, Nappa Leather Bucket Seats w/S Logo

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Vehicle: [Fleet] 2024 Chrysler Pacifica (RUET53) Hybrid Premium S Appearance Pkg FWD ( Complete)

ADDITIONAL EQUIPMENT - INTERIOR	
CODE	DESCRIPTION
CEQ	Black Seats
Options Total	

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Vehicle: [Fleet] 2024 Chrysler Pacifica (RUET53) Hybrid Premium S Appearance Pkg FWD ( Complete)

Standard Equipment


Mechanical

Engine: 3.6L V6 Plug-In Hybrid (STD)
Transmission: eFlite SI-EVT (STD)
50 State Emissions
Engine Auto Stop-Start Feature
Front-Wheel Drive
3.59 Axle Ratio
Engine Oil Cooler
650CCA Maintenance-Free Battery w/Run Down Protection
Hybrid Electric Motor
GVWR: 6,300 lbs
Gas-Pressurized Shock Absorbers
Front Anti-Roll Bar
Electric Power-Assist Steering
Single Stainless Steel Exhaust
16.5 Gal. Fuel Tank
Strut Front Suspension w/Coil Springs
Trailing Arm Rear Suspension w/Coil Springs
Heavy Duty Suspension
Regenerative 4-Wheel Disc Brakes w/4-Wheel ABS, Front Vented Discs, Brake Assist, Hill Hold Control and Electric Parking Brake
Lithium Ion Traction Battery w/6.6 kW Onboard Charger, 14 Hrs Charge Time @ 110/120V, 2 Hrs Charge Time @ 220/240V and 16 kWh Capacity

Exterior

Wheels: 18" x 7.5" S-Model Aluminum Design 3
Tires: 235/60R18 BSW AS
Puncture Sealant & Portable Air Compressor
Clearcoat Paint
Body-Colored Rear Bumper
Body-Colored Front Bumper
Body-Colored Door Handles
Gloss Black Exterior Mirrors

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Vehicle: [Fleet] 2024 Chrysler Pacifica (RUET53) Hybrid Premium S Appearance Pkg FWD ( Complete)

Exterior

Exterior Mirrors w/Supplemental Signals
Exterior Mirrors w/Heating Element
Fixed Rear Window w/Fixed Interval Wiper and Defroster
Deep Tinted Glass
Rain Detecting Variable Intermittent Wipers
Galvanized Steel/Aluminum Panels
Lip Spoiler
Front License Plate Bracket
Power Sliding Rear Doors
Tailgate/Rear Door Lock Included w/Power Door Locks
Auto On/Off Projector Beam Led Low/High Beam Daytime Running Headlamps w/Delay-Off
Front Fog Lamps
LED Brakelights
Laminated Glass
Front Fascia Air Deflectors


Entertainment

SiriusXM 360L AM/FM/HD/Satellite w/Seek-Scan, Clock, Speed Compensated Volume Control, Aux Audio Input Jack, Steering Wheel Controls, Voice Activation and Radio Data System
Radio: Uconnect 5 Nav w/10.1" Display
Streaming Audio
Integrated Roof Antenna
Integrated Active Noise Cancellation
Bluetooth Wireless Phone Connectivity
2 LCD Monitors In The Front
Sirius Xm Traffic Plus Real-Time Traffic Display

Interior

Front Seats w/Power 4-Way Driver Lumbar
12-Way Power Driver Seat -inc: Power Recline, Height Adjustment, Fore/Aft Movement, Cushion Tilt and Power 4-Way Lumbar Support
Passenger Seat
Removable Bucket Folding Captain Front Facing Manual Reclining Fold Forward Seatback Leatherette Rear Seat w/Manual Fore/Aft
Driver And Front Passenger Armrests and Rear Seat Mounted Armrest

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Vehicle: [Fleet] 2024 Chrysler Pacifica (RUET53) Hybrid Premium S Appearance Pkg FWD ( Complete)

Interior

Manual Tilt/Telescoping Steering Column

Gauges -inc: Speedometer, Odometer, Voltmeter, Oil Pressure, Engine Coolant Temp, Tachometer, Oil Temperature, Transmission Fluid Temp, Traction Battery Level, Power/Regen, Trip Odometer and Trip Computer

Power Rear Windows and Fixed 3rd Row Windows

4G LTE Wi-Fi Hot Spot Mobile Hotspot Internet Access

Fixed 60-40 Split-Bench Leatherette 3rd Row Seat Front, Manual Recline, Manual Fold Into Floor and 3 Fixed Head Restraints

Heated TechnoLeather Leatherette Steering Wheel

Rear Cupholder

Compass

Proximity Key For Doors And Push Button Start

Valet Function

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

Cruise Control w/Steering Wheel Controls

Distance Pacing w/Traffic Stop-Go

Voice Activated Dual Zone Front Automatic Air Conditioning

Rear HVAC w/Separate Controls

HVAC -inc: Underseat Ducts, Auxiliary Rear Heater and Headliner/Pillar Ducts

Illuminated Locking Glove Box

Driver Foot Rest

Full Cloth Headliner

Vinyl Door Trim Insert

Metal-Look Gear Shifter Material

Interior Trim -inc: Piano Black/Metal-Look Interior Accents

Day-Night Rearview Mirror

Driver And Passenger Visor Vanity Mirrors w/Driver And Passenger Illumination

Mini Overhead Console w/Storage, Conversation Mirror and 2 12V DC Power Outlets

Front And Rear Map Lights


Fade-To-Off Interior Lighting

Full Carpet Floor Covering -inc: Carpet Front And Rear Floor Mats

Carpet Floor Trim

Trunk/Hatch Auto-Latch

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Vehicle: [Fleet] 2024 Chrysler Pacifica (RUET53) Hybrid Premium S Appearance Pkg FWD ( Complete)**Interior**

Cargo Space Lights

FOB Controls -inc: Cargo Access and Remote Start

Smart Device Integration

SiriusXM Guardian Tracker System

Smart Device Remote Engine Start

Memory Settings -inc: Driver Seat and Audio

Illuminated Cupholders

Instrument Panel Covered Bin, Driver / Passenger And Rear Door Bins

Delayed Accessory Power

Power Door Locks w/Autolock Feature

Power 1st Row Windows

Driver Information Center

Redundant Digital Speedometer

Trip Computer

Outside Temp Gauge

Digital/Analog Appearance

Driver And Passenger Heated-Cushion, Driver And Passenger Heated-Seatback

Manual w/Tilt Front Head Restraints and Manual Adjustable Rear Head Restraints

2 Seatback Storage Pockets

Perimeter Alarm

Sentry Key Immobilizer

2 12V DC Power Outlets

Air Filtration

Safety-Mechanical

Electronic Stability Control (ESC)

ABS And Driveline Traction Control

Safety-Exterior

Side Impact Beams


Safety-Interior

Dual Stage Driver And Passenger Seat-Mounted Side Airbags

Blind Spot Detection Blind Spot

Forward Collision Warning-Plus and Rear Cross Path Detection

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Vehicle: [Fleet] 2024 Chrysler Pacifica (RUET53) Hybrid Premium S Appearance Pkg FWD ( Complete)

Safety-Interior

Lane Departure Warning-Plus Lane Keeping Assist

Lane Departure Warning-Plus Lane Departure Warning

Collision Mitigation-Front

Uconnect Access Emergency Sos

Tire Specific Low Tire Pressure Warning

Dual Stage Driver And Passenger Front Airbags

Curtain 1st, 2nd And 3rd Row Airbags


Airbag Occupancy Sensor

Driver And Passenger Knee Airbag

Rear Child Safety Locks

Outboard Front Lap And Shoulder Safety Belts -inc: Height Adjusters and Pretensioners

Back-Up Camera

Vehicle: [Fleet] 2024 Chrysler Pacifica (RUET53) Hybrid Premium S Appearance Pkg FWD ( Complete)

Window Sticker

SUMMARY

[Fleet] 2024 Chrysler Pacifica (RUET53) Hybrid Premium S Appearance Pkg FWD

MSRP:\$52,495.00

Interior:Black, Nappa Leather Bucket Seats w/S Logo

Exterior 1:Bright White Clearcoat

Exterior 2:No color has been selected.

Engine: 3.6L V6 Plug-In Hybrid

Transmission: eFlite SI-EVT

OPTIONS

CODE	MODEL	MSRP
RUET53	[Fleet] 2024 Chrysler Pacifica (RUET53) Hybrid Premium S Appearance Pkg FWD	\$52,495.00
OPTIONS		
2ET	Quick Order Package 2ET Premium S Appearance	\$5,995.00
CEQ	Black Seats	\$0.00
DFQ	Transmission: eFlite SI-EVT	\$0.00
EH3	Engine: 3.6L V6 Plug-In Hybrid	\$0.00
PW7	Bright White Clearcoat	\$0.00
RLX3	Black, Nappa Leather Bucket Seats w/S Logo	\$0.00
SUBTOTAL		\$58,490.00
Adjustments Total		\$0.00
Destination Charge		\$1,595.00
TOTAL PRICE		\$60,085.00

FUEL ECONOMY

Est City:N/A

Est Highway:N/A

Est Highway Cruising Range:N/A

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Vehicle Information

2004 Ford F-450 dump truck with 80,000 miles VIN# 1FDXF46S34EB03463

2008 Chevy Trailblazer with 41,000 miles VIN# 1GNDS13S782212092

2006 Dodge Caravan with 74,500 miles VIN# 1046PZ4R76B585030

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: Lisa L. Kim From: Teresa Pomeroy

Dept.: City Manager Dept.: City Clerk

Subject: Receive and file minutes from the meetings held on August 22, 2023, and September 26, 2023.
(Action Item) Date: 10/10/2023

Attached are the minutes from the meetings held on August 22, 2023, and September 26, 2023, recommended to be received and filed as submitted or amended.

ATTACHMENTS:

Description	Upload Date	Type	File Name
Minutes - August 22, 2023	10/5/2023	Minutes	cc-min_08_22_2023.pdf
Minutes - September 26, 2023	10/5/2023	Minutes	cc-min_09_26_2023.pdf

MINUTES

GARDEN GROVE CITY COUNCIL

Regular Meeting

Tuesday, August 22, 2023

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

CONVENE STUDY SESSION

At 5:36 p.m., Mayor Jones convened the study session in the "B" room.

<u>ROLL CALL</u>	PRESENT:	(5)	Council Members DoVinh, Klopfenstein, Nguyen, Mayor Pro Tem Brietigam, Mayor Jones
	ABSENT:	(2)	Council Members O'Neill, Council Member Tran

ORAL COMMUNICATIONS FOR THE STUDY SESSION

Speakers: None.

WATER RATE UPDATE (F: 112.1)

Following an introduction by Sam Kim, Public Works Water Manager, Art Griffith with FG Solutions, LLC provided a PowerPoint presentation that discussed the following:

- Updated Water Demand Data
 - Period: July 2022 – June 2023
 - 2023 water demands are less than 2022 water demands due to wet weather since July 2022
 - Fiscal Year 22/23 metered consumption approximately 10% less than previous years
- Revised Projected Revenue Increases
 - The chance that El Nino Southern Oscillation (ENSO) Climate Pattern will continue through the winter is greater than 95% (Source: NOAA.gov, August 2023)
 - Impacts of recent wet weather
 - Reduced water demand
 - Lower revenues

- Lower expenses
 - Revenues decrease more than expenses decrease
 - Future Per and polyfluoroalkyl substances (PFAS) expenses remain unchanged
 - Revised revenue projection has higher revenue increase because of lower water demand projections
 - Annual 6.4% revenue increases vs 4.7% projected revenue increases presented in the July study session
 - Pass-Through Adjustments calculated annually and are unchanged from July
- Proposed Water Rate Schedule
 - Bi-Monthly bill for residential customers consists of Commodity Delivery Charge, Capital Improvement Charge, Bi-monthly Minimum Charge
 - Fire Service rates are applicable to private fire service connections
 - Tier 1 – Water source: local groundwater
 - Rate based on cost of local groundwater production
 - CCF included in Tier 1 is based on average water use
 - Tier 2 – Water source: local groundwater (43%) and imported water (57%)
 - Rate based on cost of imported water and local cost of groundwater, as well as cost of conservation programs which includes the City's cost to comply with State Water Use Objectives legislation
 - Commodity Delivery Charges
 - Tier 1 increases as PFAS O&M cost increases the cost to produce local groundwater
 - Tier 2 increases with the costs of Water Use Objectives and PFAS O&M
- Discount Programs
 - CARE Senior Discount
 - Eligibility: Enrolled in Southern California Edison's CARE program; must live at billing address; water bill must in resident's name; resident must be 65 years of age or older
 - Amount of \$10 discount per billing period
 - Staff recommends keeping the program with no changes
 - Low Water User Discount
 - Eligibility: Any customer using less than 6 ccf in a bi-monthly billing period
 - Amount discounted: Commodity Delivery Charge for that bi-monthly billing period

- Staff recommends discontinuing program to ensure water rates are equitable among all ratepayers
- Public Outreach Plan
 - Community Meeting scheduled for Wednesday, September 27, 2023
 - Location: Community Meeting Center – Room A, 6:00 p.m. - 8:00 p.m.
 - Booths for key-topics: water distribution, PFAS, water conservation, water bill calculator, capital improvement displays
 - Advertising: news release, water bill notice, website notice
 - Educate Community Groups
- Proposed Schedule
 - Final proposed Rate Schedule Study Session: August 2023
 - Public outreach: September 27, 2023
 - Proposition 218 notification, if approved: October 10, 2023
 - Draft Report available: October 18, 2023
 - Final Report available for public view: November 1, 2023
 - 1st Ordinance adoption, if approved: November 28, 2023
 - 2nd Ordinance adoption, if approved: December 12, 2023
 - Rate changes to into effect, if any: Mid-January 2024

ADJOURN STUDY SESSION

At 6:01p.m., Mayor Jones adjourned the study session.

CONVENE REGULAR MEETING

At 6:35 p.m., Mayor Jones convened the meeting in the Council Chamber with Council Members Brietigam, Tran, DoVinh, Klopfenstein, and Nguyen present.

INVOCATION

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

RECESS

At 6:37 p.m. Mayor Jones recessed the meeting.

RECONVENE

At 6:41 p.m., Mayor Jones reconvened the meeting with Council Members Brietigam, Tran, DoVinh, Klopfenstein, and Nguyen present.

PRESENTATIONS - UPCOMING RELEASE OF THE CITY'S NEW MOBILE APP AS PRESENTED BY INFORMATION TECHNOLOGY

Following an introduction by Information Technology Director Anand Rao, Cesar Gallo, Information Technology Programmer, provided an overview of the new mobile app features and updates with anticipated launch date of September 18, 2023.

ORAL COMMUNICATIONS

Speakers: Fred Smoller, Rubi Garcia, Maureen Blackmun, Nicholas Dibs

RECESS

At 7:13 p.m. Mayor Jones recessed the meeting.

RECONVENE

At 7:18 p.m., Mayor Jones reconvened the meeting with Council Members Brietigam, Tran, DoVinh, Klopfenstein, and Nguyen present.

CONSIDERATION OF A WRITTEN REQUEST FROM THE GIAC AN BUDDHIST MONASTERY TO HOST A TWO-DAY BUDDHA'S BIRTHDAY FESTIVAL AT GARDEN GROVE PARK

It was moved by Council Member Brietigam, seconded by Council Member Nguyen that:

The written request from the Giac An Buddhist Monastery to conduct the two-day Buddha's Birthday Festival at Garden Grove Park beginning Saturday, May 4, 2024 through Sunday, May 5, 2024, be approved; and

The City Manager, or her designee, be authorized to prepare and sign an agreement on behalf of the City for use of Garden Grove Park to conduct the two-day Buddha's Birthday Festival.

The motion carried by a 6-0-1 vote as follows:

Ayes:	(6)	Tran, DoVinh, Klopfenstein, Nguyen, Brietigam, Jones
Noes:	(0)	None
Absent:	(1)	O'Neill

CONSIDERATION OF A WRITTEN REQUEST FROM LFA TO EXTEND THE OPERATING HOURS AND MAKE AN EXEMPTION TO THE CITY'S NOISE ORDINANCE ON NEW YEAR'S EVE 2023 (F:)

It was moved by Council Member Klopfenstein, seconded by Council Member Brietigm that:

The written request from LFA to extend operating hours and make an exemption to the Noise Ordinance from 10:00 p.m. to 12:15 a.m. on December 31, 2023 at the Garden Amp, be approved.

The motion carried by a 6-0-1 vote as follows:

Ayes:	(6)	Tran, DoVinh, Klopfenstein, Nguyen, Brietigam, Jones
Noes:	(0)	None
Absent:	(1)	O'Neill

ADOPTION OF A PROCLAMATION DECLARING SEPTEMBER AS HUNGER ACTION MONTH IN GARDEN GROVE (83.1-2023)

Mayor Jones pulled this matter, moved to adopt the Proclamation, seconded by Council Member Brietigam that:

A Proclamation declaring the Month of September as Hunger Action Month in Garden Grove, be adopted.

The motion carried by a 6-0-1 vote as follows:

Ayes:	(6)	Tran, DoVinh, Klopfenstein, Nguyen, Brietigam, Jones
Noes:	(0)	None
Absent:	(1)	O'Neill

ADOPTION OF A PROCLAMATION COMMEMORATING THE 50TH ANNIVERSARY OF SISTER CITY ANYANG, KOREA (83.1-2023)

It was moved by Council Member Klopfenstein, seconded by Council Member Nguyen that:

A Proclamation commemorating the 50th anniversary of Sister City Anyang, Korea, be adopted.

The motion carried by a 6-0-1 vote as follows:

Ayes: (6) Tran, DoVinh, Klopfenstein, Nguyen, Brietigam,
Jones
Noes: (0) None
Absent: (1) O'Neill

ADOPTION OF A PROCLAMATION DECLARING SEPTEMBER AS HUNGER ACTION
MONTH IN GARDEN GROVE (83.1-2023)

This matter was heard earlier in the meeting.

ADOPTION OF A PROCLAMATION RECOGNIZING OCTOBER 19, 2023, AS ARBOR DAY
IN THE GARDEN GROVE (F: 83.1-2023)

It was moved by Council Member Klopfenstein, seconded by Council Member
Nguyen that:

A Proclamation recognizing Thursday, October 19, 2023, as Arbor Day in the City of
Garden Grove, be adopted.

The motion carried by a 6-0-1 vote as follows:

Ayes: (6) Tran, DoVinh, Klopfenstein, Nguyen, Brietigam,
Jones
Noes: (0) None
Absent: (1) O'Neill

CONSIDERATION AND APPROVAL TO SUBMIT A LETTER IN RESPONSE TO THE
GRAND JURY REPORT, "*HISTORIC RAIN, YET DROUGHT REMAINS*"

It was moved by Council Member Klopfenstein, seconded by Council Member
Nguyen that:

The City's letter dated August 22, 2023: "Response to the 2022-23 Orange County
Grand Jury Report re Historic Rain, Yet Drought Remains," be approved; and

Submittal of this response to the Orange County Grand Jury, be authorized.

The motion carried by a 6-0-1 vote as follows:

Ayes: (6) Tran, DoVinh, Klopfenstein, Nguyen, Brietigam,
Jones
Noes: (0) None
Absent: (1) O'Neill

CONSIDERATION AND APPROVAL TO SUBMIT A RESPONSE TO THE GRAND JURY
REPORT, SCHOOL SHOOTING: "HOW PREPARED ARE ORANGE COUNTY PUBLIC
SCHOOLS?"

It was moved by Council Member Klopfenstein, seconded by Council Member
Nguyen that:

The City's letter dated July 12, 2023: "Response to the 2022-23 Grand Jury Report,
School Shooting: How Prepared are Orange County Public Schools?" be approved
and;

Submittal of this response to the Orange County Grand Jury, be authorized.

The motion carried by a 6-0-1 vote as follows:

Ayes: (6) Tran, DoVinh, Klopfenstein, Nguyen, Brietigam,
Jones
Noes: (0) None
Absent: (1) O'Neill

AUTHORIZE ISSUANCE OF A PURCHASE ORDER TO NATIONAL AUTO FLEET GROUP
FOR THREE (3) NEW POLICE DEPARTMENT VEHICLES

It was moved by Council Member Klopfenstein, seconded by Council Member
Nguyen that:

The Finance Director be authorized to issue a purchase order in the amount of
\$143,779.53 to National Auto Fleet Group for the purchase of three (3) new Police
Department vehicles.

The motion carried by a 6-0-1 vote as follows:

Ayes: (6) Tran, DoVinh, Klopfenstein, Nguyen, Brietigam,
Jones
Noes: (0) None
Absent: (1) O'Neill

AUTHORIZE ISSUANCE OF PURCHASE ORDERS TO HILCO FASTENER WAREHOUSE INC., MCFADDEN-DALE INDUSTRIAL HARDWARE AND LAWSON PRODUCTS FOR HARDWARE PARTS FOR CITY VEHICLES

It was moved by Council Member Klopfenstein, seconded by Council Member Nguyen that:

The Finance Director be authorized to issue three (3) separate purchase orders to Hillco Fastener Warehouse Inc., Lawson Products, and McFadden-Dale industrial Hardware respectively, for the purchase of fasteners and hardware parts in an aggregated amount not to exceed \$150,000 per year for five (5) years.

The motion carried by a 6-0-1 vote as follows:

Ayes: (6) Tran, DoVinh, Klopfenstein, Nguyen, Brietigam,
Jones
Noes: (0) None
Absent: (1) O'Neill

AUTHORIZE ISSUANCE OF PURCHASE ORDERS TO FLEET SERVICES INC., FLEET PRIDE AND TRUCK PARTS DEPOT FOR AUTO PARTS FOR CITY VEHICLES

It was moved by Council Member Klopfenstein, seconded by Council Member Nguyen that:

The Finance Director be authorized to issue three (3) purchase orders for truck parts to Fleet Services, Fleet Pride and Truck Parts Depot in an aggregated amount not to exceed \$150,000 per year for five (5) years.

The motion carried by a 6-0-1 vote as follows:

Ayes: (6) Tran, DoVinh, Klopfenstein, Nguyen, Brietigam,
Jones
Noes: (0) None
Absent: (1) O'Neill

APPROVAL OF AN AGREEMENT WITH FLOCK SAFETY INC., FOR AN ALPR CAMERA SYSTEM (F: 55-Flock Safety Inc.)

It was moved by Council Member Klopfenstein, seconded by Council Member Nguyen that:

The agreement with Flock Safety, Inc. for the ALPR project, be approved;

The City Manager, or her designee, be authorized to execute the contract on behalf of the City and make minor modifications as appropriate thereto; and

The City Manager be authorized to execute future amendments to the agreement, including the authorization to enter into the options years, providing sufficient funds are available.

The motion carried by a 6-0-1 vote as follows:

Ayes:	(6)	Tran, DoVinh, Klopfenstein, Nguyen, Brietigam, Jones
Noes:	(0)	None
Absent:	(1)	O'Neill

WARRANTS

It was moved by Council Member Klopfenstein, seconded by Council Member Nguyen that:

Demands covered by EFT numbers 00026552 through 00027212, and check numbers 00185498 through 00185521 inclusive as listed and have been verified by the Finance Division as properly issued and bear all proper signatures, be received and filed.

The motion carried by a 6-0-1 vote as follows:

Ayes:	(6)	Tran, DoVinh, Klopfenstein, Nguyen, Brietigam, Jones
Noes:	(0)	None
Absent:	(1)	O'Neill

AUTHORIZE ISSUANCE OF A PURCHASE ORDER TO PB LOADER CORPORATION FOR ONE (1) NEW TRUCK-MOUNTED BULK WASTE LOADER

Following staff introduction and City Council discussion, it was moved by Council Member Nguyen, seconded by Council Member Klopfenstein that:

The Finance Director be authorized to issue a purchase order in the amount of \$369,610.54 to PB Loader Corporation for the purchase of one (1) new Truck-Mounted Bulk Waste Loader for the Trees and Flood Control Maintenance Section.

The motion carried by a 6-0-1 vote as follows:

Ayes: (6) Tran, DoVinh, Klopfenstein, Nguyen, Brietigam,
Jones
Noes: (0) None
Absent: (1) O'Neill

AWARD A CONTRACT TO CALIFORNIA LANDSCAPE AND DESIGN INC., FOR CITY
PROJECT NO. S-1311, MAGNOLIA PARK IMPROVEMENTS

Following staff introduction and City Council discussion, it was moved by Council Member DoVinh, seconded by Mayor Pro Tem Brietigam that:

The cancellation of the contract with Jon Gilmer Construction for failure to provide the required bonds, be confirmed;

A contract in the amount of \$703,780 be awarded to California Landscape and Design Inc., for City Project No. S-1311 Magnolia Park Improvements; and

The City Manager be authorized to execute the agreement with California Landscape and Design Inc. on behalf of the City, and make minor modifications as appropriate.

The motion carried by a 6-0-1 vote as follows:

Ayes: (6) Tran, DoVinh, Klopfenstein, Nguyen, Brietigam,
Jones
Noes: (0) None
Absent: (1) O'Neill

STUDY SESSION - UPDATE ON THE STATUS OF THE CITY'S HOUSING ELEMENT AS
REQUESTED BY CITY MANAGER KIM

Following an introduction by Community Development Director Niki Wetzel, Chris Chung, Senior Planner, provided a PowerPoint presentation update on the status of the City's Housing Element which is available on the City's website at www.ggcity.org/housing-element.

The Housing Element, a State-required chapter of the City's General Plan, identifies programs and policies to further the goal of meeting the housing needs of existing and future residents for the production of safe, decent, and affordable housing

for all persons in the community. This plan is required by State Housing Law and must be updated every eight years. Furthermore, the Housing Element must be certified by the California Department of Housing and Community Development (HCD). The State has previously announced a statewide housing emergency and has directed all local jurisdictions to facilitate the development of housing for all economic segments of the community.

The four components of the Housing Element are:

- Constraints to housing development
- Resources and site inventory
- Programs
- Progress of housing production and program goals

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. The City is currently in the 2021-2029 planning period, also known as the 6th cycle RHNA.

HCD determines RHNAs for each region of California and the RHNA for Southern California is 1,341,827 housing units. Southern California Association of Governments (SCAG) then establishes a methodology that quantifies the RHNA for each jurisdiction. Garden Grove's RHNA allocation for the 2021-2029 planning period is 19,168 housing units, representing a 2466% increase compared to the 5th RHNA Cycle allocation of 747 housing units. Only four other cities have higher RHNAs than Garden Grove and they are Los Angeles, Long Beach, Ontario and Irvine.

The methodology used to determine the current 6th cycle RHNA allocation includes the methodology used in the 5th RHNA Cycle allocation, "Projected Need", with a new added component of "Existing Need". The concept of "Existing Need" is based on the State's assertion that many cities across California have failed to meet their RHNAs and not produced enough housing to meet the needs of their community and a region as a whole, therefore the State is requiring all jurisdictions to collectively accommodate the shortfalls of all other cities throughout the State. "Existing Need" is comprised of three separate factors: High quality public transit; job accessibility; and residual need. Garden Grove intends to meet current RHNA allocation housing units with accommodations for Accessory Dwelling units, Senate Bill 9 (SB 9) units, and underutilized sites. It should be noted that RHNA is not a construction obligation, but rather a goal for accommodating housing need ensuring the City has appropriate land use and zoning policies in place that will facilitate the production of housing.

In 2020, the City officially submitted two (2) appeals to Southern California Association of Governments (SCAG) regarding RHNA allocations. Both appeals were subsequently denied by SCAG.

In August of 2020, the City launched a comprehensive public outreach and community engagement plan to educate and inform the public on matters related to the Housing Element and RHNA. The City identified key audiences and engagement methods to encourage participation from a broad cross-section of the Garden Grove community, representative of the City's diverse cultural groups, income levels, ages, and interests, with a particular focus on reaching out to Disadvantaged Community (DAC) areas of the city. The City used a wide variety of public engagement tools and methods, which included:

- City Council, stakeholder, and focus group interviews
- Community forums and workshops
- Written surveys
- Online mapping surveys
- Study sessions, open to the public, with the Planning Commission, City Council, and Neighborhood Improvement and Conservation Commission
- Dedicated Housing Element Update website
- Social media and Press Releases
- Housing Element 101 video
- Email blasts
- Online and hard copy flyers and Newsletters

HCD Letter of Substantial Compliance - August 14, 2023

Staff has worked closely with HCD staff throughout the process to ensure that the Housing Element receives certification. On August 14, 2023, the City received a formal response letter from HCD reporting the results of its review of the City's June 2023 Draft Housing Element submission. The letter, in part, states that HCD had found the City's submitted Draft Housing Element to "substantially comply with State Housing Element Law" and that it "meets statutory requirements."

Senior Planner, Chris Chung, then turned over the presentation to Jose Rodriguez, MIG, Inc. to present the following:

Housing Element Section Revisions

- Community Profile/Housing Needs Assessment
 - Updated Homelessness data
- Constraints on Housing Development

- Identified the Zoning Amendments that were completed in 2022
- National and Regional Fair Housing Trends
- Affirmatively Furthering Fair Housing (AFFH) Community Outreach
 - Opportunity Access analysis: education; environmental justice; transportation; employment/economic
 - Cost Burden analysis (overpayment)
- Historic Patterns of Segregation in Orange County
- Government Actions
- Housing Resources
 - Updated capacity assumption
 - Updated local regional housing trends
 - Regional mixed-use and affordable housing trends (Anaheim and Santa Ana)
 - Comprehensive analysis on residential sites located on industrial properties
 - Identified criteria to show all lower income site is available for redevelopment
 - Housing sites inventory consistency with AFFH
- Housing Plan
 - New policies to address the AFFH analysis
 - Program revision for housing sites on industrial properties
 - Revisions to Zoning Code Amendment Program
 - AFFH Program revisions and meaningful actions added
 - Revisions to Program 19 to address homeless housing needs
 - New program to address Senate Bill 9
 - Identified special needs accomplishments

At the conclusion of MIG, Inc.'s presentation, Senior Planner Chris Chung provided an update on the current status and next steps, announcing that the 3rd submission of Garden Grove's Housing Element was sent to HCD on June 30, 2023. On August 14, 2023, the City received a formal response letter from HCD reporting the results of its review of the City's June 2023 Draft Housing Element submission. The letter, in part, states that HCD had found the City's submitted Draft Housing Element to "substantially comply with State Housing Element Law" and that it "meets statutory requirements."

Next steps are to proceed with the Public hearing process that will begin in September 2023. The revised Housing Element will be presented and considered by the Planning Commission, then by the City Council. Following City Council approval, the City would effectively obtain final HCD certification of the Housing Element.

Council Member Tran thanked staff for their diligent work on the Housing Element.

Council Member DoVinh expressed concern with SCAGs methodology in RHNA allocations units for Garden Grove.

Council Member Nguyen echoed Council Member DoVinh's concerns stating that the City appealed the RHNA allocation. She highlighted the significant impact of not meeting Disadvantaged Communities (DAC) threshold, further clarifying that the City did not meet the DAC 50% threshold based on the most recent census data. Council Member Nguyen also expressed the importance of advocating for legislative changes to how State required housing unit allocation is currently being considered. She asked staff to coordinate a meeting with Senator Umberg's office that would provide an opportunity to give an update on Garden Grove's Housing Element, and an opportunity to thoroughly explain Garden Grove's reason and position for appeals.

Council Member Brietigam asked whether Accessory Dwelling Units (ADU) count towards the RHNA count, to which staff confirmed that both ADUs and JADUs count towards RHNA.

Mayor Jones thanked staff for all their hard work and dedication in getting to this point.

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

Council Member Tran reminded residents that they can report issues using the Citizen's Request feature on the new mobile app. She also mentioned the issue of locked restrooms at Magnolia Park and Garden Grove Park and shared that staff will provide more details on current situation. She congratulated recipients of the Girl Award Girl Scout and Eagle Court Awards where she and Mayor Pro Tem Brietigam were in attendance. She also thank Council Member Klopfenstein for participating in backpack give away at the Boys and Girls Club of Garden Grove. Lastly, she shared that she attended a legal aid clinic hosted in Santa Ana and Garden Grove residents that were there asked whether the City will be hosting something similar, which is now currently being planned by staff.

Council Member DoVinh thanked Mayor Pro Tem Brietigam and Council Member Nguyen for their previous work on the Housing Element, but reiterated concern with future RHNA allocations. He acknowledged incoming Department Directors, as well as retiring employees and is looking forward to formal celebratory receptions.

Council Member Klopfenstein thanked Council Member Tran for inviting her to participate in the backpack distribution at the Boys and Girls Club of Garden Grove

event. She also provided an OC Vector Control update sharing that mosquito samples are testing positive for West Nile Virus and reminded residents to dump standing water. Lastly, she shared information on the concerning rise in flea-born Typhus cases in Garden Grove and requested that Typhus information be added to the City's West Nile Virus webpage to bring awareness and information for residents.

Council Member Nguyen requested follow-up regarding several City areas affected by growing encampments and transient activity which include the Orange County Transportation Authority hub, the Caltrans area at Trask Avenue and Newhope Street, and the pedestrian bridge over the 22 Freeway. Lastly, Council Member Nguyen asked that resident concerns related to speeding and red curb consideration at Roxey and Trask Avenue be revisited.

Mayor Pro Tem Brietigam announced that Public Works is diligently working throughout the City to address any post tropical storm debris.

City Manager Kim thanked Public Works and Public Safety staff for being on-call for the Hurricane Hilary weather event. Additionally, she thanked Linda Morin, Emergency Operations Manager, for her dedicated and thorough updates throughout the weekend. Lastly, City Manager Kim announced that a welcome reception for incoming Economic Development Director Ursula Luna-Reynosa, is scheduled for September 12, 2023.

Mayor Jones shared that the City lost two very special people. Corporal Han Cho, a 28 year veteran with the Garden Grove Police Department and Mr. Howard Whittaker, a 70 year resident of Garden Grove who was recently named 2023 Strawberry Ball King and Senior Volunteer Man of the Year. Our thoughts and prayers are with their families, friends and colleagues.

RECESS

At 8:28 p.m., Mayor Jones recessed the meeting.

CONVENE CLOSED SESSION

At 8:29 p.m., Mayor Jones convened closed session in the Founders Room with Council Members Brietigam, Tran, DoVinh, Klopfenstein, and Nguyen present.

ORAL COMMUNICATIONS FOR CLOSED SESSION

Speakers: None.

CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

Pursuant to Government Code Section 54956.9(d)(1): Morris Brad Spell vs. City of Garden Grove, Workers Compensation Appeal Board Case Nos. ADJ11612646, ADJ12359892, and ADJ13384312 - Claim Nos. 17-128930, 18-135321, and 20-149268

CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

Pursuant to Government Code Section 54956.9(d)(1): Allan Harry vs. City of Garden Grove, Workers Compensation Appeal Board Case Nos. ADJ11450019 and ADJ11997964; Claim Nos. 18-136194 and 18-135447

CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

Pursuant to Government Code Section 54956.9(d)(1): Brian Clasby vs. City of Garden Grove, Workers Compensation Appeal Board Case Nos. ADJ13886000 and ADJ13878382; Claim Nos. 20-151225 and 20-152088

ADJOURN CLOSED SESSION

At 8:56 p.m., Mayor Jones adjourned closed session.

RECONVENE MEETING

At 8:57 p.m., Mayor Jones convened the meeting in the Council Chamber with Council Members Brietigam, Tran, DoVinh, Klopfenstein, and Nguyen present.

City Attorney Sandoval stated that there was no reportable action on the closed session matters.

ADJOURNMENT

At 8:58 p.m., Mayor Jones adjourned the meeting in memory of Corporal Han Cho and Mr. Howard Whittaker. The next Regular City Council Meeting will be held on Tuesday, September 12, 2023, at 5:30 p.m. at the Community Meeting Center, 11300 Stanford Avenue, Garden Grove, California.

Lizabeth Vasquez
Deputy City Clerk

MINUTES

GARDEN GROVE CITY COUNCIL

Regular Meeting

Tuesday, September 26, 2023

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

CONVENE MEETING

At 6:48 p.m., Mayor Jones convened the meeting in the Council Chamber.

ROLL CALL PRESENT: (7) Council Members O'Neill, Tran, DoVinh,
Klopfenstein, Nguyen-Penalosa, Mayor Pro
Tem Brietigam, Mayor Jones

ABSENT: (0) None

INVOCATION

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

RECESS

At 6:50 p.m. Mayor Jones recessed the meeting.

RECONVENE

At 6:53 p.m., Mayor Jones reconvened the meeting with all Council Members present.

ADOPTION OF A RESOLUTION OF COMMENDATION RECOGNIZING ASSISTANT CITY
MANAGER, MARIA STIPE, ON HER RETIREMENT AFTER 26 YEARS OF SERVICE TO
THE CITY OF GARDEN GROVE (F: 83.1.2023)

It was moved by Mayor Jones, seconded by Mayor Pro Tem Brietigam that:

A Resolution of Commendation in recognition of Assistant City Manager, Maria Stipe, on her retirement after 26 years of service to the City of Garden Grove, be adopted.

The motion carried by a 7-0 vote as follows:

Ayes: (7) O'Neill, Tran, DoVinh, Klopfenstein, Nguyen-Penaloza, Brietigam, Jones
Noes: (0) None

COMMUNITY SPOTLIGHT IN RECOGNITION OF ASSISTANT CITY MANAGER MARIA STIPE'S RETIREMENT AFTER 26 YEARS OF SERVICE

ADOPTION OF A RESOLUTION OF COMMENDATION RECOGNIZING HOUSING AUTHORITY MANAGER, DANNY HUYNH, ON HIS RETIREMENT AFTER 30 YEARS OF SERVICE TO THE CITY OF GARDEN GROVE (F: 83.1.2023)

It was moved by Mayor Jones, seconded by Mayor Pro Tem Brietigam that:

A Resolution of Commendation in recognition of Housing Authority Manager, Danny Huynh, on his retirement after 30 years of service to the City of Garden Grove, be adopted.

The motion carried by a 7-0 vote as follows:

Ayes: (7) O'Neill, Tran, DoVinh, Klopfenstein, Nguyen-Penaloza, Brietigam, Jones
Noes: (0) None

COMMUNITY SPOTLIGHT IN RECOGNITION OF HOUSING AUTHORITY MANAGER DANNY HUYNH'S RETIREMENT AFTER 30 YEARS OF SERVICE

COMMUNITY SPOTLIGHT IN RECOGNITION OF SABROSO! MEXICAN GRILL RESTAURANT FOR BEING FEATURED ON THE MOST RECENT SEASON OF FOOD NETWORK'S DINERS, DRIVE-INS, AND DIVES: TRIPLE D NATION

ADOPTION OF A PROCLAMATION RECOGNIZING SEPTEMBER AS NATIONAL SERVICE DOG MONTH (F: 83.1.2023)

It was moved by Mayor Jones, seconded by Council Member Nguyen-Penaloza-Penaloza that:

A Proclamation recognizing September as National Service Dog Month, be adopted.

The motion carried by a 7-0 vote as follows:

Ayes: (7) O'Neill, Tran, DoVinh, Klopfenstein, Nguyen-Penaloza, Brietigam, Jones
Noes: (0) None

Following the reading of the proclamation, Debbie Falvano accepted a framed proclamation and addressed the City Council thanking them and stressing the importance of service dogs.

ADOPTION OF A PROCLAMATION DESIGNATING SEPTEMBER AS SERVICE CLUBS MONTH IN GARDEN GROVE (F: 83.1.2023)

It was moved by Mayor Jones, seconded by Council Member Nguyen-Penalosa-Penalosa that:

A Proclamation designating September as Service Clubs Month, be adopted.

The motion carried by a 7-0 vote as follows:

Ayes: (7) O'Neill, Tran, DoVinh, Klopfenstein, Nguyen-Penalosa, Brietigam, Jones
Noes: (0) None

Following the reading of the proclamation, Service Club members accepted a framed proclamation and addressed the City Council thanking them and commented on the benefit of the clubs to the community.

PRESENTATION – OVERVIEW OF THE CALOPTIMA RENEWAL PROGRAM AS PRESENTED BY CALOPTIMA (F: 117.15C)

Vicente Sarmiento, 2nd District Orange County Supervisor and CalOptima Board Member spoke on the Street Medicine Program and the important partnerships with the cities in Orange County's 2nd District. He introduced Michael Hunn, CEO, and An Tran, Director of Social Services Orange County with CalOptima. Mr. Hunn and Mr. Tran provided a PowerPoint presentation on information for renewing healthcare services through CalOptima.

ORAL COMMUNICATIONS

Speakers: Peter Marconi, Nicholas Dibs, Thea, Paul Hoang, Jessica Knight, Rubi Garcia.

RECESS

At 8:00 p.m. Mayor Jones recessed the meeting.

RECONVENE

At 8:51 p.m., Mayor Jones reconvened the meeting with all Council Members present.

ADOPTION OF A RESOLUTION OF COMMENDATION RECOGNIZING ASSISTANT CITY MANAGER, MARIA STIPE, ON HER RETIREMENT AFTER 26 YEARS OF SERVICE TO THE CITY OF GARDEN GROVE (F: 83.1.2023)

This matter was considered earlier in the meeting.

ADOPTION OF A RESOLUTION OF COMMENDATION RECOGNIZING HOUSING AUTHORITY MANAGER, DANNY HUYNH, ON HIS RETIREMENT AFTER 30 YEARS OF SERVICE TO THE CITY OF GARDEN GROVE (F: 83.1.2023)

This matter was considered earlier in the meeting.

ADOPTION OF A PROCLAMATION RECOGNIZING SEPTEMBER AS NATIONAL SERVICE DOG MONTH (F: 83.1.2023)

This matter was considered earlier in the meeting.

ADOPTION OF A PROCLAMATION DESIGNATING SEPTEMBER AS SERVICE CLUBS MONTH IN GARDEN GROVE (F: 83.1.2023)

This matter was considered earlier in the meeting.

ADOPTION OF A PROCLAMATION RECOGNIZING OCTOBER 8-14TH AS FIRE PREVENTION WEEK (F: 83.1.2023)

It was moved by Council Member Nguyen-Penalosa, seconded by Council Member Klopfenstein that:

October 8-14, 2023, be recognized as "Fire Prevention Week" and that residents be urged to practice safe cooking habits.

The motion carried by a 7-0 vote as follows:

Ayes: (7) O'Neill, Tran, DoVinh, Klopfenstein, Nguyen-Penalosa, Brietigam, Jones
Noes: (0) None

ADOPTION OF A PROCLAMATION RECOGNIZING SEPTEMBER AS NATIONAL PREPAREDNESS MONTH IN GARDEN GROVE (F: 83.1.2023)

It was moved by Council Member Nguyen-Penalosa, seconded by Council Member Klopfenstein that:

September 2023, be recognized as "National Preparedness Month" in Garden Grove.

The motion carried by a 7-0 vote as follows:

Ayes: (7) O'Neill, Tran, DoVinh, Klopfenstein, Nguyen-Penaloz, Brietigam, Jones
Noes: (0) None

ADOPTION OF A PROCLAMATION RECOGNIZING OCTOBER AS PREGNANCY AND INFANCY LOSS AWARENESS MONTH (F: 83.1.2023)

It was moved by Council Member Nguyen-Penaloz, seconded by Council Member Klopfenstein that:

October be recognized as Pregnancy and Infancy Loss Awareness Month in Garden Grove.

The motion carried by a 7-0 vote as follows:

Ayes: (7) O'Neill, Tran, DoVinh, Klopfenstein, Nguyen-Penaloz, Brietigam, Jones
Noes: (0) None

APPROVAL TO NAME THE CIVIC CENTER BRIDGE IN MEMORY OF GARDEN GROVE POLICE CORPORAL HAN CHO (F: 48.1) (F: 55-RG General Engineering, Inc.)

It was moved by Council Member Nguyen-Penaloz, seconded by Council Member Klopfenstein that:

The Civic Center Bridge be named in memory of Police Corporal Han Cho.

The motion carried by a 7-0 vote as follows:

Ayes: (7) O'Neill, Tran, DoVinh, Klopfenstein, Nguyen-Penaloz, Brietigam, Jones
Noes: (0) None

APPROVAL OF FINAL TRACT MAP NO. 19232 AND SUBDIVISION IMPROVEMENT AGREEMENT WITH PLC GARDEN GROVE, LLC. FOR PROPERTY LOCATED AT 9071 LAMPSON AVENUE, GARDEN GROVE (F: 103.19232)

It was moved by Council Member Nguyen-Penaloz, seconded by Council Member Klopfenstein that:

Final Tract Map No. TR 19232 and the Subdivision Improvement Agreement with PLC Garden Grove, LLC., for the property located at 9071 Lampson Avenue, Garden Grove, be approved;

The Subdivision Improvement Bonds be accepted; and

The City Manager be authorized to execute the Subdivision Agreement on behalf of the City and make minor modifications as appropriate.

The motion carried by a 7-0 vote as follows:

Ayes: (7) O'Neill, Tran, DoVinh, Klopfenstein, Nguyen-Penaloza, Brietigam, Jones
Noes: (0) None

APPROVAL OF AMENDMENT NO. 1 TO AN AGREEMENT WITH ARDURRA GROUP INC., TO PROVIDE PROFESSIONAL ENGINEERING SERVICES FOR THE PHASE II REPAIR AND REHABILITATION WATER STORAGE RESERVOIRS PROJECT
(F: 55-Ardurra Group, Inc.)

It was moved by Council Member Nguyen-Penaloza, seconded by Council Member Klopfenstein that:

Amendment No. 1 to the existing agreement with Ardurra Group Inc., for professional engineering services in the amount of \$155,355, be approved; and

The City Manager be authorized to execute Amendment No. 1 to the agreement on behalf of the City, and make minor modifications as appropriate thereto.

The motion carried by a 7-0 vote as follows:

Ayes: (7) O'Neill, Tran, DoVinh, Klopfenstein, Nguyen-Penaloza, Brietigam, Jones
Noes: (0) None

AUTHORIZE THE ISSUANCE OF A PURCHASE ORDER TO AARDVARK FOR POLICE DEPARTMENT SWAT TEAM TACTICAL VESTS

It was moved by Council Member Nguyen-Penaloza, seconded by Council Member Klopfenstein that:

The Finance Director be authorized to issue a purchase order in the amount of \$112,570.31 to AARDVARK to purchase WAT Tactical vests with accessories.

The motion carried by a 7-0 vote as follows:

Ayes: (7) O'Neill, Tran, DoVinh, Klopfenstein, Nguyen-Penaloza, Brietigam, Jones
Noes: (0) None

AUTHORIZE THE ISSUANCE OF A PURCHASE ORDER TO NATIONAL AUTO FLEET GROUP FOR ONE (1) GATE VALVE TRUCK AND ONE (1) GATE VALVE MACHINE

It was moved by Council Member Nguyen-Penalozza, seconded by Council Member Klopfenstein that:

The Finance Director be authorized to issue a purchase order in the amount of \$181,690.63 to National Auto Fleet Group for the purchase of one (1) Gate Valve Truck and one (1) Gate Valve Machine.

The motion carried by a 7-0 vote as follows:

Ayes: (7) O'Neill, Tran, DoVinh, Klopfenstein, Nguyen-Penalozza, Brietigam, Jones
Noes: (0) None

AUTHORIZE THE ISSUANCE OF PURCHASE ORDERS TO NAPA AUTO PARTS, O'REILLY AUTO PARTS, AND FACTORY MOTOR PARTS FOR MISCELLANEOUS AUTO PARTS

It was moved by Council Member Nguyen-Penalozza, seconded by Council Member Klopfenstein that:

The Finance Director be authorized to issue three (3) purchase orders for truck parts in an amount not to exceed \$240,000 per year for five (5) years to be divided among Napa Auto Parts, O'Reilly Auto Parts, and Factory Motor Parts based on the availability of the needed parts.

The motion carried by a 7-0 vote as follows:

Ayes: (7) O'Neill, Tran, DoVinh, Klopfenstein, Nguyen-Penalozza, Brietigam, Jones
Noes: (0) None

RECEIVE AND FILE MINUTES FROM THE MEETING HELD ON SEPTEMBER 12, 2023 (F: Vault)

It was moved by Council Member Nguyen-Penalozza, seconded by Council Member Klopfenstein that:

The minutes from the meeting held on September 12, 2023, be received and filed.

The motion carried by a 7-0 vote as follows:

Ayes: (7) O'Neill, Tran, DoVinh, Klopfenstein, Nguyen-Penalozza, Brietigam, Jones
Noes: (0) None

WARRANTS

It was moved by Council Member Nguyen-Penaloza, seconded by Council Member Klopfenstein that:

Demands covered by Wire numbers 00001705 through 00001748, EFT numbers 00039489 through 00039521, and check numbers 00688386 through 00688478 inclusive and have been verified by the Finance Division as properly issued and bear all proper signatures, be received and filed;

Demands covered by EFT numbers 00039522 through 00040579, and check numbers 00688479 through 00688673 inclusive and have been verified by the Finance Division as properly issued and bear all proper signatures, be received and filed;

Demands covered by EFT numbers 00040580 through 00040618 and check numbers 00688674 through 00688744 inclusive and have been verified by the Finance Division as properly issued and bear all proper signatures, be received and filed;

Demands covered by EFT numbers 00040619 through 00040647, and check numbers 00688745 through 00688819 inclusive and have been verified by the Finance Division as properly issued and bear all proper signatures, be received and filed;

Demands covered by EFT numbers 00040648 through 00040684 and check numbers 00688820 through 00688977 inclusive and have been verified by the Finance Division as properly issued and bear all proper signatures, be received and filed;

Demands covered by EFT numbers 00040685 through 00040711, and check numbers 00688978 through 00689070 inclusive and have been verified by the Finance Division as properly issued and bear all proper signatures, be received and filed; and

Demands covered by EFT numbers 00027872 through 00028515 and check numbers 00185545 through 00185561 inclusive and have been verified by the Finance Division as properly issued and bear all proper signatures, be received and filed.

The motion carried by a 7-0 vote as follows:

Ayes:	(7)	O'Neill, Tran, DoVinh, Klopfenstein, Nguyen-Penaloza, Brietigam, Jones
Noes:	(0)	None

PUBLIC HEARING – ACCEPTANCE OF FISCAL YEAR 2022-23 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (F: 117.10D)

Following staff presentation, Mayor Jones declared the public hearing open and asked if anyone wished to address the City Council on the matter.

Speakers: None.

With no response from the audience, Mayor Jones closed the public hearing.

It was moved by Mayor Pro Tem Brietigam, seconded by Council Member Klopfenstein that:

The Fiscal Year 2022-23 Consolidated Annual Performance and Evaluation Report be accepted; and

Staff be directed to transmit the report to the U.S. Department of Housing and Urban Development (HUD).

The motion carried by a 7-0 vote as follows:

Ayes: (7) O'Neill, Tran, DoVinh, Klopfenstein,
Nguyen-Penaloza, Brietigam, Jones
Noes: (0) None

CIVIC CENTER REVITALIZATION PROJECT UPDATE AND APPROVAL OF DESIGN DEVELOPMENT PHASE, AUTHORIZATION OF A NEGOTIATION OF FINAL TERMS, AND EXECUTION OF AN EXCLUSIVE NEGOTIATION AGREEMENT (ENA) (F: 48.11)
(F: 55-Edgemoor/Clark/Ac Martin)

City Manager Kim provided the introduction, Police Chief El Farra provided a report, and Caroline Judy with PFAL provided a PowerPoint presentation.

Following the presentation and City Council comments, it was moved by Council Member Klopfenstein, seconded by Mayor Pro Tem Brietigam that:

The City Manager be authorized to negotiate the final terms and execute an Exclusive Negotiation Agreement (ENA) that includes the major provisions provided in Attachment-A of the agreement, with the recommended Development Team of Edgemoor/Clark/AC Martin;

The pre-development phase of the Civic Center Revitalization Project, be initiated, starting with the design development of a new Public Safety Building at an estimated 90,000 square feet, a Parking Structure supporting public safety operations and public parking at an estimated number of 450 spaces; and a re-envisioned and reconfigured Civic Center Park;

Appropriation be authorized in an amount not-to-exceed \$3 million for preparation of materials defined in the ENA; and

Staff be directed to return to City Council within 60 days to give an update on conceptual designs for the project.

The motion carried by a 7-0 vote as follows:

Ayes: (7) O'Neill, Tran, DoVinh, Klopfenstein,
Nguyen-Penaloza, Brietigam, Jones
Noes: (0) None

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

Mayor Pro Tem Brietigam stated that he is receiving numerous complaints regarding the Lampson Avenue sewer project and he reassured the residents that the finish paving should be completed in the next two weeks. He noted that the annual airshow is coming up this weekend, and that residents living on the west end and the central part of Garden Grove have a chance to watch from their yards.

Council Member O'Neill reminded the public that on Saturday, September 30, 2023, there will be a free shredding and community clean-up day at the H. Louis Lake Senior Center from 9:00 a.m. to 11:00 a.m. He encouraged everyone to support the efforts of local non-profits especially during the giving season, which is the last three months of the year. He commented on his special affinity for H.O.P.E., a Garden Grove non-profit located on Main Street and Acacia Parkway owned and operated by Gayle Knight. Ms. Knight started H.O.P.E. in 1997 after a chance encounter in 1996 with an 18-year-old mother of three and victim of domestic violence, making it her mission in life to help clothe and feed single mothers and their children. He stated he would be posting a link on his social media page and encouraged people to give what they can to assist.

Council Member Tran gave a shout out to the Police Chief and the Police Department for their participation with the Andy and Aiden Group, noting the value of holding these community events to provide support and safety information to parents with autistic children. She thanked staff for the thorough preparations for visiting Asia. She noted she arrived on Monday night and attended a business network, that Tuesday morning they met with influencers and that this was a good opportunity to promote Garden Grove's tourism. Topics covered included marketing and promoting the tourism industry. They did meet with Anyang's Mayor Choi and tour the Anyang Council Chamber, and on Thursday they had an opportunity to see the latest technology using virtual reality glasses. They also attended a symposium, noting that City Manager Kim worked with the Cable staff to create an amazing video highlighting Garden Grove. She commented on a high school that offers vocational training to students to prepare them for a career and a way for students to start earning money before graduation. She then attended the

50-year anniversary of the City of Anyang, where she learned more about Smart City Technology, which serves to integrate the whole city, includes over 7000 cameras throughout Anyang, and promotes a safer community.

Council Member DoVinh noted that the trip to Anyang was an opportunity for the Council Members to be ambassadors of Good Will to our Sister City. He expressed his appreciation for the relationship with the members of cities of Seoul and Anyang and is thankful for their willingness to develop relationships in Orange County. He noted the deep roots with Korean American families, Koreatown in Garden Grove, the shared Little Saigon with Westminster, as well as the upcoming Korean Arirang Festival in October that the City Council approved to be held at Garden Grove Park. Also, the World Korean Business Convention will be held at the Anaheim Convention Center in October. He noted how impressed he was with the Smart City Technology being used in Korean cities; however, he was more impressed with how well they were treated and respected as visitors, noting the many unpaid volunteers that assisted with translation. He noted that 2023 is the 70th year of the U.S. and Korean Alliance, which provided a unique opportunity for the Garden Grove City Council members to continue good will.

Council Member Klopfenstein noted that the trip to South Korea was her first trip to Korea and commented it was truly incredible and she was honored to share the opportunity with her colleagues and the entire delegation. The trip started with the opportunity to showcase Garden Grove and the key initiatives noting Garden Grove's cultural diversity and destination hub for people coming from all over the world. She expressed her enthusiasm for meeting with Anyang Mayor Choi and the Council Members and to be able to see their day to day operations that included attending a soccer game in Anyang. She was excited to see that City's use of public art, culture, and education coming together in an adaptive reuse of a facility showcasing public art, which was very special. There were so many special moments including learning how the City was using technology to include AI, learning about Korean etiquette and foods and spending time bonding and that it was an honor to have taken this trip.

Council Member Nguyen-Penaloza requested Cal Optima/SSA information to be posted on the City's website, noting that this is important information to share with the number of Garden Grove residents who receive Cal Optima coverage. She noted that she recently attended the Calcities Conference and Expo in Sacramento, and that she was sworn in as a State Director for the second year and Orange County Division Board Member. She thanked Council Liaison, Pam Haddad, for her assistance with filing the application that resulted in her serving on three different boards. She noted that the 2020 Census shows that there are 33 percent Latinos in Garden Grove, and with that, she would like to explore sister city opportunities with Mexico, noting that having a sister city in Mexico provides for information exchange such as Garden Grove's water treatment. She stated that she and the Mayor have met with the Mexican Consulate and that they have offered support in establishing a sister city. She does not foresee having a sister city with a Mexican city.

something that needs to be burdensome on staff time, but can provide a chance to exchange ideas and build relationships. She announced her newly married status as Mrs. Nguyen-Penaloza as of September 15, 2023.

Mayor Jones noted that Garden Grove has enjoyed a sister city relationship with Anyang Korea for the last 34 years, and that Anyang officials extended an invitation to celebrate that City's 50 year anniversary. They were able to meet with others in the tourism industry from Orange County, and noted that Anyang is a sister city with five different cities within China, Japan, and Virginia. They were able to hear about what these cities are doing, and they were able to compare and contrast with other cities and to learn about other cities, as well as showcase Garden Grove. He was very impressed by the innovations such as Smart City Technology, and they had a chance to see a driverless bus, which is coming online in Korea very soon. He expressed his admiration for Mayor Choi, and stated that Mayor Choi's main goal is for the people in his community to be happy. He expressed appreciation for Anyang's hospitality, and stated that it was an amazing trip.

City Manager Kim noted the eight days of jam packed programming during their recent trip to Asia gave an opportunity for the Mayor and Council Members to highlight Garden Grove. One of her favorite moments was the wearing of the traditional Korean dress for a fun photo opportunity. She thanked Jany Lee from Human Resources, Maria Stipe from the City Manager's Office, and GGTV for preparing them for the trip to Asia, and she expressed her optimism for the growth of tourism in Garden Grove.

ADJOURNMENT

At 9:37 p.m., Mayor Jones adjourned the meeting. The next Regular City Council Meeting will be held on Tuesday, October 10, 2023, at 5:30 p.m. at the Community Meeting Center, 11300 Stanford Avenue, Garden Grove, California.

Teresa Pomeroy
City Clerk

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: Lisa L. Kim From: Patricia Song
Dept.: City Manager Dept.: Finance
Subject: Receive and file warrants. Date: 10/10/2023
(*Action Item*)

Attached are the warrants recommended to be received and filed.

ATTACHMENTS:

Description	Upload Date	Type	File Name
Warrants	10/5/2023	Warrants	20230915.pdf

City of Garden Grove
Certificate of Warrants
Register Date:
Sep 21, 2023

This is to certify the demands covered by EFT numbers 00028516 through 00029158 and check numbers 00185562 through 00185576 inclusive as listed on this register and have been verified by the Finance Division as properly issued and bear all proper signatures.

Note:



Finance Director
Patricia Song

CITY OF GARDEN GROVE
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PY - Payroll

Check Type: CHK

Check	Vendor #	Vendor Name	Issue Date	Check Amount
00185562	E05045	VIRAMONTES, KATE E	09/13/2023	\$235.27
00185563	E05085	WILT, DYLAN J	09/13/2023	\$612.50
00185564	E00977	BELAIR, DIANE	09/21/2023	\$2,543.60
00185565	E05127	FLORES, ERIKA	09/21/2023	\$174.82
00185566	E05133	GONZALEZ, NADIA V	09/21/2023	\$51.79
00185567	E05124	NGUYEN, KAYLA H	09/21/2023	\$55.77
00185568	E05120	NGUYEN, VICKY	09/21/2023	\$262.90
00185569	E05105	RODRIGUEZ, ROGER	09/21/2023	\$670.59
00185570	E05149	VAZQUEZ, ELOISA E	09/21/2023	\$415.19
00185571	E05163	VO, EDWIN N	09/21/2023	\$174.82
00185572	E05170	DELGADO REYES, JORGE A	09/21/2023	\$327.42
00185573	E03529	ROCHA, MICHAEL F	09/21/2023	\$2,560.81
00185574	E05067	SANCHEZ, MARTIN	09/21/2023	\$971.80
00185575	E05169	ZAMORA, JOEL D	09/21/2023	\$978.25
00185576	E05168	MACIAS, DANIEL	09/21/2023	\$1,733.52
			CHK - Total	\$11,769.05

Check Type: EFT

Check	Vendor #	Vendor Name	Issue Date	Check Amount
00028516	E03973	AVILA, VERONICA	09/21/2023	\$2,813.33
00028517	E04755	BRIETIGAM III, GEORGE S	09/21/2023	\$729.63
00028518	E02788	DAVIS, JEFFREY P	09/21/2023	\$3,107.69
00028519	E05080	DOVINH, JOSEPH T	09/21/2023	\$687.29
00028520	E04994	GREENUP, BREANNA C	09/21/2023	\$910.13
00028521	E00803	HADDAD, PAMELA M	09/21/2023	\$2,177.09
00028522	E03612	JONES, STEVEN R	09/21/2023	\$404.77
00028523	E04442	KIM, LISA L	09/21/2023	\$5,567.12
00028524	E04131	KIM, NOELLE N	09/21/2023	\$3,265.64
00028525	E04536	KLOPFENSTEIN, STEPHANIE L	09/21/2023	\$566.02
00028526	E05072	LOPEZ, CARLOS	09/21/2023	\$1,836.78
00028527	E02787	MORAN, MARIE L	09/21/2023	\$3,065.41
00028528	E04537	NGUYEN, KIM B	09/21/2023	\$675.46
00028529	E04534	ONEILL, JOHN R	09/21/2023	\$738.00
00028530	E04528	PARK, SHAWN S	09/21/2023	\$2,841.51

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Check	Vendor #	Vendor Name	Issue Date	Check Amount
00028531	E04443	POLLOCK, AMANDA M	09/21/2023	\$2,060.92
00028532	E06945	POMEROY, TERESA L	09/21/2023	\$4,033.66
00028533	E01964	PULIDO, ANA E	09/21/2023	\$4,806.59
00028534	E05057	SATO, MICH I	09/21/2023	\$2,717.90
00028535	E00564	STIPE, MARIA A	09/21/2023	\$6,142.44
00028536	E03715	THAI, KRISTY H	09/21/2023	\$2,585.85
00028537	E05079	TRAN, CINDY NGOC	09/21/2023	\$738.22
00028538	E03983	VASQUEZ, LIZABETH C	09/21/2023	\$2,667.59
00028539	E04971	VITAL, ANDREA	09/21/2023	\$1,994.65
00028540	E04230	WIMMER, MISSY M	09/21/2023	\$1,790.00
00028541	E04944	ANDERSON CAMBA, ASHLEIGH R	09/21/2023	\$2,404.52
00028542	E04764	BRADLEY, JANNA K	09/21/2023	\$2,948.25
00028543	E03766	CERDA, MARY C	09/21/2023	\$1,856.96
00028544	E04673	HART, BRANDI M	09/21/2023	\$1,875.94
00028545	E04363	KWAN, LIANE Y	09/21/2023	\$3,911.45
00028546	E01985	LEE, JANY H	09/21/2023	\$4,886.85
00028547	E03420	PROCTOR, SHERRILL A	09/21/2023	\$2,560.59
00028548	E05078	SANCHEZ, GIOVANNI P	09/21/2023	\$2,253.50
00028549	E04417	STEPHENSON, CAITLYN M	09/21/2023	\$3,764.57
00028550	E02115	STOVER, LAURA J	09/21/2023	\$7,280.65
00028551	E05082	YIN, ARTHUR	09/21/2023	\$2,258.34
00028552	E04390	AMBRIZ, STEPHANIE	09/21/2023	\$1,446.07
00028553	E04445	BROWN, KAREN J	09/21/2023	\$767.70
00028554	E03313	BUI, AI N	09/21/2023	\$686.01
00028555	E05068	CASTELLON, ALVARO A	09/21/2023	\$4,495.29
00028556	E04961	CHAO, VICTORIA	09/21/2023	\$1,699.58
00028557	E03686	CHAVEZ, JAIME F	09/21/2023	\$1,728.67
00028558	E03760	CHUNG, JANET J	09/21/2023	\$2,850.64
00028559	E05094	CORTEZ, ELIZABETH M.	09/21/2023	\$2,166.93
00028560	E04957	CURTSEIT, MARIA	09/21/2023	\$2,157.48
00028561	E04960	FUKAZAWA, KEISUKE	09/21/2023	\$2,115.58
00028562	E05055	GAMINO, LINDA M	09/21/2023	\$1,435.67
00028563	E03877	GOMEZ, STEVEN E	09/21/2023	\$1,520.13
00028564	E03429	GULLEY, SUSAN J	09/21/2023	\$376.13
00028565	E03016	HERNANDEZ, GARY F	09/21/2023	\$1,822.89
00028566	E04569	HOFFMAN, CORINNE L	09/21/2023	\$2,543.75

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Check	Vendor #	Vendor Name	Issue Date	Check Amount
00028567	E05167	LOFFLER, SARAH N	09/21/2023	\$1,178.74
00028568	E00057	MANALANSAN, NEAL M	09/21/2023	\$2,256.17
00028569	E01668	MAY, ROBERT W	09/21/2023	\$1,748.38
00028570	E01393	MENDEZ, ANGELA M	09/21/2023	\$2,186.58
00028571	E03628	MENDOZA, CHRISTI C	09/21/2023	\$2,121.71
00028572	E04958	NGO, TINA	09/21/2023	\$2,927.56
00028573	E04838	NIGATU, SELAMAWIT	09/21/2023	\$3,387.46
00028574	E02429	PHAM, ANH	09/21/2023	\$1,921.37
00028575	E03610	RAMIREZ, EVA	09/21/2023	\$2,263.53
00028576	E04973	RAMOS, NANCY	09/21/2023	\$3,183.98
00028577	E05097	RODRIGUEZ, SEBASTIAN	09/21/2023	\$2,036.78
00028578	E03539	SEGAWA, SANDRA E	09/21/2023	\$4,175.46
00028579	E04780	SONG, YUAN	09/21/2023	\$5,587.22
00028580	E03085	VICTORIA, PAUL E	09/21/2023	\$1,200.91
00028581	E04859	VO, MY TRA	09/21/2023	\$3,074.07
00028582	E03433	WESTON, RETA J	09/21/2023	\$1,648.56
00028583	E04674	WHITTAKER DEGEN, HELEN E	09/21/2023	\$850.71
00028584	E04527	YOO, MEENA	09/21/2023	\$2,464.66
00028585	E04493	ANDREWS, STEVEN F	09/21/2023	\$2,699.05
00028586	E00845	CHANG, TERENCE S	09/21/2023	\$3,234.68
00028587	E05091	ENCISO, MARIA VERONICA M	09/21/2023	\$2,245.41
00028588	E03498	ESPINOZA, VERNA L	09/21/2023	\$2,734.09
00028589	E04523	GALLO, CESAR	09/21/2023	\$3,422.85
00028590	E04415	GOLD, ANNA L	09/21/2023	\$2,313.01
00028591	E04713	HINGCO, ERNIE E	09/21/2023	\$2,102.89
00028592	E02617	KLOESS, GEOFFREY A	09/21/2023	\$4,654.46
00028593	E03571	MORAGRAAN, RACHOT	09/21/2023	\$4,234.85
00028594	E05071	OCHOA, NICOLAS E	09/21/2023	\$2,515.81
00028595	E01277	PROFFITT, NOEL J	09/21/2023	\$3,784.61
00028596	E01901	RAO, ANAND V	09/21/2023	\$6,126.80
00028597	E05027	SANCHEZ MENDOZA, ALFREDO	09/21/2023	\$2,156.94
00028598	E05073	SEYMOUR, DAVID M	09/21/2023	\$958.92
00028599	E04395	SWANSON, MATTHEW T	09/21/2023	\$2,053.79
00028600	E01674	VALENZUELA, ANTHONY	09/21/2023	\$1,809.50
00028601	E00809	VICTORIA, ROD T	09/21/2023	\$2,648.58
00028602	E03014	WILDER, CANDY G	09/21/2023	\$0.00

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Check	Vendor #	Vendor Name	Issue Date	Check Amount
00028603	E03509	WINSTON, TERREL KEITH	09/21/2023	\$3,205.30
00028604	E03725	ABU HAMDIYYAH, AMEENAH	09/21/2023	\$2,154.45
00028605	E02996	ASHLEIGH, JULIE A	09/21/2023	\$2,190.78
00028606	E03601	CHUNG, CHRISTOPHER	09/21/2023	\$3,398.21
00028607	E00128	CRAMER, RITA M	09/21/2023	\$2,589.90
00028608	E04394	DAHLHEIMER, BRYSON T	09/21/2023	\$1,023.06
00028609	E04879	DAKE, RYAN J	09/21/2023	\$2,459.77
00028610	E04578	DENT, DAVID A	09/21/2023	\$4,897.23
00028611	E03531	HERNANDEZ, RALPH V	09/21/2023	\$2,459.17
00028612	E04855	HERRERA JR, ARMANDO	09/21/2023	\$1,741.62
00028613	E03410	HODSON, AARON J	09/21/2023	\$2,309.24
00028614	E04716	KASKLA, PRIIT J	09/21/2023	\$2,400.38
00028615	E04959	LE, KENNETH H	09/21/2023	\$2,170.73
00028616	E04490	LY, HUONG Q	09/21/2023	\$2,424.34
00028617	E04194	MARTINEZ, MARIA L	09/21/2023	\$2,893.05
00028618	E03044	MOORE, JUDITH A	09/21/2023	\$2,301.27
00028619	E04635	NGUYEN, PHU T	09/21/2023	\$4,065.95
00028620	E02842	PARRA, MARIA C	09/21/2023	\$3,645.91
00028621	E04992	ROBLES, ALFONSO	09/21/2023	\$3,687.99
00028622	E04862	TRAN, JAKE P	09/21/2023	\$2,088.75
00028623	E05048	TUONG, NGHIA T	09/21/2023	\$2,304.89
00028624	E05053	VU, VINNY X	09/21/2023	\$1,811.78
00028625	E05150	WETZEL, NIKI	09/21/2023	\$4,697.21
00028626	E03643	ALVARADO, YOLANDA A	09/21/2023	\$1,937.90
00028627	E04771	BAILOR, REBECCA J	09/21/2023	\$449.64
00028628	E04988	BAUTISTA, BRENDA	09/21/2023	\$2,140.46
00028629	E04262	BEARD, ALEX C	09/21/2023	\$1,402.66
00028630	E04929	BENITEZ, LIZBETH	09/21/2023	\$103.57
00028631	E02658	CAMARENA, RACHEL M	09/21/2023	\$2,218.49
00028632	E01588	CAMARENA, RENE	09/21/2023	\$2,460.96
00028633	E01902	CASILLAS, VICTORIA M	09/21/2023	\$2,145.07
00028634	E05101	CASTANEDA, LILIANA	09/21/2023	\$174.82
00028635	E05121	CASTRO PEREZ, ANDREA	09/21/2023	\$101.98
00028636	E05058	CATAQUIZ, CHARLIZE N	09/21/2023	\$270.88
00028637	E03304	CHUMACERO, DEANNA M	09/21/2023	\$1,227.40
00028638	E04611	CROSS, AMANDA D	09/21/2023	\$2,056.96

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Check	Vendor #	Vendor Name	Issue Date	Check Amount
00028639	E04688	DELGADO CHAVEZ, MARLY	09/21/2023	\$79.67
00028640	E04653	DIAZ, GABRIELA	09/21/2023	\$513.36
00028641	E05013	DINH, TIFFANY	09/21/2023	\$582.93
00028642	E05160	DUONG, KYLE K	09/21/2023	\$488.03
00028643	E05090	ESCARENO, MELISSA	09/21/2023	\$327.78
00028644	E05158	FABIAN, SHARON J	09/21/2023	\$182.10
00028645	E02120	FRAUSTO, LUIZ F	09/21/2023	\$143.61
00028646	E04679	FREEMAN, MARK C	09/21/2023	\$4,054.78
00028647	E05019	FUENTES, DIANA	09/21/2023	\$297.78
00028648	E04481	GARCIA, JARED D	09/21/2023	\$504.45
00028649	E04253	GARCIA, VANESSA L	09/21/2023	\$445.11
00028650	E05069	GARCIA, VERONICA	09/21/2023	\$151.37
00028651	E03337	GODDARD, JENNIFER DANIELLE	09/21/2023	\$3,068.28
00028652	E00940	GRANT, JACOB R	09/21/2023	\$2,172.00
00028653	E04967	HASHEMI, SETAREH	09/21/2023	\$509.88
00028654	E05152	HERNANDEZ, CLARISSA	09/21/2023	\$174.82
00028655	E05147	LE, WILSON D	09/21/2023	\$342.35
00028656	E05032	LEE, JASON J	09/21/2023	\$406.31
00028657	E05138	LOPEZ, ELIZABETH A	09/21/2023	\$239.00
00028658	E03603	MA AE, ELAINE M	09/21/2023	\$3,214.37
00028659	E05140	MARTINEZ, ERICK	09/21/2023	\$286.94
00028660	E05148	MAZARIEGOS, ALEXA X	09/21/2023	\$298.19
00028661	E01552	MEDINA, JESUS	09/21/2023	\$1,819.31
00028662	E00455	MEDINA, JUAN	09/21/2023	\$2,479.97
00028663	E02808	MONTANCHEZ, JOHN A	09/21/2023	\$8,576.05
00028664	E05128	NAEA, IRIEANNA M	09/21/2023	\$602.97
00028665	E05126	NGO, Y N	09/21/2023	\$203.95
00028666	E04947	NGUYEN, ALEXANDER H	09/21/2023	\$313.21
00028667	E05052	NGUYEN, RYAN N	09/21/2023	\$270.88
00028668	E04391	NICHOLAS, NOEL N	09/21/2023	\$1,508.96
00028669	E04931	NODAL, NATALIE	09/21/2023	\$211.24
00028670	E00785	OCADIZ HERNANDEZ, GABRIELA	09/21/2023	\$3,533.07
00028671	E04965	ORDUNO, SAMANTHA	09/21/2023	\$521.45
00028672	E03881	PANGAN, CHRISTIAN	09/21/2023	\$133.24
00028673	E05164	PARCELL, SAMANTHA M	09/21/2023	\$789.41
00028674	E03361	PELAYO, JANET E	09/21/2023	\$4,261.58

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Check	Vendor #	Vendor Name	Issue Date	Check Amount
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00028679	E02754	REYNOSO, SUGEIRY	09/21/2023	\$4,290.14
00028680	E05103	RODRIGUEZ, MATTHEW S	09/21/2023	\$576.79
00028681	E03362	ROMERO, MARINA Y	09/21/2023	\$2,148.99
00028682	E04684	ROSALES, MARIA D	09/21/2023	\$571.32
00028683	E04614	ROSAS, TANYA	09/21/2023	\$375.58
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00028685	E00925	SCHLUMBERGER, EMERON J	09/21/2023	\$1,111.90
00028686	E04926	SERNA, SAMANTHA M	09/21/2023	\$288.39
00028687	E04795	SIEVE, MYCHAELLA J	09/21/2023	\$295.04
00028688	E05151	SORIANO, KIMBERLY A	09/21/2023	\$568.60
00028689	E05131	TRAN, NGOC DIEM	09/21/2023	\$101.98
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00028691	E04924	TU, KATHY	09/21/2023	\$305.93
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00028693	E00015	VAN SICKLE, JEFFREY	09/21/2023	\$2,727.90
00028694	E04687	VARGAS, SAMANTHA B	09/21/2023	\$324.49
00028695	E05046	VARGAS-CABRERA, ARMANDO	09/21/2023	\$422.47
00028696	E05018	VILLEGAS, MIA A	09/21/2023	\$80.12
00028697	E04609	VIRAMONTES, JACOB D	09/21/2023	\$614.83
00028698	E04274	WILMES, DAVID M	09/21/2023	\$531.32
00028699	E05070	XOOL VARGAS, RUDY G	09/21/2023	\$145.68
00028700	E05076	XU, CHARLIE	09/21/2023	\$422.47
00028701	E03819	ALAMILLO, MARCOS R	09/21/2023	\$5,742.13
00028702	E03712	ALARCON, CLAUDIA	09/21/2023	\$4,113.66
00028703	E03616	ALCARAZ, MARIA A	09/21/2023	\$2,626.85
00028704	E00121	ALLISON, WILLIAM	09/21/2023	\$6,172.07
00028705	E04873	ALVARADO, MADELINE M	09/21/2023	\$1,983.72
00028706	E04080	ALVAREZ BROWN, RICHARD A	09/21/2023	\$0.00
00028707	E05028	AMAYA, JOSE J	09/21/2023	\$3,107.73
00028708	E03011	ANDERSON, BOBBY B	09/21/2023	\$4,710.55
00028709	E05040	ARCHULETA, ANDREW M	09/21/2023	\$2,863.50
00028710	E01234	ARELLANO, PEDRO R	09/21/2023	\$8,511.69

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00028713	E03397	ASHBY, PAUL W	09/21/2023	\$4,037.13
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00028715	E04613	AVALOS JR, FRANCISCO	09/21/2023	\$2,751.89
00028716	E04550	BAEK, SHARON S	09/21/2023	\$3,006.99
00028717	E05062	BAEZ, JASMIN	09/21/2023	\$414.46
00028718	E04209	BAINTO, JUDY A	09/21/2023	\$737.51
00028719	E04778	BAKER, COLLIN E	09/21/2023	\$3,020.78
00028720	E03005	BANKSON, JOHN F	09/21/2023	\$6,165.53
00028721	E04645	BARRAZA, RENE	09/21/2023	\$4,763.61
00028722	E05041	BARRIOS-ROA, JAYDE D.	09/21/2023	\$2,569.03
00028723	E04432	BEHZAD, JOSHUA K	09/21/2023	\$4,273.45
00028724	E04951	BELLO, ANGELICA	09/21/2023	\$2,047.31
00028725	E03006	BELTHIUS, LISA A	09/21/2023	\$208.96
00028726	E04976	BELTHIUS, TYLER E	09/21/2023	\$393.34
00028727	E04753	BERENGER, BEAU A	09/21/2023	\$4,104.28
00028728	E03296	BERESFORD, EVAN S	09/21/2023	\$29,459.42
00028729	E01604	BERLETH, RYAN S	09/21/2023	\$2,651.11
00028730	E03443	BLUM, JAMES A	09/21/2023	\$2,973.35
00028731	E03363	BOWEN, GENA M	09/21/2023	\$1,903.69
00028732	E04767	BOWMAN, TROY F	09/21/2023	\$3,186.55
00028733	E04963	BOYENS III, ROBERT	09/21/2023	\$3,636.50
00028734	E00946	BRAME, KAREN D	09/21/2023	\$2,266.37
00028735	E04803	BRANTNER, BRITTANEE N	09/21/2023	\$2,001.92
00028736	E05083	BRITTON, CODY W	09/21/2023	\$2,936.76
00028737	E03380	BROWN, JEFFREY A	09/21/2023	\$5,742.85
00028738	E03968	BRUNICK, CARISSA L	09/21/2023	\$2,394.57
00028739	E05074	BUJANONDA, CHANON	09/21/2023	\$3,838.95
00028740	E02031	BURILLO, RICHARD O	09/21/2023	\$15,801.50
00028741	E03972	BUSTILLOS, RYAN V	09/21/2023	\$3,056.16
00028742	E05077	CAGLE, RONALD L	09/21/2023	\$2,119.91
00028743	E03964	CAMARA, DANIEL A	09/21/2023	\$3,102.05
00028744	E04074	CAMPOS, JESENIA	09/21/2023	\$2,315.67
00028745	E03739	CAPPS, THOMAS A	09/21/2023	\$4,781.98
00028746	E05002	CARBALLO, MILTON A	09/21/2023	\$2,759.36

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00028751	E03423	CHOWDHURY, JACINTA F	09/21/2023	\$1,957.94
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00028754	E04539	CLASBY JR, BRIAN M	09/21/2023	\$622.02
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00028756	E04832	CORTEZ JR, DARRYL B	09/21/2023	\$2,723.73
00028757	E04666	CORTEZ, JULIO C	09/21/2023	\$3,269.56
00028758	E01875	COUGHRAN, ADAM B	09/21/2023	\$195.00
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00028760	E04555	CRUZ, REYNA	09/21/2023	\$2,072.57
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00028763	E04503	DAVILA, ISAAC	09/21/2023	\$3,582.35
00028764	E04431	DE ALMEIDA LOPES, NICHOLAS A	09/21/2023	\$5,158.32
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00028767	E03395	DIX, JENNIFER A	09/21/2023	\$3,568.59
00028768	E05088	DOAN, THOMMY	09/21/2023	\$2,524.84
00028769	E02313	DOSCHER, RONALD A	09/21/2023	\$3,155.21
00028770	E04586	DOVEAS, CHRISTOPHER C	09/21/2023	\$277.57
00028771	E04281	DRISCOLL, RUSSELL B	09/21/2023	\$2,147.34
00028772	E04844	DUARTE, TAYLOR M	09/21/2023	\$2,968.25
00028773	E04720	DUDLEY, BROD D	09/21/2023	\$4,440.81
00028774	E03625	EARLE, CHRISTOPHER M	09/21/2023	\$3,919.41
00028775	E03740	EL FARRA, AMIR A	09/21/2023	\$6,551.10
00028776	E03927	ELHAMI, MICHAEL K	09/21/2023	\$3,795.96
00028777	E03933	ELIZONDO, BENJAMIN M	09/21/2023	\$3,766.15
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00028779	E01598	ELSOUSOU, HELENA	09/21/2023	\$5,331.20
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00028781	E02734	ESCALANTE, OTTO J	09/21/2023	\$13,298.73
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00028785	E04748	FAJARDO, JESUS	09/21/2023	\$3,093.78
00028786	E04303	FERREIRA JR, HECTOR	09/21/2023	\$3,019.95
00028787	E01663	FERRIN, KORY C	09/21/2023	\$4,705.84
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00028789	E04774	FLINN, PATRICIA C	09/21/2023	\$3,039.51
00028790	E02887	FOSTER, VICTORIA M	09/21/2023	\$2,081.78
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00028792	E02963	FRANKS, JAMES D	09/21/2023	\$4,138.62
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00028794	E00903	FRUTOS, VERONICA	09/21/2023	\$1,799.85
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00028796	E03086	GARCIA, PETE	09/21/2023	\$4,676.15
00028797	E03659	GARNER, AMANDA B	09/21/2023	\$2,151.05
00028798	E02606	GEORGE, DAVID L	09/21/2023	\$5,849.23
00028799	E04351	GERDIN, MICHAEL E	09/21/2023	\$3,432.48
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00028801	E04658	GIRGENTI, BRIAN C	09/21/2023	\$4,153.10
00028802	E04401	GLEASON, SEAN M	09/21/2023	\$3,953.75
00028803	E04917	GOMEZ, JESUS	09/21/2023	\$2,419.95
00028804	E04863	GONZALEZ JR, GONZALO	09/21/2023	\$3,169.64
00028805	E05003	HA, DANNY	09/21/2023	\$3,056.19
00028806	E04732	HADDEN, TRAVIS J	09/21/2023	\$3,456.13
00028807	E04787	HALEY, KYLE N	09/21/2023	\$4,266.29
00028808	E03527	HALLER, TROY	09/21/2023	\$5,410.42
00028809	E03402	HEINE, STEVEN H	09/21/2023	\$4,486.27
00028810	E05157	HERNANDEZ CALLEROS, SAIRA	09/21/2023	\$1,335.39
00028811	E02469	HERRERA, JOSE D	09/21/2023	\$4,342.90
00028812	E04244	HINGCO, PINKY C	09/21/2023	\$3,119.40
00028813	E03713	HOLLOWAY, WILLIAM T	09/21/2023	\$5,933.24
00028814	E04739	HOWARD, JASON A	09/21/2023	\$4,387.74
00028815	E04654	HURLEY, KIRK P	09/21/2023	\$3,533.25
00028816	E04089	HUTCHINS, DONALD J	09/21/2023	\$4,235.78
00028817	E03815	HUYNH, AI KELLY	09/21/2023	\$2,563.14
00028818	E03559	HUYNH, THI A	09/21/2023	\$3,750.34

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00028822	E04587	JIMENEZ JR, EFRAIN A	09/21/2023	\$4,606.54
00028823	E04781	JIMENEZ TAVAREZ, SERGIO J	09/21/2023	\$3,363.03
00028824	E04655	JOHNSON, CODY M	09/21/2023	\$2,709.94
00028825	E03368	JOHNSON, JASON L	09/21/2023	\$3,591.80
00028826	E03831	JORDAN, GERALD F	09/21/2023	\$3,571.20
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00028828	E04460	KAISER, GEORGE R	09/21/2023	\$1,353.16
00028829	E04559	KELLEY, KRISTOFER D	09/21/2023	\$3,184.05
00028830	E04353	KEULIAN, SHELBY	09/21/2023	\$2,310.82
00028831	E04663	KIM, CHAD B	09/21/2023	\$3,121.23
00028832	E04538	KIMBERLY, ALLYSON L	09/21/2023	\$1,814.94
00028833	E03932	KIVLER, ROBERT J	09/21/2023	\$3,384.21
00028834	E03389	KOLANO, JOSEPH L	09/21/2023	\$4,826.80
00028835	E03294	KOVACS, LEA K	09/21/2023	\$4,786.19
00028836	E05000	KOVACS, TIMOTHY M	09/21/2023	\$3,296.31
00028837	E04669	KOVACS, TIMOTHY P	09/21/2023	\$6,509.55
00028838	E03484	KUNKEL, PETER M	09/21/2023	\$5,291.07
00028839	E04804	LADD, LAUREN M	09/21/2023	\$2,841.48
00028840	E04857	LANG, MICHAEL J	09/21/2023	\$4,023.29
00028841	E03511	LAZENBY, NICHOLAS A	09/21/2023	\$3,767.95
00028842	E04877	LE, BAO TINH THI	09/21/2023	\$2,038.94
00028843	E04021	LEE, RAPHAEL M	09/21/2023	\$4,362.60
00028844	E04970	LEIVA, EDUARDO C	09/21/2023	\$91,478.46
00028845	E03488	LEYVA, ERICK	09/21/2023	\$4,848.60
00028846	E04541	LINK, DEREK M	09/21/2023	\$4,705.91
00028847	E00030	LOERA JR, RAFAEL	09/21/2023	\$4,751.21
00028848	E05033	LOFFLER, CHARLES H	09/21/2023	\$5,245.91
00028849	E05066	LORD, MARK A	09/21/2023	\$4,497.45
00028850	E04581	LOWEN, BRADLEY A	09/21/2023	\$3,251.11
00028851	E04761	LUCATERO, JESSE A	09/21/2023	\$3,799.67
00028852	E00027	LUKAS, STEVEN W	09/21/2023	\$2,374.96
00028853	E04048	LUX, ROBERT D	09/21/2023	\$2,367.02
00028854	E03663	LUX, RYAN M	09/21/2023	\$4,193.79

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00028857	E03752	MACY, TAYLOR A	09/21/2023	\$3,793.94
00028858	E04532	MANIACI, GIANLUCA F	09/21/2023	\$4,427.83
00028859	E04435	MARCHAND, MATTHEW P	09/21/2023	\$4,238.19
00028860	E01359	MARTINEZ JR, MARIO	09/21/2023	\$5,423.09
00028861	E04974	MARTINEZ, JUANITA PATRICIA	09/21/2023	\$2,789.23
00028862	E02792	MATA, RAQUEL D	09/21/2023	\$1,006.09
00028863	E04656	MAZON, JORGE L	09/21/2023	\$3,012.16
00028864	E02796	MCFARLANE, MARIA C	09/21/2023	\$2,781.28
00028865	E06761	MEEKS, REBECCA S	09/21/2023	\$4,459.06
00028866	E03826	MEERS, BRYAN J	09/21/2023	\$4,192.92
00028867	E02655	MENDOZA CAMPOS, MELISSA	09/21/2023	\$4,338.66
00028868	E03965	MIHALIK, DANNY J	09/21/2023	\$3,574.87
00028869	E04865	MORIN, LINDA M	09/21/2023	\$5,304.80
00028870	E04352	MORSE, JEREMY N	09/21/2023	\$4,617.53
00028871	E01940	MORTON, NATHAN D	09/21/2023	\$5,015.86
00028872	E04454	MOSER, MICHAEL A	09/21/2023	\$2,452.79
00028873	E03929	MURILLO JR, RAUL	09/21/2023	\$5,189.84
00028874	E04626	MURO, JASON M	09/21/2023	\$4,961.34
00028875	E04577	MUSCHETTO, PATRICK J	09/21/2023	\$2,735.85
00028876	E03422	NADOLSKI, THOMAS R	09/21/2023	\$2,355.46
00028877	E05084	NAKANO HITZKE, SARAH V	09/21/2023	\$3,335.71
00028878	E04111	NEELY, JACOB J	09/21/2023	\$2,542.51
00028879	E05111	NGUYEN, HAU D	09/21/2023	\$160.25
00028880	E02813	NGUYEN, TRINA T	09/21/2023	\$2,941.71
00028881	E04540	NIKOLIC, ADAM C	09/21/2023	\$5,906.73
00028882	E05146	NIZ, IXA N	09/21/2023	\$1,877.95
00028883	E05054	NUNEZ, BREANNE S	09/21/2023	\$2,889.48
00028884	E03350	OLIVO, JOSHUA T	09/21/2023	\$4,853.51
00028885	E04035	ORTIZ, STEVEN TRUJILLO	09/21/2023	\$3,556.89
00028886	E03427	PANELLA, JOSEPH N	09/21/2023	\$3,692.13
00028887	E04910	PAQUA, BRANDON J	09/21/2023	\$2,762.68
00028888	E01948	PARK, BRANDY J	09/21/2023	\$3,571.95
00028889	E02995	PAYAN, CRISTINA V	09/21/2023	\$2,455.99
00028890	E00824	PAYAN, LUIS A	09/21/2023	\$5,555.74

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00028894	E06938	PLUARD, DOUGLAS A	09/21/2023	\$4,863.45
00028895	E03299	POLOPEK, COREY T	09/21/2023	\$3,937.47
00028896	E05050	QUANG, DENNIS	09/21/2023	\$2,835.65
00028897	E04788	QUIROZ, LUIS A	09/21/2023	\$2,435.85
00028898	E05100	RAABE, MATTHEW A	09/21/2023	\$2,622.78
00028899	E03967	RAMIREZ OROZCO, SINDY	09/21/2023	\$5,152.95
00028900	E04955	RAMIREZ, KAYLYN C	09/21/2023	\$2,074.75
00028901	E03390	RAMIREZ, LUIS F	09/21/2023	\$4,477.08
00028902	E05021	RAMIREZ, TERRA M	09/21/2023	\$3,535.14
00028903	E04914	RAMOS, RODOLFO B	09/21/2023	\$240.37
00028904	E03217	RANEY, JOHN E	09/21/2023	\$3,941.95
00028905	E04941	RASMUSSEN, TRENTON L	09/21/2023	\$2,651.40
00028906	E04659	REED, THOMAS S	09/21/2023	\$3,518.97
00028907	E03486	REYES, RON A	09/21/2023	\$3,674.23
00028908	E04911	RICHARDS, BRYANT D	09/21/2023	\$10,202.06
00028909	E04437	RICHMOND, RYAN R	09/21/2023	\$3,681.53
00028910	E04860	ROCHA, RUDY A	09/21/2023	\$1,819.91
00028911	E04738	RODRIGUEZ, DANIEL	09/21/2023	\$3,155.29
00028912	E04082	RODRIGUEZ, JENNIFER M	09/21/2023	\$3,313.14
00028913	E05001	RODRIGUEZ, RYAN ELIJAH	09/21/2023	\$2,416.70
00028914	E04438	ROGERS, CHRISTIN E	09/21/2023	\$5,045.61
00028915	E04385	ROJAS, ASHLEY C	09/21/2023	\$2,027.21
00028916	E04507	ROMBOUGH, JENNIFER V	09/21/2023	\$2,177.82
00028917	E04552	RUZIECKI, ERIC T	09/21/2023	\$4,068.01
00028918	E02845	SALAZAR, SEAN M	09/21/2023	\$3,923.52
00028919	E04845	SALGADO JR., ALFREDO	09/21/2023	\$3,002.13
00028920	E03297	SAMOFF, TANYA L	09/21/2023	\$3,379.87
00028921	E02646	SANTANA, LINO G	09/21/2023	\$10,238.39
00028922	E05086	SEELY, BRITTANY L	09/21/2023	\$138.40
00028923	E03035	SEYMOUR, SUSAN A I	09/21/2023	\$3,587.04
00028924	E04282	SHELGREN, CHRISTOPHER M	09/21/2023	\$3,787.21
00028925	E04616	SHIPLEY, AARON T	09/21/2023	\$3,415.43
00028926	E02937	SHORROW, NICOLE D	09/21/2023	\$3,114.85

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Check	Vendor #	Vendor Name	Issue Date	Check Amount
00028927	E04864	SILVA, LEVI JOENIEL	09/21/2023	\$3,247.19
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00028929	E04934	SLETTVET, HEATHER P	09/21/2023	\$3,197.00
00028930	E02587	SOSEBEE, DANNY J	09/21/2023	\$2,440.89
00028931	E03563	SPELLMAN, MARSHA D	09/21/2023	\$3,285.97
00028932	E04500	STAAL, GAREY D	09/21/2023	\$4,123.26
00028933	E03218	STARNES, CHARLES W	09/21/2023	\$5,328.19
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00028935	E04584	STROUD, BRIAN T	09/21/2023	\$5,074.05
00028936	E02979	TESSIER, PAUL M	09/21/2023	\$4,366.23
00028937	E04449	TRAN, SPENCER T	09/21/2023	\$2,700.85
00028938	E05145	VACCARO, CHRISTIAN L	09/21/2023	\$349.63
00028939	E02982	VAICARO, VINCENTE J	09/21/2023	\$6,160.76
00028940	E03053	VALENCIA, EDGAR	09/21/2023	\$4,330.29
00028941	E04667	VAUGHN, CALEB I	09/21/2023	\$1,751.74
00028942	E04977	VAZQUEZ, BRIAN M	09/21/2023	\$262.22
00028943	E04434	VELLANOWETH, KIMBRA S	09/21/2023	\$2,319.86
00028944	E04903	VIGIL, DANIEL C	09/21/2023	\$2,356.19
00028945	E03022	VU, TUONG-VAN NGUYEN	09/21/2023	\$2,529.95
00028946	E04730	VU, TYLER D	09/21/2023	\$2,861.07
00028947	E01905	WAINWRIGHT, JONATHAN B	09/21/2023	\$4,687.74
00028948	E03220	WARDLE, DENNIS	09/21/2023	\$3,985.46
00028949	E03213	WARDLE, SANTA	09/21/2023	\$2,939.89
00028950	E04758	WEYKER, CHRYSTAL L	09/21/2023	\$2,032.58
00028951	E03305	WIMMER, ROYCE C	09/21/2023	\$5,535.12
00028952	E04762	WREN, DANIELLE E	09/21/2023	\$3,283.36
00028953	E04763	WRIGHT, SARAH A	09/21/2023	\$1,908.34
00028954	E04856	XU, DUO	09/21/2023	\$1,983.62
00028955	E03543	YELENSKY, SHANNON M	09/21/2023	\$1,923.35
00028956	E04156	YERGLER, JOHN J	09/21/2023	\$6,238.19
00028957	E04722	YNIGUEZ, COLE A	09/21/2023	\$3,317.38
00028958	E09942	YOUNG, DAVID C	09/21/2023	\$928.72
00028959	E01978	ZMIJA, ADAM D	09/21/2023	\$5,079.59
00028960	E04517	AGUIRRE, ALFRED J	09/21/2023	\$3,386.06
00028961	E01626	AGUIRRE, ANSELMO	09/21/2023	\$2,204.58
00028962	E05087	ALVAREZ, CARLOS J	09/21/2023	\$1,850.07

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00028965	E04678	BABINSKI IV, SYLVESTER A	09/21/2023	\$2,038.57
00028966	E05098	BARNESE, VINCENZO A	09/21/2023	\$2,518.60
00028967	E05135	BARNHART, CHARLEY A	09/21/2023	\$1,049.27
00028968	E04336	BECERRA, RODOLPHO M	09/21/2023	\$2,644.27
00028969	E04972	BECERRA-SAMANIEGO JR, GABRIEL	09/21/2023	\$1,554.28
00028970	E01255	BOS, MICHAEL C	09/21/2023	\$3,633.67
00028971	E04650	BUCHLER, RAYMOND A	09/21/2023	\$1,764.44
00028972	E05162	CAISEROS, CHRISTIAN	09/21/2023	\$1,049.27
00028973	E01584	CANDELARIA, DANIEL J	09/21/2023	\$4,403.85
00028974	E04300	CANO, EDGAR A	09/21/2023	\$2,504.30
00028975	E03828	CANTRELL, JEFFREY G	09/21/2023	\$2,753.61
00028976	E05063	CARRILLO, GEORGE	09/21/2023	\$2,516.35
00028977	E03811	CARRISOZA, ALBERT J	09/21/2023	\$2,870.16
00028978	E00916	CARTER, PHILLIP J	09/21/2023	\$3,567.54
00028979	E04869	CHAVEZ, DAMIAN JESUS	09/21/2023	\$779.84
00028980	E04551	CONTRERAS, GABRIELA R	09/21/2023	\$2,729.03
00028981	E03518	COTTON, JULIE T	09/21/2023	\$1,856.27
00028982	E03807	DE LA ROSA, VINCENT L	09/21/2023	\$3,332.14
00028983	E03736	DIBAJ, KAMYAR	09/21/2023	\$3,606.94
00028984	E05122	DORADO, ANTHONY	09/21/2023	\$1,002.91
00028985	E02515	DUVALL, RICK L	09/21/2023	\$2,731.78
00028986	E04514	ESPINOZA, ERIC M	09/21/2023	\$2,159.84
00028987	E03733	ESPINOZA, JULIA	09/21/2023	\$1,362.65
00028988	E03405	FERNANDEZ, CECELIA A	09/21/2023	\$1,336.93
00028989	E04990	FLORES, MITCHELL C	09/21/2023	\$1,434.92
00028990	E05064	FOX, LUCAS	09/21/2023	\$745.00
00028991	E05037	GAINES, JEFFREY S	09/21/2023	\$900.65
00028992	E05010	GALVAN, EDGAR	09/21/2023	\$983.26
00028993	E04754	GARCIA, ALICIA R	09/21/2023	\$1,538.41
00028994	E04677	GIROUARD, CASEY G	09/21/2023	\$1,645.53
00028995	E05156	GOMEZ HERNANDEZ, RICARDO	09/21/2023	\$969.20
00028996	E04629	GOMEZ, DIANA	09/21/2023	\$1,129.10
00028997	E03341	GONZALEZ, JORGE	09/21/2023	\$1,291.36
00028998	E03400	GREENE, MICHAEL R	09/21/2023	\$2,440.03

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00028999	E03685	GUZMAN, JESSE	09/21/2023	\$5,070.09
00029000	E04299	HANSEN, AARON R	09/21/2023	\$2,064.54
00029001	E03523	HARO, GLORIA A	09/21/2023	\$1,420.49
00029002	E03759	HERNANDEZ, HERMILO	09/21/2023	\$0.00
00029003	E04622	HOFER, ALICIA M	09/21/2023	\$2,041.54
00029004	E02874	HOLMON III, ALBERT J	09/21/2023	\$4,136.08
00029005	E04347	HSIEH, NICOLAS C	09/21/2023	\$3,666.62
00029006	E03588	HUYNH, HUY HOA	09/21/2023	\$2,466.12
00029007	E04831	ILFELD, MATTHEW D	09/21/2023	\$1,659.83
00029008	E01907	JACOT, ROSEMARIE	09/21/2023	\$2,392.59
00029009	E04296	JOHNSON, ERIC W	09/21/2023	\$1,733.74
00029010	E04979	JURADO, MICHAEL	09/21/2023	\$1,379.19
00029011	E04470	KAYLOR, BRENT	09/21/2023	\$2,629.01
00029012	E04728	KHALIL, MARK M	09/21/2023	\$2,289.89
00029013	E03534	KIM, SAMUEL K	09/21/2023	\$4,380.43
00029014	E05115	KOUTSOYANOPULOS, ALDOCHRIS V	09/21/2023	\$1,834.95
00029015	E04382	KWIATKOWSKI, BRYAN D	09/21/2023	\$1,953.81
00029016	E02852	LADNEY, MARK W	09/21/2023	\$2,906.41
00029017	E04769	LAMAS, LEONEL A	09/21/2023	\$1,160.99
00029018	E03813	LEWIS, SHAN L	09/21/2023	\$3,204.31
00029019	E03301	LEYVA, RAUL	09/21/2023	\$4,479.24
00029020	E05065	LOMELI, JONATHAN	09/21/2023	\$1,397.93
00029021	E05155	LOPEZ, MOISES	09/21/2023	\$1,098.48
00029022	E05006	MARQUEZ, STEVEN ADAM	09/21/2023	\$1,422.44
00029023	E05364	MARU, NAVIN B	09/21/2023	\$5,335.57
00029024	E04665	MEJIA, DIEGO A	09/21/2023	\$2,171.53
00029025	E03493	MENDEZ, RIGOBERTO	09/21/2023	\$2,251.54
00029026	E04998	MENDOZA, LAURA	09/21/2023	\$1,032.81
00029027	E04724	MOORE, DOUGLAS A	09/21/2023	\$2,804.67
00029028	E04827	MORELAND, ANDREW J	09/21/2023	\$1,679.23
00029029	E04222	MOSS, DANIEL C	09/21/2023	\$1,753.64
00029030	E01243	MURRAY JR, WILLIAM E	09/21/2023	\$7,829.30
00029031	E04634	NAVARRO, JUAN C	09/21/2023	\$3,518.44
00029032	E04969	ORNELLAS, MICHAEL	09/21/2023	\$1,976.03
00029033	E03378	ORTIZ, STEVEN T	09/21/2023	\$2,624.05
00029034	E04999	ORTUNO, ANIBAL	09/21/2023	\$2,073.44

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00029036	E03754	PINKSTON, RICHARD L	09/21/2023	\$2,641.85
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00029038	E04567	POWELL, AUSTIN H	09/21/2023	\$2,764.56
00029039	E03799	QUIROZ, ROLANDO	09/21/2023	\$2,918.81
00029040	E05031	RAMIREZ, AACIN	09/21/2023	\$2,089.18
00029041	E04572	REED, MELVIN P	09/21/2023	\$2,064.02
00029042	E02058	REYES, DELFRADO C	09/21/2023	\$1,356.41
00029043	E04295	ROBLES, RAFAEL	09/21/2023	\$2,076.67
00029044	E04563	RODRIGUEZ, ADRIANNA M	09/21/2023	\$1,267.68
00029045	E05141	RODRIGUEZ, JOY R	09/21/2023	\$921.07
00029046	E05004	RUELAS, SERGIO	09/21/2023	\$2,085.76
00029047	E04289	SALDIVAR, RICARDO	09/21/2023	\$1,410.79
00029048	E04505	SANTOS, MICHAEL F	09/21/2023	\$3,502.01
00029049	E05166	SEVELU, FAASEGA J	09/21/2023	\$896.64
00029050	E04836	SOTO, WILLIAM A	09/21/2023	\$1,863.66
00029051	E05089	STAIR, DEAN T	09/21/2023	\$769.04
00029052	E05171	STRAMBEANU, ALEXANDRU E	09/21/2023	\$654.82
00029053	E03091	SUDDUTH, STEPHEN D	09/21/2023	\$3,058.90
00029054	E01625	TAPIA, LUIS A	09/21/2023	\$3,115.51
00029055	E04756	TARIN, ALEXIS P	09/21/2023	\$658.83
00029056	E03239	TAUANU U, STEVE J	09/21/2023	\$0.00
00029057	E05154	TELLO, ALEJANDRO	09/21/2023	\$744.46
00029058	E04773	THURMAN JR, EDWIN O	09/21/2023	\$1,097.31
00029059	E08679	THURMAN, RODERICK	09/21/2023	\$1,991.90
00029060	E04825	TRUJILLO, JOSEPH E	09/21/2023	\$1,629.75
00029061	E02482	UPHUS, MARK P	09/21/2023	\$4,691.24
00029062	E03681	VASQUEZ, JOSE A	09/21/2023	\$3,399.45
00029063	E05136	VASQUEZ, PEDRO	09/21/2023	\$2,106.43
00029064	E05134	VEGA, ERIC J	09/21/2023	\$910.25
00029065	E02942	VERA, EVARISTO	09/21/2023	\$2,050.54
00029066	E03727	VERGARA NEAL, ANA G	09/21/2023	\$3,198.79
00029067	E05093	VIRAMONTES, ALEXANDRA	09/21/2023	\$2,874.49
00029068	E01580	VU, DAI C	09/21/2023	\$4,182.06
00029069	E04362	VU, KHANG L	09/21/2023	\$3,476.80
00029070	E04006	WILLIAMS, RICHARD L	09/21/2023	\$2,602.80

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00029071	E05023	YNIGUEZ, KARISSA N	09/21/2023	\$2,630.83
00029072	E03436	ZIEGLER, RICK S	09/21/2023	\$967.78
00029073	E03917	ALLEN, CHRISTOPHER L	09/21/2023	\$77.20
00029074	E04163	AMBRIZ GARCIA, EDWARD D	09/21/2023	\$2,110.18
00029075	E04063	BERGER, JAN	09/21/2023	\$2,677.99
00029076	E00651	BERMUDEZ, ROBERT P	09/21/2023	\$3,618.65
00029077	E03495	BLAS, VICTOR T	09/21/2023	\$2,534.34
00029078	E00070	CANNON, TIM P	09/21/2023	\$5,207.17
00029079	E04365	DAN, CARINA M	09/21/2023	\$2,561.56
00029080	E04440	DAVIS, RYAN H	09/21/2023	\$1,641.76
00029081	E03145	DE LA ROSA, FRANK X	09/21/2023	\$3,786.41
00029082	E03051	DIEMERT, RONALD W	09/21/2023	\$3,328.76
00029083	E02718	ESCOBAR, CHRIS N	09/21/2023	\$2,950.47
00029084	E03688	GLENN, JEREMY J	09/21/2023	\$111.09
00029085	E01618	GOMEZ, JOSE	09/21/2023	\$3,228.90
00029086	E02701	GONZALEZ, ALEJANDRO	09/21/2023	\$6,933.59
00029087	E03763	GRIFFIN, LARRY	09/21/2023	\$1,745.24
00029088	E04828	GUERRERO, MICHAEL V	09/21/2023	\$1,917.13
00029089	E04018	HAENDIGES, ROBERT A	09/21/2023	\$2,285.44
00029090	E03575	HART, RYAN S	09/21/2023	\$2,564.11
00029091	E03399	HOWENSTEIN, FRANK D	09/21/2023	\$2,640.47
00029092	E03406	HUY, EDWARD A	09/21/2023	\$4,240.31
00029093	E03446	JIMENEZ, VIDAL	09/21/2023	\$5,173.17
00029094	E04782	JIN, LIYAN	09/21/2023	\$2,858.66
00029095	E03254	KIRZHNER, ALLEN G	09/21/2023	\$2,331.01
00029096	E05095	LALLY, JASON T	09/21/2023	\$2,390.03
00029097	E03988	LI, REBECCA PIK KWAN	09/21/2023	\$4,231.84
00029098	E02063	MA AE, DAVID	09/21/2023	\$2,266.48
00029099	E03249	MANSON, RAQUEL K	09/21/2023	\$3,049.21
00029100	E04837	MARTINEZ, ALFREDO	09/21/2023	\$2,329.32
00029101	E02124	MEISLAHN, TYLER	09/21/2023	\$2,171.43
00029102	E04403	MONTGOMERY, JESSE K	09/21/2023	\$2,804.07
00029103	E03590	MOYA JR, STEVEN J	09/21/2023	\$2,523.43
00029104	E03519	MURAD, BASIL G	09/21/2023	\$3,316.79
00029105	E03144	NATLAND, KIRK L	09/21/2023	\$1,666.30
00029106	E04291	NGUYEN, DUC TRUNG	09/21/2023	\$2,393.30

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00029107	E04904	NGUYEN, LISA	09/21/2023	\$760.59
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00029109	E04210	NUNES, BRANDON S	09/21/2023	\$2,039.84
00029110	E03923	ORNELAS, ANDREW I	09/21/2023	\$2,988.06
00029111	E03582	ORTEGA, DAVID A	09/21/2023	\$5,359.71
00029112	E03578	PASILLAS, CELESTINO J	09/21/2023	\$3,219.04
00029113	E03170	PEARSON, WILLIAM F	09/21/2023	\$2,747.39
00029114	E05161	PIINUU, EVANDEMITRI	09/21/2023	\$1,185.34
00029115	E04805	POLIDORI, JESSICA J	09/21/2023	\$3,676.11
00029116	E02500	PORRAS, STEPHEN	09/21/2023	\$4,113.42
00029117	E07590	RUITENSCHILD, LES A	09/21/2023	\$3,465.18
00029118	E03926	RUIZ, JONATHAN	09/21/2023	\$3,107.79
00029119	E05165	SANCHEZ, ALLEN J	09/21/2023	\$718.82
00029120	E07690	SANTOS, ALEXIS	09/21/2023	\$2,217.73
00029121	E07692	SARMIENTO, ADRIAN M	09/21/2023	\$3,312.63
00029122	E04956	SON, TOMMY T	09/21/2023	\$2,121.91
00029123	E04301	TALAMANTES JR, ALBERT	09/21/2023	\$3,001.64
00029124	E04121	TRAN, MINH K	09/21/2023	\$2,549.86
00029125	E08881	VALENZUELA, ALEJANDRO N	09/21/2023	\$3,735.13
00029126	E01882	VIRAMONTES, JESSE	09/21/2023	\$2,042.21
00029127	E04195	WOLLAND, RONALD J	09/21/2023	\$2,416.73
00029128	E09940	YERGENSEN, VICTOR K	09/21/2023	\$4,087.43
00029129	E09954	ZAVALA, JOHN	09/21/2023	\$3,193.08
00029130	E05099	BECK, CRAIG A	09/21/2023	\$3,984.10
00029131	E00740	BLODGETT, GREG	09/21/2023	\$4,515.00
00029132	E01338	CARRENO, SHAUNA J	09/21/2023	\$2,829.99
00029133	E03808	CHENG, ALANA R	09/21/2023	\$6,575.31
00029134	E03353	COVARRUBIAS, MONICA	09/21/2023	\$3,803.59
00029135	E05102	FLORES CRUZ, LAURA	09/21/2023	\$2,054.17
00029136	E03697	GUERRERO, PAUL	09/21/2023	\$3,121.12
00029137	E04750	HO, VY D	09/21/2023	\$1,978.42
00029138	E04968	HONG, SEUNGBUM	09/21/2023	\$1,933.69
00029139	E04096	HUYNH, DANNY	09/21/2023	\$4,284.85
00029140	E02612	KLOESS, VILMA C	09/21/2023	\$2,938.26
00029141	E01949	LE, IVY	09/21/2023	\$2,014.87
00029142	E05092	LE, LINH D	09/21/2023	\$2,261.39

CITY OF GARDEN GROVE
GGFEFM002 Warrant Register Payroll

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Check	Vendor #	Vendor Name	Issue Date	Check Amount
00029143	E01280	LE, TAMMY	09/21/2023	\$3,976.55
00029144	E03617	LEE, GRACE E	09/21/2023	\$4,026.14
00029145	E05159	LUNA-REYNOSA, URSULA	09/21/2023	\$6,555.56
00029146	E05828	MIDDENDORF, LINDA	09/21/2023	\$3,441.29
00029147	E02895	MOURE, SVETLANA	09/21/2023	\$2,650.73
00029148	E03255	NGUYEN, PHUONG VIEN T	09/21/2023	\$2,324.29
00029149	E02560	NGUYEN, QUANG	09/21/2023	\$2,844.47
00029150	E01286	NGUYEN, TINA T	09/21/2023	\$2,247.57
00029151	E03541	PHI, THYANA T	09/21/2023	\$2,880.99
00029152	E05106	ROMERO, ALEX	09/21/2023	\$1,902.29
00029153	E04408	THRONE, TIMOTHY E	09/21/2023	\$2,442.25
00029154	E02543	TO, TANYA L	09/21/2023	\$1,765.32
00029155	E01971	TRAN, CUONG K	09/21/2023	\$2,505.89
00029156	E02056	TRUONG, ELAINE	09/21/2023	\$1,902.41
00029157	E02562	VO, THANH-NGUYEN	09/21/2023	\$1,806.72
00029158	E05104	YANG, DANA DAEUN	09/21/2023	\$2,257.29
			EFT - Total	\$1,888,316.80
			Overall - Total	\$1,900,085.85

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To:	Lisa L. Kim	From:	Niki Wetzel
Dept.:	City Manager	Dept.:	Community Development
Subject:	Introduction and first reading Date: 10/10/2023 to consider adopting an Ordinance approving Amendment No. A-037- 2023; and adoption of a Resolution to consider approving General Plan Amendment No. GPA-002- 2023 that includes updates to the Adopted 2021-2029 Housing Element. (<i>Action Item</i>)		

OBJECTIVE

To transmit a recommendation from the Planning Commission to the City Council to: (i) adopt a General Plan Amendment (GPA-002-2023), which includes updates to the Adopted 2021-2029 Housing Element and an amendment to the Land Use Element to change the Land Use Designation of a property located at 13621 Harbor Boulevard (Assessor's Parcel No. 100-123-01), from Industrial (I) to International West Mixed Use (IW); and (ii) adopt a Zoning Map Amendment (A-037-2023) to revise the Zoning Map to implement the updates to the Housing Element and to clarify the sites intended to be included in the International West Mixed Use Overlay and the Industrial/Residential Mixed Use 1 Overlay pursuant to Ordinance No. 2925. The focus of the General Plan and Zoning Map Amendments is to comply with State law provisions and resolve comments received from the California Department of Housing and Community Development ("HCD") on the adopted 2021-2029 Housing Element, in order to obtain HCD certification of the City's Housing Element.

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 Sections 15168 and 15162 because the proposed General Plan and 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 General Plan and zoning

amendments fall within the scope of the General Plan Update EIR, and the General Plan and zoning amendments will not result in any new significant impacts or a substantial increase in the severity of previously identified significant impacts.

BACKGROUND

The Housing Element, a State-required chapter of the City's General Plan, identifies programs and policies to further the goal of meeting the housing needs of existing and future residents for the production of safe, decent, and affordable housing for all persons in the community. This plan is required by State Housing Law and must be updated every eight years. Furthermore, the Housing Element must be certified by HCD.

HCD Letter of Substantial Compliance - August 14, 2023

On August 14, 2023, the City received a formal response letter (see Attachment 4 of the Planning Commission Staff Report dated September 21, 2023) from HCD reporting the results of its review of the City's June 2023 Draft Revised Adopted 2021-2029 Housing Element submission. The letter, in part, states that HCD had found the City's submitted Draft Housing Element to "substantially comply with State Housing Element Law" and that it "meets statutory requirements". The letter further indicates that the City must make specific findings related to non-vacant sites as part of the resolution adopting the Housing Element.

On August 17, 2023 and August 22, 2023, City Staff presented an update to the Planning Commission and City Council, respectively, during their meetings, which are open to the public, and provided the following:

- An overview of the Housing Element and RHNA;
- Highlights of community engagement conducted related to the Housing Element and RHNA;
- An overview of the proposed revisions to the Adopted Housing Element; and
- Current status of the Housing Element and the next steps in the process.

On September 21, 2023, the Garden Grove Planning Commission held a public hearing to consider General Plan Amendment No. GPA-002-2023 and Amendment No. A-037-2023. There were no speakers from the public to address this item. No public comments were received. By a vote of 5-0 (with 2 commissioners absent), the Planning Commission adopted Resolutions (6069-23 and 6070-23) recommending that the City Council: (i) adopt a General Plan Amendment (GPA-002-2023), which includes updates to the Adopted 2021-2029 Housing Element and an amendment to the Land Use Element to change the Land Use Designation of a property located at 13621 Harbor Boulevard (Assessor's Parcel No. 100-123-01), from Industrial (I) to International West Mixed Use (IW); and (ii) adopt a Zoning Map Amendment (A-037-2023) to revise the Zoning Map to implement the updates to the Housing Element and to clarify the sites intended to be included in the International West Mixed Use Overlay and the Industrial/Residential Mixed Use 1 Overlay pursuant to Ordinance No. 2925.

Prior to the October 10, 2023, City Council meeting, a link to the digital copy of the

Draft Revised Adopted 2021-2029 Housing Element was provided to the City Council and also made available on the City's Housing Element website (<https://ggcity.org/housing-element>). The latest September 2023 version of the Draft Housing Element includes non-substantive updates made to the previous June 2023 version of the document to address typos and document formatting.

DISCUSSION

General Plan Amendment:

The proposed amendment includes updates to certain sections in the body of the Housing Element. The revisions address HCD's comments and requests, primarily, to:

- Provide additional and/or updated data related to topics such as homelessness and housing development trends;
- Developing a comprehensive criteria to demonstrate development feasibility of nonvacant lower income sites;
- Providing additional exhibits and maps;
- Identifying the City's prior Housing Element accomplishments; and
- Listing new and/or strengthened meaningful actions in certain Housing Element programs.

Detailed summaries of the proposed updates are provided in Attachment 5 of the Planning Commission Staff Report, dated September 21, 2023, in Table A, titled "Responses to HCD Comments Matrix".

Revision to Housing Element Sites Inventory:

The Housing Element's Sites Inventory identifies sites that demonstrate feasibility to be redeveloped with residential units during the planning period. Because Garden Grove is an entirely built out city with very limited vacant land available, a large majority of the properties identified in the Sites Inventory are underutilized nonvacant sites. HCD Staff requested additional analysis, specifically for lower-income sites, demonstrating that existing uses on nonvacant sites would not be an impediment to residential development and are likely to discontinue during the planning period.

To demonstrate the suitability of nonvacant sites for lower-income, a robust set of criteria called, "Criteria for Selecting Sites to Meet the Lower-Income RHNA", was created. The suitability criteria considers several qualifying factors such as:

- Developer interest to redevelop the site with housing;
- Vacant lots;
- Building and/or land value with property improvement value that is less than half of the land value;
- The year the structure was built;
- Low existing floor area ratio ("FAR");
- Existing leases set to expire;
- Deteriorating building conditions, and
- High tenant vacancy.

After applying the new criteria to the full list of sites inventory properties (which includes over 2,000 properties), the list was re-reviewed to determine necessary revisions and updates to the Sites Inventory, which consisted of: The addition of fifteen (15) properties to the Sites Inventory; the removal of certain properties from the Sites Inventory to address typographical issues and to reflect current development conditions; and the re-designation of the RHNA income category of a number of existing sites. The updates to the Sites Inventory address HCD's request for additional analysis of nonvacant sites for lower-income households and also ensures the City's total RHNA accommodates the housing needs for all income levels.

In conjunction with the updates to the Sites Inventory, an amendment to the City's General Plan Land Use Map is proposed to modify the General Plan Land Use Designation of a Sites Inventory property, located at 13621 Harbor Boulevard, from Industrial (I) to International West Mixed Use (IW). The abutting property to the east is already included in the Sites Inventory. Both properties, which are under the same ownership, are connected and function as a single integrated development. When the Adopted Housing Element was approved in 2021, the rear portion of this development was mistakenly not included in the Sites Inventory. The intent of the proposed General Plan Amendment is to rectify this error by facilitating the property's inclusion into the Sites Inventory, and to establish the International West designation to allow residential development.

Zoning Map Amendment:

The proposed Zoning Map Amendment will revise the City's Official Zoning Map to implement, and ensure consistency with, the proposed updates to the Housing Element. The City's Official Zoning Map will be revised to cover one (1) property with the International West Mixed Use Overlay and cover ten (10) properties with the Industrial/Residential Mixed Use 1 Overlay. The purpose of the Mixed Use Overlay zone is to allow for residential and mixed-use development in addition to uses regulated by the underlying zoning.

The proposed Zoning Map Amendment will also clarify sites intended to be included in the International West Mixed Use Overlay and the Industrial/Residential Mixed Use 1 Overlay, pursuant to Ordinance No. 2925. As attachments to Ordinance 2925, Exhibits A through E, which includes maps and a list of parcels, purport to show the properties included in the Mixed Use Overlay Zones. Upon further review, Staff discovered a clerical discrepancy involving fifteen (15) properties that were shown on the Exhibit A and C maps as being included in the overlays, but were inadvertently not listed in Exhibit E. The proposed Zoning amendment will correct this clerical discrepancy by including these properties in Exhibit E listing all of the parcels to which the Mixed Use Overlay (MU) Zone is intended to apply.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

On November 9, 2021, the City Council certified a comprehensive programmatic Environmental Impact Report (or EIR) for the Focused General Plan Update and Zoning Amendments, which included approval of the currently adopted Housing Element. The EIR analyzed the potential programmatic environmental impacts of

adding 19,251 potential housing units. The proposed revised Housing Element, which HCD has indicated meets the requirements of State law, calls for 19,239 units, which is less than what was previously analyzed in the EIR. The proposed revised Housing Element and Zoning Map Amendments are within the scope of the EIR, and would not result in any new significant impacts or a substantial increase in the severity of any previously identified significant impacts. Accordingly, City staff believes no further CEQA analysis is required.

FINANCIAL IMPACT

None.

RECOMMENDATION

It is recommended that the City Council:

- Conduct a Public Hearing;
- Adopt the attached the Resolution approving General Plan Amendment No. GPA-002-2023 (i) to revise and update the Adopted 2021-2029 Housing Element consistent with the changes reflected in the June 2023 draft approved by HCD and to make additional non-substantive typographical corrections; and (ii) to amend the General Plan Land Use Designation of a property located at 13621 Harbor Boulevard (Assessor's Parcel No. 100-123-01), from Industrial (I) to International West Mixed Use (IW); and
- Introduce and conduct the first reading of an Ordinance approving Amendment No. A-037-2023 to revise the Zoning Map to implement the updates to the Housing Element and to clarify the sites intended to be included in the International West Mixed-Use Overlay or the Industrial/Residential Mixed Use 1 Overlay pursuant to Ordinance No. 2925.

ATTACHMENTS:

Description	Upload Date	Type	File Name
Planning Commission Staff Report dated September 21, 2023	9/27/2023	Backup Material	Planning_Commission_Staff_Report_dated_September_21__2023.pdf
Planning Commission Resolution No. 6069-23 (GPA-002-2023)	9/27/2023	Backup Material	Planning_Commission_Resolution_No._6069-23_(GPA-002-2023).pdf
Planning Commission Resolution No. 6070-23 (A-037-2023)	9/27/2023	Backup Material	Planning_Commission_Resolution_No._6070-23_(A-037-2023).pdf
Planning Commission			

Minute Excerpt of September 21, 2023	9/27/2023	Backup Material	Planning_Commission_Minute_Excerpt_of_September_21__2023.pdf
Draft City Council Resolution (GPA-002-2023)	9/27/2023	Resolution	Draft_City_Council_Resolution_(GPA-002-2023).pdf
Draft City Council Ordinance (A-037-2023)	9/27/2023	Ordinance	Draft_City_Council_Ordinance_(A-037-2023).pdf

COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: C.4.	SITE LOCATION: Citywide
HEARING DATE: September 21, 2023	GENERAL PLAN: N/A
CASE NO.: General Plan Amendment No. GPA-002-2023 and Amendment No. A-037-2023	ZONE: N/A
APPLICANT: City of Garden Grove	CEQA DETERMINATION: FGPUZA EIR

REQUEST:

A request for the Garden Grove Planning Commission to hold a public hearing and consider recommending that the City Council: (i) adopt a General Plan Amendment (GPA-002-2023), which includes updates to the Adopted 2021-2029 Housing Element and an amendment to the Land Use Element to change the Land Use Designation of a property located at 13621 Harbor Boulevard (Assessor's Parcel No. 100-123-01), from Industrial (I) to International West Mixed Use (IW); and (ii) adopt a Zoning Map Amendment (A-037-2023) to revise the Zoning Map to implement the updates to the Housing Element and to clarify the sites intended to be included in the International West Mixed Use Overlay and the Industrial/Residential Mixed Use 1 Overlay pursuant to Ordinance No. 2925. The focus of the General Plan and Zoning Map Amendments is to comply with State law provisions and resolve comments received from the California Department of Housing and Community Development ("HCD") on the adopted 2021-2029 Housing Element, in order to obtain HCD certification of the City's Housing Element.

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 Sections 15168 and 15162 because the proposed General Plan and 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 General Plan and zoning amendments fall within the scope of the General Plan Update EIR, and the General Plan and zoning amendments will not result in any new significant impacts or a substantial increase in the severity of previously identified significant impacts.

BACKGROUND:

The Housing Element, a State-required chapter of the City's General Plan, identifies programs and policies to further the goal of meeting the housing needs of existing and future residents for the production of safe, decent, and affordable housing for all persons in the community. This plan is required by State Housing Law and must be updated every eight years. Furthermore, the Housing Element must be certified by HCD.

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. The City is currently in the 2021-2029 planning period, also known as the 6th cycle RHNA. HCD determines the RHNA for each region of California. The RHNA for the Southern California region is 1.3 million housing units. The Southern California Association of Governments ("SCAG") established a methodology that quantified the RHNA for each jurisdiction. Garden Grove's RHNA allocation for the 2021-2029 planning period was determined to be 19,168 housing units. Throughout the process, leading up to SCAG's adoption of the final RHNA methodology, Garden Grove submitted multiple letters to HCD and SCAG voicing concerns with the RHNA methodology being considered. Copies of the City's protest letters to HCD and SCAG are available online on the City's Housing Element website (<https://ggcity.org/housing-element>).

The State of California required the City of Garden Grove to plan for 19,168 future homes to accommodate population, employment, and household growth in the region. State Housing Law also requires cities to specify exact locations where new housing can feasibly be added – this is called Sites Inventory. In October of 2020, the City officially submitted two (2) applications to SCAG to appeal its RHNA allocation. Both appeals were subsequently denied by SCAG. Copies of the City's appeal letters to SCAG are available online on the City's Housing Element website (<https://ggcity.org/housing-element>).

In August of 2020, the City launched a comprehensive public outreach and community engagement plan to educate and inform the public on matters related to the Housing Element and RHNA. The City identified key audiences and engagement methods to encourage participation from a broad cross-section of the Garden Grove community, representative of the City's diverse cultural groups, income levels, ages, and interests, with a particular focus on reaching out to Disadvantaged Community ("DAC") areas of the city. The City used a wide variety of public engagement tools and methods, which included:

- City Council, stakeholder, and focus group interviews
- Community forums and workshops
- Written surveys
- Online mapping surveys
- Study sessions, open to the public, with the Planning Commission, City Council, and Neighborhood Improvement and Conservation Commission

- Dedicated Housing Element Update website
- Social media
- Press releases
- Housing Element 101 video
- Email blasts
- Online and hard copy flyers
- Newsletters

Submission of the Initial Draft of the 2021-2029 Housing Element to HCD

On July 14, 2021, the City of Garden Grove submitted its initial Draft Housing Element to HCD for review. The City received informal comments from HCD Staff on September 8, 2021, and also received a report of findings on September 10, 2021 (see Attachment 1).

City Council Adoption of the Revised Draft 2021-2029 Housing Element

The Garden Grove City Council conducted a public hearing and deliberated upon the Revised Draft Housing Element at its November 9, 2021 meeting, where a public comment period was made available. After Council deliberation, the Council unanimously voted to adopt the Revised Draft 2021-2029 Housing Element, which had been revised in response to previous comments (from the HCD Comment Letter dated September 10, 2021) received from HCD. In addition to adopting the Housing Element, the City Council also concurrently adopted amendments to the Safety Element; adopted a new Environmental Justice Element; adopted revisions to the Land Use Element; adopted zoning text and map changes to address the changes to the Housing Element and Land Use Element; and certified the Program Environmental Impact Report.

The Adopted 2021-2029 Housing Element (the "Adopted Housing Element") is available online on the City's Website (<https://ggcity.org/planning/general-plan>).

1st Submittal - Formal Submission of Adopted Housing Element to HCD

Subsequent to the City Council's adoption of the 2021-2029 Housing Element, the City formally submitted the Adopted Housing Element to HCD for its review on November 12, 2021.

2nd Submittal - Formal Submission of Draft Revised Adopted 2021-2029 Housing Element to HCD

Following HCD's formal review of the Adopted Housing Element submitted on November 12, 2021, the City received a formal response letter from HCD dated February 10, 2022 (see Attachment 2). On November 18, 2022, the City formally submitted its Draft Revised Adopted 2021-2029 Housing Element to HCD for its review and to receive a report of findings. During HCD Staff's review of the submitted Draft Revised Adopted 2021-2029 Housing Element, informal comments were provided to City Staff in January 2023, which were related to Program 4

(Affordable Housing Construction) and Program 18 (Affirmatively Furthering Fair Housing). The City submitted a letter to HCD, dated May 4, 2023 (see Attachment 3), responding to HCD's informal comments regarding Programs 4 and 18.

3rd Submittal – Formal Submission of Draft Revised Adopted 2021-2029 Housing Element to HCD

On June 20, 2023, the City of Garden Grove formally submitted an updated version of the Draft Revised Adopted 2021-2029 Housing Element, which included revisions and additions made in response to the informal comments received from HCD Staff as part of its review of the November 2022 version of Draft Revised Adopted 2021-2029 Housing Element.

The June 2023 version of the Draft Revised Adopted 2021-2029 Housing Element is available online on the City's Website (<https://ggcity.org/housing-element>).

HCD Letter of Substantial Compliance - August 14, 2023

On August 14, 2023, the City received a formal response letter (see Attachment 4) from HCD reporting the results of its review of the City's June 2023 Draft Revised Adopted 2021-2029 Housing Element submission. The letter, in part, states that HCD had found the City's submitted Draft Housing Element to "substantially comply with State Housing Element Law" and that it "meets statutory requirements". The letter further indicates that the City must make specific findings related to non-vacant sites as part of the resolution adopting the Housing Element.

On August 17, 2023 and August 22, 2023, City Staff presented an update to the Planning Commission and City Council, respectively, during their meetings, which are open to the public, and provided the following: An overview of the Housing Element and RHNA; highlighted community engagement conducted related to the Housing Element and RHNA; overview of the proposed revisions to the Adopted Housing Element; and discussed the current status of the Housing Element and the next steps in the process. Prior to the September 21, 2023, Planning Commission meeting, a link to the digital copy of the June 2023 version of the Draft Revised Adopted 2021-2029 Housing Element was provided to the Planning Commission and also made available on the City's Housing Element website (<https://ggcity.org/housing-element>).

DISCUSSION:

General Plan Amendment:

The Adopted 2021-2029 Housing Element ("Adopted Housing Element"), which is Chapter 12 of the City's General Plan, consists of the following sections:

- 12.1 - Introduction
- 12.2 - Community Profile/Housing Needs Assessment
- 12.3 - Constraints on Housing Development

- 12.4 - Housing Resources
- 12.5 - Housing Plan
- 12.6 - 2014-2021 Housing Element Program Accomplishments

The proposed General Plan Amendment will make updates to the Adopted Housing Element, as reflected in the redlined changes shown in the June 2023 version of the Draft Revised Adopted 2021-2029 Housing Element, which was formally submitted for review to HCD in June 2023. Said changes/updates were made to resolve comments received from HCD in its formal response letter dated February 10, 2022, including additional informal comments received in January 2023. As mentioned prior, in HCD's August 14, 2023, letter of substantial compliance to the City, the June 2023 version of the Draft Revised Adopted 2021-2029 Housing Element, inclusive of the redlined changes and updates, was deemed by HCD to "substantially comply with State Housing Element Law" and that the Housing Element "meets statutory requirements."

Proposed updates to Sections 12.2 through 12.6 of the Adopted Housing Element, which were made in response to HCD's comments, generally consist of the following:

- Provided updated homelessness data points in various sections;
- Updated Section 12.3 (Constraints on Housing Development), to specify that focused zoning amendments were adopted by the City in 2022;
- Provided additional information and data to Section 12.3.4 (Fair Housing Assessment) relating to National and Regional Fair Housing Trends, Affirmatively Furthering Fair Housing ("AFFH") community outreach, historic patterns of segregation in Orange County, and government actions;
- Provided additional data and maps/exhibits to Section 12.3.4 (Fair Housing Assessment) relating to Education, Environmental Justice, Transportation, Employment/Economic, and new TCAC (Tax Credit Allocation Committee) opportunity maps;
- Provided additional information and data to Section 12.3.4 (Fair Housing Assessment) relating to cost burden (overpayment), overcrowding, substandard housing, homelessness, displacement risk, and disproportionate housing needs;
- Provided additional information and data to Section 12.4 (Housing Resources) relating to updated housing development capacity assumptions, provided local and regional housing trends data, provided regional mixed-use and affordable housing trends;
- Provided additional information to Section 12.4 (Housing Resources), relating to a comprehensive analysis of industrial sites identified for lower income RHNA;
- Updated Section 12.4 (Housing Resources) to include a comprehensive criteria for sites to meet the lower income RHNA;
- Updated Section 12.4 (Housing Resources) to discuss the Housing Sites Inventory consistency with AFFH;
- Updated Section 12.5 (Housing Plan) to include new policies to address AFFH;

- Updated Section 12.5 (Housing Plan) to include revisions to Program 4 (Affordable Housing Construction), Program 17 (Zoning Code Amendment Program), Program 18 (AFFH), Program 19 (Homeless Housing Needs), and Program 24 (SB 9); and
- Updated Section 12.6 (2014-2021 Housing Element Program Accomplishments) to identify the City's accomplishments in the prior 2014-2021 Housing Element planning period for its progress in addressing special needs housing.

Detailed summaries of the proposed updates to Sections 12.2 through 12.6 of the Adopted Housing Element are provided in the attached Table A "Responses to HCD Comments Matrix" (see Attachment 5).

Revision to the Housing Element Sites Inventory

The Housing Element's Sites Inventory identifies opportunity areas, or sites, that demonstrate feasibility to be redeveloped with residential units during the planning period. Because Garden Grove is an entirely built out city with very limited vacant land available, a large majority of the properties identified in the Sites Inventory are underutilized nonvacant sites. In HCD's formal comment letter dated February 10, 2022, HCD Staff requested additional analysis, specifically for lower-income sites, demonstrating that existing uses on nonvacant sites would not be an impediment to additional residential development and are likely to discontinue during the planning period.

To demonstrate the suitability of nonvacant sites for the lower-income RHNA, a robust set of criteria called, "Criteria for Selecting Sites to Meet the Lower-Income RHNA", was created and then applied to the lower-income sites in the Adopted Housing Element. The suitability criteria considers several qualifying factors such as, but not limited to: Developer interest to redevelop the site with housing; vacant lots; building/land value with property improvement value that is less than half of the land value; the year the structure was built; low existing floor area ratio ("FAR"); no existing tenants or existing leases to expire early within the planning period; and deteriorating building condition and/or high tenant vacancy. After applying the new criteria to the existing list of properties in the Sites Inventory of the Adopted Housing Element, the full list of sites inventory properties (approximately 2,000 properties) in the Detailed Sites Inventory (Appendix B) was re-reviewed to determine necessary revisions/updates to the Sites Inventory, which consisted of: the addition of fifteen (15) properties to the Sites Inventory; the removal of four (4) properties from the Sites Inventory to address typographical issues and to reflect current development conditions; the correction of typographical errors related to lot acreage, maximum density, and realistic capacity; and the re-designation of the RHNA income category of a number of existing sites. The revisions/updates to the Sites Inventory address HCD's request for additional analysis of nonvacant sites for lower-income households and also ensures the City's total RHNA accommodates the housing needs for all income levels. A copy of the full Detailed Sites Inventory, which includes redlines showing

the proposed updates, is available in Appendix B of the Draft Revised Adopted 2021-2029 Housing Element.

In conjunction with the updates to the Sites Inventory, an amendment to the City's General Plan Land Use Map is proposed to modify the General Plan Land Use Designation of a Sites Inventory property, located at 13621 Harbor Boulevard (Assessor's Parcel No. 100-123-01), from Industrial (I) to International West Mixed Use (IW). The IW designation is intended to provide for a mix of uses including higher density residential, and allows residential densities of up to 70 dwelling units per acre. The abutting property to the east, located at 13631 Harbor Boulevard (Assessor's Parcel No. 100-123-02), is already included in the Sites Inventory of the Adopted Housing Element. Both properties, while separate, are connected and function as a single integrated development with reciprocal access. Both properties are also under the same ownership. When the Adopted Housing Element was approved in 2021, the rear portion of this development (13621 Harbor Boulevard) was mistakenly not included in the Sites Inventory – although it should have been, given that both properties comprise of a single integrated development. Therefore, the intent of the proposed General Plan Amendment is to rectify this error by facilitating the property's inclusion into the Sites Inventory, and to establish the IW designation to allow residential development.

Zoning Map Amendment:

The proposed Zoning Map Amendment will revise the City's Official Zoning Map to implement the updates to the Housing Element. Eleven (11) properties that are to be added to the Sites Inventory will have (through the proposed General Plan Amendment) or already have an underlying General Plan Land Use Designation that allows residential development, such as the International West Mixed Use or Industrial/Residential Mixed Use 1 General Plan Land Use Designations. However, the zoning of said properties does not allow residential development. Therefore, the proposed Zoning Map Amendment will revise the City's Official Zoning Map to cover one (1) property with the International West Mixed Use Overlay and cover ten (10) properties with the Industrial/Residential Mixed Use 1 Overlay. The purpose of the Mixed Use Overlay zone is to allow for residential and mixed-use development to be allowed in addition to those uses regulated by the respective underlying zoning.

The proposed Zoning Map Amendment will also clarify sites intended to be included in the International West Mixed Use Overlay and the Industrial/Residential Mixed Use 1 Overlay, pursuant to Ordinance No. 2925.

On December 14, 2021, the City Council adopted Ordinance No. 2925 (see Attachment 6) approving Zoning Amendment No. A-031-2021 to implement the General Plan Housing Element and Land Use Element updates adopted by the City Council on November 9, 2021. Pursuant to Ordinance No. 2925, the City Council added Section 9.18.190 to the Garden Grove Municipal Code creating the Mixed Use Overlay (MU) Zone, which includes the International West Mixed Use Overlay, the Industrial/Residential Mixed Use 1 Overlay, and the Residential/Commercial Mixed

Use 2 Residential Overlay. Maps attached as Exhibits A-D and a list of parcels attached as Exhibit E to Ordinance No. 2925 purport to show the properties included in the Mixed Use Overlay Zone and each of the three separate Overlays. Upon further review, Staff discovered a clerical discrepancy involving fifteen (15) properties that were shown on the Exhibit A and C maps as being included in the International West Mixed Use Overlay and the Industrial/Residential Mixed Use 1 Overlay, but which were inadvertently not listed in Exhibit E. The proposed Zoning amendment will correct this clerical discrepancy by including these properties in Exhibit E listing all of the parcels to which the Mixed Use Overlay (MU) Zone is intended to apply.

The ordinance approving the proposed Zoning Map Amendment (A-037-2023) will include updated exhibits (Exhibits A, C, and E) to reflect the proposed updates to the Housing Element and to fix the clerical errors discovered (See Exhibit A to proposed Resolution No. 6069-23).

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Pursuant to CEQA, subsequent discretionary actions within the scope of a program environmental impact report may be approved without further environmental review if they would not result in any new significant impacts or a substantial increase in the severity of previously identified significant impacts. (Public Resources Code Section 21166; CEQA Guidelines Sections 15168, 15162.) Whether a later activity is within the scope of a Program EIR is a factual question that the lead agency determines based on substantial evidence in the record. Factors that an agency may consider in making that determination include, but are not limited to, consistency of the later activity with the type of allowable land use, overall planned density and building intensity, geographic area analyzed for environmental impacts, and covered infrastructure, as described in the Program EIR. CEQA does not mandate any specific procedure that a lead agency must use to determine whether later activities are within the scope of the prior Program EIR or whether any subsequent environmental review is required.

On November 9, 2021, the City Council certified a comprehensive programmatic Environmental Impact Report for the Focused General Plan Update and Zoning Amendments ("GPEIR"). The GPEIR analyzed the potential programmatic environmental impacts of adding 19,251 potential housing units. The proposed revised Housing Element, which HCD indicates meets the requirements of State law, calls for the addition of 19,239 units. This constitutes 12 fewer units than previously analyzed in the GPEIR. In other words, the current Housing Element is consistent with the types of allowable land uses and the overall density previously analyzed in the GPEIR. Thus, the proposed revised Housing Element is within the scope of the GPEIR and its potential environmental impacts would either be equivalent to, or slightly decreased from, those identified in the GPEIR. Further, adding the new site located at 13621 Harbor Boulevard to the Sites Inventory will not increase the overall unit yield since minor adjustments have been made on other sites. The proposed Zoning Map Amendments implement the proposed updates to the Housing Element. On this basis, the proposed Housing Element and

Zoning Map amendments would not result in any new significant impacts or a substantial increase in the severity of any previously identified significant impacts. Accordingly, City staff believes no further CEQA analysis is required. (See Attachment 7 for a detailed analysis supporting this conclusion.)

RECOMMENDATION:

Staff recommends that the Planning Commission take the following actions:

1. Conduct a public hearing;
2. Adopt Resolution No. 6069-23 recommending that the City Council Adopt General Plan Amendment No. GPA-002-2023 (i) to revise and update the Adopted 2021-2029 Housing Element consistent with the changes reflected in the June 2023 draft approved by HCD and to make additional non-substantive typographical corrections; and (ii) to amend the General Plan Land Use Designation of a property located at 13621 Harbor Boulevard (Assessor's Parcel No. 100-123-01), from Industrial (I) to International West Mixed Use (IW); and
3. Adopt Resolution No. 6070-23 recommending that the City Council approve Zoning Map Amendment No. A-037-2023 to revise the Zoning Map to implement the updates to the Housing Element and to clarify the sites intended to be included in the International West Mixed-Use Overlay or the Industrial/Residential Mixed Use 1 Overlay pursuant to Ordinance No. 2925.



Maria Parra
Planning Services Manager



Chris Chung
Senior Planner

Attachment 1:	HCD Comment Letter dated September 10, 2021
Attachment 2:	HCD Comment Letter dated February 10, 2022
Attachment 3:	Garden Grove Response Letter to HCD dated May 4, 2023
Attachment 4:	HCD Substantial Compliance Letter dated August 14, 2023
Attachment 5:	Table A Responses to Comments Matrix
Attachment 6:	Ordinance No. 2925
Attachment 7:	CEQA Consistency Analysis Memo

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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September 10, 2021

Lisa Kim, Community and Economic Development Director
Planning Services Division
City of Garden Grove
11222 Acacia Parkway
Garden Grove, CA 92840

Dear Lisa Kim:

RE: Review of the City of Garden Grove's 6th Cycle (2019-2021) Draft Housing Element

Thank you for submitting the City of Garden Grove's (City) 6th cycle draft housing element received for review on July 14, 2021. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by a telephone conversation on September 8, 2021 with you; Chris Chung, Urban Planner; Lee Marino, Planning Services Division Manager; and Maria Parra, Senior Planner. In addition, HCD considered comments from the Kennedy Commission and Roy English pursuant to Government Code section 65585, subdivision (c).

The draft element addresses many statutory requirements; however, revisions will be necessary to comply with State Housing Element Law (Article 10.6 of the Gov. Code). The enclosed Appendix describes these, and other revisions needed to comply with State Housing Element Law.

To remain on an eight-year planning cycle, the City must adopt its housing element within 120 calendar days from the statutory due date of October 15, 2021 for Southern California Association of Governments (SCAG) localities. If adopted after this date, Government Code section 65588, subdivision (e)(4), requires the housing element be revised every four years until adopting at least two consecutive revisions by the statutory deadline. For more information on housing element adoption requirements, please visit HCD's website at: http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/sb375_final100413.pdf.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the County to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at:

http://opr.ca.gov/docs/OPR_Appendix_C_final.pdf and
http://opr.ca.gov/docs/Final_6.26.15.pdf.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

Pursuant to Government Code section 65583.3, subdivision (b), the City must utilize standards, forms, and definitions adopted by HCD when preparing the sites inventory. Please see HCD's housing element webpage at <https://www.hcd.ca.gov/community-development/housing-element/index.shtml> for a copy of the form and instructions. The City can reach out to HCD at sitesinventory@hcd.ca.gov for technical assistance. Upon adoption of the housing element, the City must submit an electronic version of the sites inventory with its adopted housing element to sitesinventory@hcd.ca.gov.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City meets housing element requirements for these and other funding sources.

We are committed to assisting the City in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Mashal Ayobi, of our staff, at Mashal.Ayobi@hcd.ca.gov or (916) 776-7421.

Sincerely,

A handwritten signature in black ink, appearing to read "Shannan West". The signature is fluid and cursive, with the first name "Shannan" and the last name "West" clearly distinguishable.

Shannan West
Land Use & Planning Unit Chief

Enclosure

APPENDIX CITY OF GARDEN GROVE

The following changes are necessary to bring the City's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on HCD's website at <http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos.shtml>. Among other resources, the housing element section contains HCD's latest technical assistance tool, *Building Blocks for Effective Housing Elements (Building Blocks)*, available at <http://www.hcd.ca.gov/community-development/building-blocks/index.shtml> and includes the Government Code addressing State Housing Element Law and other resources.

A. Review and Revision

Review the previous element to evaluate the appropriateness, effectiveness, and progress in implementation, and reflect the results of this review in the revised element. (Gov. Code, § 65588 (a) and (b).)

As part of the evaluation of programs in the past cycle, the element must provide an explanation of the effectiveness of goals, policies, and related actions in meeting the housing needs of special needs populations (e.g., elderly, persons with disabilities, large households, female headed households, farmworkers and persons experiencing homelessness). For example, quantify how many people the shelter served or how many referrals were made to Regional Center of Orange County pursuant to Program 10.

B. Housing Needs, Resources, and Constraints

1. *Affirmatively further[ing] fair housing (AFFH) in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2...shall include an assessment of fair housing in the jurisdiction (Gov. Code, § 65583, subd. (c)(10)(A)).*

The element has some basic information racial segregation, racial and ethnically concentrated areas of poverty, and include maps of the TCAC opportunity areas at a local level. However, the element generally does not address this requirement. The element, among other things, must include outreach, an assessment of fair housing, identification, and prioritization of contributing factors to fair housing issues and goals and actions sufficient to overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity. This information must be provided both at the local level compared at the regional level and be informed by regional and local data and knowledge from stakeholders within the City. For more information, please contact HCD and visit <https://www.hcd.ca.gov/community-development/affh/index.shtml>.

2. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment*

during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)

The City has a regional housing needs allocation (RHNA) of 19,168 housing units, of which 6,967 are for lower-income households. To address this need, the element relies on a mix of vacant and significantly underutilized sites. To demonstrate the adequacy of these sites and strategies to accommodate the City's RHNA, the element must include complete analyses:

Progress in Meeting the RHNA: The element must clarify conflicting data on Tables 12-31 and 12-32. For example, Table 12-32 states 896 units approved to extremely- and very low-income and 38 units to low-income categories, but Table 12-31 shows 41 units to very low-, 359 units to lo-w, 124 units to moderate-, and 436 units to above moderate-income categories.

Sites Inventory: Appendix B (Sites Inventory) states that there is no infrastructure capacity on these sites. HCD understands that this is an error. The sites inventory must clarify whether infrastructure including dry utilities is available for these parcels.

Realistic Capacity: While the element provides assumptions of buildout for sites included in the inventory, it must also provide support for these assumptions. For sites in zones that allow nonresidential uses, the element needs to analyze the likelihood that the identified units will be developed as noted in the inventory. This analysis should consider the likelihood of nonresidential development, performance standards, and development trends supporting residential development.

Suitability of Nonvacant Sites: The element must include an analysis demonstrating the potential for redevelopment of nonvacant sites. To address this requirement, the element describes in general the existing use of each nonvacant site for example "commercial" or "shopping center". This alone is not adequate to demonstrate the potential for redevelopment in the planning period. The description of existing uses should be sufficiently detailed to facilitate an analysis demonstrating the potential for additional development in the planning period. In addition, the element needs to also analyze the extent that existing uses may impede additional residential development. For example, the element includes sites identified as single-family residents, religious institutions, a culinary school, an adult daycare and senior center, but no analysis was provided to demonstrate whether these existing uses would impede development of these sites within the planning period. The element can summarize past experiences converting existing uses to higher density residential development, include current market demand for the existing use, provide analysis of existing leases or contracts that would perpetuate the existing use or prevent additional residential development and include current information on development trends and market conditions in the City and relate those trends to the sites identified. The element could also consider indicators such as age and condition of the existing structure expressed developer interest, low improvement to land value ratio, and other factors. In addition, some of the sites are identified as civic facilities. There must be discussion and analysis on whether the City has plans to redevelop these sites or plans to sell the property if owned by the

City, and how the jurisdiction will comply with the Surplus Land Act (Article 8 (commencing with Section 54220) of Chapter 5 of Part 1 of Division 2 of Title 5).

In addition, if the housing element relies upon nonvacant sites to accommodate more than 50 percent of the RHNA for lower-income households, the housing element must demonstrate that the existing use is not an impediment to additional residential development in the planning period (Gov. Code, § 65583.2, subd. (g)(2).). This can be demonstrated by providing substantial evidence that the existing use is likely to be discontinued during the planning period (Gov. Code, § 65583.2, subd. (g)(2)).

Accessory Dwelling Units (ADU): The element assumes an average of 436 ADUs per year will be constructed during the planning period, for a total of 3,618 ADUs. The element's analysis and programs do not support this assumption. Specifically, in addition to other methods, HCD accepts the use of trends in ADU construction since January 2018 to estimate new production. Based on past production between 2018 to 2020, the City is averaging about 144 ADUs per year. To support assumptions for ADUs in the planning period, the element could reduce the number of ADUs assumed per year or reconcile trends with HCD records, including additional information such as more recent permitted units and inquiries, resources and incentives, other relevant factors and modify policies and programs as appropriate. The element should support its ADU assumptions based on the number of ADU permits issued, not the number of ADU applications. The element must also commit to monitor ADU production throughout the course of the planning period and implement additional actions if not meeting target numbers anticipated in the housing element. In addition to monitoring production, this program should also monitor affordability. Additional actions, if necessary, should be taken in a timely manner (e.g., within 6 months). Finally, if necessary, the degree of additional actions should be in stride with the degree of the gap in production and affordability. For example, if actual production and affordability of ADUs is far from anticipated trends, then rezoning or something similar would be an appropriate action. If actual production and affordability is near anticipated trends, then measures like outreach and marketing might be more appropriate.

Environmental Constraints: Per third party comments, some of the sites are currently and have been used for decades for metal recycling and auto repairs, so the soil is probably very polluted with lead and other heavy metals. The element must describe and analyze environmental constraints that may impede the development of housing within the planning period on these sites, specifically the provision of housing affordable to lower-income housing.

Sites with Zoning for a Variety of Housing Types:

Emergency Shelters: While the element notes emergency shelters are allowed in the M-1 zone, it must demonstrate the City still has sufficient capacity to accommodate the identified housing need for emergency shelters and evaluate the available acreage for characteristics like parcel size or potential redevelopment or reuse opportunities, proximity to services and describe development standards.

Transitional & Supportive Housing: The element does not adequately address requirements for transitional housing and supportive housing. Pursuant to Senate Bill 2 (Chapter 633, Statutes of 2007), transitional and supportive housing must be permitted as a residential use in all zones and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone. The element must demonstrate consistency with these statutory requirements and include a program as appropriate.

3. *An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need in accordance with Government Code section 65584 and from meeting the need for housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters identified pursuant to paragraph (7). Transitional housing and supportive housing shall be considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. (Gov. Code, § 65583, subd. (a)(5).)*

Development Standards: The element must identify and analyze all relevant land-use controls impacts as potential constraints on a variety of housing types (e.g., multifamily rental housing, mobile homes, transitional housing). The analysis must also evaluate the cumulative impacts of land-use controls on the cost and supply of housing, including the ability to achieve maximum densities and the capacity assumed in the housing element sites inventory. In particular, the element should analyze the limitation that only 50 percent of the building area in a multifamily development may be three stories and the one-story requirement within 20 feet of a R-1 zone property and requirements for the provision of outdoor recreational and leisure area. The analysis should describe past or current efforts to remove identified governmental constraints, and the element should include programs to address or remove the identified constraints.

Local Processing and Permit Procedures: The element generally describes the discretionary permitting process for multifamily development (p. 12-41). The element must analyze the process as a potential constraint on housing supply and affordability. The analysis should identify findings of approval and their potential impact on development approval certainty, timing, and cost. In particular, the element must evaluate the following review criteria:

- complying with the spirit and intent of applicable provisions, conditions, and requirements
- compatibility with the physical, functional, and visual quality of the neighboring uses
- desirable neighborhood characteristics and planning and design
- attain an attractive environment for the occupants of the property

The element must demonstrate this process is not a constraint, or it must include a program to address and remove or mitigate constraints to the approval of multifamily development related to these requirements.

Constraints on Housing for Persons with Disabilities: While the element makes reference to reasonable accommodation for persons with disabilities, it does not provide any information on the City's reasonable accommodation procedure. The element should describe the City's reasonable accommodation procedure, including how requests are made and processed, and any approval findings. In addition, the element details that residential care facilities serving six or fewer persons are permitted in all residential zones. However, residential care facilities serving seven or more persons require a Conditional Use Permit (CUP). The element should analyze the process as a potential constraint on housing for persons with disabilities and add or modify programs as appropriate to ensure zoning permits group homes objectively with approval certainty.

4. *An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction, the requests to develop housing at densities below those anticipated in the analysis required by subdivision (c) of Government Code section 65583.2, and the length of time between receiving approval for a housing development and submittal of an application for building permits for that housing development that hinder the construction of a locality's share of the regional housing need in accordance with Government Code section 65584. The analysis shall also demonstrate local efforts to remove nongovernmental constraints that create a gap between the locality's planning for the development of housing for all income levels and the construction of that housing. (Gov. Code, § 65583, subd. (a)(6).)*

The element must be revised to include analysis of requests to develop housing at densities below those anticipated, and the length of time between receiving approval for a housing development and submittal of an application for building permits that potentially hinder the construction of a locality's share of the regional housing need. Page 12-34 lists the requirement but does not provide analysis.

5. *Analyze any special housing needs such as elderly; persons with disabilities, including a developmental disability; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. (Gov. Code, § 65583, subd. (a)(7).)*

While the element quantifies the City's special needs populations, it must also analyze their special housing needs. For a complete analysis of each population group, the element should discuss challenges faced by the population, the existing resources to meet those needs (e.g., availability of senior housing units, number of large units, number of deed restricted units, etc.), an assessment of any gaps in resources, and proposed policies, programs, and funding to help address those gaps. Additionally, the

element must include an estimate of the number of persons experiencing homelessness based upon the most recent from Point in Time (PIT) data.

C. Housing Programs

1. *Include a program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element through the administration of land use and development controls, the provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available. The program shall include an identification of the agencies and officials responsible for the implementation of the various actions. (Gov. Code, § 65583, subd. (c).)*

To address the program requirements of Government Code section 65583, subdivision (c)(1-6), and to facilitate implementation, programs should include: (1) a description of the City's specific role in implementation; (2) definitive implementation timelines; (3) objectives, quantified where appropriate; and (4) identification of responsible agencies and officials. Programs to be revised include the following:

Program 9 (Accessory Dwelling Units): The program must include specific timeframes for the preparation of pre-approved plans, the development of promotional materials, and when the city will consider the establishment of the ADU amnesty program.

Program 10 (Density Bonus): Provide a specific timeline for review and evaluation with specific actions.

Program 11 (Inclusionary Housing Ordinance): Provide a specific timeframe for the consideration and evaluation of the development of inclusionary housing ordinance.

Program 22 (Affordable Housing Overlay): Provide a specific timeframe for the consideration and adoption of an affordable housing overlay.

2. *Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Government Code section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy (SRO) units, emergency shelters, and transitional housing. (Gov. Code, § 65583, subd. (c)(1).)*

As noted in Finding B2, the element does not include a complete site analysis; therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types. The element indicates that sites will require rezoning and general plan amendments which is expected to occur prior to the start of the planning period (October 15, 2021) (page 12-78). Please be aware, if rezonings are not completed by that date, the element must include a program(s) to identify sites with appropriate zoning to accommodate the regional housing need within the planning period. (Gov. Code, § 65583.2, subd. (h) and (i).)

Program 8 (Residential Sites Inventory and Monitoring of No Net Loss): The program should be amended to commit to amending the City's sites inventory if a shortfall is identified pursuant to Government Code section 65863.

Nonvacant Sites Reliance to Accommodate RHNA: As the element relies upon nonvacant sites to accommodate the regional housing need for lower-income households, it should include a program(s) to promote residential development affordable to lower-income housing on these sites. The program could commit to provide financial assistance, regulatory concessions such as a streamlined permit processing, or incentives including the adoption of an affordable housing overlay pursuant to Program 22 to encourage and facilitate new, or more intense, residential development on the sites. In addition, the element could amend Program 12 to monitor development on sites in the mixed-use zone as it relates to the provision of housing affordable to lower-income households and commit provision of additional actions as necessary to facilitate development.

3. *The housing element shall contain programs which assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households. (Gov. Code, § 65583, subd. (c)(2).)*

While the element includes programs to assist in the development of very low-, low-, and moderate-income households, it must also include a program(s) to assist in the development of housing affordable extremely low-income (ELI) households. Programs must be revised or added to the element to assist in the development of housing for ELI households. For example, Program 13 in the element could describe what the City will do to encourage developers to include ELI units with wraparound services. In addition, the element states that the City is working with the owners of the Tamerlane Dr. property (p.12-63) to preserve at-risk units. Program 7 could be updated to reflect these efforts.

4. *Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)*

As noted in Findings B3 and B4, the element requires a complete analysis of potential governmental and nongovernmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.

Program 14 (Parking Standards): The element identified the City's parking standards as a potential constraint to development. The element must include specific commitments to mitigate or remove constraints with specific timelines.

5. *Promote AFFH opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. (Gov. Code, § 65583, subd. (c)(5).)*

The element must be revised to add or modify goals and actions based on the outcomes of a complete analysis as noted in Finding B1. Goals and actions must specifically respond to the analysis and to the identified and prioritized contributing factors to fair housing issues and must be significant and meaningful enough to overcome identified patterns and trends. Actions must have metrics and milestones as appropriate and must address housing mobility enhancement, new housing choices and affordability in high opportunity areas, place-based strategies for community preservation and revitalization and displacement protection. For example, Program 1 (Housing Rehabilitation) can target or prioritize grants in lower or moderate-resourced neighborhoods, or Program 17 (Zoning Code Update) could be amended to include relocation and protections for those long-term tenants in SRO or motels which could be displaced if converted to permanent housing.

D. Public Participation

Local governments shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the element shall describe this effort. (Gov. Code, § 65583, subd.(c)(8).)

While the element includes a general summary of the public participation process (p. 12-6 to 12-10, Appendix C), it must also demonstrate diligent efforts were made to involve all economic segments of the community in the development of the housing element. The element should be revised to discuss outreach to lower-income and special needs groups during the public participation efforts, solicitation efforts for survey responses, and participation in community workshops. HCD reviewed third-party comments as part of this review. These should be considered as part of the revised element. In addition, the element should also summarize the public comments and describe how they were considered and incorporated into the element. For additional information, see the Building Blocks at <http://www.hcd.ca.gov/community-development/building-blocks/getting-started/public-participation.shtml>.

In addition, HCD understands the City made the element available to the public only two weeks prior to its submittal to HCD. By not providing an opportunity for the public to review and comment on a draft of the element in advance of submission, the City has not yet complied with statutory mandates to make a diligent effort to encourage the public participation in the development of the element and it reduces HCD's ability to consider public comments in the course of its review. The availability of the document to the public and opportunity for public comment prior to submittal to HCD is essential to the public process and HCD's review. The City must proactively make future revisions available to the public, including any commenters, prior to submitting any revisions to HCD and diligently consider and address comments, including making revisions to the document where appropriate. HCD's future review will consider the extent to which the revised element documents how the City solicited, considered, and addressed public comments in the element. The City's consideration of public comments must not be limited by HCD's findings in this review letter.

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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Scott Stiles, City Manager
City of Garden Grove
11222 Acacia Parkway
Garden Grove, CA 92840

Dear Scott Stiles:

RE: City of Garden Grove's 6th Cycle (2021-2029) Adopted Housing Element

Thank you for submitting the City of Garden Grove's (City) housing element adopted on November 9, 2021 and received for review on November 12, 2021. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. In addition, HCD considered comments from the Kennedy Commission pursuant to Government Code section 65585, subdivision (c).

The adopted housing element addresses many statutory requirements described in HCD's September 10, 2021 review; however, revisions will be necessary to fully comply with State Housing Element Law (Article 10.6 of the Gov. Code). The enclosed Appendix describes the revisions needed to comply with State Housing Element Law.

As a reminder, the City's 6th cycle housing element was due October 15, 2021. As of today, the City has not completed the housing element process for the 6th cycle. The City's 5th cycle housing element no longer satisfies statutory requirements. HCD encourages the City to revise the element as described above, adopt, and submit to HCD to regain housing element compliance.

For your information, pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021), if a local government fails to adopt a compliant housing element within 120 days of the statutory deadline (October 15, 2021), then any rezoning to accommodate the regional housing needs allocation, including for lower-income households, shall be completed no later than one year from the statutory deadline. Otherwise, the local government's housing element will no longer comply with State Housing Element Law, and HCD may

revoke its finding of substantial compliance pursuant to Government Code section 65585, subdivision (i).

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City meets housing element requirements for these and other funding sources.

We are committed to assisting the City in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Mashal Ayobi, of our staff, at Mashal.Ayobi@hcd.ca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'Melinda Coy', with a long, sweeping horizontal line extending to the right.

Melinda Coy
Senior Accountability Manager

Enclosure

APPENDIX CITY OF GARDEN GROVE

The following changes are necessary to bring the City's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on HCD's website at <http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos.shtml>. Among other resources, the housing element section contains HCD's latest technical assistance tool, *Building Blocks for Effective Housing Elements (Building Blocks)*, available at <http://www.hcd.ca.gov/community-development/building-blocks/index.shtml> and includes the Government Code addressing State Housing Element Law and other resources.

A. Housing Needs, Resources, and Constraints

1. *Affirmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2...shall include an assessment of fair housing in the jurisdiction (Gov. Code, § 65583, subd. (c)(10)(A))*

Fair Housing Enforcement and Outreach: While the element was revised to incorporate information on fair housing complaints, it did not address the ability to provide enforcement and outreach capacity which can consist of actions such as ability to investigate complaints, obtain remedies, or the ability to engage in fair housing testing. The analysis must also describe compliance with existing fair housing laws and regulations and include information on fair housing outreach capacity. Furthermore, the element should address outreach related to affirmatively further fair housing (AFFH).

Regional Analysis: While the element generally describes local patterns and trends, it must also analyze Garden Grove relative to the rest of the region regarding Racially and Racially/Ethnically Concentrated Areas of Poverty (R/ECAP) and Affluence, disparities in access to opportunity, and disproportionate housing needs and displacement risks.

Local Data and Knowledge, and Other Relevant Factors: The element must include local data, knowledge, and other relevant factors to discuss and analyze any unique attributes about the City related to fair housing issues. The element should complement federal, state, and regional data with local data and knowledge where appropriate to capture emerging trends and issues, including utilizing knowledge from local and regional advocates and service providers. Also, the element must include other relevant factors that contribute to fair housing issues in the jurisdiction. This can include, but is not limited to, changes and barriers in zoning and land use rules, information about redlining/greenlining, restrictive covenants and other discriminatory practices, presence and history of place-based investment, and mobility option patterns.

Access to Opportunity: The element provides information on the access to opportunity through the TCAC opportunity maps but must also provide a complete local and regional

analysis of patterns and trends for all components. A comprehensive analysis should include the local and regional disparities of the educational, environmental, and economic scores through local, federal, and/or state data. It should also analyze persons with disabilities as well as access to transit. Please refer to page 35 of the AFFH guidebook (link: <https://www.hcd.ca.gov/community-development/affh/index.shtml#guidance>) for specific factors that should be considered when analyzing access to opportunities as it pertains to educational, employment, environmental, transportation, and any factors that are unique to Garden Grove.

Disproportionate Housing Needs: The element is revised to include some information about cost burden, substandard housing, and overcrowding in the locality but the analysis is incomplete. A full analysis should identify local patterns and trends throughout the community. In addition, the element must include regional information and analysis for these categories. The element must also address homelessness and displacement risk. Currently, the draft includes maps of sensitive communities and describes various types of displacement risk, but does not describe or contextualize them, or analyze any findings specific to Garden Grove.

Contributing Factors: The element provides a general list of contributing factors (p. 83); however, the contributing factors identified are generally not responsive to the analysis presented in the AFFH analysis. The City's composition and location in the region presents unique fair housing challenges largely not captured by the contributing factors. As a result, the City should revise the AFFH section as noted above, re-evaluate contributing factors, and prioritize the contributing factors. As a reminder, the contributing factors should be foundational pieces for the AFFH programs.

Site Inventory and AFFH: The element was revised to provide some general analysis and generally states that the sites improve fair housing and equal opportunities conditions in Garden Grove (pp. 12-83). However, this is not sufficient to demonstrate whether sites identified to meet the regional housing needs allocation (RHNA) are distributed throughout the community in a manner that AFFH. A full analysis should address the income categories of identified sites with respect to location, the number of sites and units by all income groups and how that effects the existing patterns for all components of the assessment of fair housing (e.g., segregation and integration, access to opportunity). In addition, as noted in the element sites are located in the moderate resourced areas followed by low resourced areas. The element should address this and discuss whether the distribution of sites improves or exacerbates conditions. If sites exacerbate conditions, the element should identify further program actions that will be taken to overcome patterns of segregation and promote inclusive communities, including actions beyond the RHNA. Depending on the results of a complete analysis, the element should add programs as appropriate.

Goals, Priorities, Metrics, and Milestones: The element must be revised to add or modify goals and actions based on the outcomes of a complete analysis. Currently the element relies solely on programs which are not transformative, meaningful, or specific. Many of these actions simply involve coming into compliance with state law. Goals and actions must specifically respond to the analysis and the identified and prioritized contributing factors to

fair housing issues and must be significant and meaningful enough to overcome identified patterns and trends. Actions must have specific commitment, metrics, and milestones as appropriate and must address housing mobility enhancement, new housing choices and affordability in high opportunity areas, place-based strategies for community preservation and revitalization and displacement protection. For example, as identified in third party comments, the AFFH analysis shows patterns of racial and economic segregation but does not include programs to adequately address these patterns nor address potential displacement risk.

2. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)*

Electronic Sites Inventory: Pursuant to Government Code section 65583.3, subdivision (b), upon adoption of the housing element, the City must submit an electronic version of the sites inventory with its adopted housing element to sitesinventory@hcd.ca.gov. HCD has not received a copy of the electronic inventory. Please note, the City must utilize standards, forms, and definitions adopted by HCD when preparing the sites inventory. Please see HCD's housing element webpage at <https://www.hcd.ca.gov/community-development/housing-element/index.shtml#element> for a copy of the form and instructions. The City can reach out to HCD at sitesinventory@hcd.ca.gov for technical assistance.

Realistic Capacity: The element now lists recent developments to support capacity assumptions and trends related to residential development in mixed-use zone; however, the analysis of realistic capacity should account for the likelihood of 100 percent nonresidential uses. Please see prior review.

Suitability of Nonvacant Sites: Specific analysis and actions are necessary if the housing element relies upon nonvacant sites to accommodate more than 50 percent of the RHNA for lower-income households. The housing element must demonstrate existing uses are not an impediment to additional residential development and will likely discontinue in the planning period (Gov. Code, § 65583.2, subd. (g)(2).) While the element contains some information relating to underutilization, age of structure, and building-to-land value ratio, it does not provide analysis demonstrating the uses are likely to discontinue in the planning period. For example, only a few sites include information related to existing leases and owner interest, but no information was provided related to whether the uses on other sites would impede residential development. For example, the element could describe if uses are operating or marginalized, information on interest in redevelopment and relate redevelopment and market trends to the identified sites. In particular, the element. In addition, the adopted resolution did not include necessary findings based on substantial evidence that the uses will likely discontinue in the planning period. Please see HCD's prior review for additional information.

Senate Bill 9 (Statutes of 2021) Projections: The element is now projecting 1,459 units that will be developed based on the passage of SB 9 (Statutes of 2021) to accommodate a

portion of its above moderate income RHNA. To utilize projections based on SB 9 legislation, the element must; 1) include a site-specific inventory of sites where SB 9 projections are being applied; 2) include a nonvacant sites analysis demonstrating the potential for redevelopment and that the existing use will not constitute as an impediment for additional residential use and; 3) include programs and policies that establish zoning and development standards early in the planning period and implement incentives to encourage and facilitate development. The element should also support this analysis with local information such as local developer or owner interest to utilize zoning and incentives established through SB 9.

Accessory Dwelling Units (ADU): The ADU numbers have been reassessed in this element and the City acknowledges that the ADU counts in their annual progress reports (APRs) are undercounted and includes Program 9 to update the City's APR data. However, it is still unclear from both the element and the documentation provided with the review how many units have been permitted since 2018. The element states that an average of 242 units have been permitted per year and therefore 2,009 units are likely to be built in the planning period. However, this calculation seems to be inaccurate as five years of data was provided resulting in an average of 193 per year which equate to an eight-year projection of 1,544 units. Accompanying documentation shows an average of 237 which would equate to an eight-year projection of 1,896. The element must reconcile the factors used to project the number of ADU's expected to be built in the planning period and adjust the projection accordingly.

Zoning for a Variety of Housing Types:

Transitional and Supportive Housing: While the element was revised to include additional information related to how transitional housing is allowed, it does not provide information related to supportive housing. In addition, the information provided on pages 12-59 seems to distinguish between number of occupants living together. This is inconsistent with state law which states "Transitional housing and supportive housing shall be considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone." (Gov. Code, § 65583, subd. (c)(3), emphasis added.) This means if transitional or supportive housing is located in a single-family home, for instance, the city cannot require a use permit for the transitional or supportive housing unless it also generally requires a use permit for all other single-family homes in the same zone. This rule applies regardless of the number of occupants. The City cannot, for instance, require a use permit for transitional and supportive housing with six or more occupants unless it requires such a use permit for single-family homes in the same zone generally. The element must include a program to update the zoning ordinance consistent with these standards.

3. *An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures.*

Processing and Permitting Procedures: While the element indicates that no multi-family projects have been denied based on the approval finding and that the City must follow state law, it does not analyze the permit or the process as a potential constraint. A full analysis should assess the process impact on approval certainty, supply, affordability, timing, and other relevant factors and in particular analyze the subjective design standards noted in HCD's prior review.

Housing for Persons with Disabilities: While the element was revised to identify a reasonable accommodation procedure through the housing authority, it did not include the findings for approval of reasonable accommodation requests. In addition, the element did not address HCD's previous finding to analyze the conditional use process requirement for group homes of seven or more. Zoning should simply implement a barrier-free definition of family instead of subjecting, potentially persons with disabilities, to special regulations such as the number of persons, population types and licenses. The element should specifically analyze these constraints for impacts on housing supply and choices and approval certainty and objectivity for housing for persons with disabilities and include programs as appropriate.

B. Housing Programs

1. *Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Government Code section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing.*
(Gov. Code, § 65583, subd. (c)(1).)

As noted in Finding A1, the element does not include a complete site analysis, therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types. In addition, the element should be revised as follows:

Sites Inventory: As stated in our prior review, if rezoning is not completed by October 15, 2021, the element must include a program(s) to identify sites with appropriate zoning to accommodate the regional housing need within the planning period. (Gov. Code, § 65583.2, subd. (h) and (i).) The element should clarify when and if rezoning has occurred and amend zoning to be consistent with Government Code section 65583.2(h) and (i) as needed.

Nonvacant Sites Reliance to Accommodate RHNA: HCD's prior review found that the element relies upon nonvacant sites to accommodate the regional housing need for

lower-income households, so it should include a program(s) to promote residential development affordable to lower-income housing on these sites. The program could commit to provide financial assistance, regulatory concessions such as a streamlined permit processing, or incentives including the adoption of an affordable housing overlay pursuant to Program 22 to encourage and facilitate new, or more intense, residential development on the sites. In addition, the element could amend Program 12 to monitor development on sites in the mixed-use zone as it relates to the provision of housing affordable to lower-income households and commit provision of additional actions as necessary to facilitate development.

Program 4 (Affordable Housing Construction): HCD's prior review found the element must describe and analyze environmental constraints that may impede the development of housing within the planning period on these sites, specifically the provision of housing affordable to lower-income housing. The City added more information on environmental constraints related to industrial contamination in starting on pages 12-122 and program 4 has been revised to include City assistance, both technical and funding, where available, to sites that have been determined to be contaminated based on environmental site assessments. However, the City does not specify when these assessments will be complete. The element should add a program to ensure environmental constraints are addressed and include a timeline for conducting such assessments within a year of housing element adoption.

2. *The Housing Element shall contain programs which assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households. (Gov. Code, § 65583, subd. (c)(2).)*

While the element includes programs to assist in the development of very low-, low-, and moderate-income households, it must also include a program(s) to assist in the development of housing affordable extremely low-income (ELI) households. Programs must be revised or added to the element to assist in the development of housing for ELI households. For example, Program 13 in the element could describe what the City will do to encourage developers to include ELI units with wraparound services. In addition, the element states that the City is working with the owners of the Tamerlane Drive property (pp.12-63) to preserve at-risk units. Program 7 could be updated to reflect these efforts.

3. *Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)*

As noted in Finding A2, the element requires a complete analysis of potential governmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.

4. *Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. (Gov. Code, § 65583, subd. (c)(5).)*

As noted in Finding A1, the element requires a complete analysis of AFFH. Depending upon the results of that analysis, the City may need to revise or add programs to AFFH.

CITY OF GARDEN GROVE

May 4, 2023

State Department of Housing and Community Development
C/O Land Use and Planning Unit

Attn: Paul McDougall, Senior Program Manager | Paul.McDougall@hcd.ca.gov

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C: Melinda Coy, Senior Accountability Manager | Melinda.Coy@hcd.ca.gov

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**RE: Follow-up Response to Informal HCD Comments on City of Garden Grove
DRAFT REVISED ADOPTED 2021-2029 Housing Element Submitted to HCD in
November 2022**

Dear Mr. McDougall,

On November 18, 2022, the City of Garden Grove formally submitted its Draft Revised Adopted 2021-2029 Housing Element to the State of California Department of Housing and Community Development (HCD) for its review and to receive a report of findings. During HCD Staff's review of the submitted Draft Revised Adopted 2021-2029 Housing Element, informal comments were provided to City Staff, which were, in part, related to Program 4 (Affordable Housing Construction). The City of Garden Grove is pleased to submit a response to the informal comments received from HCD Staff regarding a specific objective listed under Program 4. The following contents of this letter will also provide a background of events related to the City's 2021-2029 Housing Element, highlighting feedback received from HCD, both formally and informally, regarding its reviews of the element, as well as information on the actions taken by the City to respond to and address said feedback. The City appreciates your and your Staff's consideration of the information provided herein.

For your reference, the following documents are attached hereto:

- Adopted 2021-2029 Housing Element (November 2021) and HCD Comment Response Matrix
- Draft Revised Adopted 2021-2029 Housing Element (November 2022) and HCD Comment Response Matrix

Steve Jones

Mayor

George S. Brietigam

Mayor Pro Tem - District 1

John R. O'Neill

Council Member - District 2

Cindy Ngoc Tran

Council Member - District 3

Joe DoVinh

Council Member - District 4

Stephanie Klopfenstein

Council Member - District 5

Kim Bernice Nguyen

Council Member - District 6

BACKGROUND

Submission of Draft 2021-2029 Housing Element to HCD

On July 14, 2021, the City of Garden Grove submitted its initial (1st) Draft Housing Element to HCD for review. The City received comments from HCD Staff discussed in a telephone conversation held on September 8, 2021, and also received a report of findings via a comment letter received from HCD dated September 10, 2021.

City Council Adoption of the Revised Draft 2021-2029 Housing Element

The City of Garden Grove City Council conducted a public hearing and deliberated upon the Revised Draft Housing Element at its November 9, 2021 meeting, where a public comment period was made available. After Council deliberation, the Council unanimously voted to adopt the Revised Draft 2021-2029 Housing Element (the “Adopted Housing Element”), which had been revised in response to previous comments received from HCD (per HCD’s comments via the telephone conversation on September 8, 2021 and the comment letter dated September 10, 2021). In addition to adopting the Housing Element, the City Council also concurrently adopted amendments to the Safety Element to reflect climate adaptation; adopted a new Environmental Justice Element; adopted revisions to the Land Use Element; adopted zoning text and map changes to address the changes to the Housing Element and Land Use Element; and certified the Environmental Impact Report.

Formal Submission of Adopted Housing Element to HCD

Subsequent to the City Council’s adoption of the 2021-2029 Housing Element (the “Adopted Housing Element”), the City formally submitted the Adopted Housing Element to HCD for its review on November 12, 2021. The Adopted Housing Element was provided to HCD in a redline version so that revisions were easily identifiable and comparable to the previous draft version of the Housing Element that was submitted to HCD on July 14, 2021. The redline version of the Adopted Housing Element addressed HCD comments identified in the telephone meeting between HCD Staff and City Staff on September 8, 2021, and the comment letter received from HCD dated September 10, 2021. To also assist in tracking changes made to the Adopted Housing Element, an HCD Comment Response Matrix was included along with the Adopted Housing Element. This Matrix catalogued all of HCD’s latest comments, received up to that point, and provided a direct response on how the Adopted Housing Element was updated to address each comment.

Formal Submission of Draft Revised Adopted 2021-2029 Housing Element to HCD

Following HCD’s formal review of the Adopted Housing Element submitted on November 12, 2021, the City received a formal response/comment letter from HCD dated February 10, 2022. On November 18, 2022, the City of Garden Grove formally submitted its Draft Revised Adopted 2021-2029 Housing Element to HCD for its review and to receive a report of findings. The Draft Revised Adopted 2021-2029 Housing Element was provided in a redline version so that revisions were easily identifiable and comparable to the previous Adopted

Housing Element. The redline version addressed HCD comments identified in its February 10, 2022 response letter, as well as informal comments received from HCD on September 29, 2022 during a virtual meeting (Zoom) with HCD Staff and via an email from HCD Staff on September 29, 2022. To also assist in tracking changes made to the Adopted Housing Element, an HCD Comment Response Matrix was included along with the Draft Revised Adopted 2021-2029 Housing Element. The Matrix catalogued all of HCD's latest comments received up to that point, and provided a provided a direct response on how the Adopted Housing Element was updated to address each comment. In compliance with AB 215 requirements for the 7-day posting period, on November 10, 2022, the City posted the Draft Revised Adopted 2021-2029 Housing Element on its website (<https://ggcity.org/housing-element>) and emailed a link of said document to all individuals and organizations that previously requested notices related to Garden Grove's Housing Element.

HCD Informal Comments on the Draft Revised Adopted 2021-2029 Housing Element

On January 10, 2023, HCD Staff provided informal comments, by phone and email, to City Staff related to its review of the Draft Revised Adopted 2021-2029 Housing Element that was submitted on November 18, 2022. Said informal comments related to minor revisions requested to address language in portions of specific objectives under Program 4 (Affordable Housing Construction) and Program 18 (Affirmatively Furthering Fair Housing). With exception to the minor revisions requested to Program 4 (Affordable Housing Construction) and Program 18 (Affirmatively Furthering Fair Housing), HCD Staff conveyed orally over the phone to the City that all other comments received from prior HCD correspondence had been addressed in full.

Comments Related to Program 18 (Affirmatively Furthering Fair Housing)

Relating to Program 18 (Affirmatively Furthering Fair Housing), informal comments from HCD Staff specifically requested that certain meaningful actions be strengthened along with the inclusion of quantifiable metrics.

City Staff prepared revisions and additions to Program 18 (Affirmatively Furthering Fair Housing), which included **revised** and **new** meaningful actions with the inclusion of specific metrics, as requested by HCD. Said meaningful actions included the following (New text in [blue-underline](#). Deleted text in ~~strikethrough~~):

Revised Meaningful Actions Added to Program 18: Affirmatively Furthering Fair Housing

Direct homebuyers and property owners with property deeds, covenants, and other real estate property documents that contain restrictions intended to limit where certain people could live or buy property, based on race, religion, or other characteristics, to the Orange County Clerk-Recorder's Office to have such discriminatory language removed at no charge.

2021-2029 Metrics: Publish available [Orange County Clerk-Recorder's Office services at least twice a year, and as inquiries are received, the City will respond](#)

within seven business days to direct homebuyers and property owners to the Orange County Clerk-Recorder's Office. To the extent requests or inquiries are received, City to direct a minimum of 10 property documents per year to the County, as requested.

Annually monitor building and home sales activities in historically under-market neighborhoods to identify any adverse trends. If trends indicate substantial displacement, investigate effective means to address the issue. Consult with the Fair Housing Council of Orange County and Fair Housing Foundation to provide multi-lingual tenant legal counseling within these impacted areas.

2021-2029 Metrics: Reduce displacement

New Program 18 Meaningful Action #1:

In concert with Program 2 (Code Enforcement), develop a proactive and cooperative code compliance program that targets areas of concentrated rehabilitation needs resulting in repairs and improvements, and mitigates potential cost, displacement, and relocation impacts on residents.

Timeframe: Ongoing

Geographic Targeting: Citywide

2021-2029 Metrics: Resolve a minimum of 75 complaints in the concentrated rehabilitation needs areas.

New Program 18 Meaningful Action #2:

Implement Program 4 (Affordable Housing Construction), Program 9 (Accessory Dwelling Units), Program 13 (Special Needs Housing), and Program 24 (SB 9 Unit Housing Development) to increase housing choices and affordability (e.g., duplex, triplex, multifamily, accessory dwelling units, SB 9 housing developments, transitional and supportive housing, and group homes), with a particular focus in High Opportunity Areas. Establish a protocol to annually monitor development progress towards housing creation that increases housing choices and affordability in High Opportunity Areas. Should monitoring reveal a shortfall in development progress towards housing creation of increased housing choices and affordability, the City will commit to developing additional actions, as necessary, including, but not limited to incentives, waivers, concessions, expedited processing, and other regulatory approaches (including examination of development standards) to ensure the City satisfies its identified housing need (RHNA).

Timeframe: Ongoing

Geographic Targeting: High Opportunity Areas

2021-2029 Metrics: A minimum of 50 low income or special needs housing units to be built in High Opportunity Areas.

Following its review of the proposed revisions and additions to Program 18 (Affirmatively Furthering Fair Housing), HCD Staff conveyed orally over the phone to the City that its comments related to Program 18 had been addressed in full.

Comments Related to Program 4 (Affordable Housing Construction)

The goal of Program 4 of the Housing Element is to leverage City funds and available tools to increase the supply of affordable housing in Garden Grove. Program 4 highlights affordable senior housing as a particular focus, given the growing need and recent demands seen in the community for this type of housing. Program 4 lists several objectives that are intended to facilitate the increase in supply of affordable housing through various means and methods, which include the following:

- Affordable Housing Assistance. Provide technical and financial (as available) assistance for the construction of 10 affordable units annually (80 units total) using a combination of federal, State, and local funds to provide land cost write-downs and other construction assistance. Offer expedited processing for projects that include affordable housing units.
- Senior Housing. Encourage the implementation of Community Residential General Plan Land Use Designation, which is intended exclusively for the new construction of senior housing, convalescent homes, congregate housing, and institutional quarters, and allows higher densities and development standards reflective of the senior population.
- Density Bonus. Encourage the utilization of allowances under Density Bonus law, which supports one of the main sources of newly constructed affordable housing units in the city.
- Marketing. Continue to inform non-profit and for-profit developers of assistance available for the construction of affordable housing, including density bonuses.
- Energy Conservation. Encourage residential developments that lower housing costs through reduced energy consumption. Maximizing energy efficiency and the incorporation of energy conservation and green building features can reduce housing costs for homeowners and renters.
- Industrial Property Contamination. If industrial properties have been determined to be contaminated by previous activities as identified in technical studies prepared by the applicant during the entitlement process, the City will assist affordable housing developers, subject to available resources, via technical assistance to direct the applicant to available resources facilitating the site for residential development. Technical assistance can include referral to responsible agencies for site assessment requirements, participating in consultation with responsible agencies, and directing applicants to information of available grants (e.g.,

Department of Toxic Substances Control Brownfields Revolving Loan Fund program) and other potential financial resources to fund cleanup.

Relating to Program 4 (Affordable Housing Construction), informal comments from HCD Staff pertained to the last objective under Program 4, titled "Industrial Property Contamination". Initially, HCD Staff generally expressed the following informal comments regarding this objective:

- That an industrial property identified in the sites inventory may not be viable for the construction of new/future housing due to potential contamination;
- That for all industrial sites that are identified in the sites inventory, the City should complete technical studies (e.g., Phase I and/or Phase II Environmental Site Assessments) to determine if a site is contaminated. That if contamination was discovered, it could introduce a constraint, potentially making it a nonviable site for the construction of new/future housing;
- That the City, and not the applicant, should bear the cost of completing the technical studies (e.g., Phase I and/or Phase II Environmental Site Assessments); and
- That said technical studies shall be completed within one (1) year of adoption of the final certified Housing Element.

A Phase I Environmental Site Assessment ("ESA") involves a review of past operating records, an inspection of the property and adjoining properties, and interviews with owners, occupants, neighbors and local government officials. The scope of a Phase I ESA is not complete enough to determine if actual contamination is present. In order to obtain definitive proof of contamination, a Phase II ESA must be conducted.

If a Phase I ESA identifies potential contamination of the site by hazardous materials, a Phase II ESA may be conducted. The Phase II ESA includes sampling and laboratory analysis to confirm the presence of hazardous materials. Tests that may be performed include:

- Surficial soil and water samples
- Subsurface soil borings
- Groundwater monitoring well installation, sampling, and analysis
- Drum sampling
- Sampling of dry wells, floor drains, and catch basins
- Transformer/capacitor sampling for Polychlorinated Biphenyls (PCBs)
- Geophysical testing for buried tanks and drums
- Testing of underground storage tanks

Depending on the results of the samples, the Phase II ESA typically outlines additional site investigation needs, and potential remedial actions that may be required to clean up the

property to acceptable levels (e.g., residential or commercial/industrial screening levels) based on the type of current or future use.

As an initial matter, the City notes that the purpose of including this objective in Program 4 is to assist affordable housing developers to identify available resources to navigate the regulatory environment and help facilitate residential development in the event contamination is found. The inclusion of this objective was not intended to suggest or imply that sites zoned for industrial uses in the City are necessarily contaminated, or even likely to contain contamination, to a degree that would serve as a barrier to redevelopment of such sites with housing. Further, the proposed commitments initially suggested by HCD staff are neither feasible nor necessary for the reasons discussed below.

In order for the City to conduct either Phase I or Phase II ESAs on potential housing sites, it would require the City to access private property in order to conduct visual interior and exterior inspections, collect physical samples from the property (i.e., soil and water), prepare subsurface soil borings, install monitoring equipment, and/or conduct other necessary analyses or testing. Without a property owner's consent and cooperation, the City does not have legal authority to enter private properties and conduct the necessary activities required as part of Phase I and Phase II ESAs. As a general proposition, many private property owners would have legitimate objections to voluntarily permitting a city government to conduct exploratory inspections and testing of their property, absent extenuating circumstances. Therefore, it would be practically and legally infeasible for the City to unilaterally conduct such technical studies for all industrial sites included in the Sites Inventory. Imposing such an obligation on the City would effectively preclude the City from identifying any industrial sites in its Housing Element for redevelopment into housing.

Requiring the City to conduct Phase I and/or Phase II ESAs on Sites Inventory sites prior to their proposed redevelopment is also unnecessary because such assessments are likely to be conducted independently in conjunction with any potential redevelopment of the properties. Typically, when a property owner, or prospective property owner (i.e., a developer looking to acquire the property), engages with a lender to finance or refinance a property, the lender **requires** the applicant to complete a Phase I and/or Phase II ESA. The undertaking of this process is a private matter between the applicant and lender. Even in cases where a lender is not involved, the prospective property owner/developer would still typically require a Phase I and/or Phase II ESA be completed as part of its environmental due diligence. This is likely to occur regardless of whether the City has conducted its own ESA previously.

In subsequent discussions between HCD Staff and City Staff, the City expressed significant concern that HCD's initial suggestion that the City bear the cost of and conduct said technical studies (e.g., Phase I and/or Phase II Environmental Site Assessments) would be infeasible and was unnecessary. However, to address HCD's comments regarding the language under the Program 4 (Affordable Housing Construction) objective, "Industrial Property Contamination", additional actionable language was added to commit the City to actively monitoring industrial properties designated for affordable housing on the City's sites inventory as follows (New text in blue-underline. Deleted text in ~~strikethrough~~):

Industrial Property Contamination. The City will actively monitor industrial properties designated for affordable housing on the City's sites inventory by conducting an environmental desktop review to search available relevant state and federal records and databases to determine if there is reported contamination that might affect the subject site. If industrial properties designated for affordable housing on the City's sites inventory are determined to be contaminated, based on reasonably available information, the City will evaluate whether the contamination renders the site nonviable for affordable housing. In the event the City determines a site is no longer viable, in accordance with Program 8 (Residential Sites Inventory and Monitoring of No Net Loss), the City will identify one or more additional sites within 180 days if necessary in order to accommodate the City's RHNA by income level, in accordance with No Net Loss law.

In addition, ~~if~~ if industrial properties have been determined to be contaminated by previous activities as identified in technical studies prepared by the applicant during the entitlement process, the City will assist affordable housing developers, subject to available resources, via technical assistance to direct the applicant to available resources facilitating the site for residential development. Technical assistance can include referral to responsible agencies for site assessment requirements, participating in consultation with responsible agencies, and directing applicants to information of available grants (e.g., Department of Toxic Substances Control Brownfields Revolving Loan Fund program) and other potential financial resources to fund cleanup.

In a follow-up discussion, HCD inquired about the level the City was relying on industrial sites to accommodate its lower-income RHNA. As shown in Table A below, industrial lower-income sites only make up fifteen-percent (15%) of all lower-income units. And when compared to all income categories combined, such units only make up five-and-a-half percent (5.5%). The data demonstrates that the City's lower-income RHNA does not rely heavily on industrial sites.

	Lower Income	All Income Categories
All Sites	5,616 units	15,732 units
Industrial Sites	869 units	869 units
	15%	5.5%

Table A

As noted above, on January 10, 2023, HCD Staff provided informal comments, by phone and email, to City Staff related to its review of the Draft Revised Adopted 2021-2029 Housing Element that was submitted on November 18, 2022. For subsequent reviews of revised draft/adopted housing elements, HCD has sixty (60) days to complete its review and report its findings back to the jurisdiction. According to this timeline, a formal response letter from HCD was due to the City on or before January 17, 2023. Due to time constraints, and following productive discussions related to ongoing resolution of the informal comments provided, HCD Staff provided various options for the City to consider, which included an

advisable option for the City to rescind its formal submission of the November 18, 2022, Draft Revised Adopted 2021-2029 Housing Element.

On January 17, 2023, the City submitted a formal request to HCD to rescind its November 18, 2022 submission of the Draft Revised Adopted 2021-2029 Housing Element, with an understanding that HCD and the City would have continued discussions in working together to address HCD's remaining comment regarding the Program 4 (Affordable Housing Construction) objective, "Industrial Property Contamination", and that upon future submittal of another formal submission of a Draft Revised 2021-2029 Housing Element, that HCD Staff would be able to accommodate an expedited review given that the remaining review required would be limited to the focused comments related to Program 4 (Affordable Housing Construction).

On January 23, 2023, HCD Staff provided an update to City Staff regarding its remaining comment related to the Program 4 (Affordable Housing Construction) objective, "Industrial Property Contamination". HCD Staff acknowledged that most of the lower-income industrial sites identified in the sites inventory were "light industrial" in zoning/use, which based on the City's Municipal Code definition means it is "intended to provide for small- and medium-size industrial uses that are generally compatible with one another and are not generally adverse to adjacent residential and commercial uses, provided proper screening measures are utilized". According to HCD Staff, this reduced its concern for the viability of industrial sites identified in the City's sites inventory. Additionally, HCD requested the City provide supplemental information regarding its experience and history with sites/projects that previously experienced contamination and what the implications were in regards to the level of contamination, costs associated with discovering and/or remediating the contamination, and the timing involved in the process. The intent of HCD's inquiry was for its staff to get a better understanding of the potential impacts that contamination may have on the viability of a site for future housing construction, and if the City of Garden Grove, in its experience, has seen contamination pose as a significant site constraint that has prevented development/redevelopment of a property.

To address HCD's inquiry, City Community Development Staff consulted with other City departments, local housing developers, and local developers of industrially zoned property in the City. The following discussions will provide a rundown of comments and information received from these groups.

Housing Developer

City Staff consulted with a housing developer, who has developed many residential projects all across Southern California, to inquire on their experience and knowledge in working with "Brownfield sites" – sites that were found to be contaminated. A "Brownfield site" means real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. The following discussion will highlight two (2) examples where the housing developer had worked with a Brownfield site as part of a new residential housing development project. The

takeaway from these examples is that even where significant contamination requiring remediation is found on a site, it does not necessarily preclude residential development.

Example 1. In 2020, within the City of Stanton, which is in close proximity to Garden Grove, a new 10-acre shopping center, Rodeo 39, was constructed, which also included a 14-acre residential component. During the environmental due diligence phase for the project, it was discovered that the northerly half of the property was contaminated from a prior dry cleaning commercial operation. On the northerly half of the property, which was impacted by the contamination, a new multi-unit residential townhome development was constructed. Soil vapor extraction units currently exist on the property today and are actively remediating on-site contamination. The residential units were designed to include vapor barriers, called “liquid boots”, which creates an impermeable membrane to prevent vapor intrusions into the residential units. “Liquid boot” is a cold, spray-applied, water-based membrane, which provides a seamless, impermeable barrier against vapor intrusion, where it is spray-applied to penetrations, footings, grade beams, and pile caps, providing a fully-adhered gas vapor barrier system. This project represents a case where the property was deemed safe for residential occupancy, while there is active remediation and annual monitoring of the on-site contamination. Upon acquisition of the site, the housing developer was required to conduct an environmental site assessment by its lender. As part of their due diligence, the housing developer determined the estimated costs and anticipated timing required to remediate the site. The remediation cost was then built into the housing developer’s acquisition cost and negotiated with the property owner. Typically, the cost to acquire the property (land value) is drawn down (discounted) by the remediation cost. In other words, remediation of prior contamination does not necessarily add significantly to redevelopment cost; rather, remediation costs reduce the land value and are effectively borne by the seller of the property.

Example 2. In the City of Pomona, a prior commercial dry-cleaning facility had operated on a portion of the property since 1988. The subject property was to be redeveloped as a multi-unit housing project. During the environmental due diligence phase for the project, it was discovered that a portion of the property had been contaminated by a prior commercial dry-cleaning facility. The contamination was in a very localized area of the property. The housing developer designed the housing project to place the common recreation space, which was open to the sky, directly on top of the contaminated area. The housing developer expressed that there are ways to narrowly define the contamination area and, as an example, require that contaminated portion of the site be part of the project’s open space. This housing project included the installation of active soil vapor extraction units throughout the property. The housing developer’s total cost of remediation was \$500,000 and the process took 12 months to clear with the Los Angeles County Fire Department. Similar to Example 1 above, prior to property acquisition, and during the environmental due diligence phase, the housing developer determined the estimated costs and anticipated timing required to remediate the site. This remediation cost ultimately discounted the land cost that was agreed upon between the housing developer and the former property owner.

Industrial Developer

City Staff consulted with an industrial developer, who has developed many industrial projects across California, as well as in Garden Grove, to inquire on their experience and knowledge in working with “Brownfield sites” - sites that were found to be contaminated. The industrial developer provided many examples of industrial projects that involved various levels and types of contamination across the cities of Rancho Dominguez, La Palma, Torrance, Camarillo, and Garden Grove.

One of the industrial developer’s recent projects in Garden Grove included minor contamination, which required the installation of an active soil vapor extraction unit on-site. The project included a vapor barrier for the building and the concentrations of contamination detected were low and considered to be safe for the occupancy of the building. The industrial building recently completed its construction and a Certificate of Occupancy was issued.

The industrial developer provided the following comments:

- That property acquisition by the industrial developer is typically the trigger that requires environmental site assessment to determine if contamination exists on the property;
- That the industrial developer conducts a thorough investigation in its environmental due diligence to determine an estimation on the anticipated cost and timing required for remediation;
- That the cost for remediation is built into the industrial developer’s cost to acquire the land;
- That, if a property is contaminated, and if applicable, the industrial developer will design the plans for the project to include a vapor barrier, which would allow the building to be safe to occupy and operate;
- That many projects involve minimal soil contamination, which may only require replacement of the impacted soil near the surface, which is not costly and can be completed in a short amount of time;
- That many projects involve buildings that are cleared for occupancy and continue operating while active remediation is occurring and being monitored on-site; and
- That in their experience, contamination has never limited or prevented development of a property, but rather, only introduces additional cost to the project, which is built into the land acquisition cost.

Key Takeaways from the City’s Research:

- Historically, contamination has not been a chronic nor significant issue for properties, including industrial properties, in the City of Garden Grove.
- There has been no evidence found, to date, that the discovery and presence of contamination has been a significant site constraint to the point that it has precluded development/redevelopment of a property, nor required the cessation of any business in areas of Garden Grove or in similar nearby urban cities.

- Typically, when a property owner, or prospective property owner (i.e., a developer looking to acquire a property), engages with a lender to finance or refinance a property, the lender requires the applicant to complete a Phase I and/or Phase II ESA. The undertaking of this process is a private matter between the applicant and lender, and does not involve the City as a primary participant.
- Upon acquisition of a site, a developer is required to conduct an environmental site assessment by its lender. As part of their environmental due diligence, the developer determines the estimated costs and anticipated timing required to remediate a site. The remediation cost is then built into the developer's acquisition cost and negotiated with the property owner. Typically, the cost to acquire the property (land value) is drawn down (discounted) by the remediation cost.

Garden Grove Public Works Yard

City Staff consulted with the staff of the City of Garden Grove Public Works Department to inquire on their experience and knowledge in working with sites that were previously found to be contaminated. One of the examples given was the City's own Municipal Yard (the "Public Works Yard"), specifically the vehicle service bay ("City Yard vehicle bay"). The City Yard vehicle bay is used for repair and maintenance of City vehicles.

On an off-site property, in close proximity to the Public Works Yard, an industrial laundry facility had operated from 1969 through the mid-1980s. Historical industrial laundry activities reportedly used the cleaning solvent tetrachloroethane (PCE). Several years following the cessation of dry-cleaning activities, equipment was removed and soil and groundwater samples were collected in 2006. Based on the results of historical sampling, remediation was conducted in 2008 and 2009, which involved soil vapor extraction, air sparging, and chemical oxidation.

In 2013, the Regional Water Quality Control Board (RWQCB) issued a clean-up and abatement order to the owners of the former industrial laundry facility operator, and a sequential phased environmental assessment of the groundwater and soil vapor at the former industrial laundry site and surrounding off-site properties was conducted. The scope of the assessment involved multiple groundwater monitoring wells and soil vapor sampling, which included samples being drawn from the Public Works Yard. Historical releases of PCE from the former industrial laundry facility migrated into the soil and groundwater beneath the building. Over time, PCE was found to have impacted the groundwater, flowing towards and under the Public Works Yard forming a plume. Soil vapor probes were installed inside and outside of the City Yard vehicle bay in the Public Works Yard.

In 2018 and 2019, multiple air sampling events were conducted to test the levels of contamination, and it was concluded that the concentrations of PCE and TCE (Trichloroethylene) detected in indoor air at the City Yard vehicle bay did not pose unacceptable risks to the workers when compared to typical commercial/industrial risk thresholds and CAL/OSHA standards. Based on these conclusions, it was determined that no further evaluation of the indoor air conditions at the Public Works Yard were warranted.

The main takeaways of this example are:

- That the Public Works Yard had been in operation during the entirety of the remediation and monitoring process;
- That at no time was the Public Works Yard deemed unsafe for staff/employees to occupy, nor was the Yard ever required to cease operations for any period of time;
- That staff of the Public Works Yard found through its research of records that a contamination case such as this is very infrequent and not a chronic issue that is experienced in Garden Grove, including in industrially developed areas; and
- That this case of contamination involving an industrial laundry operation did not require a cessation of business and operations on either the originating contaminated site, nor on any affected off-site properties, such as the Public Works Yard.

Low-Barrier Navigation Center in the City of Garden Grove

The City of Garden Grove is currently working to develop a year-round low-barrier navigation center in partnership with the Cities of Fountain Valley and Westminster. The navigation center will provide emergency housing and wrap-around services to individuals experiencing homelessness. In September of 2022, the City of Garden Grove acquired a property located in its M-1 (Light Industrial) zone with intent to redevelop the site with an 11,363 square foot navigation center, to support 80-100 individuals experiencing homelessness within the participating cities. The site was previously used as an auto body repair and body shop for more than thirty (30) years. During the property acquisition process, Phase I and Phase II ESAs were conducted, as required by the lender involved, in order to provide an assessment concerning environmental conditions as they exist at the subject property. This assessment concluded that the detected concentrations of chemicals of concern in the soil did not represent an unacceptable risk to human health, and that there is not an elevated risk to residential users of the property due to vapor intrusion from the subsurface. At the time of the writing of this letter, architectural plans were in process to be approved by the City, and building permits ready to be issued, with commencement of construction to occur shortly thereafter.

The takeaway from this example is that although the property in the City's industrial zone had long been used for auto repair industrial uses and some chemicals of concerns were found to be present in the soil as a result of the Phase II ESA, a threat to occupants of the building via vapor intrusion was not identified, and the concentrations detected were considered to be *de minimis*, allowing for safe occupancy of the building/site for residential use. This example may be typical of other former industrial sites in the City.

Conclusion

The City of Garden Grove remains committed to facilitating the increase in supply of affordable housing, by leveraging City funds and available tools, as outlined in Program 4 (Affordable Housing Construction) of the Housing Element. This is further evidenced by the additional actionable language that was added to the Program 4 objective, "Industrial Property Contamination", which commits the City to actively monitoring industrial properties

designated for affordable housing on the City's sites inventory, through available records and databases such as, but not limited to, the State Water Board's GeoTracker, DTSC's EnviroStor, and the Orange County Health Care Agency's Industrial Cleanup Program Case Log. If industrial properties designated for affordable housing on the City's sites inventory are determined to be contaminated, based on reasonably available information, the City will evaluate whether the contamination renders the site nonviable for affordable housing. In the event the City determines a site is no longer viable, in accordance with Program 8 (Residential Sites Inventory and Monitoring of No Net Loss), the City will identify one or more additional sites within 180 days, if necessary, in order to accommodate the City's RHNA by income level, in accordance with No Net Loss law. Furthermore, when identifying additional sites, the City will ensure such sites meet the Housing Element's robust suitability criteria requirements to confirm viability for future housing. Such criteria includes various factors such as: developer/property owner interest to redevelop the site to housing; vacant land with minimal improvements; city-owned properties; existing uses that are similar to those that have been previously recycled in surrounding communities; property improvement value being less than half of the land value (ratio is less than 1.00); structure was built prior to 1985 (and therefore over 36 years of age); low existing floor-area ratio (FAR) under 0.50; no existing tenant lease(s) or lease(s) expires early within the 6th Cycle planning period; and deteriorating building and/or many tenant vacancies.

The City appreciates your time and consideration of the information provided, and looks forward to continuing to work closely with HCD to address all remaining matters to ultimately receive certification of its Housing Element. Should you have any questions or would like to discuss further, please contact Chris Chung at 714.741.5314 or at chrisc@ggcity.org.

Sincerely,



Chris Chung
Senior Planner

Enclosures:

- 1) Adopted 2021-2029 Housing Element (November 2021) and HCD Comment Response Matrix
- 2) Draft Revised Adopted 2021-2029 Housing Element (November 2022) and HCD Comment Response Matrix

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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August 14, 2023

Chris Chung, Senior Planner
Planning Service Division
City of Garden Grove
11222 Acacia Parkway
Garden Grove, CA 92840

Dear Chris Chung:

RE: City of Garden Grove's 6th Cycle (2013-2029) Draft Housing Element (Update)

Thank you for submitting the City of Garden Grove's (City) revised draft housing element update received for review on June 20, 2023. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review.

The revised draft element meets the statutory requirements described in HCD's February 9, 2022 review. The housing element will substantially comply with State Housing Element Law (Gov. Code, § 65580 et seq) when it is adopted, submitted to and approved by HCD, in accordance with Government Code section 65585, subdivision (g). HCD applauds the City in its successful implementation of Program 17 to adopt a number of zoning code updates necessary to reduce governmental constraints and overcome development barriers.

For your information, if the housing element relies upon nonvacant sites to accommodate more than 50 percent of the regional housing needs allocation (RHNA) for lower-income households, the housing element must demonstrate that the existing use is not an impediment to additional residential development in the planning period (Gov. Code, § 65583.2, subd. (g)(2)). This can be demonstrated by providing substantial evidence that the existing use is likely to be discontinued during the planning period (Gov. Code, § 65583.2, subd. (g)(2)). Absent findings (e.g., adoption resolution) based on substantial evidence, the existing uses will be presumed to impede additional residential development and will not be utilized toward demonstrating adequate sites to accommodate the RHNA. The City must make these findings as part of its adoption resolution. Please see HCD's Guidance memo (p. 27) for additional information:

https://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/sites_inventory_memo_final06102020.pdf.

In addition, pursuant to Government Code section 65583.3, the City must submit an electronic sites inventory with its adopted housing element. The City must utilize standards, forms, and definitions adopted by HCD. Please see HCD's housing element webpage at <https://www.hcd.ca.gov/planning-and-community-development/housing-elements> for a copy of the form and instructions. The City can reach out to HCD at sitesinventory@hcd.ca.gov for technical assistance.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available while considering and incorporating comments where appropriate. Please be aware, any revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have previously requested notices relating to the local government's housing element at least seven days before submitting to HCD.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant, the Affordable Housing and Sustainable Communities programs, and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City meets housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: <https://www.opr.ca.gov/planning/general-plan/guidelines.html>.

HCD appreciates your hard work and dedication provided in preparation of the City's housing element and looks forward to receiving the City's adopted housing element. If you have any questions or need additional technical assistance, please contact me at Melinda.Coy@hcd.ca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'Melinda Coy', with a long, sweeping horizontal line extending to the right.

Melinda Coy
Proactive Housing Accountability Chief

Table A
Responses to HCD Comments Matrix

HCD Review Comments	How HCD Comments Have Been Addressed in the Draft Revised Adopted 2021-2029 Housing Element
A: Housing Needs, Resources, and Constraints	
1. Affirmatively Furthering Fair Housing (AFFH)	Responses
Fair Housing Enforcement and Outreach: 1. While the element was revised to incorporate information on fair housing complaints, it did not address the ability to provide enforcement and outreach capacity which can consist of actions such as ability to investigate complaints, obtain remedies, or the ability to engage in fair housing testing. 2. The analysis must also describe compliance with existing fair housing laws and regulations and include information on fair housing outreach capacity. 3. Furthermore, the element should address outreach related to affirmatively further fair housing (AFFH).	Additional text has been added to address Fair Housing Enforcement and Outreach: 1. The City of Garden Grove's Office of Economic Development is in contract with the Fair Housing Foundation to provide a range of services that affirmatively furthers fair housing in Garden Grove. The services include landlord and tenant counseling, discrimination services, and education and outreach. Fair Housing Foundation is projected to assist approximately 210 unduplicated Garden Grove residents with fair housing related services annually. (See page 12-72) 2. The City of Garden Grove was party to the regional Orange County Analysis of Impediments to Fair Housing Choice (OCAI). The OCAI was required as part of the City's 5-Year Consolidated Plan and lays out the specific steps that need to occur to ensure jurisdictions are furthering fair housing practices and laws. The OCAI was approved by HUD and is adopted as part of the City's 2020-2025 Consolidated Plan. (See page 12-71) 3. Additional text related to AFFH Outreach requirements, including Garden Grove staff's engagement activities, community centers visited, survey and flyers passed out in multiple languages, staff speaking to residents in multiple languages, etc. were added. (See page 12-74)
Regional Analysis: 1. While the element generally describes local patterns and trends, it must also analyze Garden Grove relative to the rest of the region regarding Racially and Racially/Ethnically Concentrated Areas of Poverty (R/ECAP) and Affluence, disparities in access to opportunity, and disproportionate housing needs and displacement risks.	1. Additional discussion on surrounding cities regarding Racially and Racially/Ethnically Concentrated Areas of Poverty (R/ECAP) and Affluence, disparities in access to opportunity, and disproportionate housing needs and displacement risks were added. Also revised the maps to include the data outside of Garden Grove for TCAC Opportunity Areas (Figure H-13). Indicated there are no R/ECAP in Garden Grove but are in surroundings cities (page 12-80).
Local Data and Knowledge, and Other Relevant Factors: 1. The element must include local data, knowledge, and other relevant factors to discuss and analyze any unique attributes about the City related to fair housing issues.	1. Reference Orange County Analysis of Impediments to Fair Housing Choice (OCAI) document (12-99). 2. National and Regional fair housing trends were added, specifically U.S. and Orange County trends (page 12-73).

HCD Review Comments	How HCD Comments Have Been Addressed in the Draft Revised Adopted 2021-2029 Housing Element
<p>2. The element should complement federal, state, and regional data with local data and knowledge where appropriate to capture emerging trends and issues, including utilizing knowledge from local and regional advocates and service providers.</p> <p>3. Also, the element must include other relevant factors that contribute to fair housing issues in the jurisdiction. This can include, but is not limited to, changes and barriers in zoning and land use rules, information about redlining/greenlining, restrictive covenants and other discriminatory practices, presence and history of place-based investment, and mobility option patterns.</p>	<p>3. Included information regarding historical patterns of segregation in Orange County and Garden Grove (<i>Mendez vs. Westminster and Korean Sammy Lee</i>). Identified one Governmental Action (OC) to remove—for free—discriminatory language in property documents. Language was added to require a new statute to streamline the removal of racial language from restrictive covenants and to work with the City Clerk to facilitate access the property records and direct the County to do so (add to AFFH program) (see page 12-75 to 12-76).</p>
<p>Access to Opportunity</p> <p>1. The element provides information on the access to opportunity through the TCAC opportunity maps but must also provide a complete local and regional analysis of patterns and trends for all components.</p> <p>2. A comprehensive analysis should include the local and regional disparities of the educational, environmental, and economic scores through local, federal, and/or state data.</p> <p>3. It should also analyze persons with disabilities as well as access to transit.</p> <p>4. Please refer to page 35 of the AFFH guidebook (link: https://www.hcd.ca.gov/community-development/affh/index.shtml#guidance) for specific factors that should be considered when analyzing access to opportunities as it pertains to educational, employment, environmental, transportation, and any factors that are unique to Garden Grove.</p>	<p>1. Revised the TCAC map to include resource data outside of Garden Grove for TCAC Opportunity Areas (Figure H-13).</p> <p>1. Created separate TCAC Opportunity Area Maps for Education Score, Economic Score, and Environmental Score (Figure H-10 to H-12) with align text discussions on pages 12-81 to 12-87.</p> <p>2. Added HUD AFFH data that include indices for environmental health, low poverty, school proficiency, job proximity, labor market, transit, and low transportation cost (see pages 12-81 to 12-87) and identified in Table 12-35 on page 12-82).</p> <p>3. Exhibit H-5 shows the population of persons with a disability by census tract. The new indices identified above describe transit access.</p> <p>4. Expanded analysis was included to show opportunity access by indices related to environmental, low poverty, school proficiency, job proximity, labor market, transit, and low transportation cost on how each are related to Garden Grove population, poverty, and race/ethnicity (see Table 12-35 on page 12-82).</p>
<p>Disproportionate Housing Needs:</p> <p>1. The element is revised to include some information about cost burden, substandard housing, and overcrowding in the locality but the analysis is incomplete. A full analysis should identify local patterns and trends throughout the community.</p> <p>2. In addition, the element must include regional information and analysis for these categories.</p> <p>3. The element must also address homelessness and displacement risk. Currently, the draft includes maps of sensitive communities and describes various types of displacement risk, but does not describe or</p>	<p>1. Specific geographic neighborhoods (local patterns) were identified that had the highest percentage of households with overcrowding, overpayment (renter and owner) showing the highest percentages of Hispanic and Asian populations, and how these areas tend to be geographically relational. Asian concentration areas with housing problems border Westminster and southern portions of the City, and Hispanic concentration areas with housing problems border Santa Ana or the eastern areas of the City (trends)(see pages 12-87 to 12-</p>

HCD Review Comments	How HCD Comments Have Been Addressed in the Draft Revised Adopted 2021-2029 Housing Element
<p>contextualize them, or analyze any findings specific to Garden Grove.</p>	<p>98). Additionally, a set of summary issues (findings) were added to summarize key disproportionate housing needs (page 12-92) and displacement risk (page 12-95).</p> <p>2. Under the Disproportionate Need section under AFFH (Constraints Chapter), additional text was added to describe the regional context and analysis comparing households with four severe housing problems. Garden Grove is compared to Stanton, Anaheim, Seal Beach, Cypress, Sana Ana, Orange, and Los Alamitos (page 12-87).</p> <p>3. Homeless statistics were added, including a list of homeless programs, facilities, and resources. This discussion also identifies the preparation of the Comprehensive Strategic Plan to Address Homelessness (pages 12-91 to 12-92). Displacement was further expanded to include the Urban Displacement Project analysis under the HCD AFFH dataset. It identified that most neighborhoods, except on the west side, are vulnerable to displacement. A summary of Displacement Findings was added to this section (page 12-95).</p>
<p>Contributing Factors:</p> <p>1. The element provides a general list of contributing factors (p. 83); however, the contributing factors identified are generally not responsive to the analysis presented in the AFFH analysis.</p> <p>2. The City's composition and location in the region presents unique fair housing challenges largely not captured by the contributing factors. As a result, the City should revise the AFFH section as noted above, re-evaluate contributing factors, and prioritize the contributing factors.</p> <p>3. As a reminder, the contributing factors should be foundational pieces for the AFFH programs.</p>	<p>1. Contributing factors were added and responsive to the AFFH analysis (page 12-97 and page 12-168).</p> <p>2. and 3. Contributing factors were reevaluated. Contributing factors and housing issues identified by AFFH are prioritized in Housing Plan (under AFFH program) (page 12-168).</p>
<p>Site Inventory and AFFH:</p> <p>1. The element was revised to provide some general analysis and generally states that the sites improve fair housing and equal opportunities conditions in Garden Grove (pp. 12-83). However, this is not sufficient to demonstrate whether sites identified to meet the regional housing needs allocation (RHNA) are distributed throughout the community in a manner that AFFH. A full analysis should address the income categories of identified sites with respect to location, the number of sites and units by all income groups and how that effects the existing patterns for all components of the assessment of fair housing (e.g., segregation and integration, access to opportunity).</p>	<p>1. and 2. A complete analysis was added to address the income categories of identified sites with respect to location, the number of sites and units by all income groups, and how that effects the existing patterns for all components of the assessment of fair housing (e.g., segregation and integration, access to opportunity). Discussion was added about how the sites inventory exacerbates or improves existing conditions (pages 12-136 to 12-139).</p> <p>3. and 4. Based on the analysis, Program 18 (pages 12-168 to 12-172) includes</p>

HCD Review Comments	How HCD Comments Have Been Addressed in the Draft Revised Adopted 2021-2029 Housing Element
<p>2. In addition, as noted in the element sites are located in the moderate resourced areas followed by low resourced areas. The element should address this and discuss whether the distribution of sites improves or exacerbates conditions.</p> <p>3. If sites exacerbate conditions, the element should identify further program actions that will be taken to overcome patterns of segregation and promote inclusive communities, including actions beyond the RHNA.</p> <p>4. Depending on the results of a complete analysis, the element should add programs as appropriate.</p>	<p>meaningful actions to address any exacerbation of conditions.</p>
<p>Goals, Priorities, Metrics, and Milestones</p> <p>1. The element must be revised to add or modify goals and actions based on the outcomes of a complete analysis. Currently the element relies solely on programs which are not transformative, meaningful, or specific. Many of these actions simply involve coming into compliance with state law.</p> <p>2. Goals and actions must specifically respond to the analysis and the identified and prioritized contributing factors to fair housing issues and must be significant and meaningful enough to overcome identified patterns and trends.</p> <p>3. Actions must have specific commitment, metrics, and milestones as appropriate and must address housing mobility enhancement, new housing choices and affordability in high opportunity areas, place-based strategies for community preservation and revitalization and displacement protection. For example, as identified in third party comments, the AFFH analysis shows patterns of racial and economic segregation but does not include programs to adequately address these patterns nor address potential displacement risk.</p>	<p>1. and 2. AFFH goals and policies were revised to be more transformative, meaningful, and specific. See Program 18 on pages 12-168 to 12-172.</p> <p>2. and 3. New actions were added to address analysis identified in the AFFH section. See Program 18 on pages 12-168 to 12-172.</p>
<p>2. Sites Inventory</p>	
<p>Electronic Sites Inventory:</p> <p>Pursuant to Government Code section 65583.3, subdivision (b), upon adoption of the housing element, the City must submit an electronic version of the sites inventory with its adopted housing element to sitesinventory@hcd.ca.gov. HCD has not received a copy of the electronic inventory. Please note, the City must utilize standards, forms, and definitions adopted by HCD when preparing the sites inventory. Please see HCD's housing element webpage at https://www.hcd.ca.gov/community-development/housing-element/index.shtml#element for a copy of the form and instructions. The City can reach out to HCD at sitesinventory@hcd.ca.gov for technical assistance.</p>	<p>The electronic sites inventory excel file was sent to HCD on February 10, 2022. A revised sites inventory table will be sent to HCD following adoption of the Draft Revised Adopted 2021-2029 Housing Element.</p>
<p>Realistic Capacity</p> <p>1. The element now lists recent developments to support capacity assumptions and trends related to residential development in mixed-use zone; however,</p>	<p>Additional analysis was added to recognize the likelihood of 100 percent nonresidential uses reflecting developer interest and regional trends. Opportunities exist for</p>

HCD Review Comments	How HCD Comments Have Been Addressed in the Draft Revised Adopted 2021-2029 Housing Element
<p>the analysis of realistic capacity should account for the likelihood of 100 percent nonresidential uses.</p>	<p>residential development in other parts of the City, but the sites inventory focuses in areas where development of residential uses is most likely given the development standards allowing very high densities, developer interest in residential developments, site size and location (along major corridors), and the immediate area's development track record. The new section includes a list of development projects near the identified sites that allow similar uses and shows that the development demand in these areas is for residential development (also includes Harbor Boulevard within Santa Ana). As such, the likelihood that the identified units will be developed as noted in the inventory in zones that allow nonresidential uses is very high. See pages 12-110 to 12-113, specifically update of Table 12-45, Table 12-46, and Table 12-47.</p>
<p>Suitability of Nonvacant Sites</p> <p>1. Specific analysis and actions are necessary if the housing element relies upon nonvacant sites to accommodate more than 50 percent of the RHNA for lower-income households. The housing element must demonstrate existing uses are not an impediment to additional residential development and will likely discontinue in the planning period (Gov. Code, § 65583.2, subd. (g)(2).)</p> <p>2. While the element contains some information relating to underutilization, age of structure, and building-to-land value ratio, it does not provide analysis demonstrating the uses are likely to discontinue in the planning period. For example, only a few sites include information related to existing leases and owner interest, but no information was provided related to whether the uses on other sites would impede residential development. For example, the element could describe if uses are operating or marginalized, information on interest in redevelopment and relate redevelopment and market trends to the identified sites. In particular, the element.</p> <p>3. In addition, the adopted resolution did not include necessary findings based on substantial evidence that the uses will likely discontinue in the planning period. Please see HCD's prior review for additional information.</p>	<p>1. The City has identified 16 recently constructed mixed-use and affordable housing projects in neighboring cities to identify the properties' existing uses and building age prior to the construction of the new housing project (see Table 12-46). This table helps identify existing land use and building age trends.</p> <p>2. To demonstrate the suitability of non-vacant sites, a set of criteria was identified using region trends identified in Table 12-46, as well as other relevant property conditions, market trends, and information. The criteria identified includes property owner interest, vacant/ minimal property improvements, City ownership, existing use (based on trends), building/land value ratio, year building built (based on trends), building intensity (FAR), lease expiration, building conditions, and tenant vacancy. Tables 12-48 (pages 12-122 to 12-131), which list sites in the lower income categories, indicate which criteria they meet to show suitability of the site. The criteria are identified on pages 12-120 to 12-121</p> <p>3. The City plans to readopt the Housing Element and will include the necessary findings language on substantial evidence that the uses will likely discontinue in the planning period.</p>
<p>Senate Bill 9 (Statutes of 2021) Projections:</p> <p>The element is now projecting 1,459 units that will be developed based on the passage of SB 9 (Statutes of 2021) to accommodate a portion of its above moderate</p>	<p>1. and 2. Included the site-specific inventory. Expanded the analysis of eligible sites. Appendix B identified all of the 1,400 + SB9 unit sites and they are mapped on Figure H-19.</p>

HCD Review Comments	How HCD Comments Have Been Addressed in the Draft Revised Adopted 2021-2029 Housing Element
<p>income RHNA. To utilize projections based on SB 9 legislation, the element must;</p> <p>1) include a site-specific inventory of sites where SB 9 projections are being applied;</p> <p>2) include a nonvacant sites analysis demonstrating the potential for redevelopment and that the existing use will not constitute as an impediment for additional residential use and;</p> <p>3) include programs and policies that establish zoning and development standards early in the planning period and implement incentives to encourage and facilitate development. The element should also support this analysis with local information such as local developer or owner interest to utilize zoning and incentives established through SB 9.</p>	<p>3. Created a program (Program 9 on pages 12-157 to 12-158) to prepare an ordinance and establish incentives to encourage the creation of duplexes or subdivision of existing lots. The City has already adopted an SB9 ordinance. Objective standards have been adopted by the City Council.</p>
<p>Accessory Dwelling Units (ADU):</p> <p>The ADU numbers have been reassessed in this element and the City acknowledges that the ADU counts in their annual progress reports (APRs) are undercounted and includes Program 9 to update the City's APR data.</p> <p>1. However, it is still unclear from both the element and the documentation provided with the review how many units have been permitted since 2018. The element states that an average of 242 units have been permitted per year and therefore 2,009 units are likely to be built in the planning period. However, this calculation seems to be inaccurate as five years of data was provided resulting in an average of 193 per year which equate to an eight-year projection of 1,544 units. Accompanying documentation shows an average of 237 which would equate to an eight-year projection of 1,896. The element must reconcile the factors used to project the number of ADU's expected to be built in the planning period and adjust the projection accordingly.</p>	<p>1. The ADU section was revised to include final building permit data between 2019 and 2021 (see pages 12-109 to 12-110). The City conducted extensive and comprehensive review of building permit reports and information to confirm the ADU permitting numbers and to ensure accuracy. An eight-year planning period was used to project out the potential number of ADUs that could be counted against the RHNA.</p> <p>Number 2019 to 2021:</p> <p>2019 = 218 2020 = 268 2021 = 283 Average: $769/3 = 256$ ($256 \times 8 = 2,048$)</p>
<p>Zoning for a Variety of Housing Types:</p> <p>Transitional and Supportive Housing:</p> <p>1. While the element was revised to include additional information related to how transitional housing is allowed, it does not provide information related to supportive housing.</p> <p>2. In addition, the information provided on pages 12-59 seems to distinguish between number of occupants living together. This is inconsistent with state law which states "Transitional housing and supportive housing shall be considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone." (Gov. Code, § 65583, subd. (c)(3), emphasis added.) This means if transitional or supportive housing is located in a single-family home, for instance, the city cannot require a use permit for the transitional or supportive housing unless it also generally requires a use permit for all other single-family homes in the same zone. This rule applies regardless of the number of occupants. The City cannot, for instance, require a use</p>	<p>1., 2., and 3. Added language to Program 17 (Zoning Code Update) on pages 12-163 to 12-168 to amend the Zoning Code so that transitional and supportive housing, including residential group home living, shall be considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone, and remove any restrictions on the number of occupants. The code amendments implementing this program have been adopted by the City Council.</p>

HCD Review Comments	How HCD Comments Have Been Addressed in the Draft Revised Adopted 2021-2029 Housing Element
<p>permit for transitional and supportive housing with six or more occupants unless it requires such a use permit for single-family homes in the same zone generally.</p> <p>3. The element must include a program to update the zoning ordinance consistent with these standards.</p>	
<p>3. Governmental Constraints</p>	
<p>Processing and Permitting Procedures</p> <p>1. While the element indicates that no multi-family projects have been denied based on the approval finding and that the City must follow state law, it does not analyze the permit or the process as a potential constraint. A full analysis should assess the process impact on approval certainty, supply, affordability, timing, and other relevant factors and in particular analyze the subjective design standards noted in HCD's prior review.</p>	<p>1. The City Council has adopted targeted amendments to the Zoning Code to eliminate subjective development and design standards. This action removed uncertainties in the development review process. See Program 17 (Zoning Code Update) on pages 12-163 to 12-168.</p>
<p>Housing for Persons with Disabilities:</p> <p>1. While the element was revised to identify a reasonable accommodation procedure through the housing authority, it did not include the findings for approval of reasonable accommodation requests.</p> <p>2. In addition, the element did not address HCD's previous finding to analyze the conditional use process requirement for group homes of seven or more. Zoning should simply implement a barrier-free definition of family instead of subjecting, potentially persons with disabilities, to special regulations such as the number of persons, population types and licenses.</p> <p>3. The element should specifically analyze these constraints for impacts on housing supply and choices and approval certainty and objectivity for housing for persons with disabilities and include programs as appropriate.</p>	<p>1. The City has a reasonable accommodation procedure to facilitate adaptation of homes for people with disabilities and will codify updated procedures for reviewing and granting Reasonable Accommodation requests (as outlined in Program 23 on page 12-177). City adopted a resolution 10 years ago.</p> <p>2. and 3. The City Council has adopted targeted amendments to the Zoning Code that state that transitional and supportive housing, including residential group home living, are considered a residential use of property subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. The amendments remove restrictions on the number of occupants and provide for group homes for 7+ clients to be treated objectively. See Program 17 (Zoning Code Update) on pages 12-163 to 12-168.</p>
<p>B. Housing Programs</p>	
<p>1. As noted in Finding A1, the element does not include a complete site analysis, therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types. In addition, the element should be revised as follows:</p>	<p>The Land Use Element and Zoning Code were amended in November of 2021 to increase capacity to meet the RHNA.</p>
<p>Sites Inventory (Program)</p> <p>1. As stated in our prior review, if rezoning is not completed by October 15, 2021, the element must include a program(s) to identify sites with appropriate zoning to accommodate the regional housing need</p>	<p>Program 17 has been revised to clarify that the Land Use Element and Zoning Code were amended to increase housing capacity</p>

HCD Review Comments	How HCD Comments Have Been Addressed in the Draft Revised Adopted 2021-2029 Housing Element
<p>within the planning period. (Gov. Code, § 65583.2, subd. (h) and (i).) The element should clarify when and if rezoning has occurred and amend zoning to be consistent with Government Code section 65583.2(h) and (i) as needed.</p>	<p>to meet RHNA. See Program 17 (Zoning Code Update on pages 12-163 to 12-168).</p>
<p>Nonvacant Sites Reliance to Accommodate RHNA (Program)</p> <p>1. HCD's prior review found that the element relies upon nonvacant sites to accommodate the regional housing need for lower-income households, so it should include a program(s) to promote residential development affordable to lower-income housing on these sites.</p> <p>The program could commit to provide financial assistance, regulatory concessions such as a streamlined permit processing, or incentives including the adoption of an affordable housing overlay pursuant to Program 22 to encourage and facilitate new, or more intense, residential development on the sites.</p> <p>2. In addition, the element could amend Program 12 to monitor development on sites in the mixed-use zone as it relates to the provision of housing affordable to lower-income households and commit provision of additional actions as necessary to facilitate development.</p>	<p>1. Program 12 (pages 12-159 to 12-160) includes the following text: "Technical Support. Facilitate the development of residential units in mixed-use areas by providing technical support to facilitate lot consolidation, financial assistance (where feasible), and streamlined permit processing. The City will establish specific and objective criteria for mixed-use site plan reviews and will target development densities as estimated in the Housing Element." Program 22 considers establishing an Affordable Housing Overlay, see page 12-176.</p> <p>2. Text was added "Relating to the Provision of Housing Affordable to Lower-Income Households" to Annual Monitor Development. Additionally, the text was revised: "the City will commit to developing additional actions as necessary, including, but not limited to incentives, waivers, concessions, expedited processing, and other regulatory approaches (including examination of development standards) to ensure the City satisfies its identified housing need (RHNA)." See pages 12-159 to 12-160.</p>
<p>Program 4 (Affordable Housing Construction):</p> <p>HCD's prior review found the element must describe and analyze environmental constraints that may impede the development of housing within the planning period on these sites, specifically the provision of housing affordable to lower-income housing. The City added more information on environmental constraints related to industrial contamination in starting on pages 12-122 and program 4 has been revised to include City assistance, both technical and funding, where available, to sites that have been determined to be contaminated based on environmental site assessments.</p> <p>1. However, the City does not specify when these assessments will be complete. The element should add a program to ensure environmental constraints are addressed and include a timeline for conducting such assessments within a year of housing element adoption.</p>	<p>Text was added to identify when technical studies will be conducted to identify contamination issues with properties. Studies are the responsibilities of an applicant and are to be conducted prior to or during the entitlement process. See Program 4 on page 12-154.</p> <p>Additionally, under the 12.4 Housing Resources chapter, analysis was added to understand how industrial properties or contaminated sites are constructed with new housing. The analysis was based on conversations with the development community and other Garden Grove departments with direct experience in developing industrial properties or contaminated sites. Examples of various projects were introduced to show how remediation approaches allow for residential development and how remediation costs are then built into the housing developer's acquisition costs. The analysis shows how industrial or</p>

HCD Review Comments	How HCD Comments Have Been Addressed in the Draft Revised Adopted 2021-2029 Housing Element
	contaminated sites are not an impediment to building new housing on those sites.
<p>Extremely Low- Very Low-, Low- and Moderate-Income Households (Program)</p> <p>1. While the element includes programs to assist in the development of very low-, low-, and moderate-income households, it must also include a program(s) to assist in the development of housing affordable extremely low-income (ELI) households. Programs must be revised or added to the element to assist in the development of housing for ELI households. For example, Program 13 in the element could describe what the City will do to encourage developers to include ELI units with wraparound services.</p> <p>2. In addition, the element states that the City is working with the owners of the Tamerlane Drive property (pp.12-63) to preserve at-risk units. Program 7 could be updated to reflect these efforts.</p>	<p>Program 13 has been updated to identify existing programs that will continue.</p> <p>1. Garden Grove has a Permanent Supportive Housing Program in place to increase and preserve the supply of supportive housing for extremely low-income households. This program produces affordable housing through the acquisition and rehabilitation of existing housing units, as well as the construction of new units. In the past, the City has partnered with nonprofit organizations and housing developers to accomplish this goal. Currently, the City is developing the Stuart Drive Permanent Supportive Housing Project, which is anticipated to open by July 1, 2022.</p> <p>The City implemented the Homeless Emergency Assistance and Rental Transition (HEART) Program and the Mainstream and Emergency Housing Voucher Programs, which provide tenant-based rental assistance and supportive services to extremely low-income individuals. These programs provide rental assistance and wrap around supportive services for Garden Grove households experiencing homelessness. This program effectively turns market rate rental units into affordable units for extremely low-income households, and the supportive services work to help the household maintain that housing once the assistance lapses.</p> <p>2. Program 7 (see page 12-156) was updated to reflect City efforts to preserve at-risk units.</p>
<p>Governmental Constraints (Program)</p> <p>1. As noted in Finding A2, the element requires a complete analysis of potential governmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.</p>	<p>Program 17 (Zoning Code Update) was updated to reflect 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. These amendments have been adopted. This includes focused zoning text amendments to Chapters 9.04 (General Provisions), 9.08 (Single-Family Residential Development Standards), 9.12 (Multifamily Residential 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</p>

HCD Review Comments	How HCD Comments Have Been Addressed in the Draft Revised Adopted 2021-2029 Housing Element
	<p>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 added a new Chapter in Title 9 of the Municipal Code containing and consolidating special regulations pertaining specifically to housing development projects. See Program 17 (Zoning Code Update) on pages 12-163 to 12-168.</p>
<p>Affirmatively Further Fair Housing Opportunities (Program)</p> <p>1. As noted in Finding A1, the element requires a complete analysis of AFFH. Depending upon the results of that analysis, the City may need to revise or add programs to AFFH.</p>	<p>Program 18 (Affirmative Furthering Fair Housing on pages 12-169 to 12-171) has been expanded and reorganized as a table. Issues and contributing factors have been added. Meaningful actions have been revised and added to address housing issues. A timeframe has added to each meaningful action. Each action is specific. With the latest AFFH revisions, additional metrics language was added to Action 3. Action 8 was further expanded by adding consultation with Fair Housing Council to assist in providing multi-lingual tenant legal counseling. Revisions to Action 10 and Action 11 were added to clearly identify reasonable metrics.</p>

ORDINANCE NO. 2925

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING ZONING AMENDMENT NO. A-031-2021 MAKING FOCUSED AMENDMENTS TO TITLE 9 OF THE GARDEN GROVE MUNICIPAL CODE AND THE ZONING MAP TO IMPLEMENT THE GENERAL PLAN HOUSING ELEMENT AND LAND USE ELEMENT UPDATES BY INCREASING THE MAXIMUM PERMITTED RESIDENTIAL DENSITY IN MIXED USE ZONES, IMPLEMENTING A MIXED-USE OVERLAY ZONE ALLOWING RESIDENTIAL AND MIXED-USE DEVELOPMENT ON SPECIFIED PARCELS, AND REZONING SPECIFIED PARCELS TO ALLOW MULTIPLE-FAMILY RESIDENTIAL USES

City Attorney Summary

This Ordinance makes focused amendments to Title 9 of the Garden Grove Municipal Code (Land Use Code) and the Zoning Map consistent with the General Plan Housing Element and Land Use Element Updates to implement and comply with the 6th Cycle (2021-29) of the Regional Housing Needs Assessment (RHNA). Specifically, this Ordinance (1) revises the Development Standards tables in Sections 9.18.090.020, 9.18.090.030, 9.18.090.070, and 9.18.090.080 of the Land Use Code to increase the maximum permitted residential densities in the Garden Grove Boulevard Mixed Use Zones, the Civic Center Mixed Use Zones, the Neighborhood Mixed Use Zone, and the Adaptive Reuse Zone by an average of 25 percent; (2) amends the Zoning Map to change the zoning designation of specified parcels identified in the General Plan Housing Element Sites Inventory to allow for multiple-family uses on these parcels; and (3) adds new Section 9.18.190 to the Land Use Code to establish a Mixed Use Overlay Zone allowing the development of residential and mixed-use projects on identified properties within the International West Mixed Use, the Industrial/Residential Mixed Use 1, and the Residential/Commercial Mixed Use 2 Land Use designations of the General Plan Land Use Element; and (4) amends the Zoning Map to apply the Mixed Use Overlay Zone to specified parcels identified in the General Plan Housing Element Sites Inventory.

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 State-mandated 6th Cycle of the Regional Housing Needs Assessment (RHNA) requires the City of Garden Grove to plan for 19,168 dwelling units for all income level during the 2021-2029 planning period; and

WHEREAS, the City of Garden Grove has initiated a Focused General Plan Update and Zoning Amendments project (collectively, the "FGPUZA" or "Project"). The FGPUZA includes (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 6th Cycle (2021-2029) of the Regional Housing Needs Assessment (RHNA) that requires the City to plan for 19,168 residential dwelling units for all income levels during the 2021-2029 planning period; 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, 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) has been prepared for the FGPUZA that analyzes its potential environmental impacts and recommends mitigation measures to reduce impacts to a less than significant level, where feasible; and

WHEREAS, the Planning Commission of the City of Garden Grove held a duly noticed public hearing on October 21, 2021 and considered all oral and written testimony presented regarding the proposed Project; and,

WHEREAS, on October 21, 2021, following the public hearing, the Planning Commission adopted (i) Resolution No. 6031-21 recommending that the City Council certify the EIR for the FGPUZA and approve General Plan Amendment No. GPA-003-2021, and (ii) Resolution No. 6032-21 recommending that the City Council approve Zoning Amendment No. A-031-2021; and

WHEREAS, on November 9, 2021, the City Council adopted Resolution No. 9714-21 (i) adopting a Mitigation Monitoring and Reporting Program, (ii) adopting a Statement of Overriding Considerations, and (ii) certifying the Program EIR for the FGPUZA; and

WHEREAS, on November 9, 2021, the City Council adopted Resolution No. 9713-21, approving General Plan Amendment No. GPA-003-2021; and,

WHEREAS, a duly noticed public hearing regarding Amendment No. A-031-2021 was held by the City Council on November 9, 2021, and all interested persons were given an opportunity to be heard; and,

WHEREAS, the City Council gave due and careful consideration to the matter; and

WHEREAS, the City Council hereby makes the following findings regarding Amendment No. A-031-2021:

A. The proposed zoning text and map amendments are internally consistent with the goals, policies, and elements of the General Plan. Pursuant to General Plan Amendment No. GPA-003-2021, the City Council has adopted updates to the Housing Element and the Land Use Element to comply with the state law's 6th Cycle (2021-2029) of the Regional Housing Needs Assessment (RHNA) that requires the

City to plan for 19,168 additional residential dwelling units for all incomes levels during the planning period. Zoning Amendment No. A-031-2021 implements the Housing Element and Land Use Element Updates by increasing the maximum permitted residential densities within the City's Mixed Use Zones to be consistent with the mixed-use land use densities identified in the updated Land Use Element; creating a Mixed-Use Overlay Zone for properties located in the International West Mixed Use, the Industrial/Residential Mixed Use 1, and the Residential/Commercial Mixed Use 2 General Plan land use designations to promote housing production on selected parcels identified in the updated Housing Element Sites Inventory; and rezoning selected parcels identified in the updated Housing Element Sites Inventory to permit the development of multiple-family residential uses.

B. The proposed text and map amendments will promote the public interest, health, safety, and welfare of the surrounding community. Zoning Amendment No. A-031-2021 will implement the goals and policies of the Housing Element and Land Use Element Updates to promote housing production for all income levels in conformance with state law's 6th Cycle (2021-2029) of the Regional Housing Needs Assessment (RHNA) that requires the City to plan for 19,168 residential dwelling units during the 2021-2029 planning period.

C. The parcels subject to the proposed Zoning Map amendments are physically suitable for the requested land use designations, compatible with surrounding land uses, and consistent with the General Plan. The parcels proposed to be rezoned and the parcels to which the new Mixed Use Overlay Zone is proposed to be applied were evaluated in conjunction with the FGPUZA project and determined to be suitable for the development of housing and identified in the Housing Element Sites Inventory. In addition, the proposed zoning designation of each subject parcel is consistent with the land use designation of each parcel under the Land Use Element.

D. The change of zoning classification of the subject parcels identified in the proposed amendments to the Zoning Map is consistent with the City's General Plan and will ensure a degree of compatibility with surrounding properties and uses. The zone change amendments will rezone properties to be internally consistent with the goals and policies of the Land Use Element Update for promoting housing production for all income levels in conformance with State law and the 6th Cycle (2021-2029) Regional Housing Needs Assessment and will apply the new Mixed-Use Overlay Zone to specific properties located in the International West Mixed Use, the Industrial/Residential Mixed Use 1, and the Residential/Commercial Mixed Use 2 land use designations to promote housing production on selected parcels identified in the updated Housing Element Sites Inventory. The subject rezoned parcels will have a similar zoning designation as surrounding parcels, which will ensure that the parcels are developed to a similar density as the surrounding parcels with the same zoning designation.

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. Zoning Amendment No. A-031-2021 is hereby approved pursuant to the findings set forth herein and the facts and reasons stated in Planning Commission Resolution No. 6032-21, a copy of which is on file in the Office of the City Clerk, and which is incorporated herein by reference with the same force and effect as if set forth in full.

SECTION 3. Table 9.18-2 (Development Standards for the Garden Grove Boulevard Mixed Use Zone) of Section 9.18.090.020 (Garden Grove Boulevard Mixed Use Zone (GGMU) Development Standards) of Section 9.18.090 (Development Standards Specific to Individual Mixed Use Zones) of Chapter 9.18 (Mixed Use Regulations and Development Standards) is hereby amended as follows to increase the maximum permitted residential density in the GGMU-1, GGMU-2, and GGMU-3 Zones (additions shown in ***bold/italics***; deletions shown in ~~strikethrough~~):

Development Standards	Garden Grove Boulevard Mixed Use Zones		
	GGMU-1	GGMU-2	GGMU-3
Maximum Residential Density (units/acre)	42 <i>60</i> units/acre	21 <i>24</i> units/acre	32 <i>48</i> units/acre

SECTION 4. Table 9.18-4 (Development Standards for the Civic Center Mixed Use Zones) of Section 9.18.090.030 (Civic Center Zone Development Standards) of Section 9.18.090 (Development Standards Specific to Individual Mixed Use Zones) of Chapter 9.18 (Mixed Use Regulations and Development Standards) is hereby amended as follows to increase the maximum permitted residential density in the CC-1, CC-2, and CC-3 Zones (additions shown in ***bold/italics***; deletions shown in ~~strikethrough~~):

Development Standards	Civic Center Mixed Use Zones			
	CC-1	CC-2	CC-3	CC-OS
Maximum Residential Density (units/acre)	21 <i>24</i> units/acre	32 <i>48</i> units/acre	42 <i>60</i> units/acre	Development standards per site plan review process.

SECTION 5. Table 9.18-5 (Development Standards for the Neighborhood Mixed Use Zone) of Section 9.18.090.070 (Neighborhood Mixed Use Zone (NMU) Development Standards) of Section 9.18.090 (Development Standards Specific to Individual Mixed Use Zones) of Chapter 9.18 (Mixed Use Regulations and Development Standards) is hereby amended as follows to increase the maximum permitted residential density in the Neighborhood Mixed Use Zone (additions shown in ***bold/italics***; deletions shown in ~~strikethrough~~):

Development Standards	Neighborhood Mixed Use Zone
Maximum Residential Density (units/acre)	21 24 units/acre

SECTION 6. Table 9.18-7 (Development Standards for the Adaptive Reuse Zone) of Section 9.18.090.080 (Adaptive Reuse Zone (AR) Development Standards) of Section 9.18.090 (Development Standards Specific to Individual Mixed Use Zones) of Chapter 9.18 (Mixed Use Regulations and Development Standards) is hereby amended as follows to increase the maximum permitted residential density in the Adaptive Reuse (AR) Zone (additions shown in ***bold/italics***; deletions shown in ~~strikethrough~~):

Development Standards	Adaptive Reuse Zone (AR)
Maximum Residential Density (units/acre)	32 48 units/acre

SECTION 7. Section 9.18.190 is added to Title 9 of the Municipal Code to read:

Section 9.18.190. Mixed Use Overlay Zone (MU)

9.18.190.010. Intent

The Mixed Use Overlay zone is established to implement the General Plan Land Use Element and the Community Design Element directives applicable to the International West Mixed Use, Industrial/Residential Mixed Use 1, and Residential/Commercial Mixed Use 2 General Plan land use designations, where the overlay zone has been applied on the Zoning Map. The purpose of the Mixed Use Overlay Zone is to allow for residential and mixed-use developments as set forth in this section in addition to those uses regulated by the underlying zone. The use regulations and development and design standards set forth in this section establish minimum standards for the use and development of land within the Mixed Use Overlay Zone. Where the standards may conflict with those of the underlying zone, the standards in this section shall prevail. Where this section is silent with regard to a particular development standard or standards, the standards of the underlying zone shall apply.

9.18.190.020. International West Mixed Use Overlay

- A. **Applicability.** This subsection shall apply to properties within the International West Mixed Use General Plan land use designation to which the Mixed Use Overlay zone has been applied as shown on the Zoning Map.
- B. **Intent.** The International West Mixed Use Overlay is intended to create a transit-oriented development district around the OC Transit line station at Harbor Boulevard and Westminster Avenue. It is intended that new developments will

consist of a complementary mix of uses that benefit from ready access to rail transit, anchored by multi-family residential with commercial services and retail uses along pedestrian-friendly street frontages.

- C. **Allowed Uses.** For projects utilizing the International West Mixed Use Overlay, allowed uses shall be the same as those allowed in the Garden Grove Boulevard Mixed Use 1 (GGMU-1) zone pursuant to Table 9.18-1 of Section 9.18.020.030, subject to the conditions and standards set forth in Section 9.18.030 (Specific Uses- Special Operating Conditions and Development Standards), with exception that Adult Entertainment uses shall not be permitted.
- D. **Development Standards.** For projects utilizing the International West Mixed Use Overlay, the development standards shall be the same as those applicable to the GGMU-1 zone as set forth in Chapter 9.18, except as otherwise expressly provided herein. The following exceptions shall apply:
1. **Residential Density.** A maximum of 70 dwelling units per acre is permitted.
 2. **Stand-alone Residential.** Stand-alone residential projects are permitted with no commercial component or minimum floor area ratio required.
 3. **Landscaping and Streetscape.**
 - a. For sites north of the SR-22 Freeway, and located along a major arterial, all landscape and hardscape treatments (i.e., street trees and sidewalk improvements) within the front and side street setback areas, including the public right-of-way, shall conform with the landscape treatment of the Harbor Boulevard Resort Area, with exception that sites not located along a major arterial shall comply with the landscape requirements of Chapter 9.18. For projects located on a major arterial, the landscape treatment shall include two rows of Date Palm Trees (minimum brown trunk height of 25 feet), canopy trees (minimum 24-inch box), shrubs, and ground cover. Landscape materials shall match the landscape materials used within the existing project located on the southwest corner of Harbor Boulevard and Chapman Avenue, as well as match the existing public right-of-way landscape improvements located along Harbor Boulevard between Chapman Avenue and Garden Grove Boulevard. The landscape area shall include up-lighting on the trees. The sidewalk pattern shall be consistent with the Harbor Boulevard Decorative Sidewalk Improvements standard of the Public Works Department.
 - b. For sites located south of the SR-22 Freeway, all landscaping shall comply with the landscape requirements of Chapter 9.18.
 4. **Signage.** Signage shall comply with Chapter 9.20 as applicable to the GGMU-1 zone, with exception that projects located north of the SR-22 Freeway shall comply with the sign requirements of Section 9.20.045 (Overlay Design

Standards for the International West Report Area) if the project site is located within the boundary area of said sign overlay.

5. **Mixed Use Projects.** For mixed-use projects, the public plaza requirements of Section 9.18.090.020.F shall apply to projects abutting a major arterial, including Harbor Boulevard, Garden Grove Boulevard, Trask Avenue, and Westminster Avenue.

9.18.190.020. Industrial/Residential Mixed Use 1 Overlay

- A. **Purpose.** This subsection shall apply to properties within the Industrial/Residential Mixed Use 1 General Plan land use designation where the overlay zone has been applied as shown on the Zoning Map.
- B. **Intent.** The Industrial/Residential Mixed Use 1 Overlay is intended to accommodate residential development on properties located within the existing Industrial/Residential Mixed Use 1 land use designation..
- C. **Allowed Uses.** For projects utilizing the Industrial/Residential Mixed Use 1 Overlay, allowed uses shall be the same as those allowed in the Garden Grove Boulevard Mixed Use 1 (GGMU-1) zone pursuant to Table 9.18-1 of Section 9.18.020.030, subject to the conditions and standards set forth in Section 9.18.030 (Specific Uses - Special Operating Conditions and Development Standards), with exception that Adult Entertainment uses shall not be permitted. In addition, Live-Work and Work-Live uses are allowed subject to Conditional Use Permit approval.
- D. **Development Standards.** For projects utilizing the Industrial/Residential Mixed Use 1 Overlay, the development standards shall be the same as those applicable to the GGMU-1 zone set forth in Chapter 9.18, except as otherwise expressly provided herein. The following exceptions shall apply:
 1. **Residential Density.** A maximum of 60 dwelling units per acre is permitted.
 2. **Stand-alone Residential.** Stand-alone residential projects are permitted with no commercial component or minimum floor area ratio required.
 3. **Plaza Requirements.** There shall be no plaza requirement for mixed-use or stand-alone residential projects.
 4. **Signage.** Signage shall comply with Chapter 9.20 as applicable to the GGMU-1 zone.
 5. **Landscaping.** All landscaping shall comply with the landscape requirements of Chapter 9.18.

9.18.190.030. Residential/Commercial Mixed Use 2 Residential Overlay

- E. **Purpose.** This subsection shall apply to properties within the Residential/Commercial Mixed Use 2 General Plan land use designation located along Westminster Avenue where the overlay zone has been applied as shown on the Zoning Map.
- F. **Intent.** The intent of the Residential/Commercial Mixed Use 2 Residential Overlay is to facilitate the development of stand-alone residential development along Westminster Avenue.
- G. **Allowed Uses.** For projects utilizing the Residential/Commercial Mixed Use 2 Residential Overlay, only residential uses shall be permitted, and shall be the same residential uses as those allowed in the Garden Grove Boulevard Mixed Use 2 (GGMU-2) zone pursuant to Table 9.18-1 of Section 9.18.020.030, subject to the conditions and standards set forth in Section 9.18.030 (Specific Uses - Special Operating Conditions and Development Standards). No commercial uses or Residential/Commercial Mixed Use Development shall be permitted with implementation of this residential overlay.
- H. **Development Standards.** For projects utilizing the Residential/Commercial Mixed Use 2 Residential Overlay, the R-3 (Multiple-Family Residential) zone development standards of Chapter 9.12 shall apply except as otherwise expressly provided herein. The following exceptions shall apply:
1. **Residential Density.** A maximum of 24 dwelling units per acre is permitted.
 2. **Signage.** Signage shall comply with Chapter 9.20 as applicable to the R-3 zone.
 3. **Landscaping.** All landscaping shall comply with the landscape requirements of Chapter 9.12.

SECTION 8. The properties shown on the attached Exhibit A, Exhibit B, Exhibit C, and Exhibit D maps, and accompanying Exhibit E with corresponding Assessor's Parcel Numbers, shall be included in the Mixed-Use Overlay Zone, as specified on Exhibits A, B, C, D, and E. The Zoning Map shall be amended accordingly.

SECTION 9. The properties shown on the attached Exhibit F map, and the accompanying Exhibit G with corresponding addresses and Assessor's Parcel Numbers are hereby rezoned to Multiple-Family Residential (R-3), Neighborhood Mixed Use (NMU), Garden Grove Boulevard Mixed Use 2 (GGMU-2), Garden Grove Mixed Use 3 (GGMU-3) and Civic Center Core (CC-3), as specified on Exhibits F and G. The Zoning Map shall be amended accordingly.

SECTION 10: 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 11: The Mayor shall sign and the City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same, or the summary thereof, to be published and posted pursuant to the provisions of law and this Ordinance shall take effect thirty (30) days after adoption.

The foregoing Ordinance was passed by the City Council of the City of Garden Grove on the 14th day of December, 2021.

/s/ STEVE JONES
MAYOR

ATTEST:

/s/ TERESA POMEROY, CMC
CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS:
CITY OF GARDEN GROVE)

I, TERESA POMEROY, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Ordinance was introduced for first reading and passed to second reading on November 9, 2021, with a vote as follows:

AYES:	COUNCIL MEMBERS:	(6)	BRIETIGAM, O'NEILL, NGUYEN D., KLOPFENSTEIN, NGUYEN K., JONES
NOES:	COUNCIL MEMBERS:	(0)	NONE
ABSENT:	COUNCIL MEMBERS:	(1)	BUI

and was passed on December 14, 2021, by the following vote:

AYES:	COUNCIL MEMBERS:	(7)	BRIETIGAM, O'NEILL, NGUYEN D., BUI, KLOPFENSTEIN, NGUYEN K., JONES
NOES:	COUNCIL MEMBERS:	(0)	NONE
ABSENT:	COUNCIL MEMBERS:	(0)	NONE

/s/ TERESA POMEROY, CMC
CITY CLERK



EXHIBIT A
MIXED USE OVERLAY ZONE
INTERNATIONAL WEST MIXED USE OVERLAY
SITE AREA MAP 1

ATTACHMENT 7



LEGEND



NOTES

1. LAND USE DESIGNATION – INTERNATIONAL WEST MIXED USE
2. ZONING: C-1, C-2, C-3, M-1, HCSP-TS, HCSP-SDS, HCSP-OP

CITY OF GARDEN GROVE



EXHIBIT B
MIXED USE OVERLAY ZONE
INTERNATIONAL WEST MIXED USE OVERLAY
SITE AREA MAP 2



LEGEND

-  SUBJECT PROPERTIES – MIXED USE OVERLAY ZONE - INTERNATIONAL WEST MIXED USE OVERLAY

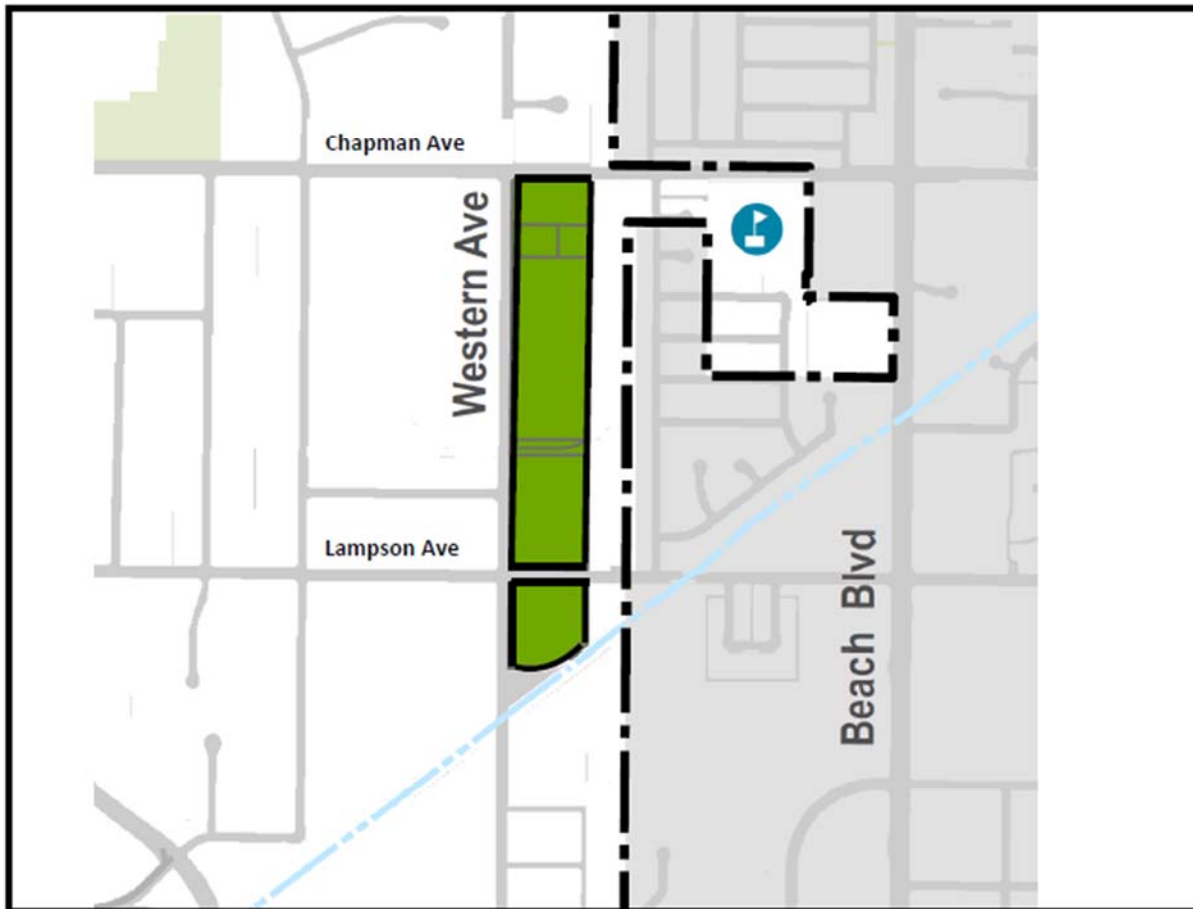
NOTES

1. LAND USE DESIGNATION – INTERNATIONAL WEST MIXED USE
2. ZONING: HCSP-TS, HCSP-SDS, PUD-103-72, PUD-121-98, PUD-128-12

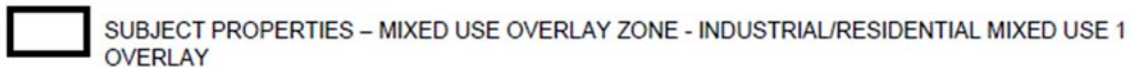
CITY OF GARDEN GROVE
COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING DIVISION



EXHIBIT C
MIXED USE OVERLAY ZONE
INDUSTRIAL/RESIDENTIAL MIXED USE 1 OVERLAY



LEGEND



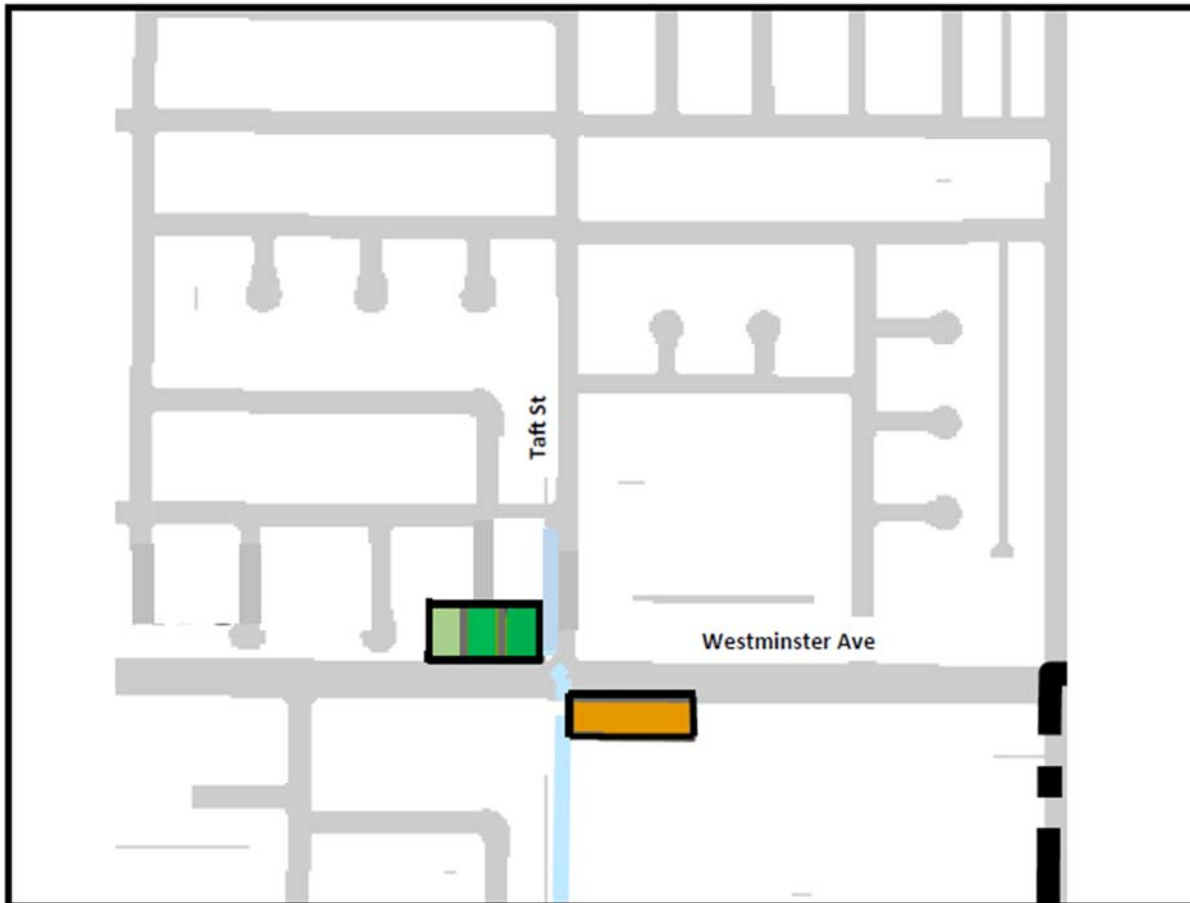
NOTES

1. LAND USE DESIGNATION – INDUSTRIAL/RESIDENTIAL MIXED USE 1
2. ZONING: M-P (INDUSTRIAL PARK)

CITY OF GARDEN GROVE
COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING DIVISION



EXHIBIT D
MIXED USE OVERLAY ZONE
RESIDENTIAL/COMMERCIAL MIXED USE 2
RESIDENTIAL OVERLAY



LEGEND

-  SUBJECT PROPERTIES – MIXED USE OVERLAY ZONE – RESIDENTIAL/COMMERCIAL MIXED USE 2
RESIDENTIAL OVERLAY

NOTES

1. LAND USE DESIGNATION – RESIDENTIAL/COMMERCIAL MIXED USE 2
2. ZONING: C-1 (NEIGHBORHOOD COMMERCIAL)

CITY OF GARDEN GROVE
COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING DIVISION

EXHIBIT E

MIXED USE OVERLAY SITES

THE FOLLOWING PARCELS WILL BE INCLUDED IN THE INTERNATIONAL WEST MIXED USE OVERLAY:

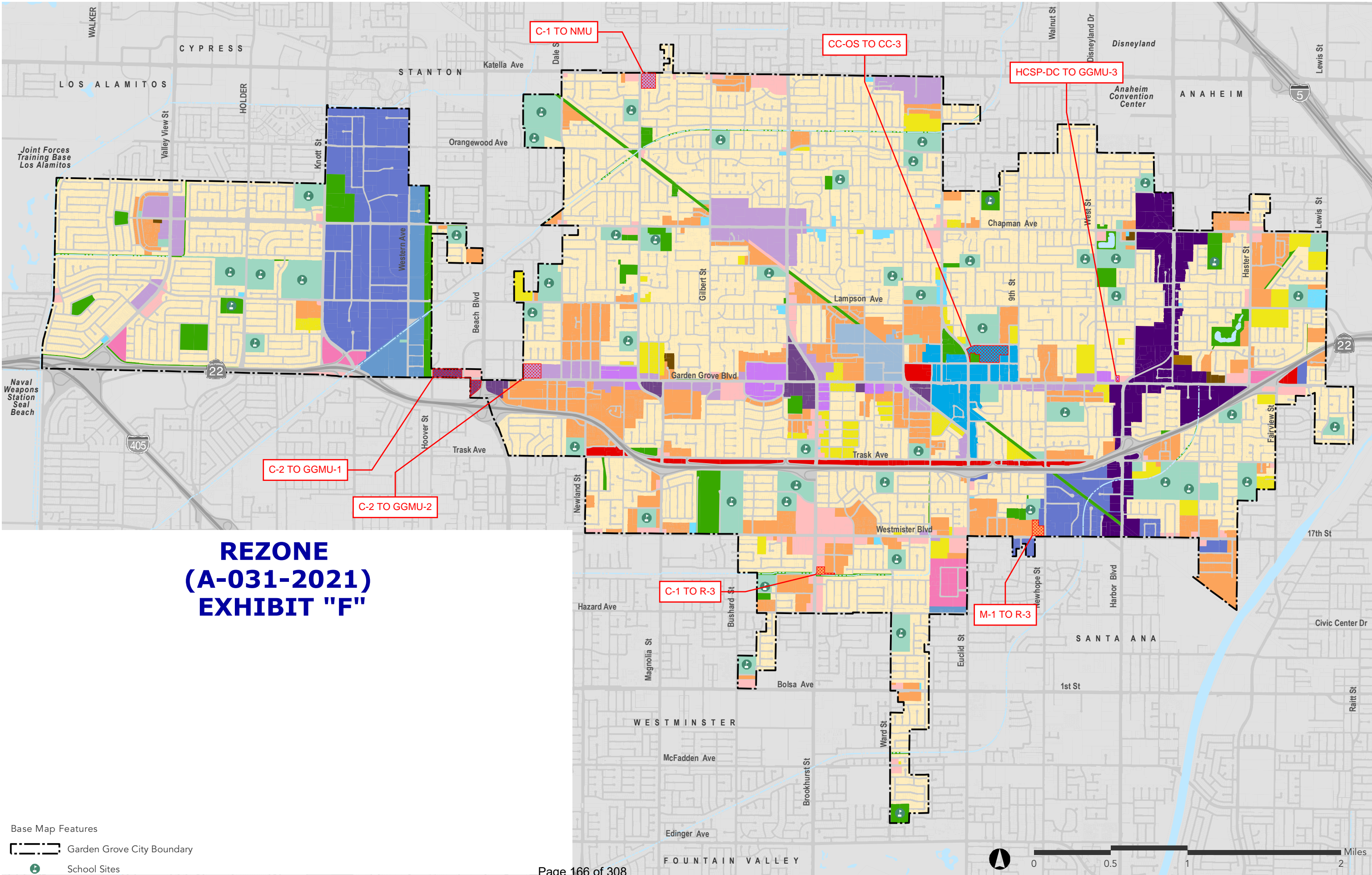
APN # 101-011-06	APN# 231-561-14	APN# 101-080-63	APN# 100-352-20
APN# 101-080-68	APN# 101-080-64	APN# 100-130-67	APN# 100-130-66
APN# 231-491-12	APN# 231-491-13	APN# 231-491-14	APN# 231-491-15
APN# 231-451-40	APN# 231-451-38	APN# 231-451-37	APN# 231-451-36
APN# 100-130-56	APN# 101-611-78	APN# 100-130-71	APN# 100-345-23
APN# 101-681-22	APN# 101-642-02	APN# 101-452-02	APN# 100-335-25
APN# 101-611-02	APN# 100-335-34	APN# 100-335-37	APN# 100-130-72
APN# 100-335-30	APN# 100-130-74	APN# 100-130-73	APN# 101-642-01
APN# 101-080-71	APN# 101-080-73	APN# 101-080-74	APN# 231-441-36
APN# 100-347-15	APN# 231-405-01	APN# 100-122-33	APN# 101-080-76
APN# 100-345-21	APN# 101-311-25	APN# 101-343-65	APN# 231-441-35
APN# 101-011-02	APN# 101-315-33	APN# 231-422-14	APN# 231-422-07
APN# 231-422-12	APN# 231-422-15	APN# 231-423-09	APN# 231-422-09
APN# 231-423-08	APN# 231-422-08	APN# 231-422-22	APN# 231-422-21
APN# 231-422-20	APN# 231-422-19	APN# 231-422-18	APN# 231-422-17
APN# 231-422-16	APN# 231-422-11	APN# 231-423-15	APN# 231-423-16
APN# 231-423-14	APN# 231-423-13	APN# 231-423-12	APN# 231-423-11
APN# 231-423-10	APN# 231-422-10	APN# 231-423-02	APN# 231-423-01
APN# 231-423-03	APN# 231-423-04	APN# 231-423-05	APN# 231-423-06
APN# 231-423-07	APN# 101-311-17	APN# 101-011-03	APN# 101-311-19
APN# 101-311-24	APN# 101-311-21	APN# 101-311-20	

THE FOLLOWING PARCELS WILL BE INCLUDED IN THE INDUSTRIAL/RESIDENTIAL 1 MIXED USE OVERLAY:

APN# 131-671-11	APN# 131-671-09	APN# 131-671-10	APN# 131-671-08
APN# 215-032-01			

THE FOLLOWING PARCELS WILL BE INCLUDED IN THE RESIDENTIAL/COMMERCIAL MIXED 2 RESIDENTIAL OVERLAY:

10721 WESTMINSTER AVE APN# 099-504-47	10711 WESTMINSTER AVE APN# 099-504-45
10691 WESTMINSTER AVE APN# 099-504-44	10742 WESTMINSTER AVE APN# 099-181-12



**REZONE
(A-031-2021)
EXHIBIT "F"**

EXHIBIT G

ZONE CHANGE

ZONE CHANGE FROM C-1 (NEIGHBORHOOD COMMERCIAL) TO R-3 (MULTIPLE FAMILY RESIDENTIAL):

10081 13TH ST APN# 099-173-20

14202 BROOKHURST ST APN# 099-173-08

14212 BROOKHURST ST APN# 099-173-10,
APN# 099-173-45

ZONE CHANGE FROM C-1 (NEIGHBORHOOD COMMERCIAL) TO NMU (NEIGHBORHOOD MIXED USE):

11092 MAGNOLIA ST APN# 132-06-132

11072 MAGNOLIA ST APN# 132-061-31

11052 MAGNOLIA ST APN# 132-061-28

11012 MAGNOLIA ST APN# 132-061-29

11002 MAGNOLIA ST APN# 132-061-18

ZONE CHANGE FROM C-2 (COMMUNITY COMMERCIAL) TO GGMU-1 (GARDEN GROVE BOULEVARD MIXED USE 1):

7861 GARDEN GROVE BLVD APN# 131-682-62

7761 GARDEN GROVE BLVD APN # 131-682-61

7701 GARDEN GROVE BLVD APN# 131-682-05

7900 GARDEN GROVE BLVD APN # 096-281-09

7942 GARDEN GROVE BLVD APN# 096-281-14

7942 GARDEN GROVE BLVD APN # 096-281-14

7912 GARDEN GROVE BLVD APN# 096-281-11,
APN# 096-281-13

ZONE CHANGE FROM C-2 (COMMUNITY COMMERCIAL) TO GGMU-2 (GARDEN GROVE BOULEVARD MIXED USE 2):

8301 GARDEN GROVE BLVD APN# 131-541-20

ZONE CHANGE FROM M-1 (LIMITED INDUSTRIAL) TO R-3 (MULTIPLE-FAMILY RESIDENTIAL):

11461 WESTMINSTER AVE APN# 100-141-10

13931 NEWHOPE ST APN# 100-141-09

11431 WESTMINSTER AVE APN# 100-141-11

ZONE CHANGE FROM HCSP-DC (HARBOR CORRIDOR SPECIFIC PLAN-DISTRICT COMMERCIAL) TO GGMU-3 (GARDEN GROVE MIXED USE 3):

12141 GARDEN GROVE BLVD APN# 231-404-13

ZONE CHANGE FROM CC-OS (CIVIC CENTER- OPEN SPACE) TO CC-3 (CIVIC CENTER CORE):

11390 AND 11400 STANDARD AVE APN# 090-154-57

11261 ACACIA PKWY APN# 090-154-58

11200 STANDARD AVE APN# 090-143-27

12772 5TH ST APN# 090-154-49

APN# 090-154-56

CEQA Consistency Analysis Memo

General Plan Amendment No. GPA-002-2023 and Amendment No. A-037-2023

1.0 Background

On November 19, 2021, the City of Garden Grove ("City") updated its General Plan by adopting amendments to the Housing Element, Safety Element, and Land Use Element; adopted a new Environmental Justice Element; adopted zoning text and map changes to address the changes to the Housing Element and Land Use Element; and certified the Garden Grove General Plan Update and Focused Zoning Amendments Environmental Impact Report¹ ("GPEIR").

The Housing Element, a State-required chapter of the City's General Plan, identifies programs and policies to meet the housing needs of existing and future residents. This plan is required by State of California ("State") housing law and must be updated every eight years. Furthermore, the Housing Element must be certified by the State Department of Housing and Community Development ("HCD").

The Regional Housing Needs Assessment ("RHNA") is mandated by State housing law as part of the periodic process of updating local Housing Elements. The RHNA quantifies the housing need for all household income levels within each jurisdiction. The City is currently in the 2021-2029 planning period, also known as the sixth cycle RHNA. HCD determines the RHNA for each region of California. The RHNA for the region overseen by the Southern California Association of Governments ("SCAG") is 1.3 million units. SCAG assigned Garden Grove a RHNA allocation of 19,168 housing units for the 2021-2029.

On July 14, 2021, the City submitted its initial Draft Housing Element to HCD for review (during the GPEIR process). City received comments from HCD on September 8, 2021. The version of the Housing Element that was evaluated in the GPEIR was the version that had been submitted to HCD. In response to HCD's comments, City staff revised the Housing Element and conducted public hearings for adoption. The revised Draft 2021-2029 Housing Element adopted at the November 9, 2021 City Council meeting incorporated those responses to HCD comments. The City then resubmitted the Housing Element to HCD on November 12, 2021 to provide HCD with the adopted version for certification, which the City believed fully responded to the initial comments. However, HCD issued findings that the revised Housing Element did not fully comply with housing law.

Between January and July 2023, the City engaged in conversations with HCD staff to identify the further revisions required to achieve compliance, including reallocation of RHNA income categories among housing sites and the addition of one new site adjacent to previously identified sites. Following this review period and modifications made by the City in response, the HCD issued a formal substantial compliance letter on August 14, 2023, stating that HCD had found the City's Housing Element to "substantially comply with State Housing Element Law" and that it "meets statutory requirements".

The version of the Housing Element evaluated in the GPEIR identified a credit of 960 units (pipeline and proposed) and sites providing a capacity for 18,291 units, for a total of 19,251 units (above the RHNA of 19,168). The current version of the Housing Element approved by HCD identifies a capacity for 19,239 units. Notably, the growth projected in the General Plan, and evaluated in the GPEIR, was 20,242 new housing units. Thus, both the original Housing Element that the City adopted and the revised version certified by HCD provide housing capacity within the build-out assumption analyzed in the GPEIR.

¹ State Clearinghouse No. 2021060714

2.0 Housing Element Modifications

Key changes to the Housing Element that have made to achieve certification include:

- Updated analysis of the unhoused population using 2022 point-in-count data.
- Identified Zoning Code amendments completed in 2022, including permit streamlining, density bonus, affordable housing regulatory agreements, transitional and supportive housing and single-room occupancy revisions, objective design standards for multi-family housing units, increased R-3 district maximum density requirements, and provisions for low-barrier navigation centers.
- Revised Affirmative Furthering Fair Housing (AFFH) discussion and analysis, including new national and regional trends, community outreach consistency with AFFH requirements, historic patterns of segregation in Orange County, and government actions to address discrimination.
- Updated AFFH Tax Credit Allocation Committee/Housing and Community Development (TCAC/HCD) Opportunity Access data and maps, including revision education, environmental justice, transportation, and employment and economic opportunity access.
- Expanded discussion under AFFH for housing cost burden and overpayment, overcrowding and substandard housing, homelessness, and displacement risks.
- Updated sites inventory capacity assumptions.
- Added a site at 13621 Harbor Boulevard consisting of a land-locked parking lot.
- Updated local and regional housing trends.
- Added extensive analysis on developing housing sites on industrial properties designated for housing.
- Identified criteria to demonstrate all lower-income sites are available for redevelopment.
- Ensured the housing sites inventory is consistent with AFFH TCAC/HCD Opportunity Access areas.
- Added new policies to address AFFH, address housing sites on industrial properties, 2022 Zoning Code Amendment, address homeless housing needs, and address SB9 (duplex) requirements in single-unit zoned properties.
- Identified special needs housing accomplishments between 2014 and 2021.
- Adjusted the sites inventory: (1) moving some sites from various income categories, (2) added several new housing sites and 71 new housing units to the sites inventory.

3.0 Required Actions and Approvals

The City proposes General Plan Amendment (GPA-002-2023) to include:

- (a) Readoption of the 2021-2029 Housing Element to include revisions directed by HCD to achieve compliance with State law;
- (b) Amend the General Plan land use designation of a property located at 13621 Harbor Boulevard (Assessor's Parcel No. 100-123-01) from Industrial (I) to International West Mixed Use (IW); and
- (c) Adopt a Zoning Map Amendment (A-037-2023) to revise the Zoning Map to implement the change in General Plan land use designation at 13621 Harbor Boulevard, and to clarify the sites intended to be included in the International West Mixed Use Overlay and the Industrial/Residential Mixed Use 1 Overlay, pursuant to Ordinance No. 2925.

The focus of the General Plan and Zoning Map Amendments is to comply with State law and resolve comments received from HCD on the adopted 2021-2029 Housing Element. These two approvals related to the amendments are hereafter referred to as the “proposed GPA and ZMA”.

4.0 CEQA Requirements

The City Council certified the comprehensive programmatic GPEIR on November 9, 2021, for the General Plan Update and Focused Zoning Amendments. The issue for CEQA purposes is whether the proposed GPA and ZMA are subsequent discretionary actions within the scope of the GPEIR and, if so, whether those amendments would result in any new significant impacts or a substantial increase in the severity of previously identified significant impacts. (Public Resources Code Section 21166; CEQA Guidelines Sections 15168, 15162.)

Specifically, the CEQA Guidelines state as follows:

Section 15168(c)(2) - *If the agency finds that pursuant to Section 15162, no subsequent EIR will be required, the agency can approve the activity as being within the scope of the project covered by the Program EIR, and no new environmental document will be required. Whether a later activity is within the scope of a Program EIR is a factual question that the lead agency determines based on substantial evidence in the record. Factors that an agency may consider in making that determination include, but are not limited to, consistency of the later activity with the type of allowable land use, overall planned density and building intensity, geographic area analyzed for environmental impacts, and covered infrastructure, as described in the Program EIR.*

CEQA does not mandate any specific procedure that a lead agency must use to determine whether later activities are within the scope of the prior Program EIR or whether any subsequent environmental review is required.

5.0 CEQA Analysis

The GPEIR analyzed the potential programmatic environmental impacts of adding 19,251 potential housing units. This was comprised by 960 pipeline units and housing sites that could accommodate 18,291 new units. The current, revised Housing Element, which HCD indicates meets the requirements of State law, calls for the addition of 19,239 units. This constitutes 12 fewer units than previously analyzed in the GPEIR. In other words, the current Housing Element is consistent with the types of allowable land uses and the overall density previously analyzed in the GPEIR. (CEQA Guidelines Section 15168(c)(2).) Thus, the current Housing Element is within the scope of the GPEIR. As the number of anticipated units has decreased from the GPEIR, the current Housing Element’s potential environmental impacts would either be equivalent to, or slightly decreased from, those identified in the GPEIR. A new site was identified at 13621 Harbor Boulevard. This site consists of a land-locked parking lot associated with a use fronting Harbor Boulevard. Adding it to the sites inventory has not increased the overall unit yield since minor adjustments have been made on other sites. The proposed Zoning Map amendments merely implement the proposed updates to the Housing Element. On this basis, the current Housing Element and Zoning Map amendments would not result in any new significant impacts or a substantial increase in the severity of any previously identified significant impacts. No further CEQA analysis is required. (Public Resources Code Section 21166; CEQA Guidelines Section 15168, 15162.)

6.0 Conclusion

The City finds that no further review under CEQA is required pursuant to Public Resources Code Section 21166 and CEQA Guidelines Sections 15168 and 15162 because the proposed General Plan and Zoning Map amendments associated with the revised Housing Element are within the scope of the GPEIR . The revised Housing Element and the associated General Plan and Zoning Map amendments will not result in any new significant impacts or a substantial increase in the severity of previously identified significant impacts.

Based on Public Resources Code Section 21166 and CEQA Guidelines Sections 15168 and 15162, the City has determined that no further CEQA analysis is required.

RESOLUTION NO. 6069-23

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE RECOMMENDING THE CITY COUNCIL ADOPT GENERAL PLAN AMENDMENT (GPA-002-2023) TO UPDATE THE ADOPTED 2021-2029 HOUSING ELEMENT AND TO AMEND THE GENERAL PLAN LAND USE DESIGNATION OF A PROPERTY LOCATED AT 13621 HARBOR BOULEVARD (ASSESSOR'S PARCEL NO. 100-123-01), FROM INDUSTRIAL (I) TO INTERNATIONAL WEST MIXED USE (IW).

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on September 21, 2023, does hereby recommend that the City Council adopt General Plan Amendment No. GPA-002-2023 to update the Adopted 2021-2029 Housing Element and to amend the General Plan Land Use Designation of a property located at 13621 Harbor Boulevard (Assessor's Parcel No. 100-123-01) from Industrial (I) to International West Mixed Use (IW), as depicted in Exhibit "A" attached hereto.

BE IT FURTHER RESOLVED in the matter of General Plan Amendment No. GPA-002-2023, 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. On November 9, 2021, the Garden Grove City Council adopted Resolution No. 9714-21 (i) adopting a Mitigation Monitoring and Reporting Program, (ii) adopting a Statement of Overriding Considerations, and (iii) certifying the Program EIR for the Focused General Plan Update and Zoning Amendments ("FGPUZA") project, State Clearinghouse No. 2021060714. The FGPUZA project consisted of (i) 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 6th Cycle (2021-2029) of the Regional Housing Needs Assessment (RHNA) that requires the City to plan for 19,168 residential dwelling units for all income levels during the 2021-2029 planning period; and (ii) 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.
3. On November 9, 2021, the Garden Grove City Council adopted Resolution No. 9713-21 approving General Plan Amendment No. GPA-003-2021, including adoption of the 2021-2029 Housing Element.
4. On December 14, 2021, the Garden Grove City Council adopted Ordinance No. 2925 approving Zoning Amendment No. A-031-2021.

5. The City of Garden Grove is proposing (i) to adopt a General Plan Amendment (GPA-002-2023), which includes updates to the adopted 2021-2029 Housing Element and an amendment to the Land Use Element to change the Land Use Designation of a property located at 13621 Harbor Boulevard (Assessor's Parcel No. 100-123-01) from Industrial (I) to International West Mixed Use (IW); and (ii) to adopt a Zoning Map Amendment (A-037-2023) to revise the Zoning Map to implement the updates to the Housing Element and to clarify the sites intended to be included in the International West Mixed-Use Overlay and the Industrial/Residential Mixed Use 1 Overlay pursuant to Ordinance No. 2925. The focus of the General Plan and Zoning Map Amendments is to comply with State law provisions and resolve comments received from the California Department of Housing and Community Development ("HCD") on the adopted 2021-2029 Housing Element, in order to obtain HCD certification of the City's Housing Element.
6. The Planning Commission recommends the City Council find that, based on substantial evidence in the record, no further review under the California Environmental Quality Act ("CEQA") is required pursuant to Public Resources Code Section 21166 and CEQA Guidelines Sections 15168 and 15162 because the proposed General Plan and zoning amendments associated with the revisions to the Housing Element fall within the scope of impacts 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"), and the General Plan and zoning amendments will not result in any new significant impacts or a substantial increase in the severity of previously identified significant impacts.
7. The Planning Commission reviewed the draft updates to the Housing Element, and the proposed change to the General Plan Land Use Diagram (Exhibit LU-3 – also referred to as "land use map" in the Municipal Code) submitted by City Staff at the September 21, 2023 meeting.
8. In accordance with Government Code Section 65583.2(g)(2), the Planning Commission recommends the City Council find that, based on substantial evidence in the record, including, but not limited to, application of the suitability criteria contained in the "Criteria for Selecting Sites to Meet the Lower-Income RHNA", under Section 12.4 (Housing Resources) of the Draft Revised Adopted 2021-2029 Housing Element (June 2023), the existing uses on the nonvacant sites identified in the Sites Inventory to accommodate the lower-income RHNA are likely to be discontinued during the planning period, and therefore, do not constitute an impediment to additional residential development during the period covered by the 2021-2029 Housing Element.

9. In compliance with AB 215 requirements for the 7-day posting period, on June 12, 2023, the City of Garden Grove posted the Draft Revised Adopted 2021-2029 Housing Element (June 2023) on its website (<https://ggcity.org/housing-element>) and emailed a link of said document to all individuals and organizations that previously requested notices relating to Garden Grove's Housing Element.
10. Pursuant to legal notice, a public hearing was held on September 21, 2023, and all interested persons were given an opportunity to be heard.
11. Report submitted by City staff was reviewed.
12. The Planning Commission gave due and careful consideration to the matter during its meeting of September 21, 2023.

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission are as follows:

FACTS:

The Housing Element, a State-required chapter of the City's General Plan, identifies programs and policies to further the goal of meeting the housing needs of existing and future residents for the production of safe, decent, and affordable housing for all persons in the community. This plan is required by State Housing Law and must be updated every eight years. Furthermore, the Housing Element must be certified by HCD.

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. The City is currently in the 2021-2029 planning period, also known as the 6th cycle RHNA. The California Department of Housing and Community Development ("HCD") determines the RHNA for each region of California. The RHNA for the Southern California region is 1.3 million housing units. The Southern California Association of Governments ("SCAG") established a methodology that quantified the RHNA for each jurisdiction. Garden Grove's RHNA allocation for the 2021-2029 planning period was determined to be 19,168 housing units.

The State of California required the City of Garden Grove to plan for 19,168 future homes to accommodate population, employment, and household growth in the region. State Housing Law also requires cities to specify exact locations where new housing can feasibly be added – this is called Sites Inventory.

On November 9, 2021, the Garden Grove City Council adopted the 2021-2029 Housing Element, which is intended to satisfy the City's RHNA obligation and comply

with State law, and submitted it to HCD. HCD provided formal comments on the adopted Housing Element on February 10, 2022. In response to HCD's comments, the City prepared and submitted a draft revised Housing Element and Sites Inventory to HCD in June 2023.

Significant revisions to the November 2021 adopted Housing Element included in the June 2023 draft include the following:

- Updated analysis of the unhoused population using 2022 point-in-count data.
- Identified Zoning Code amendments completed in 2022, including permit streamlining, density bonus, affordable housing regulatory agreements, transitional and supportive housing and single-room occupancy revisions, objective design standards for multi-family housing units, increased R-3 district maximum density requirements, and provisions for low-barrier navigation centers.
- Revised Affirmative Furthering Fair Housing (AFFH) discussion and analysis, including new national and regional trends, community outreach consistency with AFFH requirements, identify historic patterns of segregation in Orange County, and government actions to address discrimination.
- Updated AFFH Tax Credit Allocation Committee/Housing and Community Development (TCAC/HCD) Opportunity Access data and maps, including revision education, environmental justice, transportation, and employment and economic opportunity access.
- Expanded discussion under AFFH for housing cost burden and overpayment, overcrowding and substandard housing, homelessness, and displacement risks.
- Updated local and regional housing trends.
- Added extensive analysis on developing housing sites on industrial properties designated for housing.
- Identified criteria to demonstrate all lower-income sites are available for redevelopment.
- Ensured the housing sites inventory is consistent with AFFH TCAC/HCD Opportunity Access areas.
- Added new policies to address AFFH, housing sites on industrial properties, the 2022 Zoning Code Amendments, homeless housing needs, and SB9 (duplex) requirements in single-unit zoned properties.

- Identified special needs housing accomplishments between 2014 and 2021.
- Updated sites inventory capacity assumptions.
- Added a site located at 13621 Harbor Boulevard consisting of a land-locked parking lot to the Sites Inventory.
- Modified the income categories of units for some sites identified in the Sites Inventory.
- Added additional new housing sites to the Sites Inventory with an estimated capacity of 71 new housing units.

These revisions were made to resolve comments received from HCD in its formal response letter dated February 10, 2022, as well as additional informal comments received in January 2023. On August 14, 2023, HCD provided a letter of substantial compliance to the City, in which it deemed the June 2023 version of the Draft Revised Adopted 2021-2029 Housing Element, inclusive of the redlined changes and updates, to “substantially comply with State Housing Element Law” and stated that the Housing Element “meets statutory requirements.”

The proposed General Plan Amendment will revise and update the Adopted Housing Element consistent with the changes reflected in the June 2023 draft approved by HCD and to make additional non-substantive typographical corrections. The proposed General Plan Amendment also includes an amendment to the General Plan Land Use Designation of the property located at 13621 Harbor Boulevard (Assessor’s Parcel No. 100-123-01) from Industrial (I) to International West Mixed Use (IW), consistent with its addition to the Housing Element Sites Inventory. Zoning Map amendments to implement the proposed Housing Element updates are also proposed.

The focus of the General Plan and Zoning Map Amendments is to comply with State law provisions and resolve comments received from the California Department of Housing and Community Development (“HCD”) on the adopted 2021-2029 Housing Element, in order to obtain HCD certification of the City’s Housing Element.

FINDINGS AND REASONS:

1. The General Plan Amendment is internally consistent with the goals, policies, and elements of the General Plan.

The proposed General Plan Amendment includes updates to the Adopted 2021-2029 Housing Element (Adopted in November 2021). The focus of the General Plan and Zoning Map Amendments is to comply with State law provisions and resolve comments received from the California Department of

Housing and Community Development ("HCD") on the adopted 2021-2029 Housing Element, in order to obtain HCD certification of the City's Housing Element. In conjunction with the updates to the Housing Element, and to ensure internal consistency between the General Plan Elements, the proposal also includes a concurrent update to the Land Use Element and Land Use Diagram (Exhibit LU-3 also referred to as "land use map" in the Municipal Code), to amend the General Plan Land Use Designation of the property located at 13621 Harbor Boulevard (Assessor's Parcel No. 100-123-01), from Industrial (I) to International West Mixed Use (IW), in order to facilitate the property's inclusion into the Housing Element Sites Inventory. All other properties being added to the Sites Inventory already have an underlying General Plan Land Use Designation that allows residential development.

2. The General Plan Amendment will promote the public interest, health, safety, and welfare of the surrounding community.

The updates to the Adopted 2021-20219 Housing Element and the update to the Land Use Diagram (Exhibit LU-3 also referred to as "land use map" in the Municipal Code) of the Land Use Element will promote housing production for all income levels in conformance with the State's 6th Cycle (2021-2029) of the Regional Housing Needs Assessment (RHNA) that requires the City to plan for 19,168 residential dwelling units during the 2021-2029 planning period. These updates will facilitate housing production to meet the housing needs of existing and future residents for the production of safe, decent, and affordable housing for all persons in the community. The focus of the General Plan and Zoning Map Amendments is to comply with State law provisions and resolve comments received from the California Department of Housing and Community Development ("HCD") on the adopted 2021-2029 Housing Element, in order to obtain HCD certification of the City's Housing Element.

3. The parcels covered by the proposed amendment to the General Plan Land Use Map are physically suitable for the requested land use designation(s), compatible with the surrounding land uses, and consistent with the General Plan.

In conjunction with the updates to the Housing Element, and to ensure internal consistency between the General Plan Elements, the proposal also includes a concurrent update to the Land Use Element and Land Use Diagram (Exhibit LU-3 also referred to as "land use map" in the Municipal Code), to amend the General Plan Land Use Designation of the property located at 13621 Harbor Boulevard (Assessor's Parcel No. 100-123-01), from Industrial (I) to International West Mixed Use (IW), in order to facilitate the property's inclusion into the Housing Element Sites Inventory. The IW designation is intended to provide for a mix of uses including higher density residential, and allows residential densities of up to 70 dwelling units per acre. The abutting

property to the east of the 13621 Harbor Boulevard property, located at 13631 Harbor Boulevard (Assessor's Parcel No. 100-123-02), is included in the Sites Inventory of the Adopted Housing Element. Both properties, while separate, are connected and function as a single integrated development with reciprocal access. Both properties are also under the same ownership. When the Adopted Housing Element was approved in 2021, the rear portion of the development (13621 Harbor Boulevard) was not included in the Sites Inventory. Both properties comprise of a single integrated development. The proposed General Plan Amendment will facilitate the property's (13621 Harbor Boulevard) inclusion into the Sites Inventory, and to establish the IW designation to allow residential development. The property is physically suitable for the IW designation, which, in part, allows residential development. The proposed IW designation for the property located at 13621 Harbor Boulevard is consistent with and compatible to the abutting properties along Harbor Boulevard, which are also within the IW designation.

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. General Plan Amendment No. GPA-002-2023 possesses characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.32.030.D.1 (General Plan Amendment).
2. The Planning Commission recommends that the City Council adopt General Plan Amendment No. GPA-002-2023 (i) to revise and update the Adopted 2021-2029 Housing Element consistent with the changes reflected in the June 2023 draft approved by HCD and to make additional non-substantive typographical corrections; and (ii) to amend the General Plan Land Use Designation of a property located at 13621 Harbor Boulevard (Assessor's Parcel No. 100-123-01), from Industrial (I) to International West Mixed Use (IW), as depicted in Exhibit "A" attached hereto.

Adopted this 21st day of September 2023

ATTEST:

/s/ JOSH LINDSAY
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 21, 2023, by the following vote:

AYES:	COMMISSIONERS:	(5)	ARBGAST, CUEVA, LARICCHIA, LINDSAY, PAREDES
NOES:	COMMISSIONERS:	(0)	NONE
ABSENT:	COMMISSIONERS:	(2)	CUNNINGHAM, 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 October 13, 2023.

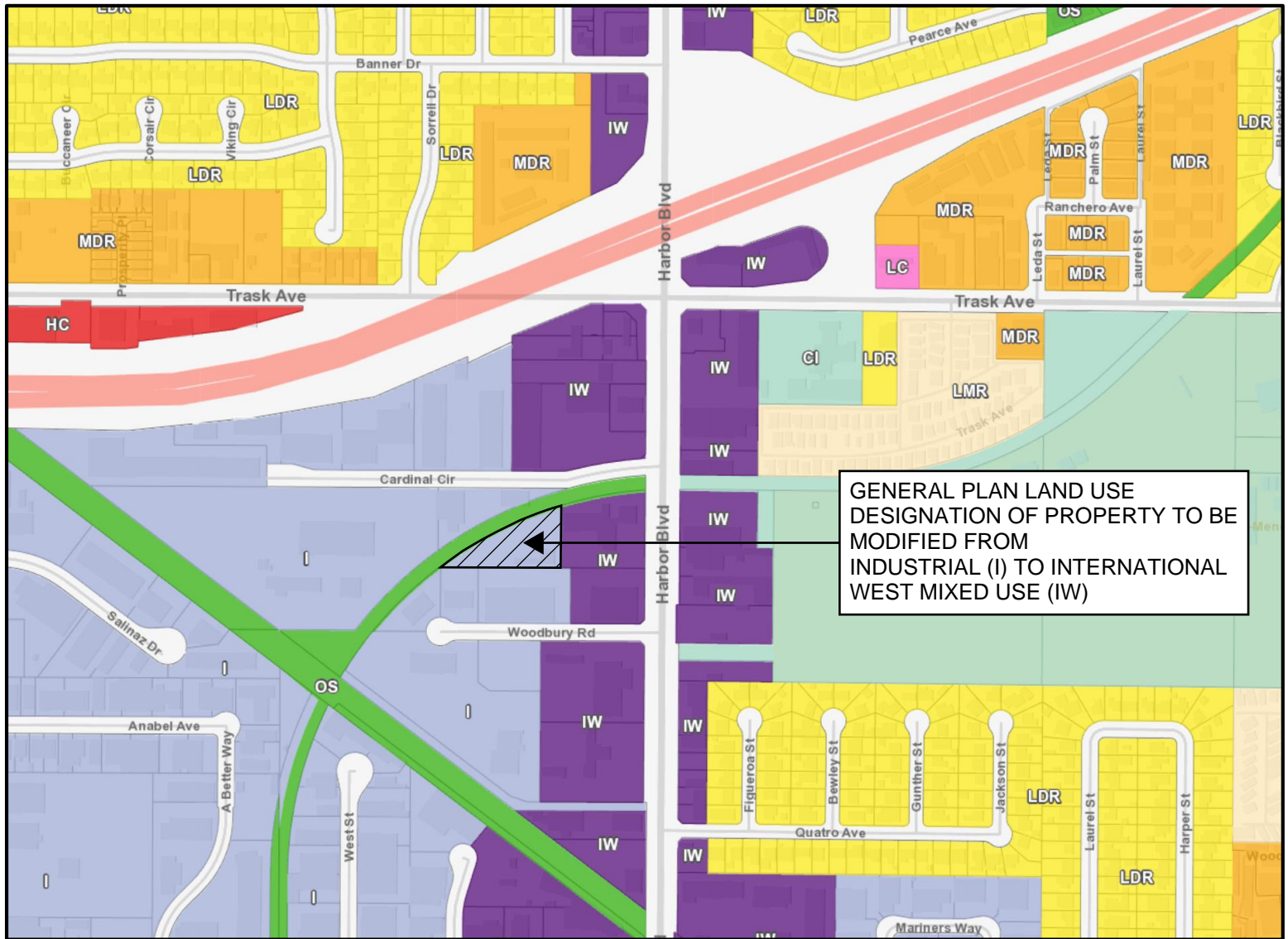


EXHIBIT "A"

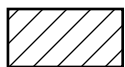
GENERAL PLAN AMENDMENT NO. GPA-002-2023

13621 HARBOR BLVD

APN: 100-123-01



Proposed General Plan Amendment from I to IW



GENERAL PLAN LAND USE DESIGNATION OF PROPERTY TO BE MODIFIED FROM INDUSTRIAL (I) TO INTERNATIONAL WEST MIXED USE (IW)

RESOLUTION NO. 6070-23

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE RECOMMENDING THE CITY COUNCIL ADOPT AN ORDINANCE APPROVING ZONING MAP AMENDMENT NO. A-037-2023 TO REVISE THE ZONING MAP TO IMPLEMENT THE UPDATES TO THE ADOPTED 2021-2029 HOUSING ELEMENT, AND TO CLARIFY THE SITES INTENDED TO BE INCLUDED IN THE INTERNATIONAL WEST MIXED USE OVERLAY AND THE INDUSTRIAL/RESIDENTIAL MIXED USE 1 OVERLAY, PURSUANT TO ORDINANCE NO. 2925.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on September 21, 2023, does hereby recommend that the City Council adopt an ordinance approving Zoning Map Amendment No. A-037-2023 to revise the Zoning Map to implement the updates to the Adopted 2021-2029 Housing Element and to clarify the sites intended to be included in the International West Mixed Use Overlay and the Industrial/Residential Mixed Use 1 Overlay pursuant to Ordinance No. 2925, as depicted in Exhibit "A".

BE IT FURTHER RESOLVED in the matter of Zoning Map Amendment No. A-037-2023, 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. On November 9, 2021, the Garden Grove City Council adopted Resolution No. 9714-21 (i) adopting a Mitigation Monitoring and Reporting Program, (ii) adopting a Statement of Overriding Considerations, and (iii) certifying the Program EIR for the Focused General Plan Update and Zoning Amendments ("FGPUZA") project, State Clearinghouse No. 2021060714. The FGPUZA project consisted of (i) 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 6th Cycle (2021-2029) of the Regional Housing Needs Assessment (RHNA) that requires the City to plan for 19,168 residential dwelling units for all income levels during the 2021-2029 planning period; and (ii) 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.
3. On November 9, 2021, the Garden Grove City Council adopted Resolution No. 9713-21 approving General Plan Amendment No. GPA-003-2021, including adoption of the 2021-2029 Housing Element.
4. On December 14, 2021, the Garden Grove City Council adopted Ordinance No. 2925 approving Zoning Amendment No. A-031-2021 to implement the General Plan Housing Element and Land Use Element updates adopted by the

City Council on November 9, 2021. Pursuant to Ordinance No. 2925, the City Council added Section 9.18.190 to the Garden Grove Municipal Code creating the Mixed Use Overlay (MU) Zone, which includes the International West Mixed Use Overlay, the Industrial/Residential Mixed Use 1 Overlay, and the Residential/Commercial Mixed Use 2 Residential Overlay.

5. The City of Garden Grove is proposing (i) to adopt a General Plan Amendment (GPA-002-2023), which includes updates to the adopted 2021-2029 Housing Element and an amendment to the Land Use Element to change the Land Use Designation of a property located at 13621 Harbor Boulevard (Assessor's Parcel No. 100-123-01), from Industrial (I) to International West Mixed Use (IW); and (ii) to adopt a Zoning Map Amendment (A-037-2023) to revise the Zoning Map to implement the updates to the Housing Element, and to clarify the sites intended to be included in the International West Mixed-Use Overlay and the Industrial/Residential Mixed Use 1 Overlay, pursuant to Ordinance No. 2925. The focus of the General Plan and Zoning Map Amendments is to comply with State law provisions and resolve comments received from the California Department of Housing and Community Development ("HCD") on the adopted 2021-2029 Housing Element, in order to obtain HCD certification of the City's Housing Element.
6. The Planning Commission recommends the City Council find that, based on substantial evidence in the record, no further review under the California Environmental Quality Act ("CEQA") is required pursuant to Public Resources Code Section 21166 and CEQA Guidelines Sections 15168 and 15162 because the proposed General Plan and zoning amendments associated with the revisions to the Housing Element fall within the scope of impacts 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"), and the General Plan and zoning amendments will not result in any new significant impacts or a substantial increase in the severity of previously identified significant impacts.
7. The Planning Commission reviewed the draft updates to the Housing Element, and the proposed revisions to the City's Official Zoning Map submitted by City Staff at the September 21, 2023 meeting.
8. Concurrent with adoption of this Resolution, the Planning Commission adopted Resolution No. 6069-23 recommending that the City Council approve General Plan Amendment No. GPA-002-2023.
9. Pursuant to legal notice, a public hearing was held on September 21, 2023, and all interested persons were given an opportunity to be heard.

10. Report submitted by City staff was reviewed.
11. The Planning Commission gave due and careful consideration to the matter during its meeting of September 21, 2023.

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission are as follows:

FACTS:

On December 14, 2021, the City Council adopted Ordinance No. 2925 approving Zoning Amendment No. A-031-2021 to implement the General Plan Housing Element and Land Use Element updates adopted by the City Council on November 9, 2021. Pursuant Ordinance No. 2925, the City Council added Section 9.18.190 to the Garden Grove Municipal Code creating the Mixed Use Overlay (MU) Zone, which includes the International West Mixed Use Overlay, the Industrial/Residential Mixed Use 1 Overlay, and the Residential/Commercial Mixed Use 2 Residential Overlay. Maps attached as Exhibits A-D and a list of parcels attached as Exhibit E to Ordinance No. 2925 purport to show the properties included in the Mixed Use Overlay Zone and each of the three separate Overlays.

Proposed General Plan Amendment (GPA-002-2023) will revise and update the adopted 2021-2029 Housing Element and Housing Element Sites Inventory and amend the General Plan Land Use Designation of a property located at 13621 Harbor Boulevard (Assessor's Parcel No. 100-123-01), from Industrial (I) to International West Mixed Use (IW).

The proposed Zoning Map Amendment will revise the City's Zoning Map to implement the updates to the Housing Element, as contemplated under General Plan Amendment No. GPA-002-2023. Eleven (11) properties that are to be added to the Housing Element Sites Inventory will have (through the proposed General Plan Amendment) or already have an underlying General Plan Land Use Designation that allows residential development, such as the International West Mixed Use or Industrial/Residential Mixed Use 1. However, the zoning of these eleven (11) properties currently does not allow residential development. Therefore, the proposed Zoning Map Amendment will revise the City's Zoning Map, to cover one (1) property with the International West Mixed Use Overlay and cover ten (10) properties with the Industrial/Residential Mixed Use 1 Overlay. The purpose of the Mixed Use Overlay zone is to allow for residential and mixed-use development to be allowed in addition to those uses regulated by the respective underlying zoning.

The proposed Zoning Map Amendment will also correct clerical discrepancies in the Exhibits to Ordinance No. 2925 and clarify the sites intended to be included in the International West Mixed-Use Overlay and the Industrial/Residential Mixed Use 1 Overlay pursuant to Ordinance No. 2925. Fifteen (15) properties intended to be

included in these Overlays and shown on the Exhibit A and C maps were inadvertently excluded from the list set forth in Exhibit E. The proposed Zoning amendment will correct this clerical discrepancy by including these sites on the Exhibit E listing all of the parcels to which the Mixed Use Overlay (MU) Zone is intended to apply.

The focus of the General Plan and Zoning Map Amendments is to comply with State law provisions and resolve comments received from the California Department of Housing and Community Development ("HCD") on the adopted 2021-2029 Housing Element, in order to obtain HCD certification of the City's Housing Element.

FINDINGS AND REASONS:

1. The proposed zoning text and map amendments are internally consistent with the goals, policies, and elements of the General Plan.

The proposed Zoning Map Amendment will revise the City's Zoning Map to implement the updates to the Adopted 2021-2029 Housing Element, as contemplated under General Plan Amendment No. GPA-002-2023. Eleven (11) properties that are to be added to the Housing Element Sites Inventory through the proposed General Plan Amendment will have (through the proposed General Plan Amendment) or already have an underlying General Plan Land Use Designation that allows residential development, such as International West Mixed Use or Industrial/Residential Mixed Use 1. The proposed Zoning Map Amendment will revise the City's Zoning Map to cover one (1) additional property with the International West Mixed Use Overlay and to cover ten (10) additional properties with the Industrial/Residential Mixed Use 1 Overlay. The purpose of the Mixed Use Overlay zone is to allow for residential and mixed-use development to be allowed in addition to those uses regulated by the respective underlying zoning. The proposed Zoning Map Amendment will also correct clerical discrepancies in the Exhibits to Ordinance No. 2925 and clarify the sites intended to be included in the International West Mixed-Use Overlay and the Industrial/Residential Mixed Use 1 Overlay pursuant to Ordinance No. 2925. The focus of the General Plan and Zoning Map Amendments is to comply with State law provisions and resolve comments received from the California Department of Housing and Community Development ("HCD") on the adopted 2021-2029 Housing Element, in order to obtain HCD certification of the City's Housing Element.

2. That the proposed zone change will ensure a degree of compatibility with surrounding properties and uses.

The proposed Zoning Map Amendment will revise the City's Zoning Map to implement the updates to the Adopted 2021-2029 Housing Element, as contemplated under General Plan Amendment No. GPA-002-2023. Eleven

(11) properties that are to be added to the Sites Inventory will have or already have an underlying General Plan Land Use Designation that allows residential development, such as International West Mixed Use or Industrial/Residential Mixed Use 1. The proposed Zoning Map Amendment will revise the City's Zoning Map, to cover one (1) property with the International West Mixed Use Overlay and cover ten (10) properties with the Industrial/Residential Mixed Use 1 Overlay. The purpose of the Mixed Use Overlay zone is to allow for residential and mixed-use development to be allowed in addition to those uses regulated by the respective underlying zoning. The proposed Zoning Map Amendment will also correct clerical discrepancies in the Exhibits to Ordinance No. 2925 and clarify the sites intended to be included in the International West Mixed-Use Overlay and the Industrial/Residential Mixed Use 1 Overlay pursuant to Ordinance No. 2925. Therefore, the parcels subject to the proposed Zoning Map Amendments are physically suitable for the proposed mixed use overlay, given the compatibility with the underlying General Plan Land Use Designations which allows residential development. The parcels subject to the proposed Zoning Amendments will also be compatible with the surrounding properties, in their respective vicinity, given that adjacent properties also have similar General Plan Land Use Designations and mixed use overlay zoning.

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. Zoning Map Amendment No. A-037-2023 possesses characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.32.030.D.2 (Zone Change).
2. The Planning Commission recommends that the City Council adopt an Ordinance approving Zoning Map Amendment No. A-037-2023 to implement the updates to the Adopted 2021-2029 Housing Element and to clarify the sites intended to be included in the International West Mixed Use Overlay and the Industrial/Residential Mixed Use 1 Overlay pursuant to Ordinance No. 2925, as depicted in Exhibit "A" attached hereto.

Adopted this 21st day of September 2023

ATTEST:

/s/ JOSH LINDSAY
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 21, 2023, by the following vote:

AYES:	COMMISSIONERS:	(5)	ARBGAST, CUEVA, LARICCHIA, LINDSAY, PAREDES
NOES:	COMMISSIONERS:	(0)	NONE
ABSENT:	COMMISSIONERS:	(2)	CUNNINGHAM, 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 October 13, 2023.

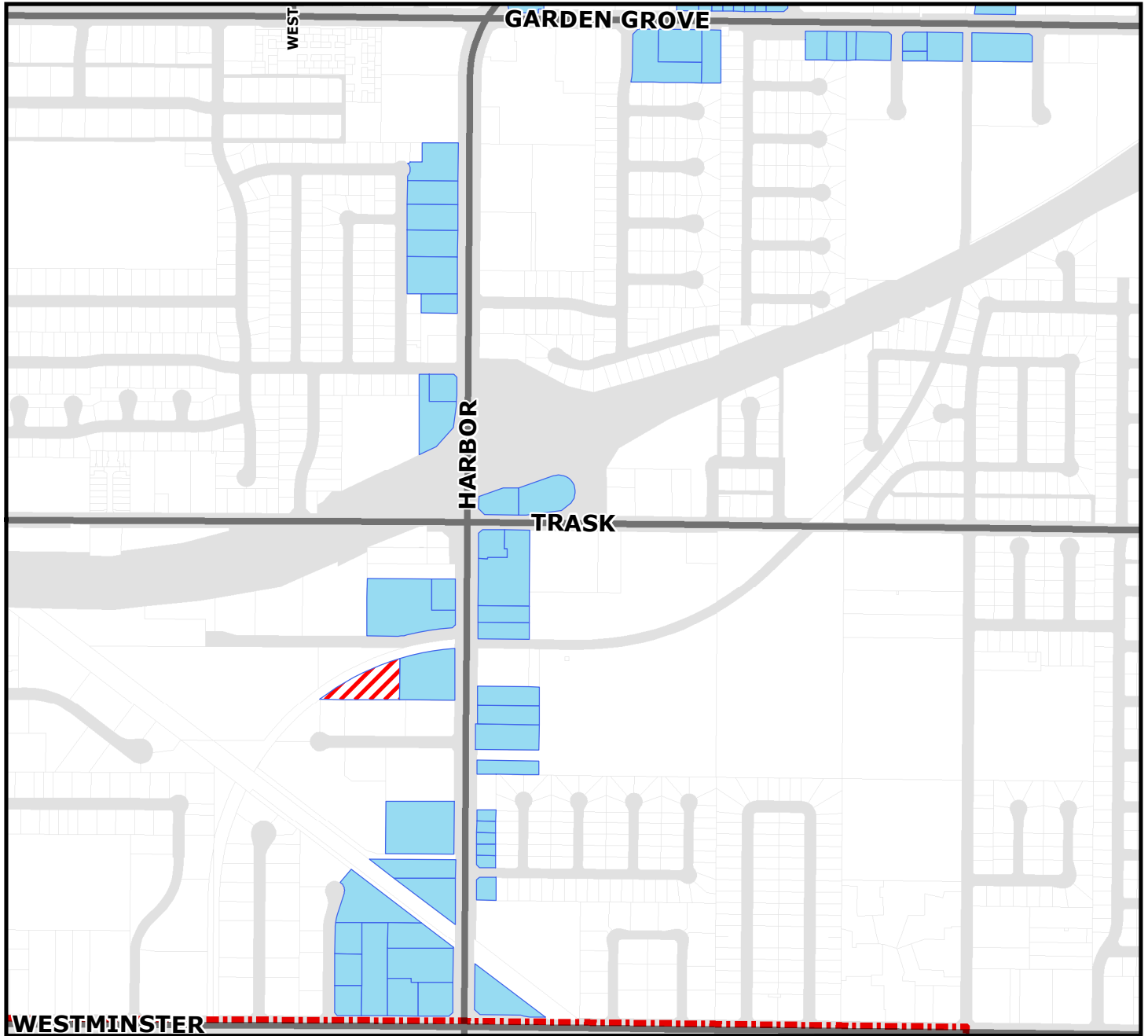


EXHIBIT "A"



MIXED USE OVERLAY ZONE

INTERNATIONAL WEST MIXED USE OVERLAY

SITE AREA MAP 1



LEGENDS

-  Existing parcels
-  New parcels

NOTES

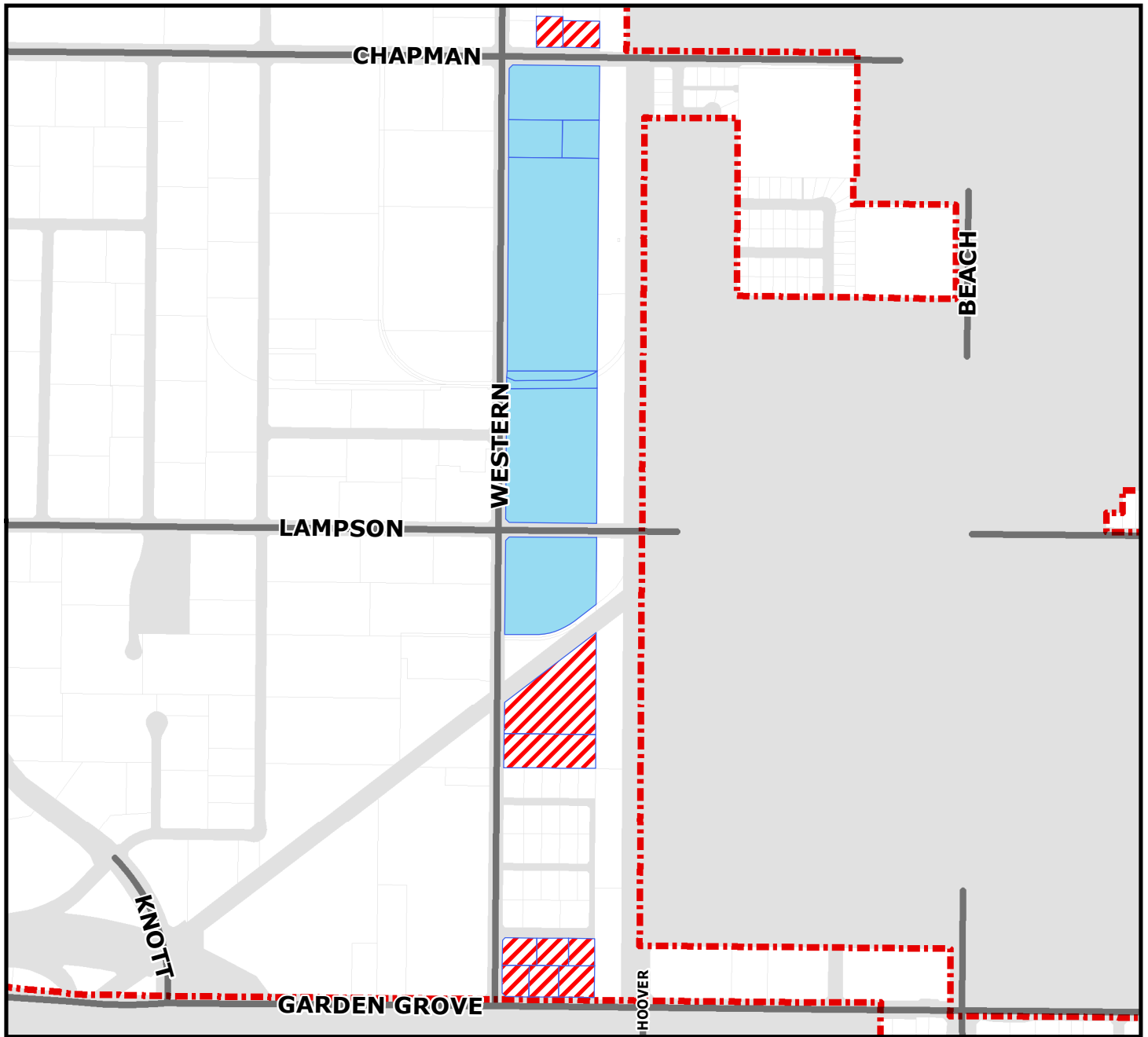
1. LAND USE DESIGNATION – INTERNATIONAL WEST MIXED USE
2. ZONING: C-1, C-2, C-3, M-1, HCSP-TS, HCSP-SDS, HCSP-OP






EXHIBIT "A"

MIXED USE OVERLAY ZONE

INDUSTRIAL/RESIDENTIAL MIXED USE 1 OVERLAY



LEGENDS

-  Existing parcels
-  New parcels
-  City boundaries

NOTES

1. LAND USE DESIGNATION – INDUSTRIAL/RESIDENTIAL MIXED USE 1
2. ZONING: M-P (INDUSTRIAL PARK)

EXHIBIT "A"

MIXED USE OVERLAY SITES

THE FOLLOWING PARCELS ARE INCLUDED IN THE INTERNATIONAL WEST MIXED USE OVERLAY:

(NEW PARCELS ADDED IN ***BOLD-ITALICS***)

APN# 101-011-06	APN# 231-561-14	APN# 101-080-63	APN# 100-352-20
APN# 101-080-68	APN# 101-080-64	APN# 100-130-67	APN# 100-130-66
APN# 231-491-12	APN# 231-491-13	APN# 231-491-14	APN# 231-491-15
APN# 231-451-40	APN# 231-451-38	APN# 231-451-37	APN# 231-451-36
APN# 100-130-56	APN# 101-611-78	APN# 100-130-71	APN# 100-345-23
APN# 101-681-22	APN# 101-642-02	APN# 101-452-02	APN# 100-335-25
APN# 101-611-02	APN# 100-335-34	APN# 100-335-37	APN# 100-130-72
APN# 100-335-30	APN# 100-130-74	APN# 100-130-73	APN# 101-642-01
APN# 101-080-71	APN# 101-080-73	APN# 101-080-74	APN# 231-441-36
APN# 100-347-15	APN# 231-405-01	APN# 100-122-33	APN# 101-080-76
APN# 100-345-21	APN# 101-311-25	APN# 101-343-65	APN# 231-441-35
APN# 101-011-02	APN# 101-315-33	APN# 231-422-14	APN# 231-422-07
APN# 231-422-12	APN# 231-422-15	APN# 231-423-09	APN# 231-422-09
APN# 231-423-08	APN# 231-422-08	APN# 231-422-22	APN# 231-422-21
APN# 231-422-20	APN# 231-422-19	APN# 231-422-18	APN# 231-422-17
APN# 231-422-16	APN# 231-422-11	APN# 231-423-15	APN# 231-423-16
APN# 231-423-14	APN# 231-423-13	APN# 231-423-12	APN# 231-423-11
APN# 231-423-10	APN# 231-422-10	APN# 231-423-02	APN# 231-423-01
APN# 231-423-03	APN# 231-423-04	APN# 231-423-05	APN# 231-423-06
APN# 231-423-07	APN# 101-311-17	APN# 101-011-03	APN# 101-311-19
APN# 101-311-24	APN# 101-311-21	APN# 101-311-20	<i>APN# 100-123-01</i>
<i>APN# 100-123-02</i>	<i>APN# 101-611-01</i>	<i>APN# 100-130-79</i>	<i>APN# 101-343-66</i>
<i>APN# 100-130-58</i>	<i>APN# 101-011-04</i>	<i>APN# 100-130-68</i>	<i>APN# 101-011-01</i>
<i>APN# 100-130-69</i>	<i>APN# 101-080-75</i>	<i>APN# 231-323-20</i>	<i>APN# 100-122-32</i>

EXHIBIT "A"

MIXED USE OVERLAY SITES

THE FOLLOWING PARCELS ARE INCLUDED IN THE INDUSTRIAL/RESIDENTIAL 1 MIXED USE OVERLAY:

(NEW PARCELS ADDED IN ***BOLD-ITALICS***)

APN# 131-671-11	APN# 131-671-09	APN# 131-671-10	APN# 131-671-08
APN# 215-032-01	<i>APN# 131-601-15</i>	<i>APN# 131-601-25</i>	<i>APN# 215-033-01</i>
<i>APN# 215-033-03</i>	<i>APN# 215-141-10</i>	<i>APN# 215-141-09</i>	<i>APN# 215-141-08</i>
<i>APN# 215-141-11</i>	<i>APN# 215-141-12</i>	<i>APN# 215-141-13</i>	<i>APN# 131-671-12</i>
<i>APN# 131-671-07</i>	<i>APN# 131-671-06</i>		

DRAFT MINUTE EXCERPT

GARDEN GROVE PLANNING COMMISSION

PUBLIC HEARING – GENERAL PLAN AMENDMENT NO. GPA-002-2023 AND
AMENDMENT NO. A-037-2023 FOR CITY OF GARDEN GROVE, CITYWIDE.

Applicant: CITY OF GARDEN GROVE

Date: September 21, 2023

Request: The Garden Grove Planning Commission will hold a public hearing and consider a recommendation that the City Council: (i) adopt a General Plan Amendment (GPA-002-2023), which includes updates to the adopted 2021-2029 Housing Element and to amend the General Plan Land Use Designation of a property located at 13621 Harbor Boulevard (Assessor's Parcel No. 100-123-01), from Industrial (I) to International West Mixed Use (IW); and (ii) adopt a Zoning Map amendment (A-037-2023) to revise the Zoning Map to implement the updates to the Housing Element and to clarify the sites intended to be included in the International West Mixed Use Overlay and the Industrial/Residential Mixed Use 1 Overlay, pursuant to Ordinance No. 2925. The focus of the General Plan and Zoning Map Amendments is to comply with State law provisions and resolve comments received from the California Department of Housing and Community Development (HCD) on the adopted 2021-2029 Housing Element, in order to obtain HCD certification of the City's Housing Element.

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 General Plan and 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 General Plan and zoning amendments fall within the scope of the General Plan Update EIR, and the General Plan and 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.

The draft of the proposed Revised Adopted 2021-2029 Housing Element (June 2023) is available for public review on the City's website at ggcity.org/housing-element.

The proposed Zoning Map Amendment will apply and/or clarify that the mixed use overlays adopted pursuant to Ordinance No. 2925 apply to the parcels listed below. These parcels are generally located along Harbor Boulevard between Trask Avenue and Westminster Avenue, and along Western Avenue between Chapman Avenue and Garden Grove Boulevard.

The following parcels will be included in the International West Mixed Use Overlay:

13621 HARBOR BLVD (APN: 10012301)	13631 HARBOR BLVD (APN: 10012302)
12382 GARDEN GROVE BLVD (APN: 10161101)	13851 & 13861 HARBOR BLVD (APN: 10013079)
12532 GARDEN GROVE BLVD (APN: 10134366)	13862 SEABOARD CIR (APN: 10013058)
12562 GARDEN GROVE BLVD (APN: 10101104)	13962 SEABOARD CIR (APN: 10013068)
12640 GARDEN GROVE BLVD (APN: 10101101)	11901 WESTMINSTER AVE (APN: 10013069)
13518 HARBOR BLVD (APN: 10108075)	(APN: 23132320)
13591 HARBOR BLVD (APN: 10012232)	

The following parcels will be included in the Industrial/Residential Mixed Used 1 Overlay:

7571 CHAPMAN AVE (APN: 13160115)	12906 WESTERN AVE (APN: 21514111)
7541 CHAPMAN AVE (APN: 13160125)	7561 GARDEN GROVE BLVD (APN: 21514112)
12700 WESTERN AVE (APN: 21503301)	7601 GARDEN GROVE BLVD (APN: 21514113)
12712 WESTERN AVE (APN: 21503303)	7500 CHAPMAN AVE (APN: 13167112)
7532 ANTHONY AVE (APN: 21514110)	(APN: 13167107)
7572 ANTHONY AVE (APN: 21514109)	7571 LAMPSON AVE (APN: 13167106)
7602 ANTHONY AVE (APN: 21514108)	

Action: Resolution Nos. 6069-23 (GPA) and 6070-23 (A) were approved. Staff provided a handout titled "Changes to Housing Element Sites Inventory", which listed sites that were added to the Site Inventory since the Housing Element Adoption in November 2021. MIG representative, Jose Rodriguez, was available to answer Commissioner's questions.

Motion: Arbcast Second: Laricchia

Ayes: (5) Arbcast, Cueva, Laricchia, Lindsay, Paredes

Noes: (0) None

Absent: (2) Cunningham, Ramirez

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING GENERAL PLAN AMENDMENT NO. GPA-002-2023 TO UPDATE THE ADOPTED 2021-2029 HOUSING ELEMENT AND TO AMEND THE GENERAL PLAN LAND USE DESIGNATION OF A PROPERTY LOCATED AT 13621 HARBOR BOULEVARD (ASSESSOR'S PARCEL NO. 100-123-01), FROM INDUSTRIAL (I) TO INTERNATIONAL WEST MIXED USE (IW).

WHEREAS, the State Housing Element Law (Government Code Sections 65580 through 65589.8) establishes the requirements for General Plan Housing Elements and requires cities and counties to update their Housing Elements not less than once every eight (8) years; and

WHEREAS, Government Code Section 65584 requires local jurisdictions to encourage, promote, and facilitate the development of housing to accommodate its regional housing need; and

WHEREAS, the State-mandated 6th Cycle of the Regional Housing Needs Assessment (RHNA) requires the City of Garden Grove to plan for 19,168 dwelling units for all income levels during the 2021-2029 planning period; and

WHEREAS, on November 9, 2021, the Garden Grove City Council adopted Resolution No. 9714-21 (i) adopting a Mitigation Monitoring and Reporting Program, (ii) adopting a Statement of Overriding Considerations, and (iii) certifying the Program EIR for the Focused General Plan Update and Zoning Amendments ("FGPUZA") project, State Clearinghouse No. 2021060714. The FGPUZA project consisted of (i) 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 6th Cycle (2021-2029) of the Regional Housing Needs Assessment (RHNA) that requires the City to plan for 19,168 residential dwelling units for all income levels during the 2021-2029 planning period; and (ii) 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, on November 9, 2021, the Garden Grove City Council adopted Resolution No. 9713-21 approving General Plan Amendment No. GPA-003-2021, including adoption of the 2021-2029 Housing Element; and

WHEREAS, on December 14, 2021, the Garden Grove City Council adopted Ordinance No. 2925 approving Zoning Amendment No. A-031-2021; and

WHEREAS, on November 12, 2021, the City submitted the 2021-2029 Housing Element adopted pursuant to Resolution No. 9713-21 to the California

Department of Housing and Community Development ("HCD") for review and comment in accordance with Government Code Section 65585; and

WHEREAS, on or about February 9, 2022, HCD provided written correspondence indicating that, in its assessment, the City's Adopted 2021-2029 Housing Element addresses many statutory requirements; however, revisions are necessary to fully comply with State Housing Element Law; and

WHEREAS, HCD staff subsequently provided additional informal comments to the City; and

WHEREAS, the Adopted 2021-2029 Housing Element has been revised to address HCD's formal and informal comments, and on June 20, 2023, the City formally submitted a draft Revised 2021-2029 Housing Element to HCD for review and comment; and

WHEREAS, in compliance with AB 215 requirements for the 7-day posting period, on June 12, 2023, the City of Garden Grove posted the Draft Revised Adopted 2021-2029 Housing Element (June 2023) on its website (<https://ggcity.org/housing-element>) and emailed a link of said document to all individuals and organizations that previously requested notices relating to Garden Grove's Housing Element; and

WHEREAS, on August 14, 2023, HCD provided written correspondence reporting the results of its review of the of draft Revised 2021-2029 Housing Element submitted to it on June 20, 2023, which states that the revised draft meets the statutory requirements described in HCD's February 9, 2022 correspondence and that the Housing Element will substantially comply with State Housing Element Law when it is adopted, submitted to and approved by HCD, in accordance with Government Code Section 65585, subdivision (g); and

WHEREAS, certain formatting, typographical, and other non-substantive corrections have been made to draft Revised 2021-2029 Housing Element, and on September 15, 2023, the City posted an updated copy of the Draft Revised Adopted 2021-2029 Housing Element (September 2023) on its website (<https://ggcity.org/housing-element>); and

WHEREAS, the City of Garden Grove is proposing (i) to adopt a General Plan Amendment (GPA-002-2023), which includes updates to the adopted 2021-2029 Housing Element and an amendment to the Land Use Element to change the Land Use Designation of a property located at 13621 Harbor Boulevard (Assessor's Parcel No. 100-123-01) from Industrial (I) to International West Mixed Use (IW); and (ii) to adopt a Zoning Map Amendment (A-037-2023) to revise the Zoning Map to implement the updates to the Housing Element and to clarify the sites intended to be included in the International West Mixed-Use Overlay and the Industrial/Residential Mixed Use 1 Overlay pursuant to Ordinance No. 2925. The

focus of the General Plan and Zoning Map Amendments is to comply with State law provisions and resolve comments received from the California Department of Housing and Community Development ("HCD") on the adopted 2021-2029 Housing Element, in order to obtain HCD certification of the City's Housing Element; and

WHEREAS, on September 21, 2023, the Garden Grove Planning Commission reviewed the updated draft Revised 2021-2029 Housing Element and, following a public hearing,: (1) adopted Resolution No. 6069-23 recommending that the City Council Adopt General Plan Amendment No. GPA-002-2023; and (2) adopted Resolution No. 6070-23 recommending that the City Council approve Zoning Map Amendment No. A-037-2023; and

WHEREAS, the City Council reviewed the draft updates to the Housing Element, and the proposed change to the General Plan Land Use Diagram (Exhibit LU-3 – also referred to as "land use map" in the Municipal Code) submitted by City Staff at the October 10, 2023, meeting; and

WHEREAS, concurrent with the adoption of this Resolution, on October 10, 2023, the City Council introduced an Ordinance approving Amendment No. A-037-2023; and

WHEREAS, pursuant to a legal notice, a Public Hearing was held by the City Council of the City of Garden Grove on October 10, 2023, and all interested persons were given an opportunity to be heard; and

WHEREAS, the City Council of the City of Garden Grove gave due and careful consideration to the matter during its meeting of October 10, 2023, and considered all oral and written testimony presented.

NOW, THEREFORE, BE IT RESOLVED, FOUND, AND DETERMINED as follows:

1. The foregoing recitals are true and correct and are incorporated herein by reference.
2. The City Council of the City of Garden Grove hereby makes the following findings regarding General Plan Amendment No. GPA-002-2023:
 - a. The City Council finds that the updated draft Revised 2021-2029 Housing Element complies with all of the requirements set forth in Government Code Section 65583.
 - b. In accordance with subdivision (g)(2) of Government Code Section 65583.2, the City Council finds that, based on substantial evidence in the record, including, but not limited to, application of the suitability criteria contained in the "Criteria for Selecting Sites to Meet the Lower-

Income RHNA”, under Section 12.4 (Housing Resources) of the Draft Revised Adopted 2021-2029 Housing Element, which includes (i) developer or property owner interest to redevelop a site, (ii) if a site is vacant, a parking lot, or is open storage that includes minimal improvements, (iii) if a property is under City ownership, (iv) if the existing uses on a site are similar to those that have been previously recycled in surrounding communities, (v) if property improvement value is less than land value, (vi) if structures on a site were built prior to 1985, (vii) if there is a low existing floor area ratio under 0.50 on a site, (viii) if any leases on a site expire within the planning period, and (ix) if buildings on a site are in deteriorating condition and/or there are many tenant vacancies, the existing uses on the nonvacant sites identified in the Sites Inventory to accommodate the lower-income RHNA are likely to be discontinued during the planning period, and therefore, do not constitute an impediment to additional residential development during the period covered by the 2021-2029 Housing Element.

- c. The City Council finds that, based on substantial evidence in the record, no further review under the California Environmental Quality Act (“CEQA”) is required pursuant to Public Resources Code Section 21166 and CEQA Guidelines Sections 15168 and 15162 because the proposed General Plan and zoning amendments associated with the revisions to the Housing Element fall within the scope of impacts 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”), and the General Plan and zoning amendments will not result in any new significant impacts or a substantial increase in the severity of previously identified significant impacts; and
- d. The General Plan Amendment is internally consistent with the goals, policies, and elements of the General Plan. The proposed General Plan Amendment includes updates to the Adopted 2021-2029 Housing Element approved in 2021. The focus of the General Plan Amendment is to comply with State law provisions and resolve comments received from the California Department of Housing and Community Development (“HCD”) on the adopted 2021-2029 Housing Element, in order to obtain HCD certification of the City’s Housing Element. In conjunction with the updates to the Housing Element, and to ensure internal consistency between the General Plan Elements, the proposal also includes a concurrent update to the Land Use Element and Land Use Diagram (Exhibit LU-3 also referred to as “land use map” in the Municipal Code), to amend the General Plan Land Use Designation of the property located at 13621 Harbor Boulevard (Assessor’s Parcel No.

100-123-01), from Industrial (I) to International West Mixed Use (IW), in order to facilitate the property's inclusion into the Housing Element Sites Inventory. All other properties being added to the Sites Inventory already have an underlying General Plan Land Use Designation that allows residential development.

- e. The General Plan Amendment will promote the public interest, health, safety, and welfare of the surrounding community. The updates to the Adopted 2021-20219 Housing Element and the update to the Land Use Diagram (Exhibit LU-3 also referred to as "land use map" in the Municipal Code) of the Land Use Element will promote housing production for all income levels in conformance with the State's 6th Cycle (2021-2029) of the Regional Housing Needs Assessment (RHNA) that requires the City to plan for 19,168 residential dwelling units during the 2021-2029 planning period. These updates will facilitate housing production to meet the housing needs of existing and future residents for the production of safe, decent, and affordable housing for all persons in the community. The focus of the General Plan Amendment is to comply with State law provisions and resolve comments received from the California Department of Housing and Community Development ("HCD") on the adopted 2021-2029 Housing Element, in order to obtain HCD certification of the City's Housing Element.
- f. In conjunction with the updates to the Housing Element, and to ensure internal consistency between the General Plan Elements, the proposal also includes a concurrent update to the Land Use Element and Land Use Diagram (Exhibit LU-3 also referred to as "land use map" in the Municipal Code), to amend the General Plan Land Use Designation of the property located at 13621 Harbor Boulevard (Assessor's Parcel No. 100-123-01), from Industrial (I) to International West Mixed Use (IW), in order to facilitate the property's inclusion into the Housing Element Sites Inventory. The IW designation is intended to provide for a mix of uses, including higher density residential, and allows residential densities of up to 70 dwelling units per acre. The abutting property to the east of the 13621 Harbor Boulevard property, located at 13631 Harbor Boulevard (Assessor's Parcel No. 100-123-02), is included in the Sites Inventory of the Adopted Housing Element. Both properties, while separate, are connected and function as a single integrated development with reciprocal access. Both properties are also under the same ownership. When the Adopted Housing Element was approved in 2021, the rear portion of the development (13621 Harbor Boulevard) was not included in the Sites Inventory. Both properties comprise a single integrated development. The proposed General Plan Amendment will facilitate the property's (13621 Harbor Boulevard)

inclusion into the Sites Inventory, and establish the IW designation to allow residential development. The property is physically suitable for the IW designation, which, in part, allows residential development. The proposed IW designation for the property located at 13621 Harbor Boulevard is consistent with and compatible to the abutting properties along Harbor Boulevard, which are also within the IW designation.

3. The facts and reasons stated in Planning Commission Resolution No. 6069-23 recommending approval of General Plan Amendment No. GPA-002-2023, a copy of which is one file in the City Clerk's Office, are incorporated herein by reference with the same force and effect as if set forth in full.
4. General Plan Amendment No. GPA-002-2023 is hereby approved, (i) to revise and update the Adopted 2021-2029 Housing Element consistent with the changes reflected in the June 2023 draft approved by HCD and the non-substantive typographical corrections reflected in the September 2023 draft presented at the meeting; and (ii) to amend the General Plan Land Use Designation of a property located at 13621 Harbor Boulevard (Assessor's Parcel No. 100-123-01), from Industrial (I) to International West Mixed Use (IW), as depicted in Exhibit "A" attached to this Resolution.
5. The Director of Community Development is hereby directed to transmit the updated adopted 2021-2029 Housing Element to the California Department of Housing and Community Development (HCD) for its earliest action and certification as provided by law; and is further directed and authorized to make all non-substantive changes to the Housing Element as required to make it internally consistent, or to address any non-substantive changes suggested or requested by HCD.
6. This Resolution shall take effect on the thirty-first (31st) day following adoption.
7. The City Clerk shall certify to the adoption of this Resolution.

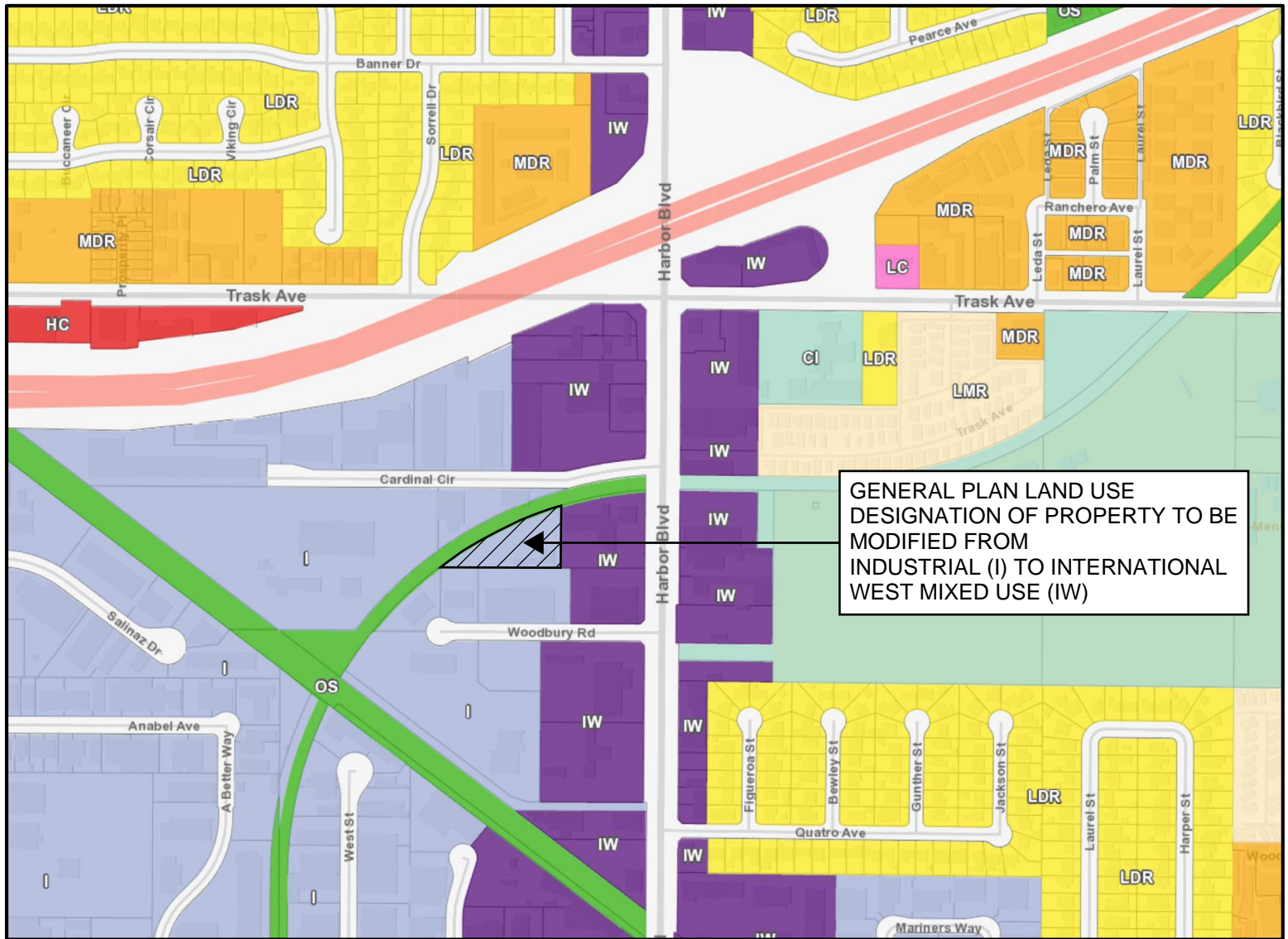


EXHIBIT "A"

GENERAL PLAN AMENDMENT NO. GPA-002-2023

13621 HARBOR BLVD

APN: 100-123-01



Proposed General Plan Amendment from I to IW



GENERAL PLAN LAND USE DESIGNATION OF PROPERTY TO BE MODIFIED FROM INDUSTRIAL (I) TO INTERNATIONAL WEST MIXED USE (IW)

ORDINANCE NO.
(PROPOSED ORDINANCE)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING ZONING MAP AMENDMENT NO. A-037-2023 TO REVISE THE CITY'S OFFICIAL ZONING MAP TO IMPLEMENT THE UPDATES TO THE ADOPTED 2021-2029 HOUSING ELEMENT AND TO CLARIFY THE SITES INTENDED TO BE INCLUDED IN THE INTERNATIONAL WEST MIXED USE OVERLAY AND THE INDUSTRIAL/RESIDENTIAL MIXED USE 1 OVERLAY PURSUANT TO ORDINANCE NO. 2925.

This Ordinance amends the City's Official Zoning Map (i) to apply the International West Mixed Use Overlay to one (1) additional parcel and the Industrial/Residential Mixed Use 1 Overlay to ten (10) additional parcels identified in the Sites Inventory of the amended 2021-2029 Housing Element of the General Plan adopted by the Garden Grove City Council on October 10, 2023, and (ii) to clarify the Official Zoning Map to specify fifteen (15) parcels to which the International West Mixed Use Overlay and the Industrial/Residential Mixed Use 1 Overlay are intended to apply, but which, due to a clerical error, were inadvertently not listed on Exhibit E to Ordinance No. 2925, adopted by the Garden Grove City Council on December 14, 2021.

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 State-mandated 6th Cycle of the Regional Housing Needs Assessment (RHNA) requires the City of Garden Grove to plan for 19,168 dwelling units for all income level during the 2021-2029 planning period; and

WHEREAS, on November 9, 2021, the Garden Grove City Council adopted Resolution No. 9714-21 (i) adopting a Mitigation Monitoring and Reporting Program, (ii) adopting a Statement of Overriding Considerations, and (iii) certifying the Program EIR for the Focused General Plan Update and Zoning Amendments ("FGPUZA") project, State Clearinghouse No. 2021060714. The FGPUZA project consisted of (i) 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 6th Cycle (2021-2029) of the Regional Housing Needs Assessment (RHNA) that requires the City to plan for 19,168 residential dwelling units for all income levels during the 2021-2029 planning period; and (ii) 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, on November 9, 2021, the Garden Grove City Council adopted Resolution No. 9713-21 approving General Plan Amendment No. GPA-003-2021, including adoption of the 2021-2029 Housing Element; and

WHEREAS, on December 14, 2021, the Garden Grove City Council adopted Ordinance No. 2925 approving Zoning Amendment No. A-031-2021 to implement the General Plan Housing Element and Land Use Element updates adopted by the City Council on November 9, 2021. Pursuant Ordinance No. 2925, the City Council added Section 9.18.190 to the Garden Grove Municipal Code creating the Mixed Use Overlay (MU) Zone, which includes the International West Mixed Use Overlay, the Industrial/Residential Mixed Use 1 Overlay, and the Residential/Commercial Mixed Use 2 Residential Overlay; and

WHEREAS, following a public hearing, on October 10, 2023, the City Council of the City of Garden Grove adopted Resolution No. _____ approving General Plan Amendment No. GPA-002-2023, which includes updates to the adopted 2021-2029 Housing Element and an amendment to the Land Use Element to change the Land Use Designation of a property located at 13621 Harbor Boulevard (Assessor's Parcel No. 100-123-01) from Industrial (I) to International West Mixed Use (IW), in order to comply with State law provisions and resolve comments received from the California Department of Housing and Community Development ("HCD") on the adopted 2021-2029 Housing Element, in order to obtain HCD certification of the City's Housing Element; and

WHEREAS, in conjunction with General Plan Amendment No. GPA-002-2023, the City of Garden Grove is also proposing to adopt a Zoning Map Amendment (A-037-2023) to revise the Zoning Map to implement the updates to the Housing Element and to clarify the sites intended to be included in the International West Mixed-Use Overlay and the Industrial/Residential Mixed Use 1 Overlay pursuant to Ordinance No. 2925. Specifically, the proposed Zoning Map Amendment will (i) apply the International West Mixed Use Overlay to one (1) additional parcel and the Industrial/Residential Mixed Use 1 Overlay to ten (10) additional parcels identified in the Sites Inventory of the amended 2021-2029 Housing Element of the General Plan adopted by the Garden Grove City Council on October 10, 2023, and (ii) clarify the Official Zoning Map to specify fifteen (15) parcels to which the International West Mixed Use Overlay and the Industrial/Residential Mixed Use 1 Overlay are intended to apply, but which, due to a clerical error, were inadvertently not listed on Exhibit E to Ordinance No. 2925; and

WHEREAS, pursuant to Resolution No. _____, the City Council found that, based on substantial evidence in the record, no further review under the California Environmental Quality Act ("CEQA") is required for General Plan Amendment No. GPA-002-2023 and Zoning Map Amendment No. A-037-2023 pursuant to Public Resources Code Section 21166 and CEQA Guidelines Sections 15168 and 15162 because the proposed General Plan and zoning amendments associated with the revisions to the Housing Element fall within the scope of impacts 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"), and the General Plan and

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 21, 2023 and considered all oral and written testimony presented regarding the proposed General Plan and Zoning Map amendments; and

WHEREAS, on September 21, 2023, following the public hearing, the Planning Commission adopted (i) Resolution No. 6069-23 recommending that the City Council: Adopt a General Plan Amendment (GPA-002-2023), and (ii) Resolution No. 6070-23 recommending that the City Council approve Zoning Map Amendment No. A-037-2023; and

WHEREAS, a duly noticed public hearing regarding General Plan Amendment No. GPA-002-2023 and Zoning Map Amendment No. A-037-2023 was held by the City Council on October 10, 2023, and all interested persons were given an opportunity to be heard; and

WHEREAS, the City Council of the City of Garden Grove gave due and careful consideration to the matter during its meeting of October 10, 2023, and considered all oral and written testimony presented.

WHEREAS, the City Council hereby makes the following findings regarding Zoning Map Amendment No. A-037-2023:

A. The proposed zoning map amendments are internally consistent with the goals, policies, and elements of the General Plan. Pursuant to General Plan Amendment No. GPA-002-2023, the City Council has adopted updates to the Housing Element and Land Use Element to comply with the State's 6th Cycle (2021-2029) of the Regional Housing Needs Assessment (RHNA) that requires the City to plan for 19,168 additional residential dwelling units for all income levels during the planning period. The proposed Zoning Map Amendment will revise the City's Zoning Map to apply the International West Mixed Use Overlay to one (1) additional property and the Industrial/Residential Mixed Use 1 Overlay to ten (10) additional properties that were added to the Housing Element Sites Inventory through General Plan Amendment No. GPA-002-2023. In addition to being listed in the Housing Element Sites Inventory, these eleven (11) properties all have an underlying General Plan Land Use Designation that allows residential development at the densities permitted by the Overlay zoning. The proposed Zoning Map Amendment will also specify fifteen (15) parcels to which the International West Mixed Use Overlay and the Industrial/Residential Mixed Use 1 Overlay apply, but which, due to a clerical error, were inadvertently not listed on Exhibit E to Ordinance No. 2925. These fifteen (15) parcels are also listed in the Housing Elements Sites Inventory and have an underlying General Plan Land Use Designation that allows residential development at the densities permitted by the Overlay zoning. The focus of the General Plan and Zoning Map Amendments is to comply with State law provisions and resolve comments received from the California Department of Housing and

Community Development ("HCD") on the adopted 2021-2029 Housing Element, in order to obtain HCD certification of the City's Housing Element.

B. The proposed zoning map amendments will promote the public interest, health, safety, and welfare of the surrounding community. Zoning Map Amendment No. A-037-2023 will implement the goals, policies and programs of the updated Housing Element and facilitate certification of the Housing Element by HCD.

C. The parcels subject to the proposed Zoning Map amendments are physically suitable for the requested land use designation(s), compatible with surrounding land uses, and consistent with the General Plan. The proposed Zoning Map Amendment will revise the City's Zoning Map to apply the International West Mixed Use Overlay to one (1) additional property and the Industrial/Residential Mixed Use 1 Overlay to ten (10) additional properties that were added to the Housing Element Sites Inventory through General Plan Amendment No. GPA-002-2023. These eleven (11) properties were evaluated in conjunction with General Plan Amendment No. GPA-002-2023 and determined to be suitable for the development of housing, and they each have an underlying General Plan Land Use Designation that allows residential development at the densities permitted by the Overlay zoning. The proposed Zoning Map Amendment will also specify fifteen (15) parcels to which the International West Mixed Use Overlay and the Industrial/Residential Mixed Use 1 Overlay apply, but which, due to a clerical error, were inadvertently not listed on Exhibit E to Ordinance No. 2925. These fifteen (15) parcels were evaluated in conjunction with the 2021 FGPUZA project and determined to be suitable for the development of housing, are identified in the Housing Elements Sites Inventory, and have an underlying General Plan Land Use Designation that allows residential development at the densities permitted by the Overlay zoning. All 26 parcels subject to the proposed Zoning Map Amendments are physically suitable for the mixed use overlay, given the compatibility with the underlying General Plan Land Use Designations which allows residential development, and permitting the development of residential uses on these parcels will be compatible with the surrounding land uses in their respective vicinity, given that adjacent properties also have similar General Plan Land Use Designations and mixed use overlay zoning.

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. Zoning Map Amendment No. A-037-2023 is hereby approved pursuant to the findings set forth herein and the facts and reasons stated in Planning Commission Resolution No. 6070-23, 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. The properties shown on the maps and accompanying list of properties with corresponding property Assessor's Parcel Numbers attached hereto as

Exhibit "A" shall be included in the International West Mixed Use Overlay and the Industrial/Residential Mixed Use 1 Overlay, as specified in Exhibit "A." Exhibit "E" to Ordinance No. 2925 shall be superseded to the extent it is inconsistent with Exhibit "A" attached hereto. The Zoning Map shall be amended accordingly.

SECTION 4. 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 5: 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.

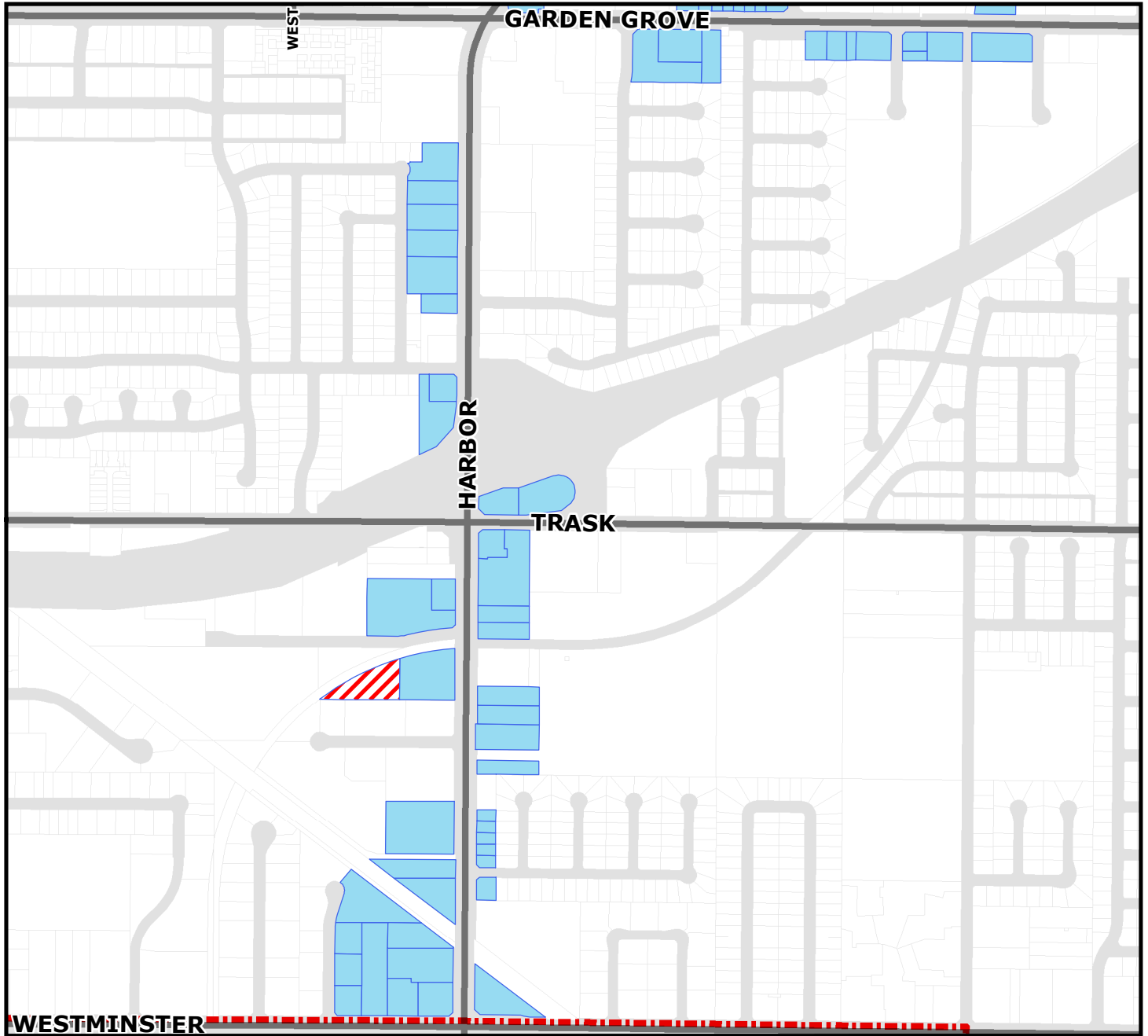


EXHIBIT "A"



MIXED USE OVERLAY ZONE

INTERNATIONAL WEST MIXED USE OVERLAY

SITE AREA MAP 1



LEGENDS

-  Existing parcels
-  New parcels

NOTES

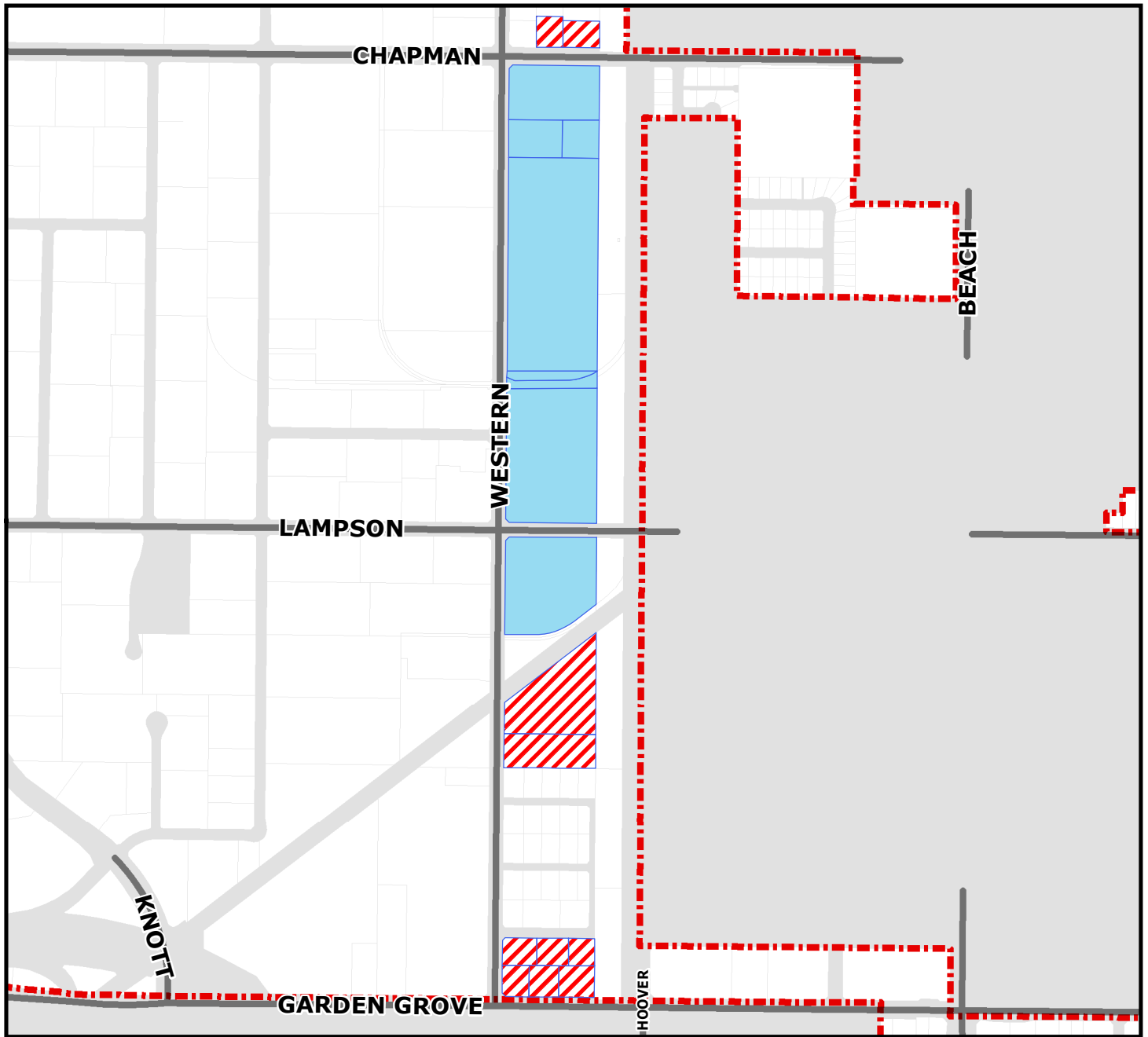
1. LAND USE DESIGNATION – INTERNATIONAL WEST MIXED USE
2. ZONING: C-1, C-2, C-3, M-1, HCSP-TS, HCSP-SDS, HCSP-OP






EXHIBIT "A"

MIXED USE OVERLAY ZONE

INDUSTRIAL/RESIDENTIAL MIXED USE 1 OVERLAY



LEGENDS

-  Existing parcels
-  New parcels
-  City boundaries

NOTES

1. LAND USE DESIGNATION – INDUSTRIAL/RESIDENTIAL MIXED USE 1
2. ZONING: M-P (INDUSTRIAL PARK)

EXHIBIT "A"

MIXED USE OVERLAY SITES

THE FOLLOWING PARCELS ARE INCLUDED IN THE INTERNATIONAL WEST MIXED USE OVERLAY:

(NEW PARCELS ADDED IN ***BOLD-ITALICS***)

APN# 101-011-06	APN# 231-561-14	APN# 101-080-63	APN# 100-352-20
APN# 101-080-68	APN# 101-080-64	APN# 100-130-67	APN# 100-130-66
APN# 231-491-12	APN# 231-491-13	APN# 231-491-14	APN# 231-491-15
APN# 231-451-40	APN# 231-451-38	APN# 231-451-37	APN# 231-451-36
APN# 100-130-56	APN# 101-611-78	APN# 100-130-71	APN# 100-345-23
APN# 101-681-22	APN# 101-642-02	APN# 101-452-02	APN# 100-335-25
APN# 101-611-02	APN# 100-335-34	APN# 100-335-37	APN# 100-130-72
APN# 100-335-30	APN# 100-130-74	APN# 100-130-73	APN# 101-642-01
APN# 101-080-71	APN# 101-080-73	APN# 101-080-74	APN# 231-441-36
APN# 100-347-15	APN# 231-405-01	APN# 100-122-33	APN# 101-080-76
APN# 100-345-21	APN# 101-311-25	APN# 101-343-65	APN# 231-441-35
APN# 101-011-02	APN# 101-315-33	APN# 231-422-14	APN# 231-422-07
APN# 231-422-12	APN# 231-422-15	APN# 231-423-09	APN# 231-422-09
APN# 231-423-08	APN# 231-422-08	APN# 231-422-22	APN# 231-422-21
APN# 231-422-20	APN# 231-422-19	APN# 231-422-18	APN# 231-422-17
APN# 231-422-16	APN# 231-422-11	APN# 231-423-15	APN# 231-423-16
APN# 231-423-14	APN# 231-423-13	APN# 231-423-12	APN# 231-423-11
APN# 231-423-10	APN# 231-422-10	APN# 231-423-02	APN# 231-423-01
APN# 231-423-03	APN# 231-423-04	APN# 231-423-05	APN# 231-423-06
APN# 231-423-07	APN# 101-311-17	APN# 101-011-03	APN# 101-311-19
APN# 101-311-24	APN# 101-311-21	APN# 101-311-20	<i>APN# 100-123-01</i>
<i>APN# 100-123-02</i>	<i>APN# 101-611-01</i>	<i>APN# 100-130-79</i>	<i>APN# 101-343-66</i>
<i>APN# 100-130-58</i>	<i>APN# 101-011-04</i>	<i>APN# 100-130-68</i>	<i>APN# 101-011-01</i>
<i>APN# 100-130-69</i>	<i>APN# 101-080-75</i>	<i>APN# 231-323-20</i>	<i>APN# 100-122-32</i>

EXHIBIT "A"

MIXED USE OVERLAY SITES

THE FOLLOWING PARCELS ARE INCLUDED IN THE INDUSTRIAL/RESIDENTIAL 1 MIXED USE OVERLAY:

(NEW PARCELS ADDED IN ***BOLD-ITALICS***)

APN# 131-671-11	APN# 131-671-09	APN# 131-671-10	APN# 131-671-08
APN# 215-032-01	<i>APN# 131-601-15</i>	<i>APN# 131-601-25</i>	<i>APN# 215-033-01</i>
<i>APN# 215-033-03</i>	<i>APN# 215-141-10</i>	<i>APN# 215-141-09</i>	<i>APN# 215-141-08</i>
<i>APN# 215-141-11</i>	<i>APN# 215-141-12</i>	<i>APN# 215-141-13</i>	<i>APN# 131-671-12</i>
<i>APN# 131-671-07</i>	<i>APN# 131-671-06</i>		

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To:	Lisa L. Kim	From:	William E. Murray
Dept.:	City Manager	Dept.:	Public Works
Subject:	Approval of Amendment No. 6 to the Agreement with CT&T Concrete Paving, Inc., for on-call concrete repair and replacement. (Cost: \$984,000) (<i>Action Item</i>)		
Date:	10/10/2023		

OBJECTIVE

For City Council to approve Amendment No. 6 to the Agreement with CT&T Concrete Paving, Inc. (CT&T), for a one-time increase of \$984,000 to the current annual contract amount of \$900,000 to cover the costs of the Valley View, Belgrave, and Emerald Flood Control Channel Improvements, as approved through the Fiscal Year 2024 Budget.

BACKGROUND

The Public Works Department retained AKM Consulting Engineers (AKM) to complete a visual inspection, prepare a condition assessment, and develop preliminary repair methods for each of the City-owned Flood Control Channels. AKM concluded their report and categorized all improvements into four (4) main areas - the two (2) areas of major concern and priority were labeled "IA" Immediate Attention, and "UA" Urgent Attention. AKM's construction estimate totaled \$6,159,459; however, Public Works was able to complete this work with an in-house contractor at approximately \$5,100,000 less than the consultant's original estimate.

DISCUSSION

On June 13, 2023, City Council approved the biennial budget, which included General Fund appropriations for the flood control channel improvements, as recommended by AKM's assessment report. CT&T started work in July 2023, completing major structural work in September 2023. CT&T will be completing the remaining work, specifically repairs to the channel floors by the end of November 2023.

FINANCIAL IMPACT

Funding for these improvements is included in the Fiscal Year 2023-2024 Capital

Improvement Plan budget. No additional appropriation is necessary to approve the contract amendment.

RECOMMENDATION

It is recommended that the City Council:

- Approve Amendment No. 6 to the Agreement with CT&T Concrete Paving, Inc., for a one-time increase of \$984,000 to the current annual contract amount of \$900,000, for a total of \$1,884,000 to cover the costs of the Valley View, Belgrave, and Emerald Flood Control Channel Improvements; and
- Authorize the City Manager to execute Amendment No. 6 to the contract with CT&T Concrete Paving, Inc., and make minor modifications as necessary.

By: Raul Leyva, Streets Maintenance Supervisor

ATTACHMENTS:

Description	Upload Date	Type	File Name
Amendment No. 6	10/3/2023	Backup Material	CT_T_Concrete_Paving_Inc_-_Amend._6.pdf

CITY OF GARDEN GROVE

AMENDMENT NO. 6

To Furnish All Labor, Material and Equipment for On-Call Concrete Construction at Various Locations for the City of Garden Grove per City standards and specifications.

This Amendment No. 6 to Furnish All Labor, Material and Equipment for On-Call Concrete Construction at Various Locations for the City of Garden Grove per City standards and specifications is made and entered into this ____ day of _____ 2023, by and between the **CITY OF GARDEN GROVE**, hereinafter referred to as "CITY", and **CT&T Concrete Paving, Inc.**, hereinafter referred to as "CONTRACTOR".

WHEREAS, Contractor and CITY entered into Contract No. **B200257** effective **May 17, 2021**.

WHEREAS, Contractor and CITY desire to amend the Existing Contract as provided herein.

Now, therefore, it is mutually agreed, by and between the parties as follows:

Section 3: Compensation - shall be revised as follows:

The contract price is hereby increased from \$900,000 to \$1,884,000, an increase of \$984,000, to cover the costs of the Valley View, Belgrave, and Emerald Flood Control Channel Improvements.

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

IN WITNESS WHEREOF, the parties have caused this Amendment No. 6 to the Existing Contract to be executed by their respective officers duly authorized on the date first written above.

Date: _____

"CITY"
CITY OF GARDEN GROVE

By: _____
City Manager

ATTESTED:

City Clerk

Date: _____

"CONTRACTOR"
CT&T Concrete Paving, Inc.

By: _____

Name: _____

Title: _____

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

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To:	Lisa L. Kim	From:	Ursula Luna-Reynosa
Dept.:	City Manager	Dept.:	Economic Development and Housing Department
Subject:	Update on the Comprehensive Strategic Plan to Address Homelessness (Fiscal years 2021-22 and 2022-23) as requested by City Manager Kim.	Date:	10/10/2023

OBJECTIVE

For the City Council to receive and file the updated Comprehensive Strategic Plan to Address Homelessness (CSPAH) for Fiscal Years 2021-22 and 2022-23.

BACKGROUND

On September 28, 2021, the City Council approved the Comprehensive Strategic Plan to Address Homelessness (CSPAH). The CSPAH outlines the City's ongoing initiatives, accomplishments, prioritized objectives and strategic actions for addressing homelessness. The strategic plan has since served as the City's 5-year roadmap to address the growing demand for homeless services and the rising homeless population in Garden Grove.

The CSPAH delineates five (5) key goals and associated strategic actions:

- **Goal 1:** Enhance community engagement efforts regarding homelessness, and raise awareness around available resources and best practices.
- **Goal 2:** Improve and expand homelessness prevention efforts.
- **Goal 3:** Enhance data tracking and homeless outreach activities among city staff and service providers.
- **Goal 4:** Explore options to enhance emergency housing solutions.
- **Goal 5:** Increase production of and access to affordable and supportive housing.

DISCUSSION

In pursuit of these five (5) strategic goals, the City has achieved significant milestones in outreach efforts and program management.

During fiscal year 2022-23, the City provided assistance to a total of 12,228 homeless individuals. Out of the 12,228 individuals served:

- The Garden Grove Police Department Special Resource Team (SRT) made contact with 5,989 individuals;
- BeWell OC Mobile Response Unit assisted 4,509 individuals;
- 170 of the 532 emergency shelter bed referrals successfully achieved permanent housing;
- 380 individuals received support through rapid rehousing; and
- A total of 590 housing vouchers were offered.

Furthermore, several notable program management accomplishments include:

- **BeWell OC Mobile Response Unit:** On July 25, 2023, Council approved an extension for the service agreement for FY 2023-24 through FY 2027-28.
- The launch of the **CalOptima Health Street Medicine Program**, Orange County's first street medicine program, which has enrolled 85 individuals, including plans for a Street Medicine Support Center currently underway.
- Partnered with **Caltrans** for the **Fencing Improvement Project** to address aesthetics and security within Caltrans right-of-way and provide access to SRT for more effective street outreach enhancement.
- Construction of the **Central Cities Navigation Center (CCNC)** is 35% complete with the operator selected and providing input on the design/ construction.
- **Jobs 1st Program** successfully assisted 15 Garden Grove businesses resulting in the creation or retention of 47 low-income jobs.

Accomplished strategic actions are updated to maintain relevancy and effectiveness in meeting the present demand for homeless services.

FINANCIAL IMPACT

There is no financial impact for the City Council to For the City Council to receive and file the updated Comprehensive Strategic Plan to Address Homelessness for fiscal years 2021-22 and 2022-23.

RECOMMENDATION

It is recommended that the City Council:

- Receive and file the Updated Comprehensive Strategic Plan to Address Homelessness (CSPAH) (FY 2021-22 and FY 2022-23).

By: Christy Le, Homeless Liaison Analyst

ATTACHMENTS:

Description	Upload Date	Type	File Name
CSPAH	10/5/2023	Backup Material	2023_CSPAH_d13_(1).pdf

CITY OF GARDEN GROVE

UPDATED COMPREHENSIVE STRATEGIC PLAN TO ADDRESS HOMELESSNESS

FISCAL YEARS 2021-2022 AND 2022-2023 UPDATES



PREPARED BY: ECONOMIC DEVELOPMENT AND HOUSING DEPARTMENT

OVERVIEW AND PURPOSE OF COMPREHENSIVE STRATEGIC PLAN

The City of Garden Grove is strategically located in central Orange County, the 5th largest city with a population of approximately 170,488 according to the 2020 estimates by the U.S. Census Bureau.

In 2016, an Assessment of Homeless Services in Orange County identified the need for regional coordination that resulted in the creation of Service Planning Areas (SPA's). Garden Grove is identified within the **Central Service Planning Area (Central SPA)** among 9 cities. Regional collaborative efforts and milestones led by the City, Central SPA jurisdiction and the County of Orange are highlighted into this document.

As of January 2019, the latest Point in Time (PIT) Count revealed that, on any given night in Garden Grove, an estimated 225 individuals experienced homelessness. In May 2019, a City Council Study Session was conducted to highlight the City's **Comprehensive Approach to Address Homelessness**, an overview of homeless activities and resources deployed to address the increasing homelessness challenges.

During FY 2018-2019, Garden Grove first responders received and responded to 7,426 calls for services related to homeless, incurring a fiscal impact of approximately \$825,000. The PIT 2022 concluded that there are an estimated 319 individuals experiencing homelessness in any given night, a 42% increase from the 2019 PIT count.

Considering the urgency to address homelessness, the City of Garden Grove created the **Comprehensive Strategic Plan to Address Homelessness (GG-CSPAH or CSPAH)**, incorporating the ongoing efforts identified in the 2019 Comprehensive Approach to Address Homelessness and the following priorities were presented to the City Council:

- **STABILIZE:** Explore partnerships to establish a local Crisis Stabilization Unit
- **NAVIGATE:** Evaluate alternatives and feasibility of a local Navigation Center
- **SUPPORT:** Encourage development of Permanent Supportive Housing
- **ASSIST:** Create a Tenant Based Rental Assistance Program

The GG-CSPAH is a five- year roadmap designed to communicate existing homelessness efforts and programs and identify priority goals and strategic actions the City plans to take in its fight against homelessness. Integrating the framework of the Garden Grove Coalition to End Homelessness, the goals and strategic actions in this plan are specifically designed to enhance public engagement and accountability, to improve housing and services options, and to cultivate a comprehensive continuum of care for the homeless and at-risk populations.

The City acknowledges that effectively addressing homelessness requires a collective effort involving all stakeholders. Hence, the City has established specific mechanisms for interdepartmental collaboration and governance to advance this initiative.



EXISTING EFFORTS AND ACCOMPLISHED MILESTONES

12,228 INDIVIDUALS SERVED IN GARDEN GROVE



6039

STREET OUTREACH



532

**EMERGENCY
SHELTER BEDS**



380

RAPID REHOUSING



145

**HOMELESS
PREVENTION**



30

**WORKFORCE
DEVELOPMENT**



4,512

**MOBILE
RESPONSE UNIT**



590

**HOUSING
VOUCHERS**

To continue tracking live homeless
accomplishment data, visit website:
[https://ggcity.org/
endhomelessness/dashboard](https://ggcity.org/endhomelessness/dashboard)

A substantial portion of households within the city still grapple with “housing insecurity,” bearing the heavy financial strain of housing expenses that surpass 30% of their overall household income.

The city remains steadfast in its commitment to addressing homelessness by persistently advancing a multitude of initiatives dedicated to homeless assistance and prevention.

1 COMMUNITY OUTREACH AND ENGAGEMENT


CITY WEBSITE: A dedicated City webpage has been created to provide information about Garden Grove’s homeless resources and programs.

FY 2022-23 Outcomes	<ul style="list-style-type: none"> • Continue updating the website with event flyers, webinars, educational videos, and general information regarding resources and services for the homeless and at-risk. • Continue updating the Homeless Data Dashboard to provide real-time data related to the funds expended and services rendered to the Garden Grove homeless and at-risk populations. • Website: https://ggcity.org/addressing-homelessness
FY 2023-24 Outcomes	<ul style="list-style-type: none"> • Ongoing updates on addressing homelessness project milestones, real-time data related to the funds expended and services rendered to the Garden Grove homeless and at-risk population. • Website: https://ggcity.org/addressing-homelessness

COMMUNITY MEETINGS, PUBLIC HEARINGS AND PUBLIC COMMENT PERIODS

FY 2021-22 Outcomes	<ul style="list-style-type: none"> • See timeline on Addressing Homelessness website • Adopted the 2021-22 Action Plan • Completed the Consolidated Annual Performance and Evaluation Report
FY 2022-23 Outcomes	<ul style="list-style-type: none"> • See timeline on Addressing Homelessness website • Adopted the 2022-23 Action Plan • Adopted the HOME-American Rescue Plan • Completed the Consolidated Annual Performance and Evaluation Report

FAIR HOUSING FOUNDATION (FHF) provides information, referrals, dispute resolution, and advocacy for landlords, tenants, and the public regarding fair housing and other housing rights.

FY 2021-22 Outcomes	<p>Total of 8,497 individuals were provided the following service:</p> <ul style="list-style-type: none"> • 254 - Landlord/Tenant service • 15 - Discrimination services • 8,228 - EDU and Outreach 	
FY 2022-23 Outcomes	<p>Total of 7,319 individuals were provided the following service:</p> <ul style="list-style-type: none"> • 272 - landlord/tenant services • 30 - discrimination services • 7,017 - education/outreach 	

CARES ACT FUNDING: Report about the CARES Act funding allocation and proposed implementation of future CARES Act funds that would continue to support local businesses and individuals impacted by COVID-19. Garden Grove received an allocation of approximately \$2.3 million of CARES Act funds through the U.S. Department of Housing and Urban Development (HUD)

FY 2021-22 Outcomes	<ul style="list-style-type: none"> • CARES Act accomplishments to be recorded in FY 2021-22 CAPER (Approved 9/27/22)
FY 2022-23 Outcomes	<ul style="list-style-type: none"> • CARES Act accomplishments to be recorded in FY 2021-22 CAPER (Approved 9/26/23)

HOT MEAL PROGRAM AND FOOD BOX PROGRAM COMPLETED.

PUBLIC SAFETY STREET OUTREACH

FY 2021-22 Outcomes	<ul style="list-style-type: none"> Made contact with 5,881 homeless and at-risk individuals Referred 1,026 individuals to services
FY 2022-23 Outcomes	<ul style="list-style-type: none"> Made contact with 5,989 homeless and at-risk individuals Referred 1,170 individuals to services



EMERGENCY SOLUTION GRANTS (ESG)

FY 2021-22 Outcomes	<ul style="list-style-type: none"> ESG - Assisted 79 individuals ESG-CV1 & 2 - Assisted 63 individuals
FY 2022-23 Outcomes	<ul style="list-style-type: none"> ESG - Assisted 166 individuals ESG-CV1 & 2 - Assisted 38 individuals

BE-WELL MOBILE RESPONSE UNIT

FY 2021-22 Outcomes	<ul style="list-style-type: none"> Entered into a partnership with Mind OC in October 2021 to provide mobile mental health and wellness services to Garden Grove residents Assisted 1,803 Garden Grove residents
FY 2022-23 Outcomes	<ul style="list-style-type: none"> Assisted 4,509 Garden Grove residents

CALOPTIMA HEALTH STREET MEDICINE PROGRAM

FY 2022-23 Outcomes	<ul style="list-style-type: none"> Entered into a partnership with CalOptima Health and Healthcare in Action to launch Orange County's first street medicine program to deliver comprehensive health care to up to 200 individuals experiencing homelessness After 6 months, 85 individuals have been enrolled into the program and 176 individuals have expressed interest CalOptima is in the process of launching phase 2 of its program to include a Street Medicine Support Center
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CALTRANS FENCING IMPROVEMENT PROJECT

FY 2022-23 Outcomes	<ul style="list-style-type: none"> Entered into a partnership with Caltrans to beautify and secure Caltrans right-of-way areas and grant access to SRT for street outreach enhancement
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3 SHELTER PROGRAMS AND ACTIVITIES

EMERGENCY SHELTER PROGRAMS: Emergency shelter and essential services are provided to unsheltered individuals. The City funds emergency shelters and navigation centers that are operated by Mercy House, Interval House, Illumination Foundation, and Colette's Children's Home in the cities of Orange, Anaheim, Santa Ana, and Placentia.

FY 2021-22 Outcomes	<ul style="list-style-type: none"> • ESG - Assisted 53 individuals • ESG-CV1 & 2 - Assisted 233 individuals
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FY 2022-23 Outcomes	<ul style="list-style-type: none"> • ESG - Assisted 63 individuals • ESG-CV1 & 2 - Assisted 71 individuals
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CENTRAL CITIES NAVIGATION PROJECT: CCNC is a low-barrier transitional, emergency facility with in-house services to provide emergency housing and wrap-around services to individuals experiencing homelessness built in partnership with the Cities of Fountain Valley and Westminster, and the County of Orange.

FY 2021-22 Outcomes	<ul style="list-style-type: none"> • Entered an MOU with the County of Orange (Approved 11/15/22) • Entered a Tri-Cities MOU with the Cities of Westminster and Fountain Valley (Approved 6/14/22)
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FY 2022-23 Outcomes	<ul style="list-style-type: none"> • Entered a Comprehensive Tri-Cities MOU with the Cities of Westminster and Fountain Valley (Approved 10/11/22) • Acquired 13871 West Street to be developed a Navigation Center sited in Garden Grove (11/08/22) • Approved Award of Contract to NexGen Builders, Inc (03/14/23) • Approved Award of Contract to Thomco Construction Inc. (04/25/23) • Approved Award of Contract to Volunteers of America of Los Angeles (VOALA) (04/25/23) • Construction broke ground (06/13/23) and is underway.
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4 HOMELESS PREVENTION

AFFORDABLE HOUSING: The City has facilitated the development of nearly 1,200 units of affordable housing units that support: individuals with disabilities, units for large families, and affordable homeownership opportunities, including development of four (4) Density Bonus projects, which include a total 18 affordable units. List of the City's affordable housing projects. <https://ggcity.org/neighborhood-improvement/affordable-housing-properties>

FY 2022-23 Outcomes	<ul style="list-style-type: none"> Tammerlane (Orchard Grove) committed \$3.646 Million to 78 units (1.823 Million PLHA & 1.823 Million LMIHAF)
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PERMANENT LOCAL HOUSING ALLOCATION (PLHA)

FY 2022-23 Outcomes	<ul style="list-style-type: none"> Tammerlane (Orchard Grove) committed \$1.823 Million
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PERMANENT SUPPORTIVE HOUSING

FY 2022-23 Outcomes	<ul style="list-style-type: none"> Stuart Drive Apartments ribbon cutting ceremony was held on October 11, 2022 Stuart Drive Apartments is currently serving 8 chronically homeless families with permanent supportive housing and supportive services
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RENTAL ASSISTANCE PROGRAMS: Rental assistance and stabilization services provided to unsheltered individuals and those at-risk of homelessness. Funding sources are ESG, ESG-CV1, ESG-CV2, and HOME.

FY 2021-22 Outcomes	<ul style="list-style-type: none"> HEART - Assisted 39 households ESG - Assisted 25 individuals ESG-CV1 & 2 - Assisted 216 individuals
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FY 2022-23 Outcomes	<ul style="list-style-type: none"> HEART - Assisted 28 households ESG - Assisted 18 individuals ESG-CV1&2 - Assisted 157 individuals
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SECTION 8 HOUSING CHOICE VOUCHER PROGRAM: The housing choice voucher program is the federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. The City's Housing Authority currently administers approximately 2,200 Housing Choice Vouchers.

FY 2021-22 Outcomes	<ul style="list-style-type: none"> Total Vouchers Available: 2337 vouchers Assisted 2240 households
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FY 2022-23 Outcomes	<ul style="list-style-type: none"> Total Vouchers Available: 2353 vouchers Assisted 2230 households
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FAMILY SELF-SUFFICIENCY PROGRAM (FSS): FSS is a program that enables HUD-assisted families to increase their earned income and reduce their dependency on welfare assistance and rental subsidies. Some of the services coordinated through the program include: child care, transportation, education, job training, employment counseling, financial literacy, and homeownership counseling, among others.

FY 2021-22 Outcomes	<ul style="list-style-type: none"> Program available for all, minimum requirement is 12. Assisted 40 households
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FY 2022-23 Outcomes	<ul style="list-style-type: none"> Program available for all, minimum requirement is 12. Assisted 35 households
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EMERGENCY HOUSING PROGRAM (EHV):

FY 2021-22 Outcomes	<ul style="list-style-type: none"> Total Vouchers Available: 117 vouchers Assisted 40 households
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FY 2022-23 Outcomes	<ul style="list-style-type: none"> Total Vouchers Available: 117 vouchers Assisted 110 households
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EMERGENCY HOUSING PROGRAM (EHV)

FY 2021-22 Outcomes	<ul style="list-style-type: none"> • Total Vouchers Available: 75 vouchers • Assisted 30 households
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FY 2022-23 Outcomes	<ul style="list-style-type: none"> • Total Vouchers Available: 75 vouchers • Assisted 70 households
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FIRST TIME HOMEBUYER: Down-payment assistance grants and loans to low-income families looking to purchase their first home in Garden Grove. The City provides loans of up to \$60,000 and provides forgivable grants through Workforce Initiative Subsidy for Homeownership Grant funding through a continued partnership with Pacific Mercantile Bank.

FY 2021-22 Outcomes	<ul style="list-style-type: none"> • Conducted 6 FTHB workshops • Issued one (1) FTHB Down Payment Assistance loan
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CODE ENFORCEMENT PROGRAM: The City's Code Enforcement Unit efforts activity responds to complaints associated with property and substandard housing issues that poses a risk to the health, safety or physical well-being of occupants, neighbors, or visitors.

FY 2021-22 Outcomes	<ul style="list-style-type: none"> • Of 2,699 opened cases, approximately 15% of the Code Enforcement responses (or 420 cases) involved the following: individual living in vehicle; transients located near an unsecured building; encampment on private property; or storage and debris of content left behind on property. • The Code Enforcement Unit responded to 1,046 opened cases associated with non-permitted structures.
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FY 2022-23 Outcomes	<ul style="list-style-type: none"> • Of 2,700 opened cases, approximately 23% of the Code Enforcement responses (or 633 cases) involved the following: individual living in vehicle; transients located near an unsecured building; encampment on private property; or storage and debris of content left behind on property. • The Code Enforcement Unit responded to 579 opened cases associated with non-permitted structures.
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PLANNING GRANTS PROGRAM

FY 2021-22 Outcomes	<ul style="list-style-type: none"> • Adopted 2021-2029 Housing Element • Adopted Amendments to Title 9 (Land Use) of the Garden Grove Municipal Code and to the City's Zoning Map to implement updates to the Housing Element and Land Use Element • Adopted Amendments to Title 9 (Land Use) of the Garden Grove Municipal Code and to the City's Zoning Map to implement updates to the Housing Element and Land Use Element
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FY 2022-23 Outcomes	<ul style="list-style-type: none"> • Adopted Amendments to Title 9 (Land Use) of the Garden Grove Municipal Code to Implement Policies and Programs in the Housing Element and Land Use Element to Ensure Compliance with State Housing Laws • Adopted Single-Family, Multi-Family, and Mixed-Use Objective Development Standards • Created Single Room Occupancy (SRO) Regulations and Development Standards • Adopted Amendments to Allow "Supportive Housing for the Homeless", "Low-Barrier Navigation Center", and "Supportive and Transitional Housing" As A Permitted Use By Right in Certain Zones to Ensure Compliance with State Housing Laws • Established "Special Housing Regulations" in Title 9 (Land Use) of the Garden Grove Municipal Code to Implement Specified Provisions of State Law Pertaining to Housing Development Projects, including Updated Density Bonus Regulations
----------------------------	--

LOCAL EARLY ACTION PLANNING (LEAP) GRANT

FY 2021-22 Outcomes	<ul style="list-style-type: none"> • Adopted Update to Land Use Element • Adopted Update to Safety Element • Adopted New Environmental Justice Element
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FY 2022-23 Outcomes	<ul style="list-style-type: none"> • Created and launched "GG Ready" Development Access Portal to Streamline and Improve Customer User Experience for Application and Permit Processing • Creating Pre-Approved ADU Plans
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HOUSING ELEMENT UPDATE

FY 2021-22 Outcomes	<ul style="list-style-type: none"> • Adopted 2021-2029 Housing Element
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FY 2022-23 Outcomes	<ul style="list-style-type: none"> • Updating Adopted Housing Element to obtain HCD Certification
----------------------------	--

5 HOUSING REHABILITATION PROGRAMS

HOME REPAIR PROGRAM: \$5,000 grants to low-income Garden Grove homeowners for home rehabilitation activities that address health, safety, or building code related problems in the home.

FY 2021-22 Outcomes	<ul style="list-style-type: none"> Completed 19 owner-occupied rehabilitation projects
FY 2022-23 Outcomes	<ul style="list-style-type: none"> Completed 18 owner-occupied rehabilitation projects

RE-ROOF PROGRAM: \$20,000 rehabilitation loan set at 0% interest that provides low-income Garden Grove residents a loan to re-roof their home.

FY 2021-22 Outcomes	<ul style="list-style-type: none"> Completed one (1) re-roof project
FY 2022-23 Outcomes	<ul style="list-style-type: none"> Completed one (1) re-roof project



6 WORKFORCE DEVELOPMENT

JOBS 1ST PROGRAM: Grants up to \$25,000 to Garden Grove businesses who have been negatively impacted by COVID-19 and are looking to retain low-income employees. The City also offers Garden Grove businesses a loan up to \$50,000 for jobs that they will be creating.

FY 2021-22 Outcomes

- Expended \$635,012 to assist 25 Garden Grove businesses and create/retain 64 jobs
- Issued 11 Job Creation Loans to help employ 21 low-income residents
- Issued 14 Job Retention Grants to help keep 43 low-income residents employed

FY 2022-23 Outcomes

- Expended \$473,000 to assist 15 Garden Grove businesses and create/retain 47 jobs
- Issued 9 Job Creation Loans to help employ 15 low-income residents
- Issued 6 Job Retention Grants to help keep 32 low-income residents employed

WORKFORCE ACTIVATION AND READINESS PROGRAM (WARP): Employment services including resume development, interviewing skills, job search assistance, basic office skills, dress for success workshops, and English classes (as needed) for homeless and at-risk Garden Grove residents.

FY 2021-22 Outcomes

- Assisted 67 Garden Grove residents with employment services

FY 2022-23 Outcomes

- Assisted 30 Garden Grove residents with employment services

IC INCUBATOR PROGRAM

FY 2021-22 Outcomes

- Provided employee development training to 122 individuals through the IC Incubator Program



Under the JOBS 1ST PROGRAM (FY 2021-22, FY 2022-23)



40

businesses
were assisted



111

jobs were created
and retained for
low-income residents

COMPREHENSIVE STRATEGIC PLAN

TO ADDRESS HOMELESSNESS

For FY 2021-22 and beyond, the City intends to utilize Federal and State funding to bolster existing efforts and to implement innovative, forward-thinking solutions to ending homelessness in alignment with the following five (5) goals and associated strategic actions:

GOAL
1

Enhance community engagement regarding homelessness, and raise awareness around available resources and best practices

GOAL
2

Improve and expand homelessness prevention efforts

GOAL
3

Enhance data tracking and homeless outreach activities among city staff and service providers

GOAL
4

Explore options to enhance emergency housing solutions

GOAL
5

Increase production of and access to affordable and supportive housing



GOAL 1

ENHANCE COMMUNITY ENGAGEMENT EFFORTS REGARDING HOMELESSNESS, AND RAISE AWARENESS AROUND AVAILABLE RESOURCES AND BEST PRACTICES

Strategic Action 1a **Create a webpage specifically dedicated to detailing information and services available to the homeless and at-risk community.**

Responsible Departments: Community Development (CDD), Economic Development and Housing (EDHD), Community Relations (OCR)

Outcomes: "Addressing Homelessness" webpage created: <https://ggcity.org/addressing-homelessness>

Status: Strategic Action Completed. Ongoing maintenance

Strategic Action 1b **Seek public input regarding the 2021 Comprehensive Strategic Plan to Address Homelessness (CSPA).**

Responsible Departments: CDD, EDHD, Garden Grove Police Department/ Special Resources Team (GGPD/SRT); Community Services (CSD); Public Works (PW)

Outcomes: Developed interactive online survey for community feedback and created informational webinars on homeless resources on the City website.

Status: Strategic Action Completed.

Strategic Action 1c **Plan quarterly meetings of the Garden Grove Coalition to End Homelessness, Garden Grove Police Department's Special Resource Team, and community stakeholders to assist with implementation of the GG-CSPA.**

Responsible Departments: CDD, EDHD, GGPD/SRT, CSD, OCR

Outcomes: Presented GG-CSPA to NICC and posted GG-CSPA on the City's website

Status: Strategic Action Completed. Partnerships with GGPD SRT and community stakeholders are maintained through ongoing updated meetings.

Strategic Action 1d **Encourage City staff, homeless service providers, and the general public to participate in the 2021 and 2023 PIT Counts.**

Responsible Departments: CDD, EDHD, GGPD/SRT, CSD, OCR

Outcomes: City staff participated in the 2021 and 2023 PIT count in person

Status: Strategic Action Completed.

Strategic Action 1e **Foster partnerships with Garden Grove Unified School District, local non-profits, and other service providers.**

Responsible Departments: CDD, EDHD, GGPD/SRT, CSD

Outcomes: GGUSD, nonprofits and service providers participated in the first Garden Grove Coalition to End Homelessness quarterly meeting

Status: Strategic Action Completed. Ongoing quarterly meetings with service providers

Strategic Action 1f	Identify local programs and service providers to subsidize with CARES Act funds.
Responsible Departments:	CDD, EDHD, GGPD/SRT, CSD, PW
Outcomes:	Established contracted partnership with 2-1-1, Moving Forward Psychological Institute (MFPI), BeWell OC, Mercy House, Thomas House Family Shelter, Illumination Foundation, Interval House, and CalOptima Health to address homelessness.
Status:	Strategic Action Completed.



IMPROVE AND EXPAND HOMELESSNESS PREVENTION EFFORTS

Strategic Action 2a	Identify opportunities to leverage current and future funding sources.
Responsible Departments:	CDD, EDHD, GGPD/ SRT, CSD, PW
Outcomes:	Establish a database of local, county, state and federal funding and grant resources
Status:	Ongoing
Strategic Action 2b	Conduct research and assessment of homelessness resources and other best practices.
Responsible Departments:	CDD, EDHD
Outcomes:	Collect, research and analyze Best Practices in the areas of homelessness prevention
Status:	Ongoing
Strategic Action 2c	Highlight programs and services related to homelessness prevention.
Responsible Departments:	CDD, EDHD, OCR
Outcomes:	STRATEGIC ACTION COMPLETED. Incorporated homeless prevention resources and information on the City's website
Status:	Ongoing
Strategic Action 2d	Explore rental protection and anti-displacement strategies (e.g. rent regulations, tenant protections, etc.)
Responsible Departments:	CDD, EDHD, Garden Grove Housing Authority
Outcomes:	Engage local landlords and tenants about mediation and housing-related services available through the Fair Housing Foundation and other housing-related service providers
Status:	Ongoing

GOAL 3

ENHANCE DATA TRACKING AND HOMELESS OUTREACH ACTIVITIES AMONG CITY STAFF AND SERVICE PROVIDERS

Strategic Action 3a

Collect and analyze local homelessness-related data to better target resources.

Responsible Departments:

CDD, EDHD, GGPD/SRT, CSD, PW

Outcomes:

- Prepare quarterly reports regarding the City's homelessness data to be available on the homelessness website identified in Strategic Action 1a
- Conduct an analysis of City costs related to the direct and indirect impact of homelessness in order to identify ways to reduce resource strains

Status:

Ongoing

Strategic Action 3b

Facilitate training with city staff directly involved with homelessness (including Building & Safety, Code Enforcement, Public Works, and Community Services).

Responsible Departments:

CDD, EDHD, GGPD/SRT, CSD, PW

Outcomes:

Develop a training curriculum and implement with support by the Special Resource Team and other industry experts. Deploy training opportunities on a biannual basis

Status:

Ongoing

Strategic Action 3c

Develop the Be Well Garden Grove Mobile Crisis Response Unit

Responsible Departments:

City staff, GGPD/SRT, OCFA, OCR

Outcomes:

Established a contracted partnership with BeWell OC to deploy street outreach and mental health intervention and developed a coordinated deployment strategy between BeWell OC, GGPD/SRT, and OCFA partners.

Status:

Strategic Action Completed.
On July 25, 2023, the Council approved FY 23-24 through FY 27-28 agreement with BeWell OC.



GOAL 4

EXPLORE OPTIONS TO ENHANCE EMERGENCY HOUSING SOLUTIONS

Strategic Action 4a

Collect and analyze local homelessness-related data to better target resources.

Responsible Departments:

City Manager's Office, CDD, EDHD, GGPD

Outcomes:

Conduct preliminary site inventory of available industrial properties; evaluate existing Navigation Center operation(s) within Orange County; conduct fiscal analysis

Status:

Ongoing

Strategic Action 4b

Explore opportunities to acquire shelter beds in the Orange County region.

Responsible Departments:

City Manager's Office, CDD, EDHD, GGPD

Outcomes:

Identify potential city partnerships within the Central Service Planning Areas; conduct fiscal assessment

Status:

Ongoing

Strategic Action 4c

Evaluate staffing resources.

Responsible Departments:

City Manager's Office, CDD, EDHD, GGPD

Outcomes:

Employed a Homelessness Liaison Analyst to oversee the CCNC and the implementation of the GG-CSPAH

Status:

Strategic Action Completed.



GOAL 5

INCREASE PRODUCTION OF AND ACCESS TO AFFORDABLE AND SUPPORTIVE HOUSING

Strategic Action 5a Conduct comprehensive review and update of City's Housing Policies and explore incentives for property owners and developers.

Responsible Departments: CDD, EDHD, OCR

Outcomes: Complete City's Housing Element Update; address City's RHNA allocation of 19,168

Status: Ongoing

Strategic Action 5b Amend zoning code to promote Housing Production.

Responsible Departments: CDD, EDHD, OCR

Outcomes: Approved the updated City's General Plan Housing Element and Land Use Element

Status: Strategic Action Completed.

Strategic Action 5c Streamline development of Accessory Dwelling Units.

Responsible Departments: CDD, EDHD, OCR

Outcomes: Contracted with SCAG to review ADU policies and pre-approved ADU plans/ designs.

Status: Strategic Action Completed.

Strategic Action 5d Leverage regional, State and Federal housing resources to promote development of Permanent Supportive Housing to support literally homeless households.

Responsible Departments: City Manager's Office, CDD, EDHD

Outcomes: Leverage regional, State and Federal housing resources to promote development of Permanent Supportive Housing to support at-risk individuals and families

Status: Ongoing



EXHIBIT 1

FY 2022-23 ACTION PLAN SUMMARY



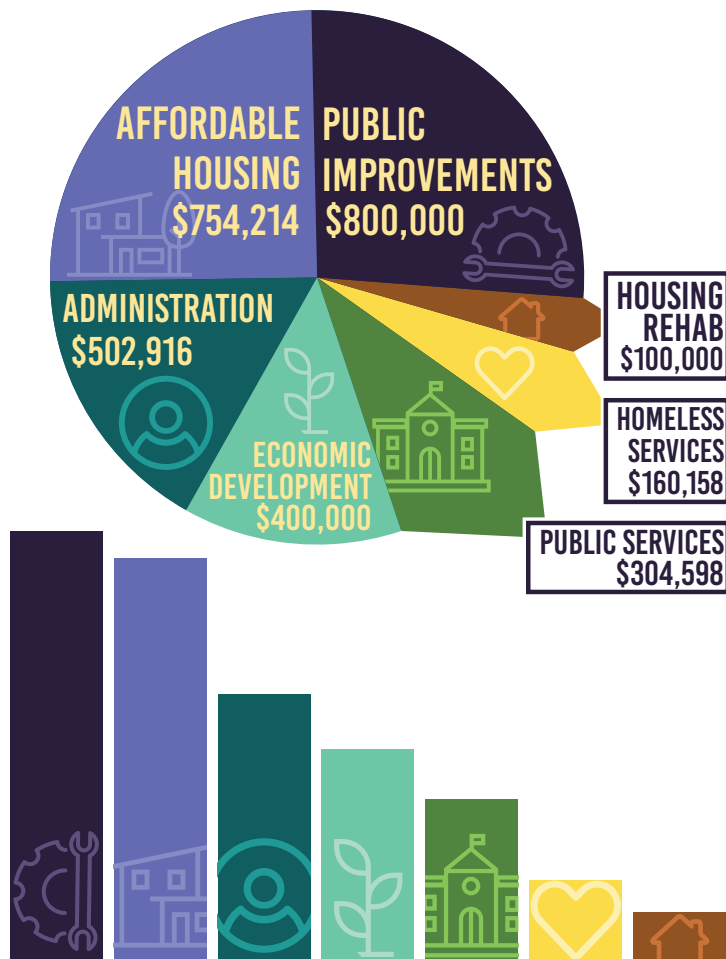
CITY OF GARDEN GROVE

2022 - 23 ANNUAL ACTION PLAN

GARDEN GROVE Performance Period: July 1, 2022 - June 30, 2023

2022 PROJECTED FUNDING

During FY 2022-23, the City of Garden Grove is projecting to utilize a total of **\$3,021,886** in HUD grant funds to benefit low/moderate income residents through a variety of programs and services.



HUD ENTITLEMENT FUNDS

The City of Garden Grove is an administrative authority for the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and Emergency Solutions Grant (ESG) allocations.

\$2,010,728 in CDBG funding will be programmed to benefit low/moderate income residents, through housing rehabilitation, senior services, fair housing activities, infrastructure improvements, and gang suppression activities.

\$838,015 in HOME funding will be used to develop affordable housing and provide rental assistance to low-income households.

\$173,143 in ESG funding will be used to provide homeless services through street outreach, emergency shelter, homeless prevention, and rapid rehousing.

CDBG CARES ACT funding will continue to be programmed to provide supportive services to those affected by the Coronavirus (COVID-19).



To view the full Annual Action Plan, visit: ggcity.org/neighborhood-improvement/reports

EXHIBIT 2

FY 2022-2023 HUD GRANTS SUMMARY

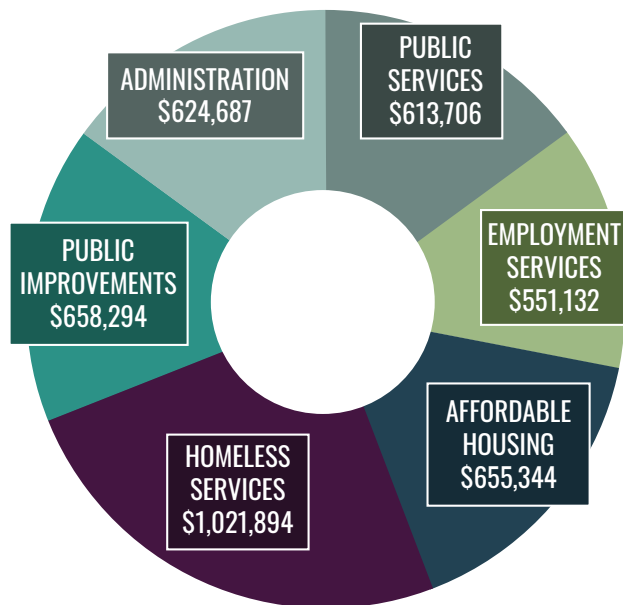
CITY OF GARDEN GROVE

2022-23 Consolidated Annual Performance Evaluation Report (CAPER)

PERFORMANCE PERIOD: JULY 1, 2022 – JUNE 30, 2023

2022 Project Expenditures

During FY 2022-23, the City of Garden Grove utilized a total of **\$4,125,057** in HUD grant funds to benefit low/moderate income residents through a variety of programs and services.



\$1,917,245 in **CDBG** funding was used to benefit low-income residents through housing rehabilitation, senior services, fair housing activities, and infrastructure improvements.

\$631,421 in **HOME** funding was used to develop affordable housing and provide rental assistance to low-income households.

\$159,884 in **ESG** funding was used to provide homeless services through street outreach, emergency shelter, and rental assistance.

\$495,674 in **CDBG CARES Act** funding was used to provide administration and supportive services to those affected by COVID-19.

\$920,833 **ESG CARES Act** funding was used to provide housing and supportive services to homeless individuals and families affected by COVID-19.



UNDUPLICATED PERSONS SERVED
22,748 Individuals



AFFORDABLE HOUSING
57 Units



COMMUNITY OUTREACH & EDUCATION
7,017 Individuals



PUBLIC IMPROVEMENTS
3,050 Individuals



HOMELESS ASSISTANCE
663 Individuals



JOBS ASSISTED
77 Individuals



MEALS PROVIDED
61,145 Meals



PUBLIC SERVICES
11,840 Individuals



Contact Timothy Throne, Sr. Program Specialist, for more information.

☎ (714) 741-5144 ✉ timothyt@ggcity.org

View the full CAPER at ggcity.org/neighborhood-improvement/reports

EXHIBIT 3

FY 2021-22 ACTION PLANS SUMMARY



CITY OF GARDEN GROVE

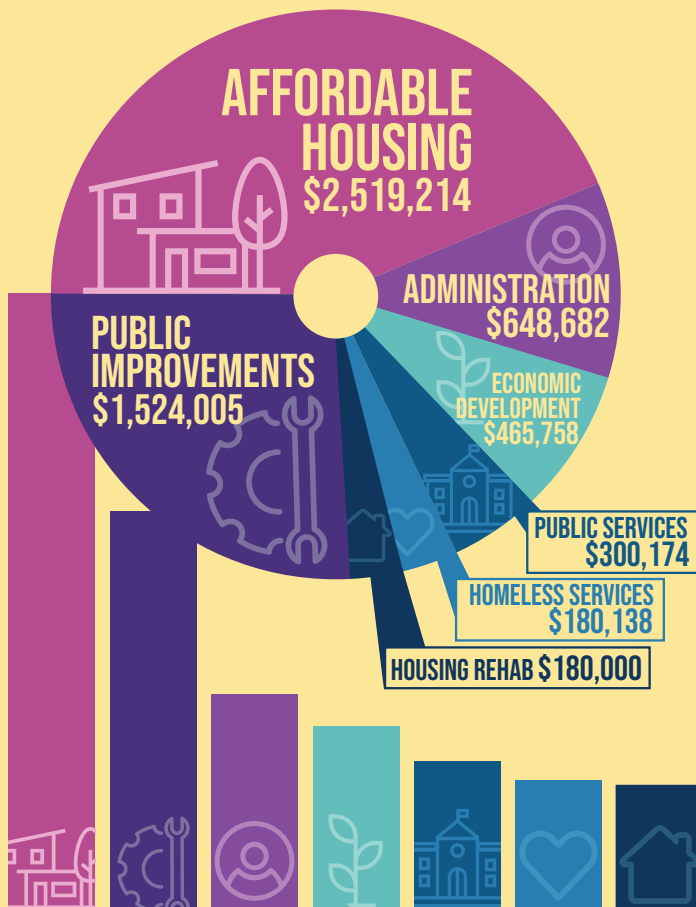
2021-22 ANNUAL ACTION PLAN

GARDEN GROVE

Performance Period: July 1, 2021 – June 30, 2022

2021 PROJECTED FUNDING

During FY 2021-22, the City of Garden Grove is projecting to utilize a total of **\$5,817,971** in HUD grant funds to benefit low/moderate income residents through a variety of programs and services.



HUD ENTITLEMENT FUNDS

The City of Garden Grove is an administrative authority for the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and Emergency Solutions Grant (ESG) allocations.

\$2,870,170 in CDBG funding will be programmed to benefit low/moderate income residents, through housing rehabilitation, senior services, fair housing activities, infrastructure improvements, and gang suppression activities.

\$2,767,663 in HOME funding will be used to develop affordable housing and provide rental assistance to low-income households.

\$180,138 in ESG funding will be used to provide homeless services through street outreach, emergency shelter, homeless prevention, and rapid rehousing.

CDBG and ESG CARES ACT FUNDING will continue to be programmed to provide supportive services to those affected by the Coronavirus (COVID-19).



UNDUPLICATED PERSONS SERVED

14,317
INDIVIDUALS

HOUSING REHABILITATED

30
UNITS

COMMUNITY OUTREACH & EDUCATION

7,300
INDIVIDUALS

HOMELESS ASSISTANCE

293
INDIVIDUALS

FAIR HOUSING SERVICES

210
INDIVIDUALS

MEALS PROVIDED

141,306
MEALS

To view the full Annual Action Plan, visit: ggcity.org/neighborhood-improvement/reports
Contact Timothy Throne, Program Specialist, at (714) 741-5144 or timothyt@ggcity.org for more info.

EXHIBIT 4

FY 2021-22 HUD GRANTS SUMMARY

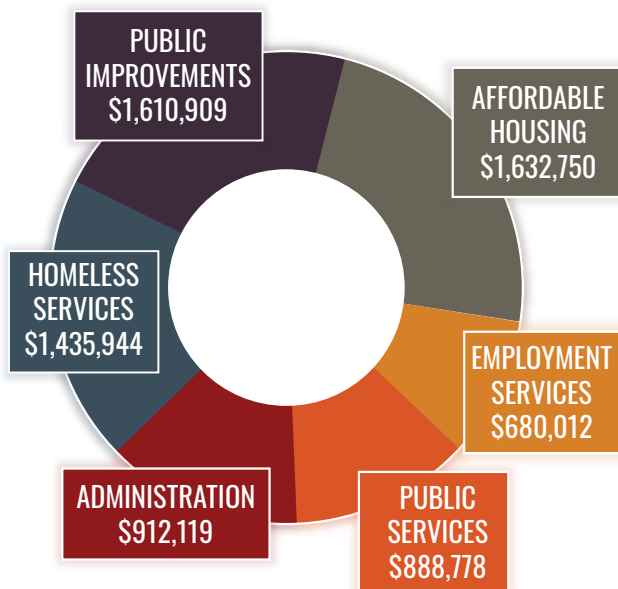
CITY OF GARDEN GROVE

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.



UNDUPLICATED 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



Contact Timothy Throne, Program Specialist, for more information.

☎ (714) 741-5144 ✉ timothyt@ggcity.org

View the full CAPER at ggcity.org/neighborhood-improvement/reports

EXHIBIT 5

2017-2022 GARDEN GROVE HOMELESS DATA

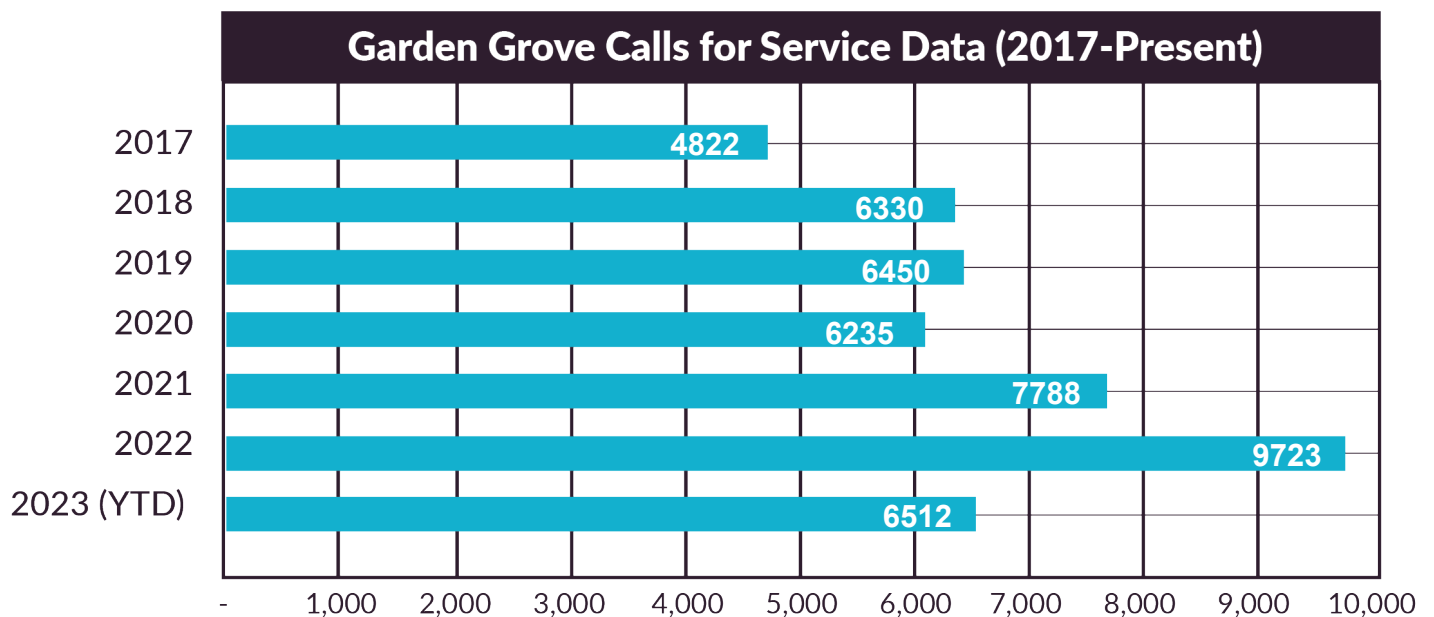
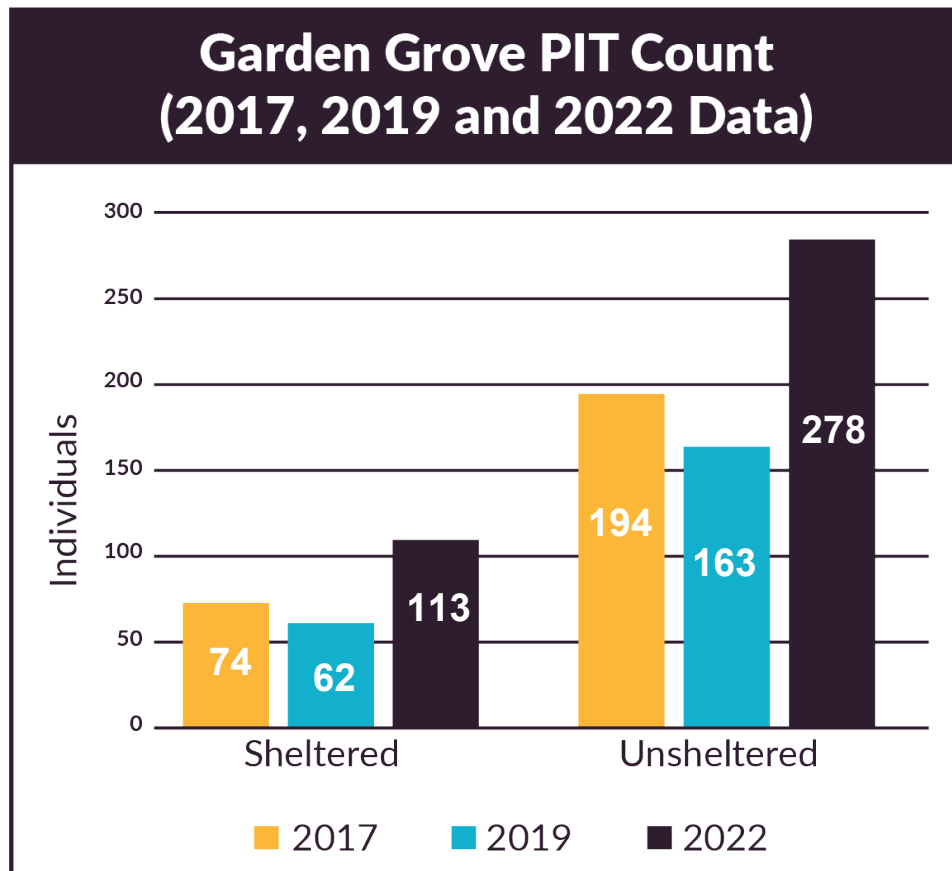
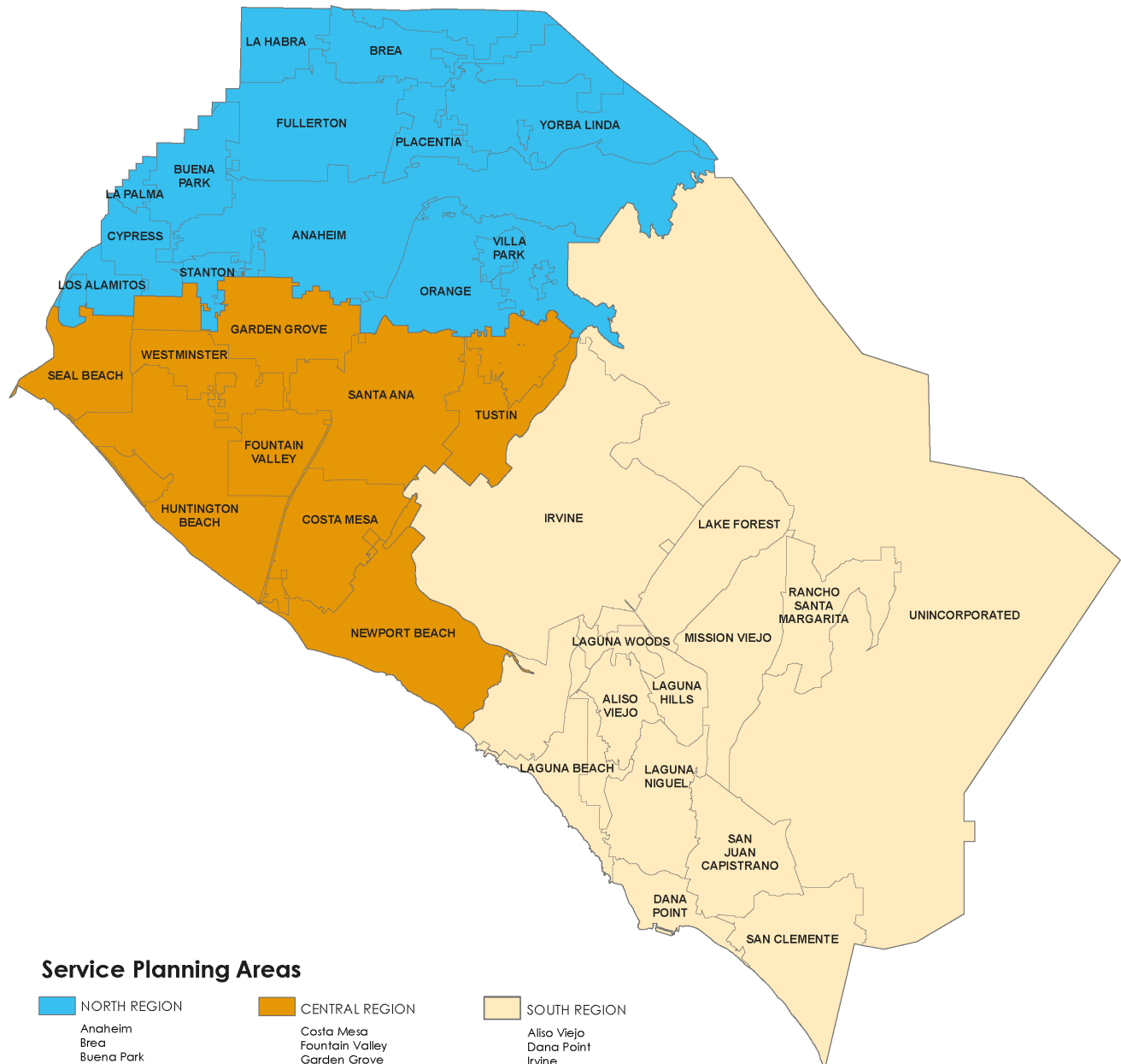


EXHIBIT 6

ORANGE COUNTY SERVICE PLANNING AREAS



County of Orange Service Planning Areas



Service Planning Areas

NORTH REGION

Anaheim
Brea
Buena Park
Cypress
Fullerton
La Habra
La Palma
Los Alamitos
Orange
Placentia
Stanton
Villa Park
Yorba Linda
County Unincorporated

CENTRAL REGION

Costa Mesa
Fountain Valley
Garden Grove
Huntington Beach
Newport Beach
Santa Ana
Seal Beach
Tustin
Westminster
County Unincorporated

SOUTH REGION

Aliso Viejo
Dana Point
Irvine
Laguna Beach
Laguna Hills
Laguna Niguel
Laguna Woods
Lake Forest
Mission Viejo
Rancho Santa Margarita
San Clemente
San Juan Capistrano
County Unincorporated

EXHIBIT 7

EMERGENCY SHELTERS/ NAVIGATION CENTERS IN THE CENTRAL SPA

CITY	NAME OF SHELTER	SERVICE PROVIDER	TEMPORARY SHELTER BEDS	PERMANENT SHELTER BEDS	POPULATION SERVED
Costa Mesa	Costa Mesa Bridge Shelter www.costamesaca.gov/hot-topics/costa-mesa-bridge-shelter	Mercy House	50		Single Adults
	Costa Mesa Permanent Bridge Shelter (under construction)	Unknown		72	Single Adults
Garden Grove	Thomas House Family Shelter www.thomashouseshelter.org	Thomas House		24 Units	Individuals and Families
Huntington Beach	Emergency Housing for Youth www.buildfutures.org	Build Futures		60	Transitional Aged Youth
	Huntington Beach Youth Shelter www.waymakersoc.org/sheltering-children	Waymakers		8	Single Adults
	Huntington Beach Navigation Center www.hbhomelessolutions.com	Mercy House		174	Single Adults with Medical Vulnerabilities
Midway City	Recuperative Care Program www.ifhomeless.org/tour-newest-recuperative-care-facility-midway-city	Illumination Foundation	30		
Newport Beach	Collaboration with Costa Mesa				
Santa Ana	Armory Emergency Shelter www.ochealthinfo.com/gov/health/homeless/shelter_programs.asp	County of Orange / Mercy House		100	Single Adults
	The Link www.santa-ana.org/homelessness/interim-homeless-shelter-link	Mercy House (now Illumination Foundation)		200	Single Adults and Families
	The Courtyard www.ochealthinfo.com/gov/health/homeless/shelter_programs.asp	County of Orange / The Midnight Mission	425		Single Adults
	Safe Place (closing Feb 1, 2021)	WISEPlace	60		Single Women
	Future Carnegie Site Shelter (under construction)	Illumination Foundation		200	Single Adults and Families
	Yale Shelter (opening soon) www.ochealthinfo.com/occ/ytcc	County of Orange (PATH)		425	Single Adults and Families
Tustin	ES Village of Hope www.rescuemission.org/village-of-hope	Orange County Rescue Mission		66	Single Adults and Families
	Tustin Temporary Emergency Shelter www.rescuemission.org/tag/tustin-temporary-emergency-shelter	Orange County Rescue Mission	57		Single Adults and Families
Total Emergency Shelter Beds			622	1,329	

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To:	Lisa L. Kim	From:	Ursula Luna-Reynosa
Dept.:	City Manager	Dept.:	Economic Development and Housing Department
Subject:	A report of the recent Anyang Sister City 50th Anniversary Visit and Tourism Program Report that took place from September 17-23, 2023.		
		Date:	10/10/2023

OBJECTIVE

A summary report of the City delegation who attended the celebration ceremony along with various events and seminars in honor of Anyang City 50th Anniversary. There were additional program activities with key travel industry representatives focused on tourism opportunities and to promote tourism exchange between the City of Garden Grove, Republic of Korea, and Japan, in partnership with Visit Anaheim.

BACKGROUND

For the past 40 years, the City of Garden Grove has worked to foster friendship, understanding and cooperation with its Sister City in Anyang, South Korea. This has been accomplished through support of the Sister City Association and annual student exchange program, various business meetings, as well as participation in a public employee exchange program. The Mayor and City Council/City delegation was extended an invitation to commemorate Anyang City's 50th anniversary on September 17-23, 2023.

DISCUSSION

To commemorate the Anyang City 50th anniversary, the City delegation took part in the Opening Ceremony along with various events, media interviews and symposiums. The City delegation also incorporated Tourism Program in partnership with Visit Anaheim to actively promoted the Grove District as a premier tourism destination. The Grove District continues to be a critical driver of economic development in Garden Grove, contributing significantly to the city's revenue, which reached \$28.5 million by the end of FY 22-23, and providing employment opportunities for over 3,500 individuals.

Key Activities in Seoul, Korea (Sept 17-20, 2023):

The delegation comprised of Garden Grove city leaders, and Orange County partners, including The Great Wolf Lodge Southern California, Hilton Hampton and Homewood Suites, and Visit Anaheim (which included representatives from the Westin South Hotel, South Coast Plaza, Disneyland, and the Richard Nixon Library) conducted the tourism mission in Seoul, Korea. The delegation participated in market briefings that highlighted key travel and tourism trends. Garden Grove representatives also presented the Grove District to over 75 Korean travel trade partners and key media companies, including: Biz World News, CBS, Digital Conversion, Discovery News, Asiana Airlines, Korean Travel Times, Maeil Business Newspaper, Open News, Tour Korea, Travel Daily, and TTL (Travel and Tourism Leader). Further tourism outreach was achieved through a well-attended influencer event that attracted the top 25 lifestyle and foodie influencers in Korea, significantly enhancing the visibility of the Orange County and Garden Grove market.

Key Sister City Activities with Anyang (Sept 20-23, 2023):

Garden Grove officials embarked on a meaningful celebratory visit to our sister city, Anyang, South Korea further strengthening cultural bonds and fostering goodwill between our cities. For the past four decades, the City of Garden Grove has nurtured a strong bond of friendship, understanding, and cooperation with Anyang. This enduring relationship has been cultivated through the steadfast support of the Sister City Association, an annual student exchange program, various business meetings, and active participation in a public employee exchange program.

In 2023, Anyang City celebrated its 50th anniversary. To mark this occasion, Anyang City extended a warm invitation to the Mayor and City Council resulting in a City delegation attending a commemorative ceremony along with a diverse array of events and seminars that occurred from September 19th to September 22nd, 2023. This is further details in the attached City Delegation Korea - Anyang Program Summary.

Key Activities in Tokyo, Japan (September 19-23, 2023):

Garden Grove's Deputy Director of Economic Development, in collaboration with partners such as The Great Wolf Lodge Southern California, Hilton Hampton and Homewood Suites, and Visit Anaheim (including representatives from the Westin South Hotel, South Coast Plaza, Disneyland, and the Richard Nixon Library) conducted a dynamic sales mission in Tokyo, Japan. During the sales mission, the delegation participated in a marketing briefing that included updates on travel trends for Japan. Garden Grove also presented the Grove District to major Japanese travel trade companies, included: Disney Tokyo, Brand USA, JTB, HIS, IBJ, USA Embassy Tokyo, Delta Air Lines Korea, Japan Association of Travel Agents (JATA).

In addition, presentations were made to top Japan travel media companies, resulting in a significant social media postings.

Attached are the tourism itineraries for Seoul, Korea and Tokyo, Japan along with the City delegation who were meeting participants in the tourism program. Part of the Tourism Program, there is no activity or event that had a majority of Councilmembers in attendance.

FINANCIAL IMPACT

There is no fiscal impact to receive and file the report. Expenses related to the tourism promotion components were covered by the Visit Anaheim and GGTPC funds. The estimated cost for these components is \$35,000. The Sister City portion of the trip was primarily funded by Anyang City, including lodging, ground transportation and some meals. Ancillary expenses, not expected to exceed \$10,000, have been paid from the City Council 's FY 2023-24 operating budget.

RECOMMENDATION

Receive and file this report which includes information on the activities conducted that are aligned with the City's economic development and tourism goals.

ATTACHMENTS:

Description	Upload Date	Type	File Name
2023 Korea Sales Mission	10/5/2023	Backup Material	Visit_Anaheim_V2.pdf
2023 Japan Sales Mission	10/2/2023	Backup Material	20230927165818160.pdf
City Delegation Korea Anyang Program Summary	10/5/2023	Backup Material	City_Delegation_Korea_Anyang_Program_Summary.pdf

Visit Anaheim 2023 Korea Sales Mission

Seoul

September 16 - 19, 2023



2023 애너하임 관광청 세일즈 미션

2023 Visit Anaheim Sales Mission Korea

www.visitanaheim.org

아비아렙스 한국사무소

서울시 중구 청계천로 100 시그니처 타워 서관 1128호

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민나래 과장 naraemin@aviareps.com

NOTE

주요 특징

1. 트립 어드바이저 애너하임 호텔 중 1위
2. 웨스틴 브랜드 호텔 중 TOP 3호텔로 선정
3. 618개 객실 및 121개 스위트 룸 보유
4. 루프탑 레스토랑 포함 총 7개 레스토랑 보유, 로비와 라이즈 루프탑에서 매주 라이브 음악
5. 호텔 객실의 60% 이상 발코니가 있으며 파크뷰 및 시티뷰 룸으로 구성



THE WESTIN
ANAHEIM RESORT

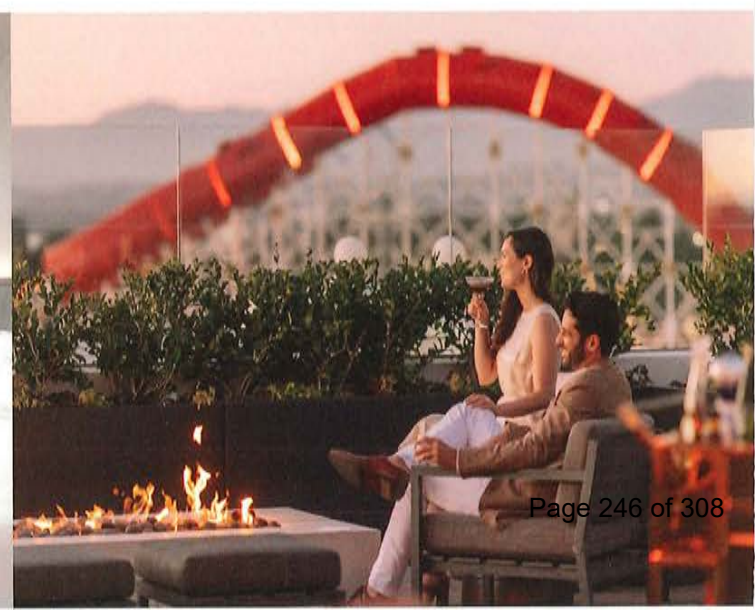
웨스틴 애너하임 리조트 Westin Anaheim Resort



애슐리 리 Ashley Lee
Leisure Sales Manager
ashley.lee@westinanaheim.com
1030 West Katella Ave
Anaheim, CA 92802

최근 2021년 6월에 개장한 더 웨스틴 애너하임 리조트는 AAA 4 다이아몬드 호텔로써 새로운 차원의 럭셔리 호스피탈리티를 선사합니다. 웨스틴 애너하임 리조트는 애너하임 중심부에 위치하여 있어 우수한 접근성을 자랑하며, 도보로 15분 이내 거리에 애너하임 컨벤션 센터가, 바로 맞은편에는 다운타운 디즈니 디스트릭트가 위치해 있고 에인절 스타디움(Angel Stadium)이 가까운 거리에 있습니다.

westinanaheim.com



NOTE

주요 특징

1. 캘리포니아에서 가장 큰 규모의 미국 내 가장 초호화 럭셔리 브랜드 쇼핑센터
2. 2023년 알렉산더 왕, 브라이틀링, 미쓰니 등 입점 완료, 발망, 질 샌더 등 입점 예정, 발렌시아가, 불가리, 까르띠에, 구찌, 반클리프 아펠 등 확장 및 리모델링 매장 오픈 예정
3. 250개 이상의 브랜드 및 미쉐린 스타 레스토랑 포함 30개 이상의 최고급 레스토랑 입점
4. 세계적 수준의 서비스 및 고급 편의시설 및 여행자 전용 VIP PASSPORT 프로그램 제공
5. 오렌지카운티 미술관(OCMA), 시거스트롬 아트센터 및 웨스틴 사우스 코스트 플라자 호텔과 인접



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브라이언 추안 Brian Chuan
Senior Director of International
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존 웨인 공항과의 근접성이 훌륭한 캘리포니아 코스타메사에 위치한 사우스 코스트 플라자는 미국 서부에서 가장 큰 규모를 자랑하는 쇼핑 명소로 총 250여 개의 브랜드가 입점해 있습니다. 구찌, 에르메스, 까르띠에, 해리 윈스턴, 생 로랑, 디올, 알렉산더 맥퀸, 지방시 같은 럭셔리 브랜드부터 디자이너 브랜드, 코스메틱, 키즈, 홈웨어에 이르기까지 다양한 쇼핑을 경험할 수 있고, VIP 액세스, 환전 서비스, 퍼스널 쇼퍼 등의 서비스부터 서점, 레스토랑 및 카페, 어린이 놀이시설 등을 모두 갖춘 쇼핑의 중심지입니다

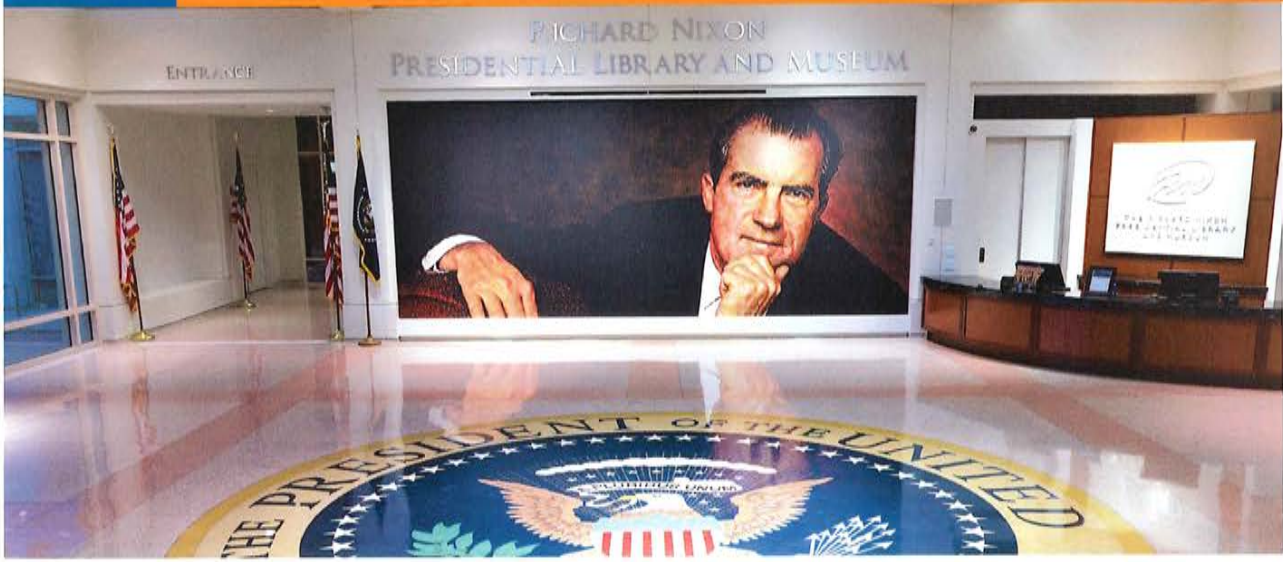
www.southcoastplaza.com



NOTE

주요 특징

1. 닉슨 대통령 재임 기간 내 기록 문건과, '독립선언문' 초안, 그리고 포드, 닉슨 대통령의 전용 헬기 마린원 전시
2. 닉슨과 엘비스 프레슬리의 역사적인 환담 장소
3. 닉슨과 앤젤스 센터의 번들 투어 제공
4. 영부인 로즈 가든에서 문화 공연 및 웰니스 프로그램 제공
5. 유스 앰배서더 프로그램 - 학생 대상 투어 제공



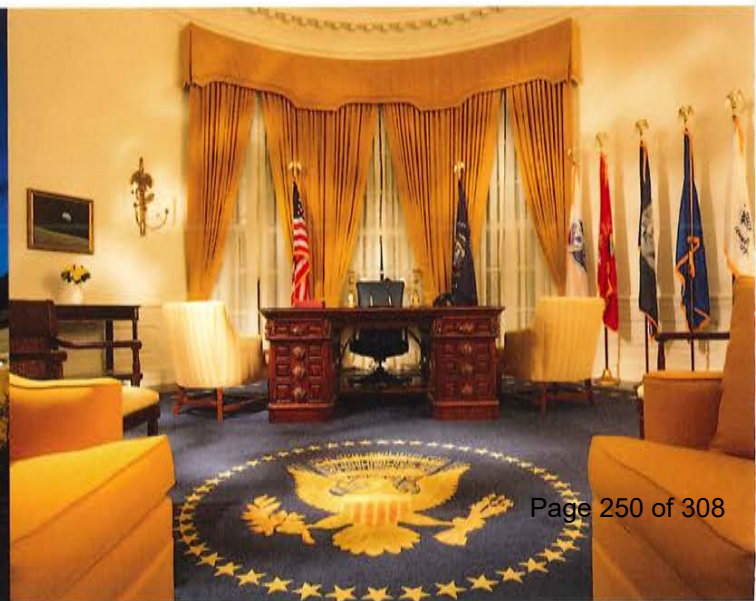
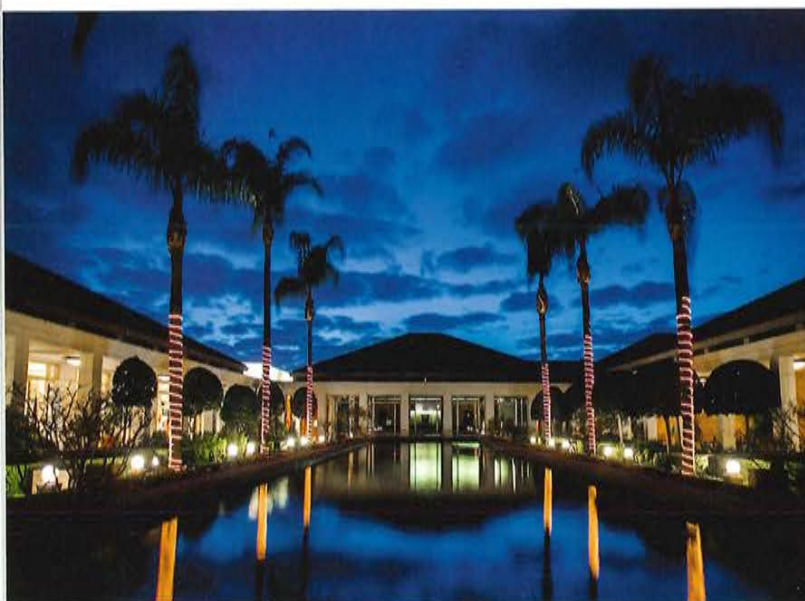
리처드 닉슨 도서관 Richard Nixon Library



제인 장 Jane Zhang
Director of Tourism and Culture
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Linda, CA 92886

오렌지 카운티 내 최고 명소이자 박물관으로 선정된 리처드 닉슨 도서관 및 박물관은 미국에서 가장 현대적인 대통령 도서관 및 박물관입니다. 리처드 닉슨 도서관을 둘러 보며 리처드 닉슨 대통령의 일생과 재직 시절 업적에 관해 자세히 알아보고, 닉슨의 생가 투어도 체험해보세요!

www.nixonfoundation.org/visit-nixon-library/tickets-hours



NOTE

주요 특징

1. 힐튼 가든 인에는 169개의 객실, 햄튼 인 & 스위트에는 172개 객실, 홈우드 스위트에는 166개 객실로 총 507개의 객실과 넓은 주차공간을 제공
2. 객실의 80%가 2개의 퀸베드로 구성
3. 홈우드 스위트의 모든 객실은 소파 침대와 주방 시설을 제공
4. 힐튼 가든 인은 최근 40만달러 규모의 전체 레노베이션을 마칩
5. 홈우드 스위트와 햄튼 인은 조식 무료 제공 / 힐튼 가든 인은 조식 패키지로 이용 가능



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Hampton - 11747 Harbor Blvd, Garden Grove, CA 92840

Homewood - 12005 Harbor Blvd, Garden Grove, CA 92840

힐튼 가든 인 애너하임 가든 그로브

Hilton Garden Inn Anaheim Garden Grove

햄튼 인 & 스위트 애너하임 가든 그로브

Hampton Inn & Suites Anaheim Garden Grove

홈우드 스위트 애너하임 메인 게이트

Homewood Suites Anaheim Main Gate

위 세 개의 호텔은 모두 애너하임 리조트 지역 내에 위치하고 있어 뛰어난 접근성을 자랑합니다. 디즈니랜드 리조트까지 약 3km, 넷츠 베리 팜, 미국 프로야구팀 LA 에인절스의 홈구장인 에인절 스타디움, 그리고 NHL 애너하임 덕스의 홈구장인 혼다센터가 호텔 주변 4km 거리에 위치하고 있습니다.

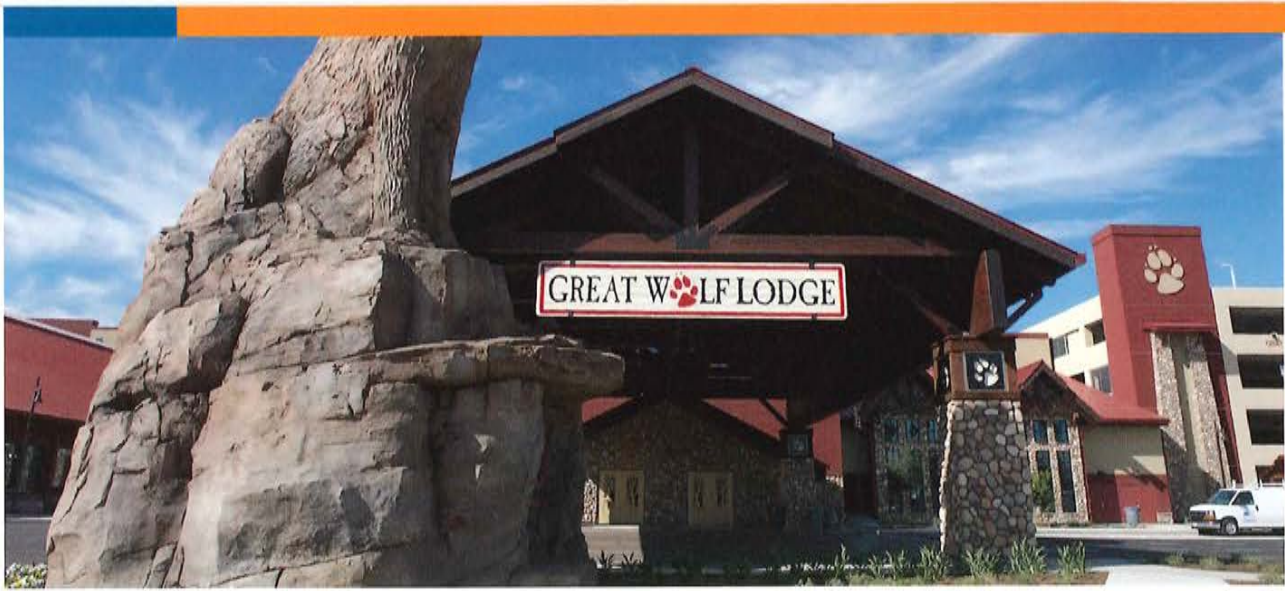
anaheimhgi.com

hamptoninnanaheim.com

homewoodsuitesanaheim.com



1. 숙박 시, 실내 워터파크 입장권 제공
2. 요가, 스토리텔링, 공예 수업, 댄스파티 등 무료로 참여 가능한 데일리 액티비티
3. 미니 골프, 볼링, 아케이드 및 보물 찾기(Magi Quest) 체험
4. 디즈니랜드에서 2.5km 거리 및 호텔에서 도보거리에 다양한 맛집 위치
5. 디즈니랜드는 100주년을 맞이했습니다!



GROUPS MEETINGS
by Great Wolf Lodge

그레이트 울프 로지 가든 그로브 – 애너하임 Great Wolf Lodge Garden Grove - Anaheim



크리스틴 컨선지
Christine Consunji
Director of Sales and Catering
cconsunji@greatwolf.com
+1 (657) 667 5014
12681 Harbor Blvd Garden
Grove CA 92840 USA

디즈니랜드에서 2.5km 거리의 애너하임 근처에 위치한 그레이트 울프 로지는 총 603개의 객실과 6개의 레스토랑, 6개의 바, 그리고 볼링, 미니 골프, 24시간 아케이드 등의 편의 시설을 갖추고 있습니다. 모든 객실 예약 시 약 3,000평 크기의 실내 워터파크 입장권과 댄스 파티, 캐릭터 퍼레이드, 요가 및 공예 수업 등이 무료 엔터테인먼트가 제공됩니다. 그레이트 울프 로지에서 이 모든 것들을 즐겨보세요.

www.greatwolf.com/southern-california



NOTE

주요 특징

1. **미키의 툰타운** - 재미 가득하고 활기찬 세상 미키 툰타운을 방문하세요. 미키와 미니 런어웨이 레일웨이(Runaway Railway)에서 시시각각 변하는 카툰 세계의 변화사를 살펴보고 신나고 익살스러운 모험을 즐겨보세요!
2. **월드 오브 컬러** - 원은 100년 전 월트 디즈니에서 시작된 풍부한 스토리텔링 유산을 기념하여, 라이온 킹, 모아나, 라따뚜이, 소울, 스타워즈, 어벤져스 등 영화 주인공들의 멋진 순간들을 생생하게 재현합니다. 월트 디즈니 애니메이션 스튜디오, 픽사, 스타워즈 등의 캐릭터가 등장하는 최초의 월드 오브 컬러를 경험해 보세요!
3. 디즈니 캘리포니아 파크의 어벤져스 캠퍼스에서 지구에서 가장 강력한 히어로들을 만나고 그들이 어벤져스 지휘 센터를 지키기 위해 전투에 뛰어드는 모습을 지켜보세요!
4. 디즈니랜드 리조트의 스타 워즈: 갤럭시 엿지에서 스릴 넘치는 볼거리들을 즐기고, 스타워즈 캐릭터들로 가득 차 있는 은하계로 떠나보세요.
5. 디즈니랜드 캘리포니아 어드벤처 파크에 샌프란소코(San Fransokyo) 스쿼어가 오픈합니다. 샌프란소코 스쿼어에서는 새로운 메뉴인 샌프란소코 세르베세리아(San Fransokyo Cervecería), 럭키 포춘 쿠키리(Lucky Fortune Cookery) 등을 맛볼 수 있고 하마다 봇 샵(Hamada Bot Shop)에 만날 수 있는 히로와 베이맥스(Hiro and Baymax) 등 다양한 즐길 거리를 제공할 예정입니다.



Disneyland
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디즈니랜드 리조트 Disneyland Resort



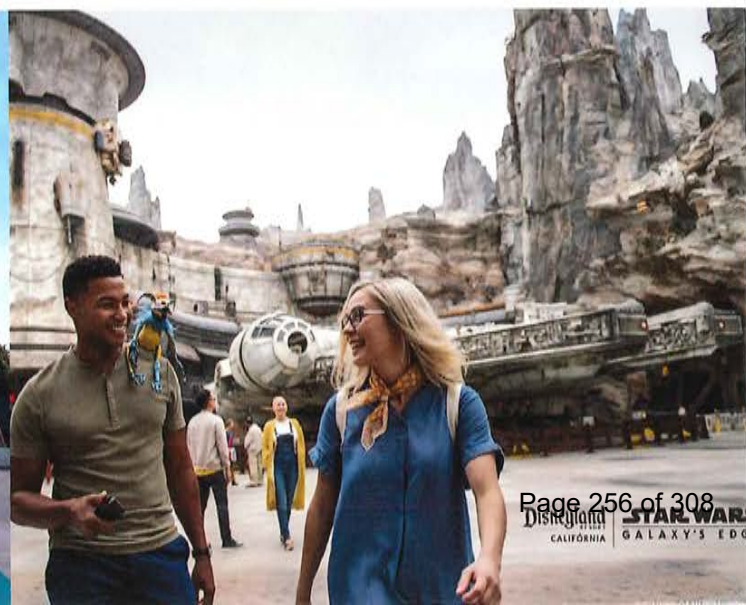
릭 영맨 Rick Youngma
Senior Sales Manager
rick.youngman@disney.com
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1150 W Magic Way, DRC 2nd
Floor, Anaheim CA 92802

세상에서 가장 행복한 곳, 디즈니랜드 캘리포니아에 오신 것을 환영합니다! 디즈니랜드 리조트에는 지금껏 알지 못했던 행복감을 느낄 수 있는 무한한 즐길 거리가 여러분들을 기다리고 있습니다.

잠자는 숲속의 공주의 성을 보며 전형적인 행복함으로 느끼는 것으로 시작하여 스타워즈 갤럭시 엣지(Star Wars: Galaxy's Edge)에서 스타워즈 라이즈 오브 더 레지스탕스(Star Wars: Rise of the Resistance at Star Wars)의 레이와 더 레지스탕스를 만나는 조금 더 행복함을 느끼신 후, 디즈니 캘리포니아 어드벤처 파크에서 새로 단장한 어벤져스 캠퍼스(Avengers Campus)에서 완전체 히어로 크루를 만나는 최고의 슈퍼히어로 행복을 경험해 보세요.

이제 지구상 어디에도 없는 곳으로 탐험을 떠날 것이니 밀레니엄 팔콘(Millennium Falcon)의 좌석을 꼭 잡으세요! 캘리포니아의 디즈니랜드 리조트에서만 만날 수 있는 지구상에서 가장 행복한 곳에 오신 것을 환영합니다. .

disneyparks.disney.go.com/kr/disneyland



새로운 소식

그로브 디스트릭트 애너하임 리조트가 계속 개발되며 새로운 시설이 오픈을 기다리고 있습니다. 세련된 우아함과 탁월한 서비스를 약속하는 세련된 안식처인 킴튼 르 메르디앙(Kimpton Le Méridien)에서는 럭셔리함을 만끽할 수 있습니다. 최고의 휴양지를 찾는 가족을 위해 니켈로디언 호텔 & 리조트(Nickelodeon Hotels & Resorts)는 사랑받는 쇼의 인기 캐릭터에 생명을 불어넣어 비교할 수 없는 엔터테인먼트 경험을 선사합니다. 또한 할리우드(Hollywood), 씨월드(SeaWorld), 레고랜드(LegoLand) 및 기타 남부 캘리포니아에서 꼭 가봐야 할 명소들은 차로 1시간 이내의 거리에 위치해 있습니다. 그로브 디스트릭트는 디즈니랜드 리조트와 애너하임 컨벤션 센터 바로 남쪽의 그림 같은 1.6km 길이의 하버 블르바드(Boulevard)에 위치해 있어 여러 명소와의 최고의 접근성을 자랑합니다.

주요 특징

1. 인터랙티브 미식 지도를 사용, 다양한 음식 탐험 일정 계획 가능 <https://ggcity.org/foodsofgardengrove>
2. 유명한 건축가 필립 존슨(Philip Johnson)이 리처드 뉴트라(Richard Neutra), 리처드 마이어(Richard Meier)와 함께 설계한 랜드마크이자 걸작 건축물인 상징적인 그리스도 대성당이 가든 그로브에 위치함
3. 그레이트 울프 롯지는 이 지역에서 가장 큰 워터파크 호텔로 유니크하고 짜릿한 수중 경험, 테마 캐릭터를 포함한 특별한 엔터테인먼트 서비스 등 흥미진진한 모험의 세계 제공
4. 활기찬 문화 다양성으로 유명한 가든 그로브에서는 가든 그로브 딸기 축제를 비롯하여 일년 내내 다채롭고 흥미 진진한 축제와 이벤트로 가득
5. 매년 5천만 명 이상의 방문객이 찾는 디즈니랜드 리조트와 아름다운 해변과 같은 인기 명소가 있는 오렌지 카운티의 중심부에 위치한, 다양한 문화를 제공하는 가든 그로브는 카운티의 활기찬 관광 산업에 기여함

Visit Anaheim

2023 Korea Sales Mission

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TRAVEL INFORMATION

DIALING IN COUNTRY

You will need an international dialing plan to avoid excessive roaming fees.

From your cell phone:

- **Within Korea:** + 82 + city code + phone number
- **Korea to US:** + 1 + area code + phone number

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Bianca Chu	Digital Content Manager	+82 10 8956 1107

TIME ZONE

- When in Korea, California is 16 hours behind

WEATHER FORECAST

Day	Temperature	Weather
Sep 16, Sat	62°F / 81°F	Rainy
Sep 17, Sun	60°F / 81°F	Partially cloudy
Sep 18, Mon	62°F / 79°F	Cloudy
Sep 19, Tue	66°F / 79°F	Rainy

Lotte Hotel Seoul

롯데호텔 서울

Address	30, Eulji-ro, Seoul, 04533, Korea 서울 중구 을지로 30
Station	Euljiro 1(il)-ga Exit no. 8 을지로입구역 8번 출구
Phone	+82-2-771-1000

TAXI

Incheon International Airport (ICN): 55 km (34.5 miles)

- 60 minutes by taxi
- 70 minutes by City Airport Limousine #6001

Gimpo Airport (GMP): 20 km (12 miles)


- 50 minutes by taxi
- 60 minutes by Airport Limousine #6000

**Note: No gratuity is needed in Korea at restaurants, hotels, or taxis.*



MISSION ITINERARY

Saturday, September 16 Anaheim to Seoul

 Dress Code: Travel Comfort

17:35	Arrive at Incheon International Airport (OZ201)
18:30 - 20:00	Greeted by AVIAREPS Korea staff. Transfer to the hotel via bus (Approximately 1 hour and 30-minute drive)
20:00	Check-in at Lotte Hotel Seoul 30, Eulji-ro, Jung-gu, Seoul, 04533 Korea Tel: 82.2.771.1000 https://www.lottehotel.com/seoul-hotel/en/location.html
20:30 -	Maguelli & Jeon Place (Optional) Wooyirak Myeongdong Branch Room 118, Arnuvo Centum Building, 21 Myeongdong 7-gil, Jung-gu

Sunday, September 17 Seoul

 Dress Code: Casual

6:30 - 10:00	Breakfast on Own Venue: La Siene (Main Tower, Level 1) Buffet breakfast is included in the room rate. The restaurant opens from 6:30 to 10:00 for breakfast
9:40	Meet AVIAREPS team at the lobby
10:00 - 11:30	Hanbok experience at Kyungbok Palace
12:00 - 13:30	Lunch at Wangbijip Myeongdong
14:00 - 15:30	Nanta Show at Myeongdong
15:30 - 16:30	Refresh at the Lotte Hotel

16:30	Meet at the Lobby
17:10 - 18:00	Korea Market Briefing (Including event flow and housekeeping notes) Venue: Doore, National Museum of Modern and Contemporary Art 30, Samcheong-ro, Jongno-gu, Seoul https://www.mmcafoundation.or.kr/page/business/services/fnb
18:00 - 19:30	Authentic Korean Course Dinner Venue: Doore, National Museum of Modern and Contemporary Art
19:30	Return to Hotel

Monday, September 18 Seoul

 Dress Code: Business

6:30 - 10:00	Breakfast on Own Venue: La Siene (Main Tower, Level 1) Buffet breakfast is included in the room rate. The restaurant opens from 6:30 to 10:00 for breakfast
10:30 - 12:00	Destination Seminar for Trade Partners Venue: Emerald Room (2FL) 75 U.S. outbound travel agencies, OTAs, receptive operators, and trade media have been invited MC: Jesse Cho The program will include opening remarks from the Mayor of Garden Grove for 2 mins, followed by welcoming remarks by VP of Tourism, Visit Anaheim and destination presentation of Visit Anaheim. 5 mins will be allocated to each partner for destination highlights and updates. The program will conclude with a lucky draw for attendees to win prizes from Visit Anaheim and participating partners.

MISSION ITINERARY

Event Flow

10:00 – 10:30	Guest registration
10:30	Mission Opening by MC: Jesse
10:31 – 10:33	Opening remark by Mayor of Garden Grove
10:33 – 10:34	<i>Interpretation to be provided by designated interpreter</i>
10:34 – 10:36	Welcoming remarks by Pepe Avila, VP of Tourism, Visit Anaheim
10:36 – 10:37	<i>Interpretation to be provided by designated interpreter</i>
10:37 – 11:56	Destination Seminar by trade partners 5 mins each (Visit Anaheim, Garden Grove, Disneyland Resort, Hampton/Hilton Garden Inn/ Homewood Suites, Great Wolf Lodge, Richard Nixon Library, South Coast Plaza, Westin Anaheim) <i>Interpretation to be provided by the designated interpreter</i>
12:00 – 13:00	Networking Luncheon
12:40 – 13:00	Lucky Draw
13:00	Closing / Giveaways set up in the booth of the entrance

11:00 - 12:00

Media Interview with the Mayor of Garden Grove by Deputy Editor-in-Chief of the Financial Times
Venue: Carlton Suite (36FL)

12:00 - 13:00

Networking Luncheon

Emerald Room (2FL)

Seated buffet lunch to provide Visit Anaheim and partners an opportunity to network

13:30 - 14:30

Travel Trade Media Roundtable

Venue: Carlton Suite (36FL)

12 travel trade media have been invited

Media List

- Biz world News
- CBS
- Digital Chosun
- Discovery News
- Global Travel News
- Korea Travel Times
- Maeil Business Newspaper
- Open News
- Tour Korea
- Travel Daily
- Travel Leisure Plus
- TTL (Travel Insight)

15:30 - 17:00

Small Reception with Key South Korean Travel Trade Partners

Venue: Peacock Suite (36FL)

15 VIPS of airlines & travel trade

Wine and Finger Food standing networking reception. The program will include welcome remarks by the Mayor of the City of Garden Grove and a toast by the VP of Tourism of Visit Anaheim. The program will conclude with one lucky draw from Visit Anaheim and participating partners.

Event Flow

15:30 – 16:00	Guest Arrival & Networking
16:00	Opening Remarks by MC Jesse
16:01 – 16:03	Welcome remarks by Garden Grove – Interpretation to be provided by Jesse
16:03 – 16:04	Toast by Pepe Avilla, VP of Tourism, Visit Anaheim – Interpretation to be provided by Jesse
16:04 – 16:50	Networking with invited 15 travel trade VIPs
16:50 – 17:00	Lucky Draw & Closing

17:15

Meet at the lobby for transportation to Signiel Seoul

18:30

VIP Dinner at the Signiel Seoul Hotel

Tuesday, September 19 Seoul

 **Dress Code: Business**

7:00 - 9:00

Breakfast on Own

Venue: La Siene (Main Tower, Level 1)

Buffet breakfast is included in the room rate. The restaurant opens from 6:30 to 10:00 for breakfast

9:00 - 10:00

Media Interview with the Mayor of Garden Grove by Living Sense Monthly Magazine

Venue: La Siene

Ashley will assist with the interpretation

MISSION ITINERARY

10:20 **Anaheim Delegation Check-out (luggage to be loaded on the bus)**
Met by AVIAREPS Korea staff

10:30 **Departure to the Event Venue**
Transfer to the venue via coach (10-minute drive)

11:00 - 13:10 **Taste of Anaheim - Influencer Event**
Venue: Bar Moxy, 4FL
38 Myeongdong 8na-gil, Jung-gu, Seoul

25 travel, lifestyle, and foodie influencers will be invited and Anaheim's colorful culinary and brewery will be showcased

Event Flow

Time	Content	Remark
11:00 – 11:15	Guests arrival & Networking	
11:15 – 11:18	Welcome Remarks	Mayor of Garden Grove, - interpretation to be provided by AVIAREPS
11:18 – 11:50	Introduction of delegates (alphabetic order) - Delegates will introduce their destination & signature dish provided in 2 mins - Destination videos will be played	Michael, VP of Tourism, Visit Anaheim - interpretation to be provided by AVIAREPS
11:50 – 11:51	Toast	Pepe, VP of Tourism, Visit Anaheim - interpretation to be provided by AVIAREPS
11:51 – 12:50	Standing lunch & beer party	
12:50 - 13:00	Lucky Draw Delegations to come up to the stage when the prize they have donated is called on the stage, to take photos	
13:00	Event Closing	

13:30 **Depart for Gimpo Airport**
Transfer to the airport via bus (about 1-hour drive)

14:30 **Airport check-in & depart for Haneda (16:10 KE2103)**
Garden Grove to use the same bus for the rest of the day

AIRLINE PROFILE

Asiana Airlines, Inc.

ASIANA AIRLINES 

Sector	Korea Full Service Carrier
US. Key Contact	Minhyeong Lee / Sales Director
Email	leemh@flyasiana.com

Asiana Airlines was founded in 1988 and has been awarded 5 stars by Skytrax for 17 consecutive years since 2007. Headquartered in Seoul, South Korea, Asiana Airlines operates 61 international passenger routes to 56 destinations in 22 countries and 21 cargo routes to 25 cities in 12 countries with a fleet of 78 aircrafts including Airbus A380 and A350. In 2003, Asiana Airlines became a member of Star Alliance, the first and largest global airline alliance, offering convenient schedules and networks through its partnership with member airlines. Asiana Airlines offer 1 daily flight into SFO and 2 daily flights into LAX.

Delta Airlines

 DELTA

Sector	U.S. Full Service Carrier
US. Key Contact	Sooyeoun Kim / Group Leader
Email	sooyeoun.kim@delta.com

Delta Airlines - Headquartered in Atlanta, Delta operates over 4,000 daily flights to more than 275 destinations on six continents. Thanks to the dedication, passion and professionalism of its more than 90,000 employees, Delta has been recognized as the top U.S. airline by the Wall Street Journal and the World's Most Admired Airline according to Fortune. Delta is committed to safely serving as many as 200 million customers annually, with industry-leading customer service innovation and reliability – recognized as North America's most on-time airline. In 2018, Delta and Korean Air entered a joint venture partnership, offering 18 peak-day departures from Seoul-Incheon to the U.S., connecting more than 290 destinations in the Americas.

AIRLINE PROFILE

Korean Air



Sector	Korea Full Service Carrier
US. Key Contact	Juho Byun / Group Head
Email	Jhbyeon@koreanair.com

Established in 1969, Korean Air is the flag carrier of South Korea and its largest airline based on fleet size, international destinations, and international flights. Korean Air is also a founding member of the airline alliance SkyTeam and SkyTeam Cargo. Korean Air's international passenger division and related subsidiary cargo division together serve 120 cities in 43 countries. Korean Air offer 9 weekly flights (June until mid-October) into SFO and 2 daily flight into LAX.

United Airlines



Sector	U.S. Full Service Carrier
US. Key Contact	BJ Park / General Sales Manager
Email	bj.park@united.com

United's shared purpose is "Connecting People. Uniting the World." From our U.S. hubs in Chicago, Denver, Houston, Los Angeles, New York/Newark, San Francisco, and Washington, D.C., United operates the most comprehensive global route network among North American carriers. United is bringing back our customers' favorite destinations and adding new ones on its way to becoming the world's best airline. For more about how to join the United team, please visit www.united.com/careers and more information about the company is at www.united.com. United Airlines Holdings, Inc., the parent company of United Airlines, Inc., is traded on the Nasdaq under the symbol "UAL". United has 2 daily flights into SFO

Air Premia



Sector	Korean LCC
US. Key Contact	Kibum Kim / Chief Commercial Officer
Email	kibumkim@airpremia.com

Air Premia is a hybrid service carrier that focuses on medium and long haul based on the geographical advantage of Northeast Asia. Its first international flight launched in 2021 and its first passenger flight to LAX launched in Oct 2022, securing excellent cost-effective services. It secured excellent cost-effective seats and services. Air Premia retains flexibilities to focus on profitable point-to-point routes. Since two full services Korean carriers' merger case is anticipated to be greenlighted in many corresponding nations. It is expected that some lucrative but regulated long-haul routes are to be added in the network portfolio. It currently has 6 weekly flights into LAX and has plan to expand further.

TRAVEL AGENCIES PROFILE

Booking.com

Booking.com

Sector	OTA
US. Key Contact	Jiwoo Kim / Team Leader
Email	Jinwoo.kim@booking.com

It is a leading online travel agency known for its wide array of lodging options worldwide. It was acquired by Booking holdings in 2005 and offer user-friendly browsing, filtering, and booking of accommodations. The platform's strength lies in its extensive user reviews and ratings, aiding travelers in making informed decisions. It will expand its services to airline reservations

Chalet Travel



Sector	Travel Agency
US. Key Contact	Sookyung Shin / Deputy Manager
Email	ssk2428@chalettravel.kr

Chalet Travel is a FIT travel consulting company specializing in exceptional services and developing personalized travel itinerary, especially in customized FIT, tailor-made honeymoons, family travel, vacation travel, and small group travel. Their share of the U.S. market has continued to grow in the recent years, leading them to dedicate to expanding its range of travel products to the U.S. mainland.

Club Rothem Whypaymore



Sector	OTA
US. Key Contact	Minkyong Song / Director
Email	mksong@whypaymore.co.kr

Club Rothem Whypaymore is a travel search engine that helps people find and book flights, hotels, and car rentals. Since it was established in Korea in 2003, it has expanded and offered services with a variety of partners, including "Skyscanner," "Naver," "TMON," and others.

CTRIP Korea



Sector	OTA
US. Key Contact	Jiwoong Kim / Director
Email	jiwoong.kim@trip.com

Ctrip Korea is part of Trip.com Group, a NASDAQ listed company since 2003, and is one of the leading online travel agencies in the world. With more than 1.4 million hotels in 200 countries and regions, it has built an extensive hotel network and a far-reaching flight network has over 2 million individual flight routes connecting more than 5,000 cities around the globe.

TRAVEL AGENCIES PROFILE

Drive Travel



Sector	Travel Agency
US. Key Contact	Sanggu Jung / President
Email	Sanggu.jung@drivetravel.co.kr

Drive Travel is a travel agency based in Seoul, specializing in self-drive adventures throughout Korea. Drive Travel's experts work with travelers closely to create tailored itineraries that align with their interests as well as individual car rental bookings. Its customized products expand to rental cars, hotels, activities, and a carefully crafted itinerary with personalized consulting. To accommodate the diverse preferences of the clients, Drive Travel collaborates with receptive operators for hotel reservations, and has partnerships with major car rental companies.

Go City



Sector	Online Travel Platform
US. Key Contact	John Lee / Manager
Email	John.lee@gocity.com

Go City is the world's largest sightseeing pass business and is based in cities across Europe, the US, and Asia, giving on-the-ground expertise and local know-hows. It discovers destinations, creates tour passes, and provides services in over 30 destinations and counting.

Good Choice



Sector	Online Travel Platform
US. Key Contact	Jihoon Park / Manager
Email	jayden_park@gcccompany.co.kr

A leisure platform that provides online accommodation and travel services. Its platform offers information regarding all aspects of travel, including accommodation, leisure, and transportation, allowing clients to book every type of hotel room from overseas. It aims to solve the inconvenience of the accommodation journey and build a reliable accommodation environment.

HanaTour



Sector	Wholesaler
US. Key Contact	Myungho Kang / Team Leader
Email	incamera@hanatour.com

HanaTour is Korea's largest travel agency and tour wholesaler, ranking No. 1 in overseas travel for the past 20 years. HanaTour sells more than 14,000 travel products through its website, 925 HanaTour exclusive sales offices (official distributors,) 7,000 sales agencies (third-party distributors,) other diverse partner channels. HanaTour continued its 25-year streak of being ranked No. 1 in the overseas ticket sales performance, for the first quarter of 2023.

TRAVEL AGENCIES PROFILE

Hanjin Travel



Sector	Travel Agency
US. Key Contact	Taejung Kim / Group Leader
Email	tj@kaltour.com

Established in 1961, Hanjin Travel is a subsidiary of Korean Air, the nation's largest flag carrier. It operates two separate brand to target different markets: Hanjin Travel and Hanjin KALPAK. While Hanjin Travel focuses its keen interest in developing creative themed packages, KALPAK specializes in high-end and premium travel packages. The company has become one of the most recognized travel brands in Korea. Although Hanjin Travel started out as a group travel agency, it has tried to develop new travel products that reflect changing customer trends.

Honeymoon Resort



Sector	Travel Agency
US. Key Contact	Daehyun Yoo / Manager
Email	yoodi@honeymoonresort.co.kr

Honeymoon resort provides premium hotel packages and activity programs targeting FIT honeymoon couples. Established in 1995, Honeymoon Resort has expanded its branch network to 11 major cities in Korea, making it one of the largest specialized honeymoon travel agencies in the country. The company actively communicates with honeymooners to customize trips based on budget and schedule and organizes not only flights but also hotels and local tours to showcase its products.

Hotelpass



Sector	OTA
US. Key Contact	Jihoon Park / Manager
Email	jayden_park@gccompany.co.kr

A leisure platform that provides online accommodation and travel services. Its platform offers information regarding all aspects of travel, including accommodation, leisure, and transportation, allowing clients to book every type of hotel room in overseas. It aims to solve the inconvenience of the accommodation journey and build a reliable accommodation environment.

Hotelscombined



Sector	OTA
US. Key Contact	Euna Chae / Sales Director
Email	echae@kayak.com

HotelsCombined started its business in Korea in 2019, five years after the company's establishment in Sydney and has been growing its presence in the South Korea Market by forming partnerships with local hotels and online travel agencies and by offering a wide range of hotel options at competitive prices. It has partnered with Kayak, which is a travel search engine as one of its partners to provide hotel booking services to Kayak's customers in Korea.

TRAVEL AGENCIES PROFILE

Interpark Tour



Sector	Travel Agency / OTA
US. Key Contact	Eunjung Koh / Deputy Manager
Email	k0njung@interpark.com

Interpark Tour is a subsidiary of Interpark Triple, South Korea's first-generation platform. Interpark tour has solidified its position in the market reporting rapid growth in FIT travel, hotel and air ticket bookings online, by creating opportunities through an interconnected portfolio of businesses. Interpark Tour has been on a steep growth trajectory since its acquisition by Yanolja during COVID-19 pandemic, ranking first in overseas ticket sales performance for July 2023, outpacing HanaTour.

Joun World Travel



Sector	Travel Agency / Receptive
US. Key Contact	Jihee Choi / General Manager
Email	choijihee73@nate.com

Joeun World Travel was established in 2003. It can cover all American continents, which are America, Canada, Central America, South America, and Hawaii. The head office is in Los Angeles, and the branch office is in New York. Fourteen tour operators work in the Korea branch office, and now they handle the packages with Mode Tour, Very Good Tour, YB Tour, and Lotte Tour. It works with all package agents and incentive agents.

KKday



Sector	Online Travel Platform
US. Key Contact	Jonghyun Baik / Team Manager
Email	chris.baik@kkday.com

An online platform that provides travelers book a variety of unique experiences and activities in different destinations worldwide. It was founded in Taiwan in 2014 and partners with local operators to offer activities like tours, adventure outings, cultural workshops, and food tours. Travelers can use KKday's website or app to easily find and book these experiences, aiming to provide a more immersive and local travel experience. The platform has grown in popularity due to its diverse offerings and easy booking process.

Klook



Sector	Online Travel Platform
US. Key Contact	Youngtaek Han / Manager
Email	tony.han@klook.com

An online platform founded in 2014 that offers travelers the ability to book a diverse range of travel activities, experiences, and services. It partners with local operators to provide activities including tours, attraction tickets, adventure sports, transportation services, entertainment events, culinary experiences. Travelers can use Klook's website or app to easily browse and book the said activities, often at discounted prices. Klook aims to help travelers access unique and local experiences while enhancing their travel plans.

TRAVEL AGENCIES PROFILE

Kyowon Tour



Sector	Travel Agency
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US. Key Contact	Juhee Lee / Team Leader
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Email	39976@kyowon.co.kr
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Kyowon Travel puts customer satisfaction as its top priority and plans to grow into a leading travel agency by providing differentiated branded services. Kyowon Travel provides not only airline, hotel, and business travel services, but also MICE and welfare services. By combining various overseas tours with domestic hotels, training facilities, and infrastructure, it is taking the lead in satisfying and delighting the customers and creating a new culture of travel and leisure.

Lotte JTB



Sector	Travel Agency
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US. Key Contact	Munkyu Lee / Team Leader
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Email	Mklee@lottejtb.com
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Established in 2007, Lotte JTB is a joint-venture tourism corporation utilizing Lotte Group's tourism infrastructure and global network of JTB. In addition, Lotte JTB is a travel agency that creates value for customers by Combining the strong points of both free independent travel and packaged travel, it has launched travel products called "FIT Pack" to provide travelers with a more diverse and personalized experience.

Lotte Tour



Sector	Travel Agency
US. Key Contact	Yeonhee Yoo / Director
Email	strawberry@lottetour.co.kr

Established in 1971, Lotte Tour focuses mainly on group tours with loyal customers who are mostly in 40s to 70s. Lotte Tour operates both domestic and outbound travel business with about 100 branches and sales offices nationwide.

The company offers a variety of customized packages for leisure, business, education, and incentives. Lotte Tour specializes in themed tours such as golf, cruises, backpacking, language learning, and honeymoons.

MODETOUR Network Inc.



Sector	Wholesaler
US. Key Contact	Dowan Kim / General Manager
Email	dowankim@modetour.com

Modetour is a full-service travel agency and one of the largest wholesalers in the country, with the longest history. It provides travel services to overseas destinations, focusing on two main businesses, air tickets and tour packages. Its businesses include honeymoon and golf tours, FIT tours, and various other themed tours.

TRAVEL AGENCIES PROFILE

My Real Trip

myrealtrip

Sector	Online Travel Platform
US. Key Contact	Dukeun Yun / Team Leader
Email	Dukeun.yun@myrealtrip.com

My real Trip is an online travel platform where customers can make reservation for flight tickets, accommodations, tour & ticket and special deal travel. My Real Trip helps travelers travel based on their interests and does its best to provide more valuable experience to travelers. It also has partnered with local travel agents to help customers find, compare and book flights, hotels, car rentals, tours, activities, and travel insurances, and even provide them with relevant details to create a personalized itineraries.

Naeil Tour



Sector	Travel Agency
US. Key Contact	Jinsook Jeong / Deputy General Manager
Email	yasiya@naeiltour.co.kr

Founded in 1995, Naeil Tour's condominium backpack travel program became popular since its opening. Naeil Tour is a travel agency focusing on backpacking and FIT products. In particular, <Gumggaki>, which was a FIT brand launched in 2005, has remained the No.1 FIT brand for 12 consecutive years until 2017. In addition, the company operates a total of 2,500 FIT products such as backpacking and honeymoon around the world and provides customer satisfaction services through an integrated real-time hotel reservation system, various world transportation pass sales, and premium services.

NHN Doctor Tour



Sector	Travel Agency
US. Key Contact	Won Suk Kang / Deputy General
Email	wskang@drtour.com

While NHN Doctor Tour was more specialized in Japan outbound travel, NHN Doctor Tour has been expanding its business to long-haul destinations since 2008, focusing on the FIT market, introducing unique tours suitable for FITs, and package products since 2015. By developing excellent package tour products and individual travel products,

O Tour



Sector	Travel Agency / Receptive
US. Key Contact	Ms. Hyekyoung Kong/ President
Email	otours@empas.com

A receptive operator company specializing in the Americas, Central and South America, and Canada. Since its establishment in 2002, it has collaborated with various airlines, such as Korean Air, Air Canada, and American Airlines, developing products for the Americas/Latin America alliance, and has performed several times as an organizer for Alaska Charter. In addition, we provide diverse products that include packages, incentives, FIT, and cruises to tour operators.

TRAVEL AGENCIES PROFILE

Online Tour



Sector Travel Agency / OTA

US. Key Contact Yunja Kim / Director

Email yjkim@onlinetour.co.kr

Online Tour was the first technology-based travel company in the industry. It now provides real-time flight and hotel reservation and ticketing, premium services for corporate groups, package tours, FIT tours, activity tickets, and cruises. Online Tour is making efforts in supporting and investing in the development of systems for digital transformation. It recently partnered with Naver's travel membership 'N Travel Club' as the first travel agency to earn rewards when purchasing overseas package tour products on Naver.

Pax Tour



Sector Travel Agency / Receptive

US. Key Contact Younga Kim / President

Email paxtour@naver.com

PAXTOUR is a travel receptive operator and travel agency specializing in the Americas (U.S., Canada, Central America, and South America). Established in 2008, PAXTOUR has developed various incentives, packages, honeymoon, themed tour products, and F.I.T. products in the Americas. It has also organized various alliance products with airline companies. It handles alliance package products primarily with American Airlines, United Airlines, Delta Air Lines, Air Canada, Air Mexico, and honeymoon products. Going forward, PaxTour will introduce various theme products to the U.S.

PRT Tour



Sector Travel Agency / Receptive

US. Key Contact Jiwon Choi / Director

Email prtseoul@prttour.com

PRT Tour has played a role as one of the biggest receptive tour operators in the Korean travel market. Headquartered in New York, its sales branch in Seoul has cohesively worked with key players in the Korean market, such as KAL Tour, and specialized in the U.S. for over 10 years. It has expanded its services to U.S. West Coast.

Samho Tour

SAMHOTOUR

Sector Travel Agency / Receptive

US. Key Contact Jason Park / Director

Email jasonpark@samhotour.com

Based in Los Angeles, Samho Tour is one of the largest receptive tour operators in terms of volume for U.S. West Coast tour products. The company mainly targets business travelers who may not have prepurchased a leisure tour package and look for local tours such as winery tours to Napa, Sonoma, Yosemite National Park, and other destinations in California. Samho Tour also handles group package travelers from travel agents in Korea and has built up a strong network with Korea travel agents. It is expanded his operation to U.S. East Coast.

TRAVEL AGENCIES PROFILE

Shinheung Travel

신흥항공여행사
SHIN HEUNG TRAVEL CO., LTD.

Sector Corporate Travel Agency

US. Key Contact Sejung Oh / Director

Email sjoh@shtravel.co.kr

Shinheung Travel Co., Ltd. is a corporate travel agency that takes the lead in Corporate Social Responsibility (CSR) and Creating Shared Value (CSV). It is well known for its specialization in MICE, operates a logistic service, USFK (United States Forces Korea), and offers FCM travel solutions.

SM Town Travel

SMTOWNtravel
SM CULTURE & CONTENTS

Sector MICE Agency

US. Key Contact Yongho Kook / Deputy General Manager

Email kook@smtown.com

SM Town Travel is a travel agency affiliated with SM Entertainment, a prominent South Korean entertainment company that represents numerous K-pop idols and artists. SM Town Travel specializes in offering unique and customized travel experiences that often provide opportunities to interact with an experience the world of K-pop and the entertainment industry including fan tours, K-pop experience tours, and cultural tours.

Tidesquare

TIDESQUARE

Sector	Travel Agency / OTA
US. Key Contact	Junhyung Cho / Marketing Manager
Email	jhcho@tidesquare.com

Tidesquare which started as an online travel agency, rapidly advanced into the top 5 Korean travel agencies in 7 years, based on specialized information and cutting-edge IT skills. Tidesquare offers a wide range of travel services, including personalized itinerary planning, luxury accommodations, transportation arrangements, and exclusive access to unique destinations via "Privia Travel," in close partnership with Hyundai Card and also via "Tourivis," a leading corporate membership shopping mall that services the SK Group. The agency continues to expand its business portfolio, actively investing in startups such as Playwings and AllStay, booking apps for flights and hotels.

Tosung TNB



Sector	Travel Agency
US. Key Contact	Kyungsook Jung / General Manager
Email	ksjung@saturnair.com

Tosung TNB is a travel agency specializing in airline tickets and FIT, providing next-level travel service through travel professionals, leading both qualitative and quantitative growth in the travel industry, and improving the quality of the company through for customer satisfaction management. It provides a wide range of services, from customized FIT and honeymoon to U.S. visa services, airline tickets, hotel reservations and more.

TRAVEL AGENCIES PROFILE

Tour Mart



Sector	Travel Agency / Receptive
US. Key Contact	Chjunhwa Lee / President
Email	chunhwa68@naver.com

A receptive operator specializing in the U.S. (Hawaii, U.S. East Coast and Alaska), Canada, and Latin America. TOURMART was founded in February 1996, under the motto "Heartfelt service with principles and rules." It offers package, leisure, and MICE products employing TOURMART's comprehensive local know-hows and its competent operational skills. It has expanded its services to U.S. West Coast and is receptive for Air Premia alliance packages products.

Tour Story



Sector	Travel Agency / Receptive
US. Key Contact	Jieun Lee / Director
Email	seoul@ustourstory.com

A travel agency focuses on small-sized MICE groups of academic institutes, specializing in providing personalized and efficient services that cater to the unique requirements of corporate clients.

US AJU TOUR

US이주투어

Sector Travel Agency / Receptive

US. Key Contact Heejung Kong / Director

Email seoul@usajutour.com

US Aju Tour is the top-tier tour receptive operator in the Korean travel market. Located in Los Angeles, its sales branch in Seoul has cohesively worked with key players in the Korean travel market for 24 years and specializes in U.S. West National Park tour packages and Amtrak tour products.

Web Tour

웹*투어
WEB TOUR

Sector OTA

US. Key Contact Searom Kim / Deputy General Manager

Email rom@webtour.com

Web Tour started in 1995 as an online retails agency and is also operating products of Hana Tour, with Hana Tour's investment in 2006. Through Web Tour's online travel portal, they provide a DIY service for FIT tour products, hotels and air tickets. For the Package tour product, Web Tour is selling 100% Hana Tour's package tour product on their website.

TRAVEL AGENCIES PROFILE

Very Good Tour



Sector	Travel Agency
US. Key Contact	Meeyeon Ham / General Manager
Email	myham@verygoodtour.com

Very Good Tour's primary target market is the group package traveler, with a current focus on FIT travel and honeymoon packages. Very Good Tour is focusing on expanding its Americas division and developing new travel programs in the mainland U.S. for the FIT, honeymoon, package, and MICE markets. It is strengthening its commercial operations, including air, accommodation, and various tour products, as well as charter flight operations. It was awarded 2023 Consumer Service Evaluation Awards in the travel sector.

Yellow Balloon Tour



Sector	Travel Agency
US. Key Contact	Yerim Han / General Manager
Email	hyr0207@ybtour.co.kr

Yellow Balloon (hereafter YB) Tour is one of the largest retail travel agencies in Korea, specializing in package products as well as FIT, airtel, and honeymoon products. Since 2022 in preparation for endemic, YB Tour has significantly invested in marketing as well as the CRM system, proactively responding by segmenting targets through customer data analysis and developing a variety of themed travel products accordingly. As a result of these strategies and efforts to improve profitability, YB Tour continues to thrive in growing its business in the retail agent space.

FINANCIAL NEWS(City of GG Mayor 1:1 Interview)

Frequency	Daily Newspaper
Circulation	200,000
Website	www.fnnews.com

As a first-class economic newspaper, Financial Times covers various aspects of the country's economy, businesses, markets, and financial institutions. This provides insights into the current state of the economy, investment opportunities, stock market, and corporate developments. Also, it often includes politics, social issues, health and lifestyle, travel and tourism, and sports. Its main readership is 30-40 businessmen and corporate leaders but also has a very wide range of readerships.



LIVING SENSE (City of GG Mayor 1:1 Interview)

Frequency	Monthly Lifestyle Magazine
Circulation	80,000
Website	www.living-sense.co.kr

An interior and lifestyle magazine with a 30 year history, it delivers content on the lifestyle, creative artists, various interior trends, and shopping information. It also provides insightful information on spaces, new open places, travel, and tourism sectors. Along with the magazine, it also has various digital platforms such as Instagram, YouTube, and blogs.



MEDIA PROFILE

BIZ WORLD NEWS

Frequency	Daily Online Media
Circulation	30,000
Website	www.biznews.com

Biz World News presents a path for the Korean economy and industry by offering an in-depth analysis of the corporate R&D field, which is the center of future growth engines, and informatizing the value of intellectual property rights such as related patent technologies. It also contains news about health, airlines & travel industry



CBS

Frequency	Daily Media (TV, Radio, Online)
Circulation	500,000
Website	www.cbs.co.kr

Launched for Christian mission in 1954 but is well-known for the first private broadcasting in Korea. It influenced democratic journalism through intense criticism of the regime and government surveillance. CBS operates daily online media 'Nocut news,' cable TV, Music FM radio, and IPTV Channels covering social affairs, politics, sports, culture, and travel.



Frequency	Daily Online Media
Circulation	2,500,000
Website	www.digitalchosun.com

[illegible]

Frequency	Online Travel Trade Media
Circulation	80,000
Website	www.discoverynews.co.kr



주요 뉴스
지역 뉴스



Gyeongju, Haeinsa, Gyeongju National Museum

경주, 해인사, 경주국립박물관



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MEDIA PROFILE

GLOBAL TRAVEL NEWS

Frequency	Weekly Travel Trade Newspaper
Circulation	60,000
Website	www.gtn.co.kr

Global Travel News is a weekly travel trade newspaper providing latest destination news, lifestyle information, travel guides, and new sightseeing, hotel, cruise and airline developments.



KOREA TRAVEL TIMES

Frequency	Weekly Travel Trade Newspaper
Circulation	160,000
Website	www.taveltimes.co.kr

Korea Travel Times is one of the most influential travel trade newspapers in Korea. Founded in 1992, it exclusively covers the tourism and aviation markets and targets tourism management and travel trade professionals. Korea Travel Times is also affiliated with a monthly travel magazine, Travie.



MAEIL BUSINESS NEWSPAPER

Frequency	Daily Business Newspaper
Circulation	2,300,000
Website	www.mk.co.kr

Maeil Business Newspaper is Korea's leading business publication read by businessmen and corporate subscribers. It provides the most diverse array of topics related to economy, finance, real estate, stocks, and bonds with keen insights and professional expertise as well as the topic of social affairs, culture and travel.



OPEN NEWS

Frequency	Daily Online Media
Circulation	20,000
Website	www.ონews.tv

Open News started a nationwide news service in 2014. Currently, it operates regional coverage offices in 13 regions nationwide, including Seoul, Gyeonggi, and Jeju, and transmits articles to portal sites. It also has partnerships with major media outlets such as China's Xinhua News Agency, and Hong Kong's Chinese Review News. It mainly covers politics, economy, and social issues as well as sports, culture and art, travel, and tourism.



MEDIA PROFILE

TOUR KOREA

Frequency	Daily Travel Trade Media
Circulation	40,000
Website	www.tournews21.com

Tour Korea delivers the news of travel trends, culture, leisure, and local festivals. It transmits the news through the Korean portal site 'Daum'



TRAVEL DAILY

Frequency	Daily Travel Trade media
Circulation	60,000
Website	www.traveldaily.co.kr

Travel Daily is the only travel trade daily media that focuses on the latest news and trends in the travel industry.



TRAVEL LEISURE PLUS

Frequency Travel Trade Newspaper

Circulation 80,000

Website www.itlplus.com

Travel Leisure Plus is a digital media specialized for MICE and outbound travelers.



TTL NEWS

Frequency Travel Trade Online Media

Circulation 80,000

Website www.ttlnews.com

TTL News (Travel to Lifestyle) is a digital media specialized for travelers, travel destinations, and related industries.



KOREA CULTURAL GUIDE

Korean culture is profoundly influenced by Confucian principles and this pervades not only personal lives, but also business. Confucianism supports group harmony, respect for elders and authority, the importance of family, friendship and ancestors, and also, tradition. Korean business is founded upon relationships; even large corporations are often family managed with members still acting in executive positions. The Confucian principles regarding respect for age, family, rank and tradition have ensured the continuance of this system. There have been recent calls for reforms, due to economic downturns in Korea but this will take time due to the entrenched systems in place.

How to build a trusting friendship while you only have a short period of time?

- **Build relationship first then talk business:** in South Korea, good relationships are crucial to success both in personal and business circles, and these are assimilated within the business world. Korean's make friends first, and clients second. To make the most of your business acumen you must also appear trustworthy, honorable and respectable in a social and business setting.

- **During a Business Meeting:** as Koreans live and conduct business within a Confucian framework, initial meetings are often used in an introductory fashion and business may be instigated later. Do not show impatience at this stage as these pleasantries are a way of getting to know you. Choosing delegates who are on par with their Korean counterpart shows respect and knowledge. Exchange business cards in a respectful manner after the initial introductions.

- **Communication:** Korean business and personal lives are based upon strict hierarchical structures. In order to show respect, some Koreans still do not make eye-contact for any length of time when in the presence of an authority figure. However, this is changing and you should make direct eye-contact when addressing business professionals and clients, as doing so is expected and is interpreted as an indication of your honesty and interest.

- **Gift giving:** gift-giving is a common practice when doing business in Korea. Koreans are generous people and enjoy giving gifts. The way to accept the gift in Korea is with both hands and you can return the favor and offer something of a similar value. The gifts given at the first meeting are intended to acquire favors and to build relationships. To reciprocate, you can give good quality alcohol such as scotch, or desk accessories, but try to avoid overly expensive gifts as Koreans feel indebted to give as they receive.

CULTURAL TIPS

- Koreans have three names; they are used in order of surname, generation name, and then given name. If unsure, address people as Mr. (surname) or just surname and then their title (teacher, professor, etc.). Generally, Koreans will offer you their name, which may be a Westernized version of their Korean name.
- Communication can be complicated in South Korea due to an inherent dislike of saying 'no' as it is considered poor etiquette. Avoid using an outright 'No' in response to questions.
- Food and dining are important parts of Korean culture and are used to build relationships. Be sociable and work at shaping good associations for pleasure and business as they are interlinked.
- Don't forget to pass and receive food / drinks with two hands or with just your right if it is supported by your left. This also includes giving and receiving business cards with the Korean side uppermost for ease of reading.
- Do not use red ink. This is a symbol of death and is reserved only for writing the names of the deceased. It is considered unlucky and suggests you wish death to the recipient.
- There are often times of silence during meetings, try not to break these as they are moments of contemplation and show consideration for others.
- Good posture and positive body language is most beneficial in meetings; patience and politeness must be maintained throughout.



2023 Japan Sales Mission
September 19-23, 2023

Tuesday, September 19 Seoul to Tokyo

Dress Code: Travel Comfort

Afternoon

Arrive Tokyo International Airport (Haneda)

Flight: Korean Air KE2103 – 6:45pm Arrival

Met by CWWJ staff. Transfer to Dinner via mini coach
(approximately 20-minute drive)

Hotel

Mitsui Garden Hotel Nihonbashi Premier

Lobby 9F

3-4-4 Nihonbashi Muromachi

Chuo-ku, Tokyo 103-0022

Tel: 81-3-3270-1131

<https://www.gardenhotels.co.jp/nihonbashi-premier/eng/>

Evening

Transfer to Dinner (Hibiya Area) and Hotel

Bistro Fukumimi Corridor

6-2 Corridor Street, Ginza

Hanare Bldg. B1

Chuo-ku, Tokyo 104-0061

Wednesday, September 20 Tokyo

Dress Code: Business

7:00 – 8:30 a.m.

Breakfast on Own

Buffet or Japanese breakfast included in room rate.
Restaurants open 6:30 a.m.

9:00 a.m.

Meet in Lobby and Walk to Nomura Bldg.

9:30 – 10:15 a.m.

Welcome & CWWJ/Visit California Briefing

Update on Japan Market and Planned Activities.

10:15 a.m.

Return to Hotel – Collect materials for the day

10:30 a.m.

**Meet in Lobby for Group Transfer to
Hotel Groove Shinjuku for Media Luncheon**



11:30 – 1:30 p.m.

Media Luncheon Co-Hosted with Delta Air Lines
Hotel Groove Shinjuku

Seated lunch providing Visit Anaheim and partners and opportunity to network one-on-one with up to 15 key media and influencers. Media will be selected based on reach and ability to target key audiences for Visit Anaheim.

1:30 – 2:30 p.m.

Travel Trade Media Roundtable
Hotel Groove Shinjuku 17F

Group interview with key travel trade media (6-7 Outlets)

2:30 – 3:00 p.m.

Transfer to JATA

3:00 – 4:00 p.m.

Meeting with JATA Officials

- Mr. Inada, Director
- Mr. Komoda, Deputy General Manager
Outbound Travel Division

Zen-nittu Kasumigaseki Bldg. 3F
3-3-3 Kasumigaseki, Chiyoda-ku, Tokyo 100-0013
<https://www.jata-net.or.jp>

4:15pm

Transfer to Hotel

Evening Free

Thursday, September 21 Tokyo

Dress Code: Business

7:00 – 9:00 a.m.

Breakfast on Own

Buffet or Japanese breakfast included in room rate.
Restaurants open 6:30 a.m.

10:00 a.m.

Meet in hotel lobby for departure to sales call

10:30 – 11:30 a.m.

Tour Operator Sales Call (1)

Hankyu Travel International Co., Ltd.

- Mr. Fujisaki, Manager, Second Sales Dept.,
- Mr. Onuki, Second Sales Dept.,

New Pier Takeshiba South Tower 17F



1-16-1 Kaigan, Minato-ku, Tokyo 105-0022
<https://www.hankyu-travel.com/>

Expected Format: Tour operator will introduce their company briefly. Visit Anaheim and each delegate will have 2 minutes for introductions. Then open discussion followed by exchange of gifts from Visit Anaheim to tour operator.

12:00 – 1:00 p.m.

Tour Operator Sales Calls (2)
Jalpak Co., Ltd.

- Mr. Gomyoda, Executive Director,
Overseas Tour Purchasing & Planning Dept.
- Mr. Kobayashi, Director,
Overseas Tour Purchasing & Planning Dept.

2-4-11 Higashi-Shinagawa
Shinagawa-ku, Tokyo, 140-8658
<https://jalpak.jp/>
<https://www.jal.co.jp/jp/ja/>

Expected Format: Tour operator will introduce their company briefly. Visit Anaheim and each delegate will have 2 minutes for introductions. Then open discussion followed by exchange of gifts from Visit Anaheim to tour operator.

1:00 – 2:30 p.m.

Lunch
TY Harbor

2-1-3 Higashi Shinagawa
Shinagawa-ku, Tokyo 140-0002
<https://www.tysons.jp/tyharbor/en/>

2:30 – 4:00 p.m.

Tour Operator Sales Calls (3)
JTB Corp

- Ms. Harada, Manager
- Ms. Suganuma, Manager
- Ms. Natori, Manager
Planning & Purchasing Section

2-3-11 Higashi Shinagawa
Shinagawa-ku, Tokyo 140-8602
<https://www.jtbcorp.jp/>
<https://www.jtb.co.jp/kaigai/>

Expected Format: Tour operator will introduce their company briefly. **Visit Anaheim and each delegate will deliver presentation they will use on Friday event.** Then open discussion followed by exchange of gifts from Visit Anaheim to tour operator.



4:30 p.m.	Return to Hotel
4:30 – 6:00 p.m.	FREE TIME
6:10 p.m.	Meet in hotel lobby and depart for evening dinner <i>Dress Code: Business Casual</i>
7:00 – 9:00 p.m.	Tour Planner Dinner Kiranah Garden Toyosu 6-5-27 Toyosu Koto-ku, Tokyo https://www.kiranahresort-toyosu.com <i>Casual Networking Dinner with up to 10 key tour planners in a California-inspired venue.</i>

Friday, September 22 Tokyo

Dress Code: Business

7:00-9:00 a.m.	Breakfast on Own Buffet or Japanese breakfast included in room rate. Restaurants open 6:30 a.m.
10:30 a.m.	Meet in hotel lobby for departure to sales call
11:00 – 12:00 a.m.	Tour Operator Sales Call (1) H.I.S. Co., Ltd. <ul style="list-style-type: none">• Mr. Nosé, Group Leader• Mr. Yoshitake, Asst. Team Manager• Ms. Kawashima• Ms. Kawasetsu• Ms. Kashiwabara <i>North America Leisure Travel Div., Planning Group</i> Kamiyacho Trust Tower 4F, 4-1-1 toranomom, Minato-ku, Tokyo 105-6904 https://www.his.co.jp/ https://www.his-j.com/ <i>Expected Format: Tour operator will introduce their company briefly. Visit Anaheim and each delegate will have 2 minutes for introductions. Then open discussion followed by exchange of gifts from Visit Anaheim to tour operator.</i>
12:00 – 1:30 p.m.	Lunch Trattoria Toscana Kamiyacho 4-3-1, Shiroyama Trust Tower 2F Toranomom, Minato-ku, Tokyo, 105-6002



<https://toscana-kamiya.com/lunch/>

1:45 p.m.

Arrive at Tokyo American Club for event set up

Manhattan Room B1

2-1-2 Azabudai

Minato-ku, Tokyo 106-8649

<https://www.tokyoamericanclub.org/index.php/en/>

Delegates will have time to test their presentations, set up their table for seminar and networking reception.

2:45 p.m.

Guests begin arriving→ mingle with delegates

3:00-4:40 pm

Visit Anaheim Seminar co-hosted with Delta Air Lines

Educational seminar for Visit Anaheim and delegates to present to 50+ travel planners/travel agents and 20+ media. 15-minute presentations by Visit Anaheim and Delta Air Lines followed by 10-minute presentations by each delegate. Consecutive interpretation will be provided by CWWJ team.

4:45-5:30 pm

Networking Cocktail Time

Each delegate will have their own high table in the banquet room to decorate as they please. Attendees will have time to visit each table and exchange business cards/ask questions.

5:30-7:00 pm

Networking Reception

Buffet Reception: Program will include official remarks by Visit Anaheim, Delta Air Lines, U.S. Embassy Japan. Program will conclude with Lucky Draw for attendees to win prizes from Visit Anaheim, Delta Air Lines and delegates.

Note: The event will include VIP travel trade and media who will not attend the afternoon seminar and networking.

Closing Group Photo

Saturday, September 23

Tokyo

Dress Code: Travel comfort

All Day

Delegate departures or free to explore Japan

CITY DELEGATION KOREA/ANYANG PROGRAM SUMMARY

Date	Program	Delegation Participants
Sept 17, 2023	Cultural Day Korean Market Briefing	Mayor Steve Jones Councilmember Stephanie Klopfenstein Councilmember Joe DoVinh Lisa Kim Greg Blodgett Jany Lee
Sept 18, 2023	Destination Seminar Travel Trade Media RoundTable Key South Korean Partners	Mayor Steve Jones Councilmember Stephanie Klopfenstein Councilmember Joe DoVinh Lisa Kim Greg Blodgett Jany Lee
	Media Interview (The Financial Times)	Mayor Steve Jones Jany Lee
Sept 19, 2023	Korean/OC Tourism Influencer Event	Mayor Steve Jones Councilmember Stephanie Klopfenstein Councilmember Cindy Tran Lisa Kim Greg Blodgett Jany Lee
	Meeting with Songdo Business Leaders	Mayor Steve Jones Councilmember Cindy Tran Lisa Kim Jany Lee
	Media Interview (Living Sense Monthly Magazine)	Mayor Steve Jones Jany Lee
	National Assembly Visit	Councilmember Joe DoVinh
Sept 20, 2023	Business Development Site Tours (AM)	Mayor Steve Jones Councilmember Stephanie Klopfenstein Councilmember Cindy Tran Lisa Kim Jany Lee
	Blue House Visit with Anyang City (AM)	Councilmember Joe DoVinh
	Meeting with Mayor Choi Dae-Ho Meeting with Chairperson Choi Tour of Anyang Council Chamber Anyang FC Stadium Tour Welcome Reception	Mayor Steve Jones Councilmember Stephanie Klopfenstein Councilmember Cindy Tran Councilmember Joe DoVinh Lisa Kim Jany Lee
Sept 21, 2023	LetinAR Site Tour Zone 7 Public Arts Project Visit Int'l Symposium Presentation Opening Ceremony for Anyang 50 th Anniversary	Mayor Steve Jones Councilmember Stephanie Klopfenstein Councilmember Cindy Tran Councilmember Joe DoVinh Lisa Kim Jany Lee
Sept 22, 2023	Smart City (Anyang City Hall Tour) The Garden of Garden Grove Park Anyang Cultural Tea Ceremony Anyang 50 th Anniversary Celebration Festival Meet with Mayor Choi and Anyang Sister City Foundation	
Sept 23, 2023	Farewell Lunch with Anyang Vice-Mayor	