

MINUTES

GARDEN GROVE CITY COUNCIL

Regular Meeting

Tuesday, May 10, 2022

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

CONVENE CLOSED SESSION

AT 6:00 p.m., Mayor Jones convened closed session.

ROLL CALL PRESENT: (6) Council Members Brietigam, Bui,
Klopfenstein, K. Nguyen, D. Nguyen, Mayor
Jones

ABSENT: (1) Council Member O'Neill

ORAL COMMUNICATIONS FOR CLOSED SESSION

Speakers: None

CONFERENCE WITH LABOR NEGOTIATORS PURSUANT TO GOVERNMENT CODE
SECTION 54957.6 - CITY DESIGNATED REPRESENTATIVE: LAURA STOVER, HUMAN
RESOURCES DIRECTOR; EMPLOYEE GROUP: POLICE MANAGEMENT

ADJOURN CLOSED SESSION

At 6:25 p.m., Mayor Jones adjourned closed session.

CONVENE REGULAR MEETING

At 6:40 p.m., Mayor Jones convened the meeting with Council Members Brietigam,
Bui, Klopfenstein, K. Nguyen, and D. Nguyen present.

INVOCATION

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

PRESENTATION - COMMUNITY SPOTLIGHT RECOGNIZING THE 100TH ANNIVERSARY
OF THE GARDEN GROVE HOST LIONS CLUB

PRESENTATION – PROGRAMMING AND SERVICES INFORMATION PROVIDED BY THE THOMAS HOUSE FAMILY SHELTER AS PRESENTED BY EXECUTIVE DIRECTOR SHAKOYA GREEN (F: 117.15)

Executive Director Shakoya Green with Thomas House Family Shelter gave a PowerPoint presentation highlighting the history, data, and services Thomas House provides to at-risk women and their families.

ORAL COMMUNICATIONS

Speakers: Nicholas Dibs, Velvet Yvette Victorian

Written Comments: Maureen Blackmun, Craig Durfey

RECESS

At 7:09 p.m., Mayor Jones recessed the meeting.

RECONVENE

At 7:11 p.m., Mayor Jones reconvened the meeting with Council Members Brietigam, Bui, Klopfenstein, K. Nguyen, and D. Nguyen present.

ADOPTION OF A PROCLAMATION DECLARING MAY AS DROWNING PREVENTION AWARENESS MONTH (F: 83.1)

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

The Garden Grove City Council does hereby proclaim the month of May as Drowning Prevention Awareness Month.

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

Ayes: (6) Brietigam, Bui, Klopfenstein, K. Nguyen, D. Nguyen, Jones
Noes: (0) None
Absent: (1) O'Neill

ADOPTION OF A PROCLAMATION RECOGNIZING THE BETA SIGMA PHI SORORITY DEDICATED TO HELPING WOMEN (F: 83.1)

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

The Garden Grove City Council does hereby recognize the Beta Sigma Phi Sorority and their dedication to helping women.

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

Ayes: (6) Brietigam, Bui, Klopfenstein, K. Nguyen, D.
 Nguyen, Jones
Noes: (0) None
Absent: (1) O’Neill

APPROVAL OF AMENDMENT NO. 5 TO THE AGREEMENT WITH COMMUNITY VETERINARY HOSPITAL (F: 55-Community Veterinary Hospital)

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

Amendment No. 5 to the Agreement with Community Veterinary Hospital, in the firm fixed amount of \$65,000, be extended through June 30, 2022; and

The City Manager be authorized to sign Amendment No. 5 on behalf of the City, and to make minor changes as appropriate.

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

Ayes: (6) Brietigam, Bui, Klopfenstein, K. Nguyen, D.
 Nguyen, Jones
Noes: (0) None
Absent: (1) O’Neill

APPROVAL OF AN AMENDMENT TO THE AGREEMENT WITH THE COUNTY OF ORANGE FOR FAMILIES AND COMMUNITIES TOGETHER (FACT) GRANT PROGRAM FUNDING FOR THE MAGNOLIA PARK FAMILY RESOURCE CENTER (F: 97.2.99)

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

The Amendment to the Agreement with the County of Orange Social Services Agency for Families and Communities Together (FaCT) grant funding with the City’s match in the amount of \$124,030, for the Magnolia Park Family Resource Center (MPFRC), be approved; and

The City Manager be authorized to sign the Amendment, including making any modifications during the contract period for the operation and implementation of the contract services.

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

Ayes: (6) Brietigam, Bui, Klopfenstein, K. Nguyen, D.
Nguyen, Jones
Noes: (0) None
Absent: (1) O'Neill

APPROVAL OF A LEASE AGREEMENT WITH KJ INVESTMENTS GROUP, LLC FOR
PROPERTY LOCATED AT 11277 GARDEN GROVE BOULEVARD, GARDEN GROVE
(F: 55-KJ Investments Group, LLC)

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

The Lease Agreement with KJ Investment Group, LLC, in the amount of \$19,062.50
per month, for one year beginning October 1, 2022, with a total of five one year
optional lease renewals for property located at 11277 Garden Grove Boulevard,
Garden Grove, be approved; and

The City Manager be authorized to execute the Lease Agreement on behalf of the
City, and to make minor modifications thereto as needed.

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

Ayes: (6) Brietigam, Bui, Klopfenstein, K. Nguyen, D.
Nguyen, Jones
Noes: (0) None
Absent: (1) O'Neill

WARRANTS

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

Demands covered by Wire number 00000984, EFT numbers 00021282 through
00021306, and check numbers 00677521 through 00677626 inclusive as listed
have been verified by the Finance Division as properly issued and bear all proper
signatures;

Demands covered by Wire number 00000985 through 00000990, EFT numbers
00021307 through 00021333, and check numbers 00677627 through 00677765
inclusive as listed have been verified by the Finance Division as properly issued and
bear all proper signatures;

Demands covered by Wire number 00000991 through 00001016, EFT numbers
00021334 through 00021348, and check numbers 00677766 through 00677812
inclusive as listed have been verified by the Finance Division as properly issued and
bear all proper signatures;

Demands covered by EFT numbers 00021349 through 00022330, and check numbers 00677813 through 00678026 inclusive as listed have been verified by the Finance Division as properly issued and bear all proper signatures;

Demands covered by EFT numbers 00022331 through 00022358, and check numbers 00678027 through 00678144 inclusive as listed have been verified by the Finance Division as properly issued and bear all proper signatures;

Demands covered by EFT numbers 00022359 through 00022375, and check numbers 00678145 through 00678266 inclusive as listed have been verified by the Finance Division as properly issued and bear all proper signatures;

Demands covered by Wire number 00001017 through 00001030, EFT numbers 00022376 through 00022411, and check numbers 00678267 through 00678354 inclusive as listed have been verified by the Finance Division as properly issued and bear all proper signatures; and

Payroll Check numbers 00005844 through 00006453, inclusive as listed on this register 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) Brietigam, Bui, Klopfenstein, K. Nguyen, D. Nguyen, Jones
Noes: (0) None
Absent: (1) O'Neill

WAIVER

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

Full reading of Ordinances listed be waived.

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

Ayes: (6) Brietigam, Bui, Klopfenstein, K. Nguyen, D. Nguyen, Jones
Noes: (0) None
Absent: (1) O'Neill

PUBLIC HEARING - INTRODUCTION AND FIRST READING OF AN ORDINANCE
APPROVING AMENDMENT NO. A-034-2022 (F: 115.A-034-2022)

(It was moved by Council Member Klopfenstein, seconded by Council Member Brietigam and approved by a 6-0-1 vote that full reading of ordinances listed be waived.)

Following staff introduction, Mayor Jones declared the public hearing open.

Speakers: Steve Lane, Nicholas Dibs, Two representatives from Simpson Chevrolet.

With no further testimony, Mayor Jones declared the public hearing closed.

Following City Council comments, it was moved by Council Member Klopfenstein, seconded by Council Member Bui that:

Ordinance No. 2933 entitled: An Ordinance of the City Council of the City of Garden Grove approving Amendment No. A-034-2022, a text amendment to Chapter 9.18 (Mixed Use Regulations and Development Standards) of Title 9 of the City of Garden Grove Municipal Code to establish "Automobile Fleet Storage" as a conditionally permitted use in the NMU (Neighborhood Mixed Use) zone, and to establish related special operating conditions and development standards, be passed to second reading.

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

Ayes: (6) Brietigam, Bui, Klopfenstein, K. Nguyen, D. Nguyen, Jones
Noes: (0) None
Absent: (1) O'Neill

AWARD A CONTRACT TO R2BUILD DBA R2B ENGINEERING FOR PROJECT NO.
CP12682668 – PRESSURE MONITORING IMPROVEMENTS PROJECT
(F: 55-R2Build dba R2B Engineering)

Following staff introduction, it was moved by Council Member Brietigam, seconded by Council Member Klopfenstein that:

A Contract be awarded to R2Build dba R2B Engineering in the amount of \$419,180, for the construction of Project No. CP12682668 – Pressure Monitoring Improvements; and

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

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

Ayes: (6) Brietigam, Bui, Klopfenstein, K. Nguyen, D. Nguyen, Jones
Noes: (0) None
Absent: (1) O'Neill

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

FOCUSED ZONING AMENDMENTS UPDATE ON PROPOSED TEXT AMENDMENT FOR THE CREATION OF OBJECTIVE DEVELOPMENT STANDARDS FOR SINGLE-FAMILY RESIDENTIAL, MULTI-FAMILY RESIDENTIAL, MIXED USE RESIDENTIAL, MIXED USE, SUPPORTIVE HOUSING, SINGLE-ROOM OCCUPANCY (SRO) HOUSING, AND MOTEL/HOTEL CONVERSIONS AS REQUESTED BY CITY MANAGER STILES
(F: 50.3) (XR: 115)

Lee Marino, Planning Manager, and Laura Stetson, consultant from MIG, gave an overview on the analysis for updating the City's Development Standards in response to new legislation. A PowerPoint presentation was reviewed and provided the following information:

Purpose for a proposed update to the City's Development Standards:

- To address requirements of State law, particularly regarding housing;
- To clarify existing code provisions;
- To respond to challenges with existing mixed-use development standards;
- To establish objective design standards that inspire quality design; and
- To create greater certainty for applicants, decision makers, and residents.

Types of Housing include: Supportive Housing, Motel Conversions, Single Room Occupancy (SRO), with Single-family Residential Interior Standards, Open Space requirements, and Objective Design Standards (ODS).

The overarching goal is to ensure all development standards comply with applicable State housing laws as follows:

By-right Homeless Supportive Housing

- 100% affordable for persons transitioning from homelessness
- Bathroom and kitchen in each unit
- No parking if within ½ mile of transit
- Supportive services plan requirement

Motel Conversions

- Allowed in C-1, C-2, C-3, M-1, and NMU zones
- Restricted to transitional or supportive housing
- On-site supportive services
- No short-term rentals allowed

- Maintain existing parking

SROs

- Conditionally permitted in R-3, GGMU (1,2,3), and AR
- Aimed at special needs households
- Furnished efficiency units (150 – 400 sf)
- Bathroom and efficiency kitchen in each unit
- Parking at 0.5/0.8 spaces per unit
- No short-term rentals
- 24-hour on-site management required

Purpose: To codify existing policies aimed at avoiding impacts on infrastructure and parking.

Standards:

- Each bedroom accessed via a hall or communal space
- Only one wet bar allowed (and a kitchen)
- Half bathrooms counted as a full bathroom (existing code limits number of bathrooms)
- Garage must provide the required number of spaces at all times

Accessory Structures

- No insulation or HVAC equipment
- Limit on electrical outlets

Open space includes:

- Landscaped yards
- Swimming pools and spas
- Patios and landscaped courtyards
- Children's play areas
- Playing courts
- Balconies and decks
- Rooftop decks

Multiple Residential < 14,400 square feet

- No change: 300 square feet private/common
- Does not include required front setback areas
- Private requirement changed from 90 square feet to 60 square feet
- Rooftop decks can count
- Indoor common recreational facilities can count toward 50% of common requirement

Multiple Residential > 14,400 square feet and Mixed Use

- No change: 300 square feet private/common; does not include required front setback areas

- Private requirement changed from 90 square feet to 60 square feet; must be immediately adjacent to unit's common living space
- Rooftop decks can count
- Common areas must be at least 900 square feet
- Amenities from the list must be provided (e.g., community garden, outdoor active use area, gym, business center)
- Indoor common recreational facilities can count toward 50% of common requirement

Guidelines

- Provide direction on how to apply design principles to development projects – site design, architecture, etc.
- Contain subjective elements requiring deliberation and agreement
- Are not mandatory (use “should” terminology)

Standards

- An element that, if met, fulfills a specified minimum level of performance
- Measurable, required (shall), and can be applied without a deliberation process
- Required by the force of law (shall)
- Design standards work with development standards, but they are different
- Development standards set a development envelope (density, setbacks, height, parking)
- Design standards provide guidance on design qualities (building orientation, façade articulation, roof height variation, materials)
- All new single-family subdivisions, multi-family, and mixed-use residential projects, including: Small lot subdivisions, Townhomes, Mid-Rises, Duplexes and Triplexes, Apartments, and Mixed Use
- Does not apply to: Commercial-only projects, single lot single-family home, any other non-residential development, historical properties, or ADU/JADU/SB9 units (separate adopted objective standards apply)

Purpose of creating design standards is:

- To achieve consistency with new housing laws
- Remove challenges created by subjective development standards
- Allow City to create tailored standards appropriate for Garden Grove
- Implement Housing Element policies.

Proposed Objective Design Standards include:

All roof-mounted and ground-mounted mechanical equipment and metering devices to be screened from view from the adjacent public rights-of-way using one of the following methods for the specific equipment referenced. Exceptions to this screening requirement shall be fire-fighting equipment and telecommunications facilities that comply with applicable requirements of Title 9.

a. Roof-mounted: Shall be screened by parapet walls, rooftop architectural features such as a tower equal to the height of the equipment, or low walls surrounding the equipment.

b. Ground-mounted: Shall be screened by densely planted and maintained landscaped hedges or a low fence or wall with a height equal the height of the equipment.

Primary building entries shall incorporate a projection (e.g., porch) or recess, or combination of projection and recess at least 48 square feet in area. The minimum width of the entry feature shall be 20 percent of the width of the street-facing façade.

Walkways shall be paved in materials consisting of either pavers, stone or cobblestone, or patterned or scored concrete.

- Other changes to multi-family and mixed use development: Storage facility requirement for each unit reduced from 200/300 to 150 cubic feet (not including closets)
- Screening required for utility meters
- Better-defined requirements for privacy provisions
- Density calculation in R3 zone adjusted to match General Plan
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- Screening required for utility meters
- Better-defined requirements for privacy provisions
- Density calculation in R3 zone adjusted to match General Plan

Planning Commission Recommendations:

- Investigate regulation of colors
- Require step backs for the second story and above
- Vary façade materials
- Pay attention to detail, such as inset windows and four-sided architecture
- Revisit the bathroom limit for single-family structures
- Ensure safety measures are incorporated into SROs and motel conversions
- Incorporate anti-graffiti landscaping provisions

Next Steps are: May - June 2022, Revisions to Address Initial PC and CC Comments; July 2022, Draft Code Amendments for PC and CC Study Sessions; August -September 2022, Planning Commission and City Council Public Hearings; October 2022, Ordinance revisions to take effect.

INFORMATION UPDATE ON THE CIVIC CENTER COMMUNITY ENGAGEMENT PROJECT AS REQUESTED BY CITY MANAGER STILES (F: 48.1)

Lee Marino, Planning Manager, provided an overview of the steps taken to revitalize the Garden Grove Civic Center area to make it a safer, more pedestrian friendly

place with improved amenities, safe and clean neighborhoods, and high quality public safety services for all current and future residents.

Past efforts for revitalizing the Civic Center include: Re:Imagine in 2014; the Downtown Parking Plan in 2017; Measure O in 2018; Active Streets Master Plan in 2018; Safe Routes to Schools in 2019; Parks, Recreation & Facilities Master Plan in 2019; the Active Downtown Plan in 2020; the Urban Forest Management Plan in 2020; and the Dewberry Police Infrastructure Needs Assessment Report in 2020. These efforts create opportunities for expanded and improved parks with high quality amenities, greater appreciation and infusion of arts and culture to represent the immense diversity of the community, replace and modernize police and public safety facilities to better meet the needs for growth, standards for safe, decent, and affordable housing to meet both the needs of current and future residents, an updated and expanded community facility with additional services and amenities.

Next steps are to inform and engage the community, ensuring participation from a broad range of stakeholders to identify the specific needs of the community. Public Engagement approach includes: Development and maintenance of a website dedicated to each project with regular education updates that use flyers, news, and surveys; use social media platforms; in-person and virtual workshops for feedback and input; in-person and virtual surveys; and use mediums in multiple languages.

The timeline started with an October 2021 kick-off, with June-July 2022 public outreach workshops and surveys, compilation of feedback in August, with a final outreach report in October 2022.

INTRODUCTION AND FIRST READING OF AN ORDINANCE TO ADD CHAPTERS 8.92 AND 8.94 TO TITLE 8 OF THE GARDEN GROVE MUNICIPAL CODE AS REQUESTED BY MAYOR PRO TEM DIEDRE THU-HA NGUYEN (F: 115)

(It was moved by Council Member Klopfenstein, seconded by Council Member Brietigam and approved by a 6-0-1 vote that full reading of ordinances listed be waived.)

Following City Attorney Sandoval's introduction, and City Council comments, it was moved by Council Member Brietigam, seconded by Mayor Pro Tem D. Nguyen that:

Ordinance No. 2934 entitled: An Ordinance of the City Council of the City of Garden Grove, California, adding Chapters 8.92 and 8.94 to Title 8 of the Garden Grove Municipal Code establishing regulations prohibiting the unlawful possession of catalytic converters in the city, and repairs and sales of bicycles and bicycle parts on public property, be passed to second reading.

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

Ayes: (6) Brietigam, Bui, Klopfenstein, K. Nguyen, D. Nguyen, Jones
Noes: (0) None
Absent: (1) O'Neill

CONSIDERATION OF A FIVE PERCENT BUSINESS LICENSE TAX REBATE PROGRAM TO INCENTIVIZE ALTERNATE WORK SCHEDULES FOR GARDEN GROVE BUSINESSES AS REQUESTED BY COUNCIL MEMBER BRIETIGAM (F: 37.1)

Following staff introduction, Council Member Brietigam noted that this program would be a self-policing program designed to provide incentive to employers with ten or more employees to provide alternate work schedules. He pointed out that the cost to the City in terms of offering the tax break was nominal based on the current business tax data provided by staff.

City Council consensus was that the program would be difficult to administer, and that private employers could make a determination on whether alternate schedules would be beneficial to their business without a nominal tax incentive.

MATTERS FROM THE MAYOR, CITY COUNCIL MEMBERS, AND CITY MANAGER (Continued)

Council Member K. Nguyen reported out on attending the Southern California Association of Governments general assembly as a SCAG/OCCOG District 18 Representative for Garden Grove, Cypress, and La Palma. Anaheim City Councilman O'Neill is the SCAG/OCCOG District 19 representative who introduced amendments to the bylaws, with all but one failing, and one that did fail was to provide for a term limit for those who continually serve on regional boards and committees. Her concern is for council members with term limits not getting enough time to get established on boards and committees for SCAG that result in missed opportunities. On a positive note and a voice from Orange County, Buena Park Councilman Art Brown was selected as second Vice President on SCAG. There was a lot of discussion on Housing, and Broadband was the hot topic at the assembly meeting. She noted an alarming number of District 6 residents have been contacting her that they do not feel safe because of the homeless. Encampments are growing in the area and are primarily seen at the Denny's and Jack & the Box properties on Harbor Boulevard, the Motel 6 on Trask Avenue, as well as the Pacific Haven SubAcute Care facility, the Garden Grove Plaza on Garden Grove Boulevard, and next to the Garden Grove Hospital abutting the 22 freeway. She plans to attend a Neighborhood Watch meeting scheduled for Wednesday, and she would like to know who to reach out to regarding the upcoming meeting to let residents know about it who live on and near Flagstone Street. A resident let her know that the homeless activity is increasing and there is concern about the lack of street lighting and theft. She acknowledged the City's Special Resource Team and all the work the City has done to connect homeless with resources, and diligently working to establish a Navigation Center; however, this issue is becoming a crisis that needs immediate attention. She noted that she has

been contacted by local church pastors willing to house homeless on their church parking lots, and suggested that the City work with organizations to create temporary shelters. She has also heard from kids who are afraid to walk to school because of the homeless who are encamping on the sidewalks next to the crosswalks. She expressed anger and commented that she has been advocating for homeless services since she has been elected, and is now only recently getting support to address the issue from her colleagues on council. She urged that something be done soon.

Council Member Bui stated that he has also received complaints from residents and businesses in his district regarding the homeless activity, and agreed that something such as an interim temporary shelter needs to be put into place possibly along the OCTA right-of-way where there is vacant land between Newhope Street and Harbor Boulevard.

Council Member Brietigam agreed and suggested looking at the program started in the City of Oxnard and encouraged a temporary stopgap measure to address homelessness as soon as possible, as the community is getting frustrated. On another note, he announced the upcoming Strawberry Festival on May 28, 2022.

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

City Manager Stiles noted his frustration regarding finding a location to establish a Navigation Center that provides wraparound services for the homeless. Staff has been working to partner with surrounding cities along with receiving some county funding; however, the property that was earmarked for a Navigation Center was sold to a cash buyer. He noted in this real estate market, they may need to forgo extensive due diligence in order to move quickly if a property becomes available. The goal is to establish a Navigation Center in District 6, which is in the overlay district; however, they may need to locate in one of the other districts if they find an appropriate site. Staff is working with brokers, and he encouraged the City Council to provide information on sites they may know about. He noted the multi-pronged approach to address homelessness that includes utilizing the Special Resource Team, contracting with Be WellOC for mental health crisis response, along with 117 emergency housing vouchers through the Housing Authority. The City has applied for Project Homekey funding from the state for housing opportunities for homeless or those at risk for homelessness due to the COVID pandemic or other diseases. He noted that the July 26, 2022, regular City Council meeting will be cancelled for summer recess.

Mayor Jones acknowledged the work being done on establishing a Navigation Center. He encouraged the council to err on the side of action to address the need for either a permanent or temporary homeless shelter. He reminded the community that the 34th Annual Garden Grove Police Department Call to Duty memorial will be on Thursday, May 19, 2022, at 5:00 p.m. at the police headquarters. The ceremony is dedicated to honoring all of our Garden Grove Police Officers who have died in the line of duty.

This year will be the unveiling of a memorial plaque for former Lieutenant John Reynolds who passed away last year. He encouraged everyone to show their support and attend the memorial in respect to the families of the fallen officers. Information can be found on the city's website at ggcity.org

ADJOURNMENT

At 9:33 p.m., Mayor Jones adjourned the meeting. The next Regular City Council Meeting will be on Tuesday, May 24, 2022, at 5:30 p.m. at the Community Meeting Center, 11300 Stanford Avenue, Garden Grove, California.

Teresa Pomeroy
City Clerk