



FH

CITY OF GARDEN GROVE

Bao Nguyen
Mayor

Steven R. Jones
Mayor Pro Tem

Christopher V. Phan
Council Member

Phat Bui
Council Member

Kris Beard
Council Member

June 3, 2015

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

To Whom It May Concern:

Enclosed is a copy of the City of Garden Grove's *2014 Annual Report on the Status of the General Plan*.

The report was presented to the City's Planning Commission during its April 2, 2015 meeting and City Council on May 12, 2015. Both meeting agendas are enclosed.

If you have questions regarding the *Annual Report on the Status of the General Plan*, please contact me via email at alanac@ci.garden-grove.ca.us.

Sincerely,

Housing Policy Department
Received on:

JUN 06 2015

Alana Cheng
Senior Analyst
Community Development Department

Enclosure:

- (1) *2014 Annual Report on the Status of the General Plan*
- (2) Agenda - Garden Grove Planning Commission, April 2, 2015
- (3) Agenda - Garden Grove City Council May 12, 2015

**2014
ANNUAL REPORT
ON THE STATUS OF
THE GENERAL PLAN**



Prepared by the Garden Grove Community Development Department

MARCH 2015

2014 Garden Grove Annual Report on the Status of the General Plan

Introduction

Every year, the City of Garden Grove reviews the previous year's residential development activity and programs that work toward providing housing throughout the city. The City prepares this report as a review of the activities undertaken to implement the General Plan. The report focuses on the calendar year of 2014. Projects approved, ordinances adopted, and programs implemented during this time are included within the report.

The City continues its process of updating the General Plan, which was last updated in 1995. The Administrative Draft of the General Plan was approved for public review in 2008. More information about the General Plan Update is available at <http://www.gardengrovefuture.info> or contact Erin Webb, General Plan Project Manager at 714-741-5313.

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

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

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

In addition, the City has prepared a Development Project Update List, which is available on the Planning Division's webpage at <http://www.ci.garden-grove.ca.us>. The report is updated every quarter and includes all residential, commercial, and industrial projects that move through the Community Development Department.

City of Garden Grove 2014 Annual Report on the Status of the General Plan

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A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

APRIL 2, 2015

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

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

ROLL CALL: CHAIR O'NEILL, VICE CHAIR KANZLER
COMMISSIONERS MAI, MARGOLIN, PAK, PAREDES, ZAMORA

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

Any person requiring auxiliary aids and services due to a disability should contact the City Clerk's office at (714) 741-5035 to arrange for special accommodations. (Government Code §5494.3.2).

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

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

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

- A. ORAL COMMUNICATIONS - PUBLIC
- B. APPROVAL OF MINUTES: March 5, 2015
- C. PUBLIC HEARING(S) (Authorization for the Chair to execute Resolution shall be included in the motion.)
 - C.1. CONDITIONAL USE PERMIT NO. CUP-032-2015

APPLICANT: VERIZON WIRELESS

LOCATION: EAST SIDE OF BROOKHURST STREET, SOUTH OF
CHAPMAN AVENUE AT 12042 BROOKHURST STREET

REQUEST: Conditional Use Permit approval to allow for the
construction and operation of a 50'-0" tall stealth wireless

telecommunication facility disguised as a pine tree (mono-pine), along with related ground-mounted equipment and site improvements. The site is in the BCSP - BCC (Brookhurst/ Chapman Specific Plan - Brookhurst Chapman Commercial) zone. This project is exempt pursuant to CEQA Section 15303 - New Construction or Conversion of Small Structures.

STAFF RECOMMENDATION: Approve Conditional Use Permit No. CUP-032-2015, subject to the recommended conditions of approval.

C.2. NEGATIVE DECLARATION
AMENDMENT NO. A-013-2015

APPLICANT: CITY OF GARDEN GROVE

LOCATION: CC-1 (CIVIC CENTER MIXED USE 1) AND AR (ADAPTIVE REUSE) ZONES

REQUEST: A request for Planning Commission recommendation to City Council to amend Chapter 18 (Mixed Use Regulations), Chapter 4 (Definitions), and Chapter 32 (Procedures and Hearings) of Title 9 of the Municipal Code. The proposed amendment includes adding additional uses to the Land Use chart for the CC-1 (Civic Center Mixed Use 1) and the AR (Adaptive Reuse) zones that are not currently permitted in these zones (Section 9.18.020); adding definitions for new uses in Chapter 4 (Section 9.04.060); adding additional standards for the conversion of single-family homes to commercial uses ministerially along with additional standards for parking location, outside eating areas, and non-vehicular and vehicular vending, event space, and additional compatibility standards in the CC-1 zone (Sections 9.18.090.030, 9.18.090.040, 9.18.070.010, 9.18.070.020, and 9.18.110.020); and revising Section 9.32.030D.3(2)(a)(d) of Chapter 32 exempting single-family home conversions to any other use in the CC-1 zone from the requirement to submit a Site Plan application. The City of Garden Grove has determined that a Negative Declaration be adopted pursuant to CEQA.

STAFF RECOMMENDATION: Recommend adoption of a Negative Declaration and approval of Amendment No. A-013-2015 to City Council.

D. ITEMS FOR CONSIDERATION

D.1. REVIEW OF THE CODE OF ETHICS

D.2. ACKNOWLEDGEMENT OF THE 2014 ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN

- E. MATTERS FROM COMMISSIONERS
- F. MATTERS FROM STAFF
- G. ADJOURNMENT

AGENDA

Garden Grove City Council
AMENDED

and

The City of Garden Grove as Successor Agency to
the Garden Grove Agency for Community
Development
Regular Meetings
Garden Grove Sanitary District
Special Meeting



Bao Nguyen
Mayor
Steven R. Jones
Mayor Pro Tem
Christopher V. Phan
Council Member
Phat Bui
Council Member
Kris Beard
Council Member

May 12, 2015

06:30 p.m.

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

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

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

Documents/Writings: Any revised or additional documents/writings related to an item on the agenda distributed to all or a majority of the Council Members within 72 hours of a meeting, are made available for public inspection at the same time (1) in the City Clerk's Office at 11222 Acacia Parkway, Garden Grove, CA 92840, during normal business hours; (2) on the City's website as an attachment to the City Council meeting agenda; and (3) at the Council Chamber at the time of the meeting.

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

Manner of Addressing the City Council: After being called by the Mayor, you may approach the podium, it is requested that you state your name for the record, and proceed to address the City Council. All remarks and questions should be addressed to the City Council as a whole and not to individual Council Members or staff members. Any person making impertinent, slanderous, or profane remarks or who becomes boisterous while addressing the City Council shall be called to order by the Mayor. If such conduct continues, the Mayor may order the person barred from addressing the City Council any further during that meeting.

Time Limitation: Speakers must limit remarks for a total of (5) five minutes. 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.

AMENDED

OPEN SESSION 6:30 P.M.

ROLL CALL: COUNCIL MEMBER BEARD, COUNCIL MEMBER BUI, COUNCIL MEMBER PHAN, MAYOR PRO TEM JONES, MAYOR NGUYEN

INVOCATION

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

1. PRESENTATIONS

- 1.a. Community Spotlight: Recognition of the Santiago High School Boys Varsity Soccer Team for winning the CIF Division Championship.

CONVENE SUCCESSOR AGENCY AND SANITARY DISTRICT WITH THE CITY COUNCIL

2. ORAL COMMUNICATIONS FOR CITY COUNCIL, SUCCESSOR AGENCY AND SANITARY DISTRICT

- 2.a. Public Comments.
2.b. Council/Successor Agency/Sanitary District Member response to Public Comments.

3. WRITTEN COMMUNICATIONS:

- 3.a. Letter from Andrew Halberstadt, Startup Weekend Garden Grove Organizer, requesting

co-sponsorship by the City for the use of the "A" Room at the Community Meeting Center on Friday, June 5, 2015, Saturday, June 6, 2015, and Sunday, June 7, 2015.

Letter

RECESS SANITARY DISTRICT

CONDUCT SUCCESSOR AGENCY BUSINESS WITH THE CITY COUNCIL

ROLL CALL: MEMBER BUI, MEMBER NGUYEN, MEMBER PHAN, VICE CHAIR BEARD, CHAIR JONES

4. CONSENT ITEMS (Items 4.a. through 4.c. will be acted on simultaneously with one motion unless separate discussion and/or action is requested by a Member.)
- 4.a. Adoption of a Resolution approving an agreement with T&T Environmental LLC for asbestos and lead surveying at the Brookhurst Triangle. (Cost: \$3,875) (Staff: Carlos Marquez, Senior Real Property Agent, Finance Department) (Action Item)

Agenda Report

- 4.b. Receive and file minutes from the Successor Agency January 13, 2015, January 27, 2015, February 10, 2015, February 24, 2015, March 10, 2015, and March 24, 2015, meetings. (Action Item)

- 4.c. Approval of warrants. (Action Item)

5. PUBLIC HEARINGS: None.

6. ITEMS FOR CONSIDERATION:

- 6.a. Joint Matter for Successor Agency and City Council: Adoption of Resolutions authorizing the transfer of each parcel listed on the Long Range Property Management Plan. (Staff: Carlos Marquez, Senior Real Property Agent, Finance Department) (Action Item)

Agenda Report

7. MATTERS FROM SUCCESSOR AGENCY CHAIR, MEMBERS AND DIRECTOR

8. ADJOURNMENT OF SUCCESSOR AGENCY

The next Regular Successor Agency Meeting will be held on Tuesday, May 26, 2015, at 5:30 p.m. in the Community Meeting Center, 11300 Stanford Avenue, Garden Grove, California.

RECONVENE SANITARY DISTRICT WITH THE CITY COUNCIL

ROLL CALL: MEMBER BUI, MEMBER JONES, MEMBER NGUYEN, VICE PRESIDENT BEARD, PRESIDENT PHAN

9. ITEMS FOR CONSIDERATION

- 9.a. Joint Matter for Sanitary District and City Council: Authorize refunding and upsize of the 2002 City Certificates of Participation, refunding of the 2004 Water Certificates of Participation, and refunding of the 2006 Sewer Certificates of Participation. (Staff: Ellis Chang, Accounting Manager, Finance Department) (Action Item)

Agenda Report

10. MATTERS FROM THE SANITARY DISTRICT'S PRESIDENT, BOARD MEMBERS, AND GENERAL MANAGER

11. ADJOURNMENT OF THE SANITARY DISTRICT

The next Regular Sanitary District Meeting will be held on Tuesday, May 26, 2015, at 6:30 p.m. in the Community Meeting Center, 11300 Stanford Avenue, Garden Grove, California.

RECONVENE CITY COUNCIL

12. CONSENT ITEMS (Items 12.a. through 12.i. will be acted on simultaneously with one motion unless separate discussion and/or action is requested by a Council Member.)

- 12.a. Proclamation of National Public Works Week May 17 through May 23, 2015. (Staff: Bill Murray, Public Works Director) (Action Item)

Agenda Report

- 12.b. Adoption of a translation and interpretation services policy. (Staff: Ana Pulido, Community Services Department Supervisor) (Action Item)

Agenda Report

- 12.c. Receive and file the 2014 Annual Report on the Status of the General Plan. (Staff: Alana Cheng, Senior Analyst, Community Development Department) (Action Item)

Agenda Report

- 12.d. Adoption of a Resolution supporting Senate Constitutional Amendment 2 to prohibit banning the United States Flag on state funded college campuses in California. (Staff: Maria Stipe, Deputy City Manager) (Action Item)

Agenda Report

- 12.e. Approval of Final Tract Map No. 17127 and a Subdivision Improvement Agreement with Fidelity Development Company and NCGG, LLC, for the property located at 8372 Central Avenue, Garden Grove. (Staff: Bill Murray, Public Works Director) (Action Item)

Agenda Report

- 12.f. Award of contract to Pacific Builder for shower replacements at Fire Station No. 1 located at 11301 Acacia Parkway, Garden Grove. (Cost: \$51,059) (Staff: Bill Murray, Public Works Director) (Action Item)

Agenda Report

- 12.g. Acceptance of Fiscal Years 2013-14 and 2014-15 Supplemental Law Enforcement Services Accounts funds; and the allocation of these funds to the Police Department for front-line law enforcement services. (Funds received: \$568,053) (Staff: Courtney Allison, Police Fiscal Analyst, Police Department) (Action Item)

Agenda Report

- 12.h. Approval of an agreement with County of Orange to receive Families and Communities Together (FaCT) grant funding for the Magnolia Park Family Resource Center. (Grant Revenue: \$425,000 per year) (Staff: Janet Pelayo, Community Services Supervisor) (Action Item)

Agenda Report

- 12.i. Initiation of proceedings for the levying of FY 2015-16 assessment for the Garden Grove Street Lighting District, Street Lighting District No. 99-1, and the Park Maintenance District. (Staff: Ana Neal, Senior Administrative Analyst, Public Works) (Action Item)
- 12.i.1. Adoption of a Resolution initiating proceedings to levy annual assessments for the 2015-16 Fiscal Year for the City of Garden Grove Street Lighting District and ordering the City Engineer to prepare and file a report thereto.
- 12.i.2. Adoption of a Resolution initiating proceedings to levy annual assessments for the 2015-16 Fiscal Year for the City of Garden Grove Street Lighting District No. 99-1 and ordering the City Engineer to prepare and file a report thereto.
- 12.i.3. Adoption of a Resolution initiating proceedings to levy annual assessments for the 2015-16 Fiscal Year for the City of Garden Grove Park Maintenance District and ordering the City Engineer to prepare and file a report thereto.
- 12.i.4. Adoption of a Resolution approving the City Engineer's reports regarding the levy of an annual assessment within the City of Garden Grove Street Lighting District, the City of Garden Grove Street Lighting District No. 99-1, and the City of Garden Grove Park Maintenance District for Fiscal Year 2015-16.

- 12.i.5. Adoption of a Resolution declaring the City's intention to levy and collect assessments within the City of Garden Grove Street Lighting District for Fiscal Year 2015-16 and setting a time and place for a Public Hearing on the levy of the proposed assessments for July 14, 2015.
- 12.i.6. Adoption of a Resolution declaring the City's intention to levy and collect assessments within the City of Garden Grove Street Lighting District No. 99-1 for Fiscal Year 2015-16 and setting a time and place for a Public Hearing on the levy of the proposed assessments for July 14, 2015.
- 12.i.7. Adoption of a Resolution declaring the City's intention to levy and collect assessments within the City of Garden Grove Park Maintenance District for Fiscal Year 2015-16 and setting a time and place for a Public Hearing on the levy of the proposed assessments for July 14, 2015.

Agenda Report

- 12.j. Receive and file minutes from the City Council January 13, 2015, January 27, 2015, February 10, 2015, February 24, 2015, March 10, 2015, and March 13, 2015, meetings. (Action Item)
- 12.k. Approval of warrants. (Action Item)
- 12.l. Approval to waive full reading of Ordinances listed. (Action Item)
- 13. PUBLIC HEARINGS:
 - 13.a. Consideration of an appeal, submitted by Inge Realty/Sophie Inge, of a Planning Commission decision to deny Variance No. V-010-2015, a request to allow a freestanding sign located at 12461 Harbor Boulevard, Garden Grove. (Staff: Chris Chung, Associate Planner, Community Development Department) (Action Item)

Agenda Report

- 14. COMMISSION/COMMITTEE MATTERS:
 - 14.a. Main Street Assessment District No. 1. (Staff: Ana Neal, Senior Administrative Analyst, Public Works) (Action Item)
 - 14.a.1. Approval of the 2015-16 Fiscal Year proposed Budget for the Main Street Assessment District No. 1.
 - 14.a.2. Adoption of a Resolution pursuant to the Landscaping and Lighting Act of 1972 (Sections 22500 et seq. of the California Streets and Highway Code) initiating proceedings to levy annual assessments for the 2015-16 Fiscal Year for the City of Garden Grove Main Street Assessment District No. 1, and ordering the City Engineer to prepare and file a report in accordance with Article 4 of Chapter 1 of the Act.

14.a.3. Adoption of a Resolution approving the City Engineer's report regarding the levy of an annual assessment within the City of Garden Grove Main Street Assessment District No. 1, for Fiscal Year 2015-16.

14.a.4. Adoption of a Resolution declaring intention to order the maintenance of certain improvements in the Main Street Assessment District No. 1 in the City of Garden Grove; describing the District to be benefited, and declaring intention to levy an assessment to pay the cost and expenses thereof; and setting the time and place for the Public Hearing on the question of the levy of the proposed assessment on July 14, 2015.

Agenda Report

15. ITEMS FOR CONSIDERATION

15.a. Adoption of the Fiscal Year 2015-16 Strategic Plan to implement City Council priorities identified at the City Council Study Session on March 13, 2015. (Staff: Maria Stipe, Deputy City Manager) (Action Item)

Agenda Report

15.b. Approval of AAA Oils, Inc., dba California Fuels and Lubricants request to renegotiate an existing sales tax rebate agreement with the City of Garden Grove; Award a contract to Tierra West Advisors, Inc. to provide an economic analysis; and authorize the appropriation of funds for the analysis. (Cost: \$7,500) (Staff: Grace Lee, Senior Economic Development Specialist, Finance Department) (Action Item)

Agenda Report

15.c. Approval of Cooperative Agreement No. C-5-3341 with the Orange County Transportation Authority for the arterial pavement management project construction of Brookhurst Street Rehabilitation and Knott Street Rehabilitation. (Grant Revenue: \$1,000,000) (Staff: Ana Neal, Senior Administrative Analyst, Public Works) (Action Item)

Agenda Report

15.d. Approval of an agreement with Sayedali Alavizadeh Yazd dba Archico Design Build to construct a material storage canopy. (Cost: \$294,600) (Staff: Bill Murray, Public Works Director)

Agenda Report

15.e. Amendment to Chapter 5.12 of the Municipal Code regarding Massage Regulations (continued from the April 28, 2015, City Council meeting). (Staff: Thomas F. Nixon, City Attorney) (Action Item) ORDINANCE NO. , for introduction and first reading, by title only, entitled AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE AMENDING CHAPTER 5.12 OF TITLE 5 OF THE GARDEN

GROVE MUNICIPAL CODE RELATING TO MASSAGE REGULATIONS

Agenda Report

16. MATTERS FROM THE MAYOR, CITY COUNCIL MEMBERS, AND CITY MANAGER
17. ADJOURNMENT OF OPEN SESSION
18. CLOSED SESSION - FOUNDERS ROOM
- 18.a. PUBLIC EMPLOYEE EMPLOYMENT AND APPOINTMENT Pursuant to Government Code Section 54957 Title: City Manager
19. ADJOURNMENT

The next Regular City Council Meeting will be held on Tuesday, May 26, 2015, at 5:30 p.m. in the Community Meeting Center, 11300 Stanford Avenue, Garden Grove, California.

Measures Associated with the Implementation of the General Plan

CIRCULATION ELEMENT

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

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

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

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

Policy CIR-4.2: Strive to reduce the number of miles traveled by residents to their places of employment.

Policy CIR-4.3: Ensure the reduction in vehicle miles traveled through the approval of mixed-use development proposals.

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

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

Policy CIR-5.3: Provide appropriate bicycle access throughout the City.

Policy CIR-5.4: Provide appropriate pedestrian access throughout the City.

CIR-IMP-5C: Encourage incentives for the creation and use of car or vanpools for City Employees.

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

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

Policy CIR-6.5: Sponsor bicycle safety and education programs.

LAND USE ELEMENT

The Land Use Element, more than any other element in the General Plan, will shape the way that the City of Garden Grove develops and redevelops over the next 20+ years. It will serve as a guide for both public officials and private citizens in its description of the type, intensity, and general distribution of uses of land for housing, business, industry, open space and public uses. It is the basis for short-range, mid, and long-range vision, ideas, and goals.

From the onset of updating the General Plan, the community clearly stated preserving their residential neighborhoods was one of the highest priorities. Most new development was envisioned as mixed use buildings located along major arterial roadways/adjacent to existing shopping centers. A mixed use type of project allows greater opportunities for developers through higher density while leaving existing residential neighborhoods protected and preserved. The plan identifies 15 "Focus Areas", the area we concentrated the most on in 2014 was "Focus Area E1-Civic Center (Area 1).

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

Policy LU-10.1: Maintain and enhance the centralized public function of the Civic Center.

Policy LU-10.2: Develop a Master Plan for the Civic Center area.

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

LU-IMP-10A: Link the City Hall with other civic or institutional uses across Acacia Parkway so that the centrality of government services is retained in the Civic Center area.

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

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

LU-IMP-10D: Maximize the opportunities offered by higher educational institutions to be located in the Civic Center area.

Mind Mixer Community Online forum/Re: Imagine downtown

- The Planning Division continues its efforts to bring together the community and identify a sense of place and ownership and improve Garden Grove's Downtown by creating Re:Imagine goals (Short, Mid, and Long term) that implement the visions and ideas generated by the Re: Imagine Downtown outreach.
- On December 2012, an EDIC (Economic Development Improvement Committee) Charrette took place, during which members of the City came together to gather ideas about: Land Use, Design, Transportation, and Branding for the Re:Imagine Downtown Outreach and Area Map.



- On April 2013, the Charrette ideas were presented to City Council. The City hired consultants to help create an online forum where visitors could share their ideas about what they think could enliven a downtown & create a unique identity/character for the City.

Downtown Design Team/Community Outreach for Re:Imagine Goals

- Since August 2013, the public has been submitting ideas and images for the Re:Imagine Downtown outreach, the City of Garden Grove's 20+ year visioning for the civic center area, through an online forum called Mindmixer.



- On January 2014, a four person team of Landscape Architecture Masters students contracted with the City's Community Development Department to create the Mobility Plan and Civic Center District Design, which is intended to create a connected community that links local neighborhoods to the Downtown.

Public Online Forum continued with Visions/Ideas in Action

- On February 2014, the public was encouraged to continue sharing thoughts and visuals at www.reimaginedowntowngg.com. In the summer of 2014, the website received 43,973 page views and 6,166 visitors sharing 840 new ideas.



- July 2014, Saw "Ideas in Action": Permanent Public Art. The Girl Scout Cadettes from Garden Grove Troop 1224, pursued the Girl Scout Silver Award, by improving the look of downtown, one utility box at a time. The award is designed to give girls the chance to show leadership, organization, determination, and dedication to improving their community.



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ON THE STATUS OF THE GENERAL PLAN

- September 2014, Had the Main Street Logo Design Contest. The first place winner received \$200 cash and had their design placed on bollards along downtown Main Street. The winner was a student that attended school in Garden Grove.

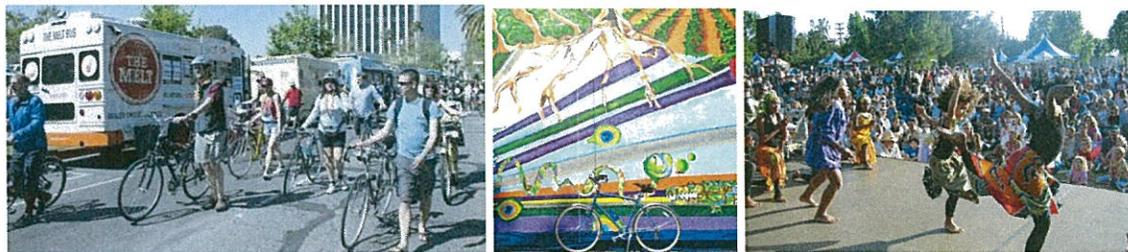
Re:Imagine DOWNTOWN

Design the New Logo for Historic Main Street and you could win \$200 Cash!

The City's Re:Imagine Downtown campaign and Garden Grove Main Street Commission proudly announce the **Main Street Logo Design Contest**. The first-place winner will receive \$200 cash, and have their design placed on bollards (concrete posts) along downtown Main Street.

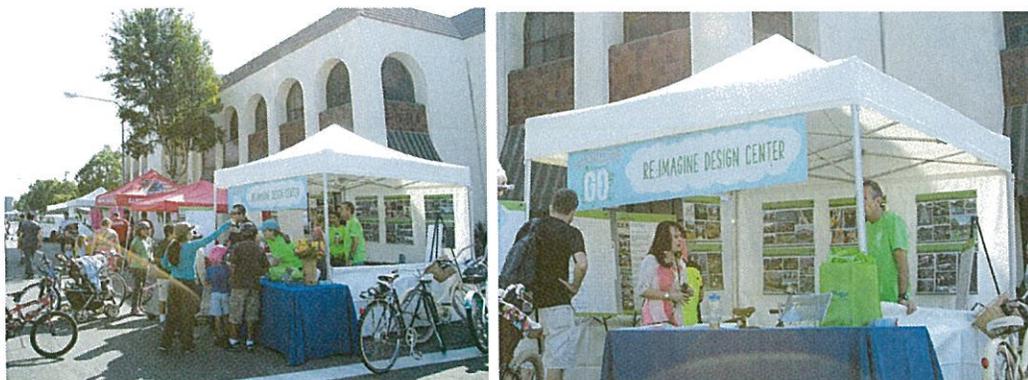
Designs must measure 6" x 6" and represent the unique qualities of historic downtown Main Street. Participants need to live, work, or attend school in Garden Grove. Winners under 18 are required to have a legal parent or guardian accept any winnings on their behalf. Please submit files as a jpeg format photo by February 14, 2014, to the Re:Imagine Downtown website at <http://www.reimaginedowntowngng.com>.

- October 2014, Had the first ever Open Streets event to explore the downtown in a new way by biking, walking, skating & playing in car-free streets with food, music, art and performances.



Re:Imagine goals (Short, Mid, Long) generated from 840 Ideas

- Winter 2014/2015, "Implementation Vision and Ideas" created for Short, Mid, and Long Term goals- decided by the community through interactive activity boards that were located in a Re:Imagine Booth at Open Streets 2014.



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- Short Term: Classic film night, free summer movie nights, live street music/car show night, enhance farmers market, create a bike sharing program, continue multiple open streets events, bicycle/pedestrian master plan, OCTA demonstration project.



- Mid Term: Create branding for downtown, downtown improvement manager, adopt downtown landscape plan, enhance pedestrian use on Main Street, Vision/Idea for public gathering space, outdoor amphitheater, and identify sites for new retail & housing opportunity, market hall, enhance community garden, holiday art walk, bike racks, WiFi in the downtown.



- Long Term: Museum/gallery downtown anchor, culinary arts schools, splash pad/pond and art water feature, interactive art pieces for children, Main Street pocket parks, implement plan for public gathering space, themed bus shelters & kiosks, parking management plan, parking garages w/ retail storefronts, Main Street extension-North, East/West bridge connection, consider TOD adjacent to OCTA right-of-way, expand Civic Center Park by vacating Acacia Parkway from Euclid Street toward Civic Center Drive.



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- Although these visions, ideas and goals generated by the Re:Imagine Downtown outreach for the City's future downtown may take 20+ years to be fully established and completed, these developments together will generate more new jobs and annual tax revenue for the City and encourage visitors from outside the City to visit and buy in Garden Grove.

Regional Housing Needs

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

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

As of December 31, 2014 the City is on track to meet its annual and long-term goals.

The RHNA numbers adopted for Garden Grove are presented in the Tables attached for the Annual Element Progress Report for 2014.

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Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction

GARDEN GROVE

Reporting Period

01/01/2014 - 12/31/2014

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the "Final" button and clicking the "Submit" button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

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Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information										Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	
1	2	3	4				5	5a	6	7	8		
			Affordability by Household Incomes									Total Units per Project	Est. # Infill Units*
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income							
Garden Grove 12662 Dale, LLC	5+	Renter	0	8	17	0	25	0		DB			
Garden Grove 14051 Hoppe, LLC	5+	Renter	0	6	28	0	34	0		DB			
(9) Total of Moderate and Above Moderate from Table A3					50	37							
(10) Total by Income Table A/A3			0	14	50	37							
(11) Total Extremely Low-Income Units*			0										

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

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Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
 (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of Infill units*
No. of Units Permitted for Moderate	0	0	0	5	0	5	0
No. of Units Permitted for Above Moderate	37	0	0	0	0	37	0

* Note: This field is voluntary

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

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		RHNA Allocation by Income Level	Year	Total Units to Date (all years)	Total Remaining RHNA by Income Level									
			1	2	3	4	5	6	7	8	9			
Very Low	Deed Restricted	164	0	0	0	0	0	0	0	0	0	0	0	164
	Non-Restricted		0	0	0	0	0	0	0	0	0	0		
	Deed Restricted		0	14	0	0	0	0	0	0	0	0		
Low	Non-Restricted	120	0	0	0	0	0	0	0	0	0	0	53	82
	Deed Restricted		0	0	0	0	0	0	0	0	0	0		
Moderate		135	3	50	0	0	0	0	0	0	0	0	53	82
Above Moderate		328	38	37	0	0	0	0	0	0	0	0	75	253
Total RHNA by COG. Enter allocation number:		747												
Total Units			41	101	0	0	0	0	0	0	0	0	142	605
Remaining Need for RHNA Period														

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

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

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Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	Timeframe in H.E.	Status of Program Implementation
Housing Rehabilitation Grants	<p>Objective</p> Provide 10 Senior Home Improvement Grants annually (70 total) to make exterior home improvements, interior repairs to address safety issues, and mobility and accessibility improvements.	2014-2021	Due to lack of funding no senior homes were repaired or improved.
Code Enforcement	<p>Property Maintenance Ordinance Enforce established standards of home maintenance practices through continued application of the Property Maintenance Ordinance. Building and Land Use Code Enforcement Preserve the quality of housing in the City's target areas through building code enforcement inspections. Inspect all newly constructed and remodeled units. Continue to use Land Use Code enforcement activities to reduce the incidences of zoning violations.</p>	2014-2021	The City through its Neighborhood Improvement Committee chose district 105 and worked on fixing 18 homes with the help of Living Springs Church. A total of 2810 code compliance cases were completed in 2014. All new construction of 37 projects and remodeled of 70 projects were inspected.

		Proactively prevent violations through education and outreach of home improvement assistance.		
Multi-Family Acquisition and Rehabilitation		Increase the affordable housing stock through acquisition and rehabilitation of 20 aging and/or deteriorating residential units annually (140 units total). Identify potential acquisition and rehabilitation units for interested non-profit housing organizations.	2014-2021	In the year 2014 housing efforts were focused more towards new construction.
Affordable Housing Construction	<p>Affordable Housing</p> <p>Provide technical and financial (as available) assistance for the construction of 15 affordable units annually (90 units total) using a combination of HUD and City funds to provide land cost write-downs and other construction assistance. Offer priority processing for projects that include affordable housing units.</p> <p>Senior Housing</p> <p>Encourage the new construction of senior housing in areas designated for Community Residential, which allows higher densities and development standards reflective of the senior population.</p> <p>Marketing</p> <p>Continue to inform non-profit and for-profit developers of assistance available for the construction of affordable housing, including density bonuses.</p> <p>Energy Conservation</p> <p>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.</p>	2014-2021	2014-2021	<p>We have been working with Jamboree Housing Corporation on the United Methodist Church Project to provide high-quality housing to 47 families and seniors who earn between 50% and 60% of the area median income(AMI) in a community with excellent job and educational opportunities.</p>
Rental Assistance		Provide rental assistance to 2,337 Very low-income persons or households. Pursue additional funding for the Section	2014-2021	<p>Provided rental assistance to 2250 Section 8 tenants due to funding cuts. Pursued additional Section 8 funding, no funding was available.</p>

	8 program.		
Home Ownership Assistance	Provide assistance to potential lower-income homeowners through the First Time Homebuyer Assistance program. Provide first time homebuyer assistance to 1 household, subject to availability of funding.	2014-2021	No opportunities for new home ownerships occurred in 2014.
Preservation of Affordable Rental Housing	<p>Assist in the preservation of 528 affordable units at risk of converting to market rents by:</p> <p>Periodically monitoring the status of the units that are at risk of converting to market rate during the planning period. If any property owners indicate plans to convert affordable units to market rate rents, the City will contact qualified entities to explore transfer of ownership options. The entities will be selected from the State's list of qualified entities to acquire/manage affordable housing.</p> <p>Make the State's list of qualified entities to acquire/manage affordable housing available to interested residents, developers, or property owners.</p> <p>Inform residents in units that are converting to market rents of affordable housing programs available in the City, including Section 8 and other affordable housing developments.</p>	2014-2021	In 2014 covenants expired for one rehab project, Arroyo Vista Development Partners LLC. Of the 148 units in the project 10 were affordable rent units. The property owner did not indicate that the units would be converted to market rate rents.
Sites Inventory	<p>Continue to provide appropriate land use designations and maintain an inventory of suitable sites for residential and mixed use development.</p> <p>Provide technical assistance and information on available City-owned parcels for lower-income housing developments to housing providers. Technical assistance may include development counseling and lot consolidation assistance.</p> <p>Update the vacant and underutilized residential sites inventory every two years</p>	2014-2021	Chapter 4 of the Housing Element provides the most updated inventory of suitable sites for residential and mixed-use development. The adoption of the Mixed-Use Zoning Code has made available 5 mixed-used sites. These 5 sites have the capacity to provide approximately 1324 housing units on residential and mixed use. Planning Staff continuously meet with developers to discuss housing opportunities and provide technical assistance.

	<p>to maintain accurate information. Publish the residential sites inventory and housing opportunity list on the City's website.</p> <p>Address sewer infrastructure constraints by completing sewer upgrades to the sewer capacity deficiency zone as units are constructed and reimbursing developers for sewer upgrades that are consistent with the Sewer Capital Improvements Plan.</p>		
<p>Mixed Use Development</p>	<p>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.</p> <p>Play a proactive role in development of mixed use areas by pursuing strategic partnerships with developers, lenders, and property owners to ensure the development of housing at appropriate densities and the inclusion of affordable housing units.</p> <p>Establish a protocol to annually monitor development interest, inquiries, and progress towards mixed use development and affordable housing creation.</p> <p>Periodically re-evaluate approach and progress. Should monitoring reveal a shortfall in residential and affordable residential uses in mixed use developments, the City will develop additional incentives and approaches (including examination of development standards) to ensure the City satisfies its identified housing need (RHNA).</p>	<p>2014-2021</p>	<p>Mixed Use Zoning Code was approved by the City Council in March 2012 and it went into effect on April 28, 2012. Mixed use zones vary in use and density. The standards allow for more flexibility with the intent of making mixed use development more feasible and facilitate and encourage such type of development. In 2014 we approved the Jamboree project which is mixed use. It has a total of 47 low-income units, a church and 2 pre-schools. Planning staff continuously meet with developers to discuss housing opportunities.</p>
<p>Special Needs Housing</p>	<p>Periodically evaluate emergency shelter</p>	<p>2014-2021</p>	<p>The City's Municipal Code has been amended to provide for emergency</p>

		<p>development and siting standards and based on existing needs and development interest and as warranted, re-evaluate and make appropriate changes to facilitate the development of emergency shelters.</p> <p>Prioritize projects that include special needs housing or housing for extremely/very low-income households in the development application review process.</p> <p>Refer residents to the Regional Center of Orange County for housing and services available for persons with developmental disabilities. Provide information on services on the City's website. As available, the City will pursue State and federal monies for direct support of housing construction and rehabilitation specifically targeted for housing for persons with disabilities.</p>		<p>homeless shelters as a permitted use in the M-1 zone as required by Senate Bill 2 (SB2). The amendment has established development standards for Emergency Shelters, Transitional Housing, and Supportive Housing. The following are the service providers who have received 2014 ESG funds. Interval House, Woman's Transitional Living Center, Thomas House and Mercy House Living Centers.</p>
Parking Standards	<p>Periodically review parking regulations or standards, and modify only as needed. Parking standards should facilitate and encourage a variety of housing types including affordable lower income housing and should not constrain development. Continue using ministerial procedures for reducing parking based on proximity to transit lines, larger projects, projects with on-site amenities, projects near community facilities (shopping, schools, recreation, etc), projects with a variety of unit types, and projects for senior, disabled, or that are affordable.</p>	2014-2021	<p>Parking requirements were evaluated during the amendment of Title 9 of the Garden Grove Municipal Code to provide emergency homeless shelters per SB 2 requirements. Parking standards and requirements were assessed within the Mixed Use Zoning update that was completed in March 2012. Parking study update was conducted for the public parking facilities serving downtown Garden Grove. Any affordable housing projects approved in the City incorporates with the reduced parking standards that are consistent with State requirements.</p>	
Water and Sewer Service Providers	<p>Within 30 days of adoption of the Housing Element, deliver the Garden Grove Housing Element to all providers of sewer and water service within the City of Garden Grove.</p>	<p>Within 30 days of adoption of the Housing Element</p>	<p>The Garden Grove Housing Element was provided to all providers of sewer and water services within the City of Garden Grove.</p>	
Fair Housing Services	<p>Consistent with the Consolidated Plan, provide fair housing services to Garden</p>	2014-2021	<p>The City has a contract with the Fair Housing Foundation. Assisted 33 households with fair housing counseling, assisted in 14 discrimination cases,</p>	

	<p>Grove residents. Serve 500 persons annually with general housing/fair housing issues (3,500 persons total). Require all recipients of federal funds that are in any way related to housing, including in the development of housing, placement of clients in housing, or acceptance of Section 8 tenants, to assist in affirmatively furthering fair housing.</p> <p>Advertise the availability of fair housing services through: fliers at public counters. Posting of available fair housing services will also be made available on the City's website.</p>		<p>responded to 426 other housing issues, conducted 52 community outreach/trainings and distributed 13,946 pieces of literature. Fair Housing services have been advertised at the public counter and on the City's website.</p>
<p>Homeless Housing Needs</p>	<p>Consistent with the Consolidated Plan, address the needs of at-risk and homeless individuals and families through assistance to non-profits serving the homeless population. Provide emergency/transitional housing or homeless services to 250 extremely low-income or at-risk clients annually (1,750 persons total). As part of the annual General Plan report, identify any new shelters that have been constructed in the City.</p>	<p>2014-2021</p>	
<p>Implementation and Community Engagement</p>	<p>Conduct an annual Housing Element review. Provide opportunities for public engagement and discussion in conjunction with the State requirement for written review of the General Plan by April 1 of each year (per Government Code Section 65400). Use the Neighborhood Improvement and Conservation Commission as an avenue for public input on housing issues and housing element implementation.</p>	<p>Annually (April 1 of each year)</p>	<p>Conducted annual Housing Element Review, using the Neighborhood Improvement and Conservation Commission as the avenue for public input on the housing issues and housing element implementation. In March last year we conducted a neighborhood cleanup day in district 105 with Living Springs church.</p>

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General Comments:

COMMUNITY DEVELOPMENT PERFORMANCE REPORT:

The Community Development Department offers a broad spectrum of services to the community. Community Development also manages, reviews, and approves development plans for all properties located within the city boundaries. There are four divisions in the department: Planning Services Division, Building Services Division, Housing Authority Division, and Neighborhood Improvement/Code Enforcement Services Division.

New Development Projects (Commercial & Residential)

10741 Westminster Ave.

Demolish existing building, and construct a new 4,200 square foot medical office building with site improvements.

10222 Westminster Ave.

Construct a new 9,000 square foot medical building with a new parking lot.

7300 Anaconda Ave.

Construct a new 5000 square foot addition to an industrial building.

12161 Garden Grove Blvd.

Construct a new 980 square foot convenience store kiosk for the Shell Gas Station, and new ABC Type 20 Beer and Wine License.

11971 Valley View St.

Demo existing service station and construct a new convenience store, new fueling canopy, new automatic car wash, and additional site improvements for Chevron.

13591 Yockey St.

Zone change to allow PUD for small lot subdivision on a 37,000 square foot site, and construct 6 new single family homes.

12592 Lorna St.

Construct 7 new two-story apartment buildings on a 20,000 square foot lot.

10712 Katella Ave.

Add floor area to an existing Veterinary Clinic making it approximately 5,000 square feet and adding new requirements for a Pedestrian Oriented Plaza.

12867 Garden Grove Blvd.

Construction of a new 1200 square foot meeting/conference facility and new 1600 square foot outdoor patio on the east side of the Holiday Inn Express and Suites.

Continuing to work on the Tentative Tract Map for the Brookhurst Triangle and submittal of construction drawings for the first phase of the project, which consists of approximately 180 apartment units.

Conditional Use Permits

Processed six (6) Type 41 (On Sale, Beer & Wine, Public Eating Place) Licenses for new restaurants.

Processed three (3) Type 21 (Off-Sale, General) Licenses for new markets and convenience stores.

Processed expansions and modifications to existing parking lots, child care, churches, sports facilities, and adult day care facility.

Code Amendments

12821 Knott St.

Amend PUD to allow a 50' tall pole sign with a new electronic reader board for sports facility Next Level.

8141, 51, 71 Lampson Ave.

Code amendment to allow for the annexation of "Carmel-Lampson Island" into the City of Garden Grove.

Citywide.

Code amendment to establish restrictions, requirements, and permit operations of Cottage Food Operations pursuant to the California Homemade Food Act.

Citywide.

Code amendment adding a new definition of and prohibiting the use of Donation Collection Bins in the City.

Harbor Corridor Specific Plan area/ Northside of State Route 22 GG Fwy.

Amend the Sign Standards and propose ordinance that will cause replacement of old nonconforming signs.

Citywide.

Code amendment to establish standards and requirements to electronic changeable copy in signs, and revise monument sign regulations.

Citywide.

Code amendment to permit "Parking Facilities (For Fee)" in the M-P Industrial Park zone.

12951 Main St.

Zone change to allow an art/gallery/retail business to include a Tattoo Studio on Main Street.

Time Extensions

11031 Cynthia Circle.

Time extension 2: Approved a four (4) year time extension for approved entitlements for 144 residential units.

8372 Central Ave.

Time Extension 6 to rezone and construct seven (7) single family homes for an eight (8) lot subdivision.

Mind Mixer Community Online Forum / Re:Imagine Downtown

The Mind-Mixer web page was publically promoted through press releases, Facebook pages, Instagram, You Tube, posters in businesses, and banners all over the City.

Mind-Mixer started a new conversation in our community about the role of our downtown as the geographic and emotional center of Garden Grove. Short term benefits include hundreds of residents who have never participated in local government, who were now photo sharing, participating in surveys, suggesting public art, and submitting ideas on performing arts and new land uses.

In January 2014, Cal Poly Pomona Masters in Landscape Architecture Studio 606 students chose the City of Garden Grove downtown as the site of their Spring 2014 study for Mobility, Connection and Economic Development.

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Continuing Re:Imagine Downtown ideas, the City hosted its first Open Streets event on October 12, 2014, which closed over 3 miles of downtown streets to vehicles and opened them for cycling, walking, skating, and other fun activities including arts and culture. Many departments came together to put on this event: Planning, Community Services, Public Works, and Police.

Building Permits & Inspections

Issued permits with a construction valuation of \$126.4 million (127% increase).

Responded to 10,416 inspection requests. Up from a previous count of 8,647.

Building Abatement

Opened 406 new cases, an increase from 316 cases and closed 348 cases. This is an increase from 284 cases.

Continued to work with the Neighborhood Improvement Committee, which focuses on improving specific neighborhoods on an annual basis.

Garden Grove Galleria Project (10080 & 10082 Garden Grove Blvd.)

A proposed eight story mixed use building approved in 2005. Construction began April 2007 and due to economic reasons all construction ceased July 2009. Building permit expirations were extended over the next 2-½ years expiring in September 2012.

Over the last three years the project has been the center of litigation with the developer, the property owner, and the bank. Currently, the project's status consists of a steel framed structure and a concrete parking structure.

July 2013 the City issued a Notice and Order to demolish and remove the structure within one year. The "Notice" was appealed by Cathay Bank and subsequently upheld by the Board of Appeals.

November 25, 2014, Cathay Bank, Hoag, and Tri-Millennium Homes are entering into a draft agreement and progressing toward developing the property.

10131 Imperial Ave. (Severe Substandard Conditions)

Single-family residence with excessive accumulation of materials in all yard areas. Complaints received by the City on June 2, 2014 with regard to illegal structures used for habitation and substandard housing conditions. The property was inspected by warrant to verify life safety violations. The Notice and Order to abate the violations went unheeded.

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Assistance from the City Attorney's office was requested to assist in gaining compliance. The joint inspection by the Building, Code Enforcement, Fire, and Police departments, was videotaped to present to Council.

The intent is to gain voluntary compliance. Legal options available may include court ordered "receivership" to correct the numerous life safety and substandard violations on the property.



11461 Westminster Ave. (Abandoned SFR, Destroyed By Fire)

A vacant SFR located on the corner of Westminster and Newhope Street. A complaint was received from Code Enforcement on August 2013 about an abandoned fire damaged house.

A Notice and Order was issued September 2013 regarding maintenance of abandoned/vacant properties. The dwelling was destroyed by a fire and was not habitable.

The owner was ordered to submit plans or obtain a demolition permit by October 9, 2013. The Building Official granted an extension to November 11th to locate a contractor.

The City Attorney's office has since filed a criminal complaint. The owner failed to show up at the appointed court hearing and a bench warrant was issued. The matter is pending further court action in January 2015.



Section 8 Management Assessment Program (SEMAP)

The Housing Authority scored 97 percent and earned the designation for a "High-Performance Agency" for the fiscal year 2013-2014 from the Department of Housing and Urban Development.

Housing Authority Rental Vouchers

Assisted 2,337 low-income households through Section 8.

Contacted over 200 applicants from the new wait list to schedule initial qualification interviews. Applicants selected were Garden Grove residents with U.S. Veteran status or victims of domestic violence.

Housing Portability Program

Administered an additional 250 tenants from Santa Ana through the Portability program.

By fully administering tenants from Santa Ana, the Housing Authority earns approximately \$16,000 a month in administration fees.

Housing Quality Standards & Building & Safety Codes Compliance

Conducted 277 initial and 4,510 annual and follow-up inspections, and 9 special inspections to ensure that subsidized units meet Housing Quality Standards and Building and Safety Codes.

Housing Family Self-Sufficiency Program

All of the Family Self-Sufficiency graduates signed a contract and are required to successfully complete classroom training or job training, become independent of welfare cash aide (if applicable) and obtain suitable full-time employment based on their training, skills, and education. Through their training and education, they increased their earning capacity, obtained improved employment and became independent of welfare cash aide. As an outcome, the Housing Authority pays fewer subsidies and the client pays more subsidies. In some cases, the clients no longer need housing assistance.

Two participants of the Family Self-Sufficiency program successfully completed their 5-year contract.

Neighborhood Improvement Programs

Neighborhood Improvement oversees the Emergency Solutions Grant (ESG) program, which provides homeless prevention and intervention services, and the Community Development Block Grant (CDBG) program, which offers a variety of tools for public service grants and community improvement grants

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and projects. ESG and CDBG programs are funded by the U.S. Department of Housing and Urban Development (HUD).

ESG program funded the following organizations:

Thomas House (\$45,000) to provide shelter and resources to 222 individuals from formerly homeless families in service-enriched transitional housing apartments.

Women's Transitional Living Center (WTLC) (\$15,000) for essential services, homeless prevention, shelter, support services, substance abuse treatment and accessibility to other services for 2,219 survivors of family violence, including men, women, and their children.

Interval House (\$58,704) to provide support services, homeless prevention and rapid re-housing to 258 victims of domestic violence.

Mercy House (\$10,000) to provide emergency, temporary shelter, food, hygiene, and other services to 79 homeless individuals.

CDBG funded the following organizations:

Fair Housing Foundation (\$34,923) helped provide fair housing services to 473 individuals.

Community SeniorServ, Inc. (\$21,000) to serve 672 Garden Grove seniors through daily hot lunches at the Senior Center and other congregate dining and delivered breakfast, hot lunch, and dinner every weekday.

H. Louis Lake Senior Center (\$163,712) assisted the City to enhance services and provide meals to 478 individuals.

Additional Neighborhood Improvement Achievements:

Provided 1 home improvement grant throughout the City.

Provided First Time Homebuyer Loans to 1 family.

Code Enforcement addressed 1,545 complaints of violations of the Garden Grove Municipal Code.

General Plan Amendments

General Plan Amendment No. GPA-001-2014

Zone Change Amendment No. A-012-2014
Development Agreement No. DA-001-2014
Site Plan No. SP-014-2014
Conditional Use Permit No. CUP-023-2014
Variance No. V-008-2014
Lot Line Adjustment No. LLA-006-2014

Site Location: West of Main Street, north of Acacia Parkway, south of Stanford Avenue at 12741 Main Street and 10882 Stanford Avenue.

General Plan: County of Orange designation: Medium Density Residential
Proposed: City of Garden Grove designation: Civic Center Mixed Use

Zone: County of Orange designation: CCSP (Community Center Specific Plan)
Proposed: City of Garden Grove designation: CC-3 (Civic Center Mixed Use 3)
CEQA Determination: Mitigated Negative Declaration

The General Plan Amendment will allow the vacant parcel to form part of an integrated mixed use development with the Garden Grove United Methodist Church. The current General Plan Land Use designation for the vacant parcel is Medium Density Residential, which allows for the development of multi-family developments with a density of 18.1 to 32 dwelling units per acre.

The proposed Civic Center Mixed Use land use designation allows for residential densities up to 42 units per acre. While a total of 47 apartment units will be constructed on the entire project site, only 16 units will be constructed on the .51 vacant parcel. The proposed density per acre for the vacant parcel is 31.5 dwelling units per acre, which is less than the 42 dwelling units per acre allowed by the General Plan Land Use designation. However, the General Plan Amendment is necessary, since the proposed CC-3 zoning implements the goals of the Civic Center Mixed Use Land Use designation, and the applicant proposes to increase the density to allow the construction of additional affordable housing units on the vacant lot that the current zoning does not allow.

The Civic Center Mixed Use land designation is intended to provide for a mix of civic, institutional, commercial, higher density residential, and open space uses. The General Plan Amendment will allow the vacant parcel to be developed with an increased density that meets, and is consistent with, the goals and intent of the General Plan that allows for mixed use developments and affordable housing units.

Planning Commission Date: ____December 4, 2014____approved

Housing Goals and Policies

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

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

Program 1: Housing Rehabilitation Grants

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

Program 2: Code Enforcement

Objectives:

Property Maintenance Ordinance

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

Building and Land Use Code Enforcement

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

Continue to use Land Use Code enforcement activities to reduce the incidences of zoning violations.

Proactively prevent violations through education and outreach of home improvement assistance.

Program 3: Multi-Family Acquisition and Rehabilitation

Objective: Increase the affordable housing stock through acquisition and rehabilitation of 20 aging and/or deteriorating residential units annually (140 units total). Identify potential acquisition and rehabilitation units for interested non-profit housing organizations.

Program 4: Affordable Housing Construction

Objectives:

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Affordable Housing

Provide technical and financial (as available) assistance for the construction of 15 affordable units annually (90 units total) using a combination of US Department of Housing and Urban Development (HUD) and City funds to provide land cost write-downs and other construction assistance. Offer priority processing for projects that include affordable housing units.

Senior Housing

Encourage the new construction of senior housing in areas designated for Community Residential, which allows higher densities and development standards reflective of the senior population.

Marketing

Continue to inform non-profit and for-profit developers of assistance available for the construction of affordable housing, including density bonuses.

Energy Conservation

Encourage residential developments that lower housing costs through reduced energy consumption. Maximizing energy efficiency and the incorporation of energy conservation and green building features can reduce housing costs for homeowners and renters.

Program 5: Rental Assistance

Objective: Provide rental assistance to 2,337 very low-income persons or households and pursue additional funding for the Section 8 program.

Program 6: Home Ownership Assistance

Objectives: Provide assistance to potential lower-income homeowners through the First Time Homebuyer Assistance program. Provide first time homebuyer assistance to 1 household, subject to availability of funding.

Program 7: Preservation of Affordable Rental Housing

Objectives: Assist in the preservation of 528 affordable units at risk of converting to market rents by: Periodically monitor status of the units that are at risk of converting to market rate during the planning period.

If any property owners indicate plans to convert affordable units to market rate rents, the City will contact qualified entities to explore transfer of ownership options. The entities will be selected from the State's list of qualified entities to acquire/manage affordable housing.

Make the State's list of qualified entities to acquire/manage affordable housing available to interested residents, developers, or property owners. Inform residents in units that are converting to market rents of affordable housing programs available in the City, including Section 8 and other affordable housing developments.

Program 8: Sites Inventory

Objectives: Continue to provide appropriate land use designations and maintain an inventory of suitable sites for residential and mixed-use development.

Provide technical assistance and information on available City-owned parcels for lower-income housing developments to housing providers. Technical assistance may include development counseling and lot consolidation assistance.

Update the vacant and underutilized residential sites inventory every two years to maintain accurate information.

Publish the residential sites inventory and housing opportunity list on the City's website.

Address sewer infrastructure constraints by completing sewer upgrades to the sewer capacity deficiency zone as units are constructed and reimbursing developers for sewer upgrades that are consistent with the Sewer Capital Improvements Plan.

Program 9: Mixed-Use Development

Objectives: Facilitate the development of residential units in mixed-use areas by providing technical support to facilitate lot consolidation, financial assistance, where feasible, and streamlined permit processing. The City will establish specific and objective criteria for mixed-use site plan reviews and will target development densities as estimated in the Housing Element.

Play a proactive role in development of mixed use areas by pursuing strategic partnerships with developers, lenders, and property owners to ensure the development of housing at appropriate densities and the inclusion of affordable housing units.

Establish a protocol to annually monitor development interest, inquiries, and progress towards mixed use development and affordable housing creation. Periodically re-evaluate approach and progress. Should monitoring reveal a shortfall in residential and affordable residential uses in mixed use developments, the City will develop additional incentives and approaches (including examination of development standards) to ensure the City satisfies its identified housing need (RHNA).

Program 10: Special Needs Housing

Objectives: Periodically evaluate emergency shelter development and siting standards and based on existing needs and development interest and as warranted, re-evaluate and make appropriate changes to facilitate the development of emergency shelters.

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Prioritize projects that include special needs housing or housing for extremely/very low-income households in the development application review process.

Refer residents to the Regional Center of Orange County for housing and services available for persons with developmental disabilities. Provide information on services on the City's website. As available, the City will pursue State and federal monies for direct support of housing construction and rehabilitation specifically targeted for housing for persons with disabilities.

Program 11: Parking Standards

Objectives: Periodically review parking regulations or standards, and modify only as needed. Parking standards should facilitate and encourage a variety of housing types including affordable lower income housing and should not constrain development.

Continue using ministerial procedures for reducing parking based on proximity to transit lines, larger projects, projects with on-site amenities, projects near community facilities (shopping, schools, recreation, etc.), projects with a variety of unit types, and projects for senior, disabled, or that are affordable.

Program 12: Water and Sewer Service Providers

Objective: Within 30 days of adoption of the Housing Element, deliver the Garden Grove Housing Element to all providers of sewer and water service within the City of Garden Grove.

Program 13: Fair Housing Services

Objectives: Consistent with the Consolidated Plan, provide fair housing services to Garden Grove residents. Serve 500 persons annually with general housing/fair housing issues (3,500 persons total).

Require all recipients of federal funds that are in any way related to housing—including in the development of housing, placement of clients in housing, or acceptance of Section 8 tenants—to assist in affirmatively furthering fair housing.

Advertise the availability of fair housing services through: flyers at public counters. Posting of available fair housing services will also be made available on the City's website.

Program 14: Homeless Housing Needs

Objectives: Consistent with the Consolidated Plan, address the needs of at-risk and homeless individuals and families through assistance to non-profits serving the homeless population. Provide emergency/transitional housing or

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homeless services to 250 extremely low-income or at-risk clients annually (1,750 persons total).

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

Program 15: Implementation and Community Engagement

Objective: Conduct an annual Housing Element review. Provide opportunities for public engagement and discussion in conjunction with the State requirement for written review of the General Plan by April 1 of each year (per Government Code Section 65400).

Use the Neighborhood Improvement and Conservation Commission as an avenue for public input on housing issues and housing element implementation.

Neighborhood Improvement & Conservation Commission: March 2, 2015

Planning Commission Date: April 2, 2015

City Council Date: May 12, 2015

Conclusion

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