

**City of Garden Grove**  
**WEEKLY CITY MANAGER'S MEMO**  
**March 31, 2022**

TO: Honorable Mayor and City Council      FROM: Maria Stipe, Assistant City Manager  
Members

**I. DEPARTMENT ITEMS**

- A.**    LETTER OF SUPPORT FOR ORANGE COUNTY SANITATION DISTRICT  
A copy of the letter of support from Mayor Jones for Orange County Sanitation District is included for your information.

**II. ITEMS FROM OTHER GOVERNMENTAL AGENCIES, OUTSIDE AGENCIES, BUSINESSES AND INDIVIDUALS**

- A.**    OC Streetcar construction alert for the week of March 28, 2022.

**• OTHER ITEMS**

- SOCIAL MEDIA HIGHLIGHTS AND NEWSPAPER ARTICLES  
Copies of the week's social media posts and local newspaper articles are attached for your information.
  
- MISCELLANEOUS ITEMS  
Items of interest are included.



Maria Stipe  
Assistant City Manager



## CITY OF GARDEN GROVE

March 29, 2022

The Honorable Alex Padilla  
U.S. Senate  
Washington, D.C. 20510

**Steve Jones**

Mayor

**Diedre Thu-Ha Nguyen**

Mayor Pro Tem - District 3

**George S. Brietigam**

Council Member - District 1

**John R. O'Neill**

Council Member - District 2

**Patrick Phat Bui**

Council Member - District 4

**Stephanie Klopfenstein**

Council Member - District 5

**Kim Bernice Nguyen**

Council Member - District 6

### **RE: Support for The Orange County Sanitation District's Supercritical Water Oxidation Project**

Dear Senator Padilla:

I write in support of Orange County Sanitation District's (OC San's) Community Project funding request for the Supercritical Water Oxidation project. OC San provides wastewater collection, treatment, and recycling for approximately 2.6 million people in central and northwest Orange County, CA. OC San's primary mission is to protect public health and the environment through its services. The City of Garden Grove relies on OC San's continued delivery of effective and affordable clean water services for our community, and we believe OC San's request will directly support our shared priority to address vital public health needs and deliver a treatment technology that can be implemented throughout California to reduce the threats of PFAS.

As a leader in protecting the public health and environment, OC San continuously develops innovative treatment processes and technologies to improve public health and drive down the costs of treatment that can lead to affordable water treatment for all communities. Currently OC San is addressing the pressing challenges created by the demand to develop effective treatment of the PFAS family of chemicals. As part of this effort, OC San intends to develop and demonstrate a new technology that would treat biosolids, a byproduct of the wastewater treatment process, to ensure that PFAS chemicals are eliminated.

As part of this project, OC San has partnered with 374Water to build a six-ton-per-day demonstration project called AirSCWO Nix6. This process uses water at a high temperature and pressure to oxidize and break down complex compound materials like PFAS. Once treated, we expect that the compounds are transformed into more basic and benign compounds and ensure enhanced public health including exposure from water and air that would otherwise contain PFAS. Once operational, AirSCWO Nix6 may provide opportunities to solve other challenges facing OC San and other clean water agencies throughout California. While the technology holds the promise of addressing the priority to develop PFAS specific health threats, we understand that the technology could:

Support for The Orange County Sanitation District's Supercritical Water Oxidation Project

March 29, 2022

Page 2

- Reduce solids processing costs
- Support compliance with air emission requirements for methane and power generation equipment
- Serve as an effective treatment of contaminants of emerging concern beyond such as PFAS compounds
- Treat micro plastics
- Food waste utilization
- Improve the treatment efficiencies of traditional s treatment plant properties and
- Ensure that solids recovery can be utilized in reducing greenhouse gas emissions

We strongly support OC San's Community Project Assistance request and hope that you will formally request funding as part of the fiscal year 2023 appropriations for the U.S. Environmental Protection Agency. Please do not hesitate to contact Assistant City Manager Maria Stile at (714) 741-5106 or via email at [marias@ggcity.org](mailto:marias@ggcity.org) should you have any questions.

Sincerely,



Steve Jones  
Mayor



March 29, 2022

The Honorable Dianne Feinstein  
U.S. Senate  
Washington, D.C. 20510

**Steve Jones**

Mayor

**Diedre Thu-Ha Nguyen**  
Mayor Pro Tem - District 3

**George S. Brietigam**  
Council Member - District 1

**John R. O'Neill**  
Council Member - District 2

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Council Member - District 4

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Sincerely,

A handwritten signature in black ink that reads "Steve Jones". The signature is written in a cursive, flowing style.

Steve Jones  
Mayor

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**Fwd: OC Streetcar Construction Alert**

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Mon, Mar 28, 2022 03:39 PM



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## **Construction Alert Week of March 28, 2022**

[Anuncio en Español](#)

### **Construction Highlights:**

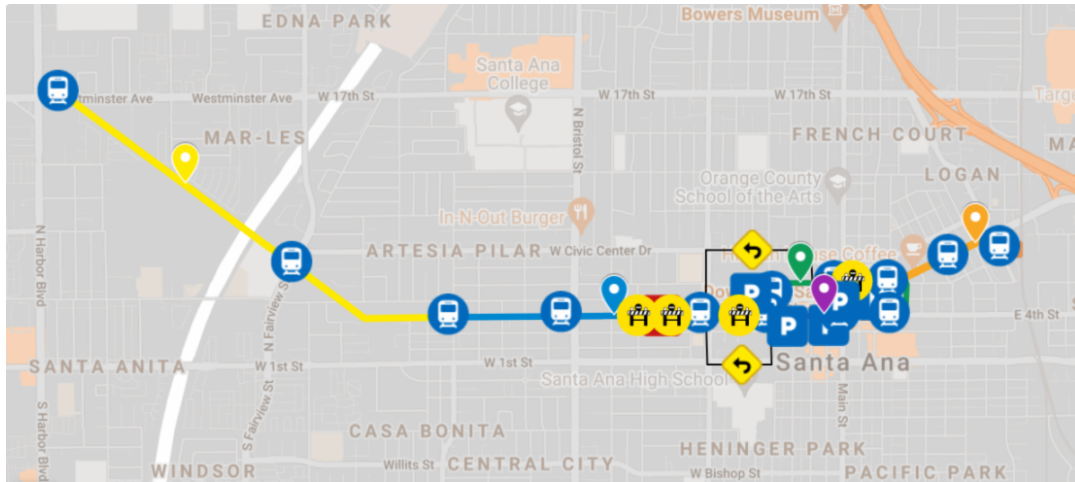
- SoCal Gas construction crews are relocating abandoned gas pipelines along Segment 2. Temporary, single lane closures may be necessary.
  - Santa Ana Boulevard between Forest Street and Pacific Avenue
  - Santa Ana Boulevard between Baker Street and Shelton Street
  - Santa Ana Boulevard, east of Shelton Street
- Track installation in Segment 2. Work requires eastbound and westbound traffic to be shifted to the south side Santa Ana Boulevard between Bristol Street and Parton Street. Learn more [here](#).
- Platform installation at French Street and Sycamore Street. Work requires lane closures on Santa Ana Boulevard from Parton Street to Mortimer Street. Learn more [here](#).
- Track installation in Segment 4. Work requires the full closure of two, two-block segments along 4th Street. Detours are available. Learn more [here](#).
  - 4th Street between Broadway and Main Street is closed
  - 4th Street between Bush Street and French Street is closed
- SoCal Gas construction crews are relocating abandoned gas pipelines along Segment 4. Temporary, single lane closures may be necessary.
  - 4th Street between Birch Street and Broadway
  - 4th Street between Main Street to Bush Street

*Access will be maintained for all residents and businesses. Construction activities are dependent on weather and resource availability.*

[Click here](#) form more information on track installation activities.

[Click here](#) to check out featured businesses, services and events!

**For specific work activities in your area, click on the map below.**



## Pedestrian Access and Parking in Downtown Santa Ana

While track construction on 4th Street in Downtown Santa Ana is active, pedestrian access will be maintained at all times. Some closures may be in place, please follow signage to stay in pedestrian safe zones.



## Parking

Street parking on 4th Street will be limited during track construction. Several parking structures are available throughout the downtown area that offer free parking Monday through Friday, from 7 a.m. to 5 p.m. The first 2 hours of parking are free evenings and weekends:

- 310 N Birch Street
- 201 W 3rd Street
- 253 E 3rd Street
- 420 N Main Street
- 300 E 5th Street

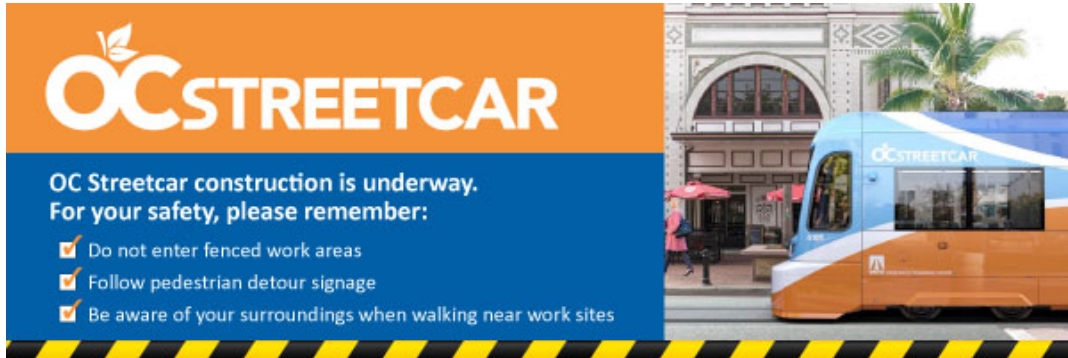
The entrances to parking structures are accessible from 5th Street and 3rd Street.

**Download a PDF of the parking map [here](#).**





OCTA's Eat Shop Play program supports businesses located along the future OC streetcar route. Benefits to customers include special deals, invitations to community events and free parking for the first hour in nearby structures. Learn more at [octa.net/eatshopplay](http://octa.net/eatshopplay).



**About the Project**

OC Streetcar is the first modern streetcar project to be built in Orange County and will serve Santa Ana’s historic and thriving downtown, which includes federal, state and local courthouses, government offices, colleges, an artists’ village and a thriving restaurant scene. It will operate along a 4.15-mile route that connects the Santa Ana Regional Transportation Center (SARTC) and a new transit hub at Harbor Boulevard and Westminster Avenue in Garden Grove.

**To share this e-blast, forward this [link](#)**

 <a href="http://OCstreetcar.com">OCstreetcar.com</a>	 <a href="mailto:OCstreetcar@octa.net">OCstreetcar@octa.net</a>	 1(844) 7GO-OCSC or 1(844) 746-6272
 <a href="https://facebook.com/OCstreetcar">facebook.com/OCstreetcar</a>	 <a href="https://twitter.com/OCstreetcar">@OCstreetcar</a>	 <a href="https://instagram.com/OCstreetcar">@OCstreetcar</a>



OC Streetcar | 550 S. Main Street , Orange, CA 92868

[Unsubscribe \[sstiles@ci.garden-grove.ca.us\]\(mailto:unsubscribe@ci.garden-grove.ca.us\)](mailto:unsubscribe@ci.garden-grove.ca.us)

[Update Profile](#) | [Constant Contact Data Notice](#)

Sent by [ocstreetcar@octa.net](mailto:ocstreetcar@octa.net) powered by



Try email marketing for free today!



**WEEKLY MEMO 3-31-2022**

# **SOCIAL MEDIA HIGHLIGHTS**



# Post Performance

March 24, 2022 - March 30, 2022

Review the lifetime performance of the posts you published during the publishing period.

**Included in this Report**

 @CityGardenGrove

 Garden Grove City Hall

 gardengrovecityhall



**gardengrovecityhall**

Wed 3/30/2022 4:37 pm PDT



Impressions	<b>665</b>
Reach	<b>646</b>
Comments	<b>2</b>
Story Taps Back	<b>6</b>



**gardengrovecityhall**

Wed 3/30/2022 4:34 pm PDT

On Saturday, April 2, from 2:00 p.m. to 6:00 p.m., visit spoke 7 to see Garden Grove's newest public art piece! We're...



Impressions	<b>1,290</b>
Reach	<b>1,205</b>
Engagements	<b>70</b>
Engagement Rate (per Impression)	<b>5.4%</b>



**Garden Grove City Hall**

Wed 3/30/2022 4:32 pm PDT

On Saturday, April 2, from 2:00 p.m. to 6:00 p.m., visit spoke 7 to see Garden Grove's newest public art piece! We're...



Impressions	<b>2,717</b>
Reach	<b>2,605</b>
Engagements	<b>131</b>
Engagement Rate (per Impression)	<b>4.8%</b>



@CityGardenGrove

Wed 3/30/2022 11:12 am PDT

📍 Do you need help with unpaid rent?  
Apply for [@HousingIsKey](#) CA COVID-19  
Rent Relief program, providing funds to...



Impressions	46
Potential Reach	4,526
Engagements	3
Engagement Rate (per Impression)	6.5%



Garden Grove City Hall

Wed 3/30/2022 11:05 am PDT

📍 Do you need help with unpaid rent?  
Apply for the Housing Is Key CA COVID-19  
Rent Relief program, providing funds to...



Impressions	414
Reach	411
Engagements	13
Engagement Rate (per Impression)	3.1%



gardengrovecityhall

Tue 3/29/2022 2:59 pm PDT

🎸🎤 Spoke 6 is all about Historic Main  
Street in Downtown Garden Grove! The  
Garden Grove Downtown Business...



Impressions	2,018
Reach	1,623
Engagements	91
Engagement Rate (per Impression)	4.5%



@CityGardenGrove

Tue 3/29/2022 2:58 pm PDT

🎸 Spoke 6 is all about Historic Main St in Downtown GG! The GG Downtown Business Association is hosting live musi...



Impressions	198
Potential Reach	4,524
Engagements	7
Engagement Rate (per Impression)	3.5%



Garden Grove City Hall

Tue 3/29/2022 2:56 pm PDT

🎸 Spoke 6 is all about Historic Main Street in Downtown Garden Grove! The Garden Grove Downtown Business...



Impressions	3,286
Reach	3,279
Engagements	169
Engagement Rate (per Impression)	5.1%



gardengrovecityhall

Tue 3/29/2022 1:44 pm PDT

🛍️ Happy National Mom and Pop Business Owners Day! Did you know that Mom and Pop businesses are key contributors to t...



Impressions	558
Reach	533
Engagements	9
Engagement Rate (per Impression)	1.6%



**@CityGardenGrove**

Tue 3/29/2022 1:43 pm PDT

🛍️ Happy National Mom & Pop Business Owners Day! Today we celebrate GG's hard working small businesses & their positiv...



Impressions	<b>123</b>
Potential Reach	<b>4,524</b>
Engagements	<b>0</b>
Engagement Rate (per Impression)	<b>0%</b>



**Garden Grove City Hall**

Tue 3/29/2022 1:40 pm PDT

🛍️ Happy National Mom and Pop Business Owners Day! Did you know that Mom and Pop businesses are key contributors to t...



Impressions	<b>780</b>
Reach	<b>750</b>
Engagements	<b>13</b>
Engagement Rate (per Impression)	<b>1.7%</b>



**gardengrovecityhall**

Mon 3/28/2022 4:39 pm PDT

🎨 Join us on spoke 5 for a little bit of art and archery! Our annual Art in the Park event is moving into the streets during t...



Impressions	<b>1,219</b>
Reach	<b>966</b>
Engagements	<b>43</b>
Engagement Rate (per Impression)	<b>3.5%</b>



**Garden Grove City Hall**

Mon 3/28/2022 4:38 pm PDT



Impressions	—
Reach	—
Engagements	—
Engagement Rate (per Impression)	—



**Garden Grove City Hall**

Mon 3/28/2022 4:38 pm PDT

Join us on spoke 5 for a little bit of art and archery! Our annual Art in the Park event is moving into the streets during t...



Impressions	<b>13,312</b>
Reach	<b>9,402</b>
Engagements	<b>891</b>
Engagement Rate (per Impression)	<b>6.7%</b>



**@CityGardenGrove**

Mon 3/28/2022 3:55 pm PDT

Join us on Spoke 5 for a little bit of art/archery! Our annual Art in the Park event is moving out into the street this...



Impressions	<b>175</b>
Potential Reach	<b>4,522</b>
Engagements	<b>9</b>
Engagement Rate (per Impression)	<b>5.1%</b>

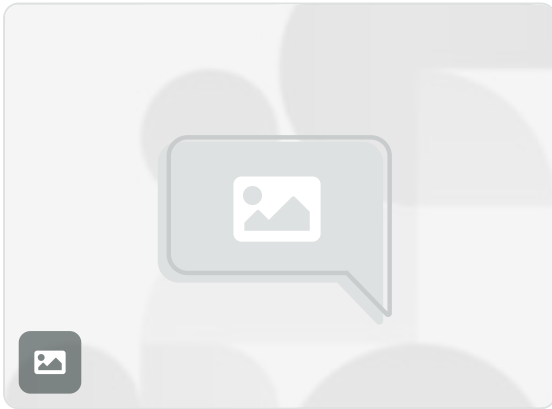




**Garden Grove City Hall**

Mon 3/28/2022 3:50 pm PDT

Join us on Spoke 5 for a little bit of art and archery! Our annual Art in the Park event is moving out into the street this year, w...



Impressions	—
Reach	—
Engagements	—
Engagement Rate (per Impression)	—



**@CityGardenGrove**

Mon 3/28/2022 2:08 pm PDT

Who's ready for a hoppy Easter?! 🐰🥚  
Eggscavation tickets are now on sale! Get your tickets now and prepare for an...



Impressions	<b>168</b>
Potential Reach	<b>4,521</b>
Engagements	<b>4</b>
Engagement Rate (per Impression)	<b>2.4%</b>



**gardengrovecityhall**

Mon 3/28/2022 2:08 pm PDT

Who's ready for a hoppy Easter?! 🐰🥚  
Eggscavation tickets are now on sale! Get your tickets now and prepare for an...



Impressions	<b>1,143</b>
Reach	<b>1,066</b>
Engagements	<b>28</b>
Engagement Rate (per Impression)	<b>2.4%</b>



**Garden Grove City Hall**

Mon 3/28/2022 2:07 pm PDT

Who's ready for a hoppy Easter?! 🐰🥚  
Eggscaavation tickets are now on sale! Get your tickets now and prepare for an...



Impressions	<b>2,125</b>
Reach	<b>2,046</b>
Engagements	<b>95</b>
Engagement Rate (per Impression)	<b>4.5%</b>



**Garden Grove City Hall**

Mon 3/28/2022 1:10 pm PDT

We can't wait to see you this Saturday, April 2, from 2:00 p.m. to 6:00 p.m., at GG Open Streets! Learn what we have in sto...

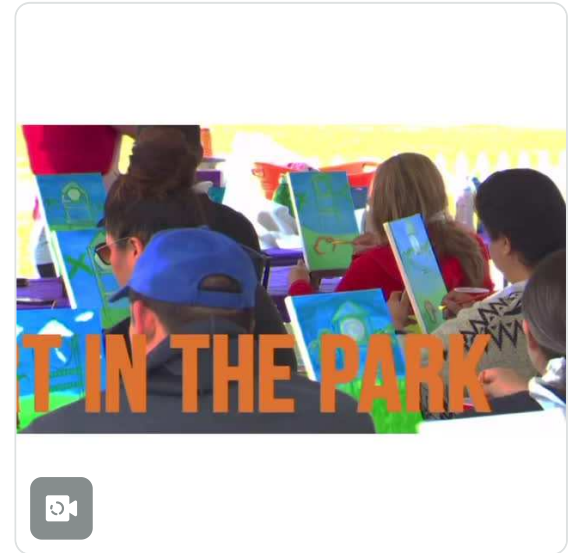


Video Views	<b>362</b>
Impressions	<b>897</b>
Reach	<b>870</b>
Engagements	<b>108</b>
Engagement Rate (per Impression)	<b>12%</b>




**gardengrovecityhall**


Mon 3/28/2022 12:02 pm PDT




Impressions	<b>271</b>
Reach	<b>269</b>
Comments	<b>0</b>
Story Taps Back	<b>5</b>

 **gardengrovecityhall**  
 Mon 3/28/2022 12:02 pm PDT


@GGOPENSTREETS




Impressions	<b>319</b>
Reach	<b>316</b>
Comments	<b>0</b>
Story Taps Back	<b>4</b>

 **gardengrovecityhall**  
 Mon 3/28/2022 11:25 am PDT

☔ It's raining, #GardenGrove! The rain is not only good for saving water, but it's also better for your lawns and plants 🌱!...



Impressions	<b>610</b>
Reach	<b>583</b>
Engagements	<b>14</b>
Engagement Rate (per Impression)	<b>2.3%</b>

 **@CityGardenGrove**  
 Mon 3/28/2022 11:22 am PDT

☔ The rain is not only good for saving water, but it's also better for your lawns & plants 🌱! Help conserve water by turnin...



Impressions	<b>193</b>
Potential Reach	<b>4,521</b>
Engagements	<b>5</b>
Engagement Rate (per Impression)	<b>2.6%</b>



**Garden Grove City Hall**

Mon 3/28/2022 10:50 am PDT

☔🌿 It's raining, #GardenGrove! The rain is not only good for saving water, but it's also better for your lawns and plants 🌱!...



Impressions	<b>833</b>
Reach	<b>816</b>
Engagements	<b>16</b>
Engagement Rate (per Impression)	<b>1.9%</b>



**gardengrovecityhall**

Fri 3/25/2022 2:00 pm PDT

🎡 We're going sky-high for spoke 4, at @ggopenstreets on Saturday, April 2, from 2:00 p.m. to 6:00 p.m. We'll have all kin...



Impressions	<b>2,513</b>
Reach	<b>1,977</b>
Engagements	<b>133</b>
Engagement Rate (per Impression)	<b>5.3%</b>



**Garden Grove City Hall**

Fri 3/25/2022 2:00 pm PDT



Impressions	—
Reach	—
Engagements	—
Engagement Rate (per Impression)	—



**Garden Grove City Hall**

Fri 3/25/2022 2:00 pm PDT

We're going sky-high for spoke 4, at GG Open Streets, on Saturday, April 2, from 2:00 p.m. to 6:00 p.m. We'll have all kin...



Impressions	<b>27,367</b>
Reach	<b>17,465</b>
Engagements	<b>3,264</b>
Engagement Rate (per Impression)	<b>11.9%</b>



**@CityGardenGrove**

Thu 3/24/2022 4:09 pm PDT

Next up, Spoke 3! We'll have food trucks, as well a Hydration Station courtesy of the GGPW's water buffalo! Taikomotion will ...



Impressions	<b>402</b>
Potential Reach	<b>4,519</b>
Engagements	<b>13</b>
Engagement Rate (per Impression)	<b>3.2%</b>



**gardengrovecityhall**

Thu 3/24/2022 4:05 pm PDT

Next up, Spoke 3! Running down Acacia Parkway from Euclid Street to Main Street, this leg of the route will feature food and...



Impressions	<b>2,045</b>
Reach	<b>1,476</b>
Engagements	<b>74</b>
Engagement Rate (per Impression)	<b>3.6%</b>



**Garden Grove City Hall**

Thu 3/24/2022 3:59 pm PDT

Next up, Spoke 3! Running down Acacia Parkway from Euclid Street to Main Street, this leg of the route will feature food and...



Impressions	<b>9,135</b>
Reach	<b>8,343</b>
Engagements	<b>932</b>
Engagement Rate (per Impression)	<b>10.2%</b>



**@CityGardenGrove**

Thu 3/24/2022 3:23 pm PDT

Rep. Michelle Steel has announced the 2022 Women of Distinction in Public Service to Anna Derby and Lisa Kim. 🏆 T...



Impressions	<b>234</b>
Potential Reach	<b>4,519</b>
Engagements	<b>2</b>
Engagement Rate (per Impression)	<b>0.9%</b>





**Garden Grove City Hall**

Thu 3/24/2022 3:00 pm PDT


Rep. Michelle Steel has announced the 2022 Women of Distinction in Public Service to Anna Derby and Lisa Kim. 🏆...





Impressions	<b>666</b>
Reach	<b>624</b>
Engagements	<b>20</b>
Engagement Rate (per Impression)	<b>3%</b>

  **@CityGardenGrove**  
Thu 3/24/2022 2:03 pm PDT


Spring is officially here! 🌸 This spring season, the community is encouraged to conserve water 💧 You can consider...



Impressions	<b>203</b>
Potential Reach	<b>4,519</b>
Engagements	<b>3</b>
Engagement Rate (per Impression)	<b>1.5%</b>

  **Garden Grove City Hall**  
Thu 3/24/2022 1:56 pm PDT

Spring is officially here! 🌸 This spring season, the community is encouraged to conserve water. 💧 Residents can consid...



Impressions	<b>1,239</b>
Reach	<b>1,185</b>
Engagements	<b>33</b>
Engagement Rate (per Impression)	<b>2.7%</b>



# Post Performance

March 24, 2022 - March 30, 2022

Review the lifetime performance of the posts you published during the publishing period.



**Included in this Report**

 Garden Grove Police Department     ggpdk9unit



**Garden Grove Police Depa...**

Mon 3/28/2022 3:00 pm PDT

Event Reminder: Please join us tomorrow, March 29, 2022 from 4:00 PM - 6:00 PM for the monthly Safety Event, at Hmart (891...



Impressions	<b>2,115</b>
Reach	<b>2,096</b>
Engagements	<b>90</b>
Engagement Rate (per Impression)	<b>4.3%</b>



**Garden Grove Police Depa...**

Fri 3/25/2022 12:00 pm PDT

On March 16, 2022 at 10:40 AM, #GardenGrovePD Officers responded to the 12400 block of Salinaz Dr, in referen...



Impressions	<b>7,093</b>
Reach	<b>6,843</b>
Engagements	<b>487</b>
Engagement Rate (per Impression)	<b>6.9%</b>



# Post Performance

March 24, 2022 - March 30, 2022

Review the lifetime performance of the posts you published during the publishing period.

**Included in this Report**

 @GardenGroveTV3


 Garden Grove TV 3

 **Garden Grove TV 3**  
Tue 3/29/2022 9:49 am PDT

We can't wait to see you this Saturday, April 2, from 2:00 p.m. to 6:00 p.m., at GG Open Streets! Learn what is in store for...



Video Views	<b>18</b>
Impressions	<b>42</b>
Reach	<b>42</b>
Engagements	<b>5</b>
Engagement Rate (per Impression)	<b>11.9%</b>

 **@GardenGroveTV3**  
Tue 3/29/2022 9:52 am PDT

[▶youtube.com/watch?v=996cWy...](https://www.youtube.com/watch?v=996cWy...) We can't wait to see you this Saturday, April 2, from 2PM-6PM, at Open Streets! Learn what is in store for you, at [ggcity.org/openstreets](https://ggcity.org/openstreets).  
**#ggtv3 #reimaginegg #openstreetsgg #gardengrove #active #biking #walking #skating #rollerskating**

Post Link Clicks	<b>0</b>
Impressions	<b>20</b>
Potential Reach	<b>447</b>
Engagements	<b>0</b>
Engagement Rate (per Impression)	<b>0%</b>

**WEEKLY MEMO 3-31-2022**

# **NEWS ARTICLES**

# Orange County creates suicide data dashboard to help raise awareness



An example of the dashboard with information on suicides among county residents the OC Health Care Agency has unveiled. (Screengrab from ohealthinfo.com)

By [ALICIA ROBINSON](#) | [arobinson@scng.com](mailto:arobinson@scng.com) | The Orange County Register

PUBLISHED: March 29, 2022 at 6:45 a.m. | UPDATED: March 29, 2022 at 6:46 a.m.

Orange County officials are hoping a new online resource with data on suicides will help public agencies, health providers and nonprofits fight the stigma around mental health struggles and prevent deaths.

The OC Health Care Agency on Monday unveiled [a dashboard with information on suicides](#) among county residents from 2001 to mid-2021 (the most recent data available), including breakdowns by age and gender and call volumes to help lines. The county, with the support of the Board of Supervisors, created an office of suicide prevention in 2020. The new office put together the dashboard after recognizing the importance of information during the pandemic, when people were clamoring for COVID-19 data, OC Office of Suicide Prevention Director Bhuvana Rao said.

The goal is to be transparent and make the data available to policy makers, researchers and mental health providers (and anyone else who wants to use it), Rao said, but it's also to raise awareness of long-term trends to help focus suicide prevention efforts and just get people talking about what can be a difficult subject.

“As we know, that stigma is our biggest barrier. What we want to do is normalize as much as possible the conversations around mental illness,” she said, so more people feel comfortable sharing their experience and seeking help when they need it.

Based on recent trends, OC public health officials are aiming prevention programs at youth, middle-aged men and older adults. Rao said one campaign involves outreach to gun shop owners (firearms are one of the most common methods of suicide) to help them recognize signs and symptoms that a customer might be planning to harm themselves and try to get the person past the immediate moment of crisis, which can save lives.

County health officials will be paying particular attention to long-term trends, Rao said, noting that Orange County didn't appear to have a significant spike in suicides during the pandemic, “but does that mean we sit back complacently? Absolutely not.”

# California drought: Newsom orders tighter water conservation rules

As drought worsens, Californians face most far-reaching water conservation rules since 2016.



An exposed dry bed is seen at Lake Mendocino near Ukiah, Calif., Wednesday, Aug. 4, 2021. Tourists flock to the picturesque coastal town of Mendocino for its Victorian homes and cliff trails, but visitors this summer will also find public portable toilets and dozens of signs on picket fences announcing the quaint Northern California hamlet: “Severe Drought Please conserve water.” The town of Mendocino gets some of their water from the reservoir, but most of the lake water goes to Sonoma County. (AP Photo/Haven Daley)

By **PAUL ROGERS** |

PUBLISHED: March 28, 2022 at 2:47 p.m. | UPDATED: March 28, 2022 at 2:49 p.m.

With the winter rainy season almost over and California heading into a third year of severe drought, Gov. Gavin Newsom on Monday ordered water agencies around the state to tighten conservation rules.

The move is the most far-reaching statewide water restriction since 2016, during California’s last drought.

“While we have made historic investments to protect our communities, economy and ecosystems from the worsening drought across the West, it is clear we need to do more,” Newsom said. “Today, I am calling on local water agencies to implement more aggressive water conservation measures.”

But Newsom did not issue mandatory statewide water cuts with fines for water districts and cities that fall short, as former Gov. Jerry Brown did in 2015 during the previous drought. Rather, Newsom’s order lets each local water provider set its own rules.



Newsom signed an executive order Monday requiring the state's roughly 400 largest water providers, including cities, water districts and private water companies to put in place "level 2" of their water shortage contingency plans. Level 6 is the most restrictive.

Under [state law](#), water providers are required to draw up such drought plans every five years, with six different levels of restrictions depending on the severity of each drought. Level 6 is the most severe.

Newsom signed an [executive order](#) Monday requiring the state's roughly 400 largest water providers, including cities, water districts and private water companies to put in place "level 2" of their water shortage contingency plans.

Level 2 varies by provider. But in most cases, it requires limits on the number of days a week that residents can irrigate landscaping, and sets an overall water reduction target, usually in the 10% to 20% range. In some areas, level 2 also triggers higher rates or penalties for residents who use more than a set amount of water, depending on the local rules in each community.

The specifics for each water provider are expected to be rolled out in the coming weeks. East Bay Municipal Utility District, which serves 1.4 million people in Alameda and Contra Costa counties, is currently at Level 1 in its plan, which allows lawn watering three days a week. But San Jose Water Company, which serves 1 million people in the South Bay, already is at level 3, which limits lawn watering to two days a week and sets higher rates-per gallon for customers who use the most water.

Newsom also on Monday directed state regulators to issue rules to prohibit watering decorative grass at industrial and commercial buildings. Those rules, whose specifics will be written by the State Water Resources Control Board in the coming weeks, will not affect residential lawns, or recreational turf, such as baseball and soccer fields at parks and schools.

Newsom has been facing increasing calls to do more to address California's worsening drought, which climate experts are saying has become as severe as the state's punishing 2012-16 drought, which is likely to bring another severe summer fire season this year.

Most of California's biggest reservoirs are depleted after three dry years, and little rain is expected for at least seven months, until next fall. The largest reservoir in California, Shasta, near Redding, is currently just 38% full. The second largest, Oroville, in Butte County, is 47% full.

The Sierra Nevada snowpack — the source of nearly one-third of California's drinking water — hit 168% of normal on New Year's Day after big storms in October and December. But with almost no rain and snow since then, the snowpack Monday had fallen to a dismal 39% of its historical average for that date.

Major cities and farm areas across California have seen sunny, warmer-than-normal weather in January, February and March, during what should be the wettest months of the year, a trend that scientists say is worsening due to climate change.

Despite Sunday night's rain, March also will finish with below-average rain and snow.

Overall, 93% of California is in a severe drought now — up from 65% a year ago, including every Bay Area county and Los Angeles, according to the U.S. Drought Monitor, a weekly report put out by the federal government and the University of Nebraska.

And 37% of the state is worse off, in “extreme drought,” up from 31% a year ago. Those areas include the Central Valley and much of the North Coast, from Sonoma County to Humboldt County.

Last July, Newsom declared a drought emergency and asked urban California residents to voluntarily reduce water use 15% from 2020 levels.

They have missed that target by a wide margin.

Cumulatively, Californians reduced urban water use statewide by just 6.4% from July through January — less than half of Newsom’s target — compared to the same time period in 2020, the State Water Resources Control Board [announced earlier this month](#). Southern Californians cut back by only 5.1% while Bay Area residents reduced by 11%.

The trend has been heading in the wrong direction.

In January, due in large part to people watering lawns during the dry sunny weather, the state’s residents increased water use 2.6% compared to January 2020, boosting calls by many water experts for Newsom to turn to mandatory measures to preserve reservoir levels.

But some large water agencies have pushed back, urging Newsom to allow them more flexibility. Some say they have built new reservoirs or expanded water recycling, or in the case of San Diego, built a \$1 billion desalination plant, and shouldn’t have the same restrictions as agency’s that have not done enough to boost supplies. Water agencies also lose millions of dollars when residents conserve due to a drop in water sales, unless they raise rates.

During California’s last drought, from 2012 to 2016, former Gov. Jerry Brown at first issued a voluntary call for conservation. But when Californians failed to meet his targets and the drought worsened, Brown issued a 25% mandatory urban water use rule on April 1, 2015, with targets and fines for agencies that failed to meet the goal, as he stood in a bare meadow in the Sierra Nevada that historically would have been covered with snow.

The rules worked. Between June 2015 and April 2016, when mandatory rules were in effect, urban Californians cut water use by 24.5%.

That drought ended in 2017 with a series of huge atmospheric river storms. Since then, after modest precipitation in 2018 and 2019, the three most recent years 2020, 2021 and 2022 have all been drier-than-normal.

## Summer Camp Guide 2022: City-run camps



Sebastian Zotea, 8, enjoys a refreshing jump in the Salgado Recreation Center pool during the City of Santa Ana Day Camp on Tuesday, July 27, 2021. (Photo by Mindy Schauer, Orange County Register/SCNG)

By [JESSIE DAX-SETKUS](#) | OC Family

PUBLISHED: March 27, 2022 at 6:56 a.m. | UPDATED: March 27, 2022 at 6:56 a.m.

### **GARDEN GROVE SUMMER DAY CAMP**

- Ages: 5-12
- Dates: TBA
- Atlantis Play Center, 13630 Atlantis Way, Garden Grove
- 714-741-5200; 714-741-5211
- [ggcity.org](http://ggcity.org)

Campers will receive a camp T-shirt, snacks and refreshments and participate in games, activities and excursions.

# Want work/life balance and less traffic? Go virtual

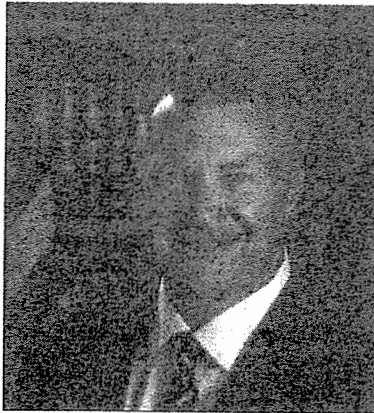
Pandemic taught us the virtues of virtual meetings, says city official

By Mayor Steve Jones

My biggest concern about life after the pandemic is that we didn't learn enough.

I consider myself blessed to lead an extraordinary life and therefore feel compelled to share

see MAYOR, page 2



Courtesy photo

Mayor Steve Jones

## MAYOR:

Continued from page 1

a few simple observations from my vantage point. For context, I currently serve as the elected mayor of Garden Grove, and I also serve on the boards of directors for the Orange County Transportation Authority, Orange County Sanitation District, Orange County Redevelopment Oversight Committee, Garden Grove Community Foundation and other civic and nonprofit organizations. In "real life," I also operate a vibrant asset management company.

Prior to the global health pandemic, a typical day on my hectic calendar involved driving 200-plus miles all around the county to attend on average 10 in-person meetings on top of a constant backlog of phone/conference calls, not to mention husband duties and school/soccer drop offs and pick ups for my kids.

All things considered, I survived the pandemic with flying colors by pushing the limits of my resiliency and adaptability. In some ways, I viewed it as a unique opportunity to fast track the vision I had already embraced for my city and the county. Even prior to Covid, I was a proponent of getting cars off the roads, as evidenced by the "Open Streets" events and "Pedals & Feet" active transportation master plan I had championed in Garden Grove. I pulled teeth to create a "Parklet" way before they were cool. And, I was working on some innovative technology initiatives with the help of my friend, Arabian Prince, a tech venture capitalist best known for being an original member of the Compton rap group NWA.

The lockdown taught us how to conduct business via technology platforms such as Zoom, Teams and FaceTime. Some of us, like

my friend Gary Nguyen, even hyperspaced straight into expert mode by discovering Discord, NFT's, DAO's and the Metaverse.

In my humble opinion, meetings can be held productively, and even arguably more efficiently, through virtual platforms without the need to meet in person.

For public meetings, rules of order can still be observed, speakers can still be heard and members can still pontificate to their hearts' content. Everything we used to accomplish can still be accomplished virtually, in most cases, while simultaneously alleviating traffic congestion and pollution. Items can still get checked off of lists while achieving a semblance of a more healthy life balance, and shorter meetings allow staff members to spend more time focusing on their important workloads.

As we emerge from the pandemic, many decision makers insist that we return to in-person meetings. While I agree there is relevance to maintaining direct human connection, I submit that the vast majority of business we conduct could and should still be handled virtually, so that we can each pick and choose where to spend the precious resource of our limited personal time.

So, I challenge all leaders to embrace technology and adopt a forward looking mindset. Let's focus on filling potholes and avoid creating new ones. Let's improve through-put on the freeways by championing a wide array of alternatives to vehicular transportation. Let's spend more time with our families and less time suiting up and driving to meetings that could have been an email.

I believe it's where we are heading anyway, so the real question is how long it will take us to get there.

*Steve Jones in the mayor of Garden Grove.*



Contact: Ana Pulido (714) 741-5280  
Public Information Officer  
[anap@ggcity.org](mailto:anap@ggcity.org)

**FOR IMMEDIATE RELEASE**

Public Information Office (714) 741-5280

Follow the City of Garden Grove on Social Media

Thursday, March 31, 2022



**MEDIA ALERT**

**RECORD CROWD EXPECTED FOR  
SATURDAY'S OPEN STREETS EVENT**

Media is invited to this Saturday's Re:Imagine Garden Grove Open Streets event, that is expected to surpass the 10,000-plus attendance seen at previous Open Streets events. The 2.2-mile car-free route runs from downtown Garden Grove to the city's new Medal of Honor Bike and Pedestrian Trail, and offers a number of free activities, attractions, entertainment, and more. One of the highlights of Saturday's event is a Lucha Libre arena on Euclid Street and Acacia Parkway, featuring popular masked luchadores taking part in hourly shows.

Media interviews with Garden Grove Mayor Steve Jones will be available from 1:30 p.m. to 2:15 p.m. Media is requested to check in with the City's Office of Community Relations table in front of Garden Grove City hall, at 11222 Acacia Parkway. Parking is located behind Garden Grove City Hall; in the Garden Grove Civic Center; and areas along the route (see event map attached).

WHAT: Re:Imagine Garden Grove Open Streets  
WHEN: Saturday, April 2, 2022, from 2:00 p.m. to 6:00 p.m.  
WHERE: From downtown Garden Grove to the Medal of Honor Bike and Pedestrian Trail.

-more-

RECORD CROWD EXPECTED FOR SATURDAY'S OPEN STREETS EVENT  
2-2-2

WHY: To highlight the City's Re:Imagine Garden Grove efforts to create unique places that promote art, community, health, walkability, and more through re-imagined projects and developments.

FOR INFO: Media page at [www.ggcity.org/openstreets](http://www.ggcity.org/openstreets) or @ggopenstreets on Facebook or <https://youtu.be/996cWy9aHCM>

###

BIXBY AVE.

BROOKHURST ST.

LAMPSON AVE.

NELSON ST.

EUCLID ST.



RE:IMAGINE GARDEN GROVE  
**OPEN STREETS**  
SATURDAY, APRIL 2 · 2 PM - 6 PM  
Approximately 2.2 miles

- Bike & Pedestrian Route
- Activity Spoke
- Information Booth
- Hydration Station
- Food Truck
- CERT/First-Aid
- Porta Potty

## SPOKE ACTIVITIES KEY

- 1** Cottage Industries
  - Sneak Peek & Taste of Future Restaurants
  - Fun, Family Art Activities
- 2** Main Stage
  - DJ Gummo
  - Jelly of the Month Club Band (3-3:45 pm)
  - Free Pedicab & Race Train Rentals
  - 20-Minute Surrey Bike Rides
  - OC Mosquito & Vector Control District
  - 360° Photo Op Booth
  - Farm Fresh to You
  - City of Garden Grove Booths
    - Foods of Garden Grove
    - Office of Community Relations
  - OC Fire Authority Engine
  - SteelCraft GG
    - Bike Repair/Valet, Live Music 2-9 pm
    - Skate Demos/Ramps, Specialty Food & Arts
  - Lucha Libre Arena
    - Shows @ 2, 3, 4, 4:45 pm (Main Event)
- 3** Official DJ Y!kes
  - Taikomotion Drum Show (4-6 pm)
  - Life-Sized Jenga & Checkers/Ping-Pong
  - Games and Giveaways from:
    - OC Autism
    - AT&T
- 4** Ferris Wheel
  - Papa Wheelie Bicycles
    - Free E-Bike Raffle
    - Bike Repair
  - E-bikes: Cannondale, Emojo, Motiv & Oh Wow!
  - Home Depot
    - Free BBQ Raffle at 5:30 pm
    - Kids Craft Clinic
  - GG Strawberry Festival Association
    - Dancing Strawberry Photo Op



- 5** Art in the Park
  - GGUSD First Impressions Art Gallery
  - Paint-By-Numbers Cars
  - Creative Arts & Crafts
  - Junkyard Playground
- Gem Theatre
  - Dancer Circuit Training Showcase (2:30,3:30,4:30,5:30 pm)
  - Live Rehearsal & Tours
- The Garden Amp
  - Open House Featuring Pop-Up Shops
  - Live Music 2-10 pm
- Outdoor Archery
- 6** Historic Main Street
  - Live Music: Stone Soul (3:30-5:30pm)
  - Live Music: Cat Reed (6-10 pm)
  - Craft Beer Garden
- 7** 20' x 13' Red Car Mural
- Oversized Slide
- Juggler

- 8** GG Public Works 'Touch-a-Truck'
  - Heavy Equipment Up-Close
  - Giveaways & Games
- 9** Skate & Bike Pump Track
  - GG Police Dept. Bike Safety Slalom Course
    - Kids' Bike Helmet Giveaways (While Supplies Last)
  - Children's Hospital of OC
  - Stilt Walker
  - DJ Aun
- 10** 20' Rock Wall
  - Community Wellness Expo
    - Dancing, Tai Chi, Yoga, Parkour, Boxing, Taekwondo
    - Boy & Girl Scout Troops
    - Wounded Warriors
    - Exotic Fruit Tree Farm & Master Gardeners
  - GG Pilates Club
  - Live Music: Six-Gun Sal
  - Magician

# PARKING AREAS

**Brookhurst Elementary School**  
9821 William Dalton Way

**First Baptist Church of Garden Grove**  
12761 S Euclid Street

**Garden Grove Community Meeting Center**  
11300 Stanford Avenue

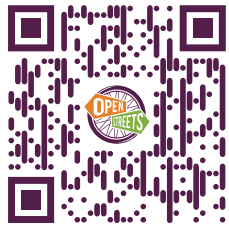
**Garden Grove High School**  
11271 Stanford Avenue

**H. Louis Lake Senior Center**  
11300 Stanford Avenue

**Lincoln Education Center**  
11262 Garden Grove Boulevard

**Garden Grove Housing Authority**  
12966 Euclid Street

**Civic Center Drive Parking**  
11277 Garden Grove Boulevard



[GGCITY.ORG/OPENSTREETS](http://GGCITY.ORG/OPENSTREETS)

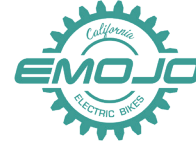


RE:IMAGINE GARDEN GROVE OPEN STREETS

# PARTNERS



**cannondale**



## GARDENAMP



# ROAD MAP

**SATURDAY, APRIL 2, 2022**  
**2PM – 6PM**



[GGCITY.ORG/OPENSTREETS](http://GGCITY.ORG/OPENSTREETS)



## **MISCELLANEOUS ITEMS**

**March 31, 2022**

1. Calendar of Events
2. Agenda for the April 7, 2022 Garden Grove Planning Commission.
3. League of California Cities, "CalCities," from March 25, 2022 to March 31, 2022.



## CALENDAR OF EVENTS

March 31, 2022 – May 20, 2022

Saturday	April 2	2:00 p.m.	Re:Imagine Garden Grove Open Streets Event, Garden Grove Civic Center Area
			4 <sup>th</sup> Annual Art in the Park, Open Streets Event, 12732 Main Street
Thursday	April 7	7:00 p.m.	Planning Commission Meeting, CMC
Friday	April 8		City Hall Closed – Regular Friday Closure
Tuesday	April 12	5:30 p.m. 6:30 p.m.	Closed Session, CMC Successor Agency Meeting, CMC City Council Meeting, CM
Thursday	April 14	6:00 p.m.	Parks, Recreation and Arts Commission
Thursday	April 21	7:00 p.m.	Planning Commission Meeting, CMC
Friday	April 22		City Hall Closed – Regular Friday Closure
Tuesday	April 26	5:30 p.m. 6:30 p.m.	Closed Session, CMC Housing Authority, CMC Sanitary District Board, CMC Successor Agency Meeting, CMC City Council Meeting, CM
Thursday	April 28		\$2 Casual Dress Day
Tuesday	May 3	6:00 p.m.	Traffic Commission Meeting, CMC
Thursday	May 5	7:00 p.m.	Planning Commission Meeting, CMC
Friday	May 6		City Hall Closed – Regular Friday Closure
Tuesday	May 10	5:30 p.m. 6:30 p.m.	Closed Session, CMC Successor Agency Meeting, CMC City Council Meeting, CM
Thursday	May 12	9:00 a.m.	Downtown Commission Meeting, CMC
Thursday	May 19	7:00 p.m.	Planning Commission Meeting, CMC
Friday	May 20		City Hall Closed – Regular Friday Closure



## AGENDA

### GARDEN GROVE PLANNING COMMISSION

April 7, 2022 - 7:00 PM

COMMUNITY MEETING CENTER  
11300 STANFORD AVENUE

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**COVID-19 Information:** If you plan to attend the meeting in person, those who are unvaccinated must wear face masks indoors at all times. Please do not attend this meeting if you have had direct contact with someone who has tested positive for COVID-19, or if you are experiencing symptoms such as coughing, sneezing, fever, difficulty breathing or have other flu-like symptoms.

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

**Agenda Item Descriptions:** Are intended to give a brief, general description of the item. The Planning Commission 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 Planning Commission within 72 hours of a meeting, are made available for public inspection at the same time (1) in the Planning Services Division Office at 11222 Acacia Parkway, Garden Grove, CA 92840, during normal business hours; and (1) at the Community Meeting Center at the time of the meeting.

**Public Comments:** Members of the public who attend the meeting in-person and would like to address the Planning Commission are requested to complete a yellow speaker card indicating their name and address, and identifying the subject matter they wish to address. This card should be given to the Recording Secretary before the meeting begins. General comments are made during "Oral Communications" and are limited to three (3) minutes and to matters the Planning Commission has jurisdiction over. Persons wishing to address the Planning Commission regarding a Public Hearing matter will be called to the podium at the time the matter is being considered. Members of the public who wish to comment on matters before the Commission, in lieu of doing so in person, may submit comments by emailing [planning@ggcity.org](mailto:planning@ggcity.org) no later than 3:00 p.m. the day of the meeting. The comments will be provided to the Commission as part of the meeting record.

**PLEASE SILENCE YOUR CELL PHONES DURING THE MEETING.**

### REGULAR MEETING AGENDA

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

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

- A. ORAL COMMUNICATIONS - PUBLIC
- B. APPROVAL OF MINUTES – March 17, 2022

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

C.1. AMENDMENT NO. A-034-2022  
SITE PLAN NO. SP-108-2022  
CONDITIONAL USE PERMIT NO. CUP-218-2022

APPLICANT: ANDRESEN ARCHITECTURE, INC.

LOCATION: NORTH SIDE OF CHAPMAN AVENUE, EAST SIDE OF GILBERT STREET, NEAR INTERSECTION OF CHAPMAN AVENUE AND GILBERT STREET

REQUEST: To amend the NMU (Neighborhood Mixed Use) zone to allow "Automobile Fleet Storage" as a conditionally permitted use, for the storage of new automobiles and conducted only in conjunction with an existing new car dealership within the City of Garden Grove. Also, a request for Site plan approval to improve an existing vacant property (Assessor's Parcel No. 132-402-20) with a new automobile fleet storage lot, in conjunction with a request for Conditional Use permit approval to allow the use of a new automobile fleet storage lot, operated by the existing Chevrolet dealership in Garden Grove, on the vacant property for the temporary storage of new automobiles. The site is in the NMU (Neighborhood Mixed Use) zone. The project is exempt from CEQA pursuant to Government Code Sections 15061(b)(3) Review for Exemption and 15301 - Existing Facilities of the State CEQA Guidelines.

STAFF RECOMMENDATION: Recommend approval of Amendment No. A-034-2022 to City Council and approve Site Plan No. SP-108-2022 and Conditional Use Permit No. CUP-218-2022, subject to the recommended Conditions of Approval.

D. ITEM(S) FOR CONSIDERATION

D.1. REVIEW OF THE CODE OF ETHICS

E. STUDY SESSION

E.1. DISCUSSION REGARDING ADU GRANT

F. MATTERS FROM COMMISSIONERS

G. MATTERS FROM STAFF

H. ADJOURNMENT

GARDEN GROVE PLANNING COMMISSION  
Community Meeting Center  
11300 Stanford Avenue, Garden Grove, CA 92840

Meeting Minutes  
Thursday, March 17, 2022

CALL TO ORDER: 7:01 p.m.

ROLL CALL:

Chair Ramirez  
Vice Chair Lindsay  
Commissioner Arestegui  
Commissioner Cunningham  
Commissioner Lehman  
Commissioner Perez  
Commissioner Soeffner

Absent: Cunningham, Lehman

PLEDGE OF ALLEGIANCE: Led by Vice Chair Lindsay.

ORAL COMMUNICATIONS – PUBLIC – None.

February 17, 2022 MINUTES:

Action: Received and filed.

Motion: Perez Second: Lindsay

Ayes: (5) Arestegui, Lindsay, Perez, Ramirez, Soeffner

Noes: (0) None

Absent: (2) Cunningham, Lehman

STUDY SESSION – HOUSING LEGISLATION UPDATE: Staff presented an overview of existing housing laws that include - Housing Element Law, Affirmatively Furthering Fair Housing, No Net Loss Law, Prohibition of Discrimination Related to Residential Development, Density Bonus Law, Laws Mandating Ministerial Approval of Housing Projects, Housing Accountability Act, and the Housing Crisis Act. Staff then reviewed Senate Bills 8, 9, 10, and 478, along with covering Assembly Bills 803, 215, 1398, 1304, and 787. Amendments to the Density Bonus Law included Senate Bills 290 and 728, along with Assembly Bills 571 and 634. Staff touched on Assembly Bills 491, 602, 838, and 362. Other new Housing Legislation included Assembly Bills 345, 1174, 721, 1043, 1029, 447, 1095, 1297, 948, 1466, and Senate Bills 60, 591, 7, 791 and 263. 2022 Housing Bills include Senate Bills 897, 930, and 1466, and Assembly Bills 2097, 2485, 2705, 2053, 2063, 2094 and 2179.

MATTERS FROM COMMISSIONERS: Vice Chair Lindsay wished all a Happy St. Patrick's Day, then Commissioner Soeffner asked fellow Commissioners and staff to keep the people of Ukraine in mind.

MATTERS FROM STAFF: Staff gave a brief description of future agenda items.

ADJOURNMENT: At 7:58 p.m. to the next Meeting of the Garden Grove Planning Commission on Thursday, April 7, 2022, at 7:00 p.m. in the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

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Judith Moore  
Recording Secretary

# COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

<b>AGENDA ITEM NO.:</b> C.1.	<b>SITE LOCATION:</b> North side of Chapman Avenue, east side of Gilbert Street, near the intersection of Chapman Avenue and Gilbert Street
<b>HEARING DATE:</b> April 7, 2022	<b>GENERAL PLAN LAND USE DESIGNATION:</b> Residential/Commercial Mixed Use 2
<b>CASE NO:</b> Amendment No. A-034-2022, Site Plan No. SP-108-2022, Conditional Use Permit No. CUP-218-2022	<b>ZONING:</b> NMU (Neighborhood Mixed Use)
<b>APPLICANT:</b> Andresen Architecture Inc.	<b>CEQA DETERMINATION:</b> Exempt
<b>PROPERTY OWNER(S):</b> Hewson/Howard G.C., LLC	<b>APNs:</b> 132-402-20

**REQUEST:**

A request for (1) a zoning text amendment to allow "Automobile Fleet Storage" as a conditionally permitted use in the NMU (Neighborhood Mixed Use) zone in conjunction with an existing new car dealership located within the City of Garden Grove, subject to specified Special Operating Conditions and Development Standards; (2) Site Plan approval to improve an existing vacant property (Assessor's Parcel No. 132-402-20) with a new automobile fleet storage lot; and (3) Conditional Use Permit approval to allow the use of a new automobile fleet storage lot, operated by the existing Chevrolet dealership in Garden Grove (located at 10150 Trask Avenue), on the vacant property for the temporary storage of new automobiles.

**BACKGROUND:**

The subject site is a 1.7-acre vacant lot, oriented diagonally, with frontage along the north side of Chapman Avenue and along the east side of Gilbert Street, located near the intersection of Chapman Avenue and Gilbert Street. The site was a portion of a former Pacific Electric Right-of-Way, which bisected the City of Garden Grove running through, or along, major commercial centers and residential areas. Since its abandonment as an operating rail line in the early 1970s, the right-of-way had presented a linear void to the community, which had created areas of blight along the corridor. The right-of-way was purchased by the Orange County Transit District (now known today as the Orange County Transit Authority (OCTA)) in 1982 as a component in an overall transit network with future plans to link areas in Los

Angeles County with Orange County cities. In 1990, the Orange County Transit District, and the former Garden Grove Agency for Community Development, had entered into an agreement for the purchase and joint use development of portions of the right-of-way running through Garden Grove. The agreement was made in part, at the time, to facilitate various areas of development in Garden Grove that ran along, or near the right-of-way, corridor such as commercial centers near Garden Grove Boulevard and Euclid Street, and Chapman Avenue and Brookhurst Street. The agreement provided for permanent underground, and above-ground, easements for transit purposes within the right-of-way while allowing for restricted surface development. Any future development, including parking lots, would be subject to removal or modification during the construction phase of a future transit system. The intent of the agreement, in part, was to assure the long term development of the corridor for transit-related purposes would not be precluded by any future uses.

In 2000, an easement was recorded to allow a thirty-foot (30'-0") wide private road, located at the southern end of the subject property, fronting Chapman Avenue, with adjoining landscaping and signage improvements, to provide additional vehicular access to the adjacent shopping center located to the north/east. This private road access easement area will remain as-is as part of the proposed project with no proposed modifications.

In 2005, the property owner purchased the subject property from the Garden Grove Agency for Community Development. The property has since been vacant. In 2012, the City of Garden Grove completed a comprehensive re-zoning effort throughout various areas of the City by establishing new mixed use zoning, in part, to spur additional development opportunities and flexibility. Even with the new mixed use zoning in effect, the property owner has had difficulty finding a long-term, and suitable use, for the property, due primarily to the surface development restrictions on the property (e.g., inability to develop the property with permanent buildings).

The site is zoned NMU (Neighborhood Mixed Use) and has a General Plan Land Use Designation of Residential/Commercial Mixed Use 2. The property abuts NMU zoned properties to the north, east, and across Chapman Avenue, to the south, and O-S (Open Space) and R-3 (Multiple-Family Residential) zoned properties, across Gilbert Street, to the west.

## **DISCUSSION:**

### **AMENDMENT:**

The applicant is proposing to develop a portion of the existing vacant property with a new automobile fleet storage lot. "Automobile Fleet Storage" is defined as a paved area(s), enclosed or open, for the storage or maintaining of automobiles for a period of time in excess of 72 hours. "Automobile Fleet Storage" is currently permitted in the following zones: the C-3 (Heavy Commercial) zone as a



conditionally permitted use (Conditional Use Permit required); and the M-1 (Light Industrial) zone as an automatically permitted use (No Conditional Use Permit required).

Currently, "Automobile Fleet Storage" is not a listed permitted use (whether automatically permitted or conditionally permitted) in the NMU (Neighborhood Mixed Use) zone (or in any other mixed use zones). In order to facilitate the development of the proposed automobile fleet storage lot, text amendments to Chapter 9.18 (Mixed Use Regulations and Development Standards) of Title 9 of the Municipal Code are necessary to establish "Automobile Fleet Storage" as a conditionally permitted use in the NMU zone, as well as to establish Special Operating Conditions and Development Standards applicable to said use.

The proposed amendment would allow "Automobile Fleet Storage" as a conditionally permitted use in the NMU (Neighborhood Mixed Use) zone for the storage of new automobiles, provided the use is conducted only in conjunction with an existing new car dealership within the City of Garden Grove. Automobile fleet storage uses would also be subject to the following special operating conditions and development standards:

- A. *Automobile fleet storage shall only be permitted on sites zoned NMU (Neighborhood Mixed Use) that are also within the Pacific Electric/OCTA (Orange County Transportation Authority) Right-of-Way.*
- B. *Automobile fleet storage shall not be located directly adjacent to, or abutting, residentially zoned and developed properties.*
- C. *A Site Plan and Conditional Use Permit shall be required, pursuant to Municipal Code Section 9.32.030.*
- D. *On-site vehicle storage or maintenance shall be limited to new automobiles. There shall be no storing or maintaining of used automobiles, inoperable automobiles, or automobiles in a wrecked or dismantled condition.*
- E. *The automobile fleet storage lot shall be secured by a perimeter fence or wall with a minimum height of six feet, but not to exceed eight feet, and shall also include a vehicular access gate(s) providing access to a public street(s). Site access, for vehicular ingress and egress, shall be limited to principal, major, primary, or secondary arterial streets, as identified in the City's Master Plan of Streets and Highways. There shall be no access to residential streets or adjacent properties. The perimeter fence/wall and the location of any vehicular access gate(s) shall be subject to review and approval by the Planning Division and the Public Works Department, Engineering Division. Perimeter fencing shall not include the use of barbed wire, "Constantine" wire, razor wire, or other similar fence treatment.*

- F. *The perimeter fence or wall for the site shall maintain a minimum setback of 15 feet to any property line (as measured from the ultimate right-of-way) along a public street. All required setbacks shall be fully landscaped with automatic irrigation and shall comply with the City's Water Efficiency Ordinance, pursuant to Municipal Code Section 9.18.120.020, Water Efficiency Requirements. All landscaped areas, within required setbacks, shall be planted with an effective combination of trees, grass berms, ground cover, lawn, shrubbery, and/or approved dry decorative landscaping material.*
- G. *All on-site lighting shall comply with the City's lighting standards, pursuant to Municipal Code Section 9.18.140.070, Parking Design Standards.*
- H. *No site signage shall be permitted.*
- I. *There shall be no loading or unloading of automobiles (e.g., via semi-truck) on-site or within any public right-of-way. All automobiles that access the automobile fleet storage lot shall be driven individually by authorized employees of the new car dealership, within the City of Garden Grove, that the lot is serving.*
- J. *All parking spaces, driveways and maneuvering areas shall be fully paved and maintained with asphalt, concrete, or other City approved material.*

The Special Operating Conditions and Development Standards, as well as any additional site-specific Conditions of Approval required through the Conditional Use Permit process, will ensure that the proposed automobile fleet storage use, including any other future automobile fleet storage uses in the NMU zone, will be compatible with the physical, functional, and visual quality of the neighboring uses and desirable neighborhood characteristics. Furthermore, such uses will not adversely affect essential on-site facilities such as off-street parking, loading and unloading areas, traffic circulation, and points of vehicular and pedestrian access.

#### SITE PLAN:

In conjunction with the Amendment request, the applicant is requesting concurrent Site Plan approval to improve the existing vacant property with a new automobile fleet storage lot.

#### Site Design and Circulation

The subject site is a 1.7-acre vacant lot, oriented diagonally, with frontage along the north side of Chapman Avenue and along the east side of Gilbert Street, located near the intersection of Chapman Avenue and Gilbert Street. Primary access to the site will be via Chapman Avenue and through the existing drive aisle, which runs

through the southern portion of the property. A thirty-foot (30'-0") wide electric sliding gate, fitted with a Knox box for emergency access, set back 23'-9" from the adjacent drive aisle, will provide vehicular access to the enclosed automobile fleet storage lot. A secondary access gate, setback fifteen feet (15'-0") from the public right-of-way, will be provided at the northern end of the property, fronting Gilbert Street. This secondary access will remain locked, serving only as emergency access, and will provide a manual sliding gate fitted with a Knox box.

The vacant property will be improved with a new automobile fleet storage lot consisting of a paved parking lot area with associated site improvements including striped parking stalls, perimeter fencing, parking lot lighting, and landscaping. A 26'-0" wide two-way drive aisle will run diagonally through the center of the property, with rows of parking spaces on each side. The southern side of the property will provide 96 tandem parking spaces. The northern side of the property will provide 48 parking spaces. The proposed automobile fleet storage lot will provide a total of 144 parking spaces. A ten-foot by twenty-foot (10' x 20') "No Parking" hatched area will be located just outside the southerly gate, to provide a turnaround area for vehicles.

The applicant has indicated that vehicle deliveries, via semi-truck, will initially be offloaded at the Chevrolet dealership site, located at 10150 Trask Avenue. Subsequently, vehicles to be stored at the proposed automobile fleet storage site will be driven individually from the Chevrolet dealership location. There will be no on-site semi-truck unloading of vehicles on the subject property or within any public right-of-way.

#### Perimeter Walls and Landscaping

Aesthetically, the applicant has been sensitive to ensuring compatibility with neighboring uses, and has designed the project accordingly, with the end result of the project appearing like-kind to a standard commercial parking lot area. The proposed automobile fleet storage lot will provide enhanced landscaped setbacks, including landscaping maintained within the areas immediately adjacent to and outside the southern access gate. All landscaped areas will be fitted with automatic irrigation and will comply with the City's Water Efficiency Ordinance, pursuant to Municipal Code Section 9.18.120.020, Water Efficiency Requirements. All landscaped areas, within required setbacks, will be planted with an effective combination of trees, grass berms, ground cover, lawn, shrubbery, and/or approved dry decorative landscaping material.

The project will provide eight-foot (8'-0") high vehicular access gates (wrought iron) at the northerly and southerly access points. The remaining perimeter of the site will maintain six-foot (6'-0") high fencing.

**CONDITIONAL USE PERMIT:**

In conjunction with the Amendment and Site Plan request, the applicant is requesting concurrent Conditional Use Permit approval to allow the use and operation of a new automobile fleet storage lot, operated by the existing Chevrolet dealership in Garden Grove (located at 10150 Trask Avenue), on the vacant property for the storage of new automobiles. As mentioned prior, the project will be subject to Special Operating Conditions and Development Standards, including additional site-specific Conditions of Approval, which will minimize potential impacts to the adjoining area. Provided the Conditions of Approval are adhered to for the life of the project, the use will be harmonious with the persons who work and live in the area. City Staff has reviewed the proposed plans associated with the site improvement to ensure that adequate site circulation, access, and parking are maintained.

**CEQA Environmental Review:**

The proposed development is exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA's Class 1 Exemption, Existing Facilities (CEQA Guidelines §15301) and Review for Exemption (CEQA Guidelines §15061(b)(3)).

**RECOMMENDATION:**

Staff recommends that the Planning Commission:

- Adopt the attached Resolution No. 6038-22 recommending that the Garden Grove City Council approve Amendment No. A-034-2022 to allow "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; and
- Adopt the attached Resolution No. 6039-22 approving Site Plan No. SP-108-2022 and Conditional Use Permit No. CUP-218-2022, subject to the recommended Conditions of Approval, and contingent upon City Council adoption of an Ordinance approving Amendment No. A-034-2022.



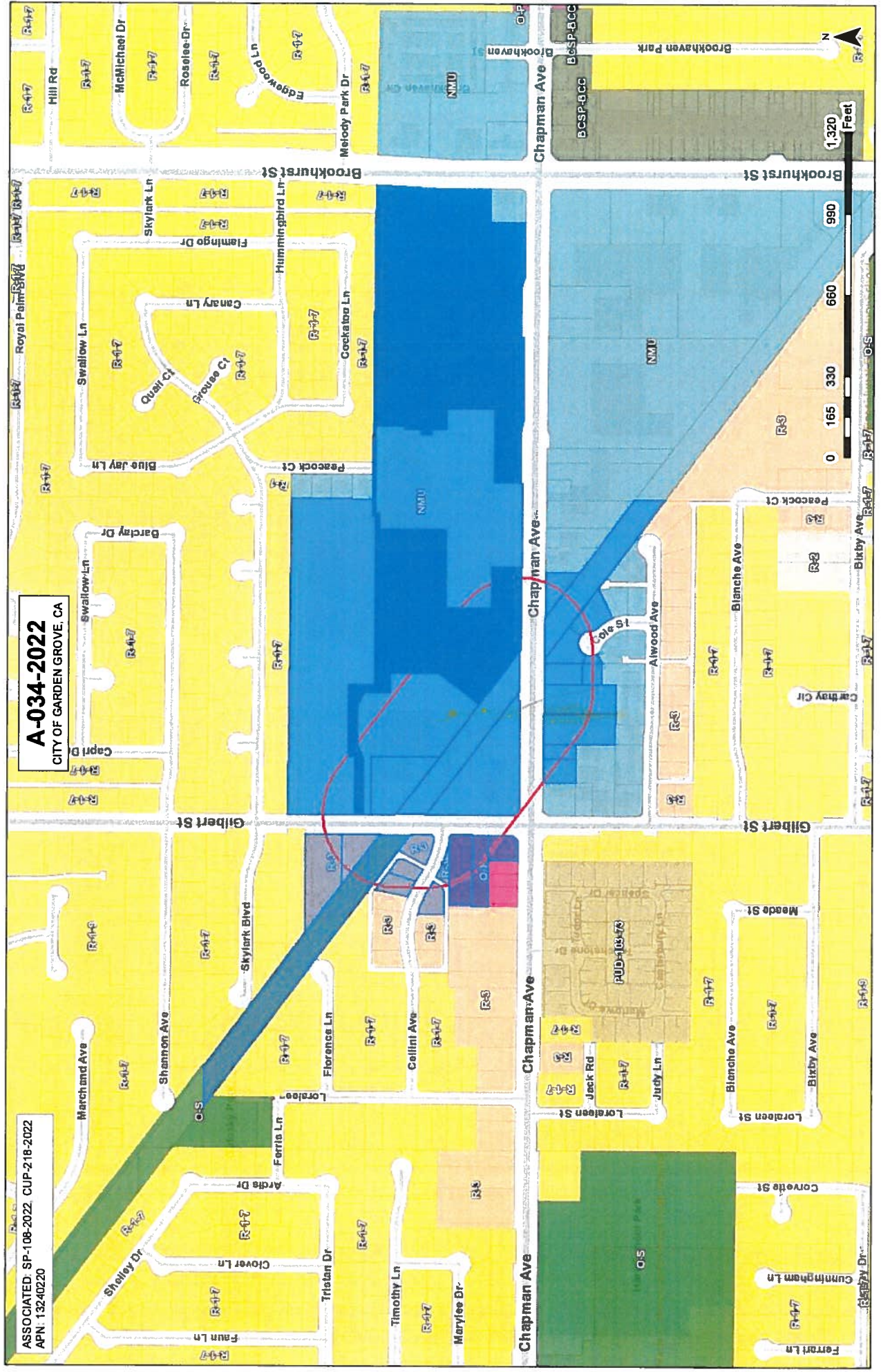
Lee Marino  
Planning Services Manager



By: Chris Chung  
Urban Planner

ASSOCIATED, SP-108-2022, CUP-218-2022  
APN: 13240220

**A-034-2022**  
CITY OF GARDEN GROVE, CA





ANDRESEN ARCHITECTURE INC.  
 10557 BRANCH ROAD, FORT MYERS, FL 33907 (888) 359-6926

Proposed Parking For:  
**Simpson Chevrolet**  
 Gilbert St. & Chapman Ave., Garden Grove, CA

**Project Information**

OWNER: SIMPSON CHEVROLET OF GARDEN GROVE  
 10150 TRASK AVENUE  
 GARDEN GROVE, CA 92643  
 CONTACT: (714) 705-9130  
 andresenarchitect.com

ARCHITECT: ANDRESEN ARCHITECTURE INC  
 10557 BRANCH ROAD  
 FORT MYERS, FL 33907  
 CONTACT: (888) 359-6926  
 andresenarchitect.com

CIVIL: OWENS, CASH & ASSOCIATES INC.  
 18000 BEACH BLVD., SUITE #12  
 HUNTINGTON BEACH, CA 92646  
 CONTACT: (714) 844-5000  
 ocaandassociates.com

LANDSCAPE: LANDSCAPE DYNAMICS  
 24505 CALLE DE LA TIENDA  
 COSTA MESA, CA 92626  
 CONTACT: (949) 244-4499  
 landscape-dynamics.com

ELECTRICAL: RPM ENGINEERS INC.  
 102 DISCOVERY  
 COSTA MESA, CA 92626  
 CONTACT: (949) 456-1229  
 rpmengineers.com

SOILS ENGINEER: ADVANCED SOILS ENGINEERING INC.  
 2880 WALNUT AVE.  
 SIGNAL HILL, CA 90758  
 CONTACT: (562) 293-7799  
 advancedsoils.com

PROJECT NO: BOSTLE 1, UNITED MAY 16, 2021

DATE: 10-24-23  
 DRAWING: MECHANICAL NEED USE (PM1)

OCCUPANCY: GROUP B-1

PROJECT DESCRIPTION:  
 EXISTING SITE TO BE CONVERTED INTO PARKING FOR DEALERSHIP  
 OVERLAY OF CURB ADDRESS 148 PARKING SPACES TO THE SITE.

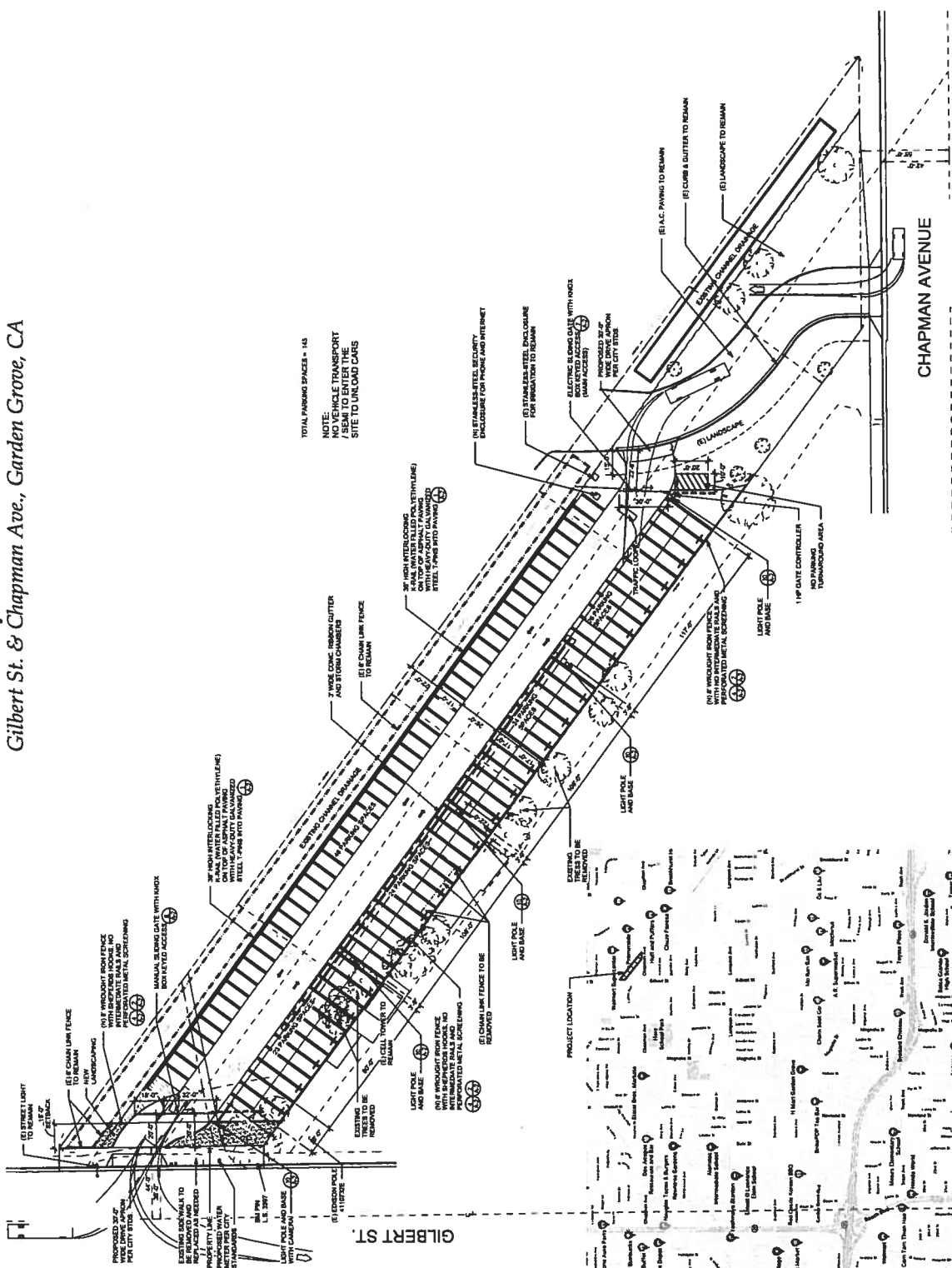
Signature of Design/Prep	Description
CS	Civil Site
CS	Site Plan
CS	Section & Details
CS	Concept Plans
CS	Concept Maps
CS	Concept Plans
CS	Concept Plans
CS	Concept Plans
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Proposed Parking For:  
**Simpson Chevrolet**  
 Gilbert St. & Chapman Ave., Garden Grove, CA

13 Aug. 2021  
 20-3939

# Site Plan

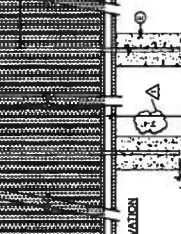
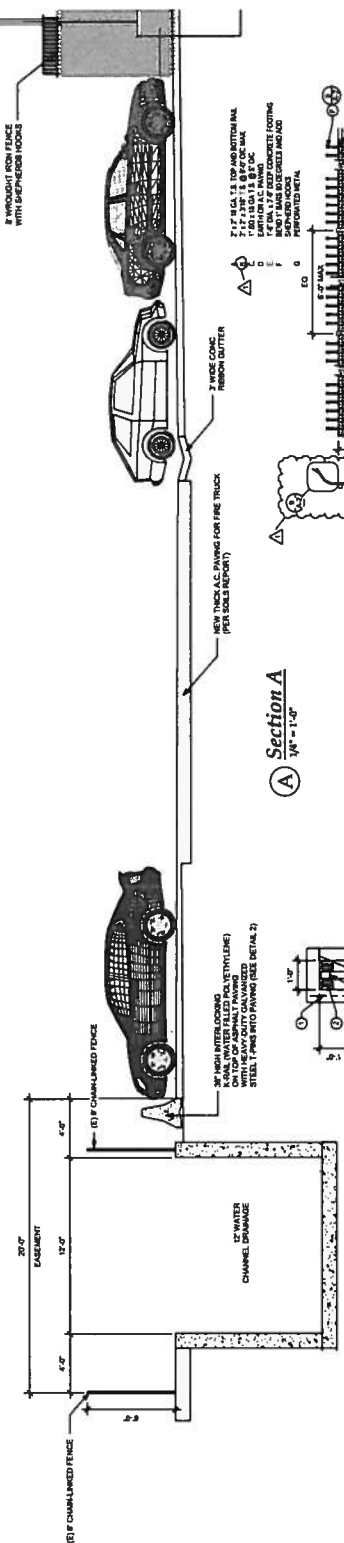
## A-1



**Vicinity Map**



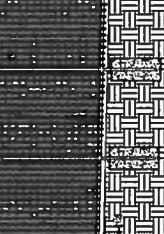
2019 DOUG ANDRESEN, ARCHITECT. ALL RIGHTS RESERVED. ANY REPRODUCTION, CHANGING OR COPYING IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF DOUGLAS ANDRESEN, ARCHITECT.



**4 Wrought Iron Fence**  
 3/8" x 1-1/2"

**5 Gate Hinge**  
 1" x 1-1/2"

**6 Rubber Guide Roller**  
 1/2" x 1-1/2"

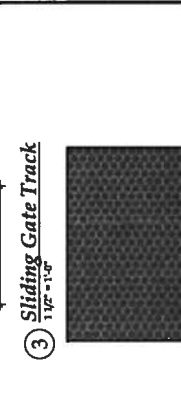
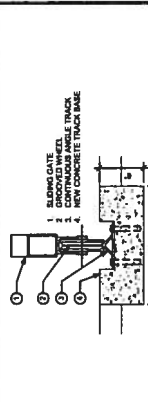


**7 East Gate (Rear Side)**  
 1/4" x 1-1/2"

**8 West Gate (Front Side)**  
 1/4" x 1-1/2"

**9 Shepherd Hook**

**10 Pole Base Detail**  
 3/8" x 1-1/2"



Proposed Parking For:  
**Simpson Chevrolet**  
 Gillett Rd. & Wintonwood Ave., Central City, CA  
 13 Aug. 2021  
 20-9339

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ANDRESEN  
ARCHITECTURE  
INC.  
1740 S. ORANGE WAY, TORRANCE, CA 90510 (408) 560-0666

RPM  
PROFESSIONAL REGISTERED ELECTRICAL ENGINEER  
7750 DE SOTO AVENUE SUITE 100  
DENVER CO 80231  
Contract License No.  
1-800-541-7777

Proposed Parking for:  
**Simpson Chevrolet**  
Gilbert St. & Channing Ave., Gardena, CA

7 June 2021

20-3939

06/07/2021

**E-1**

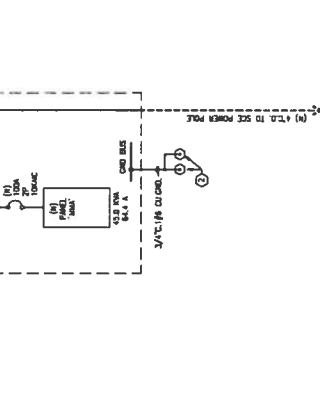
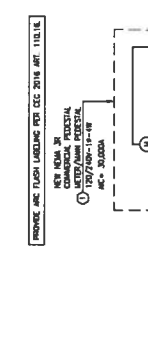
ELECTRICAL SITE  
PLAN

AND CONSULTANT OF DOUGLAS ANDRESEN, ARCHITECT

**ELECTRICAL SYMBOL LIST**

SYMBOL	DESCRIPTION
	CONDUIT RUN CONSOLIDATED IN WALL OR ABOVE CEILING OR AS NOTED
	CONDUIT RUN WITH EQUIPMENT CHROMIUM CONDUCTOR, SAME SIZE AS CIRCUIT CONDUCTORS OR AS NOTED
	CONDUIT RUN WITH EQUIPMENT CHROMIUM CONDUCTOR, SAME SIZE AS CIRCUIT CONDUCTORS OR AS NOTED
	CONDUIT RUN WITH EQUIPMENT CHROMIUM CONDUCTOR, SAME SIZE AS CIRCUIT CONDUCTORS OR AS NOTED
	CONDUIT RUN WITH EQUIPMENT CHROMIUM CONDUCTOR, SAME SIZE AS CIRCUIT CONDUCTORS OR AS NOTED

REBAR SHALL BE TYPED PER CCC 2018 807 110.16.1  
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 ④ REBAR SHALL BE TYPED PER CCC 2018 807 110.16.1  
 ⑤ REBAR SHALL BE TYPED PER CCC 2018 807 110.16.1



SKILL USE GENERAL NOTES

1. PROVIDE 1/2" DIA. X 10' COPPER CHROME RODS AT MINIMUM 4' SPACING  
 2. PROVIDE 1/2" DIA. X 10' COPPER CHROME RODS AT MINIMUM 4' SPACING  
 3. PROVIDE 1/2" DIA. X 10' COPPER CHROME RODS AT MINIMUM 4' SPACING

**IMPORTANT BID NOTE**

READ IN ADDITIONAL, MECHANICAL AND PLUMBING DRAWINGS  
 FOR ADDITIONAL NOTES, SPECIFICATIONS, DETAILS, ETC.  
 ANY CONFLICTS SHALL BE BROUGHT TO THE ATTENTION  
 OF THE ARCHITECT IMMEDIATELY UPON RECEIPT OF THESE  
 DRAWINGS. NO CHANGE ORDERS SHALL BE ALLOWED SHOULD  
 THE CONTRACTOR FIND IT NECESSARY TO MAKE ANY CHANGES.  
 ALL CONTRACTORS SHALL BE U.L. LISTED AND INSTALLED  
 ACCORDANCE TO THE LISTING.

1. LISTING STANDARDS BECAUSE A SEPARATE PERMIT  
 2. ALL EQUIPMENT SHALL BE LISTED BY A NATIONAL  
 RECOGNIZED TESTING LABORATORY

CONTRACTOR SHALL BE U.L. LISTED AND INSTALLED ACCORDANCE TO THE LISTING.

ITEM	DESCRIPTION	QUANTITY	UNIT
1	1/2" DIA. X 10' COPPER CHROME RODS AT MINIMUM 4' SPACING	100	LINEAL FEET
2	1/2" DIA. X 10' COPPER CHROME RODS AT MINIMUM 4' SPACING	100	LINEAL FEET
3	1/2" DIA. X 10' COPPER CHROME RODS AT MINIMUM 4' SPACING	100	LINEAL FEET
4	1/2" DIA. X 10' COPPER CHROME RODS AT MINIMUM 4' SPACING	100	LINEAL FEET
5	1/2" DIA. X 10' COPPER CHROME RODS AT MINIMUM 4' SPACING	100	LINEAL FEET
6	1/2" DIA. X 10' COPPER CHROME RODS AT MINIMUM 4' SPACING	100	LINEAL FEET
7	1/2" DIA. X 10' COPPER CHROME RODS AT MINIMUM 4' SPACING	100	LINEAL FEET
8	1/2" DIA. X 10' COPPER CHROME RODS AT MINIMUM 4' SPACING	100	LINEAL FEET
9	1/2" DIA. X 10' COPPER CHROME RODS AT MINIMUM 4' SPACING	100	LINEAL FEET
10	1/2" DIA. X 10' COPPER CHROME RODS AT MINIMUM 4' SPACING	100	LINEAL FEET
11	1/2" DIA. X 10' COPPER CHROME RODS AT MINIMUM 4' SPACING	100	LINEAL FEET
12	1/2" DIA. X 10' COPPER CHROME RODS AT MINIMUM 4' SPACING	100	LINEAL FEET
13	1/2" DIA. X 10' COPPER CHROME RODS AT MINIMUM 4' SPACING	100	LINEAL FEET
14	1/2" DIA. X 10' COPPER CHROME RODS AT MINIMUM 4' SPACING	100	LINEAL FEET
15	1/2" DIA. X 10' COPPER CHROME RODS AT MINIMUM 4' SPACING	100	LINEAL FEET
16	1/2" DIA. X 10' COPPER CHROME RODS AT MINIMUM 4' SPACING	100	LINEAL FEET
17	1/2" DIA. X 10' COPPER CHROME RODS AT MINIMUM 4' SPACING	100	LINEAL FEET
18	1/2" DIA. X 10' COPPER CHROME RODS AT MINIMUM 4' SPACING	100	LINEAL FEET
19	1/2" DIA. X 10' COPPER CHROME RODS AT MINIMUM 4' SPACING	100	LINEAL FEET
20	1/2" DIA. X 10' COPPER CHROME RODS AT MINIMUM 4' SPACING	100	LINEAL FEET

PROVIDE LISTED HAWK-IT-IES OR MULTI-POLE CIRCUIT BREAKERS FOR ALL MULTI-WIRE CIRCUITS AS REQUIRED PER CCC 210.16.1

PER ELECTRICAL CODE SHALL BE THE FIELD RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL ELECTRICAL SYSTEMS AND/OR CONSTRUCTION BASED ON THE 2019 CEC (2017 REC) WITH STATE AND LOCAL AMENDMENTS.

ALL WORK TO COMPLY WITH THE 2019 CEC, CPC AND CAC AND ALL OTHER APPLICABLE CODES AND STANDARDS.  
 ALL STANDARDS AND CONDUCTOR SIZES ARE BASED ON 75C TEMPERATURE RATING.

ALL CONDUCTORS SHALL BE COPPER AS FOLLOWS:  
 #12 AWG AND SMALLER - STRANDED, THHN-2, THREE OR MORE PHASES  
 #10 AWG AND LARGER - STRANDED, THHN-2, THREE OR MORE PHASES  
 ALL STANDARDS AND CONDUCTOR SIZES ARE BASED ON 75C TEMPERATURE RATING.

REBAR SHALL BE TYPED PER CCC 2018 807 110.16.1

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 ⑤ REBAR SHALL BE TYPED PER CCC 2018 807 110.16.1

NEW PANELBOARD

PANEL: 200A 240V AC 3P 3W 4W 5W 6W 7W 8W 9W 10W 11W 12W 13W 14W 15W 16W 17W 18W 19W 20W 21W 22W 23W 24W 25W 26W 27W 28W 29W 30W 31W 32W 33W 34W 35W 36W 37W 38W 39W 40W 41W 42W 43W 44W 45W 46W 47W 48W 49W 50W 51W 52W 53W 54W 55W 56W 57W 58W 59W 60W 61W 62W 63W 64W 65W 66W 67W 68W 69W 70W 71W 72W 73W 74W 75W 76W 77W 78W 79W 80W 81W 82W 83W 84W 85W 86W 87W 88W 89W 90W 91W 92W 93W 94W 95W 96W 97W 98W 99W 100W 101W 102W 103W 104W 105W 106W 107W 108W 109W 110W 111W 112W 113W 114W 115W 116W 117W 118W 119W 120W 121W 122W 123W 124W 125W 126W 127W 128W 129W 130W 131W 132W 133W 134W 135W 136W 137W 138W 139W 140W 141W 142W 143W 144W 145W 146W 147W 148W 149W 150W 151W 152W 153W 154W 155W 156W 157W 158W 159W 160W 161W 162W 163W 164W 165W 166W 167W 168W 169W 170W 171W 172W 173W 174W 175W 176W 177W 178W 179W 180W 181W 182W 183W 184W 185W 186W 187W 188W 189W 190W 191W 192W 193W 194W 195W 196W 197W 198W 199W 200W

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ANDRESEN  
ARCHITECTURE  
INC.

10875 ORANGE WAY, FORT MYERS, FL 33903 (888) 839-6638

**RPM**  
REGISTERED PROFESSIONAL  
MECHANICAL ENGINEER  
No. 12456  
FLORIDA  
Contract License  
#12456



06/27/2021

**E-2**

Proposed Parking for:  
**Simpson Chevrolet**  
Gilbert St. & Chapman Ave., Garden Grove, CA

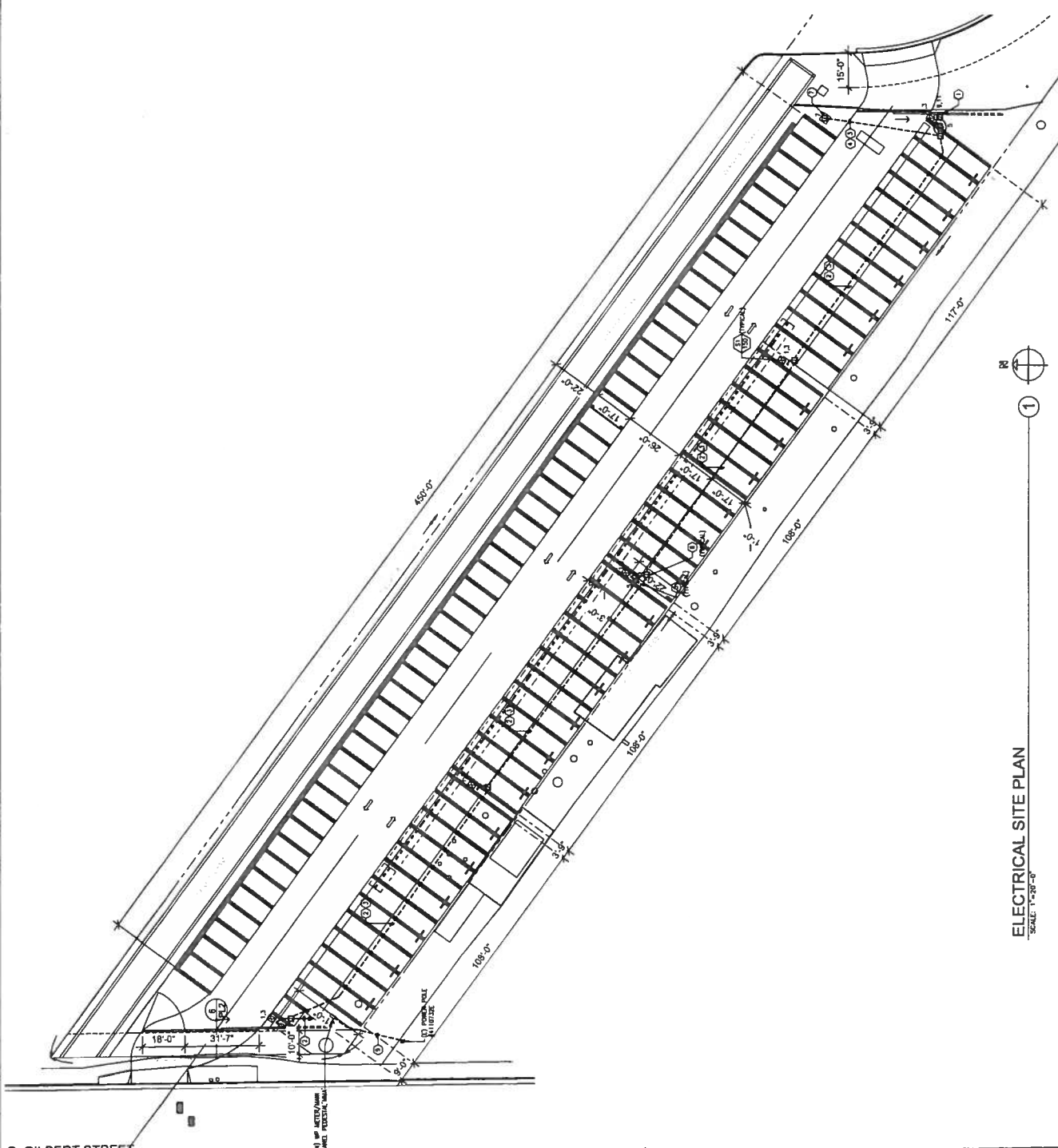
7 June 2021

20-3939

**ELECTRICAL SITE  
PLAN**

AND CONCEPT OF DOUGLAS ANDRESEN, ARCHITECT

REV. 01-20



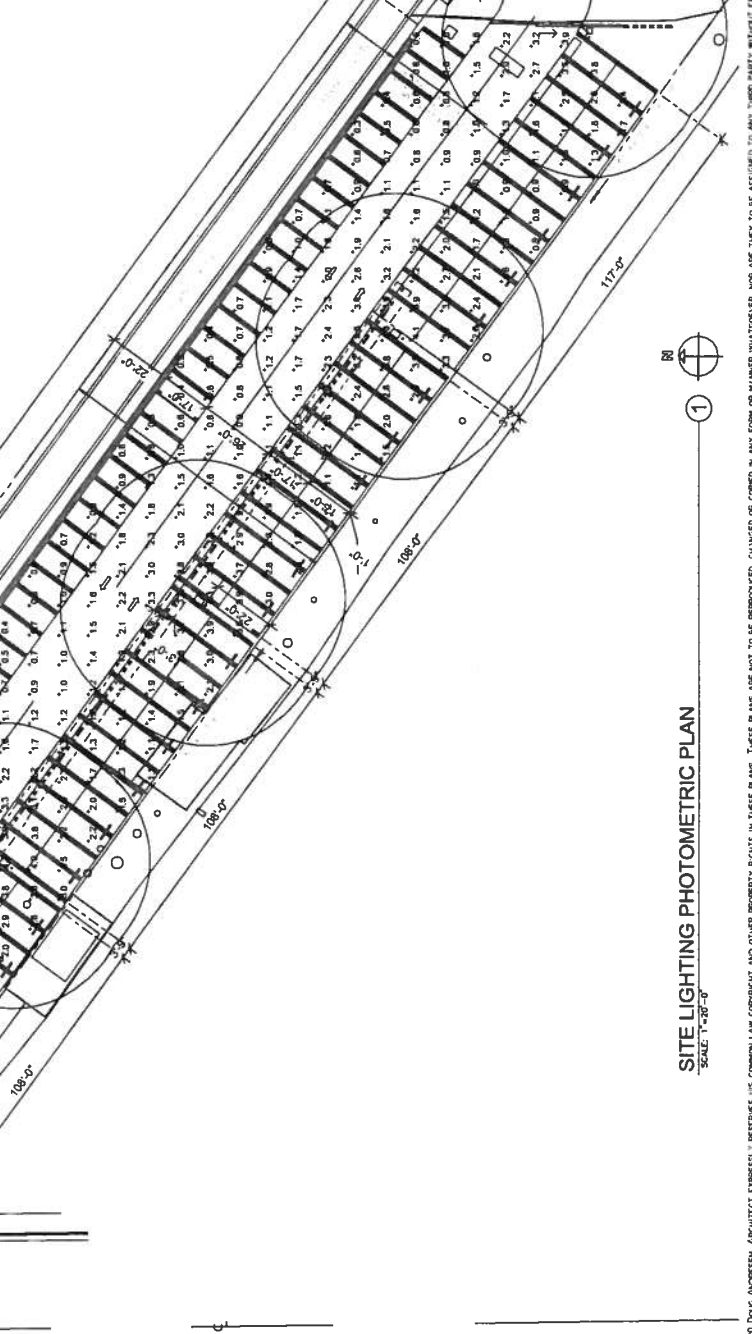
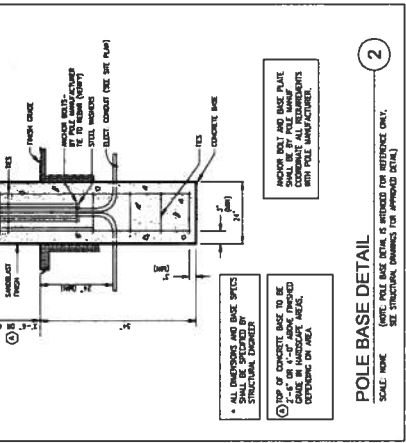
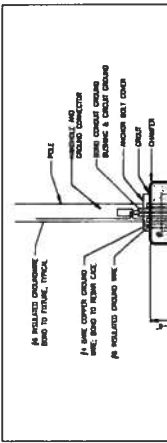
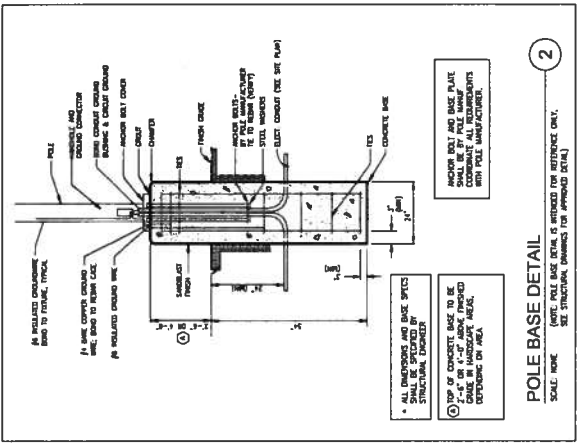
- PLAN NOTES:**
1. ALL EQUIPMENT LOCATED ON ROOF IS WEATHERPROOF.
  2. ALL OVERSIGHT PROTECTION TO BE SIZED PER EQUIPMENT MANUFACTURER'S.
  3. PROVIDE ALL CONDUITS TO ROOF-TOP UNITS WITHIN ROOF-TOP UNITS AND HORIZONTAL THROUGH WHITE SPACE.
  4. VERIFY EXACT LOCATION OF EQUIPMENT WITH MECHANICAL DRAWINGS.
  5. ELECTRICAL EQUIPMENT SHALL BE LISTED BY A CITY RECOGNIZED ELECTRICAL TESTING LABORATORY OR APPROVED BY THE DEPARTMENT.
  6. NO PIPING DUCTS OR EQUIPMENT TROUGH TO ELECTRICAL EQUIPMENT SHALL BE PERMITTED TO BE LOCATED WITHIN THE DESIGNATED SPACE ABOVE.
  7. PROVIDE ALL SERVICES REQUIRED PER MECHANICAL DRAWINGS. PROVIDE ALL TELEPHONE, FIREWORK, SWITCHES, WIRING AND ALL REQUIRED MATERIALS AND WORK REQUIRED FOR A COMPLETE AND OPERATIONAL SYSTEM. NO EXCEPTIONS.

- SECTION NOTES:**
1. PROVIDE WEATHER PROTECTION AND MAKE CONNECTION TO WEATHERED JOINT.
  2. PROVIDE WEATHER PROTECTION TO ALL ACCESS POINTS TO EQUIPMENT. EQUIPMENT SHALL BE LOCATED WITHIN SUPPLIER PRINT TO MATCH-UP.
  3. PROVIDE UNDERGROUND CONDUITS: 1-1/2" MC-30 CU. FOR CIRCUIT #1 + 2" MC-30 CU. FOR CIRCUIT #2.
  4. ROUTE CONDUIT 2" BELOW GRADE.
  5. PROVIDE 1" MC-30 CU. 1/2" DIA. CONDUIT.
  6. PROVIDE WEATHER RESISTANCE AND RECEIPTABLE WITH EXTRA DUTY.
  7. PROVIDE WEATHER RESISTANCE AND RECEIPTABLE WITH EXTRA DUTY.
  8. PROVIDE TIGHT TO GRADE UP FULL BOX.
  9. PROVIDE MAKE GOOD UP 1/2" DIA. AND MAKE CONNECTION TO TELEPHONE/INTERNET.
  10. PROVIDE 1/2" DIA. SERVICE TUBES TO EXPOSE POWER PULL.
  11. CONDUIT SHALL BE 1/2" DIA. AND MAKE CONNECTION TO TELEPHONE/INTERNET.
  12. CONDUIT SHALL BE 1/2" DIA. AND MAKE CONNECTION TO TELEPHONE/INTERNET.

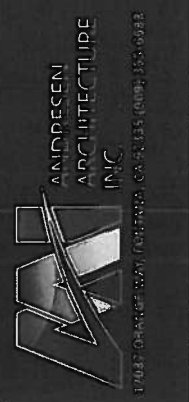
3 GILBERT STREET

**ELECTRICAL SITE PLAN**  
SCALE: 1"=30'-0"





SITE LIGHTING PHOTOMETRIC PLAN  
 SCALE: 1"=20'-0"



### RSX2 LED Area Luminaire

**Introduction**  
 The new RSX2 LED Area luminaire delivers maximum light by producing uniform energy savings, long service life and a high quality light output. The luminaire is available in 1' x 2' and 2' x 2' sizes. The RSX2 delivers 11,000 to 13,000 lumens allowing it to replace 250W to 1000W HID luminaires.

**Specifications**

- Size: 6'6" (H) x 2' (W)
- Weight: 27.2 LBS (12.4 kg)
- Height: 11'4" (3.5 m)
- Mount: 18" (4.5 m) pole
- Beam Spread: 30° (113.1 deg)

**Example: RSX2 LED 2' x 2' (11,000 LUMENS) SVA DESIGN**

Item	Quantity	Unit	Description
RSX2 LED 2' x 2'	1	luminaire	11,000 lumens, 120V, 50/60Hz
18" (4.5m) pole	1	pole	Galvanized steel, 18" diameter
1' x 2' mounting arm	1	arm	Galvanized steel, 1' long
1' x 2' mounting arm	1	arm	Galvanized steel, 1' long
1' x 2' mounting arm	1	arm	Galvanized steel, 1' long
1' x 2' mounting arm	1	arm	Galvanized steel, 1' long

### LUMINAIRE SCHEDULE

Symbol	Qty	Group Number	Description	Level	Fixture	Lumens	LLF	Notes
□	1	1	RSX2 LED 2' x 2'	100	RSX2 LED 2' x 2'	11,000	0.85	100
□	1	2	18" (4.5m) pole	100	18" (4.5m) pole	-	-	100
□	1	3	1' x 2' mounting arm	100	1' x 2' mounting arm	-	-	100
□	1	4	1' x 2' mounting arm	100	1' x 2' mounting arm	-	-	100
□	1	5	1' x 2' mounting arm	100	1' x 2' mounting arm	-	-	100
□	1	6	1' x 2' mounting arm	100	1' x 2' mounting arm	-	-	100

### STATISTICS

Description	Symbol	Qty	Area	Height	Beam	Beam Angle	Footcandle	Footcandle @ 10'
luminaire	□	1	17.8	4.5	30°	113.1	18.5	0.71

Prepared For:  
**Simpson Chevrolet**  
 Gilbert St. & Chagall Ave. Gardena, CA

7 June 2021  
 20-3939

DATE: 06/21/21

# E-3

SITE LIGHTING PLAN  
 PHOTOMETRIC PLAN

ANDERSEN ARCHITECT EXPRESS, ARCHITECT



**NOTES:**

1. CURB SHALL BE 6" HIGH FOR 4" C&G AND 8" HIGH FOR 6" C&G.
2. CONCRETE SHALL BE 3000-PSI STRENGTH.
3. 1/2" DEEP GROOVE SHALL BE PLACED AT THE TOP OF ALL CURBS RETURNING TO THE STREET.
4. 3/4" DEEP GROOVE SHALL BE PLACED AT THE TOP OF ALL CURBS RETURNING TO THE STREET.
5. USE RELATIVE COMPRESSION REQUIRED FOR FULL STRENGTH OF CONCRETE.

**CONCRETE CURB ONLY TYPE A & B**

City of Garden Grove  
 California  
 APPROVED: [Signature]  
 DATE: 01-13-11  
 SHEET NO. B-718  
 OF 4

**NOTES:**

1. CONCRETE SHALL BE 3000-PSI STRENGTH.
2. CONCRETE SHALL BE 3000-PSI STRENGTH.
3. 3/4" DEEP GROOVE SHALL BE PLACED AT THE TOP OF ALL CURBS RETURNING TO THE STREET.
4. 3/4" DEEP GROOVE SHALL BE PLACED AT THE TOP OF ALL CURBS RETURNING TO THE STREET.
5. USE RELATIVE COMPRESSION REQUIRED FOR FULL STRENGTH OF CONCRETE.

**CONCRETE CURB & GUTTER TYPE C**

City of Garden Grove  
 California  
 APPROVED: [Signature]  
 DATE: 01-13-11  
 SHEET NO. B-770  
 OF 4

**NOTES:**

1. SEE CITY STANDARD PLAN B-120 FOR CONSTRUCTION DIMENSIONS ON ARTERIAL STREETS.
2. ALL CONCRETE SHALL BE CLASS 3000-PSI STRENGTH APPROVED AS REQUIRED.
3. APPROACH SHALL BE 4" MINIMUM INCHES.
4. 3/4" FOR 4" C&G, 3/4" FOR 6" C&G.
5. USE RELATIVE COMPRESSION REQUIRED FOR FULL STRENGTH OF CONCRETE.
6. APPROACH OF 3/4" FOR FULL HEIGHT CURB IS REQUIRED BETWEEN DRIVEWAY AND DRIVEWAY.
7. FOR ALL DRIVEWAY LOCATIONS, CURB AND REINFORCED CONCRETE CURB & GUTTER SEPARATELY.
8. NO VERTICAL CURB CUTS ALLOWED.
9. METAL 3/4" X 1/2" GUTTER JOINTS AT 15' OC AND 3/4" X 1/2" GUTTER JOINTS AT TOP OF C&G.
10. COURED JOINTS ON PATTERNS CONCRETE SHALL NOT BE USED IN PUBLIC R/W.
11. COURED JOINTS ON PATTERNS CONCRETE SHALL NOT BE USED IN PUBLIC R/W.

**NON-ARTERIAL MULTI-RESIDENTIAL & COMMERCIAL DRIVEWAY**

City of Garden Grove  
 California  
 APPROVED: [Signature]  
 DATE: 01-13-11  
 SHEET NO. B-121  
 OF 4

**NOTES:**

1. 3/4" DEEP GROOVE SHALL BE PLACED AT THE TOP OF ALL CURBS RETURNING TO THE STREET.
2. 3/4" DEEP GROOVE SHALL BE PLACED AT THE TOP OF ALL CURBS RETURNING TO THE STREET.
3. REFER TO STD PLAN B-208 FOR TRAFFIC CONTROL SIGN INSTALLATION.
4. ALL CONCRETE SHALL BE CLASS 3000-PSI STRENGTH APPROVED AS REQUIRED.
5. USE RELATIVE COMPRESSION REQUIRED FOR FULL STRENGTH OF CONCRETE.
6. 3/4" SHALL BE REDUCED TO 3/8" WITH ADEQUATE PROVISION FOR MAINTENANCE OF REQUIRED PARKWAY.

**COMMERCIAL AND ARTERIAL SIDEWALK**

City of Garden Grove  
 California  
 APPROVED: [Signature]  
 DATE: 01-13-11  
 SHEET NO. B-106  
 OF 4

**NOTES:**

1. INITIAL CONCRETE REPLACEMENT PER STANDARD PLAN B-110.

**METER BOX INSTALLATION WITH NEW CONCRETE REPLACEMENT**

City of Garden Grove  
 California  
 APPROVED: [Signature]  
 DATE: 01-13-11  
 SHEET NO. B-718  
 OF 4

**NOTES:**

1. THE REDUCED PRESSURE DEVICE MUST BE AS APPROVED BY THE CITY OF GARDEN GROVE WATER SERVICES DIVISION. FOR AN APPROVED LIST CONTACT THE WATER SERVICES DIVISION AT (714) 741-1000.
2. THE REDUCED PRESSURE DEVICE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF GARDEN GROVE WATER SERVICES DIVISION STANDARD SPECIFICATIONS FOR WATER MAINS.
3. RELIEF SPACER OF REDUCED PRESSURE DEVICE SHALL BE 1/2" MIN. ABOVE UNDERGROUND COVER.
4. CLEARANCE ABOVE TEST OUTLET SHALL BE SUCH THAT TEST DEVICE CAN BE CONVENIENTLY TESTED.
5. THERE SHALL BE NO CONNECTIONS BETWEEN THE TEST AND THE REDUCED PRESSURE DEVICE.
6. 4" DEEP 3/4" CLEARANCE ON THE SIDE OF GUE TO ALLOW FOR GUE ACCESS PLACEMENT.

**TYPICAL 9" OR SMALLER REDUCED PRESSURE PRINCIPAL DEVICE (RPPD)**

City of Garden Grove  
 California  
 APPROVED: [Signature]  
 DATE: 01-13-11  
 SHEET NO. B-770  
 OF 4

**CONCRETE CURB & GUTTER**

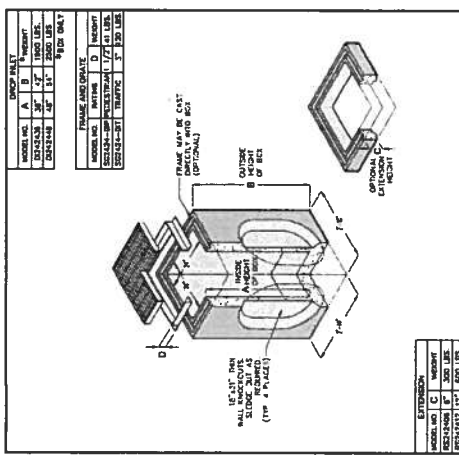
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 California  
 APPROVED: [Signature]  
 DATE: 01-13-11  
 SHEET NO. B-121  
 OF 4

**PLAN VIEW OF PARKWAY**

City of Garden Grove  
 California  
 APPROVED: [Signature]  
 DATE: 01-13-11  
 SHEET NO. B-106  
 OF 4

**JCA**  
 JONES CARL & ASSOCIATES  
 14000 Main Street, Suite 100, Garden Grove, CA 92643  
 Phone: (714) 741-1000  
 Fax: (714) 741-1001  
 Website: www.jca.com

**SIMPSON HOLDINGS GS, LLC**  
 GILBERT STREET AND CHAPMAN AVENUE  
 DETAILS AND SECTIONS  
 GARDEN GROVE  
 SHEET NO. 2 OF 4  
 DATE: 01-13-11

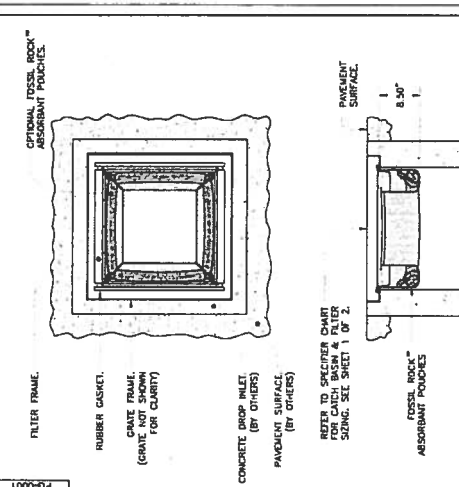


EXTENSION	MODEL NO.	HEIGHT
18 1/2" x 30" (18 1/2" x 30" FRAME)	2430-18	18 1/2"
24" x 30" (24" x 30" FRAME)	2430-24	24"
30" x 30" (30" x 30" FRAME)	2430-30	30"

MODEL	INLET	GRATE	COMMENTS
FF-18D	18" x 18"	18" x 18"	GRATED INLET
FF-18G	18" x 18"	18" x 18"	GRATED INLET
FF-18O	18" x 18"	18" x 18"	GRATED INLET
FF-18SD	18" x 18"	18" x 18"	CONCRETE INLET
FF-18GD	18" x 18"	18" x 18"	CONCRETE INLET
FF-18OD	18" x 18"	18" x 18"	CONCRETE INLET
FF-24D	24" x 30"	24" x 30"	GRATED INLET
FF-24G	24" x 30"	24" x 30"	GRATED INLET
FF-24O	24" x 30"	24" x 30"	GRATED INLET
FF-24SD	24" x 30"	24" x 30"	CONCRETE INLET
FF-24GD	24" x 30"	24" x 30"	CONCRETE INLET
FF-24OD	24" x 30"	24" x 30"	CONCRETE INLET

**NOTE:**

- Frame height shall have a high flange location.
- Frame support frame shall be constructed from approved steel.
- Frame material shall be "A" or "B" material.
- Frame material shall be "A" or "B" material.



**SECTION VIEW**

**FloGard® Catch Basin Insert Filter**  
Grated Inlet Style

**Ditcastle®**

**SIMPSON HOLDINGS GG, LLC**

**JONES, CARL & ASSOCIATES**  
10000 Jones Road, Suite 100  
Houston, Texas 77036  
Phone: 281-468-2100  
Fax: 281-468-2101  
www.jca.com

**GILBERT STREET AND CHAPMAN AVENUE  
DETAILS AND SECTIONS**

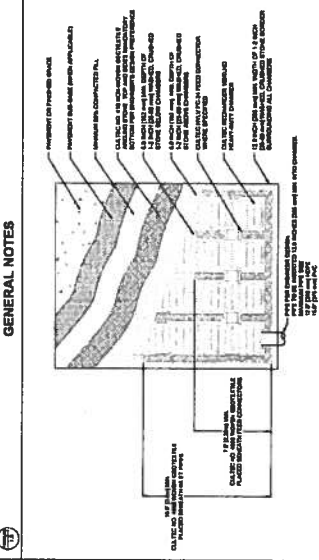
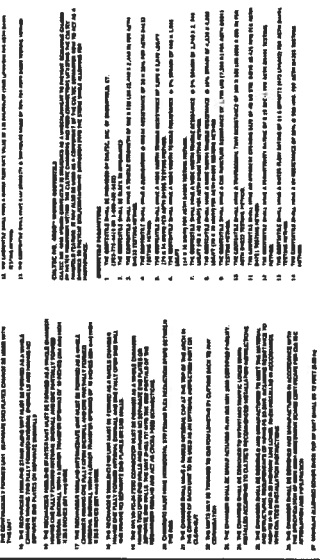
**GARDEN GROVE**

**21-2488-DET**

**3 OF 4**

**CALIFORNIA**

- GENERAL NOTES**
1. THIS DRAWING IS THE PROPERTY OF CULT-TEC, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CULT-TEC, INC.
  2. THE DESIGNER HAS PREPARED THIS DRAWING TO SUPPORT THE DESIGN ENGINEER'S DESIGN FOR THE PROPOSED SYSTEM. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND REGULATIONS. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND REGULATIONS. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND REGULATIONS.
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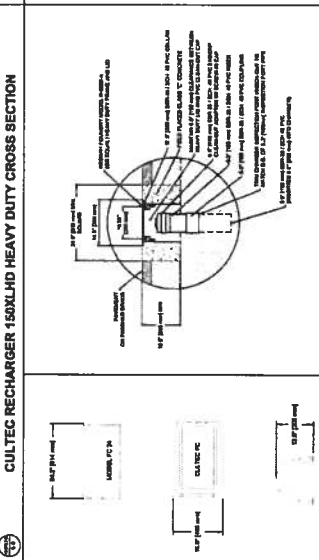
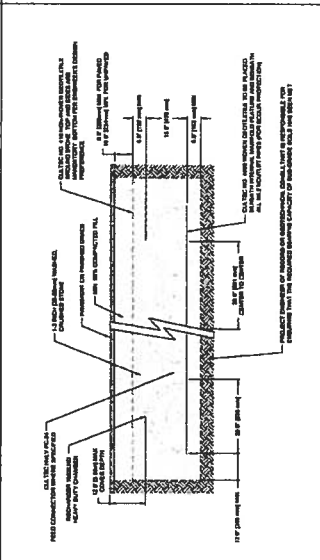
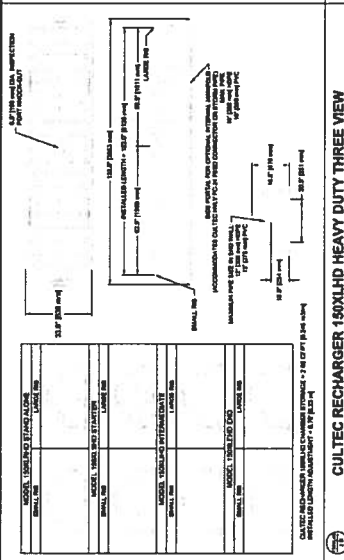


**CULT-TEC RECHARGER 150XLHD HEAVY DUTY PLAN VIEW**

THIS DRAWING WAS PREPARED TO SUPPORT THE DESIGN ENGINEER'S DESIGN FOR THE PROPOSED SYSTEM. IT IS THE ULTIMATE RESPONSIBILITY OF THE DESIGN ENGINEER TO OBTAIN ALL NECESSARY PERMITS AND REGULATIONS. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND REGULATIONS. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND REGULATIONS.

**CULT-TEC, Inc.**  
 Subsurface Stormwater Management Systems  
 P.O. Box 280  
 878 Federal Road  
 Farmington, CT 06034  
 www.culttec.com

**CULT-TEC**

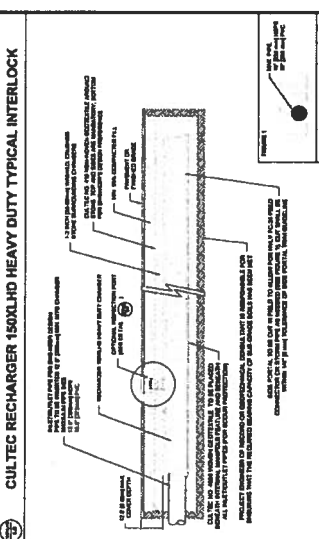
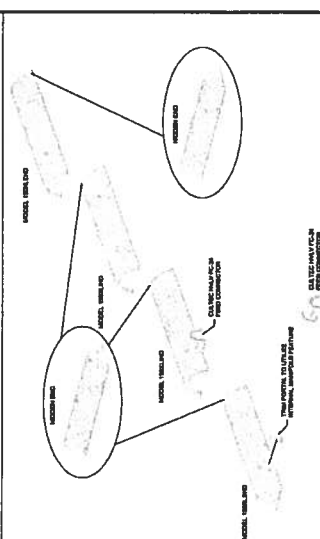
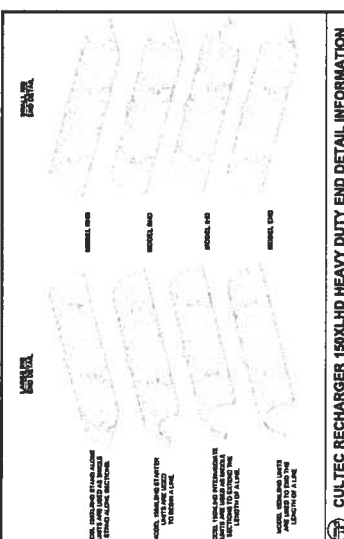


**CULT-TEC RECHARGER 150XLHD HEAVY DUTY CROSS SECTION**

OPTIONAL INSPECTION PORT - ZOOM DETAIL

RECHARGER 150XLHD  
 DETAIL SHEET  
 TRAFFIC APPLICATION

CULT-TEC, INC. DOES NOT APPROVE PLANS, SECTIONS, OR SYSTEM DESIGNS. THE DESIGNING ENGINEER IS RESPONSIBLE FOR ALL DESIGN DECISIONS.



**CULT-TEC RECHARGER 150XLHD HEAVY DUTY END DETAIL INFORMATION**

CULT-TEC INTERNAL MANIFOLD - OPTIONAL INSPECTION PORT DETAIL

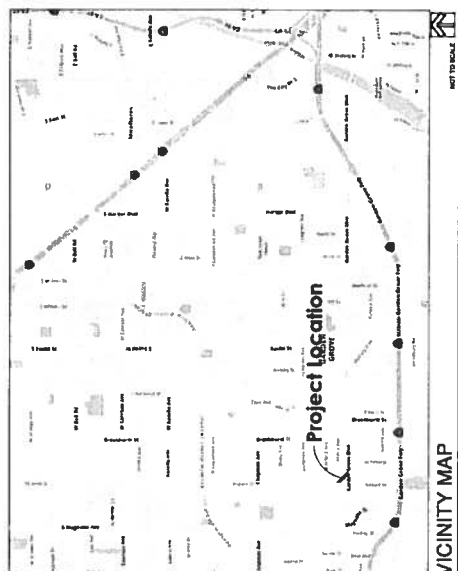
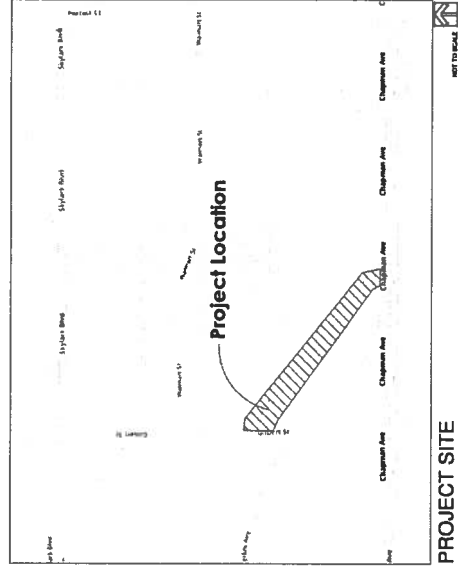
CULT-TEC STORMWATER CHAMBER

PROJECT NO: 2019  
 DATE: 2019  
 DESIGNED BY: CULT-TEC, INC.  
 DRAWN BY: TECH  
 SCALE: N.T.S. SHEET NO: 1 OF 1



# Simpson Chevrolet Parking Landscape Architectural Plans Gilbert and Chapman Garden Grove, CA 92841

Landscape Architectural Plans  
 Simpson Chevrolet Parking  
 Gilbert St & Chapman Ave



**IRRIGATION NOTES**

- Contractor Power / Controller Wiring
1. IRRIGATION POWER IS TO BE SUPPLIED TO THE CONTROLLER FROM THE OWNER'S ELECTRICAL SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE NECESSARY ELECTRICAL SERVICE TO THE CONTROLLER. ALL WIRING SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
  2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE NECESSARY ELECTRICAL SERVICE TO THE CONTROLLER. ALL WIRING SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
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- Controller Power / Controller Wiring
1. IRRIGATION POWER IS TO BE SUPPLIED TO THE CONTROLLER FROM THE OWNER'S ELECTRICAL SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE NECESSARY ELECTRICAL SERVICE TO THE CONTROLLER. ALL WIRING SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
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- Drinking Water Piping
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- Existing Site Conditions
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**PLANTING NOTES**

- Planting
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**Sheet List Table**

Sheet No.	Sheet Title
L-1	Cover Sheet
L-2	Irrigation Plans
L-3	Planting Plan
L-4	Irrigation Details
L-5	Irrigation and Planting Details



DUAL TOLL FREE  
 1-800-227-2600  
 AT LAST, WEST VAN  
 2205 JAMES STREET, WEST VANCOUVER  
 V6V 1T6  
 VOUCHER NUMBER: 2020-00180



IRRIGATION PLAN

July 30, 2021

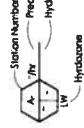
L2 of 5

IRRIGATION EQUIPMENT LEGEND

SYMBOL	MANUFACTURER	MODEL	DESCRIPTION
	Evo	EVO-400 EVO-W5	Evolution Series Smart Irrigation Controller with weather sensor
	Water Meter	1/2" City Standard	Pre-plumbed backflow device installed in a 1" round valve box (Color: Tan) per detail.
	Waterswitch	388C-ZZ5	3/4" Quick Coupler Valve installed in a 1" round valve box (Color: Tan) per detail.
	Molex	100-PE3	Molex Irrigation Control Valve
	Molex	51103	Provides independent control with low sensor and master valve wires (4 wires total) in a 1" round valve box (Color: Tan) per detail.
	Spears	24Z-106C	Single entry PVC ball valve installed in a 1" round valve box (Color: Tan) per detail.
	Rainbird	3308C	3/4" Quick Coupler Valve installed in a 1" round valve box (Color: Tan) per detail.

IRRIGATION CONTROL VALVES

SYMBOL	MANUFACTURER	MODEL	DESCRIPTION
	Rainbird	1XZ-106P61C	Drip Irrigation Control Valve (0.3, 20 gpm) installed in a 1" round valve box (Color: Tan) per detail.

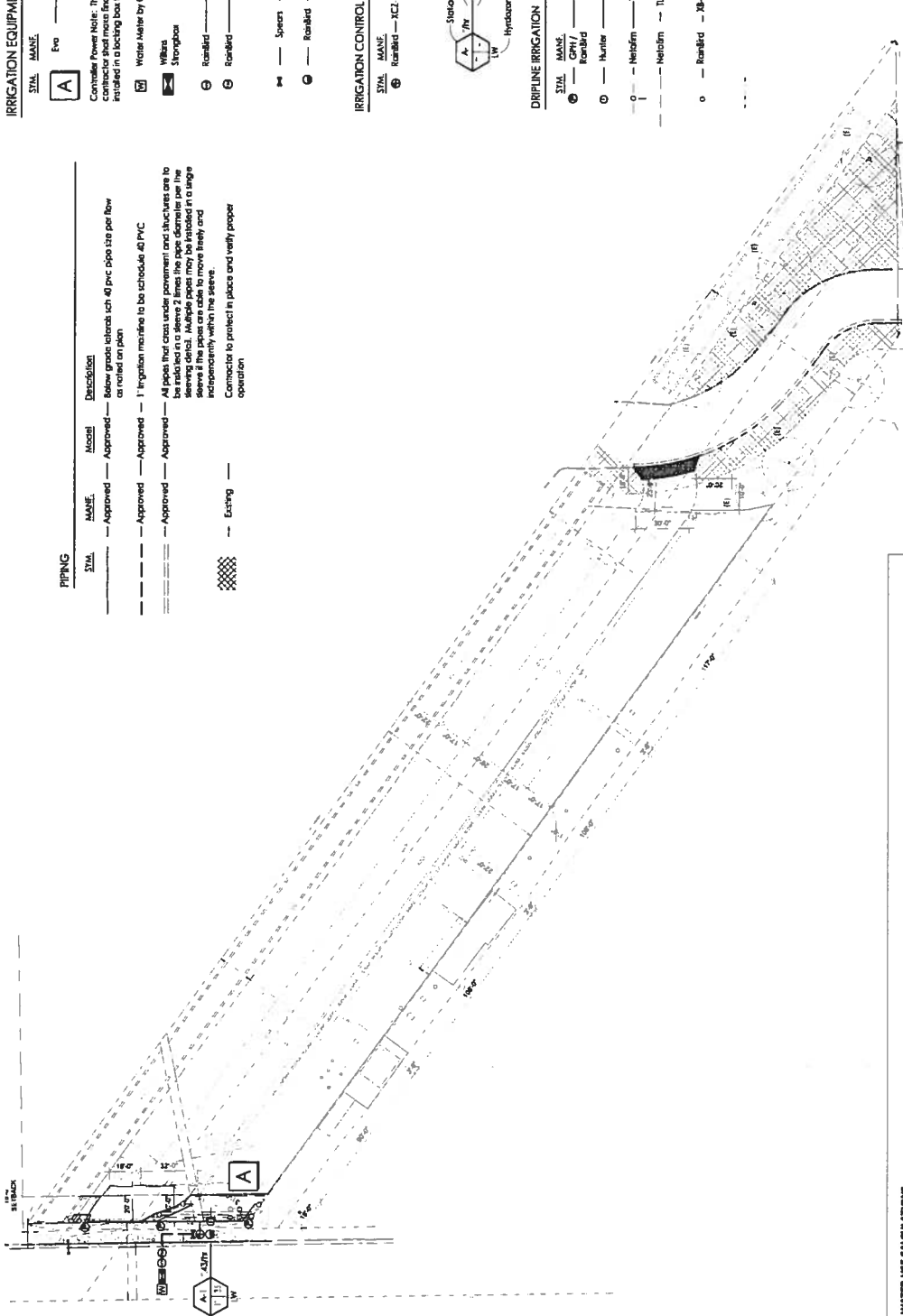


DRIFLINE IRRIGATION

SYMBOL	MANUFACTURER	MODEL	DESCRIPTION
	Rainbird	15OV	Combination Drip Valve installed on a 1" Rainbird RD46
	Rainbird	15OV	Manual Drip Valve installed in a 1/2" Round Valve Box with gravel
	Rainbird	15OV	PVC Thread to Drip Tubing Connection (M/F or F/F)
	Rainbird	75-20PC	Snow Zone Dripzone Irrigation installed 4" Below Grade 0.4 gpm flow rate, 1" emitter spacing, with check valve, max. 15' row spacing in build area.
	Rainbird	75-20PC	20 gpm (1500) Xon-Kug also emitter (4 per tree) connected to dripline tubing installed in a 1" deep 3" vertical drain pipe with color green grate (Color: tan) per detail, install 24" from base of tree root.



PIPING	SYMBOL	MANUFACTURER	MODEL	DESCRIPTION
		Approved	Approved	Below grade ultrahigh density polyethylene (uHDPE) pipe per flow as noted on plan
		Approved	Approved	1" Irrigation mains to be schedule 40 PVC
		Approved	Approved	All pipes that cross under pavement and structures are to be installed in a trench 2 times the pipe diameter per the manufacturer's requirements. The trench should be backfilled independently within the sleeves.
		Existing	Existing	Connection to protect in place and verify proper operation.



**WATER USE CALCULATIONS**

Reference: Evo  
 Maximum Allowable Winter Allocation Equation:  
 $MAWA = (Eto) \times (0.62) \times [(ETAF \times LA) + (1 - ETAF) \times SLA]$

Eto	0.62	ETAF	LA	1-ETAF	SLA
47.2	0.62	0.45	855	0.55	0

ETWU = Eto x 0.62 x ETAF + LA  
 HYDROZONE MATRIX

ZONE	HYDROZONE BASIS	S.F.	% TOTAL	PLANT TYPE	PLANT FACTOR	IRRIGATION EFFICIENCY	Eto	ETAF	LA	ETWU	IRRIGATION METHOD
A-1	SHRUBS	855	100%	LOW	0.20	0.81	47.20	0.62	855	6,178	Dripline
										6,178	
Total Landscape										ETWU	855

Conservation Factor 0.45 (non residential)  
 11,259 MAWA  
 4,178 ETWU



DUAL TOLL TREE  
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 AT LAKE, WEST AVE  
 WASHINGTON STATE, ALBERTA  
 BRITISH COLUMBIA



**PLANTING PLAN**

July 30, 2021

SHEET NO. 138

**L3 of 5**

**PLANTING LEGEND**  
 Symbol Botanical / Common Name Container Use Qty Height Width  
 Shrubs and Groundcovers

Symbol	Botanical / Common Name	Container	Use	Qty	Height	Width
⊙	Lantana 'New Gold'	1 gallon	V	Low	13	1.2
⊙	New Gold Lantana			0.2	2.4	
⊙	Leucaphyllum 'Fulvum Compacta'	1 gallon	Low	5	4.5	
⊙	Chihuahua Sage			0.3	4.5	
⊙	Senecio jaysara			Low	4	7
⊙	Bare Chachicki			0.3	48.57	0.150 C

Existing Lantana - protect in place (2,877 SF)  
 Existing tree - protect in place



**PLANTING SPECIFIC NOTES**

**PLANT QUALITY REQUIREMENTS**  
 All plant materials shall be full, vigorous & healthy nursery stock, including the top of plant and the root system. All plant materials shall meet the current American Standard for Nursery Stock (ANSI Z60.1). All plants shall be inspected and approved by the arborist at plant material supplier and/or landscape contractor shall provide documented evidence to the landscape architect that all plant materials are of the highest quality. All plants shall be consistent with the plant legend. All plants shall be inspected by the landscape architect prior to installation. The landscape architect shall approve plant materials for installation on-site or shall submit representative photographs of same. The landscape architect reserves the right to reject unacceptable plant materials.

**UNACCEPTABLE CONDITIONS FOR PLANTS IN GENERAL**

Plants that are: insect infested, root rot, (mushy, rot, black root, etc.), plants that are abraded due to stress or disease, foliage that is chlorotic, wilted or frost burned, or in any other way damaged.

**UNACCEPTABLE CONDITIONS FOR ROOT SYSTEMS**

Plants with exposed roots, girdled roots, overgrown or undamaged root systems will be considered unacceptable.

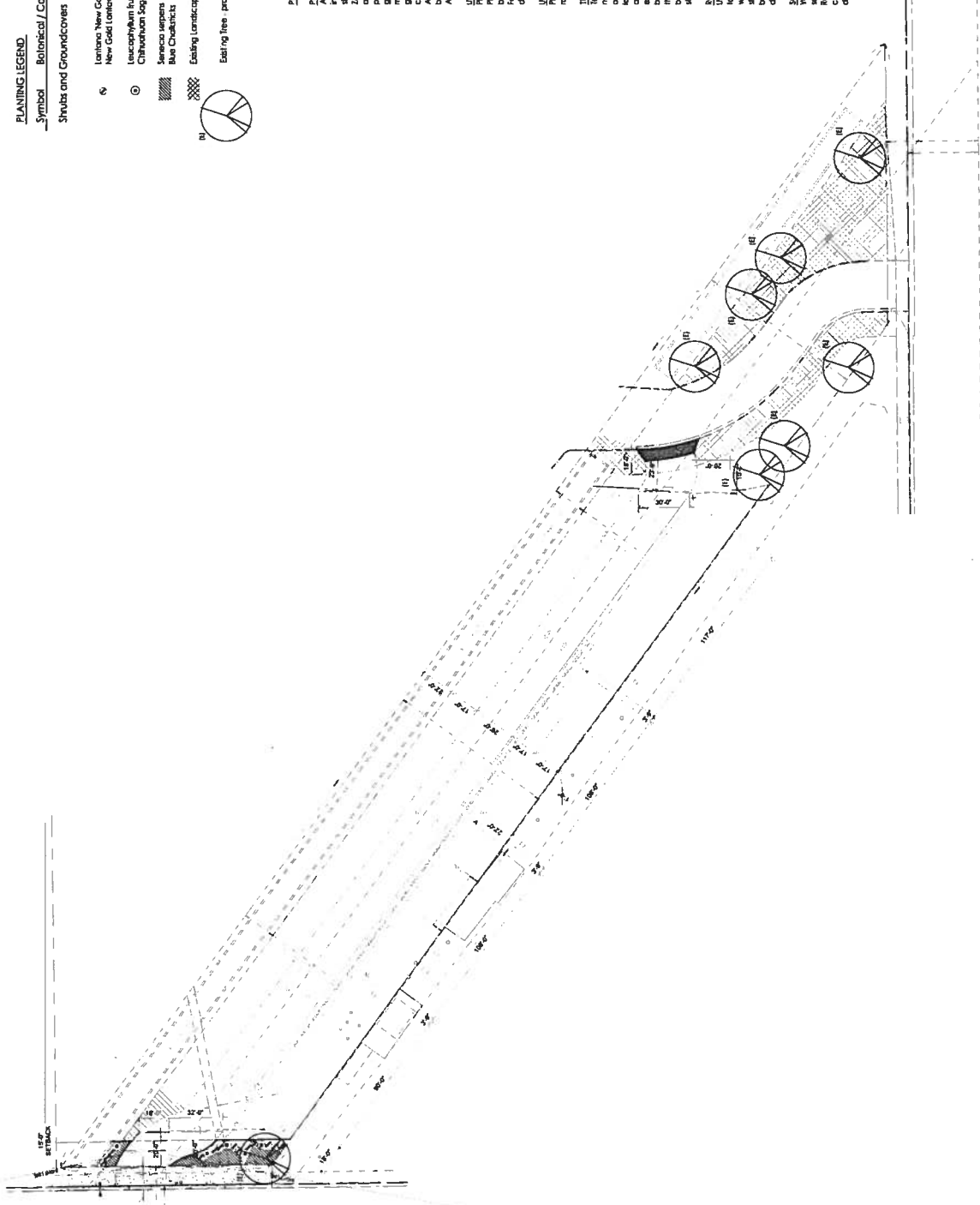
**TREE SELECTION:**

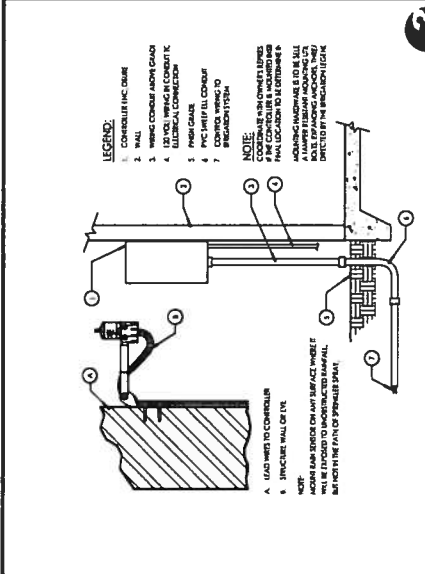
Trees are required to stand on their own without the support of the nursery stake. Trees must also be free of disease, infestations, signs of stress, frost damage, breakage, and other damage. New trees planted within the project area are to be installed per the arborist. The tree pit it to be excavated to measure 3x root ball of the tree grade surface and 18" deep. The tree pit shall be placed on a 4" concrete base. The tree pit shall be backfilled with clean native soil only. Trees are to be banded at root ball with clean native soil only. Trees are to be banded as shown on detail.

**ROOT BARRIER:**  
 Use Unroot Barrier when tree is within 5' min. distance adjacent to hardscape areas. Root Barrier shall be installed in trench parallel with hardscape w/ top edge placed 1' below grade. Root barrier shall be installed with a height of 18" with a depth of 36" min. Root barrier shall be placed at a right angle (90°) with base of barrier directed under hardscape & away from tree.

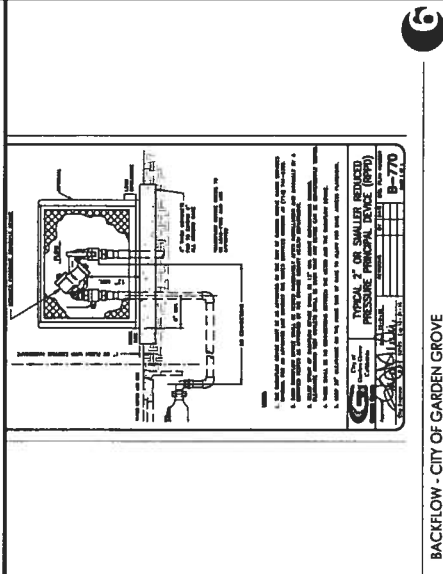
**SOIL MANAGEMENT:**

When mass grading is complete, landscape contractor shall submit soil samples to a laboratory for analysis and recommendations. Results shall be provided to landscape architect for certification of soil conditions. All recommendations shall account for adequate depth for the intended plant.

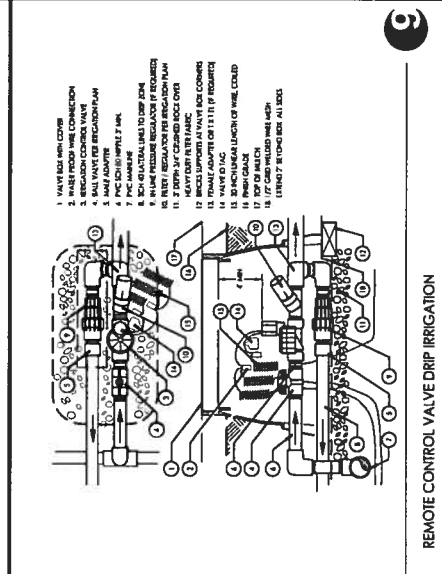




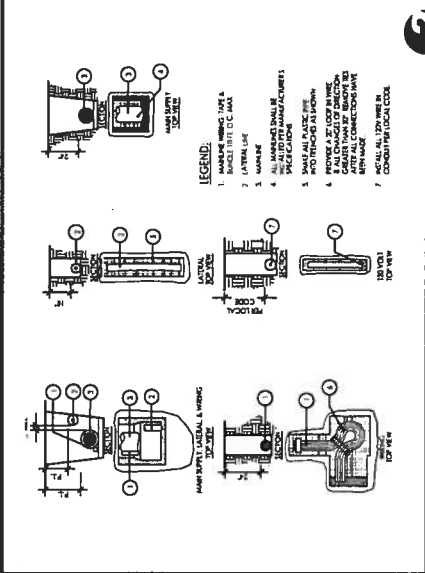
IRRIGATION CONTROLLER



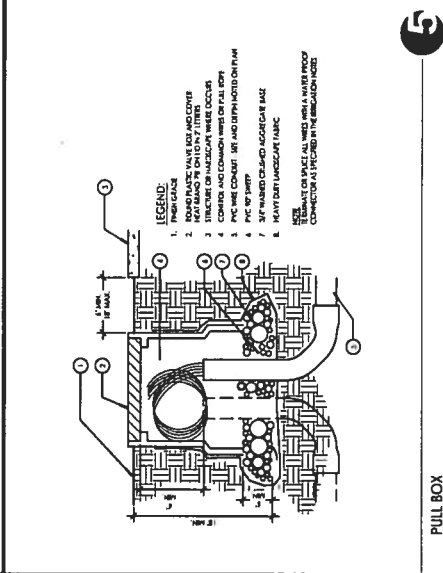
BACKFLOW - CITY OF GARDEN GROVE



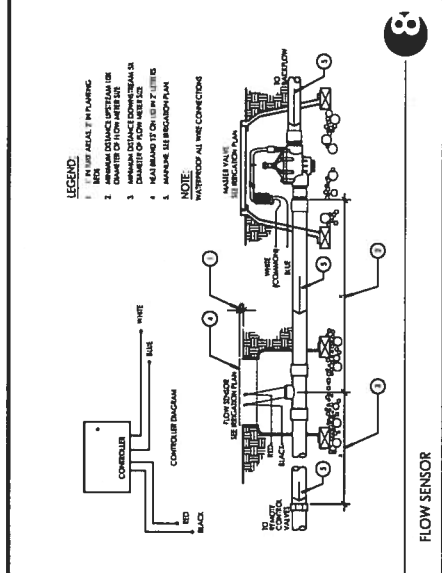
REMOTE CONTROL VALVE DRIFT IRRIGATION



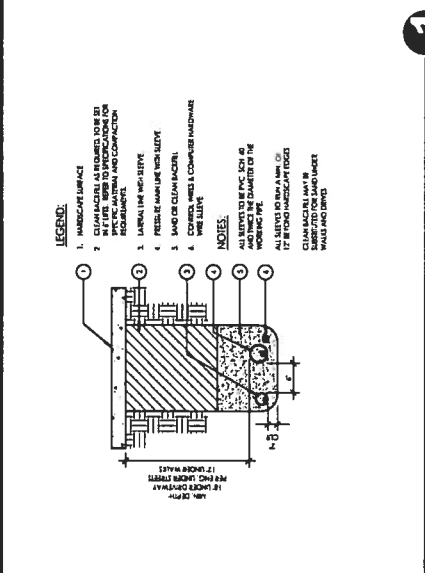
TRENCHING



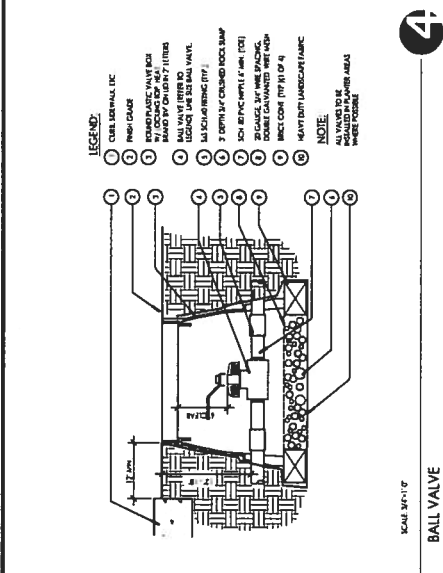
PULL BOX



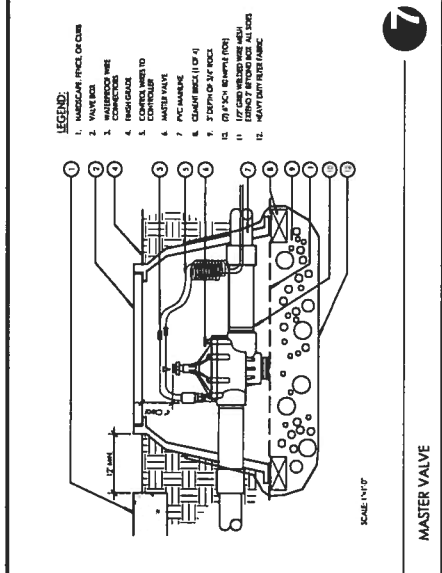
FLOW SENSOR



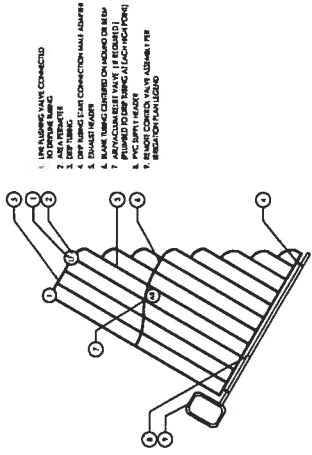
SLEEVING



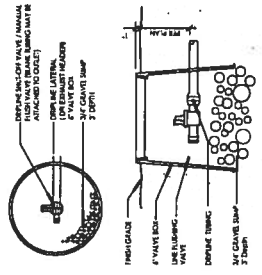
BALL VALVE



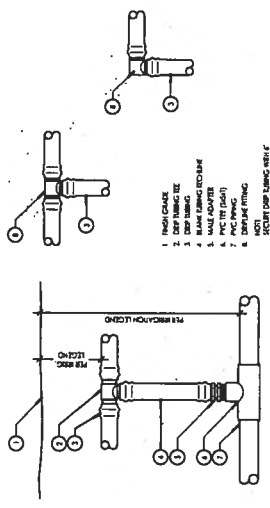
MASTER VALVE



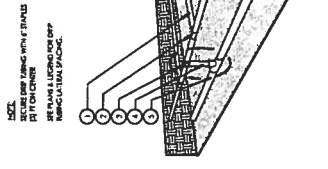
TYPICAL DRINKER LINE ZONE LAYOUT



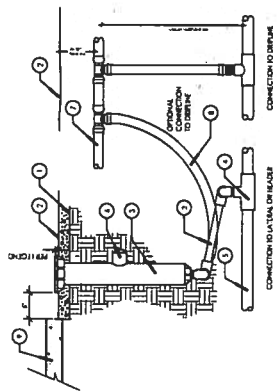
MANUAL FLUSH VALVE



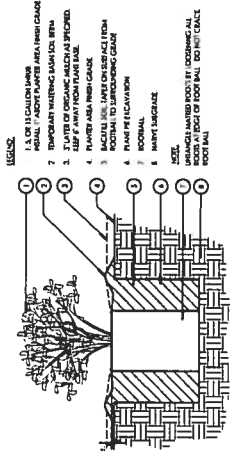
TECHLINE START CONNECTION



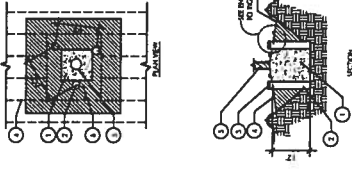
DRIPLINE MANIFOLD INSTALLATION AND DIAGRAM



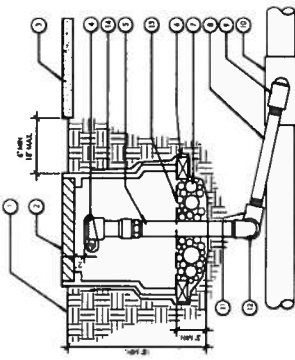
POP-UP SPRAY HEAD / DRIFT ZONE FLUSH INDICATOR SPRAY



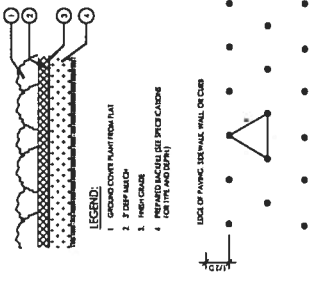
SHRUB PLANTING IN ORGANIC MULCH



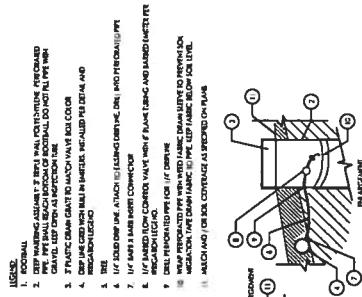
TREE EMITTERS ON POLYFLEX (FOUR PER TREE)



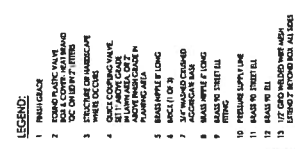
QUICK COUPLER



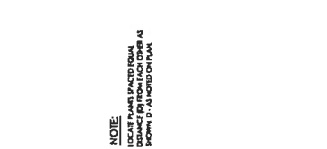
GROUNDCOVER PLANTING



IRRIGATION SYSTEM DETAIL



IRRIGATION SYSTEM DETAIL



IRRIGATION SYSTEM DETAIL

RESOLUTION NO. 6038-22

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE RECOMMENDING THAT THE CITY COUNCIL APPROVE 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 ALLOW "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 IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on April 7, 2022, does hereby recommend that the City Council approve Amendment No. A-034-2022 and adopt the draft Ordinance attached hereto as Exhibit "A".

BE IT FURTHER RESOLVED in the matter of Amendment No. A-034-2022, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The case was initiated by Andresen Architecture, Inc., the applicant, with authorization from the property owner, Hewson/Howard G.C., LLC.
2. The applicant has requested that the City adopt a zoning text amendment to allow "Automobile Fleet Storage" as a conditionally permitted use in the NMU (Neighborhood Mixed Use) zone in conjunction with an existing new car dealership located within the City of Garden Grove, subject to specified Special Operating Conditions and Development Standards. The proposed text amendment is referred to as Amendment No. A-034-2022.
3. In conjunction with this request, the applicant has also requested approval of Site Plan No. SP-108-2022 to improve an existing vacant property with a new automobile fleet storage lot, and Conditional Use Permit No. CUP-218-2022 to allow the use of a new automobile fleet storage lot, operated by the existing Chevrolet dealership in Garden Grove (located at 10150 Trask Avenue), on the vacant property for the temporary storage of new automobiles. The site of the proposed automobile fleet storage lot is located on the north side of Chapman Avenue, east side of Gilbert Street, near the intersection of Chapman Avenue and Gilbert Street, and is identified as Assessor's Parcel No. 132-402-20. Approval of the requested Site Plan and Conditional Use Permit is contingent upon City Council approval of Amendment No. A-034-2022.
4. Concurrent with its adoption of this Resolution, the Planning Commission adopted Resolution No. 6039-22 approving Site Plan No. SP-108-2022 and Conditional Use Permit No. CUP-218-2022, subject to the City Council's adoption of an Ordinance approving Amendment No. A-034-2022.
5. Amendment No. A-034-2022, and the establishment of an automobile fleet storage lot, pursuant to Site Plan No. SP-108-2022 and Conditional Use Permit

No. CUP-218-2022, are collectively referred to herein as the "Project." The Planning Commission recommends the City Council find that the proposed Project is categorically exempt from review under the California Environmental Quality Act ("CEQA"), Cal. Pub. Resources Code Section 21000 et seq., pursuant to Sections 15061(b)(3), Common Sense, and 15301, Existing Facilities, of the State CEQA Guidelines (14 Cal. Code Regs., §15061 and §15301).

6. Pursuant to legal notice, a public hearing was held on April 7, 2022, and all interested persons were given an opportunity to be heard.
7. Report submitted by City staff was reviewed.
8. The Planning Commission gave due and careful consideration to the matter during its meeting of April 7, 2022.

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Section 9.32.030, are as follows:

FACTS:

The former Pacific Electric Right-of-Way bisects the City of Garden Grove running through, or along, major commercial centers and residential areas. Since its abandonment as an operating rail line in the early 1970s, the right-of-way had presented a linear void to the community, which had created areas of blight along the corridor. The right-of-way was purchased by the Orange County Transit District (now known today as the Orange County Transit Authority (OCTA)) in 1982 as a component in an overall transit network with future plans to link areas in Los Angeles County with Orange County cities. In 1990, the Orange County Transit District, and the former Garden Grove Agency for Community Development, had entered into an agreement for the purchase and joint use development of portions of the right-of-way running through Garden Grove. The agreement was made in part, at the time, to facilitate various areas of development in Garden Grove that ran along, or near, the right-of-way corridor such as commercial centers near Garden Grove Boulevard and Euclid Street, and Chapman Avenue and Brookhurst Street. The agreement provided for permanent underground, and above-ground, easements for transit purposes within the right-of-way while allowing for restricted surface development. Any future development, including parking lots, would be subject to removal or modification during the construction phase of a future transit system. The intent of the agreement, in part, was to assure the long term development of the corridor for transit-related purposes would not be precluded by any future uses.

The proposed amendment to Chapter 9.18 (Mixed Use Regulations and Development Standards) of Title 9 of the Municipal Code would establish "Automobile Fleet Storage" as a conditionally permitted use in the NMU zone,

subject to certain Special Operating Conditions and Development Standards. Pursuant to the proposed Operating Conditions and Development Standards, automobile fleet storage would only be permitted on sites located within the Pacific Electric / OCTA right-of-way and in conjunction with an existing new car dealership located within the City. The proposed standards would also prohibit fleet storage lots from being located directly adjacent to or abutting residentially zoned and developed properties, would prohibit signage, and would limit the use of such lots to the storage/maintenance of new automobiles and prohibit the storage or maintenance of used, inoperable, or wrecked/dismantled automobiles. Loading or unloading of automobiles (e.g., via semi-truck) also would not be permitted on-site or within any public right-of-way. Perimeter fencing set back a minimum of 15 feet (15'-0") from any public right-of-way, with enhanced landscaping to buffer the lot from surrounding uses, would be required for all automobile fleet storage lots. Standards for lighting and paving would also be imposed. Pursuant to the proposed amendment, approval of both a Site Plan and a Conditional Use Permit would be required for any automobile fleet storage use.

#### FINDINGS AND REASONS:

##### Amendment:

1. The proposed Amendment is internally consistent with the goals, policies, and elements of the General Plan.

Under the proposed Amendment No. A-034-2022, text amendments to Chapter 9.18 (Mixed Use Regulations and Development Standards) of Title 9 of the Municipal Code would establish "Automobile Fleet Storage" as a conditionally permitted use in the NMU zone, subject to certain Special Operating Conditions and Development Standards for said use.

Policy LU-2.1 of the General Plan Land Use Element strives to protect residential areas from the effects of potentially incompatible uses and provides that, where new commercial or industrial development is allowed adjacent to residentially zoned districts, standards for circulation, noise, setbacks, buffer areas, landscaping and architecture, which ensure compatibility between the uses, should be maintained. Special Operating Conditions and Development Standards established through the proposed amendment, as well as site specific Conditions of Approval required through the Site Plan and Conditional Use Permit process, will mitigate any potential impacts to nearby uses. Standards and requirements imposed through the proposed Amendment include, but are not limited to, the following: automobile fleet storage may only be conducted in conjunction with an existing new car dealership located within the City; automobile fleet storage shall only be permitted on sites located within the Pacific Electric / OCTA right-of-way; automobile fleet storage uses shall not be located directly adjacent to or abutting residentially zoned and developed properties; automobile fleet storage uses will only be permitted to store new automobiles



and will be prohibited from storing used, inoperable, or wrecked/dismantled automobiles; automobile fleet storage lots must be secured by a perimeter fence; minimum setbacks of 15 feet (15'-0") will be required from any public right-of-way with enhanced landscaping to buffer the lot from surrounding uses; and loading or unloading of automobiles (e.g., via semi-truck) will not be permitted on-site or within any public right-of-way.

Policy LU-2.4 of the General Plan Land Use Element strives to assure that the type and intensity of land use shall be consistent with that of the immediate neighborhood. Special Operating Conditions and Development Standards, as well as site specific Conditions of Approval required through the Site Plan and Conditional Use Permit process, will mitigate any potential impacts to nearby uses, and ensure that automobile fleet storage uses will be designed in a manner that maintains consistency with the type and intensity of existing land uses in the immediate neighborhood area.

Policy LU-4.5 of the General Plan Land Use Element requires that commercial and industrial developments adjoining residential uses be adequately screened and buffered from residential areas. The Special Operating Conditions and Development Standards established through the proposed amendment would prohibit automobile fleet storage uses in the NMU zone from being located directly adjacent to residentially zoned and developed properties, would require perimeter fencing, and would require a minimum 15-foot landscaped setback from any property line.

2. The proposed Amendment will promote the public interest, health, safety and welfare.

The proposed Amendment will promote public interest, health, safety, and welfare by establishing Special Operating Conditions and Development Standards and requiring the approval of a Site Plan and Conditional Use Permit for any proposed automobile fleet storage lot. The Special Operating Conditions and Development Standards, as well as site specific Conditions of Approval required through the Site Plan and Conditional Use Permit process, will collectively mitigate any potential impacts to nearby uses. Standards and requirements established through the proposed Amendment include, but are not limited to, the following: automobile fleet storage may only be conducted in conjunction with an existing new car dealership located within the City; automobile fleet storage shall only be permitted on sites located within the Pacific Electric / OCTA right-of-way; automobile fleet storage uses shall not be located directly adjacent to or abutting residentially zoned and developed properties; automobile fleet storage uses will only be permitted to store new automobiles and will be prohibited from storing used, inoperable, or wrecked/dismantled automobiles; automobile fleet storage lots must be secured by a perimeter fence; minimum setbacks of 15 feet (15'-0") will be required from any public right-of-way with enhanced landscaping to buffer the

lot from surrounding uses; and loading or unloading of automobiles (e.g., via semi-truck) will not be permitted on-site or within any public right-of-way.

INCORPORATION OF FACTS AND FINDINGS SET FORTH IN STAFF REPORT

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

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. Amendment No. A-034-2022 possesses characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.32.030.D.1 (Code Amendment).
2. The Planning Commission recommends that the City Council approve Amendment No. A-034-2022 and adopt the draft Ordinance attached hereto as Exhibit "A".

ORDINANCE NO.

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.

**CITY ATTORNEY SUMMARY**

**This Ordinance approves an amendment to Chapter 9.18 (Mixed Use Regulations and Development Standards) of Title 9 of the Municipal Code to establish "Automobile Fleet Storage" as a conditionally permitted use in the NMU (Neighborhood Mixed Use) zone, subject to specified Special Operating Conditions and Development Standards. Under the Ordinance, automobile fleet storage may only be conducted in conjunction with an existing new car dealership located within the City and on sites within the Pacific Electric / OCTA right-of-way that are not located directly adjacent to or abutting residentially zoned and developed properties. In addition, the Ordinance prohibits the loading or unloading of automobiles on-site or within the public right-of-way, as well as the storage or maintenance of used automobiles, inoperable automobiles, or automobiles in a wrecked or dismantled condition.**

THE CITY COUNCIL OF THE CITY OF GARDEN GROVE FINDS AND DETERMINES AS FOLLOWS:

WHEREAS, Andresen Architecture, Inc., the applicant, with authorization from the property owner, Hewson/Howard G.C., LLC, has submitted a request for a zoning text amendment to allow "Automobile Fleet Storage" as a conditionally permitted use in the NMU (Neighborhood Mixed Use) zone in conjunction with an existing new car dealership located within the City of Garden Grove;

WHEREAS, proposed Amendment No. A-034-2022 would amend Chapter 9.18 (Mixed Use Regulations and Development Standards) of Title 9 of the Municipal Code to establish "Automobile Fleet Storage" as a conditionally permitted use in the NMU (Neighborhood Mixed Use) zone, and to establish Special Operating Conditions and Development Standards;

WHEREAS, pursuant to the California Environmental Quality Act, California Public Resources Code Section 21000 *et seq.* ("CEQA") and CEQA's implementing guidelines, California Code of Regulations, Title 14, Section 15000 *et seq.*, the proposed project is categorically exempt from CEQA pursuant to Section 15301, Existing Facilities, and Section 15061(b)(3), Common Sense, of the CEQA Guidelines;

WHEREAS, the Planning Commission, at a Public Hearing held on April 7, 2022, adopted Resolution No. 6038-22 recommending that the City Council approve Amendment No. A-034-2022;

WHEREAS, pursuant to a legal notice, a Public Hearing was held by the City Council on (TBD), and all interested persons were given an opportunity to be heard;

WHEREAS, the City Council gave due and careful consideration to the matter during its meeting of (TBD); and

WHEREAS, the City Council of the City of Garden Grove hereby makes the following findings regarding Amendment No. A-034-2022:

A. The proposed Amendment is internally consistent with the goals, policies, and elements of the General Plan.

Under the proposed Amendment No. A-034-2022, text amendments to Chapter 9.18 (Mixed Use Regulations and Development Standards) of Title 9 of the Municipal Code would establish "Automobile Fleet Storage" as a conditionally permitted use in the NMU zone, subject to certain Special Operating Conditions and Development Standards for said use.

Policy LU-2.1 of the General Plan Land Use Element strives to protect residential areas from the effects of potentially incompatible uses and provides that, where new commercial or industrial development is allowed adjacent to residentially zoned districts, standards for circulation, noise, setbacks, buffer areas, landscaping and architecture, which ensure compatibility between the uses, should be maintained. Special Operating Conditions and Development Standards established through the proposed amendment, as well as site specific Conditions of Approval required through the Site Plan and Conditional Use Permit process, will mitigate any potential impacts to nearby uses. Standards and requirements imposed through the proposed Amendment include, but are not limited to, the following: automobile fleet storage may only be conducted in conjunction with an existing new car dealership located within the City; automobile fleet storage shall only be permitted on sites located within the Pacific Electric / OCTA right-of-way; automobile fleet storage uses shall not be located directly adjacent to or abutting residentially zoned and developed properties; automobile fleet storage uses will only be permitted to store new automobiles and will be prohibited from storing used, inoperable, or wrecked/dismantled automobiles; automobile fleet storage lots must be secured by a perimeter fence; minimum setbacks of 15 feet (15'-0") will be required from any public right-of-way, with enhanced landscaping to buffer the lot from surrounding uses; and loading or unloading of automobiles (e.g., via semi-truck) will not be permitted on-site or within any public right-of-way.

Policy LU-2.4 of the General Plan Land Use Element strives to assure that the type and intensity of land use shall be consistent with that of the immediate neighborhood. Special Operating Conditions and Development Standards, as well as site specific

Conditions of Approval required through the Site Plan and Conditional Use Permit process, will mitigate any potential impacts to nearby uses and ensure that automobile fleet storage uses will be designed in a manner that maintains consistency with the type and intensity of existing land uses in the immediate neighborhood area.

Policy LU-4.5 of the General Plan Land Use Element requires that commercial and industrial developments adjoining residential uses be adequately screened and buffered from residential areas. The Special Operating Conditions and Development Standards established through the proposed amendment would prohibit automobile fleet storage uses in the NMU zone from being located directly adjacent to residentially zoned and developed properties, would require perimeter fencing, and would require a minimum 15-foot landscaped setback from any property line.

B. The proposed Amendment will promote public interest, health, safety, and welfare by establishing Special Operating Conditions and Development Standards and requiring the approval of a Site Plan and Conditional Use Permit for any proposed automobile fleet storage lot. The Special Operating Conditions and Development Standards, as well as site specific Conditions of Approval required through the Site Plan and Conditional Use Permit process, will collectively mitigate any potential impacts to nearby uses. Standards and requirements established through the proposed Amendment include, but are not limited to, the following: automobile fleet storage may only be conducted in conjunction with an existing new car dealership located within the City; automobile fleet storage shall only be permitted on sites located within the Pacific Electric / OCTA right-of-way; automobile fleet storage uses shall not be located directly adjacent to or abutting residentially zoned and developed properties; automobile fleet storage uses will only be permitted to store new automobiles and will be prohibited from storing used, inoperable, or wrecked/dismantled automobiles; automobile fleet storage lots must be secured by a perimeter fence; minimum setbacks of 15 feet (15'-0") will be required from any public right-of-way with enhanced landscaping to buffer the lot from surrounding uses; and loading or unloading of automobiles (e.g., via semi-truck) will not be permitted on-site or within any public right-of-way.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDEN GROVE DOES ORDAIN AS FOLLOWS:

Section 1. The above recitals are true and correct.

Section 2. The facts and reasons stated in Planning Commission Resolution No. 6038-22 recommending approval of Amendment No. A-034-2022, a copy of which is on file in the Office of the City Clerk, are hereby incorporated herein by reference with the same force and effect as if set forth in full.

Section 3. Amendment No. A-034-2022 is hereby approved.

Section 4. Table 9.18-1, "Use Regulations for the Mixed Use Zones", set forth in Section 9.18.020 (Uses Permitted) of Chapter 9.18 (Mixed Use Regulations and

Development Standards) of Title 9 of the Municipal Code is amended as follows to establish "Automobile Fleet Storage" as a conditionally permitted use in the NMU (Neighborhood Mixed Use) zone (deletions shown in strikethrough, additions shown in ***bold-italics-underline***):

Permitted Uses	GGMU-1, -2, -3	CC-1	CC-2	CC-3	CC-OS	NMU	AR	Additional Regulations and Comments
...	...	...	...	...	...	...	...	...
<b>Industrial</b>								
...	...	...	...	...	...	...	...	...
<i>Transit/Transportation</i>								
<b><u>Automobile Fleet Storage</u></b>	<del>/</del>	<del>/</del>	<del>/</del>	<del>/</del>	<del>/</del>	<u>C</u>	<del>/</del>	<b><u>See Section 9.18.030.075 (Automobile Fleet Storage).</u></b>
Helistop	C	[-]	[-]	C	[-]	[-]	[-]	In the CC-3 zone, permitted in association only with a public use.

Section 5. Subdivision 9.18.030.075 is hereby added to Section 9.18.030 (Specific Uses - Special Operating Conditions and Development Standards) of Chapter 9.18 (Mixed Use Regulations and Development Standards) of Title 9 of the Garden Grove Municipal Code to read as follows:

**"9.18.030.075 Automobile Fleet Storage**

Automobile fleet storage shall be conducted only in conjunction with an existing new car dealership located within the City and shall be subject to the following conditions:

- A. Automobile fleet storage shall only be permitted on sites zoned NMU (Neighborhood Mixed Use) that are also within the Pacific Electric/OCTA (Orange County Transportation Authority) Right-of-Way.
- B. Automobile fleet storage shall not be located directly adjacent to, or abutting, residentially zoned and developed properties.
- C. A Site Plan and Conditional Use Permit shall be required, pursuant to Municipal Code Section 9.32.030.
- D. On-site vehicle storage or maintenance shall be limited to new automobiles. There shall be no storing or maintaining of used automobiles, inoperable automobiles, or automobiles in a wrecked or dismantled condition.
- E. The automobile fleet storage lot shall be secured by a perimeter fence or wall with a minimum height of six feet, but not to exceed eight feet, and

shall also include a vehicular access gate(s) providing access to a public street(s). Site access, for vehicular ingress and egress, shall be limited to principal, major, primary, or secondary arterial streets, as identified in the City's Master Plan of Streets and Highways. There shall be no access to residential streets or adjacent properties. The perimeter fence/wall and the location of any vehicular access gate(s) shall be subject to review and approval by the Planning Division and the Public Works Department, Engineering Division. Perimeter fencing shall not include the use of barbed wire, "Constantine" wire, razor wire, or other similar fence treatment.

- F. The perimeter fence or wall for the site shall maintain a minimum setback of 15 feet to any property line (as measured from the ultimate right-of-way) along a public street. All required setbacks shall be fully landscaped with automatic irrigation and shall comply with the City's Water Efficiency Ordinance, pursuant to Municipal Code Section 9.18.120.020, Water Efficiency Requirements. All landscaped areas, within required setbacks, shall be planted with an effective combination of trees, grass berms, ground cover, lawn, shrubbery, and/or approved dry decorative landscaping material.
- G. All on-site lighting shall comply with the City's lighting standards, pursuant to Municipal Code Section 9.18.140.070, Parking Design Standards.
- H. No site signage shall be permitted.
- I. There shall be no loading or unloading of automobiles (e.g., via semi-truck) on-site or within any public right-of-way. All automobiles that access the automobile fleet storage lot shall be driven individually by authorized employees of the new car dealership, within the City of Garden Grove, that the lot is serving.
- J. All parking spaces, driveways and maneuvering areas shall be fully paved and maintained with asphalt, concrete, or other City approved material."

Section 6. Severability. If any section, subsection, subdivision, sentence, clause, phrase, word, or portion of this Ordinance is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance and each section, subsection, subdivision, sentence, clause, phrase, word, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, words, or portions thereof be declared invalid or unconstitutional.

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Section 7. The Mayor shall sign and the City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same, or the summary thereof, to be published and posted pursuant to the provisions of law and this Ordinance shall take effect on the date that is thirty (30) days after adoption.

The foregoing Ordinance was passed by the City Council of the City of Garden Grove on the XX<sup>XX</sup> day of (TBD).



RESOLUTION NO. 6039-22

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN NO. SP-108-2022 AND CONDITIONAL USE PERMIT NO. CUP-218-2022, FOR A PROPERTY LOCATED ON THE NORTH SIDE OF CHAPMAN AVENUE, EAST SIDE OF GILBERT STREET, NEAR THE INTERSECTION OF CHAPMAN AVENUE AND GILBERT STREET, ASSESSOR'S PARCEL NO. 132-402-20.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on April 7, 2022, does hereby approve Site Plan No. SP-108-2022 and Conditional Use Permit No. CUP-218-2022, for land located on the north side of Chapman Avenue, east side of Gilbert Street, near the intersection of Chapman Avenue and Gilbert Street, Assessor's Parcel No. 132-402-20, subject to (i) the Conditions of Approval attached hereto as "Exhibit A"; and (ii) Garden Grove City Council adoption of an Ordinance approving Amendment No. A-034-2022.

BE IT FURTHER RESOLVED in the matter of Site Plan No. SP-108-2022, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Andresen Architecture, Inc., the applicant, with authorization from the property owner, Hewson/Howard G.C., LLC.
2. The applicant has requested that the City adopt a zoning text amendment to allow "Automobile Fleet Storage" as a conditionally permitted use in the NMU (Neighborhood Mixed Use) zone in conjunction with an existing new car dealership located within the City of Garden Grove, subject to specified Special Operating Conditions and Development Standards. The proposed text amendment is referred to as Amendment No. A-034-2022. In conjunction with this request, the applicant has also requested approval of Site Plan No. SP-108-2022 to improve an existing vacant property with a new automobile fleet storage lot and Conditional Use Permit No. CUP-218-2022 to allow the use of a new automobile fleet storage lot, operated by the existing Chevrolet dealership in Garden Grove (located at 10150 Trask Avenue), on the vacant property for the temporary storage of new automobiles. The site of the proposed automobile fleet storage lot is located on the north side of Chapman Avenue, east side of Gilbert Street, near the intersection of Chapman Avenue and Gilbert Street, and is identified as Assessor's Parcel No. 132-402-20. Approval of the requested Site Plan and Conditional Use Permit is contingent upon City Council approval of Amendment No. A-034-2022.
3. Concurrently with its adoption of this Resolution, the Planning Commission adopted Resolution No. 6038-22 recommending that the City Council approve Amendment No. A-034-2022, to amend Chapter 9.18 (Mixed Use Regulations and Development Standards) of Title 9 of the Municipal Code to establish "Automobile Fleet Storage" as a conditionally permitted use in the NMU zone,

and to establish related Special Operating Conditions and Development Standards.

4. Amendment No. A-034-2022, and the establishment of an automobile fleet storage lot, pursuant to Site Plan No. SP-108-2022 and Conditional Use Permit No. CUP-218-2022, are collectively referred to herein as the "Project." Pursuant to Resolution No. 6038-22, the Planning Commission recommended the City Council find that the proposed Project is categorically exempt from review under the California Environmental Quality Act ("CEQA"), Cal. Pub. Resources Code Section 21000 et seq., pursuant to Sections 15061(b)(3), Common Sense, and 15301, Existing Facilities, of the State CEQA Guidelines (14 Cal. Code Regs., §15061 and §15301).
5. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.
6. Report submitted by City staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on April 7, 2022, and all interested persons were given an opportunity to be heard.
8. The Planning Commission gave due and careful consideration to the matter during its meeting of April 7, 2022, and considered all oral and written testimony presented regarding the Project.

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Section 9.32.030, are as follows:

FACTS:

The subject site is a 1.7-acre vacant lot, oriented diagonally, with frontage along the north side of Chapman Avenue and along the east side of Gilbert Street, located near the intersection of Chapman Avenue and Gilbert Street. The site was a portion of a former Pacific Electric Right-of-Way, which bisected the City of Garden Grove running through, or along, major commercial centers and residential areas. Since its abandonment as an operating rail line in the early 1970s, the right-of-way had presented a linear void to the community, which had created areas of blight along the corridor. The right-of-way was purchased by the Orange County Transit District (now known today as the Orange County Transit Authority (OCTA)) in 1982 as a component in an overall transit network with future plans to link areas in Los Angeles County with Orange County cities. In 1990, the Orange County Transit District, and the former Garden Grove Agency for Community Development, had entered into an agreement for the purchase and joint use development of portions of the right-of-way running through Garden Grove. The agreement was made in

part, at the time, to facilitate various areas of development in Garden Grove that ran along or near the right-of-way corridor such as commercial centers near Garden Grove Boulevard and Euclid Street, and Chapman Avenue and Brookhurst Street. The agreement provided for permanent underground, and above-ground, easements for transit purposes within the right-of-way while allowing for restricted surface development. Any future development, including parking lots, would be subject to removal or modification during the construction phase of a future transit system. The intent of the agreement, in part, was to assure the long term development of the corridor for transit related purposes would not be precluded by any future uses.

In 2000, an easement was recorded to allow a thirty-foot (30'-0") wide private road, located at the southern end of the subject property, fronting Chapman Avenue, with adjoining landscaping and signage improvements, to provide additional vehicular access to the adjacent shopping center located to the north/east. This private road access easement area will remain as-is as part of the proposed project with no proposed modifications.

In 2005, the property owner purchased the subject property from the Garden Grove Agency for Community Development. The property has since been vacant. In 2012, the City of Garden Grove completed a comprehensive re-zoning effort throughout various areas of the City by establishing new mixed use zoning, in part, to spur additional development opportunities and flexibility. Even with the new mixed use zoning in effect, the property owner has had difficulty finding a long-term and suitable use for the property, due primarily to the surface development restrictions on the property (e.g., inability to develop the property with permanent buildings).

The site is zoned NMU (Neighborhood Mixed Use) and has a General Plan Land Use Designation of Residential/Commercial Mixed Use 2. The property abuts NMU zoned properties to the north, east, and across Chapman Avenue, to the south, and O-S (Open Space) and R-3 (Multiple-Family Residential) zoned properties, across Gilbert Street, to the west.

The proposed amendment to Chapter 9.18 (Mixed Use Regulations and Development Standards) of Title 9 of the Municipal Code would establish "Automobile Fleet Storage" as a conditionally permitted use in the NMU zone, as well as establish Special Operating Conditions and Development Standards. The proposed Site Plan approval would allow improvement of an existing vacant property (Assessor's Parcel No. 132-402-20) with a new automobile fleet storage lot, and Conditional Use Permit approval would allow the use of a new automobile fleet storage lot, operated by the existing Chevrolet dealership in Garden Grove (located at 10150 Trask Avenue), on the vacant property for the temporary storage of new automobiles.

Pursuant to the proposed development plan, the project would improve an existing 1.7-acre vacant lot with an enclosed automobile fleet storage parking lot consisting of 144 parking spaces, two gated access points, perimeter fencing ranging between six feet (6'-0") to eight feet (8'-0"), enhanced new landscaping, site lighting, and new paving.

#### FINDINGS AND REASONS:

##### Site Plan:

1. The Site Plan complies with the spirit and intent of the provisions, conditions and requirements of Title 9 and is consistent with the General Plan.

Under the proposed Amendment No. A-034-2022, text amendments to Chapter 9.18 (Mixed Use Regulations and Development Standards) of Title 9 of the Municipal Code would establish "Automobile Fleet Storage" as a conditionally permitted use in the NMU zone, as well as establish Special Operating Conditions and Development Standards for said use, to facilitate the development of the vacant property with an automobile fleet storage lot. In conjunction with the Amendment request, the proposed Site Plan approval would allow improvement of the existing vacant property (Assessor's Parcel No. 132-402-20) with a new automobile fleet storage lot, and Conditional Use Permit approval would allow the use of a new automobile fleet storage lot, operated by the existing Chevrolet dealership in Garden Grove (located at 10150 Trask Avenue), on the vacant property for the temporary storage of new automobiles.

Policy LU-2.1 of the General Plan Land Use Element strives to protect residential areas from the effects of potentially incompatible uses, and provides that, where new commercial or industrial development is allowed adjacent to residentially zoned districts, standards for circulation, noise, setbacks, buffer areas, landscaping and architecture, which ensure compatibility between the uses, should be maintained. The Special Operating Conditions and Development Standards in the Code Amendment and the additional proposed site specific Conditions of Approval will ensure that the proposed automobile fleet storage use, including any other future automobile fleet storage uses in the NMU zone, will be compatible with the physical, functional, and visual quality of the neighboring uses and desirable neighborhood characteristics. Furthermore, such uses will not adversely affect essential on-site facilities such as off-street parking, loading and unloading areas, traffic circulation, and points of vehicular and pedestrian access. The project has been designed to mitigate any potential impacts to nearby uses through elements that include, but are not limited to, the following: project site does not directly abut residentially developed properties; the use will only store new automobiles and will be prohibited from storing used, inoperable, or wrecked/dismantled automobiles; the automobile fleet storage lot will be secured by a perimeter fence; the automobile fleet storage lot is setback

a minimum of 15 feet (15'-0") from any public right-of-way with enhanced landscaping to buffer the lot from surrounding uses; and there will be no loading or unloading of automobiles (e.g., via semi-truck) on-site or within any public right-of-way.

Policy LU-2.4 of the General Plan Land Use Element strives to assure that the type and intensity of land use shall be consistent with that of the immediate neighborhood. The surrounding uses around the subject are most prominently improved with existing parking lot areas and commercial buildings. Aesthetically, the applicant has been sensitive to ensuring compatibility with neighboring uses, and has designed the project accordingly with the end result of the project appearing like-kind to a standard commercial parking lot area. Therefore, the type and intensity of the proposed use will be consistent with that of the immediate neighborhood.

Policy LU-4.5 of the General Plan Land Use Element requires that commercial and industrial developments adjoining residential uses be adequately screened and buffered from residential areas. The surrounding uses around the subject site are most prominently improved with existing parking lot areas and commercial buildings. Aesthetically, the applicant has been sensitive to ensuring compatibility with neighboring uses, and has designed the project accordingly with the end result of the project appearing like-kind to a standard commercial parking lot area. The proposed automobile fleet storage lot will provide enhanced landscaped setbacks, including landscaping maintained within the areas immediately adjacent to and outside the southern access gate. The project will provide eight-foot (8'-0") high vehicular access gates (wrought iron) at the northerly and southerly access points. The remaining perimeter of the site will maintain six-foot (6'-0") high fencing. Therefore, adequate landscape and fence screening, including minimum setbacks, will buffer the use from any nearby residential areas. Furthermore, the Special Operating Conditions and Development Standards and additional site specific Conditions of Approval will ensure that the proposed automobile fleet storage use, including any other future automobile fleet storage uses in the NMU zone, will be compatible with the physical, functional, and visual quality of the neighboring uses and desirable neighborhood characteristics.

Goal LU-6 of the General Plan Land Use Element strives to revitalize aging, underused or deteriorated commercial corridors, centers, and properties in the City. The subject site is part of an abandoned former Pacific Electric Right-of-Way which bisected the City of Garden Grove running through or along major commercial centers and residential areas. Since its abandonment as an operating rail line in the early 1970s, the right-of-way had presented a linear void to the community which had created areas of blight along the corridor. The property has since been vacant and unimproved. Existing surface development restrictions on the property limit the potential use of the property. The proposed

project intends to improve the blighted and vacant property with an automobile fleet storage use that is designed to be consistent and compatible with the existing surrounding uses in the area.

2. The proposed development will not adversely affect essential on-site facilities such as off-street parking, loading and unloading areas, traffic circulation, and points of vehicular and pedestrian access.

The subject site is a 1.7-acre vacant lot, oriented diagonally, with frontage along the north side of Chapman Avenue and along the east side of Gilbert Street, located near the intersection of Chapman Avenue and Gilbert Street. Primary access to the site will be via Chapman Avenue and through the existing drive aisle which runs through the southern portion of the property. A thirty-foot (30'-0") wide electric sliding gate, fitted with a Knox box for emergency access, set back 23'-9" from the adjacent drive aisle, will provide vehicular access to the enclosed automobile fleet storage lot. A secondary access gate, setback fifteen feet (15'-0") from the public right-of-way, will be provided at the northern end of the property, fronting Gilbert Street. This secondary access will remain locked, serving only as emergency access, and will provide a manual sliding gate fitted with a Knox box.

The vacant property will be improved with a new automobile fleet storage lot consisting of a paved parking lot area with associated site improvements including striped parking stalls, perimeter fencing, parking lot lighting, and landscaping. A 26'-0" wide two-way drive aisle will run diagonally through the center of the property, with rows of parking spaces on each side. The southern side of the property will provide 96 tandem parking spaces. The northern side of the property will provide 48 parking spaces. The proposed automobile fleet storage lot will provide a total of 144 parking spaces. A ten-foot by twenty-foot (10' x 20') "No Parking" hatched area will be located just outside the southerly gate, to provide a turnaround area for vehicles.

The applicant has indicated that vehicle deliveries, via semi-truck, will initially be offloaded at the Chevrolet dealership site, located at 10150 Trask Avenue. Subsequently, vehicles to be stored at the proposed automobile fleet storage site will be driven individually from the Chevrolet dealership location. There will be no on-site semi-truck unloading of vehicles on the subject property or within any public right-of-way.

The project and site plan layout has been designed so as not to adversely affect essential on-site facilities such as off-street parking, loading and unloading areas, traffic circulation, and points of vehicular and pedestrian access.

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

The existing streets, utilities, and drainage facilities within the area are adequate to accommodate the project. The on-site circulation and parking are sufficient for the proposed development. The Public Works Department has reviewed the plans and all appropriate conditions of approval have been incorporated. The proposed development will provide landscaping and proper grading of the site to provide adequate on-site drainage. All other appropriate conditions of approval have been included, which will minimize any adverse impacts to surrounding streets.

4. The proposed development will not adversely impact the Public Works Department's ability to perform its required function.

The project has been reviewed by the Public Works Department, which has required various on- and off-site improvements, including curb and gutter, driveway access, and grading improvements. Issues raised by the project have been addressed in the project design and the conditions of approval.

5. The proposed development is compatible with the physical, functional and visual quality of the neighboring uses and desirable neighborhood characteristics.

The surrounding uses around the subject site are most prominently improved with existing parking lot areas and commercial buildings. Aesthetically, the applicant has been sensitive to ensuring compatibility with neighboring uses, and has designed the project accordingly with the end result of the project appearing like-kind to a standard commercial parking lot area. The proposed automobile fleet storage lot will provide enhanced landscaped setbacks, including landscaping maintained within the areas immediately adjacent to and outside the southern access gate. The project will provide eight-foot (8'-0") high vehicular access gates (wrought iron) at the northerly and southerly access points. The remaining perimeter of the site will maintain six-foot (6'-0") high fencing. Therefore, adequate landscape and fence screening, including minimum setbacks, will buffer the use from any nearby residential areas. Furthermore, the project complies with all requirements of the Municipal Code, including those development standards applicable to the NMU (Neighborhood Mixed Use) zone, ensuring that the proposed development is compatible, appropriate, and safe.

Conditional Use Permit:

1. The proposed use will be consistent with the City's adopted General Plan and redevelopment plan.

Under the proposed Amendment No. A-034-2022, text amendments to Chapter 9.18 (Mixed Use Regulations and Development Standards) of Title 9 of the Municipal Code would establish "Automobile Fleet Storage" as a conditionally

permitted use in the NMU zone, as well as establish Special Operating Conditions and Development Standards for said use, to facilitate the development of the vacant property with an automobile fleet storage lot. In conjunction with the Amendment request, the proposed Site Plan approval would allow improvement of the existing vacant property (Assessor's Parcel No. 132-402-20) with a new automobile fleet storage lot, and Conditional Use Permit approval would allow the use of a new automobile fleet storage lot, operated by the existing Chevrolet dealership in Garden Grove (located at 10150 Trask Avenue), on the vacant property for the temporary storage of new automobiles.

Policy LU-2.1 of the General Plan Land Use Element strives to protect residential areas from the effects of potentially incompatible uses and provides that, where new commercial or industrial development is allowed adjacent to residentially zoned districts, standards for circulation, noise, setbacks, buffer areas, landscaping and architecture, which ensure compatibility between the uses, should be maintained. The Special Operating Conditions and Development Standards and additional proposed site specific Conditions of Approval will ensure that the proposed automobile fleet storage use, including any other future automobile fleet storage uses in the NMU zone, will be compatible with the physical, functional, and visual quality of the neighboring uses and desirable neighborhood characteristics. Furthermore, such uses will not adversely affect essential on-site facilities such as off-street parking, loading and unloading areas, traffic circulation, and points of vehicular and pedestrian access. The project has been designed to mitigate any potential impacts to nearby uses through elements that include, but are not limited to, the following: project site does not directly abut residentially developed properties; the use will only store new automobiles and will be prohibited from storing used, inoperable, or wrecked/dismantled automobiles; the automobile fleet storage lot will be secured by a perimeter fence; the automobile fleet storage lot is setback a minimum of 15 feet (15'-0") from any public right-of-way with enhanced landscaping to buffer the lot from surrounding uses; and there will be no loading or unloading of automobiles (e.g., via semi-truck) on-site or within any public right-of-way.

Policy LU-2.4 of the General Plan Land Use Element strives to assure that the type and intensity of land use shall be consistent with that of the immediate neighborhood. The surrounding uses around the subject are most prominently improved with existing parking lot areas and commercial buildings. Aesthetically, the applicant has been sensitive to ensuring compatibility with neighboring uses, and has designed the project accordingly with the end result of the project appearing like-kind to a standard commercial parking lot area. Therefore, the type and intensity of the proposed use will be consistent with that of the immediate neighborhood.



Policy LU-4.5 of the General Plan Land Use Element requires that commercial and industrial developments adjoining residential uses be adequately screened and buffered from residential areas. The surrounding uses around the subject site are most prominently improved with existing parking lot areas and commercial buildings. Aesthetically, the applicant has been sensitive to ensuring compatibility with neighboring uses, and has designed the project accordingly with the end result of the project appearing like-kind to a standard commercial parking lot area. The proposed automobile fleet storage lot will provide enhanced landscaped setbacks, including landscaping maintained within the areas immediately adjacent to and outside the southern access gate. The project will provide eight-foot (8'-0") high vehicular access gates (wrought iron) at the northerly and southerly access points. The remaining perimeter of the site will maintain six-foot (6'-0") high fencing. Therefore, adequate landscape and fence screening, including minimum setbacks, will buffer the use from any nearby residential areas. Furthermore, the Special Operating Conditions and Development Standards and additional proposed site specific Conditions of Approval will ensure that the proposed automobile fleet storage use, including any other future automobile fleet storage uses in the NMU zone, will be compatible with the physical, functional, and visual quality of the neighboring uses and desirable neighborhood characteristics.

Goal LU-6 of the General Plan Land Use Element strives to revitalize aging, underused or deteriorated commercial corridors, centers, and properties in the City. The subject site is part of an abandoned former Pacific Electric Right-of-Way, which bisected the City of Garden Grove running through, or along, major commercial centers and residential areas. Since its abandonment as an operating rail line in the early 1970s, the right-of-way had presented a linear void to the community which had created areas of blight along the corridor. The property has since been vacant and unimproved. Existing surface development restrictions on the property limit the potential use of the property. The proposed project intends to improve the blighted and vacant property with an automobile fleet storage use that is designed to be consistent and compatible with the existing surrounding uses in the area.

2. The requested use at the location proposed will not: adversely affect the health, peace, comfort, or welfare of the persons residing or working in the surrounding area, or unreasonably interfere with the use, enjoyment, or valuation of the property of other persons located in the vicinity of the site, or jeopardize, endanger, or otherwise constitute a menace to public health, safety, or general welfare.

The Special Operating Conditions and Development Standards and additional proposed site specific Conditions of Approval will ensure that the proposed automobile fleet storage use, including any other future automobile fleet storage uses in the NMU zone, will be compatible with the physical, functional, and visual

quality of the neighboring uses and desirable neighborhood characteristics. Furthermore, such uses will not adversely affect essential on-site facilities such as off-street parking, loading and unloading areas, traffic circulation, and points of vehicular and pedestrian access. The project has been designed to mitigate any potential impacts to nearby uses through elements that include, but are not limited to, the following: project site does not directly abut residentially developed properties; the use will only store new automobiles and will be prohibited from storing used, inoperable, or wrecked/dismantled automobiles; the automobile fleet storage lot will be secured by a perimeter fence; the automobile fleet storage lot is setback a minimum of 15 feet (15'-0") from any public right-of-way with enhanced landscaping to buffer the lot from surrounding uses; and there will be no loading or unloading of automobiles (e.g., via semi-truck) on-site or within any public right-of-way.

3. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this title or as is otherwise required in order to integrate such use with the uses in the surrounding area.

The surrounding uses around the subject site are most prominently improved with existing parking lot areas and commercial buildings. Aesthetically, the applicant has been sensitive to ensuring compatibility with neighboring uses, and has designed the project accordingly with the end result of the project appearing like-kind to a standard commercial parking lot area. The proposed automobile fleet storage lot will provide enhanced landscaped setbacks, including landscaping maintained within the areas immediately adjacent to and outside the southern access gate. The project will provide eight-foot (8'-0") high vehicular access gates (wrought iron) at the northerly and southerly access points. The remaining perimeter of the site will maintain six-foot (6'-0") high fencing. Therefore, adequate landscape and fence screening, including minimum setbacks, will buffer the use from any nearby residential areas. Furthermore, the project complies with all requirements of the Municipal Code, including those development standards applicable to the NMU (Neighborhood Mixed Use) zone, ensuring that the proposed development is compatible, appropriate, and safe.

The project has been designed to mitigate any potential impacts to nearby uses through elements that include, but are not limited to, the following: project site does not directly abut residentially developed properties; the use will only store new automobiles and will be prohibited from storing used, inoperable, or wrecked/dismantled automobiles; the automobile fleet storage lot will be secured by a perimeter fence; the automobile fleet storage lot is setback a minimum of 15 feet (15'-0") from any public right-of-way with enhanced landscaping to buffer the lot from surrounding uses; and there will be no loading or unloading of automobiles (e.g., via semi-truck) on-site or within any public right-of-way.

4. The proposed site is adequately served: by highways or streets or sufficient width and improved as necessary to carry the kind and quantity of traffic such as to be generated, and by other public or private service facilities as required.

The existing streets within the area are adequate to accommodate the project. The on-site circulation and parking are sufficient for the proposed development. The Public Works Department has reviewed the plans and all appropriate conditions of approval have been incorporated. The proposed development will provide landscaping and proper grading of the site to provide adequate on-site drainage. All other appropriate conditions of approval and mitigation measures have been included, which will minimize any adverse impacts to surrounding streets.

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

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

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The Site Plan and Conditional Use Permit do possess characteristics that would indicate justification of the request in accordance with Municipal Code Sections 9.32.030 (Site Plan).
2. In order to fulfill the purpose and intent of the Municipal Code, and, thereby, promote the health, safety, and general welfare, the following Conditions of Approval, attached as "Exhibit A", shall apply to Site Plan No. SP-108-2022 and Conditional Use Permit No. CUP-218-2022.
3. Approval of this Site Plan and Conditional Use Permit shall be subject to the recommended Conditions of Approval, and contingent upon City Council adoption of an ordinance approving Amendment No. A-034-2022.

# **EXHIBIT "A"**

## **Site Plan No. SP-108-2022 Conditional Use Permit No. CUP-218-2022**

(Assessor's Parcel No. 132-402-20)

### **CONDITIONS OF APPROVAL**

#### **General Conditions**

1. The applicant and each owner of the property shall execute, and the applicant shall record against the property a "Notice of Agreement with Conditions of Approval and Discretionary Permit of Approval," as prepared by the City Attorney's Office. Proof of such recordation is required within 30 days of this approval. All Conditions of Approval set forth herein shall be binding on and enforceable against each of the following, and whenever used herein, the term "applicant" shall mean and refer to each of the following: the project applicant, the developer of the project, the current owner of the Property, the future owner(s) and tenants(s) of the Property, and each of their respective successors and assigns. All Conditions of Approval are required to be adhered to for the life of the project, regardless of property ownership. Any changes of the Conditions of Approval require approval by the Planning Commission. All Conditions of Approval herein shall apply to Site Plan No. SP-108-2022 and Conditional Use Permit No. CUP-218-2022.
2. Approval of this Site Plan and Conditional Use Permit shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.
3. Minor modifications to the Site Plan and/or these Conditions of Approval may be approved by the Community and Economic Development Director, in his or her discretion. Proposed modifications to the project and/or these Conditions of Approval determined by the Community and Economic Development Director not to be minor in nature shall be subject to approval of new and/or amended land use entitlements by the applicable City hearing body.
4. The approved site plan, floor plan, and use of the subject property, as represented by the Applicant, are an integral part of the decision approving this Site Plan and Conditional Use Permit. If major modifications are made to the approved floor plan, site plan, or other related changes that result in the intensification of the project or create impacts that have not been previously addressed, the proper entitlements shall be obtained reflecting such changes.
5. All conditions of approval shall be implemented at the applicant's expense, except where specified in the individual condition.

**Public Works Engineering Division**

6. The applicant shall be subject to Traffic Mitigation Fees, Drainage Facilities Fees, Water Assessment Fees, and other applicable mitigation fees identified in Chapter 9.44 of the Garden Grove Municipal Code, along with all other applicable fees duly adopted by the City. The amount of said fees shall be calculated based on the City's current fee schedule at the time of permit issuance.
7. Prior to issuance of a grading permit, the applicant shall design overhead street lighting within the development in a manner meeting the approval of the City Engineer. Location of lighting poles shall be shown on the precise grading and street improvement plans.
8. A geotechnical study prepared by a registered geotechnical engineer is required. The report shall analyze the liquefaction potential of the site and make recommendations. The report shall analyze sub-surface issues related to the past uses of the site, including sub-surface tanks, infiltration and stormwater treatment structures, and basement and septic facilities. Any soil or groundwater contamination shall be remediated prior to the issuance of a building permit in a manner meeting the approval of the City Engineer in concert with the Orange County Health Department. The report shall make recommendations for pavement design of the interior streets and parking spaces. The report shall also test and analyze soil conditions for LID (Low Impact Development) principles and implementations, including potential infiltration alternatives, soil compaction, saturation, permeability and groundwater levels. Requirements for any "dewatering" will also need to be addressed in the report.
9. A separate street permit is required for work performed within the public right-of-way.
10. Grading plans prepared by a registered Civil Engineer are required. The grading plan shall be based on a current survey of the site, including a boundary survey, topography on adjacent properties up to 30 feet (30'-0") outside the boundary, and designed to preclude cross-lot drainage. Minimum grades shall be 0.50% for concrete flow lines and 1.25% for asphalt. The grading plan shall also include water and sewer improvements. The grading plan shall include a coordinated utility plan. All improvements within public right-of-way shall conform to all format and design requirements of the City Standard Drawings & Specifications. Special features, such as decorative pavers or other improvements, may be required to have an agreement prepared between the owner and the city to cover any encroachment limitations, responsibilities and maintenance requirements.
11. The grading plan shall depict an accessibility route for the ADA pathway in conformance with the requirements of the Department of Justice standards, latest edition and section 1110A of the California Building Code.

12. Grading fees shall be calculated based on the current fee schedule at the time of permit issuance.
13. In accordance with the Orange County Storm Water Program manual, the applicant and/or its contractors shall provide dumpsters on-site during construction unless an Encroachment Permit is obtained for placement in street.
14. Prior to the issuance of any grading or building permits or prior to recordation upon subdivision of land if determined applicable by the City Building Official, the applicant shall submit to the City for review and approval a Water Quality Management Plan that:
  - a. Addresses Site Design BMPs based upon the geotechnical report recommendations and findings such as infiltration minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas.
  - b. Incorporates the applicable Routine Source Control BMPs as defined in the DAMP.
  - c. Incorporates structural and Treatment Control BMPs as defined in the DAMP.
  - d. Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs.
  - e. Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs.
  - f. Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs.
15. Prior to grading or building permit closeout and/or the issuance of a certificate of use or a certificate of occupancy, the applicant shall:
  - a. Demonstrate that all structural best management practices (BMPs) described in the Project WQMP have been constructed and installed in conformance with approved plans and specifications.
  - b. Demonstrate that applicant is prepared to implement all non-structural BMPs described in the Project WQMP.
  - c. Demonstrate that an adequate number of copies of the approved Project WQMP are available on-site.

- d. Submit for review and approval by the City an Operations and Maintenance (O&M) Plan for all structural BMPs.
16. The applicant and its contractor shall be responsible for protecting all existing horizontal and vertical survey controls, monuments, ties (centerline and corner) and benchmarks located within the limits of the project. If any of the above require removal; relocation or resetting, the Contractor shall, prior to any construction work, and under the supervision of a California licensed Land Surveyor, establish sufficient temporary ties and benchmarks to enable the points to be reset after completion of construction. Any ties, monuments and bench marks disturbed during construction shall be reset per Orange County Surveyor Standards after construction. Applicant and his contractor shall also re-set the tie monuments where curb or curb ramps are removed and replaced or new ramps are installed. The Applicant and his contractor shall be liable for, at its expense, any resurvey required due to his negligence in protecting existing ties, monuments, benchmarks or any such horizontal and vertical controls. Temporary Benchmarks shall not be used for vertical control. Benchmarks shall be to the National Geodetic Vertical Datum (NGVD).
17. Prior to the issuance of any grading or building permits for projects that will result in soil disturbance of one acre or more of land, the applicant shall demonstrate that coverage has been obtained under California's General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number. Projects subject to this requirement shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP). A copy of the current SWPPP shall be kept at the project site and be available for City review on request.
18. Any new or required block walls and/or retaining walls shall be shown on the grading plans. Cross sections shall show vertical and horizontal relations of improvements and property line. Block walls shall be designed in accordance to City standards or designed by a professional registered engineer. In addition, the following shall apply:
  - a. The color and material of all proposed block walls, columns, and wrought iron fencing shall be reviewed and approved by the Planning Services Division prior to installation.
19. The applicant shall identify a temporary parking site(s) for construction crew prior to issuance of a grading permit. No construction parking is allowed on local streets.
20. Prior to issuance of a grading permit, the applicant shall submit and obtain approval of a worksite traffic control plan, satisfactory to the City Traffic Engineer.

21. Heavy construction truck traffic and hauling trips should occur outside peak travel periods. Peak travel periods are considered to be from 7 a.m. to 9 a.m. and 4 p.m. to 6 p.m.
22. Any required lane closures should occur outside of peak travel periods.
23. Construction vehicles should be parked off traveled roadways in a designated parking.
24. Prior to issuance of a grading permit, the applicant shall provide a hydrological analysis with scaled map and calculations and hydraulic calculations to size storm drains per the Orange County RDMD standards. Parkway culverts shall be designed per Orange County standard plan 1309, Type B. BMP's shall be sized per the requirements of the latest Technical Guidance Documents.
25. Prior to issuance of the building permit, the applicant shall design and construct street frontage improvements as identified below. All landscaping installed within the public rights-of-way shall be maintained by the applicant in a manner meeting the approval of the City Engineer and Planning Department.

#### Chapman Avenue

- a. Remove existing curb/gutter and construct new driveway approach to the site along the access road connecting the Promenade shopping mall to Chapman Avenue in accordance with City of Garden Grove Standard Plan B-120 (Option #1).
- b. Any proposed new landscaping in public right-of-way shall be approved by Planning Division and maintained by the owner.
- c. Applicant shall coordinate the location of all new water meters, backflow preventers and backflow devices to be placed in sidewalk area on Chapman Avenue with Planning Division and Water Division.

#### Gilbert Street

- a. Remove and replace existing substandard driveway approach to the site on Gilbert Street and construct new driveway approach in accordance with City of Garden Grove Standard Plan B-120 (Option #1).
- b. Construct new commercial sidewalk fronting the project on Gilbert Street per City of Garden Grove Standard Plan B-106.
- c. The applicant shall cold mill (grind) existing asphalt pavement 3-inch uniform depth and replace with 3-inches of fiber-reinforced asphalt



surface course from the edge of the easterly gutter to the center line of Gilbert Street along the property frontage per City specifications and per the direction of the City Engineer.

- d. Any proposed new landscaping in public right-of-way shall be approved by Planning Division and maintained by the owner.
- e. Applicant shall coordinate the location of all new water meters, backflow preventers and backflow devices to be placed in sidewalk area on Gilbert Street with Planning Division and Water Division.

**Public Works Water Services Division**

- 26. There is no existing water service for this property. New installation is required and is conditioned on the assignment of new address for the property.
- 27. New water service installations two inches (2") and smaller, shall be installed by the City of Garden Grove at applicant's expense. Installation shall be scheduled upon payment of applicable fees, unless otherwise noted. Fire services and larger water services three inches (3") and larger, shall be installed by applicant's contractor per City Standards.
- 28. Water meters shall be located within the City right-of-way. Fire services and large water services three inches (3") and larger, shall be installed by contractor with class A or C-34 license, per City water standards and inspected by approved Public Works inspection.
- 29. A Reduced Pressure Principle Device (RPPD) backflow prevention device shall be installed for meter protection. The landscape system shall also have RPPD device. Installation shall be per City Standards and shall be tested by a certified backflow device tester immediately after installation. Cross connection inspector shall be notified for inspection after the installation is completed. Owner shall have RPPD device tested once a year thereafter by a certified backflow device tester and the test results to be submitted to Public Works, Water Services Division. Property owner must open a water account upon installation of RPPD device.
- 30. It shall be the responsibility of applicant to abandon any existing private water well(s) per Orange County Health Department requirements. Abandonment(s) shall be inspected by Orange County Health Department inspector after permits have been obtained.
- 31. A composite utility site plan shall be part of the water plan approval.
- 32. Any new or existing water valve located within new concrete driveway or sidewalk construction shall be reconstructed per City Standard B-753.

33. Water meters and boxes shall be installed by City forces upon payment of applicable fees and after new water system (including water services) pass all bacteriological and pressure tests.
34. Location and number of fire hydrants shall be as required by Water Services Division and the Orange County Fire Authority (OCFA).
35. If needed, owner shall install new sewer lateral with clean out at right-of-way line. Lateral in public right-of-way shall be six-inch (6") minimum diameter, extra strength VCP with wedgelock joints.
36. Contractor shall abandon any existing unused sewer lateral(s) at street right-of-way on the property owner's side. The sewer pipe shall be capped with an expansion sewer plug and encased in concrete. Only one sewer connection per lot is allowed.
37. All perpendicular crossings of the sewer, including laterals, shall maintain a vertical separation of minimum twelve inches (12") below the water main, outer diameter to outer diameter. All exceptions to the above require a variance from the State Water Resources Control Board.
38. If water main is exposed during installation of sewer lateral, a 20-foot (20'-0") section of the water main shall be replaced with 20-foot (20'-0") PVC C-900 DR-14 Class 305 water pipe, size in kind and centered at the crossing.

**Orange County Fire Authority**

39. The applicant shall ensure that the project complies with all applicable life safety matters, as required by the Orange County Fire Authority.

**Community and Economic Development Department**

40. This Conditional Use Permit only authorizes the operation of an "automobile fleet storage" lot on the subject property, which, in addition to complying with the Conditions of Approval contained herein, shall further comply with all Special Operating Conditions and Development Standards pursuant to Municipal Code Section 9.18.030.075, Automobile Fleet Storage.
41. Exterior advertisements displays or exterior wall/fence advertisements shall not be allowed.
42. Hours and days of construction and grading shall be as set forth in the City of Garden Grove's Municipal Code Section 8.47.060 referred to as Noise Control, Special Noise Sources, for Construction of Buildings and Projects.
43. Construction activities shall adhere to SCAQMD Rule 403 (Fugitive Dust), which includes dust minimization measures, using electricity from power poles rather than diesel or gasoline powered generators, and using methanol,

natural gas, propane or butane vehicles instead of gasoline or diesel powered equipment, where feasible, using solar or low-emission water heaters, and using low-sodium parking lot lights, to ensure compliance with Title 24.

44. The applicant shall comply with the adopted City Noise Ordinance.
45. The construction plans, including grading and development plans and all construction activity shall comply with the current editions of the California Building Regulations as found in the California Code of Regulations (CCR), Title 24, Parts 2 through 12 as adopted by the City of Garden Grove.
46. As a part of the finalized working drawings for the Planning Division, Engineering Division, and Building and Safety Division, the developer shall submit a detailed and dimensioned plot plan, perimeter fence/wall design, and landscape plans that reflect the conditions of approval. The plans shall indicate landscape materials, and fence/wall materials proposed for the project.
47. All lighting structures shall be placed so as to confine direct rays to the subject property. All exterior lights shall be reviewed and approved by the Planning Division. Lighting shall be directed, positioned or shielded in such manner so as not to unreasonably illuminate the window area of nearby residences. Parking area lighting shall be provided during the hours of darkness the establishment is open at a minimum of two-foot candles of light, and one-foot candle of light during all other hours of darkness.
48. The applicant shall submit detailed plans showing the proposed location of utilities and mechanical equipment to the Community and Economic Development Department, Planning Division, for review and approval prior to submittal of plans for Building and Safety Division, Plan Check. The project shall also be subject to the following:
  - a. All above-ground utility equipment (e.g., electrical, gas, telephone) shall not be located in the street setbacks and shall be screened to the satisfaction of the Community and Economic Development Department, Planning Division.
49. The applicant shall submit a complete landscape plan governing the entire development for review and approval by the Community and Economic Development Department prior to building permit issuance. The landscaping plan shall comply with all the landscaping requirements as specified in Title 9 of the City of Garden Grove Municipal Code as well as provisions by the State of California concerning drought tolerant landscape measures (Landscape Water Efficiency Guidelines). Said plan shall include type, size, location and quality of all plant material. The plan shall include an irrigation plan, and staking and planting specification. The landscape plan is subject to the following:

- a. A complete, permanent, automatic remote control irrigation system shall be provided for all common area landscaping shown on the plan. The sprinklers shall be of low flow/precipitation sprinkler heads for water conservation.
  - b. All above-ground utilities (e.g., water backflow devices, electrical transformers, irrigation equipment, etc.) shall be shown on the landscape plan in order to ensure proper landscape screening and will be provided around each of these equipment/apparatus.
  - c. The applicant shall be responsible for the installation and maintenance of all landscaping on the property during and after the construction period. Said responsibility shall extend to within the public right-of-way.
  - d. The plan shall provide a mixture of a minimum of ten percent (10%) of the trees at 48-inch box, ten percent (10%) of the trees at 36-inch box, fifteen percent (15%) of the trees at 24-inch box and sixty percent (60%) of the trees at 15-gallon, the remaining five percent (5%) may be of any size. All proposed trees shall be non-fruit bearing, evergreen trees that require minimal maintenance.
  - e. No trees shall be planted closer than five feet (5') from the public right-of-way. Trees planted within fifteen feet (15') of any public right-of-way shall be planted in a root barrier shield. All landscaping along street frontages, adjacent to driveways, shall be of the low-height variety to ensure safe sight clearance.
50. During construction, if paleontological or archaeological resources are found, all attempts will be made to preserve in place or leave in an undisturbed state in compliance with all applicable laws and regulations.
  51. Any and all correction notice(s) generated through the plan check and/or inspection process is/are hereby incorporated by reference as conditions of approval and shall be fully complied with by the owner, applicant and all agents thereof.
  52. All on-site curbs, not associated with a parking space, shall be painted red.
  53. The site improvements and subsequent operation of the site/business(es) shall adhere to the following:
    - a. There shall be no business activities, or exterior storage permitted.
    - b. All drive aisles on the site are considered to be fire lanes and shall remain clear and free of any materials, and/or vehicles.

54. In the event the development cannot accommodate the parking demand, due to impacts generated by the development, at any given time, which causes a nuisance, hindrance, and/or problem with either on-site and off-site parking and circulation, as determined by the City's Community and Economic Development Director in his/her reasonable discretion, the applicant shall devise and implement a plan approved by the City to relieve the situation.

Upon written request by the City, the applicant shall submit a plan to manage parking issues for review and approval by the Community and Economic Development Department. The plan may include, but is not be limited to: restricting the hours of operation, instituting an off-site parking arrangement; having on-site parking control personnel; and/or others actions that may be deemed applicable to the situation.

If the City's Community and Economic Development Director deems such action is necessary to address parking and circulation problems, such action shall be implemented within 30 days of written notice. Failure to take appropriate action shall be deemed a violation of these Conditions of Approval and may result in the City restricting the overall use of the establishment.

55. A copy of the resolution approving Site Plan No. SP-108-2022 and Conditional Use Permit No. CUP-218-2022, including these Conditions of Approval, shall be kept on the premises at all times.
56. The applicant shall submit a signed letter acknowledging receipt of the decision approving Site Plan No. SP-108-2022 and Conditional Use Permit No. CUP-218-2022, and his/her agreement with all conditions of the approval.
57. The applicant shall, as a condition of project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, or proceeding against the City, its officers, agents, employees and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body, or City staff action concerning Amendment No. A-034-2022, Site Plan No. SP-108-2022 and Conditional Use Permit No. CUP-218-2022. The applicant shall pay the City's defense costs, including attorney fees and all other litigation related expenses, and shall reimburse the City for court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award, which may issue against the City including, but not limited, to any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein.

58. It shall be the applicant's responsibility to verify that any site improvements do not impermissibly interfere with any recorded easements on the subject property or the adjacent properties.
59. The Conditions of Approval set forth herein include certain development impact fees and other exactions. Pursuant to Government Code §66020(d), these Conditions of Approval constitute written notice of the amount of such fees. The applicant is hereby notified that the 90-day protest period, commencing from the effective date of approval of Site Plan No. SP-108-2022 and Conditional Use Permit No. CUP-218-2022, has begun.

**City of Garden Grove  
INTER-DEPARTMENT MEMORANDUM**

**To:** Planning Commission

**From:** Lisa L. Kim

**Dept:**

**Dept:** Community & Economic  
Development

**Subject:** REVIEW OF CODE OF ETHICS

**Date:** April 7, 2022

Chapter 2.02 of the Municipal Code comprises the City's Code of Ethics. Pursuant to that Chapter, the Planning Commission has a duty to review the Code of Ethics annually during their first meeting in the month of April; however, if the first meeting is cancelled, the review shall be re-scheduled to the next regular meeting.

Accordingly, the Code of Ethics is scheduled for your formal review at the Commission meeting of April 7, 2022. There is no resolution required; rather, your action will be documented in the minutes of the meeting.



LISA L. KIM  
Assistant City Manager  
Community and Economic Development Director

Attachment: Municipal Code Chapter 2.02

**Garden Grove Municipal Code**

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**Title 2 ADMINISTRATION AND PERSONNEL****Chapter 2.02 CODE OF ETHICS FOR PUBLIC OFFICERS AND EMPLOYEES**

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**2.02.005 Code Review**

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All official boards, commissions, and committees of the City are to formally review the following Code of Ethics provided in this chapter with their members annually during their first meeting in the month of April. New members are to be provided a copy of the Code of Ethics for their review when they are appointed or elected to each board, commission, or committee. (2813 § 1, 2012; 1437 § 1, 1975)

**2.02.010 Declaration of Policy**

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The proper operation of municipal government requires that public officials and employees be independent, impartial, and responsible to the people; that governmental decisions and policy be made in the proper channels of the governmental structure; and that public office not be used for personal gain. (2813 § 1, 2012; 1301 § 1, 1972)

**2.02.020 Responsibilities of Public Office**

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Public officials are all elective officials of the City and the members of all official boards, commissions, and committees of the City. Public officials and employees are bound to uphold the Constitution of the United States and the Constitution of the State and to carry out the laws of the nation, state, and municipality. Public officials and employees are bound to observe in their official acts the highest standards of morality and to discharge faithfully the duties of their offices, regardless of personal considerations; recognizing that the public interest must be their primary concern, and that conduct in both their official and private affairs should be above reproach. (2813 § 1, 2012; 1301 § 1, 1972)

**2.02.030 Dedicated Service**

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Public officials and employees should not exceed their authority or breach the law or ask others to do so, and they should work in full cooperation with other public officials and employees unless prohibited from so doing by law or the officially recognized confidentiality of their work. (2813 § 1, 2012; 1301 § 1, 1972)

**2.02.040 Fair and Equal Treatment**

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Preferential consideration of the request or petition of any individual citizen or group of citizens shall not be given. No person shall receive special advantages beyond that which are available to any other citizen. (2813 § 1, 2012; 1301 § 1, 1972)

**2.02.050 Use of Public Property**

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No public official or employee shall request or permit the use of City-owned vehicles, equipment, materials, or property for personal convenience or profit, except when such services are available to the public generally or are provided as municipal policy for the use of such public official or employee in the conduct of official business. No public official or employee shall use the time of any City employee during working hours for personal convenience or profit. (2813 § 1, 2012; 1301 § 1, 1972)

**2.02.060 Obligations to Citizens**

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A. **CONFLICT WITH PROPER DISCHARGE OF DUTIES.** No public official or employee, while serving as such, shall have any interest, financial or otherwise, direct or indirect, or engage in any business or transaction or professional activity, or incur any obligation of any nature that is in substantial conflict with the proper discharge of his or her duties in the public interest and of his or her responsibilities as prescribed by law.

B. **INCOMPATIBLE EMPLOYMENT.** No public official or employee shall accept other employment that he or she has reason to believe will either impair his or her independence of judgment as to his or her official duties or require him or her or induce him or her to disclose confidential information acquired by him or her in the course of and by reason of his or her official duties.

C. **DISCLOSURE OF CONFIDENTIAL INFORMATION.** No public official or employee shall willfully and knowingly disclose for pecuniary gain to any other person confidential information acquired by him or her in the course of and by reason of his or her official duties nor shall any public official or employee use any such information for the purpose of pecuniary gain.

D. **CONFLICT OF INTEREST.** A conflict of interest exists in a matter before a public official for consideration or determination if:

1. The public official has a substantial financial or substantial personal interest in the outcome or as owner, member, partner, officer, employee, or stockholder of any corporation or other professional enterprise that will be affected by the outcome, and such interest is or may be adverse to the public interest in the proper performance of governmental duties by the public official;

2. The public official has reason to believe or expect that he or she will derive direct monetary gain or suffer a direct monetary loss, as the case may be, by reason of his or her official activity;

3. The public official, because of bias, prejudice, or because he or she has prejudged a matter set for public hearing, is incapable because of such bias, prejudice or prejudgment of granting to the matter before him or her a fair and impartial hearing.

4. Personal interest as distinguished from financial interest is defined as including, among other matters, an interest arising from blood or marriage relationships, or close business association. (2813 § 1, 2012; 1301 § 1, 1972)

### **2.02.070 Disclosure of Interest and Disqualification**

A. Any Councilmember who has a conflict of interest as defined herein, in any matter before the City Council, shall disclose such fact on the record of the City Council and refrain from participating in any discussion of voting thereon, provided that such exceptions shall be observed as are required by law.

B. Any member of any official board, commission, or committee who has a conflict of interest as defined herein in any matter before the board, commission, or committee of which he or she is a member, shall disclose such fact on the record of such board, commission, or committee and refrain from participating in any discussion or voting thereon, provided that such exceptions shall be observed as are required by law.

C. Any employee who has a financial or other special interest in a matter before the City Council or any board, commission, or committee and who participates in discussion with, or gives an official opinion to the City Council, or to such board, commission, or committee relating to such matter, shall disclose on the record of the City Council or such board, commission, or committee, as the case may be, the nature and extent of such interest. (2813 § 1, 2012; 1301 § 1, 1972)

### **2.02.080 Compliance with State Law**

Public officials and employees of the City shall comply with applicable provisions of state law relative to conflicts of interest and generally regulating the conduct of public officials and employees. (2813 § 1, 2012; 1301 § 1, 1972)

### **2.02.090 Violations—Actions**

The violation of any provision of this chapter shall be:

- A. As to all City employees, grounds for dismissal from City employment;
- B. As to any appointed position on any board, commission, or committee, grounds for removal from any such board, commission, or committee;
- C. As to any prosecution of any elected public official, the City Council shall make findings of fact by at least a vote of three City Councilmembers that an elected public official has, in fact, violated this chapter as a prerequisite to prosecution. (2813 § 1, 2012; 1301 § 1, 1972)

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### **2.02.100 State Laws—Control**

This chapter and its application are intended to be supplemental to and consistent with all applicable state laws. (2813 § 1, 2012; 1301 § 1, 1972)

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### **2.02.110 Violations—Penalty**

Any person violating any of the provisions of this chapter is guilty of a misdemeanor and, upon conviction thereof, is punishable as provided in Section 1.04.010 of this Code. (2813 § 1, 2012; 1301 § 1, 1972)

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View the [mobile version](#).



# Executive order calls for increased water conservation, but stops short of large, mandatory urban restrictions

*Mar 30, 2022*

Following the driest three months in what is typically California's rainy season, Gov. Gavin Newsom signed an executive order directing cities and counties to implement new water conservation measures. The Governor stopped short of large, mandatory urban restrictions, like the 25% conservation rate implemented statewide in 2015.

Nearly all of California is under severe or extreme drought conditions. Both the Sierra snowpack and reservoir levels are approaching new lows.

Following the signing, California Environmental Protection Agency Secretary Jared Blumenfeld said, "We live in a state that has many different hydrological zones, many different water usage scenarios, and that one size fits all doesn't really work in California."

<https://www.gov.ca.gov/wp-content/uploads/2022/03/March-2022-Drought-EO.pdf>

**Executive Order N-7-22** (<https://www.gov.ca.gov/wp-content/uploads/2022/03/March-2022-Drought-EO.pdf>) requires that local water suppliers move to "Level 2" of their water shortage contingency plans, meaning a reduction of 10-20% within a district. However, the order urges urban water suppliers to conserve based on a shortage of level of up to 30%.

The order includes several key directives for counties and cities:

- **Local well permitting:** Local governments cannot approve a permit for a groundwater well or alteration of an existing well without obtaining written verification from the Groundwater Sustainability Agency. They must also determine that the well will not harm existing wells and infrastructure. Domestic and small wells are excluded from the order.
- **Water hauling ordinances:** All local prohibitions on hauling of water for human consumption, cooking, or sanitation out of a water basin or public agency jurisdiction are suspended.
- **Groundwater recharge projects:** The state is expediting and reducing permitting requirements for groundwater recharge projects to support future flood-flows.
- **Illegal diversion enforcement:** Inspections for illegal diversions and/or waste and unreasonable use of water by the California State Water Resources Control Board (SWRCB) have been expanded.

The order also requests that state agencies submit proposals for drought mitigation by April 15 for inclusion in the Governor's May revision budget.

The Governor also ordered SWRCB to evaluate a ban on the irrigation of "non-functional" turf, such as decorative grass, adjacent to large building, including city-owned buildings. Local water agencies would be charged with enforcement as well. The ban would not include residential lawns or grass used for recreation, such as school fields, sports fields, and parks. SWRCB must finish its evaluation by May 25.

The California Department of Water Resources estimates this ban alone could result in water savings of several hundred thousand acre-feet, a unit of measurement reserved for large-scale water resources. An acre-foot of water is enough water to cover an acre of land one-foot deep and can serve the needs of around three households for a year.

More information about the state's response to the drought and informational resources is available at (<https://drought.ca.gov/>) **California Drought Action**

[\(https://drought.ca.gov/\)](https://drought.ca.gov/) or [\(https://saveourwater.com/en/\)](https://saveourwater.com/en/) **Save our Water**  
[\(https://saveourwater.com/en/\)](https://saveourwater.com/en/) .

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# Lawmakers weigh changes to legal cannabis industry, many with potential impacts to cities

*Mar 30, 2022*

This year has already seen one significant change to California's legal cannabis industry — the winding down of provisional licenses — and could see several more. Many of the proposed changes could impact local ordinances and decision-making.

One of the most impactful proposals is

<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=SB%201186&t=bill> **SB 1186 (Wiener)**

<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=SB%201186&t=bill> . The bill would prohibit regulations that “unreasonably restrict” access to medicinal cannabis businesses. In order to satisfy the “reasonable access” requirement, local jurisdictions would have to allow for the delivery of medicinal cannabis.

Cal Cities opposes the bill as it would severely undermine local decision-making. Local control was a key component of the original Medical Cannabis Regulation and Safety Act and Proposition 64, which set up a legal framework for the medicinal and recreational use of cannabis.

While SB 1186 suggests that there are serious barriers to accessing cannabis, 99% of Californians live in a county where retail is allowed either within the county or a city, and in most cases, both. Thirty-three counties allow for both medical and adult-use cannabis retail. The twenty counties that do not authorize

cannabis retail have at least one incorporated city that does and, in many cases, multiple cities.

There are also significant costs associated with implementing these regulations. In smaller jurisdictions, a single retailer or delivery service — which is often all the market can support — cannot cover the costs associated with regulating the business, such as licensing, inspection, and environmental review. Even the most enthusiastic, cannabis-permitting counties and cities have experienced significant general fund losses in their efforts to meet both local and state-imposed regulatory costs.

### State eyes possible tax changes; begins phasing out provisional licenses

Lawmakers have proposed several changes to the state's cannabis tax structure as well. Gov. Gavin Newsom announced that overhauling cannabis taxes was one of his top priorities for this year. In response, lawmakers introduced six different bills, each of which takes a vastly different approach to reform. It is likely that, following a compromise, language from these bills could be included in a budget trailer bill.

Cannabis is the only crop taxed prior to sale and many analysts have argued that the state's high tax rate is a barrier to entry. Any changes will likely significantly reduce or eliminate the cultivation tax, complementing similar efforts at the local level.

The Department of Cannabis Control also announced that it is winding down its provisional licensing program. These licenses allow businesses to operate as they come into compliance with the rules for annual permits. The state will likely expect more stringent local licensing processes as the program is phased out.

March 31 is the last day for any business to apply for a provisional license. Most operators will be unable to secure a new provisional license starting June 30, barring some exceptions for social equity licensees and smaller cultivators.

However, existing provisional licenses can be renewed until Jan. 1, 2025. Crucially, new operators will have to undergo a CEQA review, California's environmental analysis process, to obtain a license.

The department released a list of other **proposed changes** (<https://cannabis.ca.gov/2022/03/californias-cannabis-department-proposes-comprehensive-regulatory-changes/>) to California's cannabis regulations, most of which make allowances for local regulations. If approved, the changes will become effective in fall 2022.

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# Cal Cities briefs city leaders on priority bills for 2022 legislative session

Mar 30, 2022

On March 24, the League of California Cities held a webinar on the major bills that could positively or negatively impact cities this legislative cycle. This year, more than 2,000 bills were introduced in the state Legislature. Cal Cities spent the past few weeks analyzing those bills and has created a list of more than 60 priority bills for cities.

The <https://www.youtube.com/watch?v=ISTyjyKggE> webinar is available online (<https://www.youtube.com/watch?v=ISTyjyKggE>), along with its corresponding [slides \(/docs/default-source/uploadedfiles/resources-documents/policy-advocacy-section/legislative-resources/2022-bill-introduction-webinar-slides-final.pdf?sfvrsn=c284717a\\_3\)](/docs/default-source/uploadedfiles/resources-documents/policy-advocacy-section/legislative-resources/2022-bill-introduction-webinar-slides-final.pdf?sfvrsn=c284717a_3), which contain a short description of each bill. A summary of the most important measures discussed — including Cal Cities' position when one has been taken — is below.

## Housing, Community, and Economic Development

Lawmakers are considering a wide range of changes to housing laws this year, including accessory dwelling unit law, adaptive reuse projects, impact fees, and the Surplus Land Act, as well as potential funding for housing development.

However, the most immediately significant bills are two parking bills,

<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=sb%201067&t=bill> **SB 1067 (Portantino)**

<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=sb%201067&t=bill> and



[d19b4d257119&session=21&s=AB%202097&t=bill](https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=AB%202097&t=bill)).

Both measures would significantly restrict parking requirements within one half-mile of public transit. Currently, the bill's authors define public transit as a high-quality transit corridor with a 15-minute interval, or a major transit stop, such as a ferry terminal or rapid transit stop, with 15-minute intervals. Cal Cities is gathering more details about the bills and plans to submit a formal opposition letter shortly.

Cal Cities is also concerned about

<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=ab%201976&t=bill>) **AB 1976 (Santiago)**

<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=ab%201976&t=bill>), which would levy fines on cities and counties in the Southern California Association of Governments that are unable to complete their rezoning process to accommodate 100% of the need for housing for very low- and lower-income households. It would also allow the Department of Housing and Community Development to complete the rezoning on behalf of the local jurisdiction. The new narrow timeline sets cities up to fail and Cal Cities will oppose the measure unless all concerns are addressed.

## Positions on other priority Housing, Community, and Economic Development bills

- **SB 897 (Wieckowski)** (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=SB%20897&t=bill>)  
Accessory Dwelling Units — **Oppose**
- **SB 1369 (Wieckowski)** (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=sb%201369&t=bill>)  
Adaptive Reuse. By-Right — **Pending**



[d19b4d257119&session=21&s=sb%201466&t=bill](https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=sb%201466&t=bill)) Affordable Housing and Community Development Investment Program — **Support**

- **AB 1748 (Seyarto)** (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=ab%201748&t=bill>) Surplus Lands Act — **Support**
- (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=ab%201945&t=bill>) **AB 1945 (Aguiar-Curry)** (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=ab%201945&t=bill>) Affordable Disaster Housing Revolving Development and Acquisition Program — **Support**
- (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=ab%202053&t=bill>) **AB 2053 (Lee)** (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=ab%202053&t=bill>) Social Housing — **Pending**
- (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=ab%202234&t=bill>) **AB 2234 (R. Rivas)** (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=ab%202234&t=bill>) Planning. Housing. Post-entitlement Phase Permit — **Pending**
- (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=ab%202295&t=bill>) **AB 2295 (Bloom)** (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=ab%202295&t=bill>) School Property. Housing — **Pending**
- (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=ab%202428&t=bill>) **AB 2428 (Ramos)**



[d19b4d257119&session=21&s=ab%202705&t=bill](https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=ab%202705&t=bill)) **AB 2705 (Quirk-Silva)**  
<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=ab%202705&t=bill>) Very High Fire Hazard  
Severity Zones — **Pending**

## Transportation, Communications, and Public Works

Cal Cities has identified three priority transportation bills. Perhaps the most important is <https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=AB%202120&t=bill>) **AB 2120 (Ward)** <https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=AB%202120&t=bill>), which would ensure that 55% of the bridge funds headed to California through the Infrastructure Investment and Jobs Act are allocated to local projects through a needs-based allocation. If enacted, these changes would increase federal funding available to local bridges from approximately \$300 million annually to an estimated \$800 million annually. California's bridges are some of the poorest in the nation and Cal Cities supports this vital measure.

However, Cal Cities opposes **SB 932 (Portantino)**, <https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=sb%20932&t=bill>) a large, unfunded mandate that would require cities to adopt significant bicycle, pedestrian, and traffic calming elements when they develop and revise general plans. Cities and counties have been leading the charge in improving California's local streets and roads system, often with extremely limited budgets. This bill ignores that funding reality and would expose local governments to significant legal liability.



from 2021 that Cal Cities opposed and was ultimately vetoed. Like last year, the bill requires local agencies to use the California Department of Transportation's standards for certain projects, which are not aligned or appropriate for local streets and roads and may result in increased costs.

## Community Services

The scope of the Cal Cities Community Services Policy Committee has been expanded to include legislation that addresses homelessness, mental health, and disaster preparedness. Several of those bills, including **AB 1737 (Holden)** (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=AB%201737&t=bill>) and (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=ab%202631&t=bill>) **AB 2631 (O'Donnell)** (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=ab%202631&t=bill>), are undergoing consideration and changes in the Legislature.

Cal Cities has concerns about AB 1737, which would implement a series of new reporting and inspection requirements for children's camps that fall outside the scope of parks and recreation departments and code enforcement. The proposal would require a significant increase in staff at the local level and has an overly broad definition of "children's camps."

Cal Cities shares the same goal as the author's office — to create safe environments for children at these camps — and is working collaboratively with the author to ensure this measure works for cities.



community being negatively impacted. Cal Cities will oppose this measure if it is set for a hearing.

## Positions on other priority Community Services bills

- **AB 1789 (Bennett)** (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=ab%201789&t=bill>) Trails and Greenways Program — **Support**
- (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=ab%202346&t=bill>) **AB 2346 (Gabriel)** (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=ab%202346&t=bill>) Outdoor Recreation. Equitable Access Grant Program — **Support**
- (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=ab%202465&t=bill>) **AB 2465 (Bonta)** (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=ab%202465&t=bill>) Pupil Instruction. Literacy Grant Programs — **Pending Support**
- **SB 1047 (Limón)** (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=sb%201047&t=bill>) Early Learning and Care — **Support**
- (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=ab%202538&t=bill>) **AB 2538 (R. Rivas)** (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=ab%202538&t=bill>) State Warning Center. Wildfire Smoke Notification — **Pending**
- **AB 2645 (Rodriguez)** (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=ab%202645&t=bill>)



[d19b4d257119&session=21&s=ab%202547&t=bill](https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=ab%202547&t=bill)) **AB 2547 (Nazarian)**

<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=ab%202547&t=bill>) Housing Stabilization to Prevent and End Homelessness Among Older Adults and People with Disabilities Act — **Support**

- <https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=ab%202630&t=bill>) **AB 2630 (O'Donnell)**  
<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=ab%202630&t=bill>) Housing. California Interagency Council on Homelessness. Report — **Concerns**
- <https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=sb%20513&t=bill>) **SB 513 (Hertzberg)**  
<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=sb%20513&t=bill>) Homeless Shelters Grants: Pets and Veterinary Services — **Support**
- **SB 1338 (Umberg)** (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=sb%201338&t=bill>) Community Assistance, Recovery, and Empowerment (CARE) Court Program — **Watch**
- **SB 929 (Eggman)** (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=sb%20929&t=bill>) Community Mental Health Services. Data Collection — **Pending**
- **SB 1154 (Eggman)** (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=sb%201154&t=bill>) Facilities for Mental Health or Substance Use Disorder Crisis. Database — **Pending**

## Environmental Quality



[42cd-8217-d19b4d257119&session=21&s=ab%201985&t=bill](https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=ab%201985&t=bill)) **AB 1985 (R. Rivas)** (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=ab%201985&t=bill>), a bill that would help cities with their **SB 1383 (Lara, 2016)** (<https://calrecycle.ca.gov/organics/slcp/>) procurement requirements. AB 1985 would create an online database of organic waste products on the market to enable local governments to connect with local farmers and community members seeking their products.

Cal Cities, along with a coalition of local government associations, is also calling on the state to include **\$180 million in the budget** (<https://www.calcities.org/detail-pages/news/2022/03/23/cal-cities-calls-for-180-million-in-funding-to-implement-key-organic-waste-regulations>) to help cities and counties develop and implement organic waste recycling programs. The requested funding would build on the \$60 million in grant funding approved by the Legislature in 2021.

Cal Cities is also following (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=sb1393&t=bill>) **SB 1393 (Archuleta)** (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=sb1393&t=bill>). The measure would require a city, including charter cities, to obtain approval from the California Energy Commission before requiring that a fossil fuel-fired appliance be replaced with an electric appliance after the alteration or retrofit of a building. Cal Cities will adopt a formal position on the bill after it has gathered more information on the bill's potential impacts on local zero-emission efforts

## Positions on other priority Environmental Quality bills

- (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=sb884&t=bill>) **SB 884 (McGuire)**





## Pending

- (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=sb852&t=bill>) **SB 852 (Dodd)**  
(<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=sb852&t=bill>) Climate Resilience Districts. Formation. Funding Mechanisms — **Watch**
- (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=sb%201217&t=bill>) **SB 1217 (Allen and Cortese)**  
(<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=sb%201217&t=bill>) State-Regional Collaborative for Climate, Equity, and Resilience — **Watch**
- (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=sb%2054&t=bill>) **SB 54 (Allen)**  
(<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=sb%2054&t=bill>) Plastic Pollution Producer Responsibility Act — **Support in Concept**
- (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=ab%202247&t=bill>) **AB 2247 (Bloom)**  
(<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=ab%202247&t=bill>) Perfluoroalkyl and Polyfluoroalkyl Substances (PFAS) and PFAS Products and Product Components. Publicly Accessible Reporting Platform — **Pending Support**
- (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=sb891&t=bill>) **SB 891 (Hertzberg)**  
(<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=sb891&t=bill>) Business Licenses. Stormwater Discharge Compliance — **Watch**



[d19b4d257119&session=21&s=ab2160&t=bill](#)) Coastal Resources. Coastal Development Permits. Fees — **Watch**

## Governance, Transparency, and Labor Relations

This year, lawmakers are considering changes to workers' compensation, elections, the Brown Act, and CalPERS investments. Perhaps the most significant bills in the near future are **SB 1044 (Durazo)**

(<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=SB%201044&t=bill>) and

(<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=SB%201127&t=bill>) **SB 1127 (Atkins)**

(<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=SB%201127&t=bill>) .

SB 1044 — which Cal Cities opposes — would allow any employee to refuse to show up to work during a state of emergency because they feel unsafe. The breadth of the bill could cripple emergency responses, ignores existing protections, and undermines the California Division of Occupational Safety and Health's existing health and safety procedures.

A reintroduction of a similar bill from last year, SB 1127 would fundamentally alter longstanding rules and timeframes for determining eligibility for workers' compensation claims. Cal Cities opposes the measure due to the shortened timeline it proposes, the massive fines it would impose on employers, and the unnecessary expansion of temporary disability benefits it would create.

[Positions on other priority Housing, Community, and Economic Development bills](#)



[d19b4d257119&session=21&s=ab%201944&t=bill](https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=ab%201944&t=bill)) Local Government. Open and Public Meetings — **Support in Concept**

- [AB 2449 \(B. Rubio\)](https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=ab%202449&t=bill) (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=ab%202449&t=bill>) Open Meetings: Local Agencies. Teleconferences — **Support in Concept**
- [AB 2647 \(Levine\)](https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=ab%202647&t=bill) (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=ab%202647&t=bill>) Local Government. Open Meetings — **Sponsor/Support**
- [SB 1100 \(Cortese\)](https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=SB%201100&t=bill) (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=SB%201100&t=bill>) Open Meetings. Orderly Conduct — **Watch**
- [SB 1328 \(McGuire\)](https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=SB%201328&t=bill) (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=SB%201328&t=bill>) Prohibited Investments and Contracts. Russia and Belarus — **Watch**
- [SB 1173 \(L. Gonzalez\)](https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=sb%201173&t=bill) (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=sb%201173&t=bill>) Public Retirement Systems. Fossil Fuels. Divestment — **Watch**
- [AB 1751 \(Daly\)](https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=ab%201751&t=bill) (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=ab%201751&t=bill>)



- (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=ab%202808&t=bill>) **AB 2808 (O'Donnell)**  
(<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=ab%202808&t=bill>) Elections. Ranked Choice Voting — **Oppose**

## Public Safety

Lawmakers are eyeing several systemic changes to California's justice system, as well as responses to high-profile trends, such as the rise in catalytic converter theft. One of the most impactful bills for cities is

(<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=SB%201186&t=bill>) **SB 1186 (Wiener)**

(<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=SB%201186&t=bill>) . The bill would prohibit regulations that “unreasonably restrict” access to medicinal cannabis businesses. It would also require that local jurisdictions allow for delivery of medicinal cannabis to satisfy “reasonable access.”

Cal Cities opposes the bill since it would severely undermine local control. The ability of local jurisdictions to regulate cannabis businesses was central to the passage of both the original Medical Cannabis Regulation and Safety Act and Proposition 64, which legalized recreational cannabis.

SB 1186 also suggests that there are serious barriers to medicinal cannabis. However, 99% of Californians live in a county where retail is allowed either within the county or a city and in most cases, both.



their efforts to meet both local and state-imposed regulatory costs.

Additionally, Cal Cities opposes **SB 1038 (Bradford)**

(<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=sb%201038&t=bill>), a measure that would indefinitely extend the prohibition on a law enforcement agency or law enforcement officer from installing, activating, or using any biometric surveillance system in connection with an officer camera.

### Positions on other priority Public Safety bills

- (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=ab%201670&t=bill>) **AB 1670 (Bryan)**  
(<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=ab%201670&t=bill>) Criminal Justice. Commission on Alternatives to Incarceration — **Support**
- (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=AB%202062&t=bill>) **AB 2062 (Salas)**  
(<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=AB%202062&t=bill>) Local Law Enforcement Hiring Grants — **Support**
- **AB 2398 (Villapudua)** (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=ab%202398&t=bill>) Catalytic Converters — **Support**
- (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=sb%201326&t=bill>) **SB 1326 (Caballero)**  
(<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=sb%201326&t=bill>) Cannabis. Interstate Agreements — **Watch**



several proposals that impact local budgets, such as tax exemptions and incentives for new annexations. Lawmakers have also proposed several bills of new concern to cities, most notably

<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=ab%201951&t=bill>) **AB 1951 (Grayson)**

<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=ab%201951&t=bill>) and

<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=ab2328&t=bill>) **AB 2328 (Flora)**

<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=ab2328&t=bill>) .

AB 1951 would apply the existing state sales and use tax exemption for large manufacturing to city and county sales tax rates, converting a partial sales and use tax exemption to a full exemption. Cal Cities has not yet submitted a formal position, as several lawmakers are exploring ways to refund the tax credits to local governments.

AB 2328 would preempt explicit or implicit local prohibitions on “home experience sharing units.” A home-sharing unit — distinct from a short-term rental — is noncommercial property, such as a pool, backyard, and docked boat, that is rented for no more than 18 continuous hours. Cal Cities is working with the bill's author to determine the scope of issues that arose to require legislation before it submits a formal response.

Cal Cities also has concerns about

<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=AB%202887&t=bill>) **AB 2887 (Garcia, Eduardo)**

<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=AB%202887&t=bill>)



energy and advanced transportation.

## Positions on other priority Revenue and Taxation bills

- (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=ab%201702&t=bill>) **AB 1702 (Levine)**  
(<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=ab%201702&t=bill>) **COVID-19 Prevention and Response Goods — Oppose Unless Amended**
- (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=ab%202622&t=bill>) **AB 2622 (Mullin)**  
(<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=ab%202622&t=bill>) **Zero Emission Bus Exemption — Support**
- (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=sb%201449&t=bill>) **SB 1449 (Caballero)**  
(<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=sb%201449&t=bill>) **Annexation Incentive Grant Program — Support in Concept**

## How cities can respond

Many measures are still undergoing significant changes and Cal Cities staff need more information about their potential impacts on cities before taking a formal position. City leaders can expect sample letters for bills with formal positions in the coming weeks.

As the legislative session progresses, updated letters and action alerts will be available in (</advocacy/take-action>) **the Cal Cities' Action Center** (</advocacy/take->



It is critical that the Legislature hears from California cities about how bills will affect communities, and we urge all cities to submit position letters on these important measures.

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