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Legals-OCN

AMENDED ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2026-01541844

TO ALL INTERESTED PERSONS: Petitioner: JINGYU GUAN filed a petition with this court for a decree changing names as follows: JINGYU GUAN to KEIYO SEKI. THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING

05/13/2026

1:30 p.m. D100

REMOTE

Central Justice Center

700 Civic Center Drive

West

Santa Ana, California

92701

(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm)

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Orange County News Date: 04/07/2026

Judge David J. Hesseltine Judge of the Superior Court

Orange County News 4/8, 16, 22, 29/2026 - 162431

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2026-01559977-CU-PT-CJC

TO ALL INTERESTED PERSONS: Petitioner: ELLEN MICHELLE SULISTIO filed a petition with this court for a decree changing names as follows: ELLEN MICHELLE

Legals-OCN

SULISTIO to ELLEN MICHELLE MIRANDA. THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING

05/13/2026

1:30 p.m. D100

REMOTE

Central Justice Center

700 Civic Center Drive

West

Santa Ana, California

92701

(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm)

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Orange County News Date: 04/07/2026

Judge David J. Hesseltine Judge of the Superior Court

Orange County News 4/15, 22, 29, 5/6/2026 - 162521

NOTICE OF PETITION TO ADMINISTER ESTATE OF: NORMAN LAZARE ST. JEAN, aka NORMAN L. ST. JEAN

CASE NO. 30-2026-01560760-PR-LA-CMC

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of NORMAN LAZARE ST. JEAN, aka NORMAN L. ST. JEAN.

A PETITION FOR PROBATE has been filed by RENNEE BROWN-HOLLIBAUGH in the Superior Court of California, County of Orange.

THE PETITION FOR

Legals-OCN

PROBATE requests that RENNEE BROWN-HOLLIBAUGH be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held on

JUNE 10, 2026 1:30 PM Dept: CM08 3390 Harbor Blvd Costa Mesa, CA 92626 REMOTE

The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8452 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing.

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in

section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for Petitioner: KEVIN A. MCKENZIE, SWAN, CARPENTER, WALLIS & MCKENZIE, PC, 26858 CHERRY HILLS BLVD., SUN CITY, CA 92586. TEL: (951) 672-1881.

Orange County News 4/15, 22, 29-162603

Legals-OCN

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2026-01557052

TO ALL INTERESTED PERSONS: Petitioner: ANTHONY JORDAN CUELLAR filed a petition with this court for a decree changing names as follows: ANTHONY CHRISTOPHER CUELLAR to ALLAN CHRISTOPHER MAYORGA. THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING
05/20/2026
1:30 p.m. D100
REMOTE

Central Justice Center

700 Civic Center Drive

West

Santa Ana, California

92701

(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm)

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Orange County News Date: 03/26/2026

Judge David J. Hesseltine Judge of the Superior Court

Orange County News 4/15, 22, 29, 5/6/2026 - 162606

Legals-OCN

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2026-01557052

TO ALL INTERESTED PERSONS: Petitioner: ANTHONY JORDAN CUELLAR filed a petition with this court for a decree changing names as follows: ANTHONY JORDAN CUELLAR to ANTHONY JORDAN MAYORGA. THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING
05/28/2026
1:30 p.m. D100
REMOTE

Central Justice Center

700 Civic Center Drive

West

Santa Ana, California

92701

(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm)

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Orange County News Date: 03/26/2026

Judge David J. Hesseltine Judge of the Superior Court

Orange County News 4/15, 22, 29, 5/6/2026 - 162606

Legals-OCN

NOTICE TO CREDITORS OF BULK SALE

(Division 6 of the Commercial Code)

Escrow No. 051118

(1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described.

(2) The name and business addresses of the seller are:

TEATOPIA A BOBA PROJECT BREA CO, 2500 E IMPERIAL HWY #108, BREA, CA 92821

(3) The location in California of the chief executive office of the Seller is: SAME AS ABOVE

(4) The names and business address of the Buyer(s) are:

TEATOPIA LLC, 2500 E IMPERIAL HWY #108, BREA, CA 92821

(5) The location and general description of the assets to be sold are ALL STOCK IN TRADE INCLUDING INVENTORY, SUPPLIES, MERCHANDISE, FIXTURES, EQUIPMENT, GOODWILL AND TRADE NAME of that certain business located at: 2500 E IMPERIAL HWY #108, BREA, CA 92821

(6) The business name used by the seller(s) at that location is: TEATOPIA

(7) The anticipated date of the bulk sale is 05/15/26 at the office of Security Land Escrow Company, 10323 Paramount Blvd. Downey, CA 90241, Escrow No. 051118, Escrow Officer: NICOLE GARCES-MACHADO.

(8) Claims may be filed with Same as "7" above.

(9) The last date for filing claims is 05/14/26.

(10) This Bulk Sale IS subject to Section 6106.2 of the Uniform Commercial Code.

(11) As listed by the Seller, all other business names and addresses used by the Seller within three

Legals-OCN

NOTICE TO CREDITORS OF BULK SALE

(Division 6 of the Commercial Code)

Escrow No. 890336-SJ

(1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described.

(2) The name and business addresses of the seller are:

HAE MOON JUNG, 13576 HARBOR BLVD., B-1, GARDEN GROVE, CA 92843

(3) The location in California of the chief executive office of the Seller is: same as above

(4) The names and business address of the Buyer(s) are:

YOKA YOKA, 13576 HARBOR BLVD., B-1, GARDEN GROVE, CA 92843

(5) The location and general description of the assets to be sold are FURNITURE, FIXTURES AND EQUIPMENT, LEASE-HOLD IMPROVEMENTS, COVENANT NOT TO COMPETE of that certain business located at: 13576 HARBOR BLVD., B-1, GARDEN GROVE, CA 92843

(6) The business name used by the seller(s) at that location is: CHEW ME RESTAURANT

(7) The anticipated date of the bulk sale is 05/15/26 at the office of UNITY ESCROW, INC., 3600 WILSHIRE BLVD., SUITE 1008 LOS ANGELES, CA 90010, Escrow No. 890336-SJ, Escrow Officer: STACEY LEE.

(8) Claims may be filed with Same as "7" above.

(9) The last date for filing claims is 05/14/26.

(10) This Bulk Sale IS subject to Section 6106.2 of the Uniform Commercial Code.

(11) As listed by the Seller, all other business names and addresses used by the Seller within three

years before the date such list was sent or delivered to the Buyer are: "NONE". Dated: APRIL 15, 2026 Transferees: YOKA YOKA, a California Corporation By: /S/ SHEILA HARTJANTO, CEO/SECRETARY 4/29/26 **CNS-4036938#** **ORANGE COUNTY NEWS** **Orange County News 4/29/2026-162912**

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY
Please take notice SmartStop Self Storage located at 580 E Lambert Rd La Habra, CA 90631 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an on-line auction via www.self-storageauction.com on 5/13/2026 at 1 PM or after. Contents include personal property described below belonging to those individuals listed below. B006, Celeste Alday: Boxes, clothes, electronics; D005, DANIELLE RENEE ANNE GIBBONS: Boxes, household goods, clothes; D025, Taeler Moore: Refrigerator, lamp and boxes; F021, Gina Aguirre: Washer, dryer, bags. Purchase must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions 562-236-6583 CN126738 05-13-2026 Apr 29, 2026 **Orange County News 4/29/2026-162867**

STORAGE TREASURES AUCTION
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to satisfy Extra Space's lien, by selling personal property described below belonging to those individuals listed below at the location indicated. **10741 Dale Ave Stanton, CA 90680 May 19, 2026 11:30 AM** Rex Loggans Lynda Tynor Marcella Henderson Shannon Winn Miriam Garcia Trish Thuy Tran

LEGAL NOTICE CITY OF GARDEN GROVE PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Garden Grove City Council will hold a Public Hearing at their meeting on Tuesday, May 12, 2026, at 6:30 p.m., or as soon thereafter as it may be heard, at the Garden Grove Community Meeting Center, 11300 Stanford Avenue, Garden Grove, California, to receive an update on the City's vacancies and recruitment and retention efforts in the calendar year 2025. In accordance with Government Code 3502.3, every fiscal year, the City will hold a public hearing on the status of City's vacancies and recruitment and retention efforts. The recognized employee organizations may present at this public hearing. If you challenge the decision of the City Council in Court, you may be limited to raising only those issues raised at the Public Hearing described in this Notice, or in written correspondence delivered to the City Council at, or prior to, the Public Hearing. Written comments can be mailed to the City of Garden Grove, Attn: City Clerk's Office, P.O. Box 3070, Garden Grove, CA 92842-3070, personally delivered to the City Clerk's Office at City Hall during normal business hours, or emailed to cityclerk@ggcity.org by 3:00 p.m. on the day of the meeting and will be forwarded to the City Council prior to the meeting. Further information regarding this public hearing notice or the proposed action, may be obtained by contacting the Human Resources Department at (714) 741-5004, or by email at ggjobs@ggcity.org. /s/ LIZABETH VASQUEZ, CMC City Clerk Date: April 24, 2026 Publish: April 29, 2026 **Orange County News 4/29/2026-163000**

Legals-OCN
Andrei Neacsu The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. 4/29/26 **CNS-4037482#** **ORANGE COUNTY NEWS** **Orange County News 4/29/2026-162974**

NOTICE TO CREDITORS OF BULK SALE (UCC Sec. 6105)
Escrow No. 260983-SP NOTICE IS HEREBY GIVEN that a bulk sale is about to be made. The name(s), business address(es) to the Seller(s) are: NEIGHBORHOOD BENTO LLC, 10488 VALLEY VIEW ST. STE 5 BUENA PARK, CA 90620 Doing Business as: NEIGHBORHOOD BENTO All other business name(s) and address(es) used by the Seller(s) within three years, as stated by the Seller(s), is/are: The name(s) and address of the Buyer(s) is/are: LE ANTELIER INC, 10488 VALLEY VIEW ST. STE 5 BUENA PARK, CA 90620 The assets to be sold are described in general as: ALL STOCK IN TRADE, FIXTURES, EQUIPMENT, GOODWILL, TRADE-NAME, LEASE, LEASE-HOLD IMPROVEMENTS, AND COVENANT NOT TO COMPETE and are located at: 10488 VALLEY VIEW ST. STE 5 BUENA PARK, CA 90620 The bulk sale is intended to be consummated at the office of: TEAM ESCROW BP INC, 6281 BEACH BLVD SUITE 100, BUENA PARK, CA 90621 and the anticipated sale date is MAY 13, 2026 The bulk sale is subject to California Uniform Commercial Code Section 6106.2. [If the sale is subject to Sec. 6106.2, the following information must be provided.] The name and address of the person with whom claims may be filed is: TEAM ESCROW BP INC, 6281 BEACH BLVD SUITE 100, BUENA PARK, CA 90621 and the last date for filing claims shall be MAY 12, 2026, which is the business day before the sale date specified above.

Legals-OCN
BUYER: LE ANTELIER INC ORD-5183364 ORANGE COUNTY NEWS 4/29/26 **Orange County News 4/29/2026-163001**

SUMMONS (CITACION JUDICIAL) CASE NUMBER (Numero del Caso): 30-2025-01537260-CU-PO-CJC
NOTICE TO DEFENDANT: (Aviso al Demandado): **SUN MAR NURSING CENTER; SUN MAR NURSING CENTERS dba SUN MAR NURSING CENTER; SUN MAR MANAGEMENT SERVICES; JASON WIGUNA, D.O., an individual; and DOES 1 through 50, inclusive**
YOU ARE BEING SUED BY PLAINTIFF: (Lo esta demandando el demandante)
YEONG CHANG, in and through her Successor-In-Interest, Kenneth Chang, and KENNETH CHANG, AN INDIVIDUAL
NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below. You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/self-help), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

CITY OF GARDEN GROVE NOTICE INVITING SEALED BIDS FOR 2026 RESIDENTIAL STREETS REHABILITATION PROJECT, PROJECT NO. CP1517000

Notice is hereby given that sealed bids to provide labor, material, tools, equipment and transportation, and perform all the work for the "2026 RESIDENTIAL STREETS REHABILITATION PROJECT, PROJECT NO. CP1517000," will be received by the City Clerk's Office, City Hall, City of Garden Grove, 11222 Acacia Parkway, Garden Grove, CA 92840. The Engineer's estimate is \$850,000.

The residential streets include Banner Drive from Newhope Street to Harbor Boulevard, Glen Cove Drive from Newhope Street to Rockinghorse Road, Sorrell Drive from Banner Drive to Cul-de-sac, Rockinghorse Road from Banner Drive to Cul-de-sac, Marauder Circle from Glen Cove Drive to Cul-de-sac, Buccaneer Circle from Glen Cove Drive to Cul-de-sac, Corsair Circle from Glen Cove Drive to Cul-de-sac, and Viking Circle from Glen Cove Drive to Cul-de-sac.

The following is a partial listing of work items: Micro-milling & Cold Milling, Roadway Excavation, Removing and Reconstructing Failed Pavement Areas, Asphalt Paving, ARAM Surface Treatment, Slurry Seal Type II, Replacement of PCC Curb and Gutter, Cross Gutter, and Curb Ramps, Adjustment of Utility Covers to Finish Grade, Installation of Catch Basin Filters, Installation of Traffic Striping, Signing and Raised Pavement Markers, Reestablishment of Centerline Ties and Monuments, and other items not mentioned above that are required by the Plans and Specifications.

Plans, specifications and contract documents can be obtained upon payment of a fee of one hundred dollars (\$100) for each electronic set. This fee is not refundable. Please email valeriao@ggcity.org, or contact Engineering Division during normal business hours at (714) 741-5192 for payment information.

Bids are due in the City Clerk's Office by **11:00 a.m. on Tuesday, June 2, 2026**, and will be opened in Conference Room 1-North, first floor, in City Hall.

Direct ANY and ALL questions to Lesly Cantarero, (714) 741-5321.

/s/ Lizabeth Vasquez, CMC City Clerk **Orange County News 4/29,5/6/2026-162911**

Legals-OCN
There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/self-help), or by contacting your local court of county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case. **AVISO!** Lo han demandado. Si no responde dentro de 30 dias, la corte puede decidir en su contra sin escuchar su version. Lea la informacion a continuacion. Tiene 30 DIAS DE CALENDARIO despues de que le entreguen esta citacion y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefonica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y mas informacion en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede mas cerca. Si no puede pagar la cuota de presentacion, pida al secretario de la corte que le de un formulario de exencion de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podra quitar su sueldo, dinero y bienes sin mas advertencia.

Legals-OCN
Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remision a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniendose en contacto con la corte o el colegio de abogados locales. **AVISO:** Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperacion de \$10,000 o mas de valor recibida mediante un acuerdo o una concesion de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desecher el caso. The name and address of the court is (El nombre y direccion de la corte es) : Civic Justice Center, 700 Civic Center Drive West, Santa Ana, CA 92701. The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, direccion y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): LISA TRINH FLINT, ESQ., MORAN LAW, 5 HUTTON CENTRE DRIVE, SUITE 1050, SANTA ANA, CA 92707, (714) 549-0333. Date: 12/31/2025 David H. Yamasaki, Clerk of the Court Clerk, by (Secretario) M. Diaz Deputy (Adjunto) NOTICE TO THE PERSON SERVED: You are served **Orange County News 4/29,5/6,13,20/2026-163046**

Legals-OCN
men de la corte antes de que la corte pueda desecher el caso. The name and address of the court is (El nombre y direccion de la corte es) : Civic Justice Center, 700 Civic Center Drive West, Santa Ana, CA 92701. The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, direccion y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): LISA TRINH FLINT, ESQ., MORAN LAW, 5 HUTTON CENTRE DRIVE, SUITE 1050, SANTA ANA, CA 92707, (714) 549-0333. Date: 12/31/2025 David H. Yamasaki, Clerk of the Court Clerk, by (Secretario) M. Diaz Deputy (Adjunto) NOTICE TO THE PERSON SERVED: You are served **Orange County News 4/29,5/6,13,20/2026-163046**

LEGAL NOTICE NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE WILL HOLD A PUBLIC HEARING IN THE COMMUNITY MEETING CENTER, 11300 STANFORD AVENUE, GARDEN GROVE, CALIFORNIA, ON THE DATE * INDICATED BELOW TO RECEIVE AND CONSIDER ALL EVIDENCE AND REPORTS RELATIVE TO THE APPLICATION(S) DESCRIBED BELOW:

• THURSDAY, 7:00 P.M., MAY 21, 2026

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 publiccomment@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.

MITIGATED NEGATIVE DECLARATION MITIGATION MONITORING AND REPORTING PROGRAM GENERAL PLAN AMENDMENT NO. GPA-001-2026 AMENDMENT NO. A-046-2026 PLANNED UNIT DEVELOPMENT NO. PUD-020-2026 SITE PLAN NO. SP-168-2026 TENTATIVE TRACT MAP NO. TT-19447

A request that the Planning Commission recommend City Council approval of a General Plan Amendment, Zoning Map Amendment, and related entitlements for a proposed 26-unit Multiple-Family Residential project on an approximately 1.8-acre site. The site is at 9822 Russell Avenue in the R-1 (Single-Family Residential) zone. The specific land use entitlement approvals requested include the following:

- (i) General Plan Amendment to change the land use designation of the subject property from LDR (Low Density Residential) to LMR (Low Medium Residential);
- (ii) Zoning Map Amendment to re-zone the subject property from R-1 (Single-Family Residential) to Residential Planned Unit Development No. PUD-020-2026 with an R-2 (Limited Multiple Residential) base zone;
- (iii) Residential Planned Unit Development to facilitate the development of the project;
- (iv) Site Plan approval to construct twenty-six (26) two-story townhomes and associated site improvements;
- (v) A Tentative Tract Map to create a one-lot subdivision for the purpose of selling each dwelling unit as a condominium; and
- (vi) A revocation of Conditional Use Permit Nos. CUP 114-81 and CUP-554-01 which previously allowed for the operation of an elementary school, and operation of a wireless facility on the subject property, respectively.

The Planning Commission will also consider a recommendation that the City Council adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project. Copies of the Mitigated Negative Declaration, including the Initial Study and all documents referenced in the Mitigated Negative Declaration, are available for public review at Garden Grove City Hall, Planning Services counter, 11222 Acacia Parkway, Garden Grove.

Electronic copies are available online at www.ggcity.org/planning/environmental-documents. The City invites all interested parties to submit written comments on the Initial Study and Mitigated Negative Declaration during the public review period beginning on April 30, 2026 and ending on May 20, 2026, at 5:30 p.m. written comments can be mailed, or electronically submitted to: Priit Kaskla, AICP, City of Garden Grove, Planning Services Division, 11222 Acacia Parkway, Garden Grove, CA 92840. Email: priitk@ggcity.org. Please reference the case numbers with all correspondence.

CONDITIONAL USE PERMIT NO. CUP-295-2026
A request for conditional use permit approval to allow the operation of a new 760 square-foot "tattoo, general" business within an existing multi-tenant commercial shopping center. The site is at 8271 Garden Grove Boulevard in the GGMU-2 (Garden Grove Mixed Use 2) zone. In conjunction with the request, the Planning Commission will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

SITE PLAN NO. SP-171-2026
A request for Site Plan approval to construct a four (4) unit, two-story, multi-family residential apartment development and associated site improvements on an approximately 0.39 acre lot. All existing site improvements will be removed. The site is at 8892 Lampson Avenue in the R 3 (Multiple-Family Residential) zone. In conjunction with the request, the Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

ALL INTERESTED PARTIES are invited to attend said Hearing and express opinions or submit evidence for or against the proposal as outlined above, on **May 21, 2026**. If you challenge the application in Court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Further information on the above may be obtained at the Planning Services Division, City Hall, 11222 Acacia Parkway, or by telephone at (714) 741 5312.

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