

ORDINANCE NO. 2234

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE AMENDING IRVINE INDUSTRIAL PLANNED UNIT DEVELOPMENT NO. PUD-103-76/REV.92 AND PARTICULARLY SECTION V: GENERAL DEVELOPMENT STANDARDS. THE PUD'S LOCATION IS SITUATED ON THE EAST SIDE OF KNOTT AVENUE, WEST SIDE OF WESTERN AVENUE, SOUTH OF KATELLA AVENUE, AND NORTH OF CHAPMAN AVENUE

THE CITY COUNCIL OF THE CITY OF GARDEN GROVE DOES ORDAIN AS FOLLOWS:

SECTION 1:

WHEREAS, the subject case was initiated by C & D Plastics Inc., requesting the following PUD amendment:

PUD-103-76/Rev.92 to amend Irvine Industrial Planned Unit Development to allow heliports with the approval of a Conditional Use Permit. The PUD location and parcel numbers are AS FOLLOWS: BEING A PORTION OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 11 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN RANCHO LOS ALAMITOS AS SHOWN ON RECORD OF SURVEY BOOK 2, PAGE 43, OF ORANGE COUNTY RECORDS, SAID LAND ALSO BEING KNOWN AS LOTS 5, 6, 11, 12, 13 AND 14 OF J. W. BIXBY AND COMPANY'S SUBDIVISION OF A PORTION OF RANCHO LOS ALAMITOS ACCORDING TO A MAP THEREOF RECORDED IN BOOK 7, PAGE 51, OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, BEING MORE PARTICULARLY DESCRIBED AS A WHOLE AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 5 OF SAID J. W. BIXBY AND COMPANY'S SUBDIVISION, SAID POINT OF BEGINNING BEING ON THE CENTER LINE OF KNOTT AVENUE, FORMERLY HANSEN ROAD, 60 FEET WIDE; THENCE ALONG THE NORTHERLY BOUNDARY OF LOT 5, NORTH 89°35'43" EAST 30 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING ALONG THE NORTH BOUNDARY OF LOTS 5 AND 6, NORTH 89°35'43" EAST 2803.65 FEET TO THE WESTERLY LINE OF WESTERN AVENUE, KNOWN AS A STREET 40 FEET WIDE ON MAP OF J. W. BIXBY AND COMPANY'S SUBDIVISION; THENCE ALONG SAID WESTERLY STREET LINE SOUTH 0°35'11" EAST 2096.10 FEET; THENCE LEAVING SAID WESTERLY LINE SOUTH 89°30'34" WEST 669.04 FEET; THENCE SOUTH 0°34'05" EAST 856.89 FEET; THENCE NORTH 89°40'14" EAST 669.32 FEET TO THE ABOVE-DESCRIBED WESTERLY LINE OF WESTERN AVENUE; THENCE ALONG SAID WESTERLY LINE SOUTH 0°35'11" EAST 962.27 FEET TO A LINE PARALLEL WITH AND 50 FEET NORTHERLY, MEASURED AT A RIGHT ANGLE FROM THE CENTER LINE OF CHAPMAN AVENUE, WHICH IS SHOWN ON MAP OF SAID J. W. BIXBY AND COMPANY'S SUBDIVISION AS A STREET 60 FEET WIDE; THENCE ALONG SAID PARALLEL LINE SOUTH 89°35'12" WEST 20 FEET; THENCE NORTH 0°35'11" WEST 40 FEET; THENCE SOUTH 44°30'00" WEST 56.65 FEET TO THE ABOVE-DESCRIBED PARALLEL LINE, WHICH IS THE PRESENT NORTHERLY STREET LINE OF CHAPMAN AVENUE; THENCE ALONG SAID NORTHERLY LINE SOUTH 89°35'12" WEST 1801.55 FEET TO THE SOUTHEAST CORNER OF LAND SHOWN ON MAP FILED IN RECORD OF SURVEY BOOK 64, PAGE 49, OF ORANGE COUNTY RECORDS; THENCE CONTINUING ALONG THE BOUNDARY OF SAID RECORD OF SURVEY THE FOLLOWING COURSES: NORTH 0°15'47" EAST 967.79 FEET; NORTH 89°44'13" WEST 340 FEET; NORTH 0°15'47" EAST 660 FEET; NORTH 89°44'13" WEST 660 FEET TO A LINE PARALLEL WITH AND DISTANT 30 FEET EASTERLY, MEASURED AT A RIGHT ANGLE FROM THE CENTER LINE OF KNOTT AVENUE, FORMERLY HANSEN ROAD, SHOWN AS A STREET 60 FEET WIDE ON

SAID MAP OF J. W. BIXBY AND COMPANY'S SUBDIVISION; THENCE ALONG SAID PARALLEL LINE NORTH 0°15'47" EAST 2278.34 FEET TO THE TRUE POINT OF BEGINNING, WHICH PROPERTY IS PARCEL NOS. 131-023-04, 05, 10, 11, 12, 13, 14, 15, 16, 17, 19, 21, 22, 23; 131-022-01, 02, 03, 06, 07, 08, 09, 10, 11; 131-021-14, 15, 16, 17, 18, 19, 20, 21, 22, 26, 27, 28, 32, 33, 34, 35, 36, 37; 131-332-01, 02, 03, 04, 05, 06, 07, 08, 11, 12, 13, 14, 15, 16, 17; 131-331-18, 21, 22, 23, 24, 25, 30, 31, 32, 36, 40, 41, 24; 131-651-02, 23, 04, 06, 08, 18, 19, 20, 21, 22, 25, 26, 27, 28, 32, 36, 37, 38

WHEREAS, the City of Garden Grove has prepared a Negative Declaration, eliminating the requirement for an Environmental Impact Report, because the proposed development will not have a significant effect on the environment; and

WHEREAS, pursuant to Resolution No. 4247, the Planning Commission recommended approval of Planned Unit Development Amendment No. PUD-103-76/Rev.92 on June 11, 1992; and

WHEREAS, pursuant to legal notice, a public hearing was held by the City Council on July 7, 1992, and all interested persons were given an opportunity to be heard; and

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

NOW, THEREFORE, BE IT RESOLVED:

1. Planned Unit Development No. PUD-103-76/Rev.92 is hereby approved pursuant to facts and reasons stated in the Planning Commission Resolution No. 4247, a copy of which is on file in the office of the City Clerk and incorporated herein by reference with the same force and effect as if set forth in full.

SECTION 2:

PUD Amendment No. PUD-103-76/Rev.92 is hereby adopted and Section V: General Development Standards item C is hereby changed to reflect the allowance of heliports with the approval of a Conditional Use Permit. Item C is as follows:

Permitted Uses Subject to Conditional Use Permit Approval. The following additional uses shall be permitted in all areas of the Planned Unit Development, with the exception of that portion designated commercial industrial. A public hearing will be set before the Zoning Administrator to hear the request for establishment of the following uses:

1. Utility Services Yards
2. Furniture Warehouse Sales
3. Rug and Carpet Sales and Distribution

4. Building products and/or sales, including plumbing, lumber, electrical and masonry supplies.
5. Extraction of natural resources
6. Heliport (maximum of two heliports allowed within this PUD)

The purpose of the Conditional Use Permit will be to determine the compatibility of the requested use with surrounding uses and to ensure that said use shall not be detrimental to the health, safety, morals, comfort, and general welfare of the residing or working in the neighborhood of such proposed use.

SECTION 3:

This ordinance shall take effect thirty (30) days after adoption and shall within fifteen (15) days of adoption be published with the names of Councilmembers voting for and against the same in the Orange County News, a newspaper of general circulation, published and circulated in the City of Garden Grove.

The foregoing ordinance was passed by the City Council of the City of Garden Grove on the 21st day of July, 1992.

ATTEST:

  
CITY CLERK

  
MAYOR

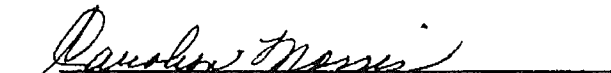
STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) SS:  
CITY OF GARDEN GROVE)

I, CAROLYN MORRIS, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Ordinance was introduced and presented on July 7th, 1992 with vote as follows:

AYES: COUNCILMEMBERS: (5) DINSEN, KESSLER, LEYES, WILLIAMS, DONOVAN  
NOES: COUNCILMEMBERS: (0) NONE  
ABSENT: COUNCILMEMBERS: (0) NONE

and was passed on July 21, 1992 by the following vote:

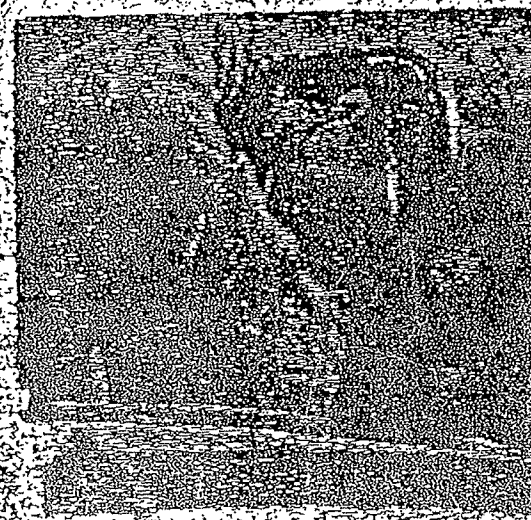
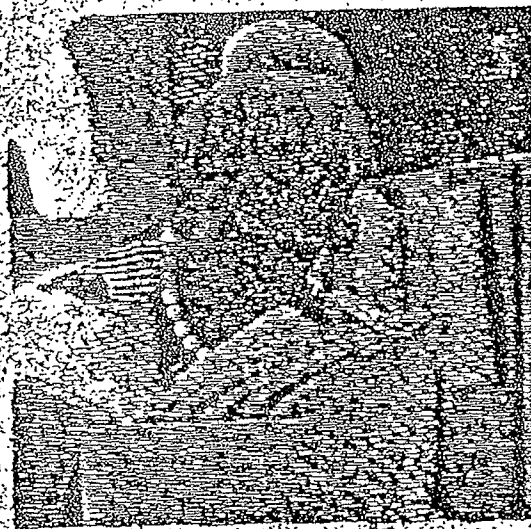
AYES: COUNCILMEMBERS: (4) KESSLER, LEYES, WILLIAMS, DONOVAN  
NOES: COUNCILMEMBERS: (1) DINSEN  
ABSENT: COUNCILMEMBERS: (0) NONE

  
CITY CLERK

# IRVINE INDUSTRIAL COMPLEX

GARDEN GROVE

## Supplemental Regulations



## PLANNED UNIT DEVELOPMENT PUD-103-76, REVISED '92

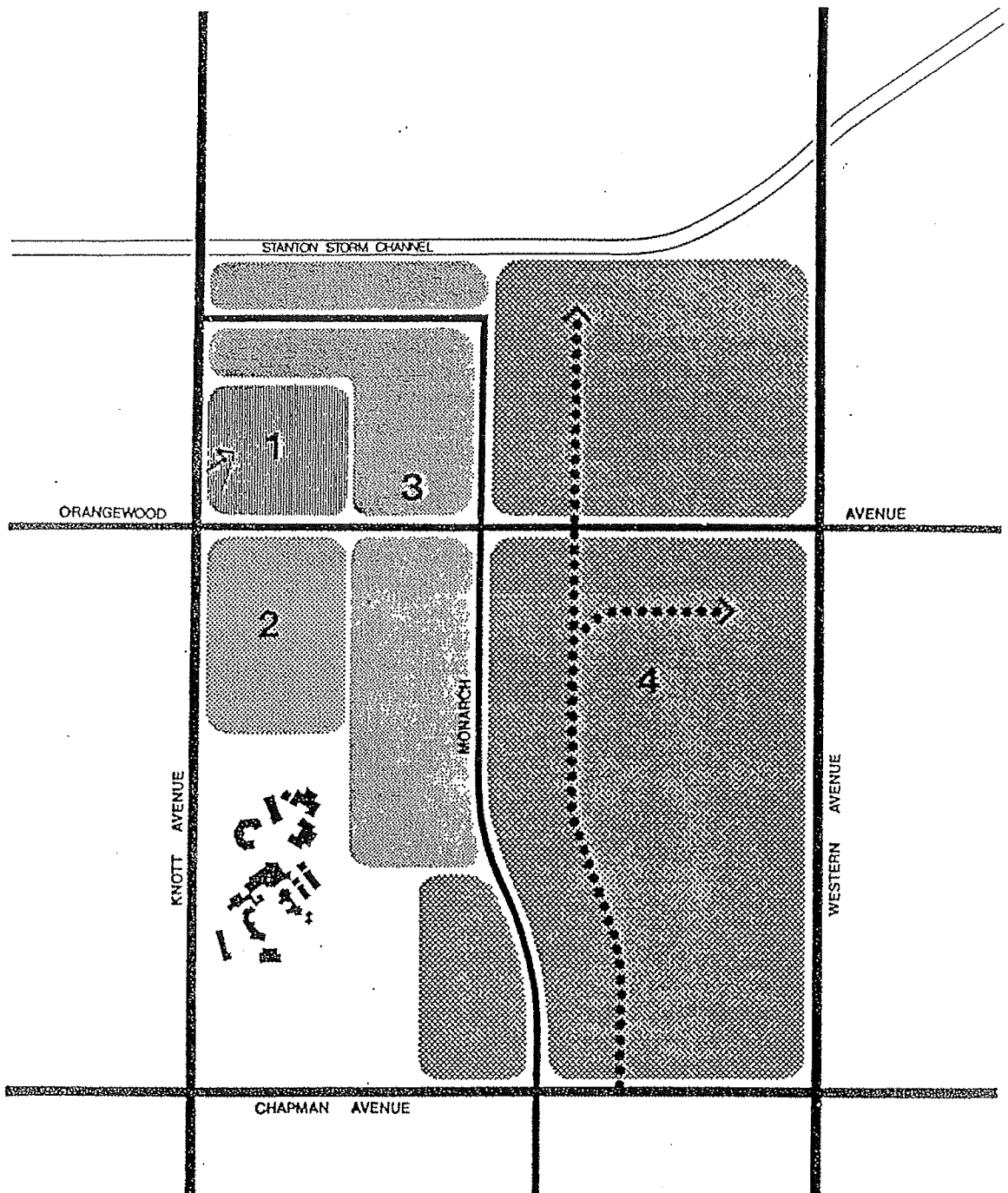
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**SECTION I. STATISTICAL ANALYSIS**

The Irvine Industrial Complex Planned Unit Development - Garden Grove has been designed to accommodate the following land use program:

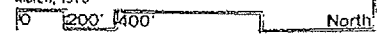
<u>Area</u>	<u>Use</u>	<u>Net Acres</u>
1	Industrial Commercial	10
2	Multi-Tenant Industry	14
3	Special Industry	45
4	Industry	<u>118</u>
	TOTAL	187



- LEGEND**
-  INDUSTRIAL COMMERCIAL
  -  MULTI-TENANT INDUSTRY
  -  SPECIAL INDUSTRY
  -  INDUSTRY
  -  RAILROAD

**Land Use Plan**  
 IRVINE INDUSTRIAL COMPLEX garden grove

March, 1976



## SECTION II. NOTES

1. Within the Planned Unit Development area, the continued use of the land for agricultural purposes with uses, structures and appurtenances accessory thereto shall be permitted.
2. Grading will be permitted within the Planned Unit Development area outside of immediate development upon the securing of a grading permit.
3. Water service and sewage disposal facilities within the Planned Unit Development area shall be furnished by the City of Garden Grove and the Garden Grove Sanitary District respectively.
4. Regardless of the provisions of this supplemental text, no construction shall be allowed within the boundaries of the Irvine Industrial Complex Planned Unit Development except that which complies with all provisions of applicable building codes and the various mechanical codes related thereto.
5. Any land use proposal not specifically covered by the Planned Unit Development plan and its supplemental text shall be subject to the regulations of the City of Garden Grove Zoning Code.
6. A plan for silt control for all storm runoff from the property during the construction and initial operation of the tract and maintaining the integrity of silt control facilities during normal operation shall be prepared and submitted to the California Water Quality Control Board Staff for their review prior to issuance of a grading permit.

## SECTION III. DEFINITIONS

### Advertising Surface

The total area of the face of the structure, excluding supports.

### Area of Elevation

Total height and length of a building as projected to a vertical plane.

### Building Site Area

The total land area of the land described in the use or other permit.



### Multi-Tenant Industry

For the purpose of these supplemental regulations, multi-tenant industry shall mean industrial operations, uses or activities within a building or complex of buildings which involves three (3) or more separate tenants.

### Setbacks from Street Corners

Setbacks from street corners shall be established as that point of intersection of the required setback lines from access streets, prolonged to point of intersection.

### Special Industry

For the purpose of these supplemental regulations, special industry shall mean any industrial operation, use or activity which occurs on a designated building site or lot which has a total gross building site area of less than two (2) acres.

### Side and Front of Corner Lots

For the purpose of these supplemental regulations, the narrowest frontage of a lot facing the street is the front, and the longest frontage facing the intersecting street is the side, irrespective of the direction in which structures face.

## **SECTION IV. APPLICABILITY**

The provisions contained in this Planned Unit Development supplemental text shall apply as specified to all uses permitted. Except as otherwise stated in this text, the requirements of the development standards and the Zoning Code of the City of Garden Grove shall apply.

## **SECTION V. GENERAL DEVELOPMENT STANDARDS**

### **A. Purpose and Intent**

Unless otherwise specifically prohibited herein, any industrial operation, use and activity will be permitted in all four (4) land use areas of the Planned Unit Development provided it is so designed and constructed that the operations, uses and activities do not cause or produce a nuisance to adjacent sites such as vibration, noise, radio frequency interference sound, electromechanical disturbance and radiation, electromagnetic disturbance, radiation, air or water pollution, dust, emission of odorous, toxic or non-toxic matter.

Further, lighting is to be shielded and direct rays confined within property lines.'

Any use proposed subject to the above-mentioned procedure will be submitted to the City of Garden Grove's Public Works and Development Department for review and recommendation to the Zoning Administration. Upon receipt of the Planning coordinating Committee recommendation, the Zoning Administrator will make a determination as to compliance with the standards set forth in the Planned Unit of the Zoning Administrator, he may request a public hearing through application for an Unclassified Use Permit for establishment of the subject use. This hearing will be duly advertised and held before the Planning Commission on a date and time specified.

B. Permitted Uses

1. Uses primarily engaged in research activities including research laboratories, developmental laboratories, and compatible light manufacturing.
2. Manufacture, research assembly, testing and repair of components, devices, equipment and systems and parts and components.
3. Industries engaged in the distribution and/or storage or warehousing.
4. Construction industries.
5. Service industries which provide a service as opposed to the manufacture of a specific product, such as; but not limited to the following:
  - a. The repair and maintenance of appliances or component parts.
  - b. Tooling.
  - c. Printers.
  - d. Testing Shops.
  - e. Small machine shops

' An exception shall be made during periods when breakdown in equipment occurs in such a manner as to make it evident that the effect was not reasonably preventable. The Zoning Administrator shall be notified immediately after such deficiency occurs. The deficiency shall be corrected within thirty (30) days except upon review and approval of the Community Development Director.

- f. Repair, maintenance and servicing of above listed items (excluding automobile repair)
- 6. Support uses, such as but not limited to the following:
  - a. Blueprinting, photostating, photo engraving, printing, publishing and book binding.
  - b. Commercial Sales/Warehousing.
- 7. Accessory uses and structures when related and incidental to a permitted use.
- 8. Agriculture as a continuation of the existing land use, and all necessary structures and appurtenances.

*- medical allowed as supportive use in area 2 per PCC + EDIC. 1/4/08*

*(Commerce Industrial Park)*

C. Permitted Uses Subject to Conditional Use Permit Approval

The following additional uses shall be permitted in all the areas of the Planned Unit Development, with the exception of that portion designated commercial industrial. A public hearing will be set before the Zoning Administrator to hear the request for establishment of the following uses:

- 1. Utility Service Yards.
- 2. Furniture Warehouse Sales.
- 3. Rug and Carpet Sales and Distribution.
- 4. Building products and/or sales, including plumbing, lumber, electrical and masonry supplies.
- 5. Extraction of natural resources.
- 6. Heliport (maximum of two heliports allowed within this PUD).

The purpose of the Conditional Use Permit will be to determine the compatibility of the requested use with surrounding uses and to insure that said use shall not be detrimental to the health, safety, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use.

D. Site Area Requirements

- 1. Minimum site size for industrial parcels shall be 27,500 square feet. The minimum site size for commercial uses shall be that which is necessary to accommodate required on-site parking and landscaping.
- 2. Structures may not cover more than 50 percent of the net lot area.

E. Setbacks

All setbacks will be measured from the property line. For the purpose of these supplemental regulations, a street side property line is that line created by the ultimate right-of-way of the frontage street.

1. Setback from Streets

Front and/or exterior street side setbacks shall be a minimum of twenty (20) feet except for Chapman and Knott Avenues, which shall be a minimum of thirty (30) feet and Western Avenue, which shall be a minimum of seventeen (17) feet.

2. Side Yard

None.

3. Rear Yard

None.

4. Architectural Projections

- a. Rooflines and eaves may project six (6) feet into setback areas subject to the specific approval by the Zoning Administrator.
- b. Steps and open and unenclosed staircases may project six (6) feet into setback areas.

F. Maximum Building Height

Sixty (60) feet.

G. Landscaping

1. General Statement

- a. Landscaping will consist of an effective combination of street trees, trees, ground cover, and shrubbery provided with suitable irrigation. Dry landscape materials may be used in side and rear only. All unpaved, non-work areas (excluding vacant lots) will be landscaped.

2. Street Landscape Areas

The entire area between the curb and a point eighteen (18) feet in back of the curb shall be landscaped, except for any vehicular or pedestrian access way in said area. If a building is placed on the streetside setback line, the entire area between the building setbacks and the curb must be landscaped.

3. Undeveloped Areas

- a. Landscaping plans will incorporate provisions for erosion control on all graded sites which will remain vacant prior to building construction.
- b. Undeveloped areas will be maintained in a weedfree condition as specified by the Garden Grove Municipal code and reviewed by the Garden Grove Fire Department.

4. Boundary Areas

Boundary landscaping is required on all interior property lines unless a zero building setback is utilized. Said boundary landscape areas will be placed along the entire length of property lines. Trees, equal in number to one (1) tree per thirty (30) lineal feet of the interior property line, will be planted in the boundary area in addition to required ground cover and shrub material.

5. Parking Areas

- a. Parking areas shall be landscaped and/or fenced in a manner as to screen said areas from view of all adjacent access streets and other properties or at a minimum have view of said area visually interrupted. Plant materials used for screening will consist of lineal or grouped masses of shrubs and/or trees of a sufficient size and height to meet this requirement and combined with walls or berming as necessary.
- b. Trees, not less than fifteen (15) gallon size, equal in number to one (1) per each five (5) parking stalls and provided with adequate irrigation systems, will be installed in an around the parking area.

6. Landscaping Maintenance

- a. Periodic inspections will be made by the City of Garden Grove noting conditions which are in non-compliance with the requirements of this section. Corrections to bring an area into compliance with the standards will be accomplished by the offender within thirty (30) days of receipt of written notification.
- b. Lawn and ground covers are to be kept trimmed and/or moved regularly. All planting areas are to be kept free of weeds and debris.
- c. All plantings are to be kept in a healthy and growing condition.

- d. Irrigation systems will be kept in working condition. Adjustments and cleaning will be a part of regular maintenance.

H. Parking Requirements

1. Location of Parking

Required off-street parking will be provided on the site of the use served, or on a contiguous site. When parking is provided on a site of different ownership, a recorded document will be approved by the City Attorney and filed with the Public Works and Development Department and signed by the owners of the alternate site, stipulating to the permanent reservation of use of the site for said parking.

2. Parking Standards and Requirements

In addition to the following standards, parking requirements by land use, including size of spaces, aisle widths, etc., will conform to regulations of the City of Garden Grove.

a. Office

One (1) space for each 250 square feet of gross floor area.

b. Manufacture, Research and Assembly, Service Industry, Construction, Support Industry and Multi-Tenants Industry

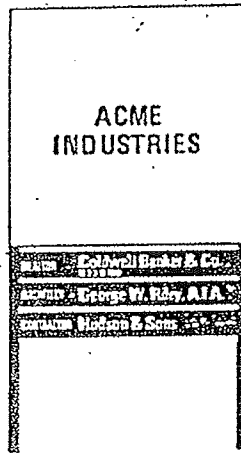
Two (2) parking spaces for each three (3) employees, but in no event less than two (2) spaces for each 1,000 square feet of gross floor area, plus one (1) space for each vehicle operated from and stored at the subject site.

c. Warehouse and Distribution Industry

Two (2) parking spaces for each three (3) employees, but in no event less than one (1) space for each 1,000 square feet of gross floor area for the first 20,000 square feet; one (1) space for each 2,000 square feet for the second 20,000 square feet; one (1) space for each 4,000 square feet of gross floor area for areas in excess of the initial 40,000 square feet of floor area of the building. If there is more than one (1) shift, the number of employees on the largest shift shall be used in determining parking requirements.

I. Sign and Graphic Standards

One (1) sign per street frontage shall be permitted for each industry or commercial use. The signs may be of the following type:



SIGN TYPE (A)

**FUTURE TENANT SIGN:** A sign which informs the viewer of the future tenant planned for a site.

**POLICY:** The sign shall identify tenants which are planned as part of a planned community. Names are designed to identify and not to advertise. May be a double faced if required.

**LOCATION:** Always installed on the site of the facility and oriented to the nearest street. One sign to be utilized for each street fronting on the site.

**LONGEVITY:** From the time the site has been zoned for the facility until construction and/or leasing is completed.

**SIGN SURFACE AREA:** 96 square feet maximum (including 4 "rider" panels).

1. Wall Signs

- a. No wall sign will exceed an area equal to one and one-half (1-1/2) square feet of sign for each one (1) foot of lineal frontage of the building or store. However, no sign shall exceed 200 square feet in area nor comprise more than 10 percent of the area of the elevation upon which sign is located.
- b. In multi-tenant industrial buildings, each individual industry may have a wall sign over the entrance to identify the tenant. Said sign will give only the name of the company and will be limited to six (6) inch high letters. Said signs will be oriented toward the parking or pedestrian area for that building and shall not exceed a maximum area of five (5) square feet.

2. Ground Signs

- a. Ground signs shall not exceed four (4) feet above grade in height nor more than one and one-half (1-1/2) square feet in area for each one (1) foot of lineal frontage of the building or store. However, no sign shall exceed 200 square feet in area.

3. Miscellaneous Signs

The following signs are permitted.

a. Temporary Identification Signs

1) Sales or Lease Sign

A sign not to exceed fifteen (15) square feet in area advertising the sale, lease or hire of the site will be allowed.

2) Construction Sign

A sign not to exceed twenty (20) square feet in area denoting the architects, engineers, contractor, and other related subjects will be allowed at the commencement of construction. Said sign will be removed at the time the building is fit for occupancy.

3) Future Tenant Sign

Signs allowing identification of the future tenants and other persons as shown on Sign Type A.

b. Special Purpose and Direction Signs

Special purpose signs as may be submitted as a part of the Planned Unit Development site plan shall be allowed.

4. Standards

- a. Only one (1) single or double face permanent sign will be allowed per street frontage per site or tenant.
- b. Signs will be restricted to advertising only the person, firm, company or corporation operating the use conducted on the site or the products sold therein.
- c. The area of a wall sign will be measured by a rectangle around the outside of the lettering and/or the pictorial symbol.
- d. All signs attached to the building will be surface mounted.



- e. Signs visible from the exterior of any building may be lighted, but no signs or any other contrivance will be devised or constructed so as to rotate, gyrate, blink or move in any fashion.

J. Fences and Walls

1. Height

- a. No fence or wall shall exceed eight (8) feet in height except that a twelve (12) foot fence may be permitted subject to the approval of the Zoning Administrator.
- b. No wall greater than three (3) feet shall be located within the setback area paralleling a street right-of-way.

2. Restrictions on Materials

- a. Walls or fences of sheet or corrugated iron, steel, aluminum, asbestos, or security chain-link fencing are specifically prohibited.
- b. Chain-link fencing is permitted when combined with redwood battens.

K. Telephone and Electrical Service

All "on-site" telephone and electrical lines will be placed underground. Transformer or terminal equipment will be screened from view of adjacent streets and properties.

L. Storage and Refuse Collection Areas

- 1. All outdoor storage areas and refuse collection areas shall be visually screened so that materials stored within these areas shall not be visible from access streets and adjacent property.
- 2. Storage or refuse collection will not be permitted between a frontage street and a building setback line.

M. Loading Areas

Streetside loading will be allowed providing the loading dock is setback a minimum of seventy (70) feet from face of curb. Said loading areas will be screened from view of adjacent streets, and access shall be provided without the necessity of vehicle maneuvers from frontage streets.

N. Maintenance

1. All structures will be maintained in a neat and orderly manner.
2. All permitted signs will be maintained in a neat and orderly manner.

O. Public Safety

No operation in the manufacture, compounding, assembling, processing or treatment of any product, and no material stored on property within the Planned Unit Development shall be injurious to the health, safety or welfare of persons residing or working in the neighborhood by reason of danger to life or property.

## SECTION VI. INDUSTRIAL COMMERCIAL

A. Purpose and Intent

It is the intent within this designated land use to allow a combination of general industry, business and professional offices, and commercial activities primarily supportive of the industrial park.

Minor ancillary activities associated with the above activities may be located outside a structure provided screening requirements as set forth in these supplemental regulations are met.

B. Permitted Uses

1. All uses listed in Section V, General Development Standards.
2. Commercial uses, such as but not limited to the following, subject to City Zoning Administrator determination:
  - a. Administrative, professional and business offices
  - b. Service Stations, subject to existing City of Garden Grove Municipal Code Requirements.
  - c. Barber Shop
  - d. Beauty Shop
  - e. Deli/Coffee Shop
  - f. Fast Food and Take-Out Restaurants
  - g. Dry Cleaner
  - h. Branch Bank

- i. Health Club
- j. Trade School
- k. Restaurants

\* If other uses are proposed, the applicant will make a request for determination of that use.

Upon receipt of this information, the City of Garden Grove's Public Works and Development Department will make the recommendation to the Zoning Administrator for determination if the proposed project is in conformance with the intent of the General Plan and regulations governing development for the subject area. If the Zoning Administrator so determines the project to conform to these regulations, the application will be processed administratively by the City staff and no public hearing will be required.

However, if in the opinion of the Zoning Administrator a question relative to use or design conformance exists, he may determine it to be a use not classified and, at the request of the applicant establish a duly noticed public hearing to be held before the Planning Commission at a date and time specified for determination of compliance with the Municipal Code and regulations governing development within the subject Planned Unit Development.

## SECTION VII. DEVELOPMENT PROCEDURES

The size and nature of the Irvine Industrial Complex Planned Unit Development precludes the development and submission at the zoning phase of specific development plans for individual sites within the project. The following procedure therefore, will be adhered to regarding future submission of precise site development plans to the City for approval.

Each applicant desiring to secure approval of building plans shall submit to the Office of Public Works and Development Department the following information.

1. A statement describing the intended use of the site, to include a full description of the activities contemplated to be conducted within the building(s) proposed.
2. A site plan showing all buildings and structures complete with setback dimensions and dimensions of said structures on the site in question.
3. A set of architectural plans indicating the building elevations and construction materials and provisions for landscaping and utility services.

Upon receipt of this information, the Zoning Administrator shall make a determination if the proposed project is in conformance with the purpose and intent of the General Plan and the regulations governing development for the subject area. If the Zoning Administrator so determines the project to conform to these regulations, the application will be processed administratively by the City staff.

However, if in the opinion of the Zoning Administrator a question relative to use or design conformance exists, he shall establish a duly noticed public hearing to take testimony and render a decision regarding the proposed project. In such event, the findings of the Zoning Administrator shall be final unless appealed to the City Council.

PUD10376.rpt  
06/09/92

## STAFF REPORT TO THE PLANNING COMMISSION

CASE NO.: PUD-103-76  
APPLICANT: IRVINE INDUSTRIAL COMPLEX  
LOCATION: EAST SIDE KNOTT, WEST SIDE WESTERN, SOUTH OF KATELLA, NORTH OF CHAPMAN  
HEARING DATE: APRIL 15, 1976  
ANALYST: D. GUNDERMAN

### I. APPLICANT'S REQUEST:

The applicant is requesting the rezoning of approximately 212 acres currently zoned MP (Industrial Park) and OS (Open Space) to the PUD (Planned Unit Development) Zone and approval of a General Development Plan for the establishment of the site into finished industrial lots. Said development will consist primarily of industrial-commercial, multi-tenant industrial, and general light industrial uses on lots ranging from 2/3 of an acre to 5 acres. Included in the request is the consideration of an Environmental Impact Report as required by Article 6, Section 15062 of the California Environmental Quality Act of 1970. This document is on file for public review in the Public Works & Development Department of the City of Garden Grove.

### II. APPLICANT'S STATEMENT:

*The proposed industrial land use is consistent with the Land Use Element of the City of Garden Grove General Plan. Further, the project has been the subject of a comprehensive Environmental Impact Study which concluded the development would have no significant negative impacts to the City. The proposed use will result in productive use of the land for industrial purposes, thereby providing opportunities for employment to residents of the City and County. More significantly, the industrial project will provide substantial tax revenues to the City which will help reduce city and school district tax burdens on residents of the City.*

### III. ZONING AND LAND USE INFORMATION:

- A. Subject property is zoned MP and OS and is unimproved.
- B. Existing land use and zoning in the vicinity of the subject project are as follows:
  1. North: City of Stanton - Zoned Mult. Resid. and improved with Multiple Family Dwellings and trash collection station.
  2. South: Zoned PUD and improved with Various Industrial Uses.
  3. West: City of Cypress and City of Garden Grove - Zoned C-1 and R-1, improved with Commercial Uses.
  4. East: Zoned M-1 and improved with Various Industrial Uses.

### IV. BACKGROUND INFORMATION:

- A. A-103-74 - The rezoning of 85 acres of the subject site to the Open Space Zone was approved by the City Council on November 19, 1974.
- B. GPA-1-76(A) - The redesignation of the above mentioned 85 acres from OS to Industrial was approved by City Council, February 17, 1976.

### VI. GENERAL PLAN ELEMENT IMPLICATIONS:

- A. Land Use Element - The Land Use Element determines the subject property to be Industrial and the proposed uses are in keeping with the Land Use Element.
- B. Safety Element - The subject property will be served by Fire Station No. 5, 12751 Western Avenue, which is within the recommended travel distance for Fire Suppression vehicles to industrial areas.

VI. INTERDEPARTMENTAL COMMENTS AND FEES:

A. Public Works and Development:

1. Permit Section:

All financial obligations are to be satisfied prior to or concurrent with the issuance of building permits.

a. Water Assessment Fees:

1. Acreage Fee (187 acres x \$750/acre) \$140,250.00
2. Front Footage Fee (7994 L.F. x \$2.00/L.F.) \$ 15,988.00

b. Labor and Materials Bond, Faithful Performance Bond, and Inspection Fee will be computed upon receipt of water improvement plans.

c. Water meters: Insufficient information at this time to determine number and size.

2. Plan Check Section:

a. Drainage Fee (212 Acres in Area "B" at \$200/acre)\$42,400.00

b. Parkway Tree Fee (7994 L.F. at \$.80/L.F.) \$ 6,395.20

c. Normal subdivision fees will be required (to be determined when filing subdivision map).

d. Street and Storm Drain plans will be required.

e. A complete Hydrologic Study will be required.

3. Traffic Section:

a. A traffic circulation plan will be submitted by the applicant for review of the Traffic Engineer and possible referral to the Traffic Commission.

b. Standard utility-owned mercury vapor street lighting will be required on all public streets within the project area. The electroliers are proposed to be standard utility concrete poles with vapor luminaires and with all power service to said lights to be underground.

4. Water Engineering Section:

a. Backflow protection will be required on service installations in this area.

b. A water improvement plan will be required to be submitted to the Water Engineering Section of the Public Works and Development Department for their review prior to the issuance of building permits for the proposed development. At that time, specific recommendations and approvals will be made for the improvement plan.

B. Fire Department:

1. The following comments were discussed with the applicant at a meeting held March 16, 1976.
  - a. Some areas will require additional access routes for Fire Suppression vehicles.
  - b. A 6,000 GPM fire flow will be required.
  - c. Street fire hydrants must be placed at 300 foot intervals.
  - d. On-site fire hydrants may be required.
  - e. Automatic sprinkler systems will be required.

C. Garden Grove Sanitary District:

1. Annexation Fee = \$400.00/acre.
2. Local Agency Formation Committee Fee \$200.00
3. State Board of Equalization Processing Fee: \$290.00
4. Plan Check Fee - 2% of "off-site" construction cost.
5. County Sanitation District #3 connection Fees - \$50.00 per thousand sq. ft. of building area with a \$250.00 minimum.
6. Sewer Service Use Fee - one - time charge (See attached schedule).
7. Inspection Fee:
  - a. First 50 feet - \$15.00
  - b. Next 450 feet - .20/L.F.
  - c. " 500 feet - .15/L.F.
  - d. " 2000 feet - .10/L.F.
  - e. " 2000 feet - .05/L.F.
  - f. Over 5000 feet - .01/L.F.

VII. STAFF COMMENTS:

A. The Irvine Industrial Complex is requesting rezoning and approval of a General Development plan for a 212 acre site formerly used as an anti-aircraft missile base by the United States Army. The master planned industrial park is consistent with the General Plan and is in keeping with the objectives and principles contained in the City's Land Use Element for industrial development.

B. The proposed plan indicates five points of access each being a fully developed public street. Primary points of access are provided off Knott Avenue, Chapman Avenue and Western Avenue. Orangewood Avenue will be extended through the entire project from Knott Avenue to Western Avenue but will be narrower in that area bisecting the project so as to discourage normal through traffic. Thus, Orangewood is intended to be the primary internal street for the project and, coupled with Monarch Street, an existing secondary street, will provide access to all sections of the complex.

Studies conducted for the preparation of the Environmental Impact Report submitted with the project indicate that vehicular traffic will be equally distributed in all directions and hence no one direction will receive a concentration of traffic. An estimated 850 trucks of all sizes are forecast per day, however, these vehicles will be distributed throughout all hours of the day and will not create a significant conflict with normal traffic. Likewise, buses operated by the Orange County Transit District will not conflict with normal traffic generated by the complex.

In addition to automobiles, trucks, and buses, the applicant proposes to extend the existing Southern Pacific rail line northward across Chapman. However, there appears to be no evidence to indicate any conflict with internal vehicular traffic. Similarly, surrounding uses should not be adversely affected by the rail service since peak hours of operation for the rail service will be 7:00 P.M. to 9:00 P.M. and any sound emanating from this source will be buffered by the surrounding concrete buildings.

C. Site design for the project indicates a 90 lot subdivision consisting of lots of various sizes to accommodate a wide range of industrial uses. These 90 lots are designated for industrial sites and will encompass 163 acres to be broken down thusly:

- |                         |   |    |
|-------------------------|---|----|
| 1. Lots under 1 acre    | - | 55 |
| 2. Lots 2.15 to 3 acres | - | 18 |
| 3. Lots 3.70 to 5 acres | - | 17 |

Although the MP zone requires lot sizes to be a minimum of 2 acres, the concept of this PUD is to provide a fully integrated and self-contained industrial park and the inclusion of lots under 1 acre would accommodate those industries primarily designed to support the larger industries. Additionally, marketing studies conducted for the proposed development indicate that these smaller lot sizes are developed quite rapidly and, after development, seem to act as an important incentive to the location of larger industries in the area.

In addition to the aforementioned 163 acres designated for industrial and special industrial uses, 14 acres has been set aside to accommodate multi-tenant industrial facilities. These facilities will provide from 800 to 5,000 square feet to those small business and service industries so integral to the success of a complex of this type. Uses such as blueprinting, printing, machine and component repairs will be permitted in this area.

Finally, a 10 acre site for industry related commercial development is planned to provide convenience for the complex's other uses and a means of tax revenue to the City. Banks, restaurants, barber shops, and health clubs are just a few of the supportive uses planned for this industrial-commercial area.

D. Parking requirements, setbacks and other development standards are contained in the Supplemental Regulations and Covenants, Conditions and Restrictions, which shall be part of the recorded documents of this PUD. The applicant and the City staff have worked very closely in developing the above mentioned documents. Staff is satisfied that these documents provide fully the parameters for all new construction in the complex. The existing MP zone regulations served as the basis for the standards of development contained in the text. However, many of the standards such as signing, setbacks and landscaping, made a part of this PUD are more restrictive than those in the MP zone.

Uses in the project are controlled by the above mentioned documents. However, additional control of the scope and direction of the project rests with the City. In particular, uses designated for the project must first meet approval of the Garden Grove Planning Coordinating Committee and, ultimately, the City's Zoning Administrator. Of course, the applicant may, upon written application for an Unclassified Use Permit, request a public hearing before the Planning Commission should the applicant, Irvine Industrial Complex, disagree with the Zoning Administrator's determination. In addition, some uses, as outlined in the Supplemental Regulations recorded with this PUD, require the application and approval of, through public hearing before the Zoning Administrator, an Unclassified Use Permit as a matter of course.

The size and scope of the subject development dictates the use of a General Development Plan and Supplemental Regulations for achieving adequate control. Ultimate build-out is forecast for 1986 with land absorption expected to be accomplished at an absorption rate of approximately 30 acres each year for a five to six year period. With a variety of uses proposed and an ultimate dollar valuation estimated to be \$86.5 million by ultimate build-out, the method proposed for control of uses and construction seems most feasible at this time.



STAFF REPORT TO THE PLANNING COMMISSION PUD-103-76

E. The staff has reviewed PUD-103-76 in accordance with the spirit and intent of Municipal Code Section 9213F dealing with Planned Unit Developments. Likewise, the Planning Coordinating Committee has reviewed the subject project on numerous occasions. The Committee recommends approval of PUD-103-76 and the accompanying documents as described herein. This recommendation of approval is coupled with the following recommendations:

1. The Supplemental Regulations and General Development Plan, as presented to the Planning Commission, and any additional conditions or modifications to those documents as dictated by the Planning Commission and/or City Council, shall be made a part of the approval of PUD-103-76 and recorded as a part of said PUD. All development standards and uses within the PUD shall be subject to the provisions of said Plan, Supplemental Regulations and Covenants, Conditions, and Restrictions.
2. Minor modifications may be approved by the Zoning Administrator. Other than minor modifications shall require the filing of a new PUD application.

RESOLUTION NO. 2837

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING PLANNED UNIT DEVELOPMENT NO. PUD-103-76

WHEREAS, in the matter of Planned Unit Development No. PUD-103-76, the Planning Commission of the City of Garden Grove does report as follows:

1. The subject case was initiated by Irvine Industrial Complex, as applicant.
2. The applicant requests the rezoning of approximately 212 acres currently zoned MP (Industrial Park) and OS (Open Space) to the PUD (Planned Unit Development) zone and approval of a general development plan for the establishment of the site into finished industrial lots. Said development will consist primarily of industrial-commercial, multi-tenant industrial, and general light industrial uses on lots ranging from 2/3 of an acre to 5 acres, located on the east side of Knott, west side of Western, south of Katella and north of Chapman.
3. Included in the request is the consideration of an Environmental Impact Report as required by Article 6, Section 15062 of the California Environmental Quality Act of 1970. This document is on file for public review in the Public Works and Development Department of the City of Garden Grove.
4. The subject property is zoned MP and OS and is unimproved.
5. Existing land use and zoning of property in the vicinity of the subject property have been reviewed.
6. Past cases affecting the subject property were considered, report submitted by the City's staff was reviewed, and the Environmental Impact Report was considered.
7. Pursuant to legal notice, public hearing was held on April 15, 1976, and all interested persons were given an opportunity to be heard.
8. The Planning Commission gave due and careful consideration to the matter during their meeting of April 15, 1976; and

WHEREAS, facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Sections 9219.9 and 9220.4, are as follows:

1. The subject development is in keeping with the spirit and intent of the Municipal Code in that the proposed rezone to PUD is in keeping with the Land Use Element of the General Plan.
2. The subject PUD, as proposed, will provide industrial and commercial developments in the area which are in keeping with the environmental and development goals of the City in that the project meets, and in most cases exceeds, Municipal Code requirements for development.
3. The subject PUD meets those criteria established in Municipal Code Section 9213F.7 for approval of Planned Unit Developments in that the location, design, and proposed uses are compatible with the surrounding area; that the plan will produce internally a stable and desirable environment, particularly with regard to traffic circulation and access; and that there is reasonable assurance that the applicant intends to proceed with the execution of the project without undue delay; and

WHEREAS, the Planning Commission does conclude:

1. Subject Planned Unit Development does possess characteristics that would indicate justification of the request for adoption in accordance with Municipal Code Sections 9213F.7 and 9220.
2. The accompanying Environmental Impact Report is complete.
3. In order to fulfill the purpose and intent of the Municipal Code and thereby promote the public health, safety, and general welfare, the following conditions of approval shall apply to the subject case:

- A. The Supplemental Regulations and General Development Plan, as presented to the Planning Commission, and any additional conditions or modifications to those documents as dictated by the Planning Commission and/or City Council, shall be made a part of the approval of PUD-103-76 and recorded as a part of said PUD. All development standards and uses within the PUD shall be subject to the provisions of said Plan; Supplemental Regulations; and Covenants, Conditions, and Restrictions.
- B. Minor modifications may be approved by the Zoning Administrator. Other than minor modifications shall require the filing of a new PUD application;

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Garden Grove does hereby find the Environmental Impact Report complete and recommends approval of Planned Unit Development No. PUD-103-76, subject to the conditions stated above, and does further recommend to the City Council rezoning to the PUD zone, as indicated on the maps attached hereto and made a part hereof. -

ADOPTED this 15th day of April, 1976.

*Howard Whittaker*  
 HOWARD WHITTAKER  
 CHAIRMAN

I HEREBY CERTIFY that the foregoing resolution was duly adopted at the regular meeting of the Planning Commission of the City of Garden Grove held on April 15, 1976, and carried by the following vote, to wit:

AYES: COMMISSIONERS: FINCH, FULLER, JENNINGS, SLIMMER, WHITTAKER, BALLIET  
 NOES: COMMISSIONERS: NONE  
 ABSENT: COMMISSIONERS: PETROSINE

*Florence T. Davis*  
 FLORENCE T. DAVIS  
 SECRETARY OF THE PLANNING COMMISSION

RECORDING REQUESTED  
BY AND MAIL TO

EXEMPT  
C5

City of Garden Grove  
11391 Aerobic Parkway  
Garden Grove, Ca. 92640

ORDINANCE NO. 1501

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE AMENDING THE GARDEN GROVE MUNICIPAL CODE AND PARTICULARLY ARTICLE IX THEREOF ENTITLED "LAND USE"

THE CITY COUNCIL OF THE CITY OF GARDEN GROVE DOES ORDAIN AS FOLLOWS:

SECTION 1:

Section 9203.20.236 is added to Article IX of the Garden Grove Municipal Code to read as follows:

SECTION 9203.20.236

Planned Unit Development No. PUD-103-76 is hereby adopted and the property shown on the map attached hereto is re-zoned to the PUD. Zone Map Part B-6 is amended accordingly.

The amendment as provided by this Section shall be subject to all the conditions and provisions as set forth in Planning Commission Resolution No. 2837 approving Planned Unit Development No. PUD-103-76.

SECTION 2:

This ordinance shall take effect thirty (30) days after adoption and shall within fifteen (15) days of adoption be published with the names of the Councilmen voting for and against the same in the Orange County Evening News, a newspaper of general circulation, published and circulated in the City of Garden Grove.

The foregoing ordinance was passed by the City Council of the City of Garden Grove on the 18th day of May, 1976.

/s/ J. Tilman Williams  
MAYOR

ATTEST:

/s/ Jeri Louise Wilson  
CITY CLERK

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

RECORDED IN OFFICIAL RECORDS  
OF ORANGE COUNTY, CALIFORNIA  
30 Min. Past 11 A.M. NOV 3 1976  
J. WYLIE CARLYLE, County Recorder

I, JERI LOUISE WILSON, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Ordinance was introduced and presented on May 11, 1976, with vote as follows:

AYES: COUNCILMEMBERS: (4) BARR, DONOVAN, ERICKSON, WILLIAMS  
NOES: COUNCILMEMBERS: (0) NONE  
ABSENT: COUNCILMEMBERS: (0) NONE  
ABSTAIN: COUNCILMEMBERS: (1) KRIEGER

and was passed on May 18, 1976, by the following vote:

AYES: COUNCILMEMBERS: (3) BARR, DONOVAN, WILLIAMS  
NOES: COUNCILMEMBERS: (0) NONE  
ABSENT: COUNCILMEMBERS: (1) ERICKSON  
ABSTAIN: COUNCILMEMBERS: (1) KRIEGER

The foregoing instrument is a full, true and correct copy of the original on file in this office.

ATTEST: August 24 1976  
JERI LOUISE WILSON, City Clerk of the City of Garden Grove  
BY Carolyn Dennis  
DEPUTY CITY CLERK

/s/ Jeri Louise Wilson  
CITY CLERK

Mail to: REQUESTED BY  
City Clerk  
City of Garden Grove  
11337 Acacia Parkway  
Garden Grove, CA 92640

4820

\$ 39.00

111948 675

COVENANT AND AFFIDAVIT  
REGARDING ACCEPTANCE OF CONDITIONS OF APPROVAL  
FOR PLANNED UNIT DEVELOPMENT NO. PUD-103-76

RECEIVED

OCT 6 1976

Devel. Serv. Mgr's Office

STATE OF CALIFORNIA )  
                          ) SS:  
COUNTY OF ORANGE )

The undersigned represent that they are the sole owners of that parcel of real property situated in the City of Garden Grove, County of Orange, State of California, described as follows:

Being a portion of Section 26, Township 4 South, Range 11 West, San Bernardino Base and Meridian, in Rancho Los Alamitos as shown on Record of Survey Book 2, page 43, of Orange County Records, said land also being known as Lots 5, 6, 11, 12, 13 and 14 of J. W. Bixby and Company's subdivision of a portion of Rancho Los Alamitos according to a map thereof recorded in Book 7, page 51, of Miscellaneous Records of Los Angeles County, being more particularly described as a whole as follows:

Beginning at the northwest corner of Lot 5 of said J. W. Bixby and Company's subdivision, said point of beginning being on the centerline of Knott Avenue, formerly Hansen Road, 60 feet wide; thence along the northerly boundary of Lot 5, North 89°35'43" East 30 feet to the True Point of Beginning for this description; thence continuing along the north boundary of Lots 5 and 6, North 89°35'43" East 2803.65 feet to the westerly line of Western Avenue, shown as a street 40 feet wide on map of J. W. Bixby and Company's subdivision; thence along said westerly street line South 0°35'11" East 2096.10 feet; thence leaving said westerly line South 89°30'34" West 669.04 feet; thence South 0°34'05" East 856.89 feet; thence North 89°40'14" East 669.32 feet to the above described westerly line of Western Avenue; thence along said westerly line South 0°35'11" East 962.27 feet to a line parallel with and 50 feet northerly, measured at a right angle from the centerline of Chapman Avenue which is shown on map of said J. W. Bixby and Company's subdivision as a street 60 feet wide; thence along said parallel line South 89°35'12" West 20 feet; thence North 0°35'11" West 40 feet; thence South 44°30'00" West 56.65 feet to the above described parallel line which is the present northerly street line of Chapman Avenue; thence along said northerly line South 89°35'12" West 1801.55 feet to the southeast corner of land shown on map filed in Record of Survey Book 64, page 49, of Orange County Records; thence continuing along the boundary of said Record of Survey the following courses: North 0°15'47" East 967.79 feet; North 89°44'13" West 340 feet; North 0°15'47" East 660 feet; North 89°44'13" West 660 feet to a line parallel with and distant 30 feet easterly, measured at a right angle from the centerline of Knott Avenue, formerly Hansen Road, shown as a street 60 feet wide on said map of J. W. Bixby and Company's subdivision; thence along said parallel line North 0°15'47" East 2278.34 feet to the True Point of Beginning,

which property is situated on the east side of Knott Avenue, west side of Western Avenue, south of Katella Avenue, and north of Chapman Avenue.

The undersigned in consideration of being granted approval of Planned Unit Development No. PUD-103-76 on the above-described property do hereby promise, covenant, and agree to and with the City of Garden Grove that they are aware of, and accept all the conditions of said Planned Unit Development No. PUD-103-76 granted by the Planning Commission of the City of Garden Grove in Resolution No. 2837 and by the City Council of the City of Garden Grove in Resolution No. 5026-76 on May 11, 1976.

The conditions of approval that apply to the subject case are as follows:

RECORDED IN OFFICIAL RECORDS  
OF ORANGE COUNTY, CALIFORNIA  
30<sup>Min.</sup><sub>Past</sub> 11 A.M. NOV 3 1976  
J. WYLIE CARLYLE, County Recorder

- A. The Supplemental Regulations and General Development Plan, as presented to the Planning Commission, and any additional conditions or modifications to those documents as dictated by the Planning Commission and/or City Council, shall be made a part of the approval of PUD-103-76 and recorded as a part of said PUD. All development standards and uses within the PUD shall be subject to the provisions of said Plan; Supplemental Regulations; and Covenants, Conditions and Restrictions.
- B. Minor modifications may be approved by the Zoning Administrator. Other than minor modifications shall require the filing of a new PUD application.

The undersigned further promise, covenant and agree that they will abide by all the conditions of said Planned Unit Development No. PUD-103-76 and will do so within the time specified.

This covenant and agreement shall run with the land and be binding upon all future owners, heirs, successors, and assigns to such property.

Dated this 29th day of September, 1976.

IRVINE INDUSTRIAL COMPLEX / THE IRVINE COMPANY

Cynthia P. Lardis  
 Assistant Secretary  
E. P. Lee, Jr.  
 Vice President

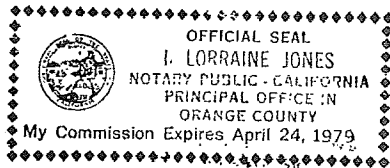


STATE OF CALIFORNIA )  
 ) SS:  
 COUNTY OF ORANGE )

On September 29, 1976, before me, the undersigned, a Notary Public in and for said State, personally appeared E.P. Lee, Jr. known to me to be the Vice President, and Cynthia P. Lardis known to me to be the Assistant Secretary of the corporation that executed the within Instrument, known to me to be the persons who executed the within Instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its bylaws or a resolution of its board of directors.

WITNESS my hand and official seal.

I. Lorraine Jones  
 Notary Public in and for said State



APPROVED AS TO FORM

By: Eric Lauterer  
 ERIC LAUTERER, City Attorney

Date: 10-27-76