

ORDINANCE NO.

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 _____ day of _____, 1992.

PUD10376.ord
07/02/92

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

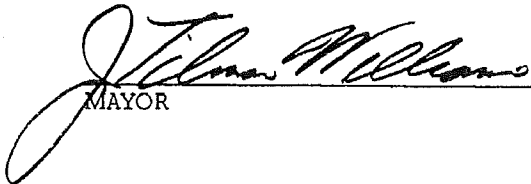
Planned Unit Development No. PUD-103-76 is hereby adopted and the property shown on the map attached hereto is re-zoned to the PUD. Zone Map Part B-6 is amended accordingly.

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.

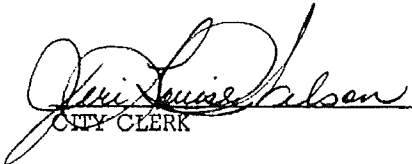
SECTION 2:

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.


MAYOR

ATTEST:


CITY CLERK

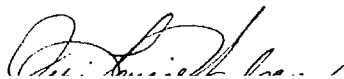
STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS:
CITY OF GARDEN GROVE)

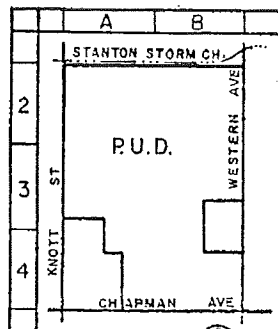
I, JERI LOUISE WILSON, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Ordinance was introduced and presented on May 11, 1976, with vote as follows:

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





VISUAL SCALE 
IN FEET
0' 1000' 2000'

PUD-103-76
PARCEL MAP
PART B-6

RESOLUTION NO. 5026-76

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

WHEREAS, the applicant, Irvine Industrial Complex, 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 two-thirds of an acre to five acres, located on the east side of Knott Street, west side of Western Avenue, south of Katella Avenue, and north of Chapman Avenue; and

WHEREAS, 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; and

WHEREAS, the City Planning Commission, pursuant to Resolution No. 2837, recommended approval of PUD-103-76 on April 15, 1976; and

WHEREAS, pursuant to legal notice, the City Council held public hearing on the subject case on May 4, 1976; 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 is hereby approved pursuant to Planning Commission Resolution No. 2837, copy of which is attached hereto and incorporated herein by reference with the same force and effect as if set forth in full.

2. The Environmental Impact Report is hereby certified as being complete.

3. The City staff is hereby directed to prepare the necessary ordinance to amend the Municipal Code as proposed by Planned Unit Development No. PUD-103-76.

4. The City Clerk is directed to forward copy of the resolution to the applicant.

ADOPTED this 11th day of May, 1976.

ATTEST:

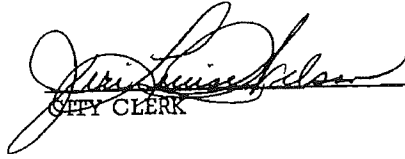

CITY CLERK


MAYOR

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

I, JERI LOUISE WILSON, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Resolution was duly adopted by the Council of the City of Garden Grove, California, at a regular meeting thereof held on the 11th day of May, 1976, by the following vote:

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


CITY CLERK

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

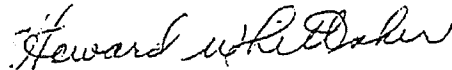
WHEREAS, the Planning Commission does conclude:

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.

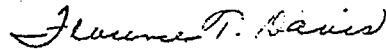
ADOPTED this 15th day of April, 1976.



HOWARD WHITTAKER
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
SECRETARY OF THE PLANNING COMMISSION