

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:

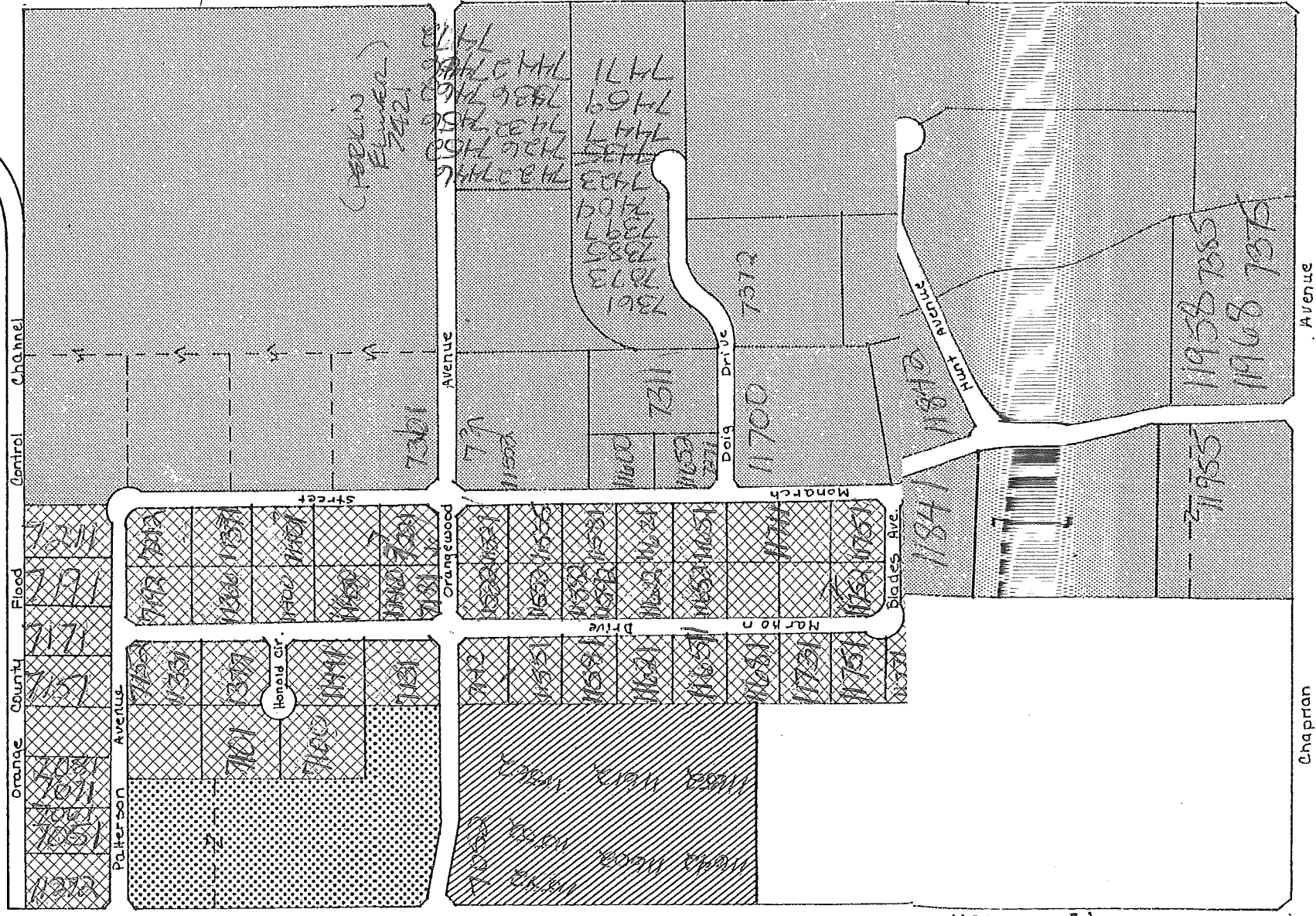
AYES: COMMISSIONERS: FINCH, FULLER, JENNINGS, SLIMMER, WHITTAKER, BALLIET
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: PETROSINE

Florence T. Davis





FLORENCE T. DAVIS
SECRETARY OF THE PLANNING COMMISSION

PLD 33370

Wilson



LEGEND

-  Industrial Commercial
-  Multi - Tenant ~~Commercial~~ ^{Industrial}
-  Special Industry
-  Industry

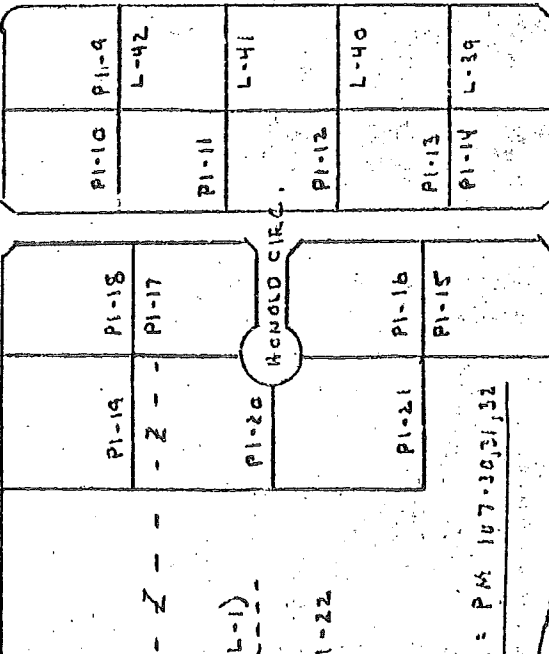
LAND USE
IRVINE INDUSTRIAL COMPLEX

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CRANGE COUNTY FLOOD CONTROL CHANNEL

P1-1 P1-2 P1-3 P1-4 P1-5 P1-6 P1-7 P1-8

PATTERSON AVENUE



PS-1

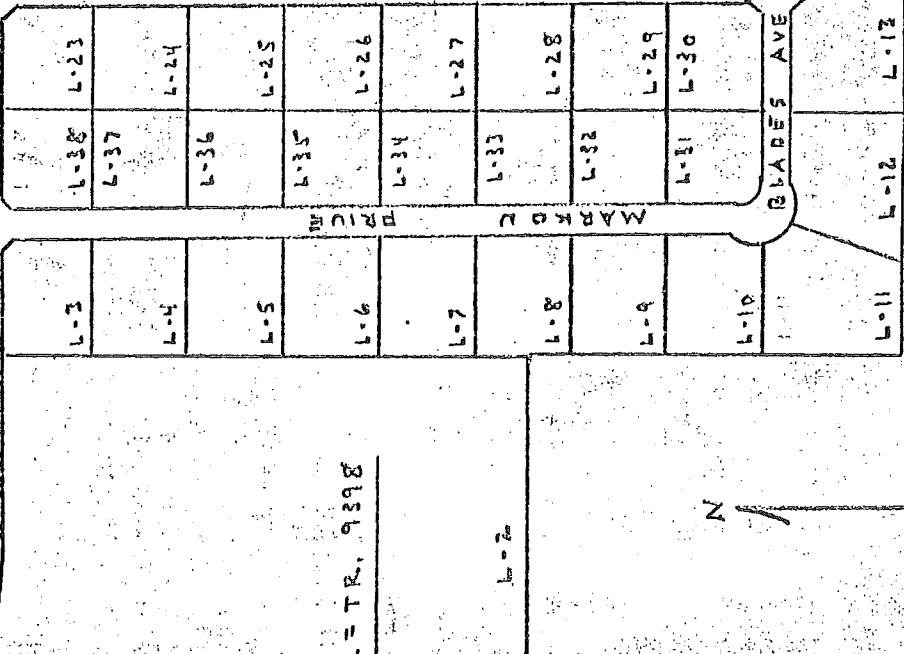
(L-1)

P1-22

P1 = PM 107-30, 31, 32

PS = PM 101-24, 25

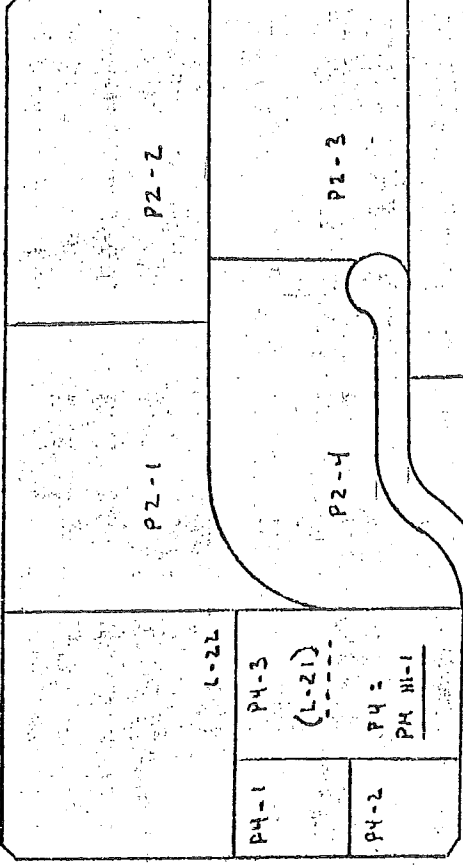
ORANGEWOOD AVENUE



L = TR. 9398

EXISTING SCHOOL SITE

ORANGEWOOD AVENUE



EXISTING MIKE SITE

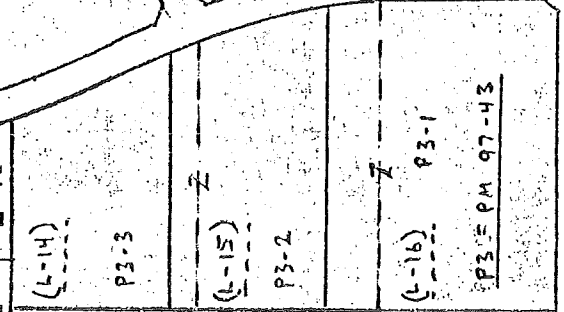
DOG DRIVE

MORRIS AVENUE

BLADES AVE

N

HUNT AVENUE



EXISTING MIKE SITE

CHAEMAN AVENUE

CHAEMAN AVENUE

4-10-78