

GARDEN GROVE

ZONING ADMINISTRATOR

DECISION NO. 946

SITE PLAN NO. SP-103-83

WARE AND MALCOMB

MARCH 24, 1983

This is a site plan application pertaining to property located on the west side of Western Avenue, north of Orangewood.

A public hearing was held on March 15, 1983, and all testimony presented at the public hearing and all evidence applicable to this case have been considered.

The applicant is requesting approval for two monument signs to be located on the west side of Western Avenue, north of Orangewood Avenue in the PUD (Planned Unit Development) zone (PUD-103-76). Said signs are intended to identify a complex of buildings and are to be located at the entry of this complex. The City of Garden Grove has determined that this request is exempt from the preparation of an Environmental Impact Report pursuant to Section 15111 (Accessory Structures) of the California Environmental Quality Act of 1970, revised 1981.

Mr. Williams, speaking for the applicant, spoke in favor of the application by stating that they are requesting approval and asked if there were any questions. The Zoning Administrator inquired as to when construction would begin on the project. The applicant responded that they hope to obtain permits within one month and construction should begin as soon as possible.

The applicant, Ware and Malcomb, who is representing the Lincoln Property Company, is proposing to construct six separate industrial buildings on approximately 16 acres. Although the construction will be taking place in two phases, it is the intent of the developer to create a technology center within a single theme for the entire complex. The developer is proposing to locate two monument signs at the intersection of Western Avenue and the new street that will be created as a result of this development that would serve to accommodate this singular theme. The sign will be four feet in height and thirteen feet in length. The sign face will identify the center, the Irvine Industrial Complex, and the City of Garden Grove.

The Irvine Industrial Complex resulted from the implementation of PUD-103-76. This PUD represents the development criteria and design parameters for this area. In the subject PUD, if the request for a certain construction did not fall within the exact intent and purpose of the permitted uses, then the Zoning Administrator may require a public hearing to determine whether the request was compatible with the development standards in the subject industrial park. On reviewing the applicant's request, it would appear to the Zoning Administrator that the applicant's request is in compliance with the basic requirements of said PUD and does fulfill a need not only for the developer but for the total industrial complex as well.

In consideration of the evidence submitted and after a review of the criteria established for the approval of site plans, it is hereby determined that Site Plan No. SP-103-83 should be and is hereby approved subject to the following conditions:

1. Approval of this site plan shall not be construed to mean any other waivers of applicable/appropriate development regulation; wherein not otherwise specified, all requirements of the Garden Grove Municipal Code shall apply.
2. That the number and location of the requested monument signs be restricted to as shown on Exhibit A, attached herein.
3. That the size, color, and identification be restricted to as shown on Exhibit B, attached herein.

/s/ STEWART O. MILLER
ZONING ADMINISTRATOR

The appeal deadline for the subject case is March 31, 1983.

2972R/682A

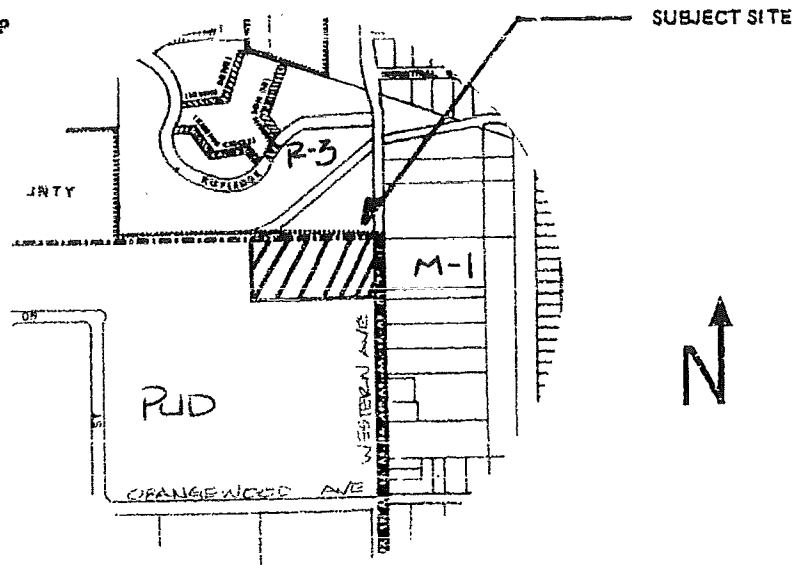
DEVELOPMENT SERVICES

STAFF REPORT

AGENDA NO. _____

CASE NO. SP-103-83 SITE LOCATION WEST SIDE OF WESTERN
PUBLIC HEARING OF March 16, 1983 AVENUE, NORTH OF ORANGEWOOD AVENUE
APPLICANT Ware & Malcomb ZONE PUD-103-76
ADDRESS 18002 Cowan AP NO. 131-021-23
Irvine, CA 92714 GENERAL PLAN DESIG. Industrial
OWNER Lincoln Property Company ANALYST Frank Haselton
ADDRESS 19752 Mac Arthur Blvd., Ste 225 CEQA DETERMINATION Exempt
Irvine, CA 92715

VICINITY MAP



REQUESTING approval for two monument signs to be located on the west side of Western Avenue, north of Oranewood Avenue in the PUD (Planned Unit Development) zone (PUD-103-76). Said signs are intended to identify a complex of buildings and are to be located at the entry of this complex. The City of Garden Grove has determined that this request is exempt from the preparation of an Environmental Impact Report pursuant to Section 15111 (Accessory Structures) of the California Environmental Quality Act of 1970, revised 1981.

CITY OF GARDEN GROVE, 11331 ACACIA PARKWAY, GARDEN GROVE, CA 92640
(714) 838-6831



GARDEN GROVE

STAFF REPORT FOR PUBLIC HEARING
SP-103-83

GENERAL INFORMATION

Subject Property Zoned PUD (Planned Unit Development) and is
Zoning and Use vacant.

Surrounding Use/Zoning

North In the City of Stanton, zoned R-3 (Multifamily)
 and is improved with apartments.

South Zoned PUD and is improved with an industrial
 building.

East In the City of Stanton, across Western Avenue
 zoned M-1 (Industrial) and is improved with an
 industrial building.

West Zoned PUD and is improved with industrial
 buildings.

Environmental Determination

The City of Garden Grove has determined that
this project is Exempt from further
environmental review pursuant to Section 15111
(Accessory Structures) of the California
Environmental Quality Act (1970), as amended.

History

Parcel Map No. PM-82-511 - The subject site was
part of this subdivision which consisted of
seven lots and 27.6 acres. PM-82-511 was
approved by the Zoning Administrator on
January 13, 1983 and the City Council on
February 7, 1983.

Parcel Map No. PM-81-508 - This subdivided a
44.7 acre lot into two separate parcels.
PM-81-508 was approved by the Zoning
Administrator on September 24, 1981 and the
City Council on December 17, 1981.

Planned Unit Development No. PUD-103-76 -
PUD-103-76 (Irvine Industrial Complex) is an
industrial park district for a 215 acre site.
PUD-103-76 was approved by the Planning
Commission on April 15, 1976 and the City
Council on May 4, 1976.

STAFF ANALYSIS

The applicant Ware and Malcomb, is representing the Lincoln Property Company who is proposing to construct six separate industrial buildings on approximately 16 acres. Although construction is going to take place in two phases, it is the intent of the developer to create a "technology center" to provide a single theme for the entire complex. The developer is proposing to locate two monument signs at the intersection of Western Avenue and the new street that will be created as a result of this development that would serve to accommodate this singular theme (Attachment A). The sign will be four feet in height and thirteen feet in length. The sign face will identify the center, the Irvine Industrial Complex, and the City of Garden Grove (Attachment B).

The Irvine Industrial Complex (IIC) resulted from the implementation of PUD-103-76. This PUD represents the development criteria and design parameters for this area. Section VII describes the development procedures for any projects within the IIC. Upon receipt of the required 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. Normally, the development application is processed administratively by staff. However, if a question arises concerning any inconsistencies between the regulations and the proposed project, the Zoning Administrator shall establish a duly noticed public hearing to take testimony and render a decision regarding the proposed project.

Section 2.02 of the ICC Protective Covenants declares that "...the purpose of these restrictions is to ensure proper development and use of the Property, to protect the owner of each parcel against such improper development and use of surrounding parcels as will depreciate the value of his parcel, to prevent the (construction) on the Property of structures built of improper design or materials, to encourage the (construction) of attractive improvements at appropriate locations, to prevent haphazard and inharmonious improvements, to secure and maintain proper setbacks from streets and adequate free spaces between structures, and in general, to provide adequately for a high type and quality of improvement of the Property in accordance with (the) General Plan." The design and architectural features of the project are consistent with the ICC regulations and Article IX of the Garden Grove Municipal Code. However, an inconsistency does occur between the two monument signs at the entry of the project and the appropriate regulations. Section 3.05(a)(1) of the IIC Protective Covenants states:

"No billboard or advertising sign shall be permitted other than...those identifying the name, business and products of the person or firm occupying the premises."

The purpose and intent of this section is to prevent off-site signs and to preserve the singular theme of the Irvine Industrial Complex.

RECOMMENDATION

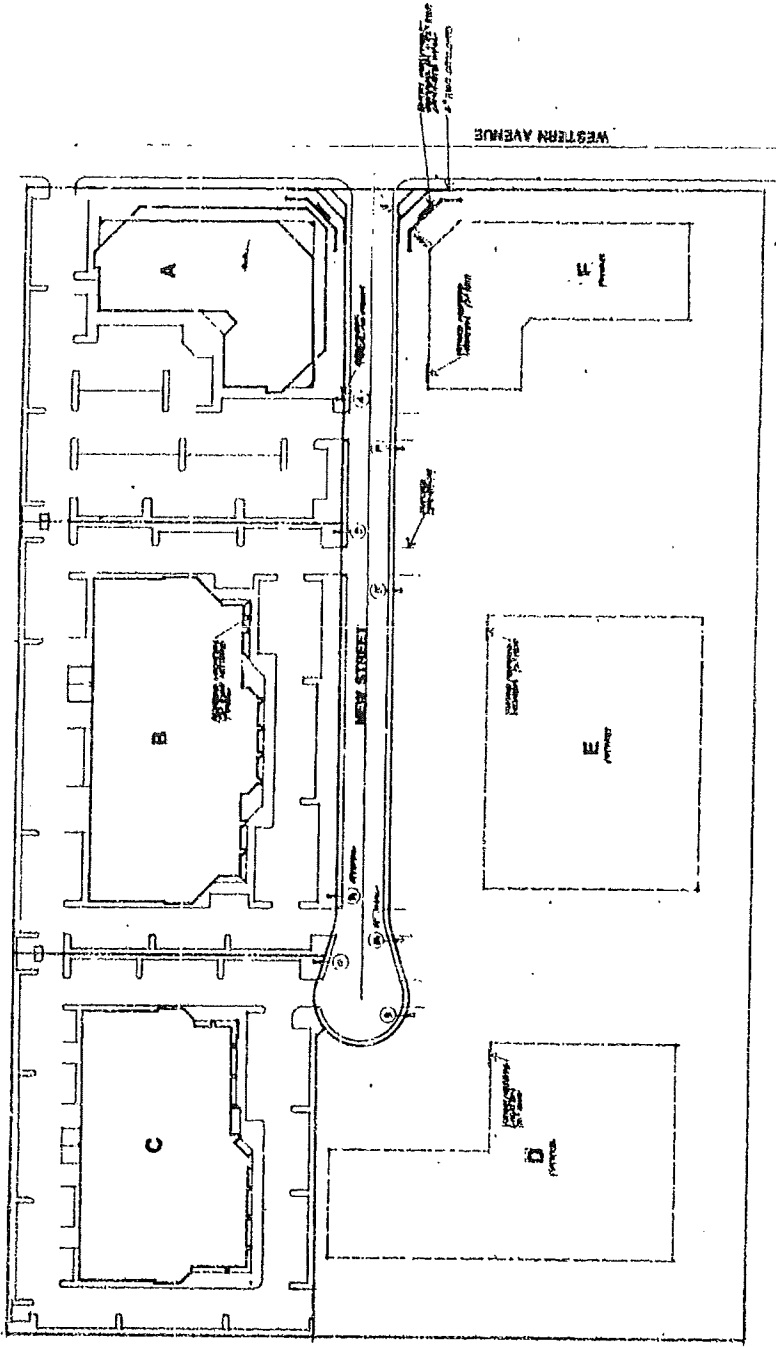
Staff has reviewed SP-103-83 through goals, policies and objectives established by the Garden Grove Municipal Code, PUD-103-76 and the Irvine Industrial Complex protective covenants.

Staff has determined that SP-103-83 substantially complies with these goals, policies and objectives and recommends approval subject to the following conditions:

- A. Approval of this site plan shall not be construed to mean any other waivers of applicable/appropriate development regulation; wherein not otherwise specified, all requirements of the Garden Grove Municipal Code shall apply.
- B. That the number and location of the requested monument signs be restricted to as shown on Exhibit A, attached herein.
- C. That the size, color, and identification be restricted to as shown on Exhibit B, attached herein.

2851R/653A
3/2/83

EXHIBIT A



ENTRY MONUMENT

GROUND SIGN

SIGNAGE PLAN