

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING PLANNED UNIT DEVELOPMENT NO. PUD-105-71 (1ST REVISED)

WHEREAS, subject case, initiated by Sudler-Steiner, proposes revision of the approved text and development plan of PUD-105-71, which provided for the master planning and development of 170 acres for industrial use. Said revision will add a use zone to the development plan and a definition of uses to the text to permit a regional warehouse and distribution center in the original master planned area. The revision will permit certain limited accessory uses, such as retail sales of surplus merchandise, sales and installation of truck tires, and servicing of items sold from off-site retail locations, on property located at the southeast corner of Chapman and Monarch at 7352 Chapman Avenue; and

WHEREAS, pursuant to Resolution No. 2597, the City Planning Commission recommended approval of PUD-105-71 (1st Rev) on July 27, 1972; and

WHEREAS, pursuant to legal notice, public hearing on the case was held by the City Council on August 15, 1972, 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-105-71 (1st Revised) is hereby approved, pursuant to Planning Commission Resolution No. 2597, 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 City Staff is hereby directed to prepare the necessary Ordinance to incorporate this revision into the Municipal Code.
3. The City Clerk is directed to forward a copy of this Resolution to the applicant and property owners in the PUD.

ADOPTED this 22nd day of August, 1972.

Bernard C. Adams
187 BERNARD C. ADAMS
MAYOR

ATTEST:

Ruby K. Silva
/S/ RUBY K. SILVA
CITY CLERK

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

I, RUBY K. SILVA, 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 22nd day of August, 1972, by the following vote:

AYES:	COUNCILMEN:	BUTTERFIELD, DONOVAN, LAKE, ADAMS
NOES:	COUNCILMEN:	NONE
ABSENT:	COUNCILMEN:	SCHMITZ

RESOLUTION NO. 4304-72

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING PLANNED UNIT DEVELOPMENT NO. PUD-105-71 (2ND REVISED)

WHEREAS, subject case, initiated by Associated Southern Investment Company, proposes revision of the General Development Plan to reflect existing property lines and improvements, as well as revising the supplemental text of PUD-105-71 to update standards of development in relation to public improvements, permitted uses, limitations on permitted uses, and other performance and development standards. The effect of the proposed revisions will be to update PUD-105-71 by adding to the permitted uses, making them more consistent with adjoining M-P zoning, and adding to the restrictions on permitted uses, on property located between Chapman, Lampson, Knott, and Western Avenues; and

WHEREAS, pursuant to Resolution No. 2600, the City Planning Commission recommended approval of PUD-105-71 (2nd Rev) on August 10, 1972; and


WHEREAS, pursuant to legal notice, public hearing on the case was held by the City Council on September 5, 1972, and all interested persons were given an opportunity to be heard; and

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

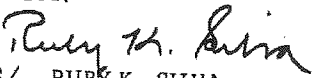
NOW, THEREFORE, BE IT RESOLVED:

1. Planned Unit Development No. PUD-105-71 (2nd Revised) is hereby approved, pursuant to Planning Commission Resolution No. 2600, 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 City Staff is hereby directed to prepare the necessary Ordinance to incorporate this revision into the Municipal Code.
3. The City Clerk is directed to forward a copy of this Resolution to the applicant and property owners in the PUD.

ADOPTED this 12th day of September, 1972.


/S/ BERNARD C. ADAMS
MAYOR


ATTEST:


/S/ RUBY K. SILVA
CITY CLERK

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

I, RUBY K. SILVA, 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 12th day of September, 1972, by the following vote:

AYES: COUNCILMEN: BUTTERFIELD, LAKE, SCHMIT, ADAMS
NOES: COUNCILMEN: NONE
ABSENT: COUNCILMEN: NONE
ABSTAIN: COUNCILMEN: DONOVAN


/S/ RUBY K. SILVA
CITY CLERK

RESOLUTION NO. 2600

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF GARDEN GROVE APPROVING
PLANNED UNIT DEVELOPMENT NO. PUD-105-71(2ND REV)

WHEREAS, in the matter of Planned Unit Development No. PUD-105-71 (2nd Rev), the Planning Commission of the City of Garden Grove does report as follows:

1. The subject case was initiated by Associated Southern Investment Company, as applicant.
2. The applicant requests a revision of the General Development Plan to reflect existing property lines and improvements, as well as revising the Supplemental Text of PUD-105-71 to update Standards of Development in relation to public improvements, permitted uses, limitations on permitted uses, and other performance and development standards. The effect of the proposed revisions will be to update PUD-105-71 by adding to the permitted uses, making them more consistent with adjoining M-P zoning, and adding to the restrictions on permitted uses. Subject property is located between Chapman, Lampson, Knott, and Western.
3. Subject property is presently zoned PUD and is partially developed with industrial buildings.
4. Existing land use and zoning of property in the vicinity of the subject property have been reviewed.
5. The Staff Report submitted by the City's Staff was reviewed.
6. Pursuant to legal notice, public hearing was held on August 10, 1972, and all interested persons were given an opportunity to be heard.
7. The Planning Commission gave due and careful consideration to the matter during their meeting of August 10, 1972; and

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

1. The proposed revision will further the City's objective of developing the CID so as to broaden the tax base in that the expanded list of uses permitted are of a type which tend to generate substantial employment and property taxes.
2. The proposed revision will provide further assurance that industries within the subject PUD do not produce undesirable effects in that the revised performance standards contain clearly measurable criteria and an improved method for enforcement; and

WHEREAS, the Planning Commission does conclude:

1. Subject revision of PUD-105-71 does possess characteristics that would indicate justification of the request for adoption in accordance with Municipal Code Sections 9213 and 9220.
2. The recommended revision will amend the General Development Plan of PUD-105-71 to indicate the revised location of the railroad drill track.
3. The recommended revision will amend the Supplemental Text of PUD-105-71 as follows:

I.A. Circulation - amended to insert correct street names, right-of-way widths, and section dimensions.

I.B. Rail Access - more clearly defines the extension of the railroad drill track to serve Area III and the part of Area I between Monarch and Industry.

II.A. Permitted Industrial Uses (Area I) - amended to provide expanded categories of uses, which have been listed from the lightest uses to the heaviest uses, so that they can be logically and adequately related to the performance standards.

II.F. Building and Occupancy Regulations

11. *Roof-mounted Equipment* - clarified as to the design or style of the screening to be provided and makes such screening subject to Zoning Administrator approval.

12. *Loading* - changed to provide for streetside loading on streets other than Knott, Lampson, Western, or Chapman which may be closer than 70 feet from the centerline but not within the 10-foot setback, providing that it be screened from view of the street by a method approved by the Zoning Administrator.

15. *C.C. & R.'s* - deleted because it only applies to the original PUD approval and not to each individual business in the PUD.

II.G. Performance Standards - amended to clarify and provide better means of measurement for the performance standards as well as to provide for compliance with the performance standards. The goal is to accomplish a wider range of acceptable uses by controlling the uses with well-defined and enforceable performance standards. With these amendments, a business which was formerly not permitted because of use may now be permitted on the condition that the use complies with the performance standards and would thus be made compatible with other existing and permitted uses. The overall effect should be to provide for greater possibilities in the development of the PUD that will also carry out the spirit and intent of the Central Industrial District;

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Garden Grove does hereby recommend approval of PUD-105-71(2nd Rev) so that the full text and development plan will be as attached and made a part of this resolution with the same force and effect as if set forth in full.

ADOPTED this 10th day of August, 1972.

/s/

DAISY F. MC CLEARY
CHAIRMAN

I HEREBY CERTIFY that the foregoing resolution was duly adopted at a regular meeting of the Planning Commission of the City of Garden Grove which was held on August 10, 1972, and carried by the following vote, to wit:

AYES: COMMISSIONERS: CONN, FINCH, MC NAMARA, SHELSTAD, SHELTON, WOOLLEY, MC CLEARY
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: NONE

/s/

NORENE SHERRARD
CLERK OF THE PLANNING AGENCY

RESOLUTION NO. 5281-77

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN NO. SP-106-77, SITE PLAN FOR A PARCEL OF LAND LOCATED AT THE SOUTHEAST CORNER OF KNOTT STREET AND BELGRAVE AVENUE, PARCEL NO. 131-341-31

WHEREAS, the subject case, initiated by Associated Southern Investment Company, requests approval for the construction of a 44,000 square foot warehouse building on a 2.09 acre parcel in the PUD, Planned Unit Development zone in accordance with the provisions of the General Development Plan for PUD-105-71 (1st and 2nd Revisions) located at the southeast corner of Knott Street and Belgrave Avenue; and

WHEREAS, the City of Garden Grove has granted 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. 2924, the City Planning Commission recommended approval of SP-106-77 on February 10, 1977; and

WHEREAS, pursuant to legal notice, a public hearing was held by the City Council on March 14, 1977, 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. Site Plan No. SP-106-77 is hereby approved, pursuant to facts and reasons stated in Planning Commission Resolution No. 2924, 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 City Clerk is directed to forward a copy of this resolution to the applicant.

ADOPTED this 21st day of March, 1977.

ATTEST:

MAYOR

Jeri Louise Stately
CITY CLERK

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

I, JERI LOUISE STATELY, 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 21st day of March, 1977, by the following vote:

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

Jeri Louise Stately
CITY CLERK

RESOLUTION NO. 2924

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING SP-106-77, A SITE PLAN FOR A PARCEL OF LAND LOCATED AT THE SOUTHEAST CORNER OF KNOTT AND BELGRAVE AT 12212 KNOTT STREET, PARCEL NO. 131-341-31

WHEREAS, in the matter of Site Plan No. SP-106-77, the Planning Commission of the City of Garden Grove does report as follows:

1. The subject case was initiated by the City of Garden Grove.
2. The applicant requests site plan approval for the construction of a 44,000 square foot warehouse building on a 2.09 acre parcel in the PUD (Planned Unit Development) zone in accordance with the provisions of the General Development Plan for PUD-105-71 (1st and 2nd Rev.) located at the southeast corner of Knott Street and Belgrave Avenue, at 12212 Knott Street.
3. The City of Garden Grove has granted a Negative Declaration eliminating the requirement for an Environmental Impact Report because the proposed development will not have a significant effect on the environment.
4. The subject property is zoned PUD 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 and the Report submitted by the City's staff was reviewed.
7. Pursuant to legal notice, public hearing was held on February 10, 1977, 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 February 10, 1977; and

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

The subject site plan is consistent with Municipal Code Section 9219.7 for review of site plans in that considerations of parking, vehicular and pedestrian access points, emergency and sanitary vehicle access, architectural design, compatibility, and adherence to the Municipal Code have been complied with in spirit and intent; and

WHEREAS, the Planning Commission does conclude:

1. Subject site plan does possess characteristics that would indicate justification of the request for approval in accordance with Municipal Code Section 9219.7.
2. 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. No roof-mounted mechanical equipment shall be permitted unless such equipment is not visible from view of public streets and surrounding properties. Scaled drawings shall be submitted prior to the issuance of building permits which clearly demonstrate compliance with this condition. Said screening shall be architecturally compatible with the remainder of the building.
 - B. All lighting structures shall be placed so as to confine direct rays to the subject property.
 - C. The proposed development shall be in compliance with applicable provisions of the General Development Plan and Supplement Text approved as part of PUD-105-71 (1st and 2nd Rev.).

RESOLUTION 2924
SP-106-77

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Garden Grove does hereby approve Site Plan No. SP-106-77, subject to the conditions stated above.

ADOPTED this 10th day of February, 1977.

/s/ FRAN JENNINGS
VICE 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 February 10, 1977, and carried by the following vote, to wit:

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

/s/ FLORENCE T. DAVIS
SECRETARY OF THE PLANNING COMMISSION

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: Scott C. Stiles From: Kingsley Okereke
 Dept.: General Manager Dept.: Finance
 Subject: Adoption of a Resolution authorizing the Date: 2/28/2017
 issuance of Revenue Refunding Bonds,
 Series 2017, to refund the Sanitary
 District Revenue Certificates of
 Participation (Sewer System Capital
 Improvement Program Series 2006).
 (Action Item)

OBJECTIVE

The purpose of this report is to request that the Garden Grove Sanitary District Board (GGSD) adopt the attached Resolution authorizing the execution and delivery of Revenue Refunding Bonds, Series 2017 ("2017 Bonds") to refund the 2006 Sewer Revenue Certificates of Participation ("2006 COPs").

BACKGROUND

As part of the ongoing effort to implement budgetary savings and reduce costs, staff has determined that the GGSD's outstanding 2006 COPs could be refinanced for significant savings.

Issue	Original Amount	Outstanding Amount as of 02/01/2017	Final Maturity	Average Interest Rate Remaining	Call Features
2006 COPs	\$21,845,000	\$18,365,000	6/15/2036	4.91%	Any time at par

In 2006, the GGSD issued the 2006 COPs in the original amount of \$21.845 million. The 2006 COPs were issued to finance the rehabilitation, replacement, and improvement of the GGSD's wastewater collection system. The annual debt service payment is about \$1.46 million. The average annual interest rate is about 4.91% through 2036, the final maturity date. The 2006 COPs can be prepaid at any time at no penalty.

DISCUSSION

The purpose of the proposed refunding is to refinance the outstanding balance of the 2006 COPs at much lower interest rates. Hence, reduce annual debt service payments and enhance budget containment for the Sewer Enterprise Fund going forward. Given the current low interest rate environment, it is worthwhile for the GGSD to expedite completion of the proposed debt refunding before interest rates rise further.

Staff worked with the City's Financial Advisor (Urban Futures) to prepare and advertise a Request for Proposal to select an underwriter. The underwriter will work with the financing team and lead the effort to market and sell the refunding bonds. A total of eight proposals were received and analyzed. It was determined that Stern Brothers & Co. provided the best proposal in terms of quality and cost and was selected for the refunding. The required and assembled bond financing team includes: the Financial Advisor (Urban Futures Incorporated "UFI"), Bond Counsel (Stradling, Yocca, Carlson & Rauth "SYCR"), Disclosure Counsel (Jones Hall), Underwriter (Stern Brothers & Co.), and Trustee (U.S. Bank National Association).

Bond Counsel prepared the attached Resolution delineating authorization of the Revenue Refunding Bonds, Series 2017, to refund the 2006 COPs. The Resolution requires action by the GGSD to approve the issuance of the Revenue Refunding Bonds, Series 2017, to refund the 2006 COPs. It authorizes the execution and delivery by the GGSD of the necessary documents and related actions, and the distribution of the official statement in connection with the offering and sale of the 2017 Bonds. All other necessary documents (indenture, continuing disclosure certificate, bond purchase agreement, and official statement), in connection with the issuance of the Revenue Refunding Bonds, Series 2017, are provided in substantially completed form.

FINANCIAL IMPACT

The refunding of the 2006 COPs is expected to reduce the average annual interest cost by approximately 2.0 percent, from 4.91 percent to 2.90 percent, and is projected to reduce debt service by approximately \$250,000 annually through 2036. The net present value savings is expected to be \$3.2 million or 17.5 percent of outstanding 2006 COPs principal.

Current Average Annual Debt Service	New (Refunding) Average Annual Debt Service	Annual Savings*	Present Value Savings*	Present Value Savings Divided by Outstanding Principal	Current Final Maturity	Current Final Maturity
\$1,465,000	\$1,215,000	\$250,000	\$3,200,000	17.5%	2036	2036

*Estimated. Base on Interest rates as of February 10, 2017.

The estimated total costs of issuance are projected to be less than 2.0 percent of the total par amount of the 2017 Bonds. The costs of issuance funds will be used to compensate the various financing team members including the Underwriter, Financial Advisor, Bond Counsel, Disclosure Counsel, Trustee, Printer, Verification Agent, and other miscellaneous fees. The costs of issuance will be paid out of the proceeds of the bonds and have been incorporated in calculating all savings figures discussed above.

RECOMMENDATION

It is recommended that the Garden Grove Sanitary District Board:

- Adopt the attached Resolution authorizing the issuance of the Revenue Refunding Bonds, Series 2017; and
- Authorize the General Manager or his designee to enter into all necessary agreements and the related necessary documents for execution, delivery, and dissemination as applicable to finalize the issuance of the Revenue Refunding Bonds, Series 2017.

By: Alex Trinidad, Senior Accountant

ATTACHMENTS:

Description	Upload Date	Type	File Name
Attachment 1: Resolution	2/15/2017	Resolution Letter	1_-_GGSD_Resolution_2017_Refunding_(2006_Bonds).docx
Attachment 2: Indenture	2/15/2017	Backup Material	2_-_GGSD_-_Indenture_2017_Refunding_(2006_Certificates).docx
Attachment 3: Continuing Disclosure Certificate	2/15/2017	Backup Material	3_-_GGSD_Continuing_Disclosure_Certificate.pdf
Attachment 4: Bond Purchase Agreement	2/15/2017	Backup Material	4_-_GGSD_Purchase_Contract.docx

REVIEWERS:

Department	Reviewer	Action	Comments
Finance	Okereke, Kingsley	Approved	

RESOLUTION NO. 6396-83

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE DECLARING THAT A NUISANCE EXISTS IN CONNECTION WITH THE EXISTENCE OF WEEDS, RUBBISH AND REFUSE ON CERTAIN PROPERTIES WITHIN THE CITY OF GARDEN GROVE AND AUTHORIZING THE CITY CLERK TO MAIL A WRITTEN NOTICE OF THE NUISANCES IN ACCORDANCE WITH THE PROVISIONS OF GOVERNMENT CODE SECTIONS 39566 AND 39567.1

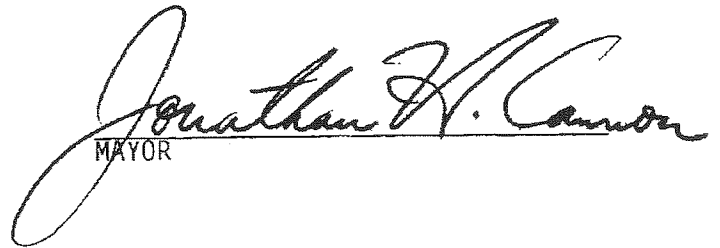
WHEREAS, the City Council by virtue of Government Code Section 39561 is authorized to declare by resolution as public nuisances, and abate all weeds growing on the streets, sidewalks or private property in the City and all rubbish, refuse and dirt upon parkways, sidewalks or private property in the City; and

WHEREAS, under the provisions of Government Code Section 39562, the resolution must refer to the street location by its common name and describe the property upon which or in front of which the nuisance exists by giving its lot and block number according to the official or city assessment map.

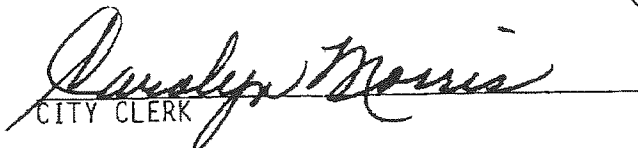
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GARDEN GROVE that a public nuisance is hereby deemed to exist and needs to be abated as a result of weeds or rubbish or refuse or dirt, growing or being stored on parcels of land described on Exhibit "A" attached hereto; and

BE IT FURTHER RESOLVED that the City Clerk be and hereby is directed to mail written notices pursuant to Government Code Sections 39566 and 39567.1 to each person to whom such property described in Exhibit "A" is assessed in the last equalized assessment roll available as of the date the resolution was adopted by the City Council.

ADOPTED this 20th day of September, 1983.


MAYOR

ATTEST:


CITY CLERK

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 Resolution was duly adopted by the Council

RESOLUTION . . . 6396-83

of the City of Garden Grove, California, at a regular meeting thereof held on the 20th day of September, 1983, by the following vote:

AYES:	COUNCILMEMBERS:	(5)	DINSEN, KRIEGER, LITTRELL, WILLIAMS, CANNON
NOES:	COUNCILMEMBERS:	(0)	NONE
ABSENT:	COUNCILMEMBERS:	(0)	NONE



CITY CLERK

EXHIBIT A
WEED/RUBBISH ABATEMENT PARCELS

089-010-56	Dino Circle
089-063-18	Lampson Avenue
089-072-30	Brookhurst Street
089-072-31	Brookhurst Street
089-072-63	Garden Grove Boulevard
089-072-66	Garden Grove Boulevard
089-091-01	Nelson Street
089-091-42	Stanford Avenue
089-092-01	Pearl Street
089-092-02	Pearl Street
089-092-16	Garden Grove Boulevard
089-101-29	Nutwood Street
089-141-59	Chapman Avenue
089-142-01	Chapman Avenue
089-142-20	Chapman Avenue
089-201-10	Nelson Street
089-201-18	Westlake
089-201-27	Nelson Street
089-202-53	Main Street
089-212-36	Nelson Street
089-212-37	Nelson Street
089-212-44	Nelson Street
089-222-31	Brookhurst Street
089-264-26	Euclid Street
089-264-30	Euclid Street
089-323-23	Brookhaven Street
089-323-25	Chapman Avenue
089-362-31	Brookhurst Street
089-375-17	Lampson Avenue
089-386-11	Lampson Avenue
089-613-01	Katella Avenue
089-613-39	Katella Avenue
089-632-14	Nutwood Street
089-661-01	Brookhurst Way
089-662-21	Stanford Avenue
090-101-11	College Avenue
090-101-30	Euclid Street
090-153-05	Acacia Parkway
090-153-08	Acacia Parkway
090-153-21	Ninth Street
090-153-23	Ninth Street
090-153-24	Ninth Street
090-272-08	Chapman Avenue
090-272-25	Ninth Street

096-282-01	Garden Grove Boulevard
097-011-27*	Larson Avenue
097-023-11	Larson Avenue
097-204-03	Central Avenue
097-231-05	Garden Grove Boulevard
097-271-25	Yockey Street
097-271-43	Yockey Street
097-302-22	Yockey Street
097-364-06*	Garden Grove Boulevard
097-364-07*	Garden Grove Boulevard
097-574-03	Trask Avenue
097-643-01	Magnolia Street
097-650-05	Newland Street
098-011-09	Garden Grove Boulevard
098-066-05	Kerry Street
098-070-58	Garden Grove Boulevard
098-090-49	Trask Avenue
098-090-58	Trask Avenue
098-120-28	Eleventh Street
098-371-29*	Westminster Bouevard
098-571-01	Garden Grove Boulevard
098-641-06	Trask Avenue
099-013-03	Emerson Avenue
099-013-08	Emerson Avenue
099-013-09	Emerson Avenue
099-021-06	Larson Avenue
099-024-02*	Crosby Avenue
099-031-10	Imperial
099-031-11	Imperial
099-091-04	Garden Grove Boulevard
099-091-14	Century Boulevard
099-091-26	Taft Avenue
099-091-27	Westlake Street
099-102-24	Penn Avenue
099-102-25	Penn Avenue
099-103-07	Main Street
099-103-08	Main Street
099-103-20	Main Street
099-105-18	Main Street
099-112-39	Sherman Avenue
099-113-01	Main Street
099-113-03	Century Boulevard
099-134-21	Century Boulevard
099-134-22	Century Boulevard
099-161-03	Brookhurst Street
099-161-21	Brookhurst Street
099-161-28	Brookhurst Street
099-161-38	Brookhurst Street
099-162-25	Hope Street
099-162-26	Hope Street
099-173-01	Brookhurst Street

099-173-02 Brookhurst Street
099-173-05 Brookhurst Street
099-173-08 Brookhurst Street
099-173-10 Brookhurst Street
099-173-14 Flower Street
099-173-15 Flower Street
099-173-16 Flower Street
099-173-21 Brookhurst Street
099-181-10 Westminster Boulevard
099-251-46 Mill Road
099-251-47 Trask Avenue
099-255-17 Mill Road
099-491-35 Westminster Avenue
099-504-40 Westminster Avenue

100-013-44 Birchwood Street
100-021-24 Euclid Street
100-021-27 Paloma Avenue
100-032-38 Birchwood Street
100-074-24 Trask Avenue
100-083-10 Trask Avenue
100-091-12 Paloma Avenue
100-101-42 Euclid Street
100-122-28 Newhope Street
100-122-29 Newhope Street
100-130-70 Harbor Boulevard
100-153-21 Rosita Place
100-321-28* Euclid Street
100-345-18 Harbor Boulevard
100-362-29 Trask Avenue
100-391-13 Cynthia Circle
100-391-16 Euclid Street
100-501-14 Garden Grove Boulevard
100-501-16 Garden Grove Boulevard
100-501-21 Garden Grove Boulevard
100-591-50 A Better Way
100-591-51 A Better Way
100-591-52 A Better Way
100-611-02 Salinaz Drive
100-611-18 Salinaz Drive

101-020-46* Downie Place
101-142-72 Westminster Boulevard
101-142-75 Roxey Street
101-151-08 Westminster Boulevard
101-151-09 Westminster Boulevard
101-151-10 Westminster Boulevard
101-151-11* Westminster Boulevard
101-151-12 Westminster Boulevard
101-151-13 Westminster Boulevard
101-151-14 Westminster Boulevard
101-351-42 Flagstone Place
101-541-03 Westminster Boulevard

101-541-04 Westminster Boulevard
101-541-05 Westminster Boulevard
101-541-06 Westminster Boulevard
101-541-10 Westminster Boulevard
101-541-22 Westminster Boulevard
101-542-07 Westminster Boulevard
101-641-19 Trask Avenue
101-681-18 Harbor Boulevard

108-475-11 McFadden

130-352-18 Valley View

131-023-05 Patterson Drive
131-023-17 Patterson Drive
131-023-23 Knott Street
131-332-11 Markon Drive
131-344-07 Chapman Avenue
131-345-07 Industry Street
131-346-02 Knott Street
131-651-04 Hunt Avenue
131-661-01 Western Avenue

132-013-37 Dale Street
132-041-33* Adah Street
132-041-39* Adah Street
132-041-41* Adah Street
132-041-42 Adah Street
132-071-09* Katella Avenue
132-071-31* Katella Avenue
132-071-35 Katella Avenue
132-111-03 Katella Avenue
132-111-11 Katella Avenue
132-111-13 Katella Avenue
132-193-06 Homeway Street
132-212-32 Orangewood Avenue
132-231-31 Dale Street
132-232-01* Bowles Avenue
132-291-63 Magnolia Street
132-301-19 Magnolia Street
132-313-25 Magnolia Street
132-333-17 Magnolia Street
132-402-20 Gilbert Street
132-412-16 Gilbert Street
132-423-31 Gilbert Street
132-434-10 Magnolia Street

133-082-91 Gilbert Street
133-091-01 Chapman Avenue
133-091-03 Chapman Avenue
133-091-42 Gilbert Street
133-091-45 Chapman Avenue
133-101-01 Gilbert Street
133-111-43 Brookhurst Street

133-123-02 Bixby Avenue
133-132-01 Eneo Place
133-226-04 Lampson Avenue
133-227-38* Lampson Avenue
133-272-37* Lampson Avenue
133-272-38 Lampson Avenue
133-332-42 Gilbert Street
133-354-02 Brookhurst Street
133-371-16 Garden Grove Boulevard
133-371-49 Garden Grove Boulevard
133-401-30 Gilbert Street
133-421-30 Shackelford Lane
133-441-03 Magnolia Street
133-441-04 Magnolia Street
133-441-15 Magnolia Street
133-442-01 Magnolia Street
133-442-02 Magnolia Street
133-442-28 Magnolia Street
133-442-29 Magnolia Street
133-473-02 Louise Street
133-474-18 Louise Street
133-474-21 Louise Street

137-091-10 Chapman Avenue
137-102-26 Chapman Avenue

215-011-15 Knott Street
215-012-03 Knott Street
215-012-04 Knott Street
215-015-01 Garden Grove Boulevard
215-091-21 Stanford Avenue

217-251-20 Lampson Avenue

224-251-12 Valley View

231-331-01 Chapman Avenue
231-331-05 Chapman Avenue
231-481-05 Harbor Boulevard
231-561-06 Aspenwood Lane
231-561-07 Aspenwood Lane
231-561-08 Aspenwood Lane
231-574-20 Garden Grove Boulevard
231-574-21 Garden Grove Boulevard
231-582-17 Garden Grove Boulevard
231-582-18 Garden Grove Boulevard
231-582-22 Garden Grove Boulevard
231-582-23 Garden Grove Boulevard

32800/192A
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RESOLUTION NO. 7168-89

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING PLANNED UNIT DEVELOPMENT NO. PUD-105-71, REVISED '89, REZONING PROPERTY BOUNDED BY THE FOLLOWING STREETS: CHAPMAN AVENUE, WESTERN STREET, LAMPSON AVENUE, AND KNOTT STREET, PARCEL NOS. 131-344-1, 3, 4, 5, 6, 7; 131-346-1, 2; 131-345-1, 2, 4, 5, 6, 7; 131-343-1, 2, 5, 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22; 131-661-1, 3, 4, 5, 6, 7, 10, 11, 12, 13, 14, 15, 16; 131-662-1, 2

WHEREAS, the subject case, initiated by Park/Abrams Chapman/Knott Investors, requests revising PUD-105-71 zone, to the PUD-105-71, Revised '89 zone; and

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 adverse effect on the environment; and

WHEREAS, pursuant to Resolution No. 4013, the Planning Commission recommended approval of Planned Unit Development No. PUD-105-71, Revised '89, on August 10, 1989; and

WHEREAS, pursuant to legal notice, a public hearing was held by the City Council on September 5, 1989, 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 PUD-105-71, Revised '89 is hereby approved pursuant to facts and reasons stated in Planning Commission Resolution No. 4013, a 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 City staff is hereby directed to prepare the necessary ordinance to incorporate this amendment into the Municipal Code.

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

ADOPTED this 5th day of September, 1989.


MAYOR

ATTEST:


CITY CLERK

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 Resolution was duly adopted by the Council of the City of Garden Grove, California, at a regular meeting thereof held on the 5th day of September, 1989, by the following vote:

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


CITY CLERK

RESOLUTION NO. 4013

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE, STATE OF CALIFORNIA, RECOMMENDING APPROVAL OF REVISION TO PLANNED UNIT DEVELOPMENT PUD-105-71, REVISED '89, FOR A PARCEL OF LAND BOUNDED BY THE FOLLOWING STREETS: CHAPMAN AVENUE, WESTERN STREET, LAMPSON AVENUE AND KNOTT STREET; PARCEL NO. 131-344-1, 3, 4, 5, 6, 7; 131-346-1, 2; 131-345-1, 2, 4, 5, 6, 7; 131-343-1, 2, 5, 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22; 131-661-1, 3, 4, 5, 6, 7, 10, 11, 12, 13, 14, 15, 16; 131-662-1, 2

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, State of California, in regular session assembled on August 10, 1989, does hereby recommend approval of Planned Unit Development PUD-105-71, Revised '89.

BE IT FURTHER RESOLVED in the matter of Planned Unit Development PUD-105-71, Revised '89, the Planning Commission of the City of Garden Grove does report as follows:

1. The subject case was initiated by Park/Abrams Chapman/Knott Investors.
2. The applicant requests a revision to PUD-105-71, revised '89, in order to allow automotive uses, excluding service stations, in the Office-Commercial Area II designation. The subject site is located at the southeast corner of Chapman Avenue and Knott Street.
3. 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 adverse effect on the environment.
4. The subject property is zoned PUD-105-71 and is improved with various industrial uses.
5. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.
6. Report submitted by City staff was reviewed.
7. Pursuant to legal notice, public hearing was held on August 10, 1989, and all interested persons were given an opportunity to be heard.
8. The Planning Commission gave due and careful consideration to the matter during its meeting of August 10, 1989; and

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Section 9220.4, are as follows:

FACTS & REASONS:

The subject amendment is justified in that the proposed revision is consistent with the General Plan; and

The proposed amendment will allow uses in the PUD-105-71 Area II zone that are compatible and support use to the remaining PUD-105-71 industrial area.

The spirit and intent of the provisions, conditions, and requirements of Article IX of the Garden Grove Municipal Code and other applicable ordinances are complied with.

The proposed amendment is properly related to essential public facilities such as streets and alleys, utilities and drainage channels.

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The subject does possess characteristics that would indicate justification of the request for adoption in accordance with Municipal Code Section 9213F.7.

2. In order to fulfill the purpose and intent of the Municipal Code and thereby promote the health, safety, and general welfare, the following conditions of approval shall apply to the subject case:

PLANNED UNIT DEVELOPMENT PUD-105-71 REVISED '89

I. THE DEVELOPMENT PLAN

Planned Unit Development PUD-105-71 has been prepared and adopted to permit construction and comprehensive planning of 171.53 acres of land to be developed into a major industrial planned development.

A. Circulation:

A street system is proposed as shown on the attached General Development Plan entitled Exhibit "A". For the purposes of area-wide circulation and the continuation of a direct north-south access to the Garden Grove Freeway, Monarch Street is to be constructed from Lampson Avenue to Chapman Avenue. Two additional north-south streets, Industry Street and Edison Way, are provided. Both are designed for local circulation within the proposed development. Belgrave Avenue and Industry Street northerly of Belgrave Avenue are currently dedicated and improved. Knott Avenue will serve as primary freeway access to the development, with no change in existing alignment or right-of-way width.

No further internal street patterns are proposed.

Street widths and cross-section designs are as follows:

STREET	R/W WIDTH	SECTION
Western Avenue	80'	B 103
Chapman Avenue	100'	B 102
Lampson Avenue	80'	B 103, 106
Knott Avenue	100'	B 102
Belgrave Avenue	60'	60' R/W incldg 5' Pkwy ea side
Edison Way	60'	60' R/W incldg 5' Pkwy ea side
Monarch Street	60'	60' R/W incldg 5' Pkwy ea side
Industry Street	60'	60' R/W incldg 5' Pkwy ea side

NOTE: Sidewalks will not be required on any street abutting or within the PUD, with the exception of the north side of Lampson Avenue.

B. Rail Access:

To ensure orderly development of major industrial sites and in an effort to encourage rail-using industry, a railroad drill track is to be installed as shown on the attached General Development Plan and entitled Exhibit "A" and shall run from the existing railway easterly of Western Avenue to a point between Industry Street and Monarch Avenue, shall run northerly and southerly from said point to the southerly right-of-way line of Chapman Avenue and the northerly right-of-way line of Lampson Avenue, and shall also run northerly from a point between Western Avenue and Monarch Street to the southerly right-of-way line of Chapman Avenue.

By the acceptance of the conditions of approval of this Planned Unit Development, the applicant and/or his successors in interest or title agree to use of said drill tracks by other industrial users who may request rail use either northerly of Chapman Avenue or westerly of Monarch Street, and further are bound by any and all regulations of the California Public Utilities Commission.

C. Underground Utilities:

All on-site electrical utilities will be placed underground in order to ensure a pleasing and uncluttered environment for the development. Any overhead electrical service shall be within the public right-of-way, subject to City Council approval.

D. Water:

Water within the Planned Unit Development will be furnished by the City of Garden Grove.

E. Sewerage:

Sewerage disposal facilities within the Planned Unit Development will be furnished by the Garden Grove Sanitary District.

F. Drainage:

Drainage facilities will be installed in Lampson Avenue and Monarch Street.

G. Controls:

The regulation of buildings, structures, and uses of land will be governed by "Standards of Development" which are hereby made a part of the General Development Plan and are to be incorporated into the Ordinance adopting the PUD. Further controls take the form of Covenants, Conditions and Restrictions to be recorded as required by Municipal Code Section 9213F.9.

II. STANDARDS OF DEVELOPMENT

A. Permitted Industrial Uses (Area I):

The following uses only are permitted in all areas shown on the General Development Plan as Area I, and as hereinafter specifically provided and allowed, subject to the off-street parking requirements of Municipal Code Section 9217, and performance standards enumerated herein.

1. Research and Development firms such as, but not limited to, laboratories of a scientific, research, experimental, testing, or engineering nature.

2. Manufacturing, assembly and testing of scientific equipment and precision instruments such as, but not limited to:

Scientific instruments
Measuring devices
Gauges
Automatic and manual control devices
Communication, navigation control, transmission and reception equipment, control equipment and systems, guidance equipment and systems
Optical devices, equipment and systems

3. Manufacturing, assembly, and fabrication of finished consumer goods such as, but not limited to:

Electrical household appliances
Office furniture and equipment
Data processing equipment and systems

Toys
Novelties
Shoes, wearing apparel
Household furnishings
Photographic equipment

4. Warehousing, subject to Section F.4. below.
5. Compounding, processing, packaging, and treatment of food products such as, but not limited to:
 - Bakery goods
 - Candy
 - Drugs
 - Frozen foods, where all such foods are received, processed, stored, shipped, and at all times kept in a completely frozen condition
 - Other food products, excluding canning or packaging of such products as unfrozen fish and meat products, sauerkraut, vinegar, yeast, rendering of fats and oils, or other foods which produce objectionable odors
6. Machine and metal shops, including pneumatic presses and punch presses on resilient mountings limited to 200-ton capacity but excluding drop hammers.
7. Manufacturing, processing, and treatment of only the following products:
 - Perfumes and cosmetics
 - Paper products such as bags, containers, boxes, and stationery, including paper conversion and storage of bulk paper used in such operations
 - Glass and glass fiber, rubber, and plastic products
 - Batteries
 - Ceramic products using only previously pulverized clay and fired in kilns using only low pressure gas or electricity
 - Textiles and synthetic fibers
 - Paints not employing a boiling process
 - Fixtures and tools employed in manufacturing
8. Any similar use not specified in Items 1 - 5 above shall be permitted, subject to approval of the Zoning Administrator as per Municipal Code Section 9215.3.1.

B. Permitted Office-Commercial Uses (Area II):

The following uses only are permitted in all areas shown on the General Development Plan as Area II, and as hereinafter specifically provided and allowed:

1. Office-Professional, Retail Commercial and automotive uses excluding automotive service stations. Any proposed commercial or office-professional uses shall be auxiliary to the operation and general welfare of the entire Central Industrial District.

Automotive uses shall be conducted wholly within an enclosed building. No outside servicing, repairing or outside storage shall be permitted. All automotive uses shall conduct their respective operation in a neat and orderly fashion as well as complying with the development and performance standards established herein. Those buildings conducting automotive businesses or businesses which include the use of overhead service bay doors shall have such doors located so as to minimize their direct visibility from any public right-of-way.

All development proposals and above-stated uses, including site location, and building design and placement, shall be subject to site plan approval by the Planning Commission, unless appealed to the City Council.

2. All uses permitted in Area I, subject to all regulations and performance standards contained in and further subject to site plan approval by the Planning Commission, unless appealed to the City Council.

C. Permitted Industrial uses (Area III):

The following uses only are permitted in all areas shown on the General Development Plan as Area III, and as hereinafter specifically provided and allowed:

1. Any use permitted in Area I.

2. Regional warehouse and distribution center, together with the following accessory uses:

a) Retail warehouse sales, when limited to 10 percent of the building area, not to exceed 30,000 square feet. Such sales shall be limited to unsold or mismatched or damaged merchandise previously intended for sale in a retail store. A standard retail outlet shall not be permitted.

b) Repair and servicing center, including incidental service to the general public and limited to 10 percent of the building area;

c) Drapery fabrication center, where limited to 10 percent of the building area;

d) Truck tire center where limited to 10 percent of the building area, for the sale, service, and installation of truck tires, provided all work shall be conducted wholly within the building, all vehicles awaiting service shall be confined within a solid enclosure not less than eight (8) feet in height, and all retail sales of tires installed on the premises shall be recorded for sales tax purposes as made from within the City of Garden Grove.

e) General administrative and warehouse offices;

f) Such activities normally considered necessary as part of a warehouse operation.

3. Notwithstanding the provisions of Section II A, parking requirements for the permitted uses specified above shall be computed according to the following:

a) Warehouse are @ 1 space per 5,000 square feet for the first 300,000 square feet and 1 space per 10,000 square feet in excess of 300,000 square feet;

b) Retail sales areas @ 1 space per 150 square feet;

c) Service center, truck tire center, drapery center, and administrative offices @ 1 space per 500 square feet.

D. Limitations on Permitted Uses:

Every permitted use shall be subject to the following conditions and limitations:

1. Except as provided elsewhere in these standards, all uses shall be conducted wholly within a completely enclosed building, or within an area enclosed on all sides, to the interior of any required yard with a wall or fence not less than six (6) feet in height, provided where such wall or fence is required to be provided on the street side of any lot, such fence or wall shall be of a view-obscuring material.

2. All operations conducted on the premises shall not be objectionable by reason of noise, odor, dust, mud, smoke, vibration, or other similar causes, as specified in Section II G herein.

3. Provisions shall be made for the loading and delivery of raw materials, supplies, or equipment upon each lot or parcel and no such activity shall take place in any required setback.

4. There shall be provided off-street parking as required by Section 9217 of the Municipal Code, and no parking area shall be located within any required front or side setback.

5. Draying, freighting, or trucking yards or terminals shall not be permitted in any area of the General Development Plan.

6. A conditional use permit shall be required for any permanent or temporary metal or Type V (wood frame) building to be established on property in this zone.

E. Land Division and Lot Area:

For purposes of clarification, future land divisions of the subject Planned Unit Development shall be in accordance with Section 11535.(a)(3) of the California Subdivision Map Act (Business and Profession Code).

The parceling and division of the subject shall be with the approval of the Zoning Administrator of the City of Garden Grove subject to the following:

1. The minimum required area for a lot shall be two acres; provided, however, a total of twenty (20) lots will be allowed within the subject PUD with a minimum allowable lot area of less than two acres and not less than one acre. Said twenty (20) lots shall be deemed to include any existing lots within the subject boundaries with less than two acres in area. No restriction shall be placed on the location of said twenty (20) lots as long as the uses proposed are strictly industrial in nature and follow good planning and site location criteria.

2. A tentative parcel map shall be prepared and submitted to the Zoning Administrator for each proposed land division, consistent with the conditions enumerated herein.

F. Building and Occupancy Regulations:

1. Minimum Building Size:

The minimum building size shall be 15,000 square feet. Such buildings may be internally divided to create separate occupancies; provided however, only one such occupancy having a gross floor area of less than 10,000 square feet shall be permitted.

2. Minimum Occupancy Size:

Notwithstanding the provisions of Subsection No. 1 above, a maximum of 40,000 square feet of building area within the PUD may be divided into occupancies of not less than 1,000 square feet.

Said occupancies must all be located in either one 40,000 square foot building containing a maximum of 40 occupants, or two 20,000 square foot buildings, each containing a maximum of twenty (20) occupants, or four 10,000 square foot buildings, each containing a maximum of 10 occupants. The location of said buildings shall be approved by the Zoning Administrator.

3. Building Site Occupancy:

If any lot or building site is occupied by more than one use or tenant, all such uses shall be conducted within one main building.

4. Warehousing:

No differentiation shall be made between warehousing and manufacturing uses in the site development. Standards relating to parking, minimum building area of lot coverage shall be the same as for manufacturing. However, warehousing as a primary use shall not be permitted in a building occupancy of less than 5,000 square feet.

5. Height:

No building in the development shall exceed a height of forty-five (45) feet.

6. Front Yard:

A front yard setback of not less than twenty (20) feet shall be provided.

7. Side Yard:

Side yards shall be provided as follows:

a) Interior Lots. On interior lots, no side yard need be provided except as may be required by a site plan, variance, unclassified use permit or conditional use permit.

b) Corner Lots and Reverse Corner Lots. On corner lots and on reverse corner lots, a side yard of ten (10) feet shall be provided on the side street side.

8. Placement of Buildings:

If a lot abuts upon an alley, no building shall be erected closer than twenty (20) feet to the centerline of such alley, provided such setback need not extend more than twenty-five (25) lineal feet measured along any portion of the common alley property line that will include the location of the building entrance.

9. Landscaping:

Any portion of a lot not contained within a building or within an area enclosed within a wall and areas comprising required yards, except the rear yard and except parking spaces, aisles, drives, or walkways shall be kept permanently maintained with landscaping. In order to assure compliance with this Section, there shall be submitted, at the time of application for a building permit, a landscaping plan indicating the proposed landscaping scheme. Said plan shall include and indicate the following standards which shall be considered the minimum requirements:

- a) All areas required to be landscaped shall be covered with turf, nondeciduous ground cover or other type of plantings.
- b) Only those portions which are used directly for parking spaces, aisles, drives or walkways shall be paved.
- c) There shall be provided one (1) tree for each eight hundred (800) square feet of area required to be landscaped. Said trees may be located anywhere within the landscaped area and shall be of a type approved by the Department of Recreation and Parks for parkways or other public planting.
- d) There shall be provided an irrigation system consisting of sprinklers and/or hose bibs sufficient to maintain the entire landscaped area.

10. Signs:

Area I: In Area I only, the following signs are permitted:

- a) A maximum of two (2) signs not exceeding a combined display area of twenty (20) square feet pertaining only to the rental, sale or lease of the premises.
- b) Permitted signs shall be used exclusively to advertise a business conducted, or service rendered, or goods produced or sold upon such premises, or any other lawful activity conducted upon such premises.
- c) Signs used for the purpose of identifying a business conducted, or designating products manufactured, stored or processed shall be located on the premises where such

activity is conducted and shall be subject to the following limitations:

<u>Building Site Area</u>	<u>Permitted Display Surface</u>
Less than 20,000 sq. ft.	50 sq. ft.
20,000 sq. ft. but less than 30,000 sq. ft.	75 sq. ft.
30,000 sq. ft. but less than one acre	100 sq. ft.
More than one acre	125 sq. ft. plus 10 sq. ft. for each acre in excess of one, to a maximum of 250 sq. ft.

d) Any such sign which is not attached to the wall or canopy of a building, and any sign which in whole or in part extends above the eave or wall or a building on which it is attached, or any sign which exceeds the maximum display area limitation of 250 square feet shall be subject to approval of a conditional use permit.

e) Directional, pole, political, projecting, roof, temporary advertising devices, wall.

Area II; In Area II only, the following signs are permitted:

a) A maximum of two signs not exceeding a combined display area of twenty (20) square feet pertaining only to the rental, sale, or lease of the premises.

b) All other signs shall be approved by the Planning Commission and City Council as a part of the site plan required for the establishment of any proposed use.

11. Roof-Mounted Equipment:

All roof-mounted mechanical equipment shall be screened as viewed from adjacent public streets with an architectural treatment which complements the building. The method of said screening shall be subject to the approval of the Zoning Administrator.

12. Loading:

No loading shall be allowed which is visible from Knott Avenue, Lampson Avenue, Western Avenue, or Chapman Avenue. On other streets, streetside loading shall be allowed, provided the

loading dock shall be set back a minimum of seventy (70) feet from the street right-of-way line, or it may be closer provided that it is not placed within the required ten (10) foot setback, and is screened from the street in a manner approved by the Zoning Administrator.

13. Railroad Trackage:

Where railroad trackage and loading are located at other than the rear of the building area, complete screening from the street shall be provided.

14. Utilities:

All on-site utilities shall be placed underground.

G. Performance Standards:

No use shall be permitted which does not comply with the following standards of industrial performance and which cannot be conducted within a completely enclosed building, except as provided in Section D.1. above.

1. No use shall be permitted in the subject Planned Unit Development which involves any of the following effects:
 - a) Any noise or vibration, other than that related to temporary construction work, which is discernible without instruments at any lot line of the site.
 - b) The emission of radioactivity in dangerous amounts, in accordance with A.E.C. Standards and regulations.
 - c) Any electrical disturbance adversely affecting the operation of any equipment other than that of the creator of such disturbance.
 - d) The emission of smoke, dusts, condensed fumes, or particulate matter which exceeds the maximum established by the "Rules and Regulations of the APCD of Orange County," including all amendments to said rules.
 - e) Any direct or reflected glare or heat which is perceptible at any point outside the building site.
 - f) The emission of odorous or toxic gases or matter in quantities such as to be perceptible at any lot line of the site, or to be corrosive or damaging to any other properties in the vicinity.

g) The discharge into any sewer or stream or into the ground, except in accordance with standards approved by the State Department of Health and Orange County Sanitation District, of any materials of such nature as to contaminate any water supply, interfere with bacterial processes and sewage treatment, or in any way cause the emission of dangerous or offensive elements.

h) The exterior storage of materials, supplies, equipment, or machinery, whether open or in tanks, bins, or other container devices, except as approved by the Zoning Administrator.

i) Shabby or unsightly appearance of the property due to accumulation of refuse, debris, trash, pallets, or other unsightly, hazardous, or unsanitary materials of any description, or due to failure to maintain buildings, ground and landscaping.

2. In order to assure compliance with the above performance standards for uses permitted within Area I, the Zoning Administrator may require a certificate and/or recommendations from a recognized independent consultant or specialist only as follows:

a) Such certifications shall not be required for uses permitted in Section II.A. 1, 2, 3 and 4. Uses permitted in Section II.A. 5, 6 and 7 may require a certification inasmuch as the uses permitted therein have a greater tendency to conflict with the performance standards.

b) Prior to requiring any certification, the Zoning Administrator shall conduct an investigation of the proposed or existing uses and may require the certification only upon determining that the technical complexity of complying with the performance standards demands the knowledge of an independent consultant or specialist.

c) Submittal and approval of such certification by the Zoning Administrator may be required prior to issuance of building permits.

ADOPTED this 10th day of August 1989.

/s/ JERRY MARGOLIN
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, State of California, held on August 10, 1989, and carried by the following vote, to wit:

AYES: COMMISSIONERS: MARGOLIN, ANDERSON, BUTTERFIELD, KILLINGBECK,
NUESSELE
NOES: COMMISSIONERS: BALKESLEY, MARSHALL
ABSENT: COMMISSIONERS: NONE
ABSTAIN: COMMISSIONERS: NONE

/s/ PRISCILLA STIERSTORFER
SECRETARY

PLEASE NOTE: A request for court review of this decision must be filed within 90 days of the date this decision was final (See Code of Civil Procedure Section 1094.6).

RESOLUTION NO. 7169-89

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN NO. SP-120-89, FOR PROPERTY LOCATED ON THE SOUTHEAST CORNER OF KNOTT STREET AND CHAPMAN AVENUE, PARCEL NO. 131-344-07

WHEREAS, the subject case, initiated by Park/Abrams Chapman/Knott Investors, requests site plan approval for the construction of a 30,875 square foot multiple buildings commercial/limited automotive center on a site of approximately 140,829 square feet; and

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. 4008, the Planning Commission recommended approval of Site Plan SP-120-89 on August 10, 1989; and

WHEREAS, pursuant to legal notice, a public hearing was held by the City Council on September 5, 1989, 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. Site Plan No. SP-120-89 is hereby approved pursuant to facts and reasons stated in Planning Commission Resolution No. 4008, a copy of which is attached hereto and incorporated herein by reference with the same force and effect as if set forth in full, including the following additional conditions of approval added by the City Council.

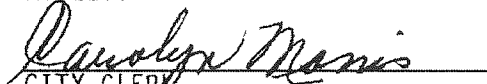
- V. Sidewalks will be required from the intersection of Knott and Chapman extending along both Chapman and Knott Streets to the first driveways on those streets. The cost for the sidewalks shall be the Developer's responsibility.
- W. A six (6) foot high, textured block wall compatible with the architecture of the project shall be required on the east and south property lines.
- X. Right turns only shall be permitted into and out of the development.
- Y. A maintenance agreement between the applicant and the City of Garden Grove shall be developed by the applicant, approved by the City Attorney, and entered into by both parties prior to the issuance of building permits.

2. The City staff is hereby directed to forward a copy of this Resolution to the applicant.

ADOPTED this 5th day of September, 1989.


MAYOR

ATTEST:


CITY CLERK

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 Resolution was duly adopted by the Council of the City of Garden Grove, California, at a regular meeting thereof held on the 5th day of September, 1989, by the following vote:

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


CITY CLERK

RESOLUTION NO. 4008

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE, STATE OF CALIFORNIA, RECOMMENDING APPROVAL OF SITE PLAN SP-120-89 FOR A PARCEL OF LAND LOCATED ON THE SOUTHEAST CORNER OF KNOTT STREET AND CHAPMAN AVENUE, PARCEL NO. 131-344-07

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, State of California, in regular session assembled on August 10, 1989 does hereby recommend approval of Site Plan SP-120-89.

BE IT FURTHER RESOLVED in the matter of Site Plan SP-120-89, the Planning Commission of the City of Garden Grove does report as follows:

1. The subject case was initiated by Park/Abrams Investors.
2. The applicant requests site plan approval to construct a 30,875 square foot commercial/limited automotive center encompassing a site of approximately 140,829 square feet in the Industrial P.U.D. zone. The subject site is located on the southeast corner of Knott Street and Chapman Avenue.
3. 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 adverse effect on the environment.
4. The subject property is zoned Industrial (PUD-105-71 Revised '89) and is vacant/unimproved.
5. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.
6. Report submitted by City staff was reviewed.
7. Pursuant to legal notice, public hearing was held on August 10, 1989, and all interested persons were given an opportunity to be heard.
8. The Planning Commission gave due and careful consideration to the matter during its meeting of August 10, 1989; and

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Sections 9219.9, are as follows:

FACTS & REASONS:

The proposed development is a permitted use in the Planned Unit Development zone; and

The spirit and intent of the provisions, conditions, and requirements of Article IX of the Garden Grove Municipal Code and other applicable ordinances are complied with.

The proposed development is properly related to essential on-site facilities such as off-street parking, traffic circulation, and points of vehicular and pedestrian access.

A reasonable degree of physical, functional, and visual compatibility exists between the proposed project and neighboring uses.

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The subject site plan does possess characteristics that would indicate justification of the request for adoption in accordance with Municipal Code Section 9219.7.

2. In order to fulfill the purpose and intent of the Municipal Code and thereby promote the health, safety, and general welfare, the following conditions of approval shall apply to the subject case:

- A. All below listed conditions of approval are required to be recorded. Recordation of said conditions is the responsibility of the applicant, and proof of such recordation is required prior to issuance of building permits. All conditions of approval are required to be adhered to for the life of the project, regardless of property ownership. Any changes of the conditions of approval require approval of the Planning Commission.
- B. Approval of this site plan shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.
- C. Minor modifications shall be approved by the Planning Commission. If other than minor changes are made in the proposed development, a new site plan application shall be filed which reflects the revisions made.
- D. All lighting structures shall be placed so as to confine direct rays to the subject property. All exterior lights shall be reviewed and approved by the City's Planning Section. Lighting shall be restricted to decorative type wall mounted lights, or preferably, a ground lighting system.
- E. No roof-mounted mechanical equipment shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Zoning Administrator prior to issuance of building permits. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.
- F. All ground-mounted mechanical equipment shall be screened from view from any place on or off the site.

- G. Grading, drainage, and underground utility plans are required.
- H. All entrances to the property shall be posted with a sign indicating that unauthorized vehicles will be removed at the owner's expense. The signs shall be of the size, type, and location specified in the California Vehicle Code and Garden Grove Municipal Code.
- I. The developer shall submit a detailed landscape plan that includes the following: a plan that indicates plant material size type and location, irrigation, planting and staking plan. The plan shall include statement and/or detail that all trees planted within 10' feet of sidewalks, shall have a root barrier and no tree to be closer than 5' feet to sidewalk. Said landscape shall indicate replacement of the large tree at the corner with the minimum replacement size to be 60" box. The plan shall also add and vary trees proposed on plans to include crepe myrtles and london planes or other deciduous trees. The plan shall also show retention of the two existing Olive trees and monument sign at the corner of Knott and Chapman. The landscape setback area along on Chapman and Knott streets shall incorporate mounding from minimum two (2) feet to four (4) feet in height and also include low retaining walls along frontage areas of parking spaces and drive-through lane. Sidewalks going from public sidewalk to the business located along the street frontages shall be no greater than four (4) feet, in width.
- J. The operation of the proposed development shall be kept in a neat and orderly manner at all times. This requires that all vehicles shall be repaired, serviced and/or worked on in an enclosed building(s) (buildings permitted automotive use are designated as 1, 5 and 6). No storage of vehicles shall be permitted outside of any building.
- K. All provisions of the Garden Grove Sanitary District shall be met.
- L. All provisions of the Garden Grove Fire Department shall be met, this includes but is not limited to the following:
 - 1. The developer shall provide one on-site fire hydrant with a recorded water line easement over the water line to the fire hydrant. Subject hydrant and location shall be approved by the Fire Department. Size of water line serving the hydrant shall be approved by both Fire Department and Public Services' Water Services Division; said hydrant and other required hydrants shall be fully operational and accessible at all times and shall be installed prior to delivery of combustible materials.
 - 2. Building 6 that is intended for lube and tune type operations shall provide an underground storage tank per Fire Code and Fire Department requirements.

3. Developer shall provide fire extinguishers. Location and rating to be determined by fire inspector.
 4. Fire sprinkler system shall be provided per NFPA Standard 13 with plans approved prior to installation. Said system and all control valves shall be supervised to a UL listed central alarm station prior to Fire Department final.
 5. Automatic extinguishing system(s) shall be installed per NFPA Standard 17 and UFC Section 10.314 to protect cooking equipment and exhaust system.
 6. Storage, dispensing, or use of any flammable or combustible liquids, flammable gases and hazardous chemicals shall comply with UFC Article 79.
 7. Building addresses shall be visible from the street (in contrasting colors) UFC Section 10.208. Show legal address(es) on site plan and title sheet.
- M. All provision of the Garden Grove Police Department shall be met. This includes incorporating the Police Department's security provisions both on the construction drawings as well as in the actual development.
- N. All provisions of the Public Services Department shall be met. This includes, but is not limited to the following:
1. All water improvements/relocations shall be at the developer's expense.
 2. Each building shall be individually metered with meters located within the public right-of-way.
 3. All 1-1/2" or larger meters shall have an approved backflow device.
- O. The developer shall provide three (3) new marblelite poles with underground wiring. Location subject to City approval.
- P. The site's circulation shall be subject to the following;
1. All compact spaces shall be individually marked.
 2. All handicap parking stalls shall be marked and signed in accordance with CVC 22511.8(2)(a).
 3. All curbs not associated with a parking stall shall be painted red to prohibit parking.
 4. The curbs along both street frontages shall be painted red and posted with "No stopping any time" signs. In order to satisfy this condition, the developer shall post a bond or deposit

cash with the City in the amount of \$1,200 dollars to cover the cost for eight, "No stopping anytime" signs and painting the curbs red.

5. Design and construction of all driveway approaches shall be approved by the City.
 6. All landscaping along street frontages adjacent to driveways shall be of the low height variety to assure and provide safe sight clearance.
- Q. The building pads that are not built on (4 and 5) shall be turfed and irrigated and properly maintained until such time as construction begins. All other pads must be built at the same time. When plans are submitted for construction on these two pads (4 and 5), they must be of the same architectural style and shall be reviewed by the Planning Commission. In addition to the architectural building elevations, the use of canvas awnings is not permitted and in lieu of the use of metal seam roofs, of the same or similar color shall be used.
- R. The architect shall work with City staff to minimize roof mounted equipment visibility from any public right-of-way and shall ensure that no piping, plumbing or tubing be visible on any exterior elevation (i.e., extend height of parapet walls or include an architectural treatment that matches the building's architectural style).
- S. The developer and entire development shall comply with Air Quality Management District's regulations pertaining to review of hazardous materials as prescribed in Assembly Bill AB 3205. Such compliance shall be performed prior to issuance of building permits.
- T. This site plan in its entirety shall only be valid if the City Council approves the revision to the Planned Unit Development PUD-105-71, Revised '89.

- U. The sign program submitted in this site plan proposal package shall become the criteria for all signage on site. All bilingual signs must have a minimum of 50 percent of their total display area devoted to business information in English (excluding advertising).

ADOPTED this 10th day of August, 1989.

/s/ JERRY MARGOLIN
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, State of California, held on August 10, 1989, and carried by the following vote, to wit:

AYES: COMMISSIONERS: MARGOLIN, ANDERSON, BLAKESLEY, BUTTERFIELD, KILLINGBECK,
MARSHALL, NUESSELE
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: NONE
ABSTAIN: COMMISSIONERS: NONE

/s/ PRISCILLA STIERSTORFER
SECRETARY

PLEASE NOTE: A request for court review of this decision must be filed within 90 days of the date this decision was final (See Code of Civil Procedure Section 1094.6).

RESOLUTION NO. 7216-90

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING PLANNED UNIT DEVELOPMENT NO. PUD-105-71, REVISED '90, REZONING PROPERTY BOUNDED BY THE FOLLOWING STREETS: CHAPMAN AVENUE, WESTERN AVENUE, LAMPSON AVENUE, AND KNOTT STREET, PARCEL NOS. 131-344-1, 3, 4, 5, 6, 7; 131-346-1, 2; 131-345-1, 2, 4, 5, 6, 7; 131-343-1, 2, 5, 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22; 131-661-1, 3, 4, 5, 6, 7, 10, 11, 12, 13, 14, 15, 16; 131-662-1, 2

WHEREAS, the subject case, initiated by City of Garden Grove, requests the revision of PUD-105-71/Revised'89 to PUD-105-71/Revised'90; and

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 adverse effect on the environment; and

WHEREAS, pursuant to Resolution No. 4064, the Planning Commission recommended approval of PUD-105-71/Revised'90 on March 8, 1990; and

WHEREAS, pursuant to legal notice, a public hearing was held by the City Council on April 16, 1990, 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-105-71/Revised'90 is hereby approved pursuant to facts and reasons stated in Planning Commission Resolution No. 4064, a 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 City staff is hereby directed to prepare the necessary ordinance to incorporate this amendment into the Municipal Code.

3. The City Clerk is directed to forward a copy of this resolution to the applicant.

ADOPTED this 16th day of April, 1990.


MAYOR

ATTEST:



CITY CLERK

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

Resolution No. 7216-90
Page 2

I, CAROLYN MORRIS, 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 16th day of April, 1990, by the following vote:

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


CITY CLERK

NOTICE

A REQUEST FOR COURT REVIEW OF THIS DECISION MUST BE FILED WITHIN 90 DAYS OF THE DATE THIS DECISION WAS FINAL (SEE CODE OF CIVIL PROCEDURE SECTION 1094.6).

RESOLUTION NO. 4064

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE, STATE OF CALIFORNIA, RECOMMENDING APPROVAL OF REVISION TO PLANNED UNIT DEVELOPMENT PUD-105-71, REVISED '90, FOR A PARCEL OF LAND BOUNDED BY THE FOLLOWING STREETS: CHAPMAN AVENUE, WESTERN STREET, LAMPSON AVENUE AND KNOTT STREET; PARCEL NO. 131-344-1, 3, 4, 5, 6, 7; 131-346-1, 2; 131-345-1, 2, 4, 5, 6, 7; 131-343-1, 2, 5, 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22; 131-661-1, 3, 4, 5, 6, 7, 10, 11, 12, 13, 14, 15, 16; 131-662-1, 2

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, State of California, in regular session assembled on August 10, 1989, does hereby recommend approval of Planned Unit Development PUD-105-71, Revised '90.

BE IT FURTHER RESOLVED in the matter of Planned Unit Development PUD-105-71, Revised '90, the Planning Commission of the City of Garden Grove does report as follows:

1. The subject case was initiated by the City of Garden Grove.
2. The applicant requests a revision to PUD-105-71, revised '89, in order to allow automotive uses, excluding service stations, in the Office-Commercial Area II designation. The subject site is located at the southeast corner of Chapman Avenue and Knott Street.
3. 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 adverse effect on the environment.
4. The subject property is zoned PUD-105-71, revised '89 and is improved with various industrial uses.
5. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.
6. Report submitted by City staff was reviewed.
7. Pursuant to legal notice, public hearing was held on March 8, 1990, and all interested persons were given an opportunity to be heard.
8. The Planning Commission gave due and careful consideration to the matter during its meeting of March 8, 1990; and

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Section 9220.4, are as follows:

FACTS & REASONS:

The subject amendment is justified in that the proposed revision is consistent with the General Plan; and

The proposed amendment will allow uses in the PUD-105-71, Revised '90 Area II zone that are compatible and support use to the remaining PUD-105-71, Revised '90 industrial area.

The spirit and intent of the provisions, conditions, and requirements of Article IX of the Garden Grove Municipal Code and other applicable ordinances are complied with.

The proposed amendment is properly related to essential public facilities such as streets and alleys, utilities and drainage channels.

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The subject does possess characteristics that would indicate justification of the request for adoption in accordance with Municipal Code Section 9213F.7.
2. In order to fulfill the purpose and intent of the Municipal Code and thereby promote the health, safety, and general welfare, the following criteria shall apply to this subject case as the new development standards, performance standards, uses permitted, and related items:

PLANNED UNIT DEVELOPMENT PUD-105-71 REVISED '90

I. THE DEVELOPMENT PLAN

Planned Unit Development PUD-105-71 has been prepared and adopted to permit construction and comprehensive planning of 171.53 acres of land to be developed into a major industrial planned development.

A. Circulation:

A street system is proposed as shown on the attached General Development Plan entitled Exhibit "A". For the purposes of area-wide circulation and the continuation of a direct north-south access to the Garden Grove Freeway, Monarch Street is to be constructed from Lampson Avenue to Chapman Avenue. Two additional north-south streets, Industry Street and Edison Way, are provided. Both are designed for local circulation within the proposed development. Belgrave Avenue and Industry Street northerly of Belgrave Avenue are currently dedicated and improved. Knott Avenue will serve as primary freeway access to the development, with no change in existing alignment or right-of-way width.

No further internal street patterns are proposed.

Street widths and cross-section designs are as follows:

STREET	R/W WIDTH	SECTION
Western Avenue	80'	B 103
Chapman Avenue	100'	B 102
Lampson Avenue	80'	B 103, 106
Knott Avenue	100'	B 102
Belgrave Avenue	60'	60' R/W incldg 5' Pkwy ea side
Edison Way	60'	60' R/W incldg 5' Pkwy ea side
Monarch Street	60'	60' R/W incldg 5' Pkwy ea side
Industry Street	60'	60' R/W incldg 5' Pkwy ea side

NOTE: Sidewalks will not be required on any street abutting or within the PUD, with the exception of the north side of Lampson Avenue.

B. Rail Access:

To ensure orderly development of major industrial sites and in an effort to encourage rail-using industry, a railroad drill track is to be installed as shown on the attached General Development Plan and entitled Exhibit "A" and shall run from the existing railway easterly of Western Avenue to a point between Industry Street and Monarch Avenue, shall run northerly and southerly from said point to the southerly right-of-way line of Chapman Avenue and the northerly right-of-way line of Lampson Avenue, and shall also run northerly from a point between Western Avenue and Monarch Street to the southerly right-of-way line of Chapman Avenue.

By the acceptance of the conditions of approval of this Planned Unit Development, the applicant and/or his successors in interest or title agree to use of said drill tracks by other industrial users who may request rail use either northerly of Chapman Avenue or westerly of Monarch Street, and further are bound by any and all regulations of the California Public Utilities Commission.

C. Underground Utilities:

All on-site electrical utilities will be placed underground in order to ensure a pleasing and uncluttered environment for the development. Any overhead electrical service shall be within the public right-of-way, subject to City Council approval.

D. Water:

Water within the Planned Unit Development will be furnished by the City of Garden Grove.

E. Sewerage:

Sewerage disposal facilities within the Planned Unit Development will be furnished by the Garden Grove Sanitary District.

F. Drainage:

Drainage facilities will be installed in Lampson Avenue and Monarch Street.

G. Controls:

The regulation of buildings, structures, and uses of land will be governed by "Standards of Development" which are hereby made a part of the General Development Plan and are to be incorporated into the Ordinance adopting the PUD. Further controls take the form of Covenants, Conditions and Restrictions to be recorded as required by Municipal Code Section 9213F.9.

II. STANDARDS OF DEVELOPMENT

A. Permitted Industrial Uses (Area I):

The following uses only are permitted in all areas shown on the General Development Plan as Area I, and as hereinafter specifically provided and allowed, subject to the off-street parking requirements of Municipal Code Section 9217, and performance standards enumerated herein.

1. Research and Development firms such as, but not limited to, laboratories of a scientific, research, experimental, testing, or engineering nature.

2. Manufacturing, assembly and testing of scientific equipment and precision instruments such as, but not limited to:

Scientific instruments
Measuring devices
Gauges
Automatic and manual control devices
Communication, navigation control, transmission and reception equipment, control equipment and systems, guidance equipment and systems
Optical devices, equipment and systems

3. Manufacturing, assembly, and fabrication of finished consumer goods such as, but not limited to:

Electrical household appliances
Office furniture and equipment
Data processing equipment and systems

Toys
Novelties
Shoes, wearing apparel
Household furnishings
Photographic equipment

4. Warehousing, subject to Section F.4. below.

5. Compounding, processing, packaging, and treatment of food products such as, but not limited to:

Bakery goods
Candy
Drugs
Frozen foods, where all such foods are received, processed, stored, shipped, and at all times kept in a completely frozen condition
Other food products, excluding canning or packaging of such products as unfrozen fish and meat products, sauerkraut, vinegar, yeast, rendering of fats and oils, or other foods which produce objectionable odors

6. Machine and metal shops, including pneumatic presses and punch presses on resilient mountings limited to 200-ton capacity but excluding drop hammers.

7. Manufacturing, processing, and treatment of only the following products:

Perfumes and cosmetics
Paper products such as bags, containers, boxes, and stationery, including paper conversion and storage of bulk paper used in such operations
Glass and glass fiber, rubber, and plastic products
Batteries
Ceramic products using only previously pulverized clay and fired in kilns using only low pressure gas or electricity
Textiles and synthetic fibers
Paints not employing a boiling process
Fixtures and tools employed in manufacturing

8. Any similar use not specified in Items 1 - 5 above shall be permitted, subject to approval of the Zoning Administrator as per Municipal Code Section 9215.3.1.

B. Permitted Office-Commercial Uses (Area II):

The following uses only are permitted in all areas shown on the General Development Plan as Area II, and as hereinafter specifically provided and allowed:

1. Permitted Uses Intent

Office Professional, Retail Commercial and automotive uses excluding automotive service stations. Any proposed commercial or office-professional uses shall be auxiliary to the operation and general welfare of the entire Central Industrial District and shall be so restricted. The following is a list of permitted/non-permitted uses with subject criteria determining the uses permitted:

2. Uses Permitted

Automotive:

Repair (typical to servicing one day activity)
Parts wholesale/retail
Tire sales/servicing

Bank or Savings & Loan
Book store
Card and/or stationary
Cleaners (on or off site cleaning)
Computer store
Convenience store
Fast food/restaurant
Florist
Health Spa
Office supply
Electronics store
Film developing
Print shop/instant press

Similar businesses, uses not listed but are ancillary and supportive to the Central Industrial District shall be reviewed and approved by the Zoning Administrator per Section 9215.3.1. The assumption for a permitted use is based on whether the use is more supportive and applicable to the business uses within the Central Industrial District, rather than supportive to the residential neighborhoods.

Automotive uses shall be conducted wholly within an enclosed building. No outside servicing, repairing or outside storage shall be permitted. All automotive uses shall conduct their

respective operation in a neat and orderly fashion as well as complying with the development and performance standards established herein. Those buildings conducting automotive businesses or businesses which include the use of overhead service bay doors shall have such doors located so as to minimize their direct visibility from any public right-of-way.

All development proposals and above-stated uses, including site location, and building design and placement, shall be subject to site plan approval by the Planning Commission, unless appealed to the City Council. This includes any uses approved by the determination of uses process.

3. List of Uses subject to Zoning Administrator's determination of use. The following list of uses shall be first reviewed by the Zoning Administrator as to whether they can or cannot be permitted in Area District II.

Clothing store - industrial related (work uniforms, shoes, etc.)

Equipment rental - industrial related.

Furniture store - office and supply

Gift store

Preschool/or day care

Hardware store/supply

Real Estate Office for Industrial and Commercial Sporting Goods

TV and/or appliance store

Video store

Veterinarian

4. List of Not Permitted Uses:

Auto body and fender repair or painting

Dental or doctor's office

Drug store

Fabric store

Insurance office

Floor covering store

Home improvement

Optometrist

Paint & wall paper store

Pet store/grooming

Camera shop

Toy store

Bars/night clubs

Adult entertainment

Pool halls and billiard parlors

5. All uses permitted in Area I, subject to all regulations and performance standards contained in and further subject to site plan approval by the Planning Commission, unless appealed to the City Council.

C. Permitted Industrial uses (Area III):

The following uses only are permitted in all areas shown on the General Development Plan as Area III, and as hereinafter specifically provided and allowed:

1. Any use permitted in Area I.
2. Regional warehouse and distribution center, together with the following accessory uses:
 - a) Retail warehouse sales, when limited to 10 percent of the building area, not to exceed 30,000 square feet. Such sales shall be limited to unsold or mismatched or damaged merchandise previously intended for sale in a retail store. A standard retail outlet shall not be permitted.
 - b) Repair and servicing center, including incidental service to the general public and limited to 10 percent of the building area;
 - c) Drapery fabrication center, where limited to 10 percent of the building area;
 - d) Truck tire center where limited to 10 percent of the building area, for the sale, service, and installation of truck tires, provided all work shall be conducted wholly within the building, all vehicles awaiting service shall be confined within a solid enclosure not less than eight (8) feet in height, and all retail sales of tires installed on the premises shall be recorded for sales tax purposes as made from within the City of Garden Grove.
 - e) General administrative and warehouse offices;
 - f) Such activities normally considered necessary as part of a warehouse operation.
3. Notwithstanding the provisions of Section II A, parking requirements for the permitted uses specified above shall be computed according to the following:
 - a) Warehouse are @ 1 space per 5,000 square feet for the first 300,000 square feet and 1 space per 10,000 square feet in excess of 300,000 square feet;
 - b) Retail sales areas @ 1 space per 150 square feet;
 - c) Service center, truck tire center, drapery center, and administrative offices @ 1 space per 500 square feet.

D. Limitations on Permitted Uses:

Every permitted use shall be subject to the following conditions and limitations:

1. Except as provided elsewhere in these standards, all uses shall be conducted wholly within a completely enclosed building, or within an area enclosed on all sides, to the interior of any required yard with a wall or fence not less than six (6) feet in height, provided where such wall or fence is required to be provided on the street side of any lot, such fence or wall shall be of a view-obscuring material.
2. All operations conducted on the premises shall not be objectionable by reason of noise, odor, dust, mud, smoke, vibration, or other similar causes, as specified in Section II G herein.
3. Provisions shall be made for the loading and delivery of raw materials, supplies, or equipment upon each lot or parcel and no such activity shall take place in any required setback.
4. There shall be provided off-street parking as required by Section 9217 of the Municipal Code, and no parking area shall be located within any required front or side setback.
5. Draying, freighting, or trucking yards or terminals shall not be permitted in any area of the General Development Plan.
6. A conditional use permit shall be required for any permanent or temporary metal or Type V (wood frame) building to be established on property in this zone.

E. Land Division and Lot Area:

For purposes of clarification, future land divisions of the subject Planned Unit Development shall be in accordance with Section 11535.(a)(3) of the California Subdivision Map Act (Business and Profession Code).

The parceling and division of the subject shall be with the approval of the Zoning Administrator of the City of Garden Grove subject to the following:

1. The minimum required area for a lot shall be two acres; provided, however, a total of twenty (20) lots will be allowed within the subject PUD with a minimum allowable lot area of less than two acres and not less than one acre. Said twenty (20) lots shall be deemed to include any existing lots within the subject boundaries with less than two acres in area. No restriction shall be placed on the location of said twenty (20) lots as long as the uses proposed are strictly industrial in nature and follow good planning and site location criteria.

2. A tentative parcel map shall be prepared and submitted to the Zoning Administrator for each proposed land division, consistent with the conditions enumerated herein.

F. Building and Occupancy Regulations:

1. Minimum Building Size:

The minimum building size shall be 15,000 square feet. Such buildings may be internally divided to create separate occupancies; provided however, only one such occupancy having a gross floor area of less than 10,000 square feet shall be permitted.

2. Minimum Occupancy Size:

Notwithstanding the provisions of Subsection No. 1 above, a maximum of 40,000 square feet of building area within the PUD may be divided into occupancies of not less than 1,000 square feet. Said occupancies must all be located in either one 40,000 square foot building containing a maximum of 40 occupants, or two 20,000 square foot buildings, each containing a maximum of twenty (20) occupants, or four 10,000 square foot buildings, each containing a maximum of 10 occupants. The location of said buildings shall be approved by the Zoning Administrator.

3. Building Site Occupancy:

If any lot or building site is occupied by more than one use or tenant, all such uses shall be conducted within one main building.

4. Warehousing:

No differentiation shall be made between warehousing and manufacturing uses in the site development. Standards relating to parking, minimum building area of lot coverage shall be the same as for manufacturing. However, warehousing as a primary use shall not be permitted in a building occupancy of less than 5,000 square feet.

5. Height:

No building in the development shall exceed a height of forty-five (45) feet.

6. Front Yard:

A front yard setback of not less than twenty (20) feet shall be provided.

7. Side Yard:

Side yards shall be provided as follows:

- a) Interior Lots. On interior lots, no side yard need be provided except as may be required by a site plan, variance, unclassified use permit or conditional use permit.
- b) Corner Lots and Reverse Corner Lots. On corner lots and on reverse corner lots, a side yard of ten (10) feet shall be provided on the side street side.

8. Placement of Buildings:

If a lot abuts upon an alley, no building shall be erected closer than twenty (20) feet to the centerline of such alley, provided such setback need not extend more than twenty-five (25) lineal feet measured along any portion of the common alley property line that will include the location of the building entrance.

9. Landscaping:

Any portion of a lot not contained within a building or within an area enclosed within a wall and areas comprising required yards, except the rear yard and except parking spaces, aisles, drives, or walkways shall be kept permanently maintained with landscaping. In order to assure compliance with this Section, there shall be submitted, at the time of application for a building permit, a landscaping plan indicating the proposed landscaping scheme. Said plan shall include and indicate the following standards which shall be considered the minimum requirements:

- a) All areas required to be landscaped shall be covered with turf, nondeciduous ground cover or other type of plantings.
- b) Only those portions which are used directly for parking spaces, aisles, drives or walkways shall be paved.
- c) There shall be provided one (1) tree for each eight hundred (800) square feet of area required to be landscaped. Said trees may be located anywhere within the landscaped area and shall be of a type approved by the Department of Recreation and Parks for parkways or other public planting.
- d) There shall be provided an irrigation system consisting of sprinklers and/or hose bibs sufficient to maintain the entire landscaped area.

10. Signs:

Area I: In Area I only, the following signs are permitted:

- a) A maximum of two (2) signs not exceeding a combined display area of twenty (20) square feet pertaining only to the rental, sale or lease of the premises.
- b) Permitted signs shall be used exclusively to advertise a business conducted, or service rendered, or goods produced or sold upon such premises, or any other lawful activity conducted upon such premises.
- c) Signs used for the purpose of identifying a business conducted, or designating products manufactured, stored or processed shall be located on the premises where such activity is conducted and shall be subject to the following limitations:

<u>Building Site Area</u>	<u>Permitted Display Surface</u>
Less than 20,000 sq. ft.	50 sq. ft.
20,000 sq. ft. but less than 30,000 sq. ft.	75 sq. ft.
30,000 sq. ft. but less than one acre	100 sq. ft.
More than one acre	125 sq. ft. plus 10 sq. ft. for each acre in excess of one, to a maximum of 250 sq. ft.

d) Any such sign which is not attached to the wall or canopy of a building, and any sign which in whole or in part extends above the eave or wall or a building on which it is attached, or any sign which exceeds the maximum display area limitation of 250 square feet shall be subject to approval of a conditional use permit.

e) Directional, pole, political, projecting, roof, temporary advertising devices, wall.

Area II; In Area II only, the following signs are permitted:

- a) A maximum of two signs not exceeding a combined display area of twenty (20) square feet pertaining only to the rental, sale, or lease of the premises.
- b) All other signs shall be approved by the Planning Commission and City Council as a part of the site plan required for the establishment of any proposed use.

11. Roof-Mounted Equipment:

All roof-mounted mechanical equipment shall be screened as viewed from adjacent public streets with an architectural treatment which complements the building. The method of said screening shall be subject to the approval of the Zoning Administrator.

12. Loading:

No loading shall be allowed which is visible from Knott Avenue, Lampson Avenue, Western Avenue, or Chapman Avenue. On other streets, streetside loading shall be allowed, provided the loading dock shall be set back a minimum of seventy (70) feet from the street right-of-way line, or it may be closer provided that it is not placed within the required ten (10) foot setback, and is screened from the street in a manner approved by the Zoning Administrator.

13. Railroad Trackage:

Where railroad trackage and loading are located at other than the rear of the building area, complete screening from the street shall be provided.

14. Utilities:

All on-site utilities shall be placed underground.

G. Performance Standards:

No use shall be permitted which does not comply with the following standards of industrial performance and which cannot be conducted within a completely enclosed building, except as provided in Section D.1. above.

1. No use shall be permitted in the subject Planned Unit Development which involves any of the following effects:

- a) Any noise or vibration, other than that related to temporary construction work, which is discernible without instruments at any lot line of the site.
- b) The emission of radioactivity in dangerous amounts, in accordance with A.E.C. Standards and regulations.
- c) Any electrical disturbance adversely affecting the operation of any equipment other than that of the creator of such disturbance.
- d) The emission of smoke, dusts, condensed fumes, or particulate matter which exceeds the maximum established by the "Rules and Regulations of the APCD of Orange County," including all amendments to said rules.

- e) Any direct or reflected glare or heat which is perceptible at any point outside the building site.
- f) The emission of odorous or toxic gases or matter in quantities such as to be perceptible at any lot line of the site, or to be corrosive or damaging to any other properties in the vicinity.
- g) The discharge into any sewer or stream or into the ground, except in accordance with standards approved by the State Department of Health and Orange County Sanitation District, of any materials of such nature as to contaminate any water supply, interfere with bacterial processes and sewage treatment, or in any way cause the emission of dangerous or offensive elements.
- h) The exterior storage of materials, supplies, equipment, or machinery, whether open or in tanks, bins, or other container devices, except as approved by the Zoning Administrator.
- i) Shabby or unsightly appearance of the property due to accumulation of refuse, debris, trash, pallets, or other unsightly, hazardous, or unsanitary materials of any description, or due to failure to maintain buildings, ground and landscaping.

2. In order to assure compliance with the above performance standards for uses permitted within Area I, the Zoning Administrator may require a certificate and/or recommendations from a recognized independent consultant or specialist only as follows:

- a) Such certifications shall not be required for uses permitted in Section II.A. 1, 2, 3 and 4. Uses permitted in Section II.A. 5, 6 and 7 may require a certification inasmuch as the uses permitted therein have a greater tendency to conflict with the performance standards.
- b) Prior to requiring any certification, the Zoning Administrator shall conduct an investigation of the proposed or existing uses and may require the certification only upon determining that the technical complexity of complying with the performance standards demands the knowledge of an independent consultant or specialist.

c) Submittal and approval of such certification by the Zoning Administrator may be required prior to issuance of building permits.

ADOPTED this 8th day of March, 1990

/s/ WILLIAM NUESLE
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, State of California, held on March 8, 1990, and carried by the following vote, to wit:

AYES: COMMISSIONERS: NUESLE, BLAKESLEY, BUTTERFIELD, KILLINGBECK,
MARGOLIN, MARSHALL,
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: ANDERSON
ABSTAIN: COMMISSIONERS: NONE

/s/ PRISCILLA STIERSTORFER
SECRETARY

PLEASE NOTE: A request for court review of this decision must be filed within 90 days of the date this decision was final (See Code of Civil Procedure Section 1094.6).