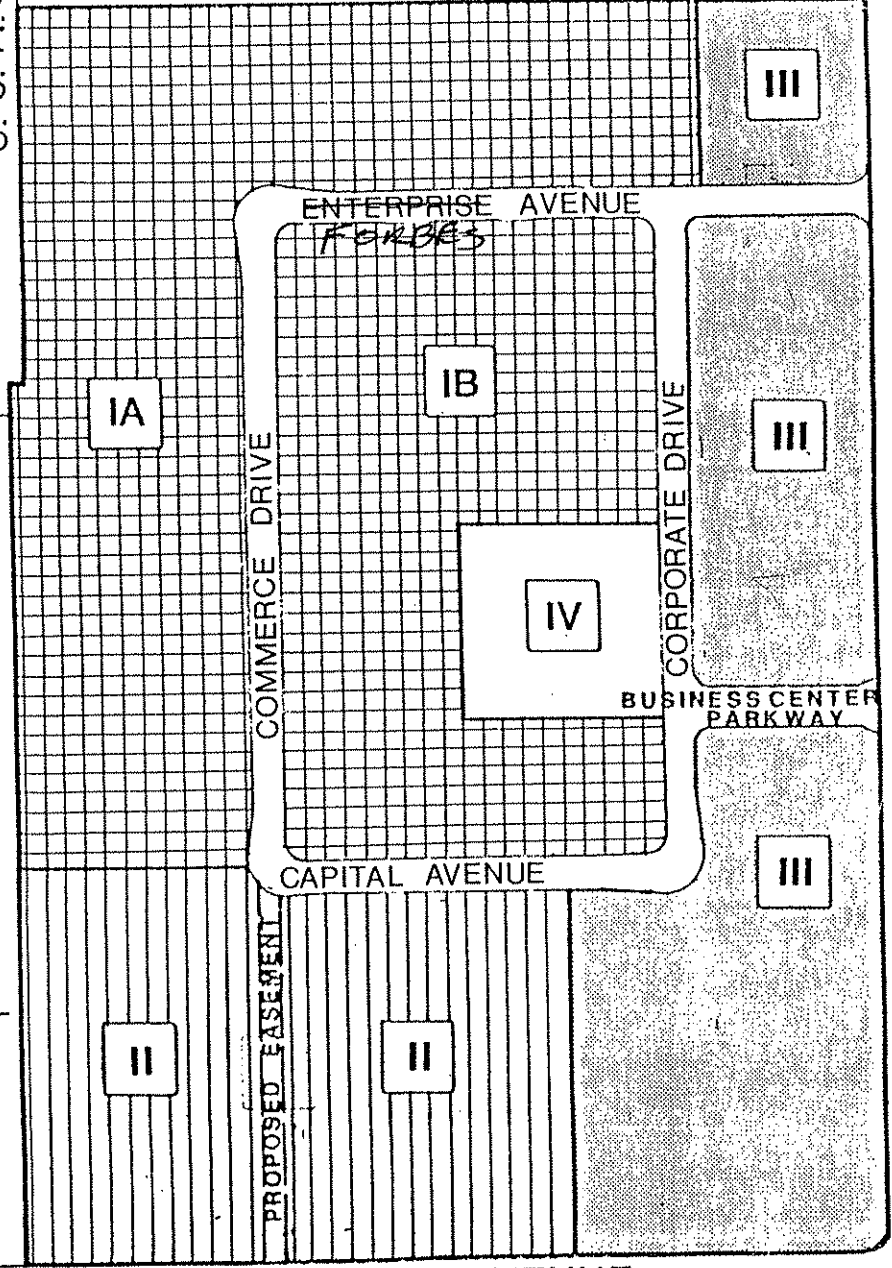


LAND USE MAP

PROPOSED REVISION



O. C. F. C. D.



REA I
INDUSTRIAL / R&D

REA II
INDUSTRIAL / R&D / OFFICE

REA III
R&D / OFFICE / COMMERCIAL

REA IV
OFFICE / R&D / INDUSTRIAL

HAZARD AVENUE

EUCLID STREET

PLANNED UNIT DEVELOPMENT
PUD-104-81/86' Revised 90

I. PURPOSE AND INTENT

The purpose of Planned Unit Development No PUD-104-81/Revised '84 is to establish responsible design and development parameters which will result in quality industrial/office park that will be recognized as a single entity. Additionally, it is the intent of this PUD to facilitate and accommodate industrial/office development at this site as the regional demand for such uses evolves.

The PUD will permit the realization of a comprehensive mixed use plan consistent with Garden Grove's Plan. Specifically, the objectives include:

Provisions of appropriate locations for clean industrial uses of all sizes;

Protection and enhancement of the integrity of industrial sites within the planned industrial areas of the community;

Encouragement of industry which will provide term employment opportunities for local residents; and

Attraction of a broad range of high quality, clean industrial uses.

Simultaneously, the existing neighborhoods adjacent to the site will be protected by potentially incompatible characteristics associated with industrial/office parks.

II. GENERAL USE AND DEVELOPMENT STANDARDS

The purpose of these development standards is to provide parameters to facilitate development on the subject site while protecting the surrounding properties from potentially incompatible uses. The entire site is divided into four separate land use areas. The general use and development standards apply to all four areas. Additionally, each land use area has specific use and development standards as described in Section III. Several environmental elements and constraints resulted in the final site design. Land Use Area I is located along the westerly and northerly perimeter of the site, adjacent to existing residential neighborhoods. Manufacturing and industrial uses with low traffic generation will be located in this area. Other design considerations included landscape buffers, extended building setbacks and specific criteria for regulating loading areas. Land Use Area II will have research and development uses with light industrial uses. Land Use

Area III is adjacent to Euclid Street and will utilize this location to have offices, limited retail and research and development uses. Extensive setbacks and limited access onto Euclid will incorporate this portion as an ancillary and to the remainder of the site. Land Use Area IV is a specific theme location for the entire PUD. A visible and well designed building is encouraged by the development standards. This site will serve as the focal point for the entire industrial/business park. The following definitions and standards shall apply to the entire Planned Unit Development:

A. Permitted Uses

The following uses will be allowed in this Planned Unit Development as permitted in the regulations for land use zones as stated in the specific Regulations. All uses shall be wholly contained within a building.

1. Manufacturing Uses

Unless specifically prohibited herein, any industrial operation, use and activity will be permitted in the Planned Unit Development provided it is so designed and constructed that the operations, uses and activities do not cause or produce a nuisance to adjacent sites such as vibrations, noise, radio frequency interference sound, electromechanical disturbance and radiation, electromagnetic disturbance, radiation, air or water pollution, dust, emission, of odorous, toxic or non-toxic matter. Further, lighting is to be shield and direct rays confined within the property lines.

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

Any use proposed subject to the above-mentioned procedure will be submitted to the City of Garden Grove's Development Services Department for review and recommendation to the Zoning Administrator. Upon receipt of the Planning Coordinating Committee recommendation, the Zoning Administrator will make a determination as to compliance with the standards set forth in the Planned Unit Development regulations. If the applicant is not in agreement with the determination of the Zoning Administrator, he may request a public hearing through application for an Unclassified Use Permit for establishment of the subject use. This hearing will be duly advertised and held before the Planning Commission on a date and time specified.

a. Permitted Manufacturing Uses

Uses primarily engaged in research activities including research laboratories, developmental laboratories, and compatible light manufacturing.

Laboratories, scientific, research, experimental testing and engineering

Manufacture research assembly, testing and repair of components, devises, equipment and systems and parts and components.

Construction industries.

Accessory uses and structures when related and incidental to a permitted use

Agriculture as continuation of the existing land use, and all necessary structures and appurtenances.

Unless otherwise specifically excluded herein, uses as set forth in Garden Grove Municipal Code Section 9211. However, specifically excluding Billboards, Automobile Repair and Body Work, Kennels, Motels or Hotels, Automobile Assembly (Dismantling), Truck or Vehicle Storage, Lumber Yards, Poultry and Rabbit Slaughter, Restaurants and Cocktail Bars, with the exception of Take-Out Food Establishments, Tire Rebuilding, Recapping and Retreading.

Other similar uses when interpreted as set forth in Garden Grove Municipal Code Section 9215.3.1.

b. Permitted Manufacturing Uses Subject to Conditional Use Permit Approval.

The following additional uses shall be permitted in the Planned Unit Development with a Conditional Use Permit. A public hearing will be set before the Zoning Administrator to hear the request for establishment of the following uses:

Furniture Warehouse

Rug and Carpet Distribution

Warehouses comprising greater than 60 percent of the gross square footage of a building.

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

2. Research and Development Uses

Research and development shall mean operations which combine administrative offices with manufacturing uses. For the purpose of these regulations, research and development operations are defined as uses where the total gross area of office space to industrial space is greater than twenty-five percent (25%) and less than seventy-five percent (75%) of the gross area of a building is office space.

3. Office Uses

For the purpose of these regulations, office uses shall be facilities where greater than seventy-five percent (75%) of the gross area of a building is office space.

4. Commercial Uses

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

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

a. Permitted Commercial Uses

Commercial and commercial service uses, such as but not limited to the following, subject to City Zoning Administrator determination. The following are permitted uses for Area III A located north of Forbes Avenue and south of Business Center Parkway.

- Administrative, professional and business offices
- Barber Shop
- Beauty Shop
- Deli/Coffee Shop
- Savings and Loans, other related financial institutions
- Health Club
- Restaurants

The following are permitted uses for Area III B located between Business Center Parkway and Forbes Avenue.

All uses permitted in Area III A

Live entertainment in conjunction with bona fide eating establishment subject to Conditional Use Permit approval.

Unless otherwise specifically excluded herein, uses as set forth in Garden Grove Municipal Code Section 9208 are permitted in Area III A and Area III B. However, specifically excluding service stations and mini-marts.

b. Approval of Other Commercial Uses

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

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

B. Parking Requirements

1. Location of Parking

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

Off-site (on-street) parking is expressly prohibited.

2. Parking Standards and Requirements

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

a. Manufacturing Uses

One (1) space for each 500 square feet of gross floor area for the first 20,000 square feet of floor area.

One (1) space for each 2,000 square feet of gross floor area for the second 20,000 square feet of floor area.

b. Research and Development Uses

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

One (1) space for each 500 square feet of gross floor area of manufacturing area.

c. Office Use

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

d. ~~Office Use~~ Retail Sales / Restaurant per K. Hill 5/19/95

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

e. Commercial Service Uses

One (1) space for each 500 square feet of gross floor area for the first 20,000 square feet of floor area.

3. Compact Parking

Up to 40 percent of the required parking may be used for compact parking stalls per City of Garden Grove standards.

4. Parking Management Plan

Pursuant to Municipal Code Section 9217.4(c) proposed use(s) may propose a parking management plan in an attempt to accommodate unique and specific needs.

C. Setbacks

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

1. Setbacks from Streets

The following setbacks shall be maintained from designated streets.

a. Euclid and Hazard

- Buildings shall be set back a minimum of forty (40) feet.
- Parking shall be set back a minimum of twenty (20) feet.

b. Interior Streets

- Buildings shall be set back a minimum of fifteen (15) feet.
- Parking shall be set back a minimum of ten (10) feet.

2. Residential Zones

- Buildings shall be set back a minimum of fifty (50) feet from all residential zones.
- Parking shall be set back a minimum of ten (10) feet from all residential zones.

3. Property Lines

No setbacks are required at side of rear interior property lines.

4.

- a. Rooflines and eaves may project four (4) feet into setback areas subject to the specific approval by the Zoning Administrator.
- b. Steps and open and unenclosed staircases may project four (4) feet into the setback areas.

D. Site Coverage

Structures may not cover more than fifty (50) percent of the net lot area.

E. Landscaping

1. General Statement

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

2. Setback Landscaping

All setback areas shall be fully landscaped except side and rear interior yards.

3. Boundary Landscaping

The boundaries of the property where adjacent to residential zone shall have a landscape area ten (10) feet wide adjacent to the property line. Trees shall be planted at a minimum, equal in number to one tree for every thirty (30) feet of boundary within this area.

4. Undeveloped Areas

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

5. Parking Area

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

6. Landscaping Maintenance

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

- c. All plantings are to be kept in a healthy and growing condition.
- d. Irrigation systems will be kept in working condition. Adjustments and cleaning will be part of regular maintenance.

F. Sign and Graphic Standards

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

1. Wall Signs

- a. No wall sign will exceed an area equal to one and one-half (1-1/2) square feet of sign area for each one (1) foot of lineal frontage of the building or store. However, no sign shall exceed 100 square feet in area nor comprise more than ten (10) percent of the area of the elevation upon which the sign is located.
- b. In multi-tenant industrial buildings, each individual industry may have a wall sign over the entrance to identify the tenant. Said sign will give only the name of the company and will be limited to six (6) inch high letters. Said sign will be oriented toward the parking or pedestrian area for that building and shall not exceed an area of five (5) square feet.

2. Ground Signs

Ground signs shall not exceed four (4) feet above grade in height nor more than one and one-half (1-1/2) square feet in area for each one (1) foot of lineal frontage of the building or store. However, no sign shall exceed sixty (60) square feet in area.

3. Miscellaneous Signs

The following are permitted:

a. Temporary Identification Signs

(1) Sales or Lease Sign

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

(2) Construction Sign

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

(3) Future Tenant Sign

b. Special Purpose and Directional Signs

Special purpose signs as may be submitted as a part of the Planned Unit Development site plan shall be allowed. The number of the signs shall be sufficient for the functional requirements only. This shall be determined during site plan review.

c. Monument Sign

Freestanding monument sign, or signs, identifying the name of the complex shall be permitted. Said sign(s) shall be approved by the Planning Commission during the site plan review procedure.

4. Standards

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

5. Prohibited Signs

- a. The following signs are prohibited:
 - Pole
 - Roof-mounted
 - Signs or other advertising and identification structures that are constructed so as to rotate, gyrate, blink, or move in any fashion.

6. Review Criteria

All signs shall be reviewed as part of the building and site design. All signs shall be designed to compliment and to be integrated within the total site design.

G. Fence and Walls

1. Height

- a. No fence or wall shall exceed eight (8) feet in height except that a ten (10) foot fence may be permitted subject to the approval of the Zoning Administrator.
- b. No wall greater than three (3) feet shall be located within the setback area paralleling a street right-of-way.
- c. A six (6) foot high block wall shall be built on the property line adjacent to any residential zone.

2. Restriction on materials

Walls or fences of sheet or corrugated iron, steel, aluminum, or asbestos or chain link fencing are specifically prohibited. Chain link fences shall be permitted provided a view obscuring material shall be inserted in the fence.

3. Approvals

Prior to the installation of any wall or fence, the applicant shall obtain the approval from the Community Association Architectural Committee as established by recorded Covenants, Conditions, and Regulations, and approval of a Conditional Use Permit by the City of Garden Grove Zoning Administrator.

H. Telephone and Electrical Service

All on-site telephone and electrical lines will be placed underground. Transformer or terminal equipment will be screened from view of adjacent streets and properties. Transformer or terminal equipment will be located in underground vaults or adequately screened from view of adjacent streets and properties by the use of landscaping and/or solid wall and observe the applicable building setback.

I. Roof Equipment

All roof equipment shall be screened from view by a parapet wall of architecturally compatible material.

J. Storage and Refuse Collection Area

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

K. Loading Areas

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

Streetside loading shall not be permitted directly adjacent to Euclid Street and Hazard Avenue.

L. Maintenance

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

M. Public Safety

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

III. SPECIFIC DEVELOPMENT STANDARDS

The following specific development standards apply to the use areas shown on the Land Use Plan:

A. Area I Industrial

1. Uses Permitted
 - a. Manufacturing
 - b. Research and Development

2. Minimum Lot Size

The net area of any lot in Area I shall not be less than 25,000 square feet in the area identified as I-A on the Land Use Map and 20,000 square feet in the area identified as I-B on the Land Use Map, except for cluster subdivision and condominiums as defined in Garden Grove Municipal Code Section 9101.

3. Maximum Building Height

No building in Area I shall be greater in height than thirty-five (35) feet.

4. Maximum Number of Tenants

There shall be no more than two (2) tenants occupying any one building.

B. Area II Industrial/Research and Development/Office

1. Uses Permitted

- a. Manufacturing
- b. Research and Development
- c. Office

2. Minimum Lot Size

The net area of any lot in Area II shall not be less than 20,000 square feet, except for cluster subdivision and condominiums as defined in Garden Grove Municipal Code Section 9101.

3. Maximum Building Height

No building in Area II shall exceed thirty-five (35) feet in height.

C. Area III A and III B Industrial/Research and Development/Office/Commercial

1. Uses permitted in Area III A, located north of Forbes Avenue and south of Business Center Parkway.

- a. Manufacturing
- b. Research and Development
- c. Office
- d. Commercial - Commercial Service Uses
- e. Restaurants

2. Uses permitted in Area III B, located between Business Center Parkway and Forbes Avenue:

- a. All uses permitted in III A.
- b. Live entertainment in conjunction with a bona fide eating establishment subject to Conditional Use Permit approval.

3. Minimum Lot Size

The net area of any lot in Area II shall not be less than 10,000 square feet, except for cluster subdivision and condominiums as defined in Garden Grove Municipal Code Section 9101.

4. Maximum Building Height

No building in Area II shall exceed thirty three (33) feet in height.

5. Access (Off-Site)

Access onto Euclid Street shall be approved by the Zoning Administrator and shall be placed at a minimum of 350 feet from any other point of access.

D. Area IV Theme Office

1. Uses Permitted

- a. Office
- b. Research and Development
- c. Manufacturing

2. Minimum Lot Size

The net area of any lot in Area IV shall not be less than 75,000 square feet.

3. Maximum Building Height

- a. No building in Area IV shall exceed sixty (60) feet in height.
- b. No parking structure within Area IV shall exceed two full levels above finish grade.
- c. No building in Area IV shall be less than thirty (30) feet in height.

IV. DEVELOPMENT PROCEDURES

- A. The size and nature of the Planned Unit Development precludes the development and submission at the zoning phase of specific development plans for individual sites within the project. The following procedure therefore will be adhered to regarding future submission of precise development plans to the City and the Community Association Architectural Committee as established by recorded Covenants, Conditions, and Regulations, for approval.
- B. Each applicant desiring to secure approval of building plans shall submit to the Planning Section and the Community Association Architectural Committee as established by recorded Covenants, Conditions, and Regulations, two copies of the following information:
1. Statement describing the intended use of the site, to include a full description of the activities contemplated to be conducted within the building(s) proposed.
 2. Site plan showing all buildings and structures complete with setback dimensions of said structures on the site in question.
 3. Architectural plans indicating the building elevations and construction materials, all site signage and provisions for landscaping and utility services.
 4. Additionally, the applicant shall submit one (1) sample board depicting finish exterior materials, colors, and texture.
- C. Upon receipt of this information, the City shall schedule the proposed project as a consent item on the Planning Commission Agenda as soon as it is convenient. Staff will submit a set of plans to the Planning Commission with a memorandum which indicates the compliance of the specific submittal with the appropriate regulations. The City shall receive written verification from the Community Association Architectural Committee as established by recorded Covenants, Conditions, and Regulations, determining approval prior to issuance of appropriate building permits.

V. GENERAL LANDSCAPE REQUIREMENT

This section contains the minimum required landscape material for the PUD. The list shall be used as a guideline for the review of individual site plans as described in Section IV, Development Procedures.

A. Euclid Street and Hazard Avenue Setback

1. Eucalyptus leucoxylon (white ironbark) 4/15 gal. per 30 lineal feet with random spacing for view windows into the project development.

2. *Platanus acerifolia* (London plane) along each side of entry drives for accent.
3. Undulating turf berms.

B. Entry Road

1. *Erythrina caffra* (coral tree) 1/36" box per 30 lineal feet, down center.
2. Parkway: *Platanus acerifolia* 15 gal., double row at 20'a.c. with a continuous turf berm.
3. Entry Corner Treatment: *Erythrina caffra* on corners as background for monument sign.

C. Loop Road Setback

1. *Alnus rhombifolia* (white alder) and *Pinus halepensis* (aleppo pine) 1/15 gal. per 20 lineal feet, random spacing, 50% each.
2. *Platanus acerifolia* (Lond plane) along each side of entry drives for accent.

D. Project Perimeter

1. *Tristania conferta* (Brisbane box) 1/15 gal. per 30 lineal feet.