

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 DEVELOPMENTA. 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. *2 spaces per 1,000 sq ft*

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

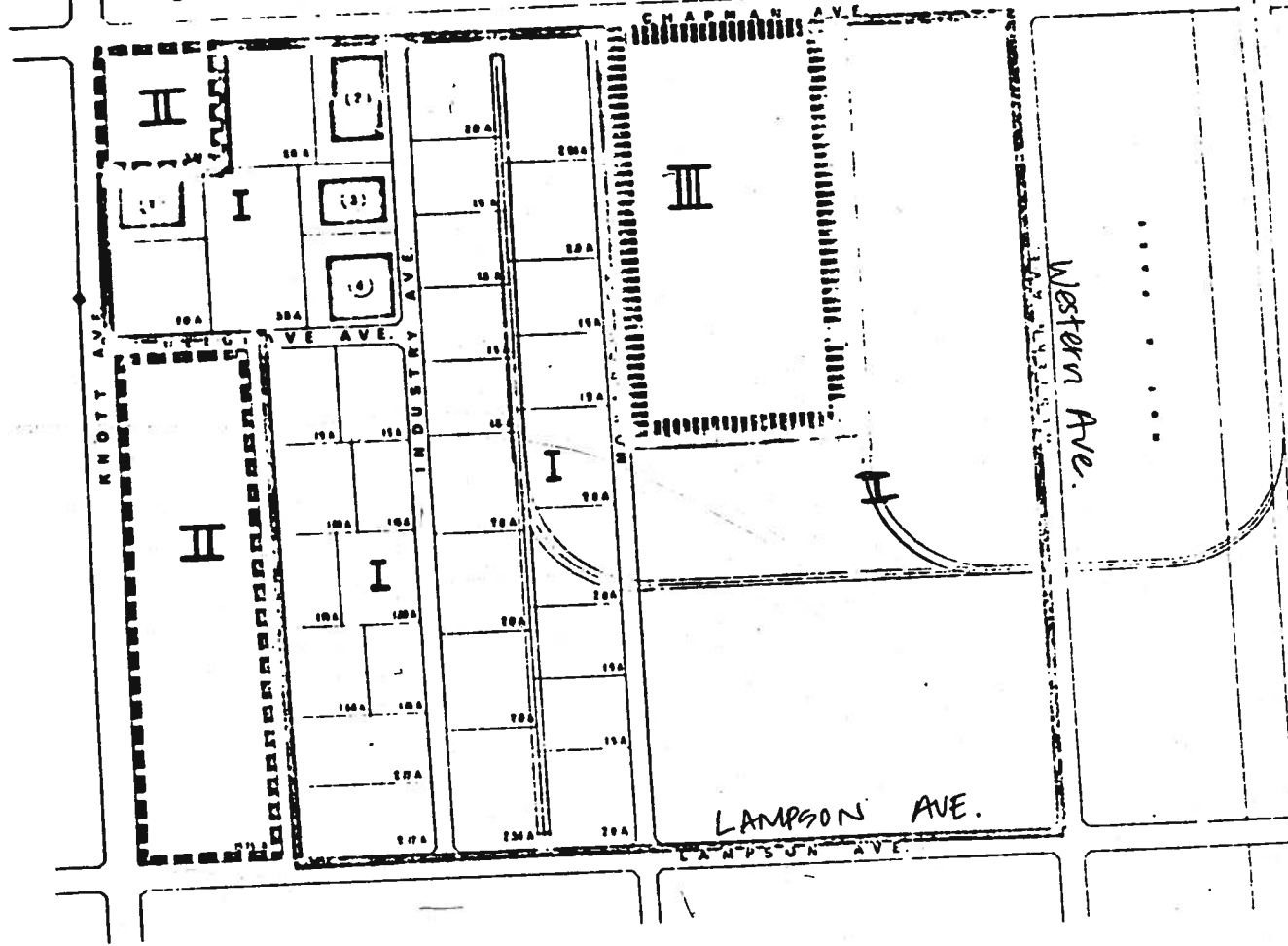
/s/ PRISCILLA STIERSTORFER
SECRETARY

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).

----- AREA NO. 1 INDUSTRIAL

||||| AREA NO. 3 INDUSTRIAL

----- AREA NO. 2 OFFICE COMMERCIAL



DATE PREPARED

REVISIONS

1	7-27-72
2	8-10-72
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EXHIBIT "A" GENERAL DEVELOPMENT PLAN

PUD-105-71 (2nd RE)

GARDEN GROVE INDUSTRIAL COMPLEX

ROBERT R ZAMBONI AIA, ARCHITECT

ASSOCIATED SOUTHERN INVESTMENT