

PUD-105-71

CASE NO PUD-105-71

Name of Applicant ASSOCIATED SOUTHERN INVESTMENT Co.

Address 100 LONG BEACH BLVD LONG BEACH, CAL. 90802

Phone 213-435-5339

Name of Applicant's Representative _____

Address _____

Phone _____

Applicant Interviewed By _____

Application By TG

Date Filed 6-18-71

Hearing Date 6-24-71

PERTINENT FACTS: STATE REPORT GIVEN TO APPLICANT ALONG WITH
6/18/71 REVISION OF GEN. PLAN & TRACT ON 6/18/71 TGM

PLANNING COMMISSION ACTION

Approved ☒

Hearing Date 6/24/71

Denied _____

DWP _____

FWR _____

RES. NO. 2524

Date Appealed _____

CITY COUNCIL ACTION

Approved ☒

Denied _____

DWP _____

FWR _____

Hearing Date 7/13/71

RES. NO. 4107-71

Returned to P. C. _____

Ord. No. 1220

PLANNING COMMISSION RECONSIDERATION

Approved _____

Denied _____

DWP _____

Hearing Date _____

RES. NO. _____

ZONING ADMINISTRATOR ACTION

Approved _____

Denied _____

Date Appealed _____

Hearing Date _____

DEC. NO. _____

CITY COUNCIL FINAL ACTION

Approved _____

Denied _____

DWP _____

FWR _____

Hearing Date _____

RES. NO. _____

Ord. No. _____

ADMINISTRATIVE ACTION

Approved _____

Denied _____

Hearing Date _____

LATER ACTION:

BUX-SHRADER MAGNETIC PRODUCTS
12080 SOUTH WESTERN AVE., GARDEN GROVE, CALIFORNIA 92641
TELEPHONE 714-894-3331

**BUX MAGNETIC DRILL STANDS
BUX-SHRADER MAGNETIC PRODUCTS
SHRADER MAGNETIC EQUIPMENT**

RECEIVED

JUN 23 1971

June 23, 1971

Garden Grove City Planning Commission
City Hall
11391 Acacia Street
Garden Grove, California 90240

Re: Elysian Fields Real Estate
Trust
Assessors Parcel #131-34-12

SUBJECT: P.U.D. - 105 - 71

Gentlemen:

For some time we have tried to market the excess property beyond the needs of our plant, and because of your M-P zone which precludes marketing any parcel smaller than 2 acres and because our parcel is 3.917 acres, we have been rebuffed in the marketing of our property. This, in line with the current matter under study would, in our opinion, put us in a less marketable position. Because of this we feel that our property, along with other properties in the M-P zone, should also be included in the PUD District, primarily to protect our marketability of our property. Just as important would be the ability to sell our property to some user-investor on a pragmatic basis.

For the above reasons, we concur with the application provided however that the other properties are also included, specifically ours. Otherwise our property would be faced with certain restrictions not totally carried out in the entire area.

Thank you for your consideration.

Very truly yours,

BUX-SHRADER MAGNETIC PRODUCTS, INC.

John Engelsted
John Engelsted
Trustee,

Elysian Fields Real Estate Trust

JE:jb
cc: Bowditch, Gowetz & Lane
Ashwill-Burke
O. S. Walker Co.
D. R. Leger

O. S. WALKER COMPANY INC. MAGNETIC CHUCKS, DEMAGNETIZERS, VACUUM CHUCKS • MAGNETICS DIVISION MAGNETIC INSTRUMENTATION, POWER SUPPLIES • EASTERN SCIENTIFIC DIVISION LABORATORY MAGNETS, POWER SUPPLIES, SUPER-CONDUCTING SYSTEMS • BUX-SHRADER MAGNETIC PRODUCTS BUX DRILL STANDS, SHRADER LIFTING MAGNETS, SHRADER MAGNETIC SEPARATORS • HAGOU N.V. HOLLAND MAGNETIC CHUCKS, LIFTING MAGNETS, MAGNETIC CONVEYOR SYSTEMS

TELEPHONES
TWINOAKS 3-9590
JEFFERSON 7-1467

Walter R. Schmid

7931 LAMPSON AVENUE
GARDEN GROVE, CALIFORNIA 92641

June 23, 1971

RECEIVED
JUN 23 1971

Garden Grove Planning Commission
City of Garden Grove
11391 Acacia Street
Garden Grove, California

Gentlemen:

I understand that you have before you an application from the Associated Southern Investment Co. covering the 171 acres in the Garden Grove Industrial District between Lampson and Chapman and Western and Knott for a change in zoning.

I have no opposition to their request for a change in zoning, providing the parcels in the industrial district may benefit by similar zoning and be included.

Sincerely yours,

Walter R. Schmid

Walter R. Schmid
Owner of Industrial Property
within the Garden Grove CID

WRS:gd

PLANNED UNIT DEVELOPMENT NO. P.U.D. 105-71

ASSOCIATED SOUTHERN INVESTMENT COMPANY
GARDEN GROVE INDUSTRIAL COMPLEX
REVISED 6/14/71

I. THE DEVELOPMENT PLAN

- A. Circulation
- B. Rail Access
- C. Underground Utilities
- D. Water
- E. Sewerage
- F. Drainage
- G. Controls

II. STANDARDS OF DEVELOPMENT

- A. Permitted Industrial Uses (Area I)
 - 1. Laboratories, etc.
 - 2. Manufacturing
 - 3. Processing
 - 4. Other similar uses
- B. Permitted Office-Commercial Uses (Area II)
- C. Limitations on Permitted Uses
- D. Land Division and Lot Area
- E. Building and Occupancy Regulations
 - 1. Minimum building size
 - 2. Minimum occupancy size
 - 3. Building site occupancy
 - 4. Warehousing
 - 5. Height
 - 6. Front Yard
 - 7. Side Yard
 - 8. Placement of Buildings
 - 9. Landscaping
 - 10. Signs
 - 11. Roof-mounted equipment
 - 12. Loading
 - 13. Railroad Trackage
 - 14. Utilities
 - 15. C. C. & R.'s
- F. Performance Standards

1. THE DEVELOPMENT PLAN:

The applicant is requesting rezoning from M-P to PUD 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 Avenue and "Future Street", are provided. Both are designed for local circulation within the proposed development. Belgrave Avenue and Industry Avenue 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 with 5' Plwy. each side
"Future Street"	60'	" " " " " " " "
Monarch Street	60'	" " " " " " " "

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 insure 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 the easterly right of way line of Monarch Street, 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 insure 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. Laboratories, scientific, research experimental, testing, and engineering.

2. Manufacturing, assembly and fabrication of:

Calculating, automation, duplicating printing machines and similar devices.
Electrical appliances such as electronic products, radios, television, radar, telephones, tape recorders, phonographs, and other sound equipment, cameras and other instruments of communication, electric motors, plugs, and other electrical appurtenances, electric fixtures and signs.

Fixtures and tools employed in manufacturing.

Furniture, wood and metal

Musical instruments

Paints (not employing a boiling process).

Paper products such as bags, containers and boxes.

Scientific instruments, measuring devices, gauges, automatic and manual control devices.

Shoes and wearing apparel.

Toys, novelties and household appliances.

3. MANUFACTURING, compounding, processing, packaging and treatment of such products as:

Bakery goods.

Candy.

Drugs.

Food products (excluding canning or packaging of such products as, but not limited to, fish and meat products, sauerkraut, vinegar, yeast, rendering of fats and oils, and other such foods which produce objectional odors).

Perfumes and cosmetics.

4. Other similar uses when interpreted by the Zoning Administrator, subject to the restrictions of Section 9215.3.1 of the Municipal Code.

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 and Retail Commercial uses, excluding automotive service stations or related facilities. 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. Such uses, including site location, and building design and placement, shall be subject to site plan approval by the Planning Commission and the City Council.
2. All uses permitted in Area I, subject to all regulations and performance standards contained herein and further subject to site plan approval by the Planning Commission and City Council.

C. 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.
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 M. C., 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.

D. 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 Professions Code).

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

The minimum required area for a lot shall be two acres, provided however, a total of

1. Twenty 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 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 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.

E. 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:

In addition to the provisions of Paragraph No. 1 above, a total of 40,000 square feet of building area shall be permitted to be divided into occupancies of not less than 1,000 square feet per occupant. Said 40,000 square feet may be located in one 40,000 square foot main building, in two 20,000 square foot buildings, or in four 10,000 square foot buildings, the location of said buildings to be approved by the City 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 or 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 feet.

6. Front Yard:

A front yard setback of not less than twenty 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 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 feet to the centerline of such alley, provided such setback need not extend more than twenty-five 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 square feet	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 sq.ft. 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 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.

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 70 feet from the street right of way line.

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.

15. Conditions, Covenants, and Restrictions:

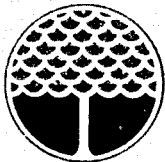
As required by Section 9213F.9 of the Municipal Code, the applicant shall submit to the City Attorney a draft of Covenants, Conditions and Restrictions which shall apply to the subject development and shall be concurrently recorded with the County Recorder along with the conditions of approval and map of the subject development.

F. 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 C (1) above.

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.
- c) Any electrical disturbance adversely affecting the operation of any equipment other than that of the creator of such disturbance.
- d) The emission of visible gray smoke of a shade or quality darker than No. 1 on the Ringelmann Chart, as specified in Information Circular 7718 of the United States Bureau of Mines, for more than three minutes in any one hour.
- e) Any direct or reflected glare or heat which is perceptible at any point outside of the building site.
- f) The emission of odorous gases or matter in quantities such as to be perceptible at any lot line of the site.
- f) The discharge into any sewer or stream or into the ground, except in accordance with standards approved by the State Department of Health, 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.
- g) No exterior storage of materials, supplies, equipment or machinery shall be permitted whether open or in tanks, bins, or other container devices, except as approved by the City Zoning Administrator.



**Associated
Southern**
INVESTMENT
COMPANY

June 3, 1975

Greg La Pierre
Zoning Field Services
11391 Acacia Parkway
Garden Grove, CA 92640

Dear Greg:

SUBJECT: Screening of Roof Mounted A/C Unit
12300 Edison Way - Bldg. #10
Garden Grove, CA 92645
ASIC Parcel 2117

Schafer Bros., Inc., is hereby submitting the subject roof screening drawings for approval.

Please find enclosed three sets of drawings.

Very truly yours,

J. W. Reyneveld III
Assistant Engineer

JWR:nb

enclosures



**Associated
Southern**

INVESTMENT
COMPANY

July 25, 1974

Mr. Stewart O. Miller
Zoning Administrator
11391 Acacia Parkway
Garden Grove, California 92640

Dear Mr. Miller:

Subject: Building No. 21
Corner of Anaconda Avenue and Monarch Street
Garden Grove Industrial Complex

The subject building has been designed as a multi-tenant facility with its front on Anaconda Avenue. In order to fully develop the esthetics of the building design and have the necessary area to properly landscape the building front, it is necessary to have the front yard on Anaconda Avenue.

Accordingly, Associated Southern Investment Company requests that the front yard of the subject building be designated as Anaconda Avenue.

A plot plan of the subject building is enclosed for your use.

Very truly yours,

F. D. MacMurdo
Chief Construction Engineer

FDM/11
enclosure



GARDEN GROVE

CITY OF GARDEN GROVE, CALIFORNIA
11391 ACACIA PARKWAY, GARDEN GROVE, CALIFORNIA 92640

August 7, 1974

Mr. F. D. MacMurdo
Associated Southern Investment Company
100 Long Beach Boulevard
Long Beach, California 90802

Dear Applicant:

Re: Request for Determination of Lot Front - Bldg. No. 21, Garden Grove
Industrial Complex

The above-mentioned request was approved on August 7, 1974.

This approval is subject to any conditions enumerated in
the attached form.

Very truly yours,

Thomas G. Merrell

Thomas G. Merrell
Land Use Manager

Encl. Admin. Action No. 126

ZONING ADMINISTRATOR
ADMINISTRATIVE ACTION NO. 126

APPLICANT: ASSOCIATED SOUTHERN INVESTMENT CO.
LOCATION: BUILDING NO. 21
NORTHEAST CORNER MONARCH & ANACONDA
DATE: AUGUST 7, 1974

This is a request for for determination of lot front for a corner lot as per Section 9216.27 of the Garden Grove Municipal Code.

Section 9216.27 states, "When the strict and literal application of Municipal Code Section 9202 requiring the narrow dimension to be the front of a corner lot prevents the lot from being developed to its fullest and best use, the Zoning Administrator may determine which side of a corner lot in any zone is the front for purposes of applying requirements for setbacks; wall, fence, and hedge heights; parking; and landscaping".

The applicant is requesting that the long side of the lot along Anaconda Avenue be designated the front of the lot. The structure proposed for the lot will face Anaconda and have parking lots at both ends.

The Municipal Code requires a 20 foot landscaped front yard and a 10 foot landscaped side street side yard. In that respect, a much larger landscaped area will be required through the applicant's request. The primary entrances to the structures have been designed to face Anaconda, and therefore, the front lot designation would contribute to a more attractive development.

In consideration of the evidence submitted, and after a review of the criteria established in Section 9216.27 of the Garden Grove Municipal Code, it is hereby determined that Administrative Action No. 126 should be and is hereby approved.

/s/ STEWART O. MILLER
ZONING ADMINISTRATOR

PUD-105-71
(1st Rev.)

Stewart Miller

Urban Development

Montgomery Ward Warehouse
7300 Chapman Avenue

Greg LaPierre

Zoning Field Services


August 5, 1974

Pursuant to PUD-105-71 (1st Revision) the Montgomery Ward field engineering office has requested that a minor modification be processed allowing the installation of a 48" high chain link fence along an existing 6" high curb to safely separate the customer pick-up area from the truck dock area. In addition, they request permission to locate sliding gates behind five foot high screen walls on each side of the two access points to the truck yard.

Land Use has reviewed the proposal and feels that the resulting increased safety and security warrants approval of the request.

During on-site inspection, it was noted that the chain link fence enclosing the storage area to the south of the building does not contain view obscuring redwood slats on the south and west sides as proposed during processing of the PUD.

It is recommended that upgrading of the existing chain link enclosed storage area by the installation of view obscuring material in the south and west portions of the fence to a condition of approval.


Greg LaPierre, Supervisor

GL:nm

PC #2250

PUD-10571

LAND USE PLAN CORRECTION REQUIREMENTS

APPLICANT Associated Southern #21
ADDRESS Anaconda Avenue PHONE _____
USE Mfg/office
DATE REC'D 7/10/74 DATE CHECKED 7/23/74
LAND USE CASE NO. PUD-105-71 ANALYST Greg LaPierre

THE FOLLOWING PLAN CORRECTIONS OR ADDITIONS ARE TO BE MADE PRIOR TO BUILDING PERMIT ISSUANCE:

WILL BE
SUBMITTED
APPROX. 1 MONTH
PRIOR TO FINAL.

1. Provide landscaping plan showing size, type, and location of plants.
Provide turf, non deciduous ground cover or other type plantings. Provide
13 (15 gallon) trees (one per 800 square feet of required landscaped area).
2. Provide irrigation plan with at least one water outlet for each
landscaped area. In lieu of sprinklers, hose bibs every 100 feet are
acceptable.

→ WILL BE ADDED IN ENK AS A NOTE ON PLANS.

3. Specify no roof mounted mechanical equipment or provide screening detail
for Zoning Administrator approval.

4. Provide 20-foot deep landscaped front yard along Monarch Street.

↳ #4 - LETTER TO SIGN FOR OK BEFORE BUILDING BEGINS
ISSUED.

7-23-74 - ABOVE AGREEMENTS ARE THE RESULT OF A MEETING WITH

EXECUTIVE MANAGER OF ASSOCIATED SOUTHERN THIS DATE.

-Philip

DATE RECHECKED _____

APPROVED BY _____

DATE _____

nm

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$$3 \times 10^2$$

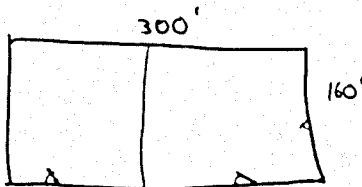
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13 trees

~~Hold for FP~~

~~to ck w' ZA~~

relative to yards

9216.27

PUD-105-71

#2234

Associated Southern #20

12300 Industry

Industrial Complex

5/20/74

PUD 105-71

5/31/74

Phil Gardner

- (1) Provide a landscape plan showing size, type and location of trees and shrubs and type and density of ground cover. Include an irrigation plan showing the method of watering the landscaping. (Section 9400).
- (2) Show the minimum size design of 9.5' x 19' for parking stalls on the site plan. (Section 9217.7(d)).
- (3) Show the type of material to be used for screening of roof-mounted equipment or specify on the plans no roof-mounted equipment to be used. The material is subject to Zoning Administrator's approval.
- (4) If a trash area or dumpster is to be maintained outside of the building, a trash enclosure conforming to Garden Grove Standard Plan B-502 should be shown.

[illegible]

7-6
PUD-105-71

CITY OF GARDEN GROVE, CALIFORNIA

11391 ACACIA PARKWAY, GARDEN GROVE, CALIFORNIA 92640

May 15, 1972

Mr. Joe Oltman
Oltman Construction Company
516 Monterrey Pass Road
Monterrey Park, California 91754

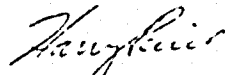
Dear Mr. Oltman:

In my letter to you on March 22, 1972, I indicated that you would not be allowed to occupy your building at 7212 Chapman Avenue until two requirements were met. These requirements consisted of consummating Planned Unit Development Number PUD-105-71 and Lot Split Number LS-104-72.

It is my pleasure to inform you that Associated Southern Investment Company has fully satisfied these two conditions and thus it will no longer be necessary for us to hold up the release of utilities on your building.

We are most grateful for your patience and understanding in this matter. If we can be of further service to you, please advise us.

Yours very truly,



Harry R. Peirce
Building-Zoning Manager

HRP:TGI:dn

cc: David L. Quisling, W.H. Daum & Staff
Carroll Clem, Asst. to President, Assoc. Southern Investment Co.
Owen Witthauer, Acting Assistant City Manager
Stewart O. Miller, Zoning Administrator
David R. Nibley, Principal Building Inspector
Tom Merrell, Land Use Manager

also copy furnished Mr. Howe



GARDEN GROVE

CITY OF GARDEN GROVE, CALIFORNIA
11391 ACACIA PARKWAY, GARDEN GROVE, CALIFORNIA 92640

March 22, 1972

Mr. Joe Oltman
Oltman Construction Company
516 Monterrey Pass Road
Monterrey Park, California 91754

Dear Mr. Oltman:

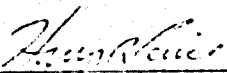
Zoning approval of the building permit issued to you for an industrial building located at 7212 Chapman Avenue has been given this date, subject to two requirements. The first requirement is that the rezoning applied for under Planned Unit Development No. PUD-105-71 by Associated Southern Investment Company be consummated. The second requirement is for approval and recordation of Lot Split No. LS-104-72 also filed by Associated Southern Investment Company.

It has been stipulated on your building permit that both of these requirements must be satisfied before you may be allowed to occupy the building.

Please be assured that the City staff is working diligently with Associated Southern Investment Company to consummate these two requirements. It appears at this time that both items will be completed well ahead of the estimated completion date of your building. Further, we are prepared to assist you in every way possible to meet your commitments with future tenants for your building.

If you have any questions concerning this matter or desire any assistance, please be free to contact our Land Use Manager, Tom Merrell, or me.

Very truly yours,


Harry R. Peirce
Building-Zoning Manager

HRP:TGM:ns

cc: David L. Quisling, W. H. Daum & Staff, 4667 MacArthur Blvd., Newport Beach
Carroll Clem, Asst. to President, Assoc. Southern Investment Co.
Owen Witthauer, Acting Assistant City Manager
Stewart Miller, Zoning Administrator
David Hibley, Principal Building Inspector
Tom Merrell, Land Use Manager

April 26, 1972

County Recorder
County of Orange
P. O. Box 238
Santa Ana, California 92702

Gentlemen:

We are enclosing herewith copy of Resolution No. 4107-71 for recordation in connection with Planned Unit Development 105-71, as required by the City of Garden Grove.

As noted on the enclosed Resolution, this is to correct recordation of Resolution No. 4017-71 (Document 9540, Book 10073, Page 869) which was recorded in error on April 12, 1972.

Thank you for your cooperation in this matter.

Very truly yours,

CITY OF GARDEN GROVE

CITY CLERK

/ps
encl
cc: Development Services Department

April 11, 1972

County Recorder
Post Office Box 238
Santa Ana, California 92702

Dear Sir:

We are enclosing for recordation the following documents in connection with
Planned Unit Development, FUD-105-71:

Ordinance No. 1220 (with map)

City Council Resolution No. 4017-71

Planning Commission Resolution No. 2524

Covenant and Affidavit

Appropriate Plans

General Development Plan and Supplemental Text

Upon completion of recordation please return to the undersigned.

We are also enclosing the City's Warrant No. 18400 in the amount of \$39.00,
covering recordation fees as applicable to the above mentioned documents.

Thank you for your assistance in this matter.

Sincerely,

CITY OF GARDEN GROVE

CITY CLERK

/vas
Enc.
cc: Development Services

Mr. Martin Allen

Controller

Payment of Recordation Fee

Ruby K. Silva
City Clerk

Administrative Services

March 10, 1972

This is to request check, payable to Orange County Recorder in the amount of \$39.00, for payment of recordation fee in connection with PUD-105-71. We would appreciate having this check by Tuesday, April 11, 1972. Please charge to: 112-132-269-1000.

We are requesting this check in order that recording of these documents can take place by April 12, 1972.

Thank you.

/vas

cc: City Treasurer

PUD-105-71

Eric Lauterer
City Attorney
C.C. & R.'s for PUD-105.71

Thomas G. Herrell
Land Use Manager
April 4, 1972

Transmitted herewith are the required C.C. & R.'s to be recorded to satisfy Municipal Code Section 9312F.9 for PUD-105-71. The C.C. & R.'s have been reviewed by this office and found to be compatible with the final City Council action on the case. Also included are the Ordinance and Resolution to be recorded along with the plans for the development with the C.C. & R.'s.

This package is now ready for your review and approval.

TGM:ns
Encls.

cc: Harry Peirce, Building-Zoning Manager
Owen Mitthauer, Actg. Asst. City Manager
FILE

City of Garden Grove
INTER-DEPARTMENT MEMORANDUM

To: Eric Lauterer
Dept: City Attorney
Subject: C.C. & R.'s for PUD-105.71

From: Thomas G. Merrell
Dept: Land Use Manager
Date: April 4, 1972

Transmitted herewith are the required C.C. & R.'s to be recorded to satisfy Municipal Code Section 9312F.9 for PUD-105-71. The C.C. & R.'s have been reviewed by this office and found to be compatible with the final City Council action on the case. Also included are the Ordinance and Resolution to be recorded along with the plans for the development with the C.C. & R.'s.

This package is now ready for your review and approval.

Thomas G. Merrell

TGM:ns
Encls.

cc: Harry Peirce, Building-Zoning Manager
Owen Witthauer, Actg. Asst. City Manager

RECEIVED
APR 7 1972
LAND USE

[illegible]

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

本報「台灣要聞」自創刊以來，
 承蒙 貴報「台灣要聞」之厚愛，
 惠賜 刊載，不勝榮幸。茲因本報
 遷往新址，特刊此啟事，敬請
 貴報繼續惠顧。此啟。
 中華民國八十四年八月一日
 台灣要聞社啟

THE OFFICE OF
LOEB AND LOEB

ONE WILSHIRE BUILDING
SIXTEENTH FLOOR
WILSHIRE BOULEVARD AT GRAND AVENUE
LOS ANGELES CALIFORNIA 90017

203 627 4241
213 278 7351

[illegible]

● 讀者信箱 ●

1500 1000 500 0

• 102498 •
104888 • 1060

March 30, 1972

Associated Southern
Investment Company
100 Long Beach Boulevard
Long Beach, California 90802


Attention: Mr. C. A. Clem, Jr.
Assistant to the President

Re: David S. Steiner re Associated
Southern Investment Company

Gentlemen:

I have enclosed seven (7) copies of the Covenant and Affidavit Regarding Acceptance of Conditions of Approval of Planned Unit Development No. P.U.D.-105-71, each of which has been executed and acknowledged by Samuel Sudler and David S. Steiner. This will confirm our understanding and agreement that the enclosed documents are delivered to you in trust and are not to be delivered to the City of Garden Grove or used for any purpose whatsoever until I have received a letter from Tom Merrell in which he confirms that paragraph 3 of the Covenant and Affidavit is construed by the City as permitting Messrs. Sudler and Steiner to record a separate declaration of covenants, conditions and restrictions affecting their property only.

Sincerely yours,

Sincerely yours,

Gerald D. Kleinman
of Loeb and Loeb

GDK : PTN

Enclosures

RECEIVED

APR 3 1972

LAND USE

CITY OF GARDEN GROVE, CALIFORNIA

11391 ACACIA PARKWAY, GARDEN GROVE, CALIFORNIA 92640

March 30, 1972

Mr. David S. Steiner
Sudler Construction Company, Inc.
46 Clinton Street
Newark, New Jersey 07102

Dear Mr. Steiner:

This is to confirm that the City of Garden Grove will permit you to file and record C. C. & R.'s separately from Associated Southern Investment Company. The conditions of approval shall be identical except where modifications have been agreed to by you and the City.

If you have any questions, please contact this office.

Yours very truly,

Michael L. Miller

Michael L. Miller
Urban Development Manager

MLM:ftd

cc: Associated Southern Investment Company
PUD-105-71

PUD-105-71

March 1, 1972

Mr. Carroll Clem
Assistant to the President
Associated Southern Investment Co.
1000 Long Beach Boulevard
Long Beach, California 90802

Dear Mr. Clem:

I have enclosed a document which I feel will solve our problem with recording C.C. & R.'s. If with the approval of your attorney you can execute and return it, we will proceed immediately to record your rezoning.

If you have any questions, please give me a call.

Sincerely,

Thomas G. Merrell
Land Use Manager

TGM:ns
Encl.

File

December 2, 1971

Mr. David S. Steiner
Sudler Construction Company, Inc.
45 Clinton Street
Newark, New Jersey 07102

Dear Dave:

I received the brochure you sent me describing one of your current Industrial Parks and was quite impressed. It certainly gives us a very favorable impression of your company.

As you requested, I am enclosing the various application forms necessary to applying for and obtaining a building permit. It appears at this time that sewer, water and drainage assessment fees have already been paid by Associated Southern. Building permit fees are computed in the usual way based on the valuation of your building.

To assist you further in the process, I am also sending you our newly published handbook for Developers. If you still have any questions concerning the building permit process, please contact me and I will assist in every way I can.

I am also enclosing the formal action taken by the Zoning Administrator to officially clarify your use in the PUD. This document may be considered a legal attachment to the PUD Development Standards I gave you when we met and clearly substantiates your proposed use as being permitted.

You also expressed a concern about truck loading on Monarch and Chapman. Item 12 under Section E on Page 7 of the Development Standards only requires that the loading on the Chapman side be screened. Loading from Monarch need not be screened if located 70 feet from the street. The method of screening that you use will be costly up to you. The Zoning Administrator would review the proposed method of screening only to be certain that the desired effect is achieved.

Further, Item 1 under Section C on Page 4 does permit outdoor storage, subject to screening as stated. Further provision in Item 9 under Section F on Page 8 allows you to review other outdoor storage problems with the Zoning Administrator. As far as I can see at this time, there is no reason for you to anticipate any problems with loading or with outdoor storage.

Mr. David S. Stainer
December 2, 1971
Page 2

I hope that I have provided you with everything you need. We are looking forward to reviewing the plans for your building in the near future in order to iron out in advance any minor problem areas that might arise. Please feel free to contact me if you need anything further.

Very truly yours,

Thomas C. Herrell
Land Use Manager

TCH:ns
Enclosures

Copies to:
Assistant City Manager
Development Services Director
Building-Zoning Manager
Zoning Administrator
Case File PUD 105-71✓



UDLER CONSTRUCTION CO., INC. 46 CLINTON ST., NEWARK, N. J. 07102 • TEL (201) 642-5229

November 26, 1971

RECEIVED

NOV 29 1971

DEVELOPMENT

Mr. Tom Merrell,
Land Use Manager
11391 Acacia Street
Garden Grove, California 92640

Re: Montgomery Ward
Distribution Center
Garden Grove, California

Dear Tom:

Enclosed you will find a brochure describing one of our current industrial park ventures that will give you some idea of the type of operations we engage in.

I appreciated very much the opportunity of meeting with you and Mr. Powers to review the proposed Montgomery Ward Distribution Center in Garden Grove. It was comforting to deal with such a knowledgeable group of municipal officials.

The attitude of the local government agencies is a major consideration in our site location process and I am satisfied that I will be dealing with a responsible community.

Our company shall endeavor to cooperate with you in establishing the P.U.D. for the development. We are presently reviewing the conditions of the agreement with Montgomery Ward and will forward our comments to you shortly.

We are particularly concerned that the agreement specifically permit the intended use as a warehouse and service center without any further approvals or decisions by Zoning Officials. We intend to have truck loading both from Monarch and Chapman and Wards requires the outdoor storage of certain of its merchandise at the south side of its building.

There would be rail facilities at the east side of the property. The building would be a concrete tilt up type building of approximately 300,000 sq. ft. with provisions for expansion to about 500,000 sq. ft.

BUILDERS SINCE 1907

SHOPPING CENTERS

INDUSTRIAL PARKS

OFFICE BUILDINGS

Mr. Tom Merrell

-2-

November 26, 1971

We would consider the use of earth berms in lieu of fences or walls to provide any required shielding of parking areas if this is acceptable.

We will forward, in the next two weeks, preliminary plot plan incorporating these features for your review.

We would appreciate your sending us the necessary information and applications for obtaining a building permit for the project so we can complete our project review.

Looking forward to working with you in this project, we remain,

Very truly yours,

SUDLER CONSTRUCTION CO., INC.



David S. Steiner

DSS:cm
encl.

City of Garden Grove
INTER-DEPARTMENT MEMORANDUM

To: Land Use Section

From: Stewart Miller

Dept:

Dept: Zoning Administrator

Subject: Uses Not Classified 116-71

Date: December 1, 1971

As per Section 9215.3.1 of the Garden Grove Municipal Code and Subsection 4 of Planned Unit Development No. 105-71, a request for zone classification has been made for the following use: Regional Warehousing and Distribution Center. In determining the zone in which this use would be the most compatible, the performance standards enumerated in Section 9215.3 of the Municipal Code and PUD 105-71 were considered.

The use as described is one that will require an above average size lot and must provide for heavy truck traffic. Access must be provided for the volume of truck traffic as well as for several employees. While the use is not a true manufacturing use, it is very closely related. The intensity in which a large parcel would be developed as proposed above could only logically be supported in a Planned Unit Development Zone.

In consideration of the criteria established for the determination of uses not classified, it is hereby determined that the following shall be permitted as indicated:

Planned Unit Development No. 105-71, Section A, Permitted Industrial Uses(Area 1)
Regional Warehouse & Distribution Center.

Stewart O. Miller

SOM:jw

cc: Asst. City Manager
Development Services Director
Building-Zoning Manager
Urban Development
Zone Enforcement
Plan Check Section

PUD 105-71

Stewart G. Miller
Zoning Administrator
Classification of Use for
PUD 105-71

Thomas G. Merrell
Land Use Manager
November 23, 1971

In Section A in the Standards for Development for PUD 105-71, Associated Southern Investment, the list of uses permitted in Area I does not include a regional warehousing and distribution center. As you know, this is one of the principal uses proposed by Associated Southern within their PUD.

In a meeting with the developer of Ward's site, Mr. David Steiner, it was requested that this use be shown to be clearly accommodated in this PUD.

Subsection 4 does allow the Zoning Administrator to classify other similar uses under Section 9215.3.1 of the Municipal Code. It is my recommendation that this use be so classified and include under Section A, Permitted Industrial Uses (Area I), PUD 105-71. It was certainly the intent in developing this list of permitted uses to include the use proposed by Ward's.

We would appreciate the use being classified in the usual manner so that a copy of your decision in writing can be forwarded to Mr. Steiner.

TGf:ns

City of Garden Grove
INTER-DEPARTMENT MEMORANDUM

To: Land Use Section
From: Stewart Miller
Dept: Zoning Administrator
Subject: Uses Not Classified 116-71
Date: December 1, 1971

As per Section 9215.3.1 of the Garden Grove Municipal Code and Subsection 4 of Planned Unit Development No. 105-71, a request for zone classification has been made for the following use: Regional Warehousing and Distribution Center. In determining the zone in which this use would be the most compatible, the performance standards enumerated in Section 9215.3 of the Municipal Code and PUD 105-71 were considered.

The use as described is one that will require an above average size lot and must provide for heavy truck traffic. Access must be provided for the volume of truck traffic as well as for several employees. While the use is not a true manufacturing use, it is very closely related. The intensity in which a large parcel would be developed as proposed above could only logically be supported in a Planned Unit Development Zone.

In consideration of the criteria established for the determination of uses not classified, it is hereby determined that the following shall be permitted as indicated:

Planned Unit Development No. 105-71, Section A, Permitted Industrial Uses(Area 1)
Regional Warehouse & Distribution Center.

Stewart O. Miller

SOM:jw

cc: Asst. City Manager
Development Services Director
Building-Zoning Manager
Urban Development
Zone Enforcement
Plan Check Section

August 23, 1971

Mr. Carroll Clem, Assistant to the President
Associated Southern Investment Company
100 Long Beach Boulevard
Long Beach, California 90802

Dear Mr. Clem:

In order to consummate the change of zone on your property and make the PUD Zone effective, the City must file the following documents in the County Recorder's Office:

1. Development Plan Map and Supplemental Text
2. Planning Commission Resolution
3. City Council Resolution and Ordinance
4. Affidavit of Acceptance of Conditions
5. Covenants, Conditions and Restrictions

The first three items are already in our office and ready for recordation. The last two must be executed and submitted by your office for recordation by the City along with the first three.

Enclosed you will find the Affidavit of Acceptance ready for execution in accordance with the attached instructions. You will find enclosed also a sample copy of C.C. & R.'s already approved by our City Attorney. These may be executed and returned for recordation. If it would be more convenient, we can record the C.C.&R.'s used by your company for previous developments. In that case, just prepare the document for recording, execute it, and send it to us for inclusion. Also, you may submit a separate document to encumber the Montgomery Ward parcel.

As soon as we have the Affidavit and the C.C. & R.'s, we can proceed to consummate your change of zone. However, we are prepared to coordinate recordation of these documents with your plans for close of escrow.

If there are any questions on this matter, please give me a call at 537-4200, Extension 41.

Sincerely,

Thomas G. Merrell
Land Use Manager

TGM:TG:mr

Mail to:
City Clerk
City of Garden Grove
11391 Acacia Parkway
Garden Grove, Ca. 92640

COVENANT AND AFFIDAVIT

REGARDING ACCEPTANCE OF CONDITIONS OF APPROVAL FOR
PLANNED UNIT DEVELOPMENT NO. P.U.D.-105-71

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS:

The undersigned represent that they are the sole owners of that parcel of real property situated in the City of Garden Grove, County of Orange, State of California, described as follows:

Lots 3, 4, 5 and 6 in Section 35, Township 4 South, Range 11 West, as shown on map showing resurvey of J. W. Bixby and Co's Subdivision of a part of the Rancho Los Alamitos, filed in Book 2, page 43 of Record of Surveys, in the office of the County Recorder of Orange County.

which property includes all land between Chapman, Western, Lampson and Knott.

The undersigned in consideration of being granted approval of Planned Unit Development No. P.U.D.-105-71 on the above described property do hereby promise, covenant, and agree to and with the City of Garden Grove that they are aware of, and accept, all the conditions of said Planned Unit Development No. P.U.D.-105-71 granted by the Planning Commission of the City of Garden Grove in Resolution No. 2524 on June 24, 1971, and by the City Council of the City of Garden Grove in Resolution No. 4107-71 on July 27, 1971.

The conditions of approval that apply to the subject case are as follows:

- a. Approval of this Planned Unit Development shall not be construed to mean any waiver of the applicable and appropriate zoning and other regulations.
- b. The General Development Plan and Supplemental Text, dated June 18, 1971, shall be made a part of the approval of P.U.D.-105-71, and all construction and uses of the land within the PUD shall be subject to the provisions of said Plan and Text.
- c. The applicant shall enter into an agreement with the City providing for guaranteeing the use of the proposed drill track to all industrial uses within the PUD and that portion of the C.I.D. north of Chapman Avenue. Said agreement shall also give to the City reversionary rights to all railroad easements within the PUD.
- d. Minor modifications may be approved by the Assistant City Manager for Urban Development or his designated representative. Other than minor modifications will require the filing of a new PUD application.
- e. The applicant shall submit to the City Attorney a draft of Covenants, Conditions, and Restrictions which shall apply to the subject development and shall be concurrently recorded with the County Recorder along with the conditions of approval, General Development Plan and Supplemental Text.

The undersigned further promise, covenant and agree that they will abide by all the conditions of said Planned Unit Development No. P.U.D.-105-71 and will do so within the time specified.

This covenant and agreement shall run with the land and be binding upon all future owners, heirs, successors, and assigns to such property.

Dated this _____ day of _____, 1971.

Associated Southern Investment Company

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS:

On this _____ day of _____, 1971, before me, the undersigned,
a Notary Public, in and for said County, duly commissioned, personally appeared _____

known to be the person whose name (are/is) subscribed to the foregoing instrument,
and acknowledged to me that he executed same.

WITNESS my hand and official seal.

(NOTORIAL SEAL)

Notary Public, in and for the County of
Orange, State of California

INSTRUCTIONS RE EXECUTION

1. If acknowledged by a corporation, a corporate form of Acknowledgement shall be attached and the corporate seal affixed.
2. If owner is married, his spouse must also execute.
3. If title is held in joint tenancy or tenancy in common, all co-owners must execute.
4. If property is subject to a deed of trust, trustee and beneficiary must execute.
5. If property is subject to a mortgage, mortgagor and mortgagee must execute.

EXHIBIT "B"

LIMITATIONS ON PERMITTED USES AND PERFORMANCE STANDARDS

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.
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.

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 Number 1 above.

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

1. Any noise or vibration, other than that related to temporary construction work, which is discernible without instruments at any lot line of the site.
2. The emission of radioactivity in dangerous amounts.
3. Any electrical disturbance adversely affecting the operation of any equipment other than that of the creator of such disturbance.
4. The emission of visible gray smoke of a shade or quality darker than No. 1 on the Ringelmann Chart, as specified in Information Circular 7718 of the United States Bureau of Mines, for more than three minutes in any one hour.
5. Any direct or reflected glare or heat which is perceptible at any point outside of the building site.
6. The emission of odorous gases or matter in quantities such as to be perceptible at any lot line of the site.
7. The discharge into any sewer or stream or into the ground, except in accordance with standards approved by the State Department of Health, 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.
8. No exterior storage of materials, supplies, equipment or machinery shall be permitted whether open or in tanks, bins, or other container devices, except as approved by the City Zoning Administrator.

STATEMENT OF COVENANTS, CONDITIONS AND RESTRICTIONS

PLANNED UNIT DEVELOPMENT 105-71 Further Described as that property located between Chapman, Western, Lampson and Knott.

STATEMENT OF PURPOSE BY OWNER-DEVELOPER OF SUBJECT PLANNED DEVELOPMENT:

ASSOCIATED SOUTHERN INVESTMENT COMPANY

as owner-developer, is developing an industrial complex in accordance with a comprehensive plan to enable a group of industries to operate within it efficiently. Further, it is the intent of the owner-developer to regulate the land and improvements, assuring proper control and administration of the industrial complex.

PROPERTY DESCRIPTION: SEE EXHIBIT "A" ATTACHED (LEGAL DESCRIPTION)

ARTICLE I

RECITALS

1.01. This statement made this _____ day of _____, is proposed by ASSOCIATED SOUTHERN INVESTMENT COMPANY hereinafter called "Declarant".

1.02. In order to establish a general plan for the improvement and development of the above named industrial complex, the Declarant desires to subject the said property to certain conditions, covenants, and restrictions. All rights of enforcement of said conditions, covenants, and restrictions shall be retained by Declarant, its successors and assigns. No lessee or owner, other than Declarant, of any lot or parcel within the subject development shall have any right of enforcement of any condition, covenant, and restriction against any other lessee or owner of any lot or parcel within the subject development.

ARTICLE II

GENERAL PROVISIONS

2.01. Purpose of Restrictions:

The purpose of these restrictions is to insure proper development and use of the property; to protect the declarant and/or tenants against improper development and use of the property; to prevent the erection on the property of structures built of improper design or materials; to encourage the erection of attractive improvements; and to prevent haphazard and inharmonious improvements; to secure and maintain proper setbacks from streets and adequate free spaces between structures; and in general to provide adequately for a high type and quality of improvement of the property in accordance with a general plan which will stand the test of time.

2.02. In order to assure compatibility within the complex as well as with the community, the Declarant shall:

1. Plan, plant, and provide normal maintenance for landscaping of land areas adjacent to the streets (as shown on approved development plan), as approved in Planned Unit Development No. P.U.D. 105-71 by the City of Garden Grove.
2. Maintain normal sweeping of open parking and unfenced areas, together with normal repair of parking surfaces.
3. Control the color of any paint or decorative materials used on exterior walls or roofs, approval of which must be granted in writing by the Declarant.

2.03. Definitions:

1. Improvements: Shall mean and include buildings, outbuildings, parking areas, loading areas, fences, walls, landscaping, poles, signs, and structures of any type or kind.
2. Sign: Shall include any structure, device, or contrivance and all parts thereof which are erected or used for advertising purposes, upon or within any poster, bill, bulletin, printing, lettering, painting, device, or other advertising of any kind is used, placed, posted, tacked, nailed, pasted, or otherwise fastened or affixed.
3. Site: Total land area described in legal description.
4. Declarant: Shall mean the undersigned, its successors and assigns.

ARTICLE III

REGULATION OF OPERATIONS AND USES

3.01 Permitted Operations and Uses:

All uses shall conform to the provisions of Planned Unit Development No. 105-71 of the City of Garden Grove as prescribed and regulated by the laws and ordinances of the City of Garden Grove now and hereafter.

3.02 Nuisances:

1. No portion of the property shall be used in such a way as to create a nuisance to adjacent sites in accordance with the standards as shown on Exhibit "B" attached hereto, "Limitations on Permitted Uses and Performance Standards".

Nuisances shall include, but not be limited to, vibration, sound, electromagnetic disturbance, radiation, air or water pollution, dust, emission of odorous, toxic, or noxious matter. All lighting shall be shielded so as to confine direct rays within property lines. Any violation of said standards may be judged to be considered as creating a nuisance, in that they exceed the norm which exists for other commercial and light industrial uses which exist within the City of Garden Grove.

2. Nowhere on the site shall there be an accumulation of refuse, debris, trash, or other unsightly, hazardous, or unsanitary materials of any description. Periodically, all such matter shall be removed, leaving the property in a neat-appearing, healthful, and safe condition.

ARTICLE IV

REGULATION OF IMPROVEMENTS

4.01 Minimum Setback Lines:

1. No structure of any kind, and no part thereof, shall be placed on any site closer to a property line than provided on approved development plan of Planned Unit Development No. P.U.D. 105-71 of the City of Garden Grove without prior written approval of the Declarant. The following structures and improvements are specifically excluded from these setback provisions:

- a. Roof overhang.
- b. Steps and walks.
- c. Paving and associated curbing.
- d. Fences, also that no fences shall be constructed unless specific approval is given by the Declarant.
- e. Landscaping.
- f. Planters, not to exceed three (3) feet in height.
- g. Displays identifying the lessee, subject to the specific approval of the Declarant.

4.02 Excavation:

Excavations, other than in connection with construction of an improvement, shall be approved by the Declarant. Upon completion of approved excavation, exposed openings shall be backfilled and disturbed ground shall be graded and compacted to recommended density of Soils Report.

4.03 Signs:

1. No sign shall be permitted other than the following:
 - a. Those identifying the name, business and products of the person or firm occupying the premises.
 - b. Those by Declarant indicating offerings.
2. Signs shall conform to the setback lines and regulations of conditions of approval of Planned Unit Development No. 105-71 of the City of Garden Grove, unless specific approval is granted by the Declarant and the City of Garden Grove.
3. Sign standards shall require that:
 - a. Signs visible from the exterior of any building may be lighted, but no signs or any other contrivance shall be devised or constructed so as to blink or move in any animated fashion.
 - b. Size, design and color shall be specifically approved by Declarant in writing.

4.04 Parking Areas:

1. It is the intent to eliminate the need for on-street parking by providing off-street parking to accommodate parking needs for employee,
2. The parking requirements may be modified by the Declarant as to any particular site. In no event, however, can the required amount of parking be less than that required by applicable local and County ordinances and regulations, or as required under Planned Unit Development No. 105-71 of the City of Garden Grove.

4.05 Storage and Loading Areas:

1. No materials, supplies or equipment other than vehicles, shall be stored in any area on a site unless screened by suitable fencing.
2. No storage shall be allowed between the street curb line and the building line.

4.06 Building Regulations:

1. Any buildings erected on the property shall be of the following construction:
 - a. Exterior walls shall be concrete or masonry unless otherwise agreed to by Declarant.
 - b. Exterior walls shall be painted or suitably treated in a manner acceptable to Declarant.

ARTICLE V

APPROVAL OF PLANS

5.01 No improvements by tenants shall be erected, placed, altered, maintained, or permitted to remain on any land subject to these restrictions until plans and specifications showing plot layout and all exterior elevations, with materials and colors therefor, and structural design, signs and landscaping, shall have been submitted to and approved in writing by the Declarant. Such plans and specifications shall be submitted over the signature of the tenant of the site, or his authorized agent, for construction approval by the Declarant.

5.02 The Declarant shall not be liable in damages to anyone submitting plans to them for approval, or to any lessee of land affected by this statement, by reason of mistake in judgment, negligence or nonfeasance arising out of or in connection with the approval or disapproval or failure to approve any such plans. Every tenant who submits plans to Declarant for approval agrees, by submission of such plans, that he will not bring any action or suit against Declarant to recover any damages. Declarant will not unreasonably withhold approval or delay construction.

ARTICLE VI

ENFORCEMENT

6.01 Abatement and Suit:

Violation or breach of any restriction herein contained shall give to Declarant the right to enter upon the property on which said violation or breach exists, and to summarily abate and remove, at the expense of the tenant thereof, any structure, thing, or condition that may be or exist thereon contrary to the intent or meaning of the provisions hereof, or to prosecute a proceeding at law or in equity against the person or persons who have violated or are attempting to violate any of these restrictions, to enjoin or prevent them from doing so, to cause said violation to be remedied or to recover damages for said violation.

6.02 Inspection:

Declarant may from time to time, at any reasonable hour, enter and inspect with reasonable notice thereof, any property to ascertain compliance therewith.

6.03 Failure to Enforce:

The failure of Declarant to enforce any restriction herein contained shall in no event be deemed to be a waiver of the right to do so thereafter, nor of the right to enforce any other restriction, nor shall such failure to enforce any restriction in the case of one tenant entitle any other tenant to similarly violate such restriction.

IN WITNESS WHEREOF, the undersigned has executed this Declaration on the date first hereinabove written.

By _____

By _____

EXHIBIT "A"

Parcel 1:

That portion of Lot 5 in Section 35, resurvey of J. W. Bixby and Co's subdivision of the Rancho Los Alamitos, in the City of Garden Grove, County of Orange, State of California, as per map filed in Book 2, Page 43 of Record of Surveys Office of the County Recorder of said county, described as follows:

Beginning at the southwest corner of said lot for the purpose of this description, being the centerline intersection of Knott Avenue and Lampson Avenue; thence along said centerline of Knott Avenue North 0° 00' 19" West 1322.06 feet to the northwest corner of said lot; thence along the north line thereof north 89° 19' 43" east 699.12 feet; thence parallel with the west line thereof south 0° 00' 19" east 1322.13 feet to the south line thereof, being also the centerline of said Lampson Avenue; thence south 89° 20' 00" west 699.12 feet to the point of beginning.

Except therefrom that portion of said land included within Knott Avenue '80 feet wide' and Lampson Avenue '60 feet wide', as said avenues exist on July 30, 1969 'for the purpose of this description, the west and south lines of Lot 5 are assumed to be the street centerlines.'

Parcel 2:

That portion of Lot 5 in Section 35, resurvey of J. W. Bixby and Co's subdivision of the Rancho Los Alamitos, City of Garden Grove, County of Orange, State of California as per map filed in Book 2, Page 43 of Record of Surveys in the office of the County Recorder of said county described as follows:

Beginning at the southwest corner of said lot for the purpose of this description being the centerline intersection of Knott Avenue and Lampson Avenue; thence along said centerline of Knott Avenue North 0° 00' 19" West 1322.06 feet to the northwest corner of said lot; thence along the north line thereof north 89° 19' 43" east 699.12 feet to the true point of beginning; thence parallel with the west line thereof south 0° 00' 19" east 1322.13 feet to the south line thereof, for the purpose of this description being the centerline of said Lampson Avenue; thence along said south line and centerline north 89° 20' 00" east 931.45 feet to the southeast corner of said Lot 5; thence north 0° 50' 20" west 1322.12 feet to the northeast corner thereof; thence south 89° 19' 43" west 912.22 feet to the true point of beginning.

Parcel 3:

The westerly 330.00 feet of Lot 6 in Section 35, resurvey of J. W. Bixby and Co's subdivision of the Rancho Los Alamitos, City of Garden Grove, County of Orange, State of California as per map filed in Book 2, Page 43 of Record of Surveys in the Office of the County Recorder of said county.

Parcel 4:

Lots 3 and 6 in Section 35, resurvey of J. W. Bixby and Co's subdivision of the Rancho Los Alamitos, City of Garden Grove, County of Orange, State of California as per map filed in Book 2, Page 43 of Record of Surveys in the Office of the County Recorder of said county.

Except the westerly 330.00 feet of said Lot 6.

Case 211

ORDINANCE NO. 1220

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE AMENDING THE GARDEN GROVE MUNICIPAL CODE AND PARTICULARLY ARTICLE IX THEREOF, ENTITLED "LAND USE"

THE CITY COUNCIL OF THE CITY OF GARDEN GROVE DOES ORDAIN AS FOLLOWS:

SECTION 1:

Article IX of the Municipal Code of the City of Garden Grove is hereby amended by the following addition:

Section 9203.20.160

Planned Unit Development No. PUD 105-71 is hereby adopted. Zone Map Part C-6 is hereby amended accordingly.

The amendment as provided by this Section shall be subject to all the conditions and provisions as set forth in Planning Commission Resolution No. 2524 and City Council Resolution No. 4107-71 approving Planned Unit Development 105-71.

SECTION 2:

This Ordinance shall take effect thirty (30) days after adoption and shall within fifteen days of adoption be published with the names of the Councilmen voting for and against the same in the Orange County Evening News, a newspaper of general circulation, printed, published and circulated in the City of Garden Grove.

The foregoing Ordinance was passed by the City Council of the City of Garden Grove on the 27th day of July, 1971.

REECE BALLARD
MAYOR OF THE CITY OF GARDEN GROVE

ATTEST:
RUBY K. SILVA, CITY CLERK OF THE CITY OF GARDEN GROVE
BY:

PATRICIA B. SCANLAN
DEPUTY CITY CLERK

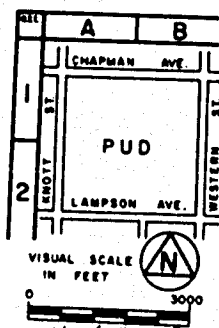
STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS:
CITY OF GARDEN GROVE)

I, RUBY K. SILVA, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Ordinance had its first reading on July 20, 1971, and had its second reading on July 27, 1971, and was passed by the following vote, to wit:

AYES:	COUNCILMEN:	ADAMS, DEAN, LAKE, SCHMIT, BALLARD
NOES:	COUNCILMEN:	NONE
ABSENT:	COUNCILMEN:	NONE

RUBY K. SILVA
CITY CLERK OF THE CITY OF GARDEN GROVE

PATRICIA B. SCANLAN
DEPUTY CITY CLERK



PUD-105-71
ZONE MAP
PART C-6

RESOLUTION NO. 4107-71

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING PLANNED UNIT DEVELOPMENT NO. PUD 105-71

WHEREAS, the applicant, Associated Southern Investment Company, requests rezoning of 171.53 acres of land from M-P (Industrial Park Zone) to PUD (Planned Unit Development Zone) to permit comprehensive planning of the land for industrial use, on all of the property located between Knott Street and Western Avenue and between Chapman Avenue and Lampson Avenue; and

WHEREAS, the City Planning Commission, pursuant to Resolution No. 2524, recommended approval of PUD 105-71 on June 24, 1971; and

WHEREAS, pursuant to legal notice, the City Council held public hearing on subject case on July 13, 1971; and

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

NOW, THEREFORE, BE IT RESOLVED:

That Planned Unit Development 105-71 is hereby approved pursuant to Planning Commission Resolution No. 2524, copy of which is attached hereto and incorporated herein by reference with the same force and effect as if set forth in full.

That the City Staff is hereby directed to prepare the necessary ordinance to incorporate this amendment into the Municipal Code.

That the City Clerk is hereby directed to forward copies of this resolution to all pertinent parties.

ADOPTED this 20th day of July, 1971.

/S/ Reece Ballard

MAYOR OF THE CITY OF GARDEN GROVE

ATTEST:

/S/ Ruby K. Silva

CITY CLERK OF THE CITY OF GARDEN GROVE

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 20th day of July, 1971, by the following vote:

AYES: COUNCILMEN: ADAMS, DEAN, LAKE, SCHMIT, BALLARD
NOES: COUNCILMEN: NONE
ABSENT: COUNCILMEN: NONE

/S/ Ruby K. Silva

CITY CLERK OF THE CITY OF GARDEN GROVE

EXCERPT FROM THE MINUTES
CITY COUNCIL MEETING OF JULY 27, 1971

ORDINANCE NO. 1220 was presented for second reading and adoption and the title read in full being an Ordinance consummating PUD-105-71 the title being, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE AMENDING THE GARDEN GROVE MUNICIPAL CODE AND PARTICULARLY ARTICLE IX THEREOF ENTITLED "LAND USE."

There being no request to the contrary, reading in full of said Ordinance was waived after which Councilman Schmit moved, seconded by Councilman Adams, that Ordinance No. 1220 be passed. Upon the following vote:

AYES:	COUNCILMEN:	ADAMS, DEAN, LAKE, SCHMIT, BALLARD
NOES:	COUNCILMEN:	NONE
ABSENT:	COUNCILMEN:	NONE

said Ordinance No. 1220 was declared passed.

July 26, 1971

Associated Southern Investment
100 Long Beach Boulevard
Long Beach, California 90802

Gentlemen:

We are enclosing for your information and records copy of Resolution No. 4107-71 entitled, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING PLANNED UNIT DEVELOPMENT NO. PUD-105-71.

Attached to Council Resolution is copy of Planning Commission Resolution No. 2524.

Very truly yours,

CITY OF GARDEN GROVE

CITY CLERK

/vas
Enc.

IN THE
Superior Court
OF THE
STATE OF CALIFORNIA
In and for the County of Orange

CITY OF GARDEN GROVE

CITY CLERK

State of California } ss.
County of Orange }

Geraldine Groves
of the said County, being duly sworn, deposes and says:

That she is and at all times herein mentioned was a citizen of the United States, over the age of twenty-one years, and that she is not a party to, nor interested in the above entitled matter; that she is the principal clerk of the publisher of The Orange County Evening News, a newspaper of general circulation, printed and published three days per week in the City of Garden Grove, County of Orange, and which newspaper is published for the dissemination of local news and intelligence of a general character, and which newspaper at all times herein mentioned had and still has a bona fide subscription list of paying subscribers, and which newspaper has been established, printed and published at regular intervals in the City of Garden Grove, County of Orange for a period exceeding one year; that the notice, of which the annexed is a printed copy, has been published in the regular and entire issue of said newspaper, and not in any supplement thereof, on the following dates, to-wit:

JULY 2

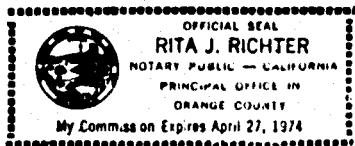
ALL IN THE YEAR 1971

Subscribed and sworn to before me this

2nd day of JULY 1971

Rita J. Richter
Notary Public in and for said County and State.

(SEAL)



AFFIDAVIT OF PUBLICATION

NOTICE OF PUBLIC HEARINGS

LEGAL NOTICE
NOTICE IS HEREBY GIVEN that the City Council of the City of Garden Grove will conduct public hearings on July 12, 1971, at 7:00 p.m. in the Council Chamber of the Garden Grove City Hall, 11501 Acacia Parkway, Garden Grove, to receive and consider evidence and reports on the following:
✓ **PLANNED UNIT DEVELOPMENT (PUD)**
APPLICANT: ASSOCIATED SOUTHERN INVESTMENT CO.
REQUEST: Reasoning of 121.85 acres from M-P (Industrial Park Zone) to PUD (Planned Unit Development Zone) to permit comprehensive planning of the land for industrial use.
LOCATION: All of the land between Knott Street and Western Avenue and between Chapman Avenue and Lampton Avenue. (Pursuant to Resolution No. 2524, Planning Commission recommended approval of PUD-100-71 on June 24, 1971.)
SITE PLAN AMENDMENT 141-71
APPLICANT: EARLY EDUCATION CORPORATION
REQUEST: Reasoning from C-2 to R-2 and site plan approval for the construction of a Day Care Nursery.
LOCATION: West side of Springdale Street, north of Lampton Avenue. (Pursuant to Resolution No. 2526, Planning Commission recommended approval of SPA-141-71 on June 24, 1971.)
SITE PLAN AMENDMENT 143-71
APPLICANT: JOHNSON-BELL ENTERPRISES
REQUEST: Reasoning from R-1 to R-2 and site plan approval for the construction of a Planned Residential Development to consist of thirty six (36) single ownership condominium dwelling units.
LOCATION: West side of Magnolia Street, north of Westminster Avenue, at 13871 Magnolia Street. (Pursuant to Resolution No. 2525, Planning Commission recommended approval of SPA-143-71 on June 24, 1971.)
ALL INTERESTED PARTIES ARE invited to attend said hearings and express opinions or submit evidence for or against the proposals as outlined above.
FURTHER INFORMATION ON the above applications may be obtained or viewed at the Building-Zoning Division of Development Services Department or City Clerk's Office in City Hall or by telephone 537-4291.
BY ORDER OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE
DATED: June 29, 1971
RUTH K. SILVA
City Clerk
Publish July 2, 1971
Orange County Evening News No. 551

July 2, 1971

Associated Southern Investment
100 Long Beach Boulevard
Long Beach, California 90802

Gentlemen:

The Garden Grove City Council will conduct public hearings in the Council Chamber of the Garden Grove City Hall, 11391 Acacia Parkway, during their regular meeting of July 13, 1971, which commences at 7:00 p.m. At this time, they will consider Planned Unit Development 105-71 which concerns all the land between Knott Street and Western Avenue and between Chapman Avenue and Lampson Avenue.

Said public hearing will be held for the purpose of hearing any and all persons either favoring or opposing said proposed planned unit development.

Very truly yours,

CITY OF GARDEN GROVE

CITY CLERK

RKS:ns

LEGAL NOTICE
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE GARDEN GROVE CITY COUNCIL will hold PUBLIC HEARING in the COUNCIL CHAMBER of the CITY HALL, 11391 Acacia Street, Garden Grove, California, on the date indicated * below to receive and consider all evidence and reports relative to the application described below:

*

July 13, 1971
7:00 p.m.

PLANNED UNIT DEVELOPMENT 105-71

APPLICANT: ASSOCIATED SOUTHERN INVESTMENT CO.

REQUEST: Rezoning of 171.53 acres from M-P (Industrial Park Zone) to PUD (Planned Unit Development Zone) to permit comprehensive planning of the land for industrial use.

LOCATION: All of the land between Knott Street and Western Avenue and between Chapman Avenue and Lampson Avenue. (Pursuant to Resolution No. 2524, Planning Commission recommended approval of PUD-105-71 on June 24, 1971.)

ALL INTERESTED PARTIES are invited to attend said HEARING and express opinions or submit evidence for or against the proposal as outlined above.

FURTHER INFORMATION on the above application may be obtained or viewed at the Building-Zoning Division or City Clerk's Office in City Hall or by telephone: 537-4200.

BY ORDER OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE.

DATED: July 2, 1971

Ruby K. Silva
City Clerk

City Clerk Form No. 2

Page - 105-71 P.C. Mtg 6-29-71

A.P. PARCEL NAME AND ADDRESS LISTING

06/10/71

PAGE 1

TAX CODE	PARCEL NUMBER	SUB NO.	NAME	ADDRESS	CITY-STATE
18101	13015402	00	SCHOOL, GARDEN GROVE	UNIFIED DIST	10331 E STANFORD AVE
	13017301	0	MELLETTE, MARION M	6972 BELGRAVE AVE	GARDEN GROVE, CALIF
18101	13017302	00	NISHI, GORO	6962 BELGRAVE AVE	GARDEN GROVE, CAL 92641
18101	13017303	00	BOYER, RALPH F	6942 BELGRAVE AVE	GARDEN GROVE, CAL 92641
18101	13017304	00	OWEN, BILLY R	6932 BELGRAVE AVE	GARDEN GROVE, CAL 92641
18101	13017401	00	ADAMS, JOHN K ET AL	STANDARD OIL CO	225 BUSH ST
			94120		SAN FRANCISCO 20, CAL
	13017402	0	GRINSLADE, ROBERT A JR	6942 CHAPMAN	GARDEN GROVE, CALIF
18101	13017403	00	VERNOTICO, GABRIEL L	6932 CHAPMAN AVE	GARDEN GROVE, CAL 92641
18101	13017408	00	OWENS, TOBY E	6931 VANGUARD AVE	GARDEN GROVE, CAL 92641
18101	13017409	00	CALDWELL, FRED	6941 VANGUARD AVE	GARDEN GROVE, CAL 92641
18101	13017410	00	POWER DEVELOPMENT CORP	P O BOX 478	DRANGE, CAL 92669
	13017411	0	LETO, SAMUEL J	6971 VANGUARD	GARDEN GROVE, CALIF
18101	13017412	00	MC LAURINE, LEWIS W	6972 VANGUARD	GARDEN GROVE, CAL 92641
	13017413	0	UHMAN, JON D	6952 VANGUARD AVE	GARDEN GROVE, CALIF
18101	13017414	00	SPENCER, DONALD R	6942 VANGUARD AVE	GARDEN GROVE, CAL 92641
18101	13017415	00	BALLERAS, THEODORE F	6932 VANGUARD AVE	GARDEN GROVE, CAL 92641
18101	13017420	00	PLUFF, ARTHUR L	6931 AMY AVE	GARDEN GROVE, CAL 92641
18101	13017421	00	SAMS, PHILLIP D	6941 AMY ST	GARDEN GROVE, CAL 92641
18101	13017422	00	FELICIELLO, MICHAEL A J	6951 AMY AVE	GARDEN GROVE, CAL 92641
18101	13017423	00	TILLER, WILLIAM D	6971 AMY AVE	GARDEN GROVE, CAL 92641
	13017424	0	COPE, RUSSELL L	6972 AMY	GARDEN GROVE, CALIF
18101	13017425	00	MAC HART, JERRY M	6952 AMY AVE	GARDEN GROVE, CAL 92641
18101	13017426	00	RAUH, WESLEY I	6942 AMY AVE	GARDEN GROVE, CAL 92641
	13017427	0	MURPHY, JOHN F	6932 AMY AVE	GARDEN GROVE, CALIF
18101	13017432	00	NASTROM, RODNEY A JR JET	6931 LAURELTON AVE	GARDEN GROVE, CAL 92641
18101	13017433	00	MAGNUSON, DALE L	6941 LAURELTON AVE	GARDEN GROVE, CAL 92641
	13017434	0	BUFFENR, LOWELL W	3751 OLEANDER	SEAL BEACH, CAL 90740
	13017435	0	SUTTON, WAYNE L	6971 LAURELTON	GARDEN GROVE, CALIF
18101	13017436	00	HELM, WILBURN D	6972 LAURELTON AVE	GARDEN GROVE, CAL 92641
18101	13017437	00	WHISTON, NAN	4911 E ANAHEIM ST	LONG BEACH, CAL 90804
	13017438	0	RAYMAC REALTY CORP	9012 GARDEN GROVE BL #6	GARDEN GROVE, CALIF
18101	13017439	00	GILL, WILLARD H	6932 LAURELTON AVE	GARDEN GROVE, CAL 92641
18101	13017444	00	HIDE, TOM T ET AL	12182 KNOTT AVE	GARDEN GROVE, CAL 92641
18101	13017445	00	TOPINID, MANUEL M	6941 BELGRAVE AVE	GARDEN GROVE, CAL 92641
18101	13017446	00	BYRNS, DENNIS C	6961 BELGRAVE AVE	GARDEN GROVE, CAL 92641
18101	13017447	00	GREEK, ROBERT D	6971 BELGRAVE AVE	GARDEN GROVE, CAL 92641
18101	13043517	00	BARUCH, HERBERT M JR ET	AL TR	BANK OF AMERICA TR
			111 W 7TH ST	LOS ANGELES, CAL 90014	TR #TW-53741-BARUCH
18101	13043518	00	KLEIN, PHILIP C	208 S HAMEL DR	BEVERLY HILLS, CAL 90211
18101	13049120	00	FRED H BIXBY RANCH CO	2CRD	523 W 6TH ST SUITE 728
18101	13049121	00	FRED H BIXBY RANCH CO	2CRD	523 W 6TH ST SUITE 728
18101	13133105	00	SCHOOL, GARDEN GROVE	UNIFIED DIST	10331 E STANFORD AVE
18001	13134102	00	FELDMAN, BENJAMIN 2CRD	15638 ROYAL OAK RD	GARDEN GROVE, CAL 92643
18001	13134103	00	FELDMAN, BENJAMIN 2CRD	15638 ROYAL OAK RD	ENCINO, CAL 91316
	13134104	0	ASSOCIATED SOUTHERN	INVESTMENT COMPANY	LONG BEACH BLVD
	13134106	0	ASSOCIATED SOUTHERN	INVESTMENT COMPANY	100 LONG BEACH BLVD
18001	13134107	00	ASSOCIATED SOUTHERN	INVESTMENT CO 2CRD	LONG BEACH, CALIF
18001	13134108	00	GOLDMAN, DOROTHY ET AL	2CRD	100 LONG BEACH BLVD
					LONG BEACH, CAL 90802
					3100 COOLIDGE

A.P. PARCEL NAME AND ADDRESS LISTING

06/10/71

PAGE 2

TAX CODE	PARCEL NUMBER	SUB NO.	NAME	ADDRESS	CITY-STATE
			LOS ANGELES, CAL 90066		
18001	13134109	00	PELOMAN, BENJAMIN ENR	15638 ROYAL OAK RD	ENCINO, CAL 91316
18008	13134207	00	WESTAB INC	HULMAN BLDG	120 W 2ND ST
18008	13134212	00	ENGELSTED, JOHN ET AL TR	LANE, WARREN JR	340 MAIN ST
18008	13134213	00	SWEDLOW INC	P O BOX 1002	GARDEN GROVE, CAL 92642
18008	13134214	00	CITY OF GARDEN GROVE	11591 ACACIA ST	GARDEN GROVE, CAL 92640
18008	13157120	00	MONARCH MARKING SYSTEM C	7272 LAMPSON AVE	GARDEN GROVE, CAL 92641
18008	13157134	00	SPECTRA-STRIP WIRE /	CABLE CORP	P O BOX 415
18008	13157138	00	BRYAN INDUSTRIAL	PROPERTIES INC ET AL	146 E ORANGETHORPE AVE
18008	13157151	00	AIR INDUSTRIES OF CAL	12570 KNOTT ST	GARDEN GROVE, CAL 92641
18001	13157152	00	TEXACO INC	3350 WILSHIRE BLVD	LOS ANGELES, CAL 90005
18008	13157173	00	SHAW, DONALD F ET AL	1901 BLAKE AVE	LOS ANGELES, CAL 90039
18008	13157174	00	SHAW, DONALD F ET AL	1901 BLAKE AVE	LOS ANGELES, CAL 90039
18001	13157228	00	SCHMID, WALTER R TR 2ND	7931 LAMPSON AVE	GARDEN GROVE, CAL 92641
18008	13160112	00	MC BAIN, RUSSELL L	5271 E 27TH ST	LONG BEACH, CAL 90815
18008	13160113	00	COUMAKES, JOHN J	711 E JEFFERSON BLVD	LOS ANGELES, CAL 90011
	13160114	0	BROWN, H JR ET AL	13867 ROAD 144	TIPTON, CAL 93272

DAYTON, OHIO 45402
WORCESTER, MASS 01608GARDEN GROVE, CAL 92642
ANAHEIM, CAL 92801

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the City Council of the City of Garden Grove will conduct public hearings on July 13, 1971, at 7:00 p.m. in the Council Chamber of the Garden Grove City Hall, 11391 Acacia Parkway, Garden Grove, to receive and consider evidence and reports on the following:

PLANNED UNIT DEVELOPMENT 105-71

APPLICANT: ASSOCIATED SOUTHERN INVESTMENT CO.
REQUEST: Rezoning of 171.53 acres from M-P (Industrial Park Zone) to PUD (Planned Unit Development Zone) to permit comprehensive planning of the land for industrial use.
LOCATION: All of the land between Knott Street and Western Avenue and between Chapman Avenue and Lampson Avenue. (Pursuant to Resolution No. 2524, Planning Commission recommended approval of PUD-105-71 on June 24, 1971.)

SITE PLAN AMENDMENT 141-71

APPLICANT: EARLY EDUCATION CORPORATION
REQUEST: Rezoning from C-2 to R-3 and site plan approval for the construction of a Day Care Nursery.
LOCATION: West side of Springdale Street, north of Lampson Avenue. (Pursuant to Resolution No. 2526, Planning Commission recommended approval of SPA-141-71 on June 24, 1971.)

SITE PLAN AMENDMENT 143-71

APPLICANT: JOHNSON - BELL ENTERPRISES
REQUEST: Rezoning from R-1 to R-3, and site plan approval for the construction of a Planned Residential Development to consist of thirty-six (36) single ownership condominium dwelling units.
LOCATION: West side of Magnolia Street, north of Westminster Avenue, at 13871 Magnolia Street. (Pursuant to Resolution No. 2525, Planning Commission recommended approval of SPA-143-71 on June 24, 1971.)

ALL INTERESTED PARTIES ARE invited to attend said hearings and express opinions or submit evidence for or against the proposals as outlined above.

FURTHER INFORMATION ON the above applications may be obtained or viewed at the Building-Zoning Division of Development Services Department or City Clerk's Office in City Hall or by telephone: 537-4200.

BY ORDER OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE.
DATED: June 29, 1971.

RUBY K. SILVA
CITY CLERK

COUNCIL MINUTES - JULY 27, 1971

ORDINANCE NO. 1220 was presented for second reading and adoption and the title read in full being an Ordinance consummating PUD-105-71 the title being, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE AMENDING THE GARDEN GROVE MUNICIPAL CODE AND PARTICULARLY ARTICLE IX THEREOF ENTITLED "LAND USE."

There being no request to the contrary, reading in full of said Ordinance was waived after which Councilman Schmit moved, seconded by Councilman Adams, that Ordinance No. 1220 be passed. Upon the following vote:

AYES:	COUNCILMEN:	ADAMS, DEAN, LAKE, SCHMIT, BALLARD
NOES:	COUNCILMEN:	NONE
ABSENT:	COUNCILMEN:	NONE

said Ordinance No. 1220 was declared passed.

COUNCIL MINUTES - JULY 20, 1971

RESOLUTION NO. 4107-71

Councilman Lake moved, seconded by Councilman Adams, that Resolution No. 4107-71, approving PUD-105-71 - Associated Southern Investment Company - rezoning of 171.53 acres from M-P to PUD to permit comprehensive planning of the land for industrial use on all the property between Knott Street and Western Avenue and Lampson and Chapman Avenues, entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING PLANNED UNIT DEVELOPMENT NO. PUD-105-71, be adopted. There being no request to the contrary, reading in full of said Resolution was waived and upon the following vote:

AYES:	COUNCILMEN:	ADAMS, DEAN, LAKE, SCHMIT, BALLARD
NOES:	COUNCILMEN:	NONE
ABSENT:	COUNCILMEN:	NONE

said Resolution No. 4107-71 was declared adopted.

ORDINANCE NO. 1220 was introduced for first reading and the title read in full, being an Ordinance consummating PUD-105-71, the title being AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE AMENDING THE GARDEN GROVE MUNICIPAL CODE AND PARTICULARLY ARTICLE IX THEREOF ENTITLED "LAND USE."

There being no request to the contrary, reading in full of said Ordinance was waived, after which Councilman Lake moved, seconded by Councilman Schmit, that Ordinance No. 1220 be passed to second reading. Upon the following vote:

AYES:	COUNCILMEN:	ADAMS, DEAN, LAKE, SCHMIT, BALLARD
NOES:	COUNCILMEN:	NONE
ABSENT:	COUNCILMEN:	NONE

said Ordinance No. 1220 was declared passed to second reading.

PUBLIC HEARING - PLANNED UNIT DEVELOPMENT 105-71

Planned Unit Development 105-71, initiated by Associated Southern Investment Company, requesting rezoning of 171.53 acres from M-P (Industrial Park zone) to PUD (Planned Unit Development zone) to permit comprehensive planning of the land for industrial use on all the property between Knott Street and Western Avenue and between Chapman and Lampson Avenues.

The City Planning Commission, pursuant to Resolution No. 2524, recommended approval of PUD-105-71 on June 24, 1971.

Pursuant to Legal Notice published July 2, 1971, public hearing on this case was ordered by the City Council to be held this date.

The Land Use Manager described the existing land uses, zoning and General Plan designations of the subject area as indicated on display slides, and reviewed the proposed plan to apportion the land into two sections - Zone 1 for industrial use only and Zone 2 for office-commercial uses to support the industrial uses, as set forth in the Development Plan and Supplemental Text on said case.

The Assistant City Manager presented further information on scope of the development.

The Mayor declared the public hearing opened and asked if anyone wished to address the Council on this matter.

Mr. Chris Cronin, 12672 Palomar Street, appeared before the Council as representative of the West Garden Grove Civic Association. They are interested in this case and the development of the City's Central Industrial District that borders their residential area. Everything in this area has been an asset. This rezoning to Planned Unit Development would continue the quality in the CID area and they are in favor of it.

There being no further response from the audience, the Mayor declared the public participation portion of the hearing closed. There being no questions from Council Members, the hearing was declared closed.

Councilman Lake moved, seconded by Councilman Dean, that PUD-105-71 be approved as recommended by the Planning Commission and the Staff be hereby

directed to prepare Council Resolution of approval and amendment to the Municipal Code as proposed by PUD-105-71. Said motion carried by the following vote:

AYES:	COUNCILMEN:	ADAMS, DEAN, LAKE, SCHMIT, BALLARD
NOES:	COUNCILMEN:	NONE
ABSENT:	COUNCILMEN:	NONE

COUNCIL MINUTES - JULY 13, 1971

COUNCIL MINUTES - JUNE 15, 1971

AGREEMENTS FOR PUBLIC IMPROVEMENTS AND CONTRACT ENGINEERING SERVICES -
CENTRAL INDUSTRIAL DISTRICT DEVELOPMENT

Proposed Agreements between the City of Garden Grove and Associated Southern Investment Company for Public Improvements in the Central Industrial District in connection with development of approximately 107 acres of land situated on the south side of Chapman Avenue, westerly of Western Avenue and northerly of Lampson Avenue, by said firm, and between the City of Garden Grove and VTN Orange County for contract engineering services in further connection with said development, were presented and further clarified by the Assistant City Manager.

Councilman Lake moved, seconded by Councilman Dean, that said Agreements be hereby approved and the Mayor be authorized to execute same. Said motion carried by the following vote:

AYES:	COUNCILMEN:	ADAMS, DEAN, LAKE, SCHMIT
NOES:	COUNCILMEN:	BALIARD
ABSENT:	COUNCILMEN:	NONE

June 29, 1971

Associated Southern Investment Company
100 Long Beach Boulevard
Long Beach, California 90802

Attention: Mr. E. E. Weaver

Gentlemen:

Planned Unit Development No. P.U.D. 105-71

June 24, 1971

RESOLUTION NO. 2524

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF GARDEN GROVE APPROVING
PLANNED UNIT DEVELOPMENT NO. P. U. D. 105-71

WHEREAS, in the matter of Planned Unit Development No. P.U.D. 105-71, 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 rezoning of 171.53 acres of land from M-P (Industrial Park Zone) to PUD (Planned Unit Development Zone) to permit comprehensive planning of the land for industrial use, on all of the property located between Knott Street and Western Avenue and between Chapman Avenue and Lampson Avenue.
3. The subject property is zoned M-P and is improved with four industrial use buildings.
4. Existing land use and zoning of property in the vicinity of the subject property have been reviewed.
5. Past cases affecting the subject property were considered and the Staff Report submitted by the City's Staff was reviewed.
6. Public testimony was heard.

WHEREAS, the Planning Commission findings are as follows:

1. That subject Planned Unit Development, with General Plan of Development and Supplemental Text, will insure the orderly growth and development of the proposed industrial park.
2. That subject Planned Unit Development possesses characteristics that would indicate justification of the request for adoption, in accordance with Municipal Code Section 9220.
3. That 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. Approval of this Planned Unit Development shall not be construed to mean any waiver of the applicable and appropriate zoning and other regulations.
 - b. The General Development Plan and Supplemental Text, dated June 18, 1971, shall be made a part of the approval of PUD 105-71, and all construction and uses of the land within the PUD shall be subject to the provisions of said Plan and Text.
 - c. The applicant shall enter into an agreement with the City providing for guaranteeing the use of the proposed drill track to all industrial uses within the PUD and that portion of the C.I.D. north of Chapman Avenue. Said agreement shall also give to the City reversionary rights to all railroad easements within the PUD.
 - d. Minor modifications may be approved by the Assistant City Manager for Urban Development or his designated representative. Other than minor modifications will require the filing of a new PUD application.
 - e. The applicant shall submit to the City Attorney a draft of Covenants, Conditions, and Restrictions which shall apply to the subject development and shall be concurrently recorded with the County Recorder along with the conditions of approval, General Development Plan, and Supplemental Text.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission of the City of Garden Grove does hereby recommend approval of Planned Unit Development No. P.U.D. 105-71 subject to the conditions stated above, and does further recommend to the City Council rezoning to the PUD zone, as indicated on the maps attached hereto and made a part hereof.

ADOPTED AND APPROVED this 24th day of June, 1971.

/s/ JAMES E. MC NAMARA
CHAIRMAN

Resolution No. 2524
Page 2

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 June 24, 1971, and carried by the following vote, to wit:

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

/s/ MARY B. ROLLINSON
CLERK OF THE PLANNING AGENCY

PUBLIC HEARING:
INITIATED BY:
REQUEST:

LOCATION:

DATE:

PLANNED UNIT DEVELOPMENT NO. P.U.D. 105-71
ASSOCIATED SOUTHERN INVESTMENT COMPANY
TO REZONE 171.53 ACRES FROM M-P (INDUSTRIAL PARK ZONE) TO PUD
(PLANNED UNIT DEVELOPMENT ZONE) TO PERMIT COMPREHENSIVE PLAN-
NING OF THE LAND FOR INDUSTRIAL USE.
ALL OF THE LAND BETWEEN KNOTT STREET AND WESTERN AVENUE AND
BETWEEN CHAPMAN AVENUE AND LAMPSON AVENUE
JUNE 24, 1971

Upon confirmation that proper public notice had been given, Chairman McNamara requested the reading of correspondence relative to the subject case. Mr. Merrell stated communications had been received this date from Mr. Walter R. Schmid, 7931 Lampson Avenue, stating he was not opposed to the rezoning providing other parcels in the industrial district may benefit by similar zoning and be included; and from Bux-Schrader Magnetic Products, Inc., 12080 South Western Avenue, also expressing no objection but requesting the advantages of PUD zoning.

At the request of the Commission for Staff comment, Mr. Merrell described the existing land use, zoning, and General Plan designations for the subject property as indicated on display maps and slide photos. Mr. Merrell continued by stating the applicant is requesting that the City adopt this rezoning to PUD so that the area can be comprehensively planned for industrial use. The land will be apportioned into two sections - Zone 1 for industrial use only, and Zone 2 for office-commercial uses which support the industrial uses. The "Supplementary Text" made a part of this application implements the zoning in terms of regulations for the development of the property. It also details the precise planning for the streets and methods of rail access. The developer will work within the framework of both the General Development Plan and the Supplementary Text in developing subject property, and construction will occur over a period of three to five years.

The Assistant City Manager stated Staff has been working for over two years in the development of this property. As a local newspaper so aptly stated, "This is a Civic bonanza." The City is fortunate indeed to have this kind of a development, which will add greatly to the tax base. There are four major departures in the PUD standards as compared to the industrial park uses under M-P zoning, including reduction of parcel size, occupancy size, warehousing regulations, and permitting the development of office and commercial uses relating to the industrial uses.

Mr. Powers continued the City believes the Central Industrial District will be expanded to the north in the future, and Staff has been quite firm in assuring rail access should be provided to this area also. Steps have been taken to insure reversion rights to the City on any rail easements. The PUD zoning also assures ecological and aesthetic controls through conditions in the C.C. & R.'s on the property. Mr. Powers concluded the many hours spent in securing this property will eventually mean ninety million dollars in valuation to the City. Staff feels the present applicant is able and capable of producing this development at an early date, and they heartily concur in a recommendation of approval of this project.

Chairman McNamara declared the public hearing open.

Mr. Carroll Clem, Assistant to the President, Associated Southern Investment Company, 100 Long Beach Boulevard, Long Beach, appeared and thanked the Staff for their fine presentation, and stated he believes they have covered all the major points most adequately. Mr. Clem presented illustrated renderings of the next six buildings proposed for subject property for the inspection of the Commissioners, and stated they intend to maintain the standards already established in the industrial park.

In response to questions from the Commissioners, Mr. Clem stated they propose to develop eighteen acres with office-commercial uses. He is not at liberty to divulge the proposed industrial uses at this time, but they are negotiating at present for a restaurant and an office building for an engineering firm. They would prefer not to have any warehousing in the area, but would rather have nice places for people to work in. They will retain ownership of the entire site for at least ten years, and probably begin selling off then. Regarding the railroad drill track, they are negotiating with the Railroad now for its extension, and it will be available for any one in the park who would want to use it.

Commissioner Shelton questioned the Staff concerning Building Site Occupancy item in the Supplementary Text on subject proposal, and Mr. Merrell clarified the item, commenting that there would never be more than one multi-tenant building on any site, but if one company needed more than one building on the same lot, this would not be prohibited. Also, one company could conceivably use space in adjacent buildings, if on different lots.

No one appeared from the audience either favoring or opposing the subject application.

Commissioner Shelton clarified with Mr. Clem that he is thoroughly familiar with the provisions of the Supplemental Text on this project, and is in full agreement with it. Mr. Clem stated they feel the City is protecting them by this means, as well as providing them with something they can live with.

Commissioner McCleary questioned whether site plans would be filed on all portions of this project, and Staff clarified these would be required on proposed Area 2 only.

Commissioners and Staff then entered into discussion concerning the communications received from Mr. Schmid and Bux-Shrader. Chairman McNamara read both letters in entirety, and Commissioner Shelton requested comments from Staff. It was Staff's feeling that both areas mentioned could qualify for development under M-P standards. The Chamber of Commerce Committee which studied the Central Industrial District included some of the owners of these parcels, and said Committee did concur in a recommendation of approval of subject P.U.D. However, these particular parcels were not studied under this P.U.D. Commissioner Woolley stated he feels this has no bearing on the matter which is before the Commission and should be taken care of as a separate action, and Commissioners concurred with this statement. However, the Commissioners felt the matter should be looked into and reviewed at a future date.

The Chairman declared the public hearing closed.

Commissioner McCleary stated this proposal would be a boon for the community, and she would support it. Commissioner Woolley stated he had no objections whatsoever to this splendid development, and Commissioners Shelton, Conn, and McNamara concurred in this.

Commissioner Woolley moved, seconded by Commissioner Shelton, that a resolution be adopted approving Planned Unit Development No. 105-71, subject to the provisions of the General Development Plan and Supplemental Text dated June 18, 1971. Said motion carried by the following vote:

AYES:
NOES:
ABSENT:

COMMISSIONERS: CONN, SHELTON, MC CLEARY, MC NAMARA, WOOLLEY
COMMISSIONERS: NONE
COMMISSIONERS: MOVIUS, SHELSTAD

Chairman McNamara instructed the Staff to prepare the proper resolution of approval. (RESOLUTION NO. 2524.)

TELEPHONES
TWINOAKS 3-8890
JEFFERSON 7-1467

Walter R. Schmid

7931 LAMPSON AVENUE
GARDEN GROVE, CALIFORNIA 92641

RECEIVED
JUN 23 1971

June 23, 1971

Garden Grove Planning Commission
City of Garden Grove
11391 Acacia Street
Garden Grove, California

Gentlemen:

I understand that you have before you an application from the Associated Southern Investment Co. covering the 171 acres in the Garden Grove Industrial District between Lampson and Chapman and Western and Knott for a change in zoning.

I have no opposition to their request for a change in zoning, providing the parcels in the industrial district may benefit by similar zoning and be included.

Sincerely yours,

Walter R. Schmid

Walter R. Schmid
Owner of Industrial Property
within the Garden Grove CID

WRS:gd

BUX-SHRADER MAGNETIC PRODUCTS
12044 SOUTH WESTERN AVE., GARDEN GROVE, CALIFORNIA 92641
TELEPHONE 714-894-3391

**WALKER
MAGNETIC
GROUP**

**BUX MAGNETIC DRILL STANDS
BUX-SHRADER MAGNETIC PRODUCTS
SHRADER MAGNETIC EQUIPMENT**

RECEIVED

JUN 23 1971

June 23, 1971

Garden Grove City Planning Commission
City Hall
11391 Acacia Street
Garden Grove, California 90240

Re: Elysian Fields Real Estate
Trust
Assessors Parcel #131-34-12

SUBJECT: P.U.D. - 105 - 71

Gentlemen:

For some time we have tried to market the excess property beyond the needs of our plant, and because of your M-P zone which precludes marketing any parcel smaller than 2 acres and because our parcel is 3.917 acres, we have been rebuffed in the marketing of our property. This, in line with the current matter under study would, in our opinion, put us in a less marketable position. Because of this we feel that our property, along with other properties in the M-P zone, should also be included in the PUD District, primarily to protect our marketability of our property. Just as important would be the ability to sell our property to some user-investor on a pragmatic basis.

For the above reasons, we concur with the application provided however that the other properties are also included, specifically ours. Otherwise our property would be faced with certain restrictions not totally carried out in the entire area.

Thank you for your consideration.

Very truly yours,

BUX-SHRADER MAGNETIC PRODUCTS, INC.

John Engelsted
John Engelsted
Trustee,
Elysian Fields Real Estate Trust

JE:jb

cc: Bowditch, Gowetz & Lane
Ashwill-Burke
O. S. Walker Co.
D. R. Leger

O. S. WALKER COMPANY, INC. MAGNETIC CHUCKS, DEMAGNETIZERS, VACUUM CHUCKS • MAGNETICS DIVISION MAGNETIC INSTRUMENTATION, POWER SUPPLIES • EASTERN SCIENTIFIC DIVISION LABORATORY MAGNETS, POWER SUPPLIES, SUPER-CONDUCTING SYSTEMS • BUX-SHRADER MAGNETIC PRODUCTS BUX DRILL STANDS, SHRADER LIFTING MAGNETS, SHRADER MAGNETIC SEPARATORS • MAGOU N.V. HOLLAND MAGNETIC CHUCKS, LIFTING MAGNETS, MAGNETIC CONVEYOR SYSTEMS

STAFF REPORT TO THE PLANNING COMMISSION

CASE NO.: PLANNED UNIT DEVELOPMENT 105-71
APPLICANT: ASSOCIATED SOUTHERN INVESTMENT
DATE: JUNE 24, 1971

I. APPLICANT'S REQUEST:

To rezone 171.53 acres from M-P (Industrial Park Zone) to PUD (Planned Unit Development Zone) to permit comprehensive planning of the land for industrial use on all of the land between Knott Street and Western Avenue and between Chapman Avenue and Lampson Avenue.

II. APPLICANT'S STATEMENT:

"1. The request above is warranted because the magnitude and scope of the proposed development requires comprehensive planning in order to insure orderly growth of this portion of the CID. The best means of assuring development in accordance with this 171 acre plan is approval of a Planned Unit Development.

2. Such a change of zone will be in the interest of furtherance of public welfare because the proposed General Plan of Development, when implemented, will produce on the land \$8-100 million dollars in physical improvements and generate substantial employment. Such an increase in tax revenue generated by this tax base and additional local expendable income supports the economic growth and viability of the City of Garden Grove.

3. Such a change of zone will not be materially detrimental to the property of other persons located in the vicinity thereof because the proposed development conforms in concept and in physical design to the existing industrial park of which it is a part. Uses and types of structures proposed will be compatible and integrated with the abutting quality industrial development."

III. ZONING AND LAND USE INFORMATION:

A. Subject property is presently zoned M-P and is partially developed with industrial buildings.

B. Existing land use and zoning in the vicinity of the subject property is as follows:

1. North: Zoned M-P and improved with a U.S. Army Nike Missile Base.
2. South: Zoned M-P and partially improved with industrial buildings.
3. East: Zoned M-P and partially improved with industrial buildings.
4. West: Zoned R-1 and C-1 and improved with a gas station, single family residences, and Pacifica High School.

IV. BACKGROUND INFORMATION:

A. Ordinance 522, which adopted the Garden Grove Municipal Code on October 5, 1961, established the M-P Industrial Park Zone.

B. V-117-69 proposed establishing a 292 space mobile home park at the southeast corner of Chapman and Knott. This case was denied by the City Council on appeal on August 26, 1969.

C. The Land Use Element of the General Plan indicates industrial use for the subject property.

V. PROJECT DESCRIPTION:

A. The subject property is located in the heart of the Central Industrial District and consists of the 1/2 mile square within the street boundaries of Chapman, Western, Lampson and Knott. Total acreage is 171.53, most of which is currently undeveloped.

B. The General Plan of Development indicates that individual lots will vary in size from one acre to over twenty acres. According to the M-P zone regulations, the minimum lot size for this area is two acres. However, the concept of this PUD is to provide a fully integrated and self-contained industrial park that would provide a combination of lot sizes suitable both for larger industrial companies and for industrial companies whose main reason for locating within the subject area would be as support for the larger companies. These support type companies could be expected to be too small to be able to utilize 2 acres, but the fact that there is an allowance of smaller parcels for them may be the determining factor in attracting a major industrial concern to the subject area. To insure control over the number of smaller parcels, the applicant has agreed that a maximum of twenty parcels from 1 acre to 2 acres in size will be allowed.

These twenty parcels will be integrated with other parcels larger than two acres and will be arranged in a manner to provide a compatible relationship to each other and to the parcels of 20 acres or more in size.

C. In keeping with the concept of providing a fully integrated and self-contained industrial park, a variety of uses is proposed that will both enhance and support industrial activity. As indicated in the previous section, variations in lot sizes will allow both large and small industries to develop in the manner shown on the General Development Plan. In addition, two areas have been set aside for office-commercial use to support the industrial uses. Of the 171.53 total acres, 18.1 acres will have this designation. The location of these areas is at the southeast corner of Knott and Chapman (3.06 A) and along Knott south of Belgrave and north of Lampson (15.75A). This placement of the office-commercial area not only provides a direct freeway access to visitors to the industrial park, but also provides a controlled buffer between the industrial area and the R-1 areas to the west. The office-commercial uses allowed will have to be auxiliary to the operation and general welfare of the entire CID, will specifically exclude automobile service stations or related facilities, and will require site plan approval by the Planning Commission and the City Council. Examples of suitable uses would be a major hotel and restaurant complex providing banquet and meeting areas, offices for a regional company's headquarters, professional engineering or legal services, or a small financial area. All of the above would have the main function of serving and complementing the companies located in the industrial complex. The industrial uses allowed would be those presently allowed in the M-P zone, such as laboratories; mfg., assembly, and fabrication of such items as electrical appliances, furniture, shoes, toys or musical instruments; and mfg. or processing of such items as candy, drugs or perfume.

D. Street dedication and improvements are included in the subject proposal. These streets have been incorporated into the General Development Plan to aid in carrying out the planned circulation and to provide access to the individual parcels. The streets being planned are:

1. An extension of Monarch Street between Lampson and Chapman. This street will be the dividing boundary between the large parcels to the east and the smaller parcels to the west.
2. An extension of Industry Avenue south to Lampson, with 1-3 acre parcels on either side.
3. Creation of a new street, labeled "Future Street" on the General Development Plan, between Belgrave and Lampson approximately half way between Knott and the extension of Industry Avenue. Not only will this street provide access to individual industrial parcels on the east, but it will also serve as a boundary separating the office-commercial area on the west.

The proposed street system is designed to provide fast, convenient access to all parcels in the subject area; to aid in grouping the various areas; and to allow maximizing the number of lots without creating parcels with odd shapes and sizes, which would be difficult to develop.

E. Because of the dependence of industry on rail traffic as well as highway traffic, a railroad spur will be provided by extending the existing track to the west and to the north. The extension to the west will provide access to the smaller parcels west of Monarch Street and the extension to the north will serve the large 20 acre parcel. Also, it can be extended across Chapman at such time as the Nike Base is released for industrial development.

F. The applicant is designing the proposed industrial park with aesthetics in mind as well as other design principles. On-site utilities will be undergrounded to create a park-like atmosphere. In addition, all of Section 9213.6, concerning landscaping required in the M-P zone, is being adopted as part of the recorded documents for this project. Signing within the entire project will conform to Section 9502.9 which regulates signing in the M-P zone. The above mentioned standards which will be adopted and made a part of the PUD approval will in themselves provide for a quality development similar to those presently located in the CID. The applicant is further proposing that additional standards be adopted which would make developments in the subject area even more aesthetically attractive. They are:

1. Screening roof-mounted mechanical equipment as viewed from adjacent public streets.
2. Screening truck loading areas from Knott, Chapman, Lampson, and Western. Loading areas along other streets within the subject area will be subject to a setback of 70 feet from the street right-of-way line.
3. Screening of railroad loading areas when they are located at other than the rear of the building site.

Finally, a set of strict performance standards will apply to all developments within the subject area and will be made a part of the recorded documents. These performance standards are the same as have been previously required on PUD industrial projects.

G. The applicant's proposed comprehensive plan for developing and controlling the development of the 171.53 acres will have a profound and beneficial economic impact on the City. By having firm control of such a large area, growth and development can be guided so as to be complementary and compatible with surrounding uses and with uses within the subject area. This will serve to further the City's goal of encouraging balanced economic growth. The physical improvements that follow will serve to broaden the City's tax base, produce employment, and enhance and encourage further development of the CID.

H. To insure city control over the direction and progress of development, the applicant has submitted, as the essence of his proposal, a General Plan of Development and Supplemental Text. This document was prepared with substantial input and assistance from the City staff and provides fully the parameters for all new construction. Approval of PUD 105-71 will consist of adopting this document as the zoning and use regulations for the subject property. The General Development Plan serves the combined purpose of a zone map, a master plan of streets and highways and a general plan of development for railroad trackage and other features. The Supplemental Text contains the "zoning ordinance" which will govern all aspects of physical development and new construction. The existing M-P zone regulations served as the basis for the standards of development contained in the text. However, additional requirements are included, such as performance standards, land division, and warehousing, making these standards more restrictive than the basic M-P zone.

Further controls over architecture and land use are manifested in the recordation of C.C. & R.'s. Those proposed for recordation by the applicant are more restrictive than previously required of other Industrial PUD's.

The size and scope of the subject development dictates the use of a General Development Plan and Supplemental Text for achieving adequate control. Construction will occur over a period of 3 to 5 years and will consist of a great variety of uses and sizes of structures. Exact knowledge of future businesses, building placements and lot configuration needs cannot be predicted at this time for over 170 acres planned to accommodate up to 100 million dollars in ultimate construction. Thus, by the method proposed, this ultimate construction will be guided by plan and text to fully implement Garden Grove's Central Industrial District.

VI. STAFF COMMENTS:

A. PUD-105-71 is in accordance with the purpose of the PUD zone, which is - in part - to "be applied only to areas under single or unified ownership or control, which are sufficiently large to allow for overall planning and design in detail so as to secure to the community, the future occupants, and the developer, values and amenities greater than those likely to be achieved by the relatively inflexible provisions necessary to regulate the successive development of individual lots by numerous different owners."

B. The applicant's method of master planning the entire area assures development of the area within the original purpose and intent of CID development.

C. The PUD ordinance will be recorded in the same manner as others have been. Included within this PUD ordinance will be the Supplemental Text, containing the development description, standards of development, and restrictions. These documents, along with the C.C. & R.'s, will assure development in accordance with the General Plan of Development.

VII. PLANNING COORDINATING COMMITTEE RECOMMENDATIONS:

A. The Planning Coordinating Committee has met with the applicant and has reviewed the PUD application, the General Development Plan, and Supplemental Text. The applicant has been informed that any action of final approval and requirement of any condition recommended by the Committee shall be by the Planning Commission and City Council.

B. The Planning Coordinating Committee recommends approval of PUD-105-71, subject to the following conditions:

1. The General Development Plan and Supplemental Text, dated June 18, 1971, shall be made a part of the approval of PUD-105-71 and all construction and uses of the land within the PUD shall be subject to the provisions of said Plan and Text.

2. The applicant shall enter into an agreement with the City providing for guaranteeing the use of the proposed drill tracks to all industrial uses within the PUD and that portion of the CID north of Chapman. Said agreement shall also give to the City reversionary rights to all railroad easements within the PUD.

3. Minor modifications may be approved by the Assistant City Manager for Urban Development or his designated representative. Other than minor modifications will require the filing of a new PUD application.

4. The applicant shall submit to the City Attorney a draft of Covenants, Conditions, and Restrictions which shall apply to the subject development and shall be concurrently recorded with the County Recorder along with the conditions of approval, General Development Plan, and Supplemental Text.

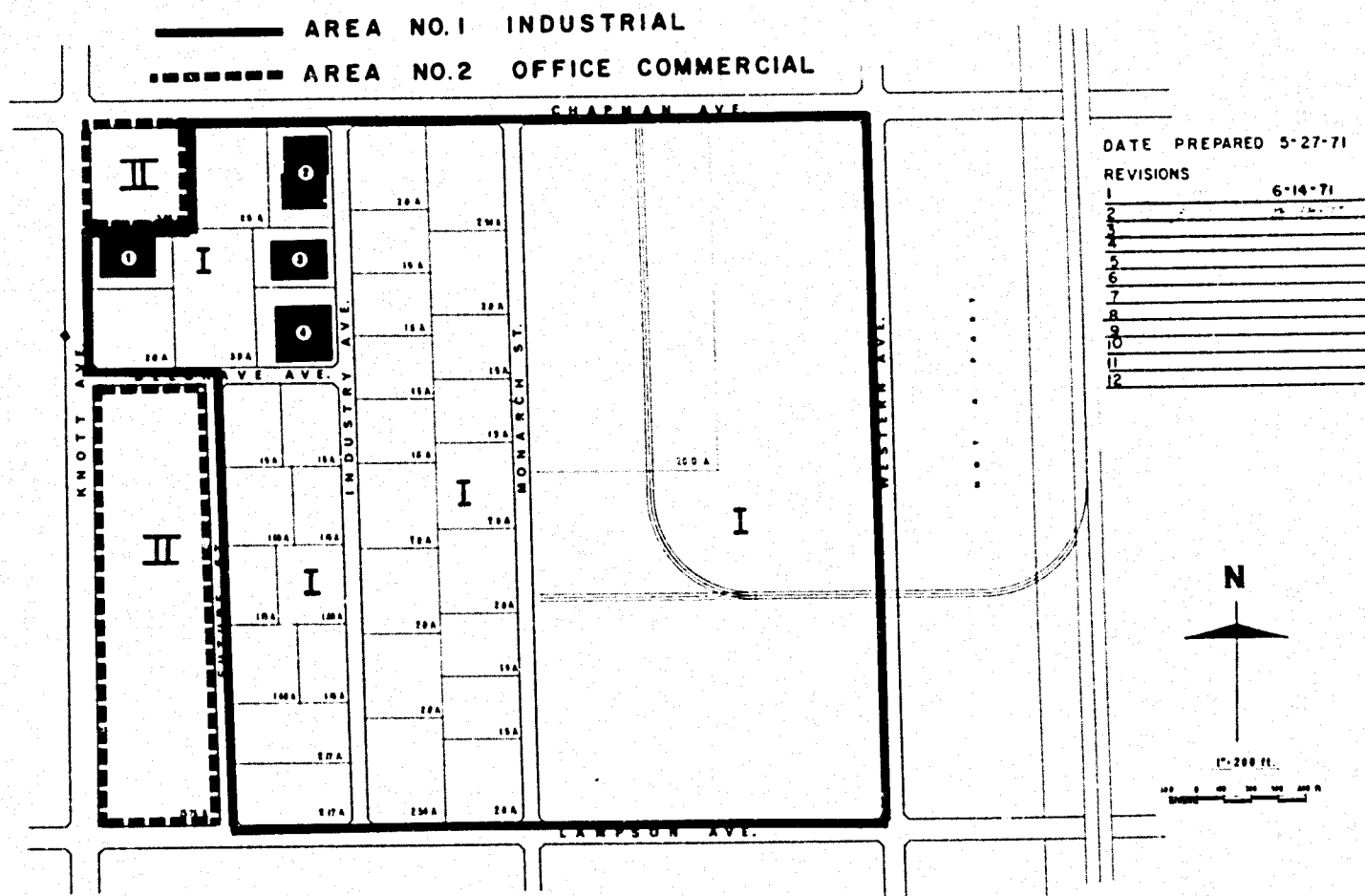


EXHIBIT "A" GENERAL DEVELOPMENT PLAN PUD-105-71

GARDEN GROVE INDUSTRIAL COMPLEX
 ROBERT P. ZAMBONI AIA, ARCHITECT
 ASSOCIATED SOUTHERN INVESTMENT CO.

GENERAL DEVELOPMENT PLAN AND
SUPPLEMENTAL TEXT FOR
PLANNED UNIT DEVELOPMENT NO. P.U.D. 105-71

6/18/71

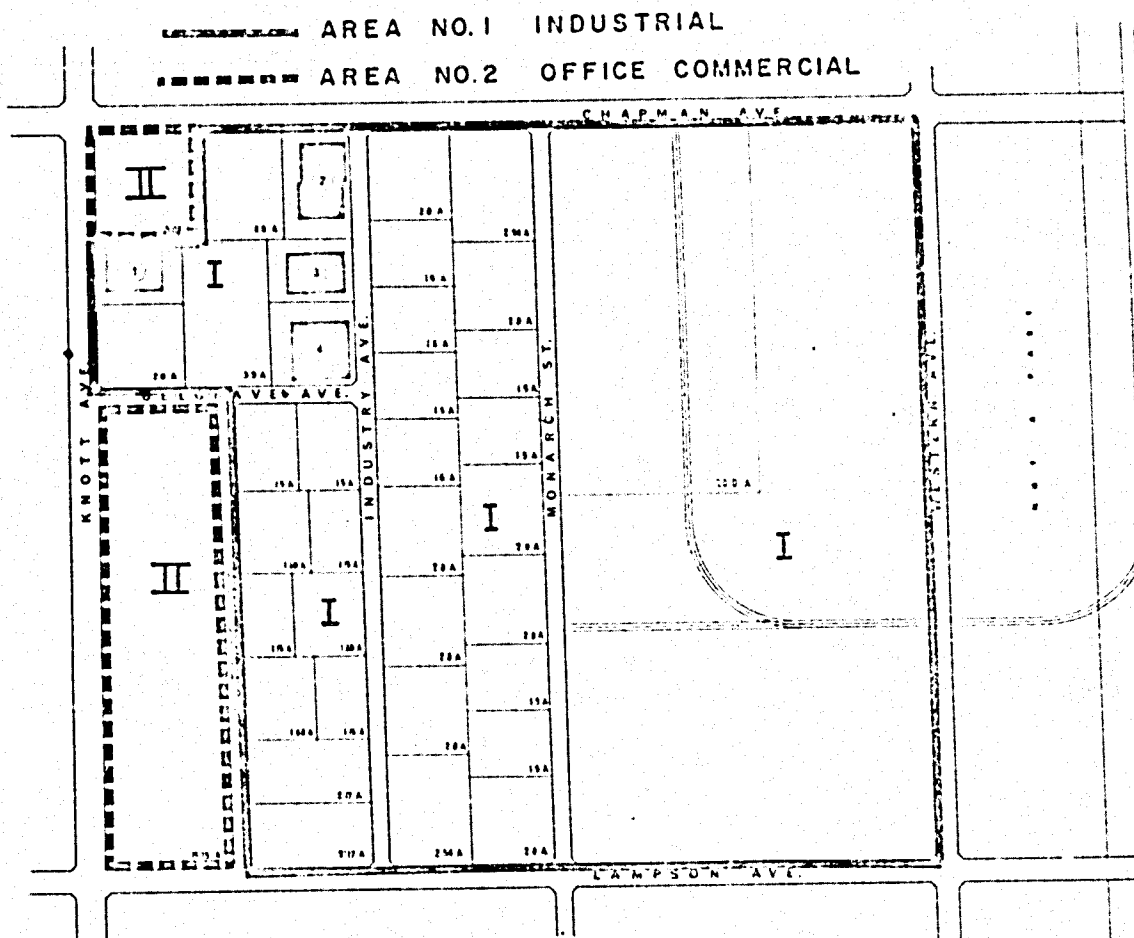


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ASSOCIATED SOUTHERN INVESTMENT CO.

GENERAL DEVELOPMENT PLAN AND
SUPPLEMENTAL TEXT FOR
PLANNED UNIT DEVELOPMENT NO. P.U.D. 105-71

ASSOCIATED SOUTHERN INVESTMENT COMPANY
GARDEN GROVE INDUSTRIAL COMPLEX
REVISED 6/18/71

I. THE DEVELOPMENT PLAN

- A. Circulation
- B. Rail Access
- C. Underground Utilities
- D. Water
- E. Sewerage
- F. Drainage
- G. Controls

II. STANDARDS OF DEVELOPMENT

- A. Permitted Industrial Uses (Area I)
 - 1. Laboratories, etc.
 - 2. Manufacturing
 - 3. Processing
 - 4. Other similar uses
- B. Permitted Office-Commercial Uses (Area II)
- C. Limitations on Permitted Uses
- D. Land Division and Lot Area
- E. Building and Occupancy Regulations
 - 1. Minimum building size
 - 2. Minimum occupancy size
 - 3. Building site occupancy
 - 4. Warehousing
 - 5. Height
 - 6. Front Yard
 - 7. Side Yard
 - 8. Placement of Buildings
 - 9. Landscaping
 - 10. Signs
 - 11. Roof-mounted equipment
 - 12. Loading
 - 13. Railroad Trackage
 - 14. Utilities
 - 15. C. C. & R.'s
- F. Performance Standards

I. THE DEVELOPMENT PLAN:

The applicant is requesting rezoning from M-1 to PUD 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 Avenue and "Future Street", are provided. Both are designed for local circulation within the proposed development. Belgrave Avenue and Industry Avenue 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 with 5' Pkwy. each side
"Future Street"	60'	" " " " " " " "
Monarch Street	60'	" " " " " " " "

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 insure 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 the easterly right of way line of Monarch Street, 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 insure 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. Laboratories, scientific, research experimental, testing, and engineering.
2. Manufacturing, assembly and fabrication of:

Calculating, automation, duplicating printing machines and similar devices.
Electrical appliances such as electronic products, radios, television, radar, telephones, tape recorders, phonographs, and other sound equipment, cameras and other instruments of communication, electric motors, plugs, and other electrical appurtenances, electric fixtures and signs.
Fixtures and tools employed in manufacturing.
Furniture, wood and metal
Musical instruments
Paints (not employing a boiling process).
Paper products such as bags, containers and boxes.
Scientific instruments, measuring devices, gauges, automatic and manual control devices.
Shoes and wearing apparel.
Toys, novelties and household appliances.

3. MANUFACTURING, compounding, processing, packaging and treatment of such products as:
Bakery goods.
Candy.
Drugs.
Food products (excluding canning or packaging of such products as, but not limited to, fish and meat products, sauerkraut, vinegar, yeast, rendering of fats and oils, and other such foods which produce objectionable odors).
Perfumes and cosmetics.
4. Other similar uses when interpreted by the Zoning Administrator, subject to the restrictions of Section 9215.3.1 of the Municipal Code.

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 and Retail Commercial uses, excluding automotive service stations or related facilities. 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. Such uses, including site location, and building design and placement, shall be subject to site plan approval by the Planning Commission and the City Council.
2. All uses permitted in Area I, subject to all regulations and performance standards contained herein and further subject to site plan approval by the Planning Commission and City Council.

C. 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.
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 M. C., 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.

D. 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 Professions Code).

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

The minimum required area for a lot shall be two acres, provided however, a total of

1. Twenty 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 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 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.

E. 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 40,00 square foot building containing a maximum of 40 occupants, or two 20,000 square foot buildings, each containing a maximum of 20 occupants, or four 10,000 sq. ft. 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 or 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 feet.

6. Front Yard:

A front yard setback of not less than twenty 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 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 feet to the centerline of such alley, provided such setback need not extend more than twenty-five 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, deciduous 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 square feet	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 sq.ft. 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 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.

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 70 feet from the street right of way line.

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.

15. Conditions, Covenants, and Restrictions:

As required by Section 9213F.9 of the Municipal Code, the applicant shall submit to the City Attorney a draft of Covenants, Conditions and Restrictions which shall apply to the subject development and shall be concurrently recorded with the County Recorder along with the conditions of approval and map of the subject development.

F. 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 C (1) above.

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.
- c) Any electrical disturbance adversely affecting the operation of any equipment other than that of the creator of such disturbance.
- d) The emission of visible gray smoke of a shade or quality darker than No. 1 on the Ringelmann Chart, as specified in Information Circular 7718 of the United States Bureau of Mines, for more than three minutes in any one hour.
- e) Any direct or reflected glare or heat which is perceptible at any point outside of the building site.
- f) The emission of odorous gases or matter in quantities such as to be perceptible at any lot line of the site.
- f) The discharge into any sewer or stream or into the ground, except in accordance with standards approved by the State Department of Health, 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.
- g) No exterior storage of materials, supplies, equipment or machinery shall be permitted whether open or in tanks, bins, or other container devices, except as approved by the City Zoning Administrator.

\$90 Million Project for Garden Grove's CID Area

107-acre Purchase By Firm

By DAVE ROQUE

A 107-acre parcel in Garden Grove's Central Industrial District is being purchased by Associated Southern Investment Co. with development in the range of \$90 million predicted for the land.

One major company already has committed itself to a 25-acre parcel and the Garden Grove City Council this week approved an agreement calling for \$463,900 in public improvements in the area.

Associated already has 68 acres in the CID with four industrial buildings and the new acreage will increase it to 173 acres.

With this recent acquisition of land, Garden Grove city officials said 90 per cent of the land in the CID is now earmarked for development and the only "future" land will be the nearby Nike base, some 200 acres owned by the federal government on adjacent land. Within the Central Industrial District is approximately 460 acres.

City officials are hopeful the government land will be released and made available for purchase and development.

Garden Grove councilmen this week approved a second agreement with Associated,

See: "City," Page A-1

Continued from Page A-1

committing the city to improvements totaling \$463,900. In addition, the city officials also approved the hiring of the engineering firm of Voorehes Trindle and Nelson for the preparation of plans and specifications for the improvements, expected to be completed by January, 1972. The engineering cost will be \$23,000.

The total acreage under Associated's auspices is bounded by Chapman Avenue, Western Avenue, Lampson Avenue and Knott Avenue.

Under the agreement for the 107 acres, the development firm will pay for the public improvements. The city, over a period of time and as the property is developed, will reimburse the developer for the \$463,900. The payments will be made only if development occurs and in relationship to the new assessed valuation that is added to the city.

City officials said complete development of the 107 acres is expected prior to July 15, 1972, and the city will have five years after this period to complete the reimbursement payments.

According to Richard Powers, assistant city manager, the payments will only be paid out of added ad valorem revenues collected by the city as the result of added assessed valuation.

A similar type agreement was signed by the city with

He said the city expected to realize an estimated \$1,000 per acre per annum in added ad valorem tax revenue.

Powers also explained that the public developments would be ones that would eventually have to be made by the city but perhaps over a period of time.

As part of the agreement, the developer is providing railroad access into the property. Lines will be extended into the site at the expense of the firm. It will be from an existing Southern Pacific Co. line in the area. The line, at a future date, also can be extended to serve some of the land now in the Nike base.

The CID is the city's largest industrial area and is described by city officials as the most important area as far as the city tax base.

The development potential on the 173 acres is estimated at approximately \$150 million.

... fled from Cuba
MARISEL GARCIA, A





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With this recent acquisition of land, Garden Grove city officials said 90 per cent of the land in the CID is now earmarked for development and the only "future" land will be the nearby Nike base, some 200 acres owned by the federal government on adjacent land. Within the Central Industrial District is approximately 450 acres.

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See: "City," Page A 2

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Specifically, the public projects will include street improvements on Western, Lampson, Chapman and Monarch Street; traffic signals at two intersections, storm drains and water mains on some of the streets, \$30,000 for engineering fees, and fees for water, fire hydrants, parkway trees and drainage.

To control the development and the standards, Powers said the city was going to consider a Planned Unit Development zone for the entire acreage with hearings expected to commence later this summer.

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See: "City," Page A-2

Continued from Page A-1

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To control the development and the standards, Powers said the city was going to consider a Planned Unit Development zone for the entire acreage with hearings expected to commence later this summer.

He said the unique agreements were geared for use in attracting "major" development to the city. "This is especially important in cases where there is so much competition for industry and this kind of thing gives the city a chance to attract development."

He said the city expected to realize an estimated \$1,000 per acre per annum in added ad valorem tax revenue.

Powers also explained that the public developments would be ones that would eventually have to be made by the city but perhaps over a period of time.

As part of the agreement, the developer is providing railroad access into the property. Lines will be extended into the site at the expense of the firm. It will be from an existing Southern Pacific Co. line in the area. The line, at a future date, also can be extended to serve some of the land now in the Nike base.

The CID is the city's largest industrial area and is described by city officials as the most important area as far as the city tax base.

The development potential on the 173 acres is estimated at approximately \$150 million.

F 2

LAND USE AND PERCENTAGE
OF AREA INVOLVED

All reference to plans are to the attached drawing.

LAND USE:

<u>AREA II</u>	Bounded by Lampson, Belgrave, Knott Avenues and future Street
<u>APPROX.</u>	33.81 Acres
<u>COMMERCIAL</u>	Industrial related offices and professional use
<u>INDUSTRIAL</u>	Subject to Site Plan approval
<u>AREA I</u>	Remaining portion bounded by Chapman, Western, Lampson, future - Belgrave and Knott
<u>APPROX.</u>	122.48 Acres of which 79.34 will be rail served
<u>INDUSTRIAL</u>	Generally M-P Zoning types

It is anticipated that all phases of the project will be complete
by 1976.

RECEIVED
JUN 18 1971
LAND USE

DECLARATION OF PROTECTIVE RESTRICTIONS
FOR GARDEN GROVE INDUSTRIAL COMPLEX

THIS DECLARATION is made this 15th day of June, 1970, by ASSOCIATED SOUTHERN INVESTMENT COMPANY, a California corporation (hereinafter referred to as "Declarant").

R E C I T A L S:

Declarant is the owner of property located in the County of Orange, State of California, more particularly described in Exhibit "A" attached hereto (hereinafter referred to as "Subject Property"), and desires by this Declaration to establish a general plan for the development and use of the subject property for the purpose of enhancing and improving the appearance and value thereof. Approval shall be required of the Reviewing Agency, as hereinafter defined, of all improvements to be placed on the Subject Property. The Reviewing Agency shall also regularly review all improvements to the end that they shall be maintained in a clean and attractive manner.

ARTICLE I

GENERAL PROVISIONS

Section 1. Declaration of Restrictions.

Declarant hereby declares that the subject property is now held and shall hereafter be held, conveyed, leased or used, subject to the covenants, conditions, restrictions and agreements set forth in this Declaration. Each and all of said provisions are for the benefit of and shall inure to and pass with each and every part or parcel of the subject property and shall bind any owners, lessees or users thereof and their successors and assigns. Each and all of said provisions shall constitute covenants running with the land between the respective owners of such parts or parcels and create privity of contract or of estate between each and all such persons and their successors or assigns.

Section 2. Purpose of Restrictions.

The purpose of these provisions is to provide a general plan for the development and continued use of the subject property as an attractive development and for the protection of property values.

RECEIVED
JUN 18 1971
LAND USE

Section 3. Definitions.

- (a) "Site" - All contiguous land under one ownership or subject to one lease.
- (b) "Setback Line" - A line interior of and parallel to a property line of a Site.
- (c) "Improvement" - Any building, out-building, fences, walls, poles, signs, plants, shrubs, hedges or other landscaping, parking or loading areas or any other structure of any type or kind placed upon the Subject Property.

ARTICLE II

REGULATION OF IMPROVEMENTS

Section 1. Building Construction.

Any building or buildings erected on a Site shall conform to the following construction standards in addition to the applicable provisions of the Municipal Code of the City of Garden Grove and to such others as Declarant may reasonably impose in connection with its approval of construction.

- (a) Exterior walls shall be of masonry construction, unless a different material is specifically approved in writing by the Reviewing Agency.
- (b) Loading docks and wells shall be screened from the street in a manner acceptable to the Reviewing Agency, with screening a minimum of 12' above grade.
- (c) Exterior of buildings shall be painted or suitably treated in a manner approved by the Declarant.

Section 2. Maximum Building Area.

The total coverage of buildings shall not exceed fifty percent (50%) of the area of any Site.

Section 3.01 Setback Lines.

- (a) General. No improvements or parts thereof, shall be placed on any Site closer to a Site property line than the Setback Lines established herein. The following improvements are specifically excluded from these setback provisions:

- 1) Roof overhang, steps and walks.
- 2) Paving and associated curbing except that vehicle parking areas shall not be permitted within twenty (20) feet of any front property line or within ten (10) feet of any side street side property line.
- 3) Fences; provided, however, fences may not be placed inside the Setback Line from any street unless written approval is obtained from the Reviewing Agency.
- 4) Landscaping.
- 5) Planters, not to exceed thirty (30) inches in height.
- 6) Driveways, sidewalks and railroad spur tracks and switches. However, the spur bumpers shall observe all required front and side street side yards.

(b) Setback Lines. The Setback Line from each Site property line not contiguous and parallel to a street shall be a distance of ten (10) feet from such property line. The Setback Line from each Site property line running contiguous and parallel to a street shall be at a distance of twenty (20) feet from the front property line.

Section 3.02 Excavation.

No excavation shall be made except in connection with construction of an improvement, and upon completion thereof exposed openings shall be backfilled and disturbed ground shall be graded and leveled.

Section 4. Parking.

Adequate parking areas for all tenant, visitor and occupant parking shall be provided on the Site with the intention being that no on-street parking will be used. Parking areas shall be paved with A.C. or concrete paving to provide dust-free all-weather surfaces. Each parking space provided shall be designated by white lines painted upon the paved surface. If parking requirements increase as a result of change in use or number of employees, additional surface parking may be required by the Reviewing Agency.

Section 5. Landscaping.

Every Site shall be landscaped according to plans approved in

writing by the Reviewing Agency. The following minimum landscaping requirements must be met:

(a) The entire street frontage of any Site shall be landscaped from the curb line to the Setback Line.

(b) Landscaping shall be installed within ninety (90) days of occupancy or completion of the building, whichever occurs first. An adequate irrigation system shall be provided.

Section 6. Signs.

No billboards, signs or other advertising devices shall be permitted without written approval of the Reviewing Agency. The Reviewing Agency shall provide to interested persons written specifications setting forth permitted dimensions and locations for all exterior signs. Signs on the exterior of any building may be lighted. No signs or other contrivance shall be devised or constructed so as to rotate, gyrate, blink or move in any animated fashion. Signs shall not be permitted to extend above the top of the building to which they are affixed or placed on the roof of any building.

Section 7. Outside Storage.

No outside storage shall be permitted, unless screened from streets and other sites in the Complex. Such screening shall be clearly shown or designated on plans and specifications submitted to and approved in writing by the Reviewing Agency, prior to outside storage occurring.

Section 8. Old and Used Buildings.

No old or used buildings, except temporary buildings or structures being used in connection with the construction of permanent improvements, shall be moved onto or maintained on any Site.

ARTICLE III

REGULATION OF USE AND MAINTENANCE

Section 1. Buildings and Improvements.

All building exteriors shall be maintained by users in a neat, orderly and attractive manner including periodic painting. Color of exterior of all buildings and improvements shall be subject to prior written approval of the Reviewing Agency.

Section 2. Landscaping.

All landscaping shall be maintained in a neat and attractive manner. Dead plants shall be promptly replaced by comparable living plants.

Section 3. Other Areas.

Any portion of the Site not improved or landscaped shall be maintained free of weeds or debris.

ARTICLE IV

USES PERMITTED AND PROHIBITED

Section 1. Permitted Uses.

The use of a Site shall be limited to engineering, research, warehousing, light and medium manufacturing operations and accessory uses incidental thereto. Also, such retail and commercial operations, expressly approved by Reviewing Agency and the City of Garden Grove in writing, as may be of service to, and in harmony with, a quality industrial complex development. Reviewing Agency and the City of Garden Grove shall be provided with evidence that proper controls, measures, or devices will be provided to insure and protect the interest, safety, general welfare of other occupants of the Complex from any and all nuisances or hazards. All special District, City, County, State or Federal laws, codes, ordinances and regulations shall be complied with by all users.

Section 2. Prohibition Uses.

The following operations and uses shall not be permitted on any property subject to these restrictions:

- (a) Junk yards.
- (b) Commercial excavation of construction materials.
- (c) Dumping, disposal, incineration or reduction of garbage, sewage, offal, dead animals or refuse.
- (d) Refining of petroleum or of its products.
- (e) Other operations and uses which in the opinion of the Reviewing Agency are not compatible or harmonious with the establishment and maintenance of a quality industrial complex.

ARTICLE V
REVIEWING AGENCY APPROVALS

Section 1. Reviewing Agency.

Declarant shall constitute the Reviewing Agency until such time as construction of improvements has been completed on eighty-five percent (85%) of the Subject Property. For purposes of this computation, acreage of all Sites net of dedicated rights of way shall be used.

Subsequent to such time the owners of each Site shall elect a Committee of three (3) persons, each of whom is the owner of a Site, to succeed Declarant and constitute the Reviewing Agency. Such election shall be pursuant to procedures established by Declarant and the Committee shall function pursuant to procedures established by the Committee.

Upon election of the Committee, Declarant shall assign the rights, powers and reservations of Declarant thereunder to the persons of the Committee or if the Committee so elects to a corporation controlled by the members of the Committee. The assignee shall assume in writing the rights and duties of Declarant and have the same rights, powers and duties of Declarant herein, and Declarant shall thereupon be relieved of such rights, powers and duties. Declarant as used herein includes such assignees and their successors and assigns.

Section 2. Approval of Plans of Buildings, Improvements and Landscaping.

(a) Buildings and Improvements. No Improvement shall be erected, placed, moved onto or permitted to remain on any Site, nor shall any existing improvement upon any Site be altered in any way which materially changes the exterior appearance thereof, unless complete plans therefor, including the exterior color scheme and a plot plan of the location thereof with reference to said Site and with reference to structures upon adjoining Sites and a grading plan for said Site, shall have been submitted to and approved in writing by Reviewing Agency.

Reviewing Agency shall review plans and specifications for compliance with these protective controls, suitability of materials to be employed in construction, soundness and attractiveness of structural and aesthetic design,

and appearance of improvements proposed. Reviewing Agency may disapprove a proposed structure inharmonious with the general plan, or because the plans and specifications submitted fail to include such information as Reviewing Agency may reasonably request, or because of any other reasonable objection to such plans and specifications. Upon approval by Reviewing Agency of plans for construction or alteration of any improvement, a copy of such plans as so approved shall be deposited for permanent record with Reviewing Agency, and a copy of such plans bearing the written approval of Reviewing Agency shall be returned to the occupant making application for approvals.

(b) Landscaping. No trees, shrubs, fences, hedges or other landscaping shall be planted, placed or maintained upon any Site unless and until a complete plan thereof shall have been submitted to and approved by Reviewing Agency in a manner similar to that provided in Section 2 (a) above.

(c) Review Fee. An architectural review fee shall be paid to Reviewing Agency each time plans or specifications are submitted for review for any reason. If such plans and specifications are prepared by an architect licensed to practice in California, the fee shall be One Hundred Dollars (\$100.00). In all other cases, the fee shall be Two Hundred Fifty Dollars (\$250.00), except that if the plans relate to landscaping and/or parking only, the fee shall be Fifty Dollars (\$50.00).

(d) Failure to Act. If Reviewing Agency fails either to approve or disapprove any plans or specifications accompanied by written request for approval submitted to it in compliance with the protective controls within thirty (30) days after submission, approval shall be deemed to have been given provided all other requirements contained herein shall have been complied with.

(e) Liability. Neither Reviewing Agency nor its successors or assigns shall be liable to anyone submitting plans and specifications to them for approval, or to any occupant of property affected by these protective controls, by reason of approval or disapproval or of any failure to approve or disapprove any plans and specifications.

Section 3. Review of Uses and Maintenance.

The Reviewing Agency shall regularly review the uses and maintenance of all buildings, improvements and landscaping on the Subject Property. If in the opinion of Reviewing Agency proper care and maintenance of any buildings, improvements, landscaping or unimproved areas are not being exercised, Reviewing Agency may, upon having first given fifteen (15) days' notice in writing to the user, take such steps to correct such improper maintenance, at the expense of the user, as Reviewing Agency, in its sole discretion, may deem reasonable and necessary.

ARTICLE VI

ENFORCEMENT

Section 1. Nuisance.

Every act or omission whereby any of these provisions is violated, in whole or in part, shall be deemed to be a nuisance and every remedy allowed by law or equity may be used or exercised by the Reviewing Agency or any owner of property subject to this Declaration against such person or persons committing such act or omission.

Section 2. Inspection.

Reviewing Agency may from time to time and at any reasonable time enter upon and inspect any property subject to these provisions to determine compliance with these provisions.

Section 3. Legal Fees.

In any proceedings to enforce or restrain the violation of these provisions or to collect the costs and expenses of abatement as provided herein, the prevailing party shall be entitled to such reasonable fees and costs as may be determined by the court.

Section 4. Waiver.

The failure of Reviewing Agency or any other person to enforce any term or provision herein contained shall in no event be deemed a waiver of the right to do so thereafter, nor of the right to enforce other provisions herein contained.

All remedies at law or equity or as provided herein shall be deemed cumulative and non-exclusive.

ARTICLE VII

TERM, MODIFICATION AND TERMINATION

Section 1. Term.

This Declaration, every provision hereof and every covenant, condition and restriction contained herein shall continue in full force for a period of fifty (50) years from the date hereof.

Section 2. Modification and Termination.

This Declaration, or any provisions hereof, or any covenant, condition or restriction contained herein, may be terminated, extended, modified or amended, as to the whole of said property or any portion thereof, with the written consent of the owners of sixty-five percent (65%) of the property subject to these restrictions, based on the number of square feet owned as compared to the total number of square feet subject to these restrictions; provided, however, that so long as Declarant owns at least twenty percent (20%) of the property subject to these restrictions, no such termination, extension, modification or amendment shall be effective without the written approval of Declarant thereto. No such termination, extension, modification or amendment shall be effective until a proper instrument in writing has been executed and acknowledged and recorded in the office of the Recorder of Orange County, California.

ARTICLE VIII

MISCELLANEOUS PROVISIONS

Section 1. Constructive Notice.

Every person who now or hereafter owns or acquires any right, title or interest in or to any portion of said property is and shall be conclusively deemed to have consented and agreed to every covenant, condition and restriction contained herein, whether or not any reference to this Declaration is contained in the instrument by which such person acquired an interest in said property.

Section 2. Rights of Encumbrancers.

All restrictions and other provisions herein contained shall be deemed subject and subordinate to all mortgages and deeds of trust now or hereafter executed upon land subject to these restrictions, and none of said

restrictions shall supersede or in any way reduce the security or affect the validity of any such mortgage or deed of trust; provided, however, that if any portion of said property is sold under a foreclosure of any mortgage or under the provisions of any deed of trust, any purchaser of such sale, and his successors and assigns, shall hold any and all property so purchased subject to all of the restrictions and other provisions of this Declaration.

Section 3. Partial Invalidity.

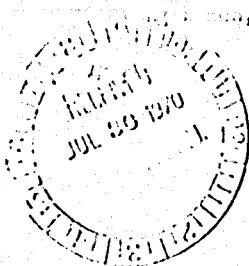
If any provision of this Declaration is held to be invalid by any court, the invalidity of such provision shall not affect the validity of the remaining provisions hereof.

IN WITNESS WHEREOF, the undersigned has executed this Declaration on the date first hereinabove written.

ASSOCIATED SOUTHERN INVESTMENT COMPANY,
a California corporation

BY _____

BY _____



DECLARATION OF PROTECTIVE RESTRICTIONS
FOR GARDEN GROVE INDUSTRIAL COMPLEX

THIS DECLARATION is made this 15th day of June, 1970, by ASSOCIATED SOUTHERN INVESTMENT COMPANY, a California corporation (hereinafter referred to as "Declarant").

RECITALS:

Declarant is the owner of property located in the County of Orange, State of California, more particularly described in Exhibit "A" attached hereto (hereinafter referred to as "Subject Property"), and desires by this Declaration to establish a general plan for the development and use of the subject property for the purpose of enhancing and improving the appearance and value thereof *in accordance with City Ord. No. 15-71.* Approval shall be required of the Reviewing Agency, as hereinafter defined, of all improvements to be placed on the Subject Property. The Reviewing Agency shall also regularly review all improvements to the end that they shall be maintained in a clean and attractive manner.

ARTICLE I

GENERAL PROVISIONS

Section 1. Declaration of Restrictions.

Declarant hereby declares that the subject property is now held and shall hereafter be held, conveyed, leased or used, subject to the covenants, conditions, restrictions and agreements set forth in this Declaration. Each and all of said provisions are for the benefit of and shall inure to and pass with each and every part or parcel of the subject property and shall bind any owners, lessees or users thereof and their successors and assigns. Each and all of said provisions shall constitute covenants running with the land between the respective owners of such parts or parcels and create privity of contract or of estate between each and all such persons and their successors or assigns.

Section 2. Purpose of Restrictions.

The purpose of these provisions is to provide a general plan for the development and continued use of the subject property as an attractive development and for the protection of property values.

Id: regulation of land improvements, ensuring proper control and admin. of industrial complex.

RECORDED AT REQUEST OF
Associated Southern Invest.
IN OFFICIAL RECORDS OF
ORANGE COUNTY, CALIF.
JUL 22 1970
J. WHITE CALYPSO, County Recorder

Section 3. Definitions.

- (a) "Site" - All contiguous land under one ownership or subject to one lease.
- (b) "Setback Line" - A line interior of and parallel to a property line of a Site.
- (c) "Improvement" - Any building, out-building, fences, walls, poles, signs, plants, shrubs, hedges or other landscaping, parking or loading areas or any other structure of any type or kind placed upon the Subject Property.

ARTICLE II

REGULATION OF IMPROVEMENTS

Section 1. Building Construction.

Any building or buildings erected on a Site shall conform to the following construction standards in addition to the applicable provisions of the Municipal Code of the City of Garden Grove and to such others as Declarant may reasonably impose in connection with its approval of construction.

- (a) Exterior walls shall be of masonry construction, unless a different material is specifically approved in writing by the Reviewing Agency.
- (b) Loading docks and wells shall be screened from the street in a manner acceptable to the Reviewing Agency, with screening a minimum of 12' above grade.
- (c) Exterior of buildings shall be painted or suitably treated in a manner approved by the Declarant.

Section 2. Maximum Building Area.

The total coverage of buildings shall not exceed fifty percent (50%) of the area of any Site.

Section 3.01 Setback Lines.

- (a) General. No improvements or parts thereof, shall be placed on any Site closer to a Site property line than the Setback Lines established herein. The following improvements are specifically excluded from these setback provisions:

- 1) Roof overhang, steps and walks.
- 2) Paving and associated curbing except that vehicle parking areas shall not be permitted within twenty (20) feet of any front property line or within ten (10) feet of any side street side property line.
- 3) Fences; provided, however, fences may not be placed inside the Setback Line from any street unless written approval is obtained from the Reviewing Agency.
- 4) Landscaping.
- 5) Planters, not to exceed thirty (30) inches in height.
- 6) Driveways, sidewalks and railroad spur tracks and switches. However, the spur burpers shall observe all required front and side street side yards.

(b) Setback Lines. The Setback Line from each Site property line not contiguous and parallel to a street shall be a distance of ten (10) feet from such property line. The Setback Line from each Site property line running contiguous and parallel to a street shall be at a distance of twenty (20) feet from the front property line.

Section 3.02 Excavation.

No excavation shall be made except in connection with construction of an improvement, ^{approved by the Reviewing Agency} and upon completion thereof exposed openings shall be backfilled and disturbed ground shall be graded and leveled, ^{and compacted to recommended density of soils report}.

Section 4. Parking.

Adequate parking areas for all tenant, visitor and occupant parking shall be provided on the Site with the intention being that no on-street parking will be used. Parking areas shall be paved with A.C. or concrete paving to provide dust-free all-weather surfaces. Each parking space provided shall be designated by white lines painted upon the paved surface. If parking requirements increase as a result of change in use or number of employees, additional surface parking may be required by the Reviewing Agency.

Section 5. Landscaping.

Every Site shall be landscaped according to plans approved in

writing by the Reviewing Agency. The following minimum landscaping requirements must be met:

(a) The entire street frontage of any Site shall be landscaped from the curb line to the Setback Line.

(b) Landscaping shall be installed within ninety (90) days of occupancy or completion of the building, whichever occurs first. An adequate irrigation system shall be provided.

Section 6. Signs.

No billboards, signs or other advertising devices shall be permitted without written approval of the Reviewing Agency. The Reviewing Agency shall provide to interested persons written specifications setting forth permitted dimensions and locations for all exterior signs. Signs on the exterior of any building may be lighted. No signs or other contrivance shall be devised or constructed so as to rotate, gyrate, blink or move in any animated fashion. Signs shall not be permitted to extend above the top of the building to which they are affixed or placed on the roof of any building.

Section 7. Outside Storage.

No outside storage shall be permitted, ^{unless not given permission under circumstances} unless screened from streets and other sites in the Complex. Such screening shall be clearly shown or designated on plans and specifications submitted to and approved in writing by the Reviewing Agency, prior to outside storage occurring.

Section 8. Old and Used Buildings.

No old or used buildings, except temporary buildings or structures being used in connection with the construction of permanent improvements, shall be moved onto or maintained on any Site.

ARTICLE III

REGULATION OF USE AND MAINTENANCE

Section 1. Buildings and Improvements.

All building exteriors shall be maintained by users in a neat, orderly and attractive manner including periodic painting. Color of exterior of all buildings and improvements shall be subject to prior written approval of the Reviewing Agency.

Section 2. Landscaping.

All landscaping shall be maintained in a neat and attractive manner. Dead plants shall be promptly replaced by comparable living plants.

Section 3. Other Areas.

Any portion of the Site not improved or landscaped shall be maintained free of weeds or debris.

ARTICLE IV

USES PERMITTED AND PROHIBITED

Section 1. Permitted Uses.

The use of a Site shall be limited to engineering, research, warehousing, light and medium manufacturing operations and accessory uses incidental thereto. Also, such retail and commercial operations, expressly approved by Reviewing Agency and the City of Garden Grove in writing, as may be of service to, and in harmony with, a quality industrial complex development. Reviewing Agency and the City of Garden Grove shall be provided with evidence that proper controls, measures, or devices will be provided to insure and protect the interest, safety, general welfare of other occupants of the Complex from any and all nuisances or hazards. All special District, City, County, State or Federal laws, codes, ordinances and regulations shall be complied with by all users.

Section 2. Prohibition Uses.

The following operations and uses shall not be permitted on any property subject to these restrictions:

- (a) Junk yards.
- (b) Commercial excavation of construction materials.
- (c) Dumping, disposal, incineration or reduction of garbage, sewage, offal, dead animals or refuse.
- (d) Refining of petroleum or of its products.
- (e) Other operations and uses which in the opinion of the Reviewing Agency are not compatible or harmonious with the establishment and maintenance of a quality industrial complex.

*Need to include
Article III
3.01
3.02 a, b*

ARTICLE V
REVIEWING AGENCY APPROVALS

Section 1. Reviewing Agency.

Declarant shall constitute the Reviewing Agency until such time as construction of improvements has been completed on eighty-five percent (85%) of the Subject Property. For purposes of this computation, acreage of all Sites net of dedicated rights of way shall be used.

Subsequent to such time the owners of each Site shall elect a Committee of three (3) persons, each of whom is the owner of a Site, to succeed Declarant and constitute the Reviewing Agency. Such election shall be pursuant to procedures established by Declarant and the Committee shall function pursuant to procedures established by the Committee.

Upon election of the Committee, Declarant shall assign the rights, powers and reservations of Declarant thereunder to the persons of the Committee or if the Committee so elects to a corporation controlled by the members of the Committee. The assignee shall assume in writing the rights and duties of Declarant and have the same rights, powers and duties of Declarant herein, and Declarant shall thereupon be relieved of such rights, powers and duties. Declarant as used herein includes such assignees and their successors and assigns.

Section 2. Approval of Plans of Buildings, Improvements and Landscaping:

(a) Buildings and Improvements. No Improvement shall be erected, placed, moved onto or permitted to remain on any Site, nor shall any existing improvement upon any Site be altered in any way which materially changes the exterior appearance thereof, unless complete plans therefor, including the exterior color scheme and a plot plan of the location thereof with reference to said Site and with reference to structures upon adjoining Sites and a grading plan for said Site, shall have been submitted to and approved in writing by Reviewing Agency.

Reviewing Agency shall review plans and specifications for compliance with these protective controls; suitability of materials to be employed in construction, soundness and attractiveness of structural and aesthetic design,

and appearance of improvements proposed. Reviewing Agency may disapprove a proposed structure inharmonious with the general plan, or because the plans and specifications submitted fail to include such information as Reviewing Agency may reasonably request, or because of any other reasonable objection to such plans and specifications. Upon approval by Reviewing Agency of plans for construction or alteration of any improvement, a copy of such plans as so approved shall be deposited for permanent record with Reviewing Agency, and a copy of such plans bearing the written approval of Reviewing Agency shall be returned to the occupant making application for approval.

(b) Landscaping. No trees, shrubs, fences, hedges or other landscaping shall be planted, placed or maintained upon any Site unless and until a complete plan thereof shall have been submitted to and approved by Reviewing Agency in a manner similar to that provided in Section 2 (a) above.

(c) Review Fee. An architectural review fee shall be paid to Reviewing Agency each time plans or specifications are submitted for review for any reason. If such plans and specifications are prepared by an architect licensed to practice in California, the fee shall be One Hundred Dollars (\$100.00). In all other cases, the fee shall be Two Hundred Fifty Dollars (\$250.00), except that if the plans relate to landscaping and/or parking only, the fee shall be Fifty Dollars (\$50.00).

(d) Failure to Act. If Reviewing Agency fails either to approve or disapprove any plans or specifications accompanied by written request for approval submitted to it in compliance with the protective controls within thirty (30) days after submission, approval shall be deemed to have been given provided all other requirements contained herein shall have been complied with.

(e) Liability. Neither Reviewing Agency nor its successors or assigns shall be liable to anyone submitting plans and specifications to them for approval, or to any occupant of property affected by these protective controls, by reason of approval or disapproval or of any failure to approve or disapprove any plans and specifications.

Section 3. Review of Use and Maintenance.

The Reviewing Agency shall regularly review the use and maintenance of all buildings, improvements and landscaping on the Subject Property. If in the opinion of Reviewing Agency proper care and maintenance of any buildings, improvements, landscaping or unimproved areas are not being exercised, Reviewing Agency may, upon having first given fifteen (15) days' notice in writing to the user, take such steps to correct such improper maintenance, at the expense of the user, as Reviewing Agency, in its sole discretion, may deem reasonable and necessary.

ARTICLE VI

ENFORCEMENT

add: Abatement & Limit (6.0)

Section 1. Nuisance.

Every act or omission whereby any of these provisions is violated, in whole or in part, shall be deemed to be a nuisance and every remedy allowed by law or equity may be used or exercised by the Reviewing Agency or any owner of property subject to this Declaration against such person or persons committing such act or omission.

Section 2. Inspection.

Reviewing Agency may from time to time and at any reasonable time enter upon and inspect any property subject to these provisions to determine compliance with these provisions.

Section 3. Legal Fees.

In any proceedings to enforce or restrain the violation of these provisions or to collect the costs and expenses of abatement as provided herein, the prevailing party shall be entitled to such reasonable fees and costs as may be determined by the court.

Section 4. Waiver.

The failure of Reviewing Agency or any other person to enforce any term or provision herein contained shall in no event be deemed a waiver of the right to do so thereafter, nor of the right to enforce other provisions herein contained.

All remedies at law or equity or as provided herein shall be deemed cumulative and non-exclusive.

ARTICLE VII

TERM, MODIFICATION AND TERMINATION

Section 1. Term.

This Declaration, every provision hereof and every covenant, condition and restriction contained herein shall continue in full force for a period of fifty (50) years from the date hereof.

Section 2. Modification and Termination.

This Declaration, or any provisions hereof, or any covenant, condition or restriction contained herein, may be terminated, extended, modified or amended, as to the whole of said property or any portion thereof, with the written consent of the owners of sixty-five percent (65%) of the property subject to these restrictions, based on the number of square feet owned as compared to the total number of square feet subject to these restrictions; provided, however, that so long as Declarant owns at least twenty percent (20%) of the property subject to these restrictions, no such termination, extension, modification or amendment shall be effective without the written approval of Declarant thereto. No such termination, extension, modification or amendment shall be effective until a proper instrument in writing has been executed and acknowledged and recorded in the office of the Recorder of Orange County, California.

ARTICLE VIII

MISCELLANEOUS PROVISIONS

Section 1. Constructive Notice.

Every person who now or hereafter owns or acquires any right, title or interest in or to any portion of said property is and shall be conclusively deemed to have consented and agreed to every covenant, condition and restriction contained herein, whether or not any reference to this Declaration is contained in the instrument by which such person acquired an interest in said property.

Section 2. Rights of Encumbrancers.

All restrictions and other provisions herein contained shall be deemed subject and subordinate to all mortgages and deeds of trust now or hereafter executed upon land subject to these restrictions, and none of said

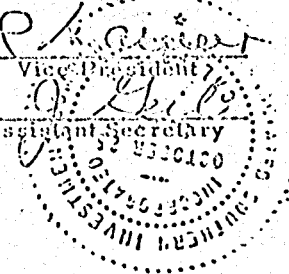
restrictions shall supersede or in any way reduce the security or affect the validity of any such mortgage or deed of trust; provided, however, that if any portion of said property is sold under a foreclosure of any mortgage or under the provisions of any deed of trust, any purchaser of such sale, and his successors and assigns, shall hold any and all property so purchased subject to all of the restrictions and other provisions of this Declaration.

Section 3. Partial Invalidity.

If any provision of this Declaration is held to be invalid by any court, the invalidity of such provision shall not affect the validity of the remaining provisions hereof.

IN WITNESS WHEREOF, the undersigned has executed this Declaration on the date first hereinabove written.

ASSOCIATED SOUTHERN INVESTMENT COMPANY,
a California corporation

BY Gene P. Alford Vice President
BY Beverly D. Gills Assistant Secretary


LEGAL DESCRIPTION OF REAL PROPERTY COMPRISING
GARDEN GROVE INDUSTRIAL COMPLEX

All of Lot 4 and that portion of Lot 5 in Section 35, Resurvey of J. W. Bixby & Company's Subdivision of the Rancho Los Alamitos, in the City of Garden Grove, County of Orange, State of California, as per map recorded in Book 2, page 43 of Record of Surveys in the office of the County Recorder of said County, described as follows:

Beginning at the southwest corner of said lot, being the centerline intersection of Knott Avenue and Lampson Avenue; thence along said centerline of Knott Avenue north $0^{\circ} 00' 19''$ west 1322.06 feet to the northwest corner of said lot; thence along the north line thereof north $89^{\circ} 19' 43''$ east 699.12 feet; thence parallel with the west line thereof south $0^{\circ} 00' 19''$ east 1322.13 feet to the south line thereof, being also the centerline of said Lampson Avenue; thence south $89^{\circ} 20' 00''$ west 699.12 feet to the point of beginning.

EXCEPT therefrom that portion of said land included within Knott Avenue (80 feet wide) and Lampson Avenue (60 feet wide), as said avenues exist on July 30, 1969, for the purpose of this description, the west and south lines of Lot 5 are assumed to be the street centerlines.

EXCEPTING those portions thereof conveyed to the City of Garden Grove by certain Grants of Easement for road purposes from Associated Southern Investment Company dated February 20, 1970, and recorded March 20, 1970, as instrument No. 11703 in Book 9243, page 889, and easement dated April 8, 1970, and recorded April 24, 1970 as instrument No. 14749 in Book 9273, page 240, Official Records of Orange County.

RECORDED
JUL 20 1970
PAGE 43
BOOK 2

AGREEMENT FOR PUBLIC IMPROVEMENTS

This agreement is entered into at Garden Grove, California, between the ASSOCIATED SOUTHERN INVESTMENT COMPANY and the CITY OF GARDEN GROVE, a municipal corporation, herein designated "Developer" and "City" respectively.

WITNESSETH

WHEREAS, Developer is interested in developing a substantial Industrial complex on one hundred seven (107) acres of land situated on the south side of Chapman Avenue, easterly of Western Avenue and northerly of Lampson Avenue in the City of Garden Grove, more specifically shown on attached Exhibit "A"; and

WHEREAS, Developer desires City to install certain improvements that are of a benefit to the general area and the public generally, and that said improvements are required by City as a condition for the issuance of building permits to accomplish such development; and

WHEREAS, both parties hereto have determined that the cost of said public improvements would delay the establishment of a substantial Industrial complex on said site, since the addition of such cost to the fair market value of the land and to other on-site development costs to be borne by Developer results in a total development cost which makes the planned Industrial complex economically unfeasible at this time; and

WHEREAS, the City receives ad valorem tax revenues on all assessable real and personal property within the City limits and will gain a substantial increase in this source of revenue together with other direct and indirect revenues and benefits by reason of said property being improved at this time with a substantial Industrial complex, it being estimated that said Industrial development will produce \$1,000 per acre per annum to the City in added ad valorem tax revenue; and

WHEREAS, it appears highly probable that a substantial Industrial complex will be located on said site prior to , if City enters into this agreement and that it is uncertain whether or when any other substantial Industrial complex will be located upon said site if City does not enter into this agreement.

NOW, THEREFORE, in consideration of the premises and the mutual and respective promises and agreements hereinafter contained, said parties hereby undertake, promise and agree as follows:

1. That the public improvements to be installed by the City, per usual City standards, together with such fees, charges and expenses required by City ordinance for developments of this type are more particularly described and itemized as follows:

Street Improvements	
Western Avenue	\$31,000
Lampson Avenue	50,000
Chapman Avenue	18,000
Monarch Street	70,800
Traffic Signals	
Western & Lampson	\$22,000
Western & Chapman	8,000
Storm Drains	
Lampson	\$79,200
Monarch	38,500
Water Mains	
Monarch	\$32,000
Western	17,500
Fees	
Water	\$31,500
Fire Hydrant	12,000
Parkway Trees	2,400
Drainage	21,000
Engineering, Specifications & Plan Preparation	
	<u>\$30,000</u>
TOTAL	\$463,900

2. It is mutually understood that the schedule of deposits by Developer to the City shall be as follows:
 - a. The sum of ninety-six thousand dollars (\$96,000) in lawful money of the United States, shall be deposited by Developer with the Controller of the City of Garden Grove at the time of execution of this agreement to cover the expenses of design engineering and payment of applicable fees as enumerated above, to the City of Garden Grove.
 - b. The sum of three hundred sixty-seven thousand nine hundred dollars (\$367,900) in lawful money of the United States, shall be deposited with the Controller of the City of Garden Grove prior to the execution of the construction agreement to install said public improvements as enumerated in Paragraph 1 above. At such time as the sum of three hundred sixty-seven thousand nine hundred dollars (\$367,900) is on deposit with the City, under the terms of this agreement, the City shall install or cause to be installed the aforementioned public improvements, and such installation shall coincide with the Developer's construction schedule insofar as possible and practicable.
3. That it is mutually agreed that the aforementioned costs of such public improvements are estimates and that the amount of said cash on deposit shall be reduced upon the completion of said off-site improvements to an amount equal to the actual cost of said public improvements, including all labor, materials, engineering, overhead, fees, water reimbursements and incidental costs, and any excess in the amount of said deposit over said costs shall then be returned upon demand to the Developer, in which event the original cash on deposit less the amount so refunded shall constitute the total cash deposit for purposes of this agreement. Conversely, if the actual costs of said public improvements exceed the said cash on deposit, Developer shall forthwith upon demand of City deposit the difference, which when added to the original cash deposit shall constitute the total cash deposit required for purposes of this agreement.
4. That at no time will the City be obligated for any interest upon any sum deposited or held pursuant to this agreement.
5. That City shall refund the said cash deposit to Developer in the following manner:

Using the 1971-72 assessed valuation of the property as a base, the annual increase in ad valorem taxes applying the City tax rate shall be determined. Beginning in Fiscal 1972-73 and in each fiscal year thereafter, the increase in ad valorem taxes on the said site when received by City shall be promptly refunded to Developer until the total amount of said cash deposit without interest is refunded; provided however, that City agrees to refund the total of said cash deposit without interest no later than five (5) years after the date the said industrial complex has been completed.
6. That in the event the Developer demands in writing that the City cease its performance of its obligation hereunder before the City has entered into any contract for the installation of said public improvements, City shall cease such performance and apply sufficient amounts of the said deposit then held by City to reimburse all of its costs and expenses theretofore incurred in its performance hereunder and shall then return the then remaining balance to the Developer. The said amount retained by City shall not be refunded to Developer.
7. That failure of Developer to make the said cash deposit by , shall relieve the City of any obligation under this agreement.
8. In no event shall City make reimbursements of any amounts stipulated herein if developer is unable to secure railroad access, easement or right to extend such railroad service into subject property from existing rail service of the Southern Pacific Company.

IN WITNESS WHEREOF, such parties have executed this Instrument on this
day of _____, 1971.

ASSOCIATED SOUTHERN INVESTMENT COMPANY

By _____

CITY OF GARDEN GROVE

By _____ Mayor

ATTEST:

CITY CLERK OF THE CITY OF GARDEN GROVE

May 27, 1971

Mr. Carroll Clem, Assistant to the President
Associated Southern Investment Company
100 Long Beach Boulevard
Long Beach, California 90802

Dear Mr. Clem:

We are enclosing the following items necessary for filing and consummating your Planned Unit Development Application:

1. A copy of the application and the Section of the Municipal Code pertaining to P.U.D.
2. A draft copy of typical Conditions, Covenants, and Restrictions.
3. A copy of the zoning standards proposed for your project.
4. An example of an area map.

Please return the completed application along with the following items:

1. A tabulation of land uses and percentages of area involved, and a timetable of development for the various phases of the project.
(See Section 2213F.4(b)(7) and (8).
2. Eighteen copies of an area map showing by Assessor's Parcel's numbers all of the property within 300' of the boundaries of your property.
3. One copy of a legal description of the entire property.
4. A check for \$100. for the filing fee.

The application must be signed by the land owner (and the applicant, if they are not the same) and notarized.

Upon receipt of this material, we can begin processing your application for a June 24th hearing with the Planning Commission. If there are any questions concerning filing procedures or material that we have asked for, please feel free to call us.

Sincerely,

HARRY R. PEIRCE
BUILDING-ZONING MANAGER

BY: THOMAS G. MERRELL
LAND USE MANAGER

HRP:TGM:mb
Enclosures
cc: Harry Peirce

Correction

1. Franchise from City & PUC re: railroad
Ving

2. Trackage \$16-73 / lb fl.

Crossing of Weston — Signal 20 25 100
St Work 25 100

Trackage in future st. to be
deducted from total

3. All Surface rights underground
by P.U.C. for Subdivision. The
project may not be subject to
this report.

4. ~~High~~ ^{Low} ~~income~~ ^{cost} for trackage
\$10 per car for 10 years. (City pays
for trackage initially) If total
cost not refunded by 10th year,
balance in perpetuity. SP may
pay for a portion of initial cost if
present car traffic insufficient.

5. March to planned for North of Chapman

May 27, 1971

Mr. Carroll Clem, Assistant to the President
Associated Southern Investment Company
100 Long Beach Boulevard
Long Beach, California 90802

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HARRY R. PEIRCE
BUILDING-ZONING MANAGER

BY: THOMAS G. MERRELL
LAND USE MANAGER

HRP:TGM:mb
Enclosures
cc: Harry Peirce

PLANNED UNIT DEVELOPMENT NO. P. U. D. 105-71

ASSOCIATED SOUTHERN INVESTMENT COMPANY
GARDEN GROVE INDUSTRIAL COMPLEX

I. THE DEVELOPMENT PLAN

- A. Circulation
- B. Rail Access
- C. Underground Utilities
- D. Controls

II. STANDARDS OF DEVELOPMENT

- A. Permitted Industrial Uses (Area I)
 - 1. Laboratories, etc.
 - 2. Manufacturing
 - 3. Processing
 - 4. Other similar uses
- B. Permitted Office-Commercial Uses (Area II)
- C. Limitations on Permitted Uses
- D. Land Division and Lot Area
- E. Building and Occupancy Regulations
 - 1. Minimum building size
 - 2. Minimum occupancy size
 - 3. Building site occupancy
 - 4. Warehousing
 - 5. Height
 - 6. Front Yard
 - 7. Side Yard
 - 8. Placement of Buildings
 - 9. Landscaping
 - 10. Signs
 - 11. Roof-mounted equipment
 - 12. Utilities
 - 13. C.C. & R.'s
- F. Performance Standards

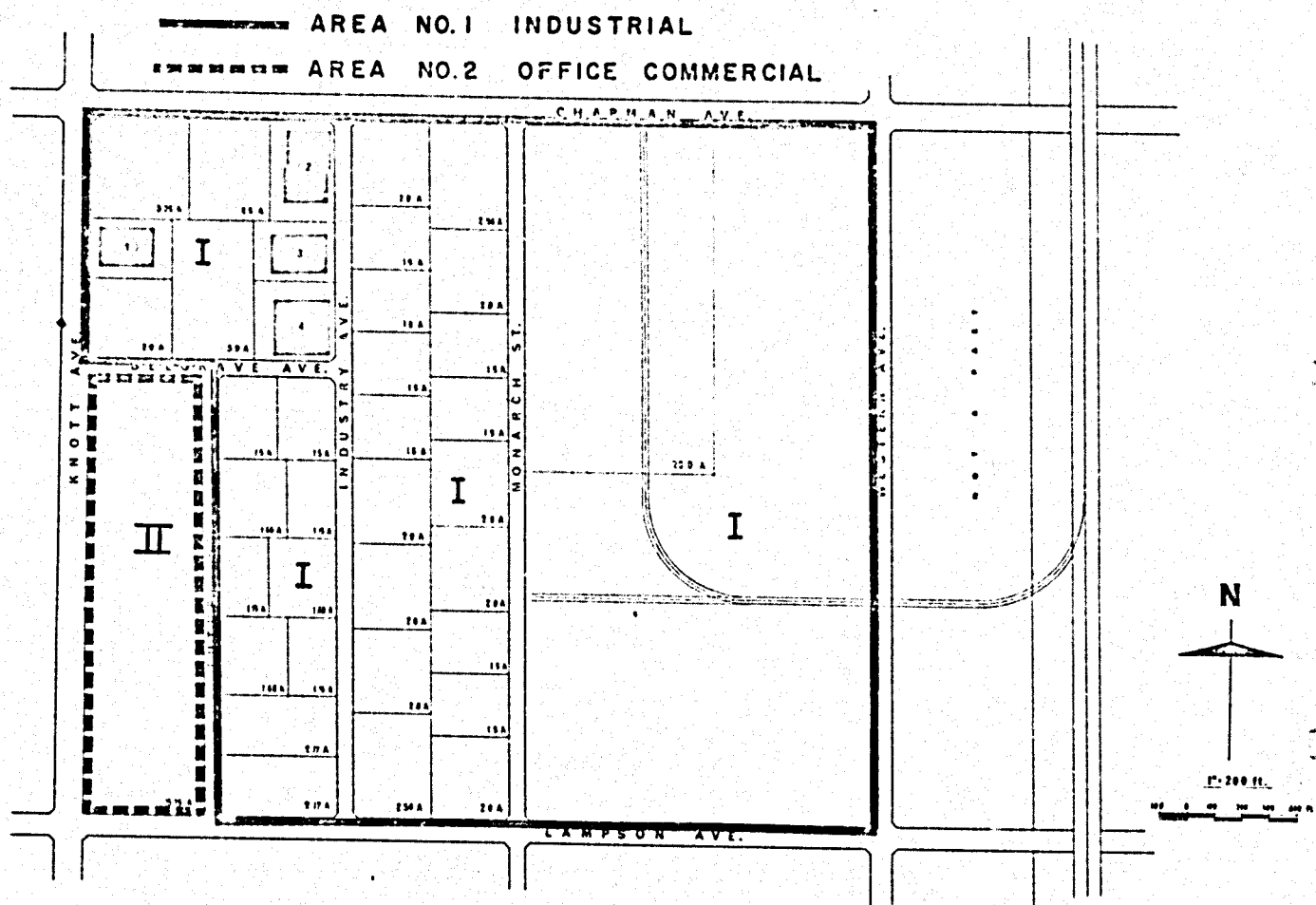


EXHIBIT "A" GENERAL DEVELOPMENT PLAN PUD-105-71
GARDEN GROVE INDUSTRIAL COMPLEX
 ROBERT P. ZAMBONI AIA, ARCHITECT
 ASSOCIATED SOUTHERN INVESTMENT CO.

I. THE DEVELOPMENT PLAN:

The applicant is requesting rezoning from M-P to PUD 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 Avenue and "Future Street", are provided. Both are designed for local circulation within the proposed development. Belgrave Avenue and Industry Avenue 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
Knott Avenue	100'	B 102
Belgrave Avenue	60'	B 104, 106
"Future Street"	60'	B 104, 106
Monarch Street	60'	B 104, 106

B. RAIL ACCESS:

To insure 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 the easterly right of way line of Monarch Street, 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 insure a pleasing and uncluttered environment for the development.

D. 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 1):

The following uses only are permitted in all areas shown on the General Development Plan as Area 1, 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. Laboratories, scientific, research experimental, testing, and engineering.

2. Manufacturing, assembly and fabrication of:

Calculating, automation, duplicating printing machines and similar devices.
Electrical appliances such as electronic products, radios, television, radar, telephones, tape recorders, phonographs, and other sound equipment, cameras and other instruments of communication, electric motors, plugs, and other electrical appurtenances, electric fixtures and signs.
Fixtures and tools employed in manufacturing.
Furniture, wood and metal
Musical instruments
Paints (not employing a boiling process).
Paper products such as bags, containers and boxes.
Scientific instruments, measuring devices, gauges, automatic and manual control devices.
Shoes and wearing apparel.
Toys, novelties and household appliances.

3. MANUFACTURING, compounding, processing, packaging and treatment of such products as:

Bakery goods.
Candy.
Drugs.
Food products (excluding canning or packaging of such products as, but not limited to, fish and meat products, sauerkraut, vinegar, yeast, rendering of fats and oils, and other such foods which produce objectionable odors).
Perfumes and cosmetics.

4. Other similar uses when interpreted by the Zoning Administrator, subject to the restrictions of Section 9215.3.1 of the Municipal Code.

B. PERMITTED OFFICE - COMMERCIAL USES (AREA 11):

Office-Professional and Retail Commercial, excluding automotive service stations or related facilities, are hereby permitted within the subject Planned Unit Development, but are limited to the area fronting Knott Avenue, southerly of Belgrave Avenue, easterly to "Future Street", and northerly of Lampson Avenue, shown on the General Development Plan as Area 11.

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. Such uses, including building design and placement, shall be subject to site plan approval by the Planning Commission and the City Council.

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

D. 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 Professions Code).

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

The minimum required area for a lot shall be two acres, provided however, a total of

1. Twenty 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 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 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.

E. 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:

In addition to the provisions of Paragraph No. 1 above, a total of 40,000 square feet of building area shall be permitted to be divided into occupancies of not less than 1,000 square feet per occupant. Said 40,000 square feet may be located in one 40,000 square foot main building or in four 10,000 square foot buildings, the location of said buildings to be approved by the City 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 or 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 thirty-five feet.

6. Front Yard:

A front yard setback of not less than twenty 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 feet shall be provided on the side street side.

8. Placement of Buildings:

No building or structure, except a fence or wall not greater than six feet in height, shall be erected closer than ten feet to any property line which is a common property line with "R" zoned property. If a lot abuts upon an alley, no building shall be erected closer than twenty feet to the centerline of such alley, provided such setback need not extend more than twenty-five 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 square feet	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 of a building on which it is attached, or any sign which exceeds the maximum display area limitation of 250 sq.ft. 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 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 public streets.

12. Utilities:

All on-site utilities shall be placed underground.

13. Conditions, Covenants, and Restrictions:

As required by Section 9213F.9 of the Municipal Code, the applicant shall submit to the City Attorney a draft of Covenants, Conditions and Restrictions which shall apply to the subject development and shall be concurrently recorded with the County Recorder along with the conditions of approval and map of the subject development.

F. 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 C (1) above.

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.

c) Any electrical disturbance adversely affecting the operation of any equipment other than that of the creator of such disturbance.

d) The emission of visible gray smoke of a shade or quality darker than No. 1 on the Ringelmann Chart, as specified in Information Circular 7718 of the United States Bureau of Mines, for more than three minutes in any one hour.

e) Any direct or reflected glare or heat which is perceptible at any point outside of the building site.

f) The emission of odorous gases or matter in quantities such as to be perceptible at any lot line of the site.

f) The discharge into any sewer or stream or into the ground, except in accordance with standards approved by the State Department of Health, 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.

g) No exterior storage of materials, supplies, equipment or machinery shall be permitted whether open or in tanks, bins, or other container devices.

IF THIS DRAFT OF
CC&R'S IS USED,
INCLUDE EXHIBITS
REFERRED TO:

1. PG. 2: EX. "B" (PERFORM.
STDS.)
2. SCHEDULE 1 (LOCAL
DESCR.)

STATEMENT OF COVENANTS, CONDITIONS AND RESTRICTIONS

Planned Unit Development 105-71, Further Described as That Real Property Consisting of Approximately 171.53 Acres lying Between Knott Street and Western Avenue and Between Chapman Avenue and Lampson Avenue, in the City of Garden Grove.

Statement of Purpose by owner-developer of subject planned development:

ASSOCIATED SOUTHERN INVESTMENT COMPANY, as owner-developer is developing an industrial complex in accordance with a comprehensive plan to enable a group of industries to operate within it efficiently. Further, it is the intent of the owner-developer to regulate the land and improvements, assuring proper control and administration of the industrial complex.

Property Description (See Schedule No. 1 attached, legal description)

ARTICLE I

RECITALS

1.01. This statement made this _____ day of _____, is proposed by ASSOCIATED SOUTHERN INVESTMENT COMPANY, a California Corporation, hereinafter called "Declarant".

1.02. In order to establish a general plan for the improvement and development of the above named industrial complex, the Declarant desires to subject the said property to certain conditions, covenants, and restrictions. All rights of enforcement of said conditions, covenants, and restrictions shall be retained by Declarant, its successors and assigns. No lessee or owner, other than Declarant, of any lot or parcel within the subject development shall have any right of enforcement of any condition, covenant, and restriction against any other lessee or owner of any lot or parcel within the subject development.

ARTICLE II

GENERAL PROVISIONS

2.01 Purpose of Restrictions:

The purpose of these restrictions is to insure proper development and use of the property; to protect the declarant and/or tenants against improper development and use of the property to prevent the erection on the property of structures built of improper design or materials; to encourage the erection of attractive improvements and to prevent haphazard and inharmonious improvements; to secure and maintain proper setbacks from streets and adequate free spaces between structures; and in general to provide adequately for a high type and quality of improvement of the property in accordance with a general plan which will stand the test of time.

2.02 In order to assure compatibility within the complex as well as with the community, the declarant shall:

1. Plan, plant and provide normal maintenance for landscaping of land areas adjacent to the streets as shown on approved development plan as approved in Planned Unit Development Case 105-71 by the City of Garden Grove.
2. Maintain normal sweeping of open parking and unfenced areas together with normal repair of parking surfaces.
3. Control the color of any paint or decorative materials used on exterior walls or roofs, approval of which must be granted in writing by the declarant.

2.03 Definitions:

- a. Improvements: Shall mean and include buildings, outbuildings, parking areas, loading areas, fences, walls, landscaping, poles, signs, and structures of any type or kind.
- b. Sign: Shall include any structure, device or contrivance and all parts thereof which are erected, or used for advertising purposes upon or within which any poster, bill, bulletin, printing, lettering, painting, device or other advertising of any kind is used, placed, posted, tacked, nailed, pasted, or otherwise fastened or affixed.
- c. Site: Total land area described in legal description.
- d. Declarant: Shall mean the undersigned, its successors and assigns.

ARTICLE III

REGULATION OF OPERATIONS AND USES

3.01 Permitted Operations and Uses:

All uses shall conform to the provisions of Planned Unit Development 105-71 of the City of Garden Grove as prescribed and regulated by the laws and ordinances of the City of Garden Grove now and hereafter.

3.02 Nuisances:

- a. No portion of the property shall be used in such a way as to create a nuisance to adjacent sites in accordance with the standards shown on Exhibit "B" attached hereto, "Recommended Permitted Uses & Performance Standards." Nuisances shall include but not be limited to vibration, sound, electro-magnetic disturbance, radiation, air or water pollution, dust, emission of odorous, toxic or noxious matter. All lighting shall be shielded and confined within property lines. Any violation of said standards may be judged to be considered as creating a nuisance in that they exceed the norm which exists for other commercial and light industrial uses which exist within the City of Garden Grove.

b. Nowhere on the site shall there be an accumulation of refuse, debris, trash or other unsightly hazardous or unsanitary materials of any description. Periodically, all such matter shall be removed, leaving the property in a neat-appearing, healthful, and safe condition.

ARTICLE IV

REGULATIONS OF IMPROVEMENTS

4.01 Minimum Setback Lines:

a. No structure of any kind, and no part thereof, shall be placed on any site closer to a property line than provided on approved development plan of Planned Unit Development 105-71 of the City of Garden Grove without prior written approval of the Declarant. The following structures and improvements are specifically excluded from these setback provisions:

1. Roof overhang
2. Steps and walks
3. Paving and associated curbing
4. Fences, also that no fences shall be constructed unless specific approval is given by the Declarant.
5. Landscaping
6. Planters, not to exceed three (3) feet in height
7. Displays identifying the lessee, subject to the specific approval of Declarant

4.02 Excavation:

Excavations, other than in connection with construction of an improvement, shall be approved by Declarant. Upon completion of approved excavation, exposed openings shall be backfilled and disturbed ground shall be graded and compacted to recommended density of soils report.

4.03 Signs:

a. No sign shall be permitted other than the following:

1. Those identifying the name, business and products of the person or firm occupying the premises.
2. Those by Declarant indicating offerings.

b. Signs shall conform to the setback lines and regulations of conditions of approval of Planned Unit Development 105-71 of the City of Garden Grove unless specific approval is granted by the Declarant and the City of Garden Grove.

c. Sign Standards shall require that:

1. Signs visible from the exterior of any building may be lighted but no signs or any other contrivance shall be devised or constructed so as to blink or move in any animated fashion.

2. Size, design and color shall be specifically approved by Declarant in writing.

4.04 Parking Areas:

- a. It is the intent to eliminate the need for on-street parking by providing off-street parking to accommodate parking needs for employee, visitor and company vehicles.
- b. The parking requirements may be modified by the Declarant as to any particular site. In no event, however, can the required amount of parking be less than that required by applicable local and County ordinances and regulations, or as required under Planned Unit Development 105-71 of the City of Garden Grove.

4.05 Storage and Loading Areas:

- a. No materials, supplies or equipment shall be stored in any area on a site except within a closed building.
- b. No storage shall be allowed between the street curb line and the building line.

4.06 Building Regulations:

Any buildings erected on the property shall be of the following construction:

1. Exterior walls shall be concrete or masonry unless otherwise agreed to by Declarant.
2. Exterior walls shall be painted or suitably treated in a manner acceptable to Declarant.

ARTICLE V

APPROVAL OF PLANS

5.01 No improvements by tenants shall be erected, placed, altered, maintained, or permitted to remain on any land subject to these restrictions until plans and specifications showing plot layout and all exterior elevations, with materials and colors therefore and structural design, signs and landscaping, shall have been submitted to and approved in writing by Declarant. Such plans and specifications shall be submitted over the signature of the tenant of the site or his authorized agent for construction approval by Declarant.

5.02 The Declarant shall not be liable in damages to anyone submitting plans to them for approval, or to any Lessee of land affected by this statement, by reason of mistake in judgment, negligence or nonfeasance arising out of or in connection with the approval or disapproval or failure to approve any such plans. Every tenant who submits plans to Declarant for approval agrees, by submission of such plans, that he will not bring any action or suit against Declarant to recover any damages. Declarant will not unreasonably withhold approval or delay construction.

ARTICLE VI

ENFORCEMENT

6.01 Abatement and Suit:

Violation or breach of any restriction herein contained shall give to Declarant the right to enter upon the property upon or as to which said violation or breach exists and to summarily abate and remove, at the expense of the tenant thereof, any structure, thing or condition that may be or exist thereon contrary to the intent or meaning of the provisions hereof, or to prosecute a proceeding at law or in equity against the person or persons who have violated or are attempting to violate any of these restrictions to enjoin or prevent them from doing so, to cause said violation to be remedied or to recover damages for said violation.

6.02 Inspection:

Declarant may from time to time, at any reasonable hour, enter and inspect with reasonable notice thereof any property to ascertain compliance therewith.

6.03 Failure to Enforce:

The failure of Declarant to enforce any restriction herein contained shall in no event be deemed to be a waiver of the right to do so thereafter nor of the right to enforce any other restriction, nor shall such failure to enforce any restriction in the case of one tenant entitle any other tenant to similarly violate such restriction.

IN WITNESS WHEREOF, the undersigned has executed this Declaration on the date first hereinabove written.

ASSOCIATED SOUTHERN INVESTMENT CO.

By _____

By _____

June 11, 1971

Associated Southern Investment
100 Long Beach Boulevard
Long Beach, California

PLANNED UNIT DEVELOPMENT NO. P.U.D.-105-71

Gentlemen:

June 24, 1971.

A

Applicant notified

IN THE
Superior Court

OF THE
STATE OF CALIFORNIA
In and for the County of Orange

CITY OF GARDEN GROVE,

BUILDING & ZONING

State of California } ss.
County of Orange }

s/o **GERALDINE RUSSELL**

of the said County, being duly sworn, deposes and says:
That he is and at all times herein mentioned was a citizen of the United States, over the age of twenty-one years, and that he is not a party to, nor interested in the above entitled matter, that he is the principal clerk of the publisher of The Orange County Evening News, a newspaper of general circulation, printed and published 3 days per week in the City of Garden Grove, County of Orange, and which newspaper is published for the dissemination of local news and intelligence of a general character, and which newspaper at all times herein mentioned had and still has a bona fide subscription list of paying subscribers, and which newspaper has been established, printed and published at regular intervals in the City of Garden Grove, County of Orange for a period exceeding one year; that the notice, of which the annexed is a printed copy, has been published in the regular and entire issue of said newspaper, and not in any supplement thereof, on the following dates, to-wit:

JUNE 13,

ALL IN THE YEAR 1961

Subscribed and sworn to before me this

11th day of June 1961

s/ **RITA J. RICHTER**

Notary Public in and for said County and State.

(SEAL)

AFFIDAVIT OF PUBLICATION

NOTICE OF PUBLIC HEARINGS

LEGAL NOTICE
NOTICE OF PUBLIC HEARINGS
RELATIVE TO PLANNED UNIT DEVELOPMENTS AND SITE PLANS
NOTICE IS HEREBY GIVEN THAT THE CITY PLANNING COMMISSION OF THE CITY OF GARDEN GROVE WILL HOLD PUBLIC HEARINGS IN THE COUNCIL CHAMBERS of the CITY HALL in the CITY OF GARDEN GROVE on Thursday, June 24, 1971, at the hour of 2:00 P.M. to receive and consider all evidence and reports at such hearings or obtained previously by the Commission relative to the verified PETITIONS submitted by the owners of the following described properties and the CITY OF GARDEN GROVE PLANNED UNIT DEVELOPMENT NO. P.U.D.-22-71.
APPLICANT: ASSOCIATED SOUTHERN INVESTMENT CO.
REQUEST: To rezone 171.55 acres from M-P (Industrial Park Zone) to PUD (Planned Unit Development Zone) to permit comprehensive planning of the land for industrial use.
LOCATION: All of the land between Knott Street and Western Avenue and between Chapman Avenue and Lampson Avenue.
SITE PLAN NO. S.P.A.-26-71
APPLICANT: EARLY EDUCATION CORPORATION
REQUEST: Reasoning from C-2 to R-3 and site plan approval for the construction of a Day Care Nursery.
LOCATION: West side Springdale Street, north of Lampson Avenue.
SITE PLAN NO. S.P.A.-43-71
APPLICANT: JOHNSON-BELL ENTERPRISES
REQUEST: Reasoning from R-1 to R-2 and site plan approval for the construction of a Planned Residential Development to consist of thirty-six (36) single ownership condominium dwelling units.
LOCATION: West side of Magnolia Street, south of Westminster Avenue at 13871 Magnolia Street.
SITE PLAN NO. S.P.A.-142-71
APPLICANT: S. D. C. INC.
REQUEST: Reasoning from O-P to C-1 and site plan approval for the construction of a neighborhood shopping center, to consist of a market, drug store, specialty shops, and restaurant. Proposed site plan amendment also includes a request for a conditional use permit to allow a fifteen percent reduction for common parking facilities as provided for in Section 6811.6 of the Municipal Code.
LOCATION: South side of Knappa, east of Magnolia Street at 11055 Magnolia Street.
ALL INTERESTED PARTIES ARE INVITED TO ATTEND SAID HEARINGS AND EXPRESS THEIR OPINIONS FOR OR AGAINST THE PROPOSED PLANNED UNIT DEVELOPMENTS AND SITE PLANS.
PETITIONS AND LETTERS ARE NOT CONSIDERED DIRECT EVIDENCE. The Decision of the Planning Commission may not rest solely on them.
FURTHER INFORMATION on the above may be obtained at the Development Services Department of the City of Garden Grove or by telephone: 527-4200, extension 41.
DATE: June 11, 1971
CITY OF GARDEN GROVE PLANNING COMMISSION
Published June 12, 1971
Orange County Evening News No. 801

LEGAL NOTICE

NOTICE OF PUBLIC HEARING CONCERNING

PLANNED UNIT DEVELOPMENT NO. P.U.D.-105-71

NOTICE IS HEREBY GIVEN THAT THE GARDEN GROVE CITY PLANNING COMMISSION will hold a PUBLIC HEARING in the COUNCIL CHAMBERS of the CITY HALL, 11391 ACACIA STREET, GARDEN GROVE, CALIFORNIA, on the date indicated * to receive and consider all evidence and reports relative to the application described below.

*JUNE 24, 1971
7:00 O'CLOCK P.M.

PLANNED UNIT DEVELOPMENT NO. P.U.D.-105-71

APPLICANT: ASSOCIATED SOUTHERN INVESTMENT CO.

REQUEST: To rezone 171.53 acres from M-P (Industrial Park Zone) to PUD (Planned Unit Development Zone) to permit comprehensive planning of the land for industrial use.

LOCATION: All of the land between Knott Street and Western Avenue and between Chapman Avenue and Lampson Avenue.

DATE: JUNE 11, 1971

PUBLISH: JUNE 13, 1971

ALL INTERESTED PARTIES are invited to attend said HEARINGS and express opinions or submit evidence for or against the proposal as outlined above.

Petitions and letters are not considered direct evidence. The decision of the Planning Commission may not rest solely on them.

FURTHER INFORMATION which may include site plans, building elevations, and floor plans on the above application may be reviewed at the Development Services Department in City Hall or telephone: 537-4200, extension 41.

GARDEN GROVE CITY PLANNING COMMISSION

Ord - 105-71 P.C. Mtg 6-24-71

A.P. PARCEL NAME AND ADDRESS LISTING

6/17/71

PAGE 1

TAX CODE	PARCEL NUMBER	LOT NO.	NAME	ADDRESS	CITY-STATE
18101	13017401	00	SCHOOL, GARDEN GROVE	UNIFIED DIST	10331 E STANFORD AVE GARDEN GROVE, CALIF 92640
18101	13017401	00	MELLEITE, MARION M	6972 BELGRAVE AVE	GARDEN GROVE, CALIF 92641
18101	13017401	00	NISHI, GORO	6962 BELGRAVE AVE	GARDEN GROVE, CALIF 92641
18101	13017401	00	BOYER, RALPH F	6942 BELGRAVE AVE	GARDEN GROVE, CALIF 92641
18101	13017401	00	OWEN, ELLY R	6932 BELGRAVE AVE	GARDEN GROVE, CALIF 92641
18101	13017401	00	ADAMS, JOHN K ET AL	STANDARD OIL CO	225 BUSH ST SAN FRANCISCO 29, CAL
18101	13017401	00	GRINSLADE, ROBERT A JR	6942 CHAPMAN	GARDEN GROVE, CALIF 92641
18101	13017401	00	VERNOTICO, GABRIEL I	6932 CHAPMAN AVE	GARDEN GROVE, CALIF 92641
18101	13017401	00	CHENS, TONY E	6931 VANGUARD AVE	GARDEN GROVE, CALIF 92641
18101	13017401	00	CALDWELL, FRED	6941 VANGUARD AVE	GARDEN GROVE, CALIF 92641
18101	13017401	00	POWER DEVELOPMENT CORP	P O BOX 478	ORANGE, CALIF 92669
18101	13017401	00	LETO, SAMUEL J	6971 VANGUARD	GARDEN GROVE, CALIF 92641
18101	13017401	00	MC LAURINE, LEWIS W	6972 VANGUARD	GARDEN GROVE, CALIF 92641
18101	13017401	00	OHMAN, JON D	6952 VANGUARD AVE	GARDEN GROVE, CALIF 92641
18101	13017401	00	SPENCER, DONALD R	6942 VANGUARD AVE	GARDEN GROVE, CALIF 92641
18101	13017401	00	JALLERAS, THEODORE F	6932 VANGUARD AVE	GARDEN GROVE, CALIF 92641
18101	13017401	00	PIUFF, ARTHUR I	6931 AMY AVE	GARDEN GROVE, CALIF 92641
18101	13017401	00	SAMS, PHILLIP D	6941 AMY ST	GARDEN GROVE, CALIF 92641
18101	13017401	00	FELICIELLO, MICHAEL A J	6951 AMY AVE	GARDEN GROVE, CALIF 92641
18101	13017401	00	TILLER, WILLIAM D	6971 AMY AVE	GARDEN GROVE, CALIF 92641
18101	13017401	00	COPE, RUSSELL L	6972 AMY	GARDEN GROVE, CALIF 92641
18101	13017401	00	MAG HART, JERRY M	6952 AMY AVE	GARDEN GROVE, CALIF 92641
18101	13017401	00	BAUM, WESLEY I	6942 AMY AVE	GARDEN GROVE, CALIF 92641
18101	13017401	00	MURPHY, JOHN F	6932 AMY AVE	GARDEN GROVE, CALIF 92641
18101	13017401	00	MASTROM, ROONEY A JR 4J1	6931 LAURELTON AVE	GARDEN GROVE, CALIF 92641
18101	13017401	00	MAGNUSON, DALE L	6941 LAURELTON AVE	GARDEN GROVE, CALIF 92641
18101	13017401	00	BUFFEHR, LOWELL W	3751 OLEANDER	SEAL BEACH, CALIF 90740
18101	13017401	00	SUTTON, WAYNE L	6971 LAURELTON	GARDEN GROVE, CALIF 92641
18101	13017401	00	HELM, WILBURN D	6972 LAURELTON AVE	GARDEN GROVE, CALIF 92641
18101	13017401	00	WHISTON, NAN	4911 E ANAHEIM ST	LONG BEACH, CALIF 90804
18101	13017401	00	RAYMAC REALTY CORP	9012 GARDEN GROVE BL #5	GARDEN GROVE, CALIF 92641
18101	13017401	00	GILL, WILLARD H	6932 LAURELTON AVE	GARDEN GROVE, CALIF 92641
18101	13017401	00	HIDE, TOM I ET AL	12182 KNOTT AVE	GARDEN GROVE, CALIF 92641
18101	13017401	00	TOPINIO, MANUEL M	6941 BELGRAVE AVE	GARDEN GROVE, CALIF 92641
18101	13017401	00	BYRNS, DENNIS C	6961 BELGRAVE AVE	GARDEN GROVE, CALIF 92641
18101	13017401	00	GREEK, ROBERT D	6971 BELGRAVE AVE	GARDEN GROVE, CALIF 92641
18101	13043517	00	BARUCH, HERBERT M JR ET	AL TR	BANK OF AMERICA TR IR #TW-53741-BARUCH
18101	13043518	00	111 W 7TH ST	LOS ANGELES, CALIF 90014	
18101	13049120	00	KLEIN, PHILIP C	208 S HANF L DR	BEVERLY HILLS, CALIF 90211
18101	13049121	00	FRED H BIXBY RANCH CO	2CRH	523 W 6TH ST SUITE 728 LOS ANGELES, CALIF 90014
18101	13049121	00	FRED H BIXBY RANCH CO	2CRH	523 W 6TH ST SUITE 728 LOS ANGELES, CALIF 90014
18101	13132105	00	SCHOOL, GARDEN GROVE	UNIFIED DIST	10331 E STANFORD AVE GARDEN GROVE, CALIF 92640
18001	13134102	00	FELDMAN, BENJAMIN 2WRH	15638 ROYAL OAK RD	ENCINO, CALIF 91316
18001	13134103	00	FELDMAN, BENJAMIN 2WRH	15638 ROYAL OAK RD	ENCINO, CALIF 91316
18001	13134104	00	ASSOCIATED SOUTHERN	INVESTMENT COMPANY	LONG BEACH BLVD LONG BEACH, CALIF
18001	13134106	00	ASSOCIATED SOUTHERN	INVESTMENT COMPANY	100 LONG BEACH BLVD LONG BEACH, CALIF
18001	13134107	00	ASSOCIATED SOUTHERN	INVESTMENT CO 2CRH	100 LONG BEACH BLVD LONG BEACH, CALIF 90802
18001	13134108	00	GOLDMAN, DOROTHY ET AL	21CR	FELDMAN, MILTON R 3100 COOLIDGE

A.P. PARCEL NAME AND ADDRESS LISTING

06/10/71

PAGE 2

TAX CODE	PARCEL NUMBER	SUB NO.	NAME	ADDRESS	CITY-STATE
18001	13134109	00	LOS ANGELES, CAL 90066		
18008	13134207	00	FELDMAN, BENJAMIN INRD	15638 ROYAL OAK RD	ENCINO, CAL 91316
18008	13134212	00	WESTAB INC	HULMAN BLDG	120 W 2ND ST DAYTON, OHIO 45402
18008	13134213	00	ENGELSTED, JOHN ET AL TR	LANE, WARREN JR	340 MAIN ST WORCESTER, MASS 01608
18008	13134214	00	SWEDLOW INC	P O BOX 1892	GARDEN GROVE, CAL 92642
18008	13134214	00	CITY OF GARDEN GROVE	11391 ACACIA ST	GARDEN GROVE, CAL 92640
18008	13157120	00	MONARCH MARKING SYSTEM C	7272 LAMPSON AVE	GARDEN GROVE, CAL 92641
18008	13157134	00	SPECTRA-STRIP WIRE /	CAELE CORP	P O BOX 415 GARDEN GROVE, CAL 92642
18008	13157136	00	BRYAN INDUSTRIAL	PROPERTIES INC ET AL	146 E ORANGESTHORPE AVE ANAHEIM, CAL 92501
18008	13157151	00	AIR INDUSTRIES OF CAL	12570 KNOTT ST	GARDEN GROVE, CAL 92641
18001	13157152	00	TEXACO INC	3350 WILSHIRE BLVD	LOS ANGELES, CAL 90005
18008	13157173	00	SHAW, DONALD F ET AL	1901 BLAKE AVE	LOS ANGELES, CAL 90039
18008	13157174	00	SHAW, DONALD F ET AL	1901 BLAKE AVE	LOS ANGELES, CAL 90039
18001	13157218	00	SCHMID, WALTER R TR 2ND	7931 LAMPSON AVE	GARDEN GROVE, CAL 92641
18008	13160112	00	MC RAIN, RUSSELL L	5271 E 27TH ST	LONG BEACH, CAL 90815
18008	13160113	00	DOUMAKES, JOHN J	711 E JEFFERSON BLVD	LOS ANGELES, CAL 90011
	13160114	0	BROWN, H JR ET AL	13867 ROAD 144	TIPTON, CAL 93272

EXHIBIT "A"

Parcel 1:

That portion of Lot 5 in Section 35, resurvey of J. W. Bixby and Co's subdivision of the Rancho Los Alamitos, in the City of Garden Grove, County of Orange, State of California, as per map filed in Book 2, Page 43 of Record of Surveys Office of the County Recorder of said county, described as follows:

Beginning at the southwest corner of said lot for the purpose of this description, being the centerline intersection of Knott Avenue and Lampson Avenue; thence along said centerline of Knott Avenue North $0^{\circ} 00' 19''$ West 1322.06 feet to the northwest corner of said lot; thence along the north line thereof north $89^{\circ} 19' 43''$ east 699.12 feet; thence parallel with the west line thereof south $0^{\circ} 00' 19''$ east 1322.13 feet to the south line thereof, being also the centerline of said Lampson Avenue; thence south $89^{\circ} 20' 00''$ west 699.12 feet to the point of beginning.

Except therefrom that portion of said land included within Knott Avenue '80 feet wide' and Lampson Avenue '60 feet wide', as said avenues exist on July 30, 1969 'for the purpose of this description, the west and south lines of Lot 5 are assumed to be the street centerlines.'

Parcel 2:

That portion of Lot 5 in Section 35, resurvey of J. W. Bixby and Co's subdivision of the Rancho Los Alamitos, City of Garden Grove, County of Orange, State of California as per map filed in Book 2, Page 43 of Record of Surveys in the office of the County Recorder of said county described as follows:

Beginning at the southwest corner of said lot for the purpose of this description being the centerline intersection of Knott Avenue and Lampson Avenue; thence along said centerline of Knott Avenue North $0^{\circ} 00' 19''$ West 1322.06 feet to the northwest corner of said lot; thence along the north line thereof north $89^{\circ} 19' 43''$ east 699.12 feet to the true point of beginning; thence parallel with the west line thereof south $0^{\circ} 00' 19''$ east 1322.13 feet to the south line thereof, for the purpose of this description being the centerline of said Lampson Avenue; thence along said south line and centerline north $89^{\circ} 20' 00''$ east 931.45 feet to the southeast corner of said Lot 5; thence north $0^{\circ} 50' 20''$ west 1322.12 feet to the northeast corner thereof; thence south $89^{\circ} 19' 43''$ west 912.22 feet to the true point of beginning.

RECEIVED
JUN 18 1971
LAND USE

EXHIBIT "A" (Continued)

Parcel 3:

The westerly 330.00 feet of Lot 6 in Section 35, resurvey of J. W. Bixby and Co's subdivision of the Rancho Los Alamitos, City of Garden Grove, County of Orange, State of California as per map filed in Book 2, Page 43 of Record of Surveys in the Office of the County Recorder of said county.

Parcel 4:

Lots 3 and 6 in Section 35, resurvey of J. W. Bixby and Co's subdivision of the Rancho Los Alamitos, City of Garden Grove, County of Orange, State of California as per map filed in Book 2, Page 43 of Record of Surveys in the Office of the County Recorder of said county.

Except the westerly 330.00 feet of said Lot 6.

EXHIBIT "B"

An easement 16½ feet wide over the westerly portion of Lot 5, in said Section 35, as conveyed to Standard Oil Company, by deed recorded March 24, 1921 in Book 386, Page 326 of deeds.

The rights, obligations and interests set forth in a declaration respecting water and pipelines made by Edward Hellman Heller and others, recorded November 23, 1942 in Book 1164, Page 477, official records.

An easement for either or both pole lines, conduits and incidental purposes as set forth in an instrument recorded in Book 1614, Page 6, official records, over the north 5 feet of Lots 5 and 6.

An easement for either or both pole lines, conduits and incidental purposes as set forth in an instrument recorded in Book 5377, Page 79, official records, over a strip of land 4 feet in width within Lot 6, the centerline of said strip of land 4 feet in width is described as follows:

Beginning at a point in the east line of said Lot 6, distant north 34 feet from the southeast corner of said lot; thence west, parallel with the south line of said lot, a distance of 75 feet.

An easement for road and incidental purposes as set forth in an instrument recorded in Book 9243, Page 889, official records, over the west 10 feet and south 20 feet of Parcel 1 and a spandrel shape parcel in the southwest corner of said Parcel 1.

An easement for sewers and incidental purposes as set forth in an instrument recorded in Book 9512, Page 444, official records, over the north 10 feet of the south 30 feet of Parcel 1 and over a spandrel shape parcel in the southwest corner of said Parcel 1.

An easement for public road purposes over a portion of Lot 4, in Section 35, recorded in Book 9273, Page 240, official records.

An easement for pole lines, conduits and incidental purposes over a portion of Lot 4 in Section 35, recorded in Book 9311, Page 375, official records.

An easement for underground conduits over a portion of Parcels 1 and 3; parcels being shown on map filed in Book 29, Page 16 of Parcel Maps and said easement being recorded in Book 9397, Page 856, official records.

RECEIVED
JUN 18 1971
LAND USE

EXHIBIT "B" (Continued)

An easement for underground electrical supply systems over a portion of Parcel 1, said parcel being shown on map filed in Book 29, Page 16 of Parcel Maps, and said easement being recorded in Book 9427, Page 330, official records.

An easement for underground electrical supply systems over a portion of Lot 4 in Section 35, recorded in Book 9466, Page 768, official records.

APPLICATION FOR PLANNED UNIT DEVELOPMENT

FEE: \$100

APPLICATION NO. P.U.D. 105-71

DATE 6-18-71

Application is hereby made to the Garden Grove Planning Commission for public hearing on a planned unit development.

Name of Applicant: Associated Southern Telephone: (213) 435-5338
Investment Company

Mailing Address: 100 Long Beach Boulevard, Long Beach, Calif. 90802
Is

The undersigned are the owner(s) of the following legally described property:

See attached Exhibit "A"
(Exact legal description of property)

Situated at in City of Garden Grove, Orange County, State of
(Exact address or general description of property)

California. Bounded on the North by Chapman Avenue, on the South
by Lampson Avenue, on the West by Knott Avenue and on the East
by Western Avenue.

Said property has the following deed restrictions affecting the use thereof:

See attached Exhibit "B"

The answers to the following must be made complete and full.

I. The request above is warranted because the magnitude and scope of the
proposed development requires comprehensive planning in order to
ensure orderly growth of this portion of the CID. The best means of
assuring development in accordance with this 171 acre plan is
approval of a Planned Unit Development.

II. Such a change of zone will be in the interest of furtherance of public
welfare because the proposed general plan of development when
implemented will produce on the land 90 to 100 million dollars in
physical improvements and generate substantial employment. Such an
increase in tax revenue generated by this tax base and additional
local expendable income supports the economic growth and viability of
the city of Garden Grove.

III. Such a change of zone will not be materially detrimental to the property of other persons located in the vicinity thereof because the proposed development conforms in concept and in physical design to the existing industrial park of which it is a part. Uses and types of structures proposed will be compatible and integrated with the abutting quality industrial development.

Signature RB Percut Address _____ Phone _____ Date of Purchase _____

AFFIDAVIT

STATE OF CALIFORNIA) SS.
COUNTY OF ORANGE)

I, _____, being duly sworn depose and say that I am an owner of property involved in this application and that the foregoing signatures, statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief.

Signed _____

Phone No. _____

Mailing address _____

Subscribed and sworn before me this _____ day of _____ 19____

NOTARY PUBLIC