

City of Garden Grove

MEMORANDUM TO FILE

To: File (PUD-103-76) From: Erin Webb (per Karl Hill)
Dept: Community Development Dept: Community Development
Subject: **RESTRICTION ON MEDICAL USES IN THE MULTI-TENANT INDUSTRY (AREA 2) PORTION OF THE IRVINE INDUSTRIAL COMPLEX PUD (PUD-103-76) LOCATED AT THE SOUTHEAST CORNER OF KNOTT STREET AND ORANGEWOOD AVENUE** Date: September 26, 2013

The City of Garden Grove has approved medical uses at tenant spaces in Area 2 of the Irvine Industrial Complex, located at the southeast corner of Knott Street and Oranewood Avenue. In 2008, a request to open the South Coast Therapy business providing pediatric therapy services at 11562 Knott Street, Suite 5, was taken to the Economic Development and Improvement Committee (EDIC) for review. It was determined at the time that South Coast Therapy would be serving the people working in the Irvine Industrial Complex and therefore, could be approved as a "supportive administrative" business.

There are now several medical uses within this area of the Planned Unit Development. The Planning Division is concerned that the continued approval of additional medical uses will begin to have an impact on the availability of parking. The buildings were constructed with a parking ratio of 1 space per 250 square feet for office uses and 1 space for every 500 square feet plus 1 space for each vehicle operated from and stored at the site for Multi-tenant Industry use. Medical uses require a parking ratio of 1 space for every 170 square feet of tenant space. Given that the buildings were originally developed with an industrial parking requirement, if enough businesses with higher parking requirements are allowed to lease tenant spaces there will eventually be a parking problem.

Dr. Bobby Nourani has inquired about opening a medical business at 11562 Knott Street. The Planning Division will approve this use under the policy of allowing medical uses that provide services to the industrial employees as

"Supportive Administrative". However, from the date of this memo on there shall be no additional medical uses approved in Area 2 of the Irvine Industrial Complex without proof that there is adequate parking for the existing light industrial uses, other existing uses, and any proposed medical uses. To prove adequate parking, the property owner shall submit a site plan (scaled) showing all available parking and its dimensions. Along with the site plan, the owner shall submit a list of all tenant spaces sharing the parking and the businesses in each unit. The Planning Division will review these documents and work with the property owner to determine if additional medical uses can be supported.

At no time shall the character of this portion of the Irvine Industrial Complex change from being Multi-tenant Industry with uses predominantly being research activities including research labs and compatible light manufacturing, distribution and/or storage, construction industries, servicing of products such as tooling, repairing and maintenance, printers, testing shops, and small machine shops. Medical uses shall remain a small portion of the total tenants and be intended to serve the people engaged in the businesses of the larger Irvine Industrial Complex.