

PUD-104-70

CASE NO PUD-10 R.O

Name of Applicant Kell Income Properties

Address 17755 Sky Park Circle

IRVINE, Calif 92604 Phone 546-5783

Name of Applicant's Representative Bill Gray

Address as above

Phone _____

Applicant Interviewed By Tom Application By Tom

Date Filed 9-3-70 Hearing Date Sept 24 1970

PERTINENT FACTS: Application : FEE lacking
9/11/70 FEE PAID. KEN COOK ADVISED TO FILE NOTARIZED
APPLICATION AND REVISED PLOT PLAN. WILL DO SO ON 9/14/70
9/17/70 ABOVE DATA REC'D. T.G.M.

PLANNING COMMISSION ACTION Approved <input checked="" type="checkbox"/> Hearing Date <u>9/24/70</u> Denied _____ DWP _____ RES. NO. <u>2461</u> FWR _____ Date Appealed _____	CITY COUNCIL ACTION Approved <input checked="" type="checkbox"/> Hearing Date <u>10/13/70</u> Denied _____ DWP _____ RES. NO. <u>3948-70</u> Returned to P. C. _____ Ord. No. <u>1147</u>
PLANNING COMMISSION RECONSIDERATION Approved _____ Hearing Date _____ Denied _____ DWP _____ RES. NO. _____	CITY COUNCIL FINAL ACTION Approved _____ Hearing Date _____ Denied _____ DWP _____ RES. NO. _____ FWR _____ Ord. No. _____
ZONING ADMINISTRATOR ACTION Approved _____ Hearing Date _____ Denied _____ DEC. NO. _____ Date Appealed _____	ADMINISTRATIVE ACTION Approved _____ Hearing Date _____ Denied _____

LATER ACTION:

March 21, 1973

Mr. Everett Davis
Koll Income Properties
17755 Sky Park Circle
Irvine, California 92644

Dear Mr. Davis:

Re: Amendment No. A-111-72 (Reversion of PUD Zoning Within
PUD-104-70)

Attached for your information are copies of Minutes for Planning
Commission Meeting held March 8, 1973, and Resolution No. 2644
recommending approval of A-111-72 which affects your PUD-104-70.

The matter will now be forwarded to the City Council for the re-
quired public hearing and final action.

Very truly yours,

Thomas G. Merrell
Land Use Manager

ns
Encls.

cc: Dev. Services Director
Building-Zoning Manager
FILE PUD-104-70 ✓
A-111-72

RESOLUTION NO. 2644

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF GARDEN GROVE APPROVING AMENDMENT
NO. A-111-72

WHEREAS, in the matter of Amendment No. A-111-72, the Planning Commission of the City of Garden Grove does report as follows:

1. The subject case was initiated by the Planning Commission of the City of Garden Grove.
2. The applicant requests reversion of two acres from the PUD (Planned Unit Development) zone back to the M-P (Industrial Park) zone, as required by Municipal Code Section 9213F.10, due to failure to begin construction within the specified time limit; and subsequent rezoning of the same parcel from the M-P (Industrial Park) zone to the O-P (Office Professional) zone. Location of property is at the intersection of Brady Way and Knott at 12741 Knott.
3. The Staff Report submitted by the City's staff was reviewed.
4. Pursuant to legal notice, public hearing was held on January 11 and March 8, 1973, and all interested persons were given an opportunity to be heard.
5. The Planning Commission gave due and careful consideration to the matter during their meeting of March 8, 1973; and

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

1. The proposed amendment satisfies a requirement of the Municipal Code in that it rezones an expired PUD zoned parcel to its original zone.
2. The proposed amendment provides for preservation of the concept originally approved for the subject property for industry-related office uses because two of the three originally approved uses are permitted in the O-P zone.
3. The proposed amendment provides for review of subsequent proposals because new developments in the O-P zone require site plan approval where new developments in the M-P zone do not; and

WHEREAS, the Planning Commission does conclude the subject case does possess characteristics that would indicate justification of the request for adoption in accordance with Municipal Code Section 9220;

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Garden Grove does hereby recommend approval of Amendment No. A-111-72.

ADOPTED this 8th day of March, 1973.

/s/ DAISY F. MC CLEARY
CHAIRMAN

I HEREBY CERTIFY that the foregoing resolution was adopted at the regular meeting of the Planning Commission of the City of Garden Grove held on March 8, 1973, and carried by the following vote, to wit:

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

/s/ NORENE SHERRARD
CLERK OF THE PLANNING AGENCY



GARDEN GROVE

CITY OF GARDEN GROVE, CALIFORNIA
11191 ACACIA PARKWAY, GARDEN GROVE, CALIFORNIA 92640

January 9, 1973

Mr. Everett Davis
Koll Income Properties
17755 Sky Park Circle
Irvine, California 92644

Dear Mr. Davis:

Re: Amendment No. A-111-72 (Reversion of PUD Zoning Within PUD-104-70)

We are attaching for your information a copy of the Staff Report submitted to the Planning Commission in connection with A-111-72 affecting PUD-104-70. Your case will be considered by the Planning Commission on January 11, 1973, at 7:00 p.m. and is Item 5 on the agenda.

If you have any questions concerning this Report, please contact the Building-Zoning Division at City Hall, 638-6831.

Very truly yours,

CITY OF GARDEN GROVE

HARRY K. PEIRCE
BUILDING-ZONING MANAGER

Encl. - Staff Report (A-111-72)

File: PUD-104-70 ✓
A-111-72

STAFF REPORT TO THE PLANNING COMMISSION

CASE NO.: AMENDMENT NO. A-111-72
APPLICANT: CITY OF GARDEN GROVE
HEARING DATE: JANUARY 11, 1973
ANALYST: TERRY GALVIN

I. APPLICANT'S REQUEST:

The applicant requests reversion of 2 acres from the PUD, Planned Unit Development zone, back to the MP, Industrial Park zone, as required by Municipal Code Section 9213F.10 due to failure to begin construction within the specified time limit; and subsequent rezoning of the same parcel from the MP, Industrial Park zone, to the OP, Office Professional zone, on property located at the intersection of Brady Way and Knott at 12741 Knott Street.

II. STAFF COMMENTS:

A. This application was initiated in accordance with Municipal Code Section 9213F.10, which provides for returning PUD zoned property to its original zoning in the event that the property is not developed within the specified time limit. In addition it is requested that the property be further rezoned to the O-P zone.

B. PUD-104-70 included a development plan for the improvement of the subject property and the property adjacent on the south. The property on the south was developed in accordance with this plan, but the subject property was not improved and remains vacant. An extension of time for the development of the subject parcel was granted by the City Council and it is the expiration of this extension that makes the rezoning from PUD to MP necessary. Since the extension of time was for the subject property only, the rezoning will be for only the subject unimproved property and not the entire property originally covered by PUD-104-70.

C. The request for further rezoning of the subject property from M-P to O-P is in keeping with past policy in the development of the property along the west side of Knott Street between Brady, Stanford, and the freeway. All this property was previously zoned M-P and has subsequently been rezoned PUD for projects that have been of an industry related nature but have not been strictly industrial uses. The reasons for approval of these developments were that the odd sizes and shapes of these parcels did not lend themselves for industrial developments, and access to these parcels is restricted as to left turns on and off Knott.

D. The development plan approved in PUD-104-72 for the subject property included a two-story office building of 19,000 square feet, a bank of 5,000 square feet, and a restaurant of 4,000 square feet. All of these uses would have aided in providing industry-related or industry-supporting uses and would have accomplished a goal of a well-balanced industrial park.

E. The requirement of the Municipal Code to rezone property upon which a PUD has expired to its original zone is necessary in order to release the property for development. Once a PUD has expired, there is nothing that can be done to develop the property unless a PUD revision is approved or unless the property is rezoned. The applicant is aware of these procedures and is not prepared at this time to submit a PUD revision, leaving as the only alternative the rezoning from PUD to M-P.

F. In light of previously approved developments in this area, M-P zoning no longer appears to be appropriate because the zone permits industrial uses that are not easily adaptable to the size and shape of the subject property. Also, the M-P zone does not have a requirement for site plan review of proposed developments, which, in this case could be important to assure proper site planning in relation to the improvements on the south and the residential area to the west.

Therefore, the Staff is recommending further rezoning of the subject property from M-P to O-P to be included as part of A-111-72. This zone would permit the bank and office previously approved in PUD-104-70 without permitting additional retail commercial uses, such as auto repair and service stations, and would also require that a site plan application be filed for any proposed development.

G. In summary, the reasons for staff recommendation for approval of A-111-72 are as follows:

1. Municipal Code Section 9213F.10 requires rezoning to original zone where a PUD expires.
2. Expired PUD zoning does not permit any construction on property.
3. Rezoning to M-P alone does not result in zoning compatible with existing and approved surrounding developments.
4. M-P permitted uses are not easily adaptable to the subject property.
5. O-P zoning preserves the spirit and intent of the original PUD approval.
6. O-P zoning requires site plan review of any proposed development.

PUD-104-70

FOR CONSIDERATION:

EXPIRATION OF TIME LIMITS FOR DEVELOPMENT
OF PHASE 2 OF PUD-104-70 - KOLL INCOME
PROPERTIES.
NOVEMBER 9, 1972

Chairman McCleary called for any Staff comment concerning this matter.

The Land Use Manager read a letter from Mr. William E. Gray of the Don Koll Company requesting any action on this matter be deferred to January of 1973.

The Land Use Manager continued that the matter before the Commission is to comply with Municipal Code Section 9213F.10 which requires the Planning Commission to initiate proceedings for rezoning the subject property. Upon expiration of time limit for development in the PUD zone, the property will revert back to the M-P zone and Staff recommends this be followed immediately by rezoning to the O-P zone. The Koll Company is requesting deferment to provide enough time for them to prepare a new application for development of the site along the lines of what is already improved. It is Staff's recommendation that deferment be granted to not later than the first meeting of January 1973 if a new application has not been filed by the Don Koll Company by that time.

Commissioner Woolley moved, seconded by Commissioner Shelstad, to defer initiating proceedings for rezoning of Phase 2 of PUD-104-70 until January 11, 1973, or until new PUD is filed, whichever occurs first. Said motion carried by the following vote:

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

PUD-104-70

November 13, 1972

Don Koll Company, Incorporated
1901 Dove Street
Newport Beach, California 92660

Attention: William A. Gray

Dear Bill:

On November 9, 1972, the Planning Commission approved your request for a deferment of action on PUD-104-70 until such time as a new PUD is filed or until the Planning Commission meeting of January 11, 1973, whichever occurs first.

Enclosed is a copy of my memo to the Planning Commission for your information. I will look forward to working with you on a new PUD.

Sincerely,

Thomas G. Merrell
Land Use Manager

TGM:dn
Encl.

cc: Development Services Director
Building-Zoning Manager

File



DON KOLL COMPANY, INC.

November 8, 1972

Mr. Tom Merrill
Zoning Administrator
CITY OF GARDEN GROVE
Development Services Department
11391 Acacia Parkway
Garden Grove, California

Dear Mr. Merrill:

Request is hereby made to extend any proceedings on the rezoning of the Koll Income Properties property located at the point of Knott Avenue and Brady Way (2 acres ±) until January of 1973. This request is made to allow additional time to formalize negotiations for the future development of the site which would include a semi-industrial/retail user as well as bank and restaurant.

It is my understanding that it will be necessary to file a new P.U.D. for the future development of the property as our previous P.U.D. has expired.

Thank you for your consideration and cooperation.

Very truly yours,

KOLL INCOME PROPERTIES

A handwritten signature in cursive script that reads "W.A. Gray".

William A. Gray
Assistant Vice President

WAG/lt

November 7, 1972

Koll Income Properties
17755 Sky Park Circle
Irvine, California 92644

Gentlemen:

Re: PUD-104-70

Enclosed for your information is copy of memorandum to the Planning Commission concerning time limits for developing property under your PUD-104-70.

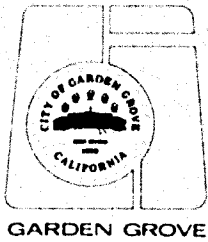
Also enclosed is copy of the Planning Commission Agenda for November 9, 1972. You will note that the Planning Commission will consider the subject matter as Agenda Item No. 4.

Very truly yours,

Thomas G. Merrill
Land Use Manager

TGM:ns
Encl.

Copy to: Development Services Director
Building-Zoning Manager
FILE - PUD-104-70



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

October 20, 1972

Koll Income Properties
17755 Sky Park Circle
Irvine, California 92664

Re: PUD-104-70

As provided in Municipal Code Section 9223.2, the case specified above has not been exercised within one year from the date of its approval; therefore, it is declared to be null and void as of October 20, 1972. Please contact the Land Use Section of the Garden Grove Development Services Department to determine if further action on the subject property will require that a new case be filed with the City.

Very truly yours,


Harry K. Peirce
Building-Zoning Manager

*Robin Shuck
Kim Kelle*

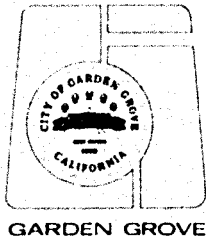
TIME CARD

PULL 9-20-72
Expiration Date 10-20-72

CASE NO. PUD-104-70
DATE OF APPROVAL 4-7-71 (extension 1 yr.)

Reason for Expiration: One Year Limit (9223.2)
Condition of Approval
Other

ACTION:
Exercised 30-Day Letter Final Letter
Sent 10-4-72 10-20-72



GARDEN GROVE

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

October 4, 1972

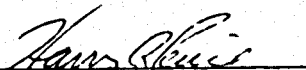
Mr. Bill Gray
Don Koll Income Properties
17755 Sky Park Circle
Irvine, California 92664

Dear Mr. Gray:

Re: PUD-104-70

Please be advised that approval of the case specified above will expire on October 20, 1972, if the case is not exercised by that time. If circumstances are such that you require an extension of the original time limit, please contact the Land Use Section of the Garden Grove Development Services Department at once.

Very truly yours,


Harry R. Peirce
Building-Zoning Manager

TG:ns

RM
6/12/72

Redacted

Owen Mitthauer
Assistant City Manager
PUD-191-70, Don Koll

Stewart O. Miller
Assistant to Development
Services Director
June 9, 1972

An investigation of the subject site indicates that the developer has not fully complied with the above PUD. My investigation indicates the following conditions not complied with:

- A. Don Koll to cap all of Brady Way.
- B. Install mature, view-obscuring, landscaping between Brady Way and single family dwelling.
- C. Completion of parking areas along Brady Way in conformance to PUD plan.
- D. Install adequate mature landscaping in areas behind Radio Shack.
- E. Landscaping in parkway area north of terminus of applicant's property.

Bob Howes remembers some type of an agreement between Don Koll and the City about the refinishing of Knott Street. Our file has a memorandum referring to a "refund" to Don Koll in the amount of \$1,500 relating to a "matter" on Knott Street. Apparently there was an agreement but it never reached our files. Suggest "someone" followup with Don Koll for compliance. Please advise.

SOM:dn

cc: Robert C. Howes
Mike Miller
Tom Merrell ✓

Howes

City of Garden Grove
INTER-DEPARTMENT MEMORANDUM

TO FILE
TEAM
4/29/72

To: Owen Witthauer
From: Stewart O. Miller
Dept: Assistant City Manager
Dept: Assistant to Development Services Director
Subject: PUD-104-70, Don Koll
Date: April 28, 1972

An investigation of the subject site indicates that the developer has not fully complied with the above PUD. My investigation indicates the following conditions not complied with:

- A. Don Koll to cap all of Brady Way.
- B. Install mature, view-obscuring, landscaping between Brady Way and single family dwelling.
- C. Completion of parking areas along Brady Way in conformance to PUD plan.
- D. Install adequate mature landscaping in areas behind Radio Shack.
- E. Landscaping in parkway area north of terminus of applicant's property.

Bob Howes remembers some type of an agreement between Don Koll and the City about the refinishing of Knott Street. Our file has a memorandum referring to a "refund" to Don Koll in the amount of \$1,500 relating to a "matter" on Knott Street. Apparently there was an agreement but it never reached our files. We would appreciate any information you may have on this matter.

SOM:dn
cc: Robert C. Howes
Mike Miller
Tom Morrell

Stewart O. Miller

PUD-104-70

February 29, 1972

Mr. Bill Gray
Owen Koll Income Properties
17755 Sky Park Circle
Irvine, California 92664

Dear Bill:

Enclosed is the document I discussed with you in the office the other day which is required to be executed before your rezoning can become effective. The enclosure is a sample as to format and basic intent. I believe you may want to redraft at least the last portion of the last page pertaining to required signatures. This is because we prepared the document thinking that Koll Income Properties would be the owners of the property.

Provided your attorney agrees, I would suggest that the recorded property owner execute the document instead of Koll Income Properties but that a section be added where Koll Income Properties would also bind themselves to the agreement. Incidentally, none of the conditions or requirements stated in this document are any different from those stipulated in the City Council Resolution approving your PUD.

I am prepared to assist you in every way I can to expedite this matter. Please give me a call if there is anything further you need.

Sincerely,

Thomas G. Herrell
Land Use Manager

TGH:ns
Encl.

bcc: Owen Witthauer, Acting Assistant City Manager
Harry R. Peirce, Building-Zoning Manager

FILE

Max Weeks

Recreation & Parks

Street trees for Radio Shack
(PUO 104-70)

Tom G. Merrell

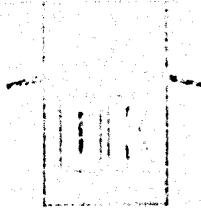
Development Services

August 3, 1971

Mr. Bill Gray of Don Koll Co. agreed to accept billing for 15 gallon street trees in front of the Radio Shack project after receiving a refund from the City of approximately \$1,500. I believe the refund referred to is in connection with some street work done for the Water Department.

TGM:fd

Tom G. Merrell



Don Koll Company, Inc.

February 24, 1970

City of Garden Grove
11391 Acacia Street
Garden Grove, California 92640

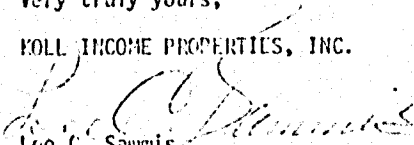
Re: 9-Acre Project at Intersection of Knott and Garden Grove
Freeway, City of Garden Grove

TO WHOM IT MAY CONCERN:

We are hereby authorizing Mr. William Gray to act as our representative towards the signing of any pertinent documents or authorizations per our request for Planned Unit Development with reference to the above-described property.

Very truly yours,

KOLL INCOME PROPERTIES, INC.


Lee C. Sammis
Executive Vice President

LCS: cab

RECEIVED
AUG 11 1970
LAND USE

C O P Y

February 11, 1971

Don Koll Company, Inc.
17755 Sky Park Circle
Irvine, California 92664

Attn: Mr. William Gray

Dear Bill:

Pursuant to our meeting and general agreement of the Knott Street repavement project, I would like to clarify the following items:

1. That you will be the administrator for the project.
2. That you will submit to the City of Garden Grove for review and approval, the lowest three bids for the repavement work.
3. That the City's responsibility will be limited to 3,393 square feet.
4. That the City's cost will be based upon the bid prices for pavement removal, saw cut, and the construction of 4" asphalt concrete pavement only. The City's responsibility will be limited to \$1500.
5. That the City will forward to the Don Koll Company a check for the City's share when items 2, 3, and 4 are completed.

Please coordinate with John Garcia, Engineering Manager, for City requirements for reconstruction of the pavement.

Very truly yours,

THOMAS C. SIFFERMANN
Assistant City Manager

TCS/mv
cc: Engineering Manager

RECEIVED
JUN 23 9 55 AM '71

EXHIBIT 'A'

That portion of Lot 13 in Section 16 of T. 4 N. R. 12 E. of the
subdivision of a part of the Rancho Los Alamos, as shown
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 a point on that certain course whose bearings
52° 19' 01" West 143.75 feet in the boundary of Parcel 2 as
shown on the map recorded July 1, 1946, in State Highway 99
number 4, pages 23, 24 and 25, records of said County, and
thence North 81° 16' 20" East 100.00 feet to a point
bearing South 51° 10' 21" East 100.00 feet to the
beginning of a course from the Northwesterly terminus of
thence South 16° 20' 30" West 10.75 feet; thence South
20° 15' West 1.46 feet to the westerly line of said parcel;
thence South 100.49 feet along said westerly line to the
Northeasterly corner of Parcel 1 as shown on said map; thence
South 15° 06' 27" East 219.52 feet along the Easterly line of
said Parcel 1 to the southerly line of the land described in
the Director's Deed recorded April 10, 1939, in book 267, page
563 of Official Records of said County; thence along said
southerly line North 79° 20' 15" East 211.95 feet to the
beginning of a tangent curve therein concave Northwesterly
and having a radius of 550.00 feet; thence Northwesterly 141.75
feet along said curve through a central angle of 16° 11' 07";
thence tangent to said curve North 45° 05' 48" East 120.17 feet;
thence North 15° 28' 37" West 85.19 feet; thence North 47° 11'
09" West 91.96 feet to said boundary of Parcel 2; thence bearing
53° 10' 21" West 312.50 feet along said boundary to the point
of beginning.

EXCEPT all minerals, oils, gases and other hydrocarbons in
whatever name known that may be within or under said land
without, however, the right to drill, dip or mine thereon, and
surface thereof, as reserved in the deed from the State of
California recorded April 10, 1939, in book 267, page 563 of
Official Records.

2024-11-15
New York, N.Y.

COUNCIL MINUTES - JUNE 1, 1971

ORAL COMMUNICATIONS - PUBLIC (1000-114-20)

Mr. Buxton of Allied Radio Shack appeared before the Council and stated he has a problem which he has had since last September and does not know how to resolve. He has requested some signing on a building and he is attempting to get an answer to his request.

Councilman Dean stated following a meeting with Mr. Burton, Council CID committee, City Staff and Chamber of Commerce representatives, it was made clear that Allied Radio Shack would comply with the Sign Ordinance.

June 7, 1971

Mr. James J. Buxton, Vice President
Allied Radio Shack
7340 Lampson Avenue
Garden Grove, California 92641

Dear Mr. Buxton:

This will confirm our conversation this morning regarding total maximum allowable signing for your facility on Knott Street. Based on M-0 (Industrial Park) signing standards, you are allowed a maximum of 265 square feet of single-faced sign area. Upon re-computation of signing previously approved, you have a total of 256 square feet or a net nine square feet that you have not used.

Per our conversation this morning, we agreed that you may locate that additional nine square feet single-faced signing at the west end of the southerly planter adjacent to the most southerly driveway on Knott Street; furthermore, that the sign would be eye level and indicate retail sales.

If you have any further questions please feel free to contact me.

Very truly yours,

RICHARD R. POWERS
Assistant City Manager

RRP:js

bcc: H. Peirce
S. Miller
T. Merrell



Don Koll Company, Inc.

May 11, 1971

Mr. Tom Merrill
City of Garden Grove
Planning Department
11391 Acacia
Garden Grove, California

Dear Tom:

Enclosed you will find the C.C. & R's for Allied
Radio Shack, notarized as you requested.

Very truly yours,

DON KOLL COMPANY, INC.

A handwritten signature in cursive script, appearing to read 'W.A. Gray', written in dark ink.

William A. Gray
Assistant Vice President-
Construction

WAG:se
Enclosure

MAY 12 1971

LAND USE

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: Dudley H. Lapham
Dept: Administration
Subject: Request for PUD Time Extension -
Don Koll Company

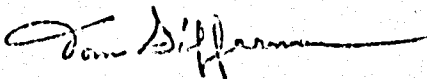
From: Thomas C. Siffermann
Dept: Administration
Date: April 1, 1971

This accompanies a request from the Don Koll Company to extend the commercial development phase of PUD 104-70 until October 20, 1972. The Municipal Code provides for revocation of the PUD within one year of the date of approval of same unless otherwise extended by the City Council.

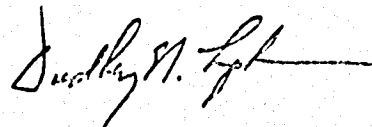
The approved PUD covered two development phases - Radio Shack on seven acres and the Restaurant-Bank-Office Complex on the northerly two acres. The Radio Shack phase will be completed approximately June 15, 1971. I am personally satisfied that the Don Koll Company is diligently pursuing the commercial development phase and that the requested time extension is in order. Therefore, it is recommended that the City Council authorize an extension of time to commence the commercial development phase of PUD 104-70 until October 20, 1972.

Prepared by:

Submitted by:



THOMAS C. SIFFERMANN
Assistant City Manager



DUDLEY H. LAPHAM
City Manager

DHL:TCS:ls

Att.

March 31, 1971



Mr. Thomas Siffermann
Assistant City Manager
City of Garden Grove
11391 Acacia Parkway
Garden Grove, California

Subject: Request for One Year Extension of
Resolution #3948-70, Planned Unit
Development 104-70

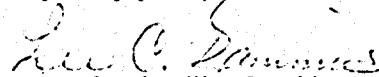
Reference: Corner of Knott Avenue and
Stanford Street, Garden Grove
Koll Income Properties - Owner

Dear Sirs:

The subject resolution was passed, approved and adopted by the City Council of Garden Grove on October 20, 1970 and was to run for a period of one year. The purpose of this letter is to request an extension of one additional year beginning October 20, 1971 and ending October 20, 1972. Present development plans for the northerly two acres of the subject property will not permit the exercising of that portion of the Planned Unit Development prior to October 20, 1971.

Thank you in advance.

Very truly yours,


Lee C. Sammis, Vice President
Koll Income Properties

LCS:pp

COUNCIL MINUTES - APRIL 6, 1971

REQUEST OF KOLL INCOME PROPERTIES, INC., FOR TIME EXTENSION ON PUD-104-70

The City Manager introduced communication dated March 31, 1971, from Koll Income Properties, Inc., requesting one year extension of time on Planned Unit Development 104-70, and Staff Report dated April 1, 1971, thereon.

Councilman Lake moved, seconded by Councilman Adams, that said request be approved and one year time extension to October 20, 1972, on PUD-104-70 be granted. Said motion carried by the following vote:

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

File in PUD
104.70

April 7, 1971

Mr. Lee C. Somms, Vice President
Rolt Income Properties, Inc.
17755 Sky Park Circle
P. O. Box 18K
Irvine, California 92664

Dear Mr. Somms:

Enclosed for your information is a certified excerpt from the Minutes
of the Garden Grove City Council meeting held April 6, 1971, con-
cerning your request for extension of time on PUD 104-70.

Very truly yours,

CITY OF GARDEN GROVE

CITY CLERK

RKS:ms
Encl.

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

APPROVED BY COUNCIL

Date 4-6-71

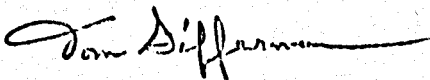
To: Dudley N. Lapham
From: Thomas C. Siffermann
Dept: Administration
Dept: Administration
Subject: Request for PUD Time Extension -
Don Koll Company
Date: April 1, 1971

This accompanies a request from the Don Koll Company to extend the commercial development phase of PUD 104-70 until October 20, 1972. The Municipal Code provides for revocation of the PUD within one year of the date of approval of same unless otherwise extended by the City Council.

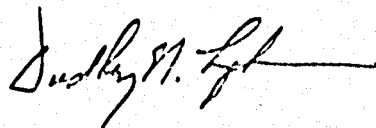
The approved PUD covered two development phases - Radio Shack on seven acres and the Restaurant-Bank-Office Complex on the northerly two acres. The Radio Shack phase will be completed approximately June 15, 1971. I am personally satisfied that the Don Koll Company is diligently pursuing the commercial development phase and that the requested time extension is in order. Therefore, it is recommended that the City Council authorize an extension of time to commence the commercial development phase of PUD 104-70 until October 20, 1972.

Prepared by:

Submitted by:



THOMAS C. SIFFERMAN
Assistant City Manager



DUDLEY N. LAPHAM
City Manager

DNL:TCS:ls

Att.

March 31, 1971



Mr. Thomas Siffermann
Assistant City Manager
City of Garden Grove
11391 Acacia Parkway
Garden Grove, California

Subject: Request for One Year Extension of
Resolution #3948-70, Planned Unit
Development 104-70

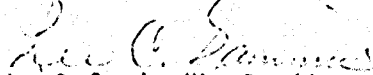
Reference: Corner of Knott Avenue and
Stanford Street, Garden Grove
Koll Income Properties - Owner

Dear Sirs:

The subject resolution was passed, approved and adopted by the City Council of Garden Grove on October 20, 1970 and was to run for a period of one year. The purpose of this letter is to request an extension of one additional year beginning October 20, 1971 and ending October 20, 1972. Present development plans for the northerly two acres of the subject property will not permit the exercising of that portion of the Planned Unit Development prior to October 20, 1971.

Thank you in advance.

Very truly yours,


Lee C. Sammis, Vice President
Koll Income Properties

LCS:pp

April 7, 1971

Mr. Lee C. Sammis, Vice President
Koll Income Properties, Inc.
17755 Sky Park Circle
P. O. Box DK
Irvine, California 92664

Dear Mr. Sammis:

Enclosed for your information is a certified excerpt from the Minutes of the Garden Grove City Council meeting held April 6, 1971, concerning your request for extension of time on PUD 104-70.

Very truly yours,

CITY OF GARDEN GROVE

/s/ Ruby K. Siles
CITY CLERK

RKS:ns
Encl.

bcc: Development Services ✓

EXCERPT FROM THE MINUTES
CITY COUNCIL MEETING OF APRIL 6, 1971

A regular meeting of the City Council of the City of Garden Grove was held in the Council Chamber of the City Hall, 11391 Acacia Parkway, on Tuesday, April 6, 1971, at 7:00 p.m.

ROLL CALL: PRESENT: MAYOR BALLARD, COUNCILMEN ADAMS,
DEAN, LAKE, SCHMIT

ABSENT: NONE

ALSO PRESENT: City Manager, Dudley Lapham; Assistant City Manager, Thomas Siffermann; City Attorney, Eric Lauterer; City Clerk, Ruby Silva.

REQUEST OF KOLL INCOME PROPERTIES, INC., FOR TIME EXTENSION ON PUD 104-70

The City Manager introduced communication dated March 31, 1971, from Koll Income Properties, Inc., requesting one year extension of time on Planned Unit Development 104-70, and Staff Report dated April 1, 1971, thereon.

Councilman Lake moved, seconded by Councilman Adams, that said request be approved and one year time extension to October 20, 1972, on PUD 104-70 be granted. Said motion carried by the following vote:

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

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

I, RUBY K. SILVA, City Clerk of the City of Garden Grove, California, do hereby certify that the foregoing is a full, true, and correct copy of the Minute Entry on record in this office, said Minutes being subject to City Council approval, as of date written below.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Garden Grove this 7th day of April, 1971.

RUBY K. SILVA, CITY CLERK



Don Koll Company, Inc.

January 22, 1971

City of Garden Grove
11391 Acacia
Garden Grove, California

Attention: Tom Merril

RE: Allied Radio Shack

Dear Mr. Merril:

Pursuant to our telephone conversation, this date, be advised that within 30 days all submittals will be complete to fulfill the P.U.D. ordinances including C.C. & R's acceptable to us and the City Attorney, final development plan to be recorded and detailed landscape plan.

We appreciate your cooperation and assistance in helping us obtain the building permit.

Very truly yours,

DON KOLL COMPANY, INC.

W.A. Gray
William A. Gray
Assistant Vice President-
Construction

RECEIVED
JAN 22 1971
LAND USE

WAG:se

CANNOT BE APPROVED UNLESS CONSTRUCTION IS IMMINENT, PERMIT
DIVISION TO SEND LETTER RE DUCT OF NEW ADMIN, PER ^{TEAM} 2/27/71
BILL GRAY, TSM 2/29/71
17755 SKY PARK CIRCLE • IRVINE, CALIFORNIA • 92664 • (714) 546 5783

Pj 1307 hi

EL

RECEIVED

JAN 5 1971

January 4, 1971

Mr. William L. Grey
Don Koll Company
17755 Sky Park Circle
Irvine, California

Dear Bill:

Confirming our recent telephone conversation, the City will construct the Brady Way Channel this year. Questions regarding design detail and scheduling may be directed to John Garcia, of our Development Services Department.

It is understood and agreed that in addition to the requirements set forth in your P.U.D., the Don Koll Company will cap the entire length of Brady Way upon completion of the channel improvements. Specifics regarding the street capping may be obtained from John Garcia.

Bill, we will make every effort to complete the channel improvements simultaneously with your completion of the Radio Shack Complex. By copy of this letter I am asking John Garcia to coordinate with you in this regard.

I trust 1971 will witness additional Don Koll developments in Garden Grove. Best wishes for a happy and prosperous new year.

Sincerely,



THOMAS C. SIFFERMANN
Assistant City Manager

TCS:ls

cc: John Garcia
Harry Felce
Robert Hayes
Richard Powers

November 9, 1970

Mr. Bill Grey
Koll Income Properties
17755 Sky Park Circle
Irvine, California

Dear Mr. Grey:

Subject: P.U.D.-104-70

Upon your request I have reviewed the plans and information concerning the two signs you propose to erect on the Allied Radio Shack site. The sign area as shown on the exhibits is within the allowable area for this use.

The location of the wall is satisfactory as shown. The location of the pole sign is not shown and therefore is still subject to approval. However, it is anticipated that a location near the junction of Knott Street and the Garden Grove Freeway on-ramp would be satisfactory.

Yours truly,

STEWART O. MILLER
Zoning Administrator

SOM:cmh

cc: Tom Siffermann

Case File

ORDINANCE NO. 1147

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 HEREBY 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 9203.20.146

Planned Unit Development No. PUD 104-70 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 City Council Resolution No. 3948-70 approving Planned Unit Development No. PUD 104-70.

SECTION 2:

This Ordinance shall take effect thirty (30) days after adoption and shall within fifteen (15) 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 approved and adopted by the City Council of the City of Garden Grove on the 3rd day of November, 1970.

LAURENCE J. SCHMIT
MAYOR OF THE CITY OF GARDEN GROVE

ATTEST:

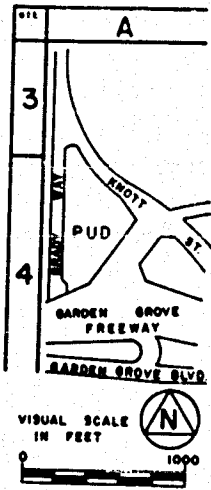
RUBY K. SILVA
CITY CLERK OF THE CITY OF GARDEN GROVE

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 Ordinance had its first reading on October 20, 1970, and had its second reading on November 3, 1970, and was adopted by the following vote, to wit:

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

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



PUD-104-70
ZONE MAP
PART C-6

COUNCIL MINUTES - NOVEMBER 3, 1970

ORDINANCE NO. 1147 was presented for second reading and the title read in full, being an Ordinance amending Article IX of the Municipal Code as proposed by Planned Unit Development 104-70, 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 Adams, that Ordinance No. 1147 be passed and adopted. Upon the following vote:

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

said Ordinance No. 1147 was declared passed and adopted.

<u>USE</u>	<u>ALLOWABLE SIGN AREA</u>
MP (MFG & WAREHOUSE)	700 = 125 + 60 = 185 # ACTUAL 176
CI (RETAIL SALES)	50' x 3' = 150 # ACTUAL = $\frac{50 \#}{25}$ 125
OP (OFFICE)	10,000 # ÷ 300 = 33 #

RESOLUTION NO. 3948-70

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING PLANNED UNIT DEVELOPMENT 104-70

WHEREAS, the applicant, Koll Income Properties, requests approval of a revised Final Development Plan to permit the construction of professional offices, general commercial and industrial uses in the Planned Unit Development zone, in accordance with the provisions of Municipal Code Section 9213F (Planned Unit Development, on an irregularly shaped parcel located at the southeast corner of Knott Street and Brady Way; and

WHEREAS, the City Planning Commission, pursuant to its Resolution No. 2461 recommended approval of PUD 104-70 on September 24, 1970; and

WHEREAS, a public hearing was held by the City Council on October 13, 1970, and all interested persons were given an opportunity to be heard; and

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

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

That the City Council of the City of Garden Grove does hereby approve Planned Unit Development 104-70 as recommended by the Planning Commission, subject to the following conditions:

1. Approval of this Planned Unit Development shall not be construed to mean any waiver of the applicable and appropriate zoning and other regulations.
2. Minor changes in P.U.D.-104-70 may be approved by the Building-Zoning Manager. If other than minor changes are made in the proposed development, a new P.U.D. application shall be filed which reflects the revisions made.
3. That the following Standards of Development shall apply:

- (a) Signing Standards. Signing in the proposed development shall be as follows:

Industrial Use. All signs for this Phase I use shall be approved by the Zoning Administrator as pertains to size, height, rotation and placement, provided that in no event shall any sign exceed a maximum height of 50 feet.

Restaurant: Signs shall be limited to an aggregate display area not exceeding 3 square feet of display area for each lineal foot of building frontage facing Knott Avenue and shall not exceed the height of the tallest building on the site.

Bank: Signs shall be limited to an aggregate display area not exceeding 3 square feet of display area for each lineal foot of building frontage facing Knott Avenue and shall not exceed the height of the tallest building on the site.

Office-Professional Building: One lighted or unlighted nameplate sign not exceeding four square feet of display area for each 300 square feet of office space is permitted. Said nameplate shall contain the name of the occupant and/or the principal use only.

Two signs not exceeding 200 gross square feet of display area are permitted for general identification or direction use.

General regulations governing all Phase II uses:

- (a) No sign shall be roof-mounted nor extend above the cornice line of any building. No sign may flash, blink, rotate, nor have any moving parts.
 - (b) All signing shall be compatible and shall be approved by the Zoning Administrator.
 - (c) Phase II consists of the restaurant, bank, and office - professional building.
- (b) Parking requirements: Parking standards shall be as follows:
- Industrial Buildings: The requirements of Municipal Code Section 9217 shall apply.
 - Restaurant: 4,000 square feet or more, 40 parking spaces plus one (1) for each 50 square feet of gross floor area in excess of 4,000 square feet.
 - Bank: Four (4) parking spaces plus one (1) for each 200 square feet of gross floor area.
 - Office-Professional Building: One (1) parking space for each 250 square feet of gross floor area.
- Striping plan for Knott Avenue to be reviewed by the City Traffic Engineer.
- (c) Landscaping: Detailed Landscape Plan to be submitted for approval by Staff showing plant size, type, location and method of watering system. Landscape area to be 5 percent of total site. Mature landscaping is to be shown for installation.
- Applicant to install suitable landscape buffer on west parkway of Brady Way which at maturity will provide adequate screening for adjacent single family residences. Location, type and size of plant material to be approved by Staff. Maintenance responsibility to be by applicant.
- Applicant to install landscaping in parkway area north of the terminus of the applicant's property. Location, type and size of plant material to be approved by Staff. Maintenance responsibility to be by applicant.
- (d) Street Improvements: Any necessary street dedications shall be required to achieve full street and drainage improvements as indicated on general Development Plan. Design of parking bays on Brady Way to be approved by Development Services.
- No parking stalls in bays on Brady Way shall be permitted for the first 50 feet southerly of the north curb return at Stanford Avenue.
- The applicant shall construct box culverts at the driveway locations on Brady Way. These culverts will be a 5 ft. x 7 ft. reinforced concrete box. The structural design and the vertical locations of these culverts are available from the Engineering Division of Development Services and will be furnished to the applicant's engineer for his inclusion in the street improvement plans for Brady Way. The City will enter into an agreement with the applicant for reimbursement for his construction of the culverts within one year of the completion date.
- A faithful performance bond shall be required for street improvements on Brady Way pending completion of drainage improvements, such bond to be approved by Development Services.
- (e) Lighting: All on-site lighting shall be low level and directed away from adjacent R-1 single family residences.
- (f) Trash Storage: All trash areas to be completely enclosed, areas to be delineated on General Development Plan.

- (g) Roof supported mechanical equipment to be screened as viewed from City streets.
- (h) Underground Utilities: All on-site utilities to be undergrounded.
- (i) Permitted Uses and Performance Standards: The use of the industrial building located on the south of the subject property shall consist of offices and warehousing for any use permitted by the M-P zone, and may in addition include up to a maximum of 6,000 square feet of retail sales area.

No use shall be permitted which does not comply with the following standards of industrial performance and which cannot be fully conducted within a completely enclosed building.

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.
- (j) 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.
 - (k) In the event construction is not begun on the restaurant and bank within one year of adoption of this P.U.D., the applicant shall submit a revised General Development Plan limited to the industrial uses and standards approved as shown in Phase I.
 - (l) Where herein not otherwise specified, all provisions of the Garden Grove Municipal Code hereby apply.

4. That C.C. & R's providing for the perpetual maintenance and preservation of this development be recorded along with the Final Development Plan and the above Site Development Standards, in accordance with Section 9213F.9 of the Municipal Code.

That the City Attorney is hereby directed to prepare the necessary ordinance and to incorporate this amendment to the Municipal Code when he has been advised by the City Manager that it is in order to proceed.

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

PASSED, APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF GARDEN GROVE this 20th day of October, 1970, by the following vote, to wit:

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

/s/ Laurence J. Schmit
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 introduced and adopted at a regular meeting of the City Council of the City of Garden Grove held October 20, 1970.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Garden Grove this 20th day of October, 1970.

/s/ Ruby K. Silva
CITY CLERK OF THE CITY OF GARDEN GROVE

COUNCIL MINUTES - OCTOBER 13, 1970

PUBLIC HEARING - PLANNED UNIT DEVELOPMENT 104-70

Planned Unit Development 104-70, initiated by Koll Income Properties, requesting approval of a revised Final Development Plan to permit the construction of professional offices, general commercial and industrial uses in the Planned Unit Development zone, in accordance with the provisions of Municipal Code Section 9213F (Planned Unit Development), on an irregularly shaped parcel located at the southeast corner of Knott Street and Brady Way.

The City Planning Commission, pursuant to Resolution No. 2461, recommended approval of Planned Unit Development 104-70.

Pursuant to Legal Notice published October 2, 1970, a public hearing on the case was ordered by the City Council to be held this date.

The Principal Land Use Technician described the existing land uses, zoning, and General Plan designations of the subject area as indicated on the display maps, after which he explained the recommendations of the Planning Commission forwarded to the City Council by Resolution 2461, and other related material.

The Assistant City Manager presented a formula to follow in evaluating parking and signing requirements for Planned Unit Development zones where a mixing of uses is involved. In essence, the formula provides that the appropriate standard for each use is the same as for the zone that first permits that use. Thus, an industrial use should be subject to the appropriate standards of the M-P zone and a retail use should be subject to the appropriate standards of the C-1 zone.

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

Mr. Bill Gray, Assistant Vice President of Koll Income Properties, appeared before the Council as representative of the applicant and displayed a rendering of the proposed "Allied Radio Shack" sign they plan to install. The pole sign which is also planned to be located on this project is the pole sign at the present Radio Shack location, reduced to 50' and the words "Allied Radio Shack". Mr. Gray continued they do have a tight schedule on this project. They are talking about 120,000 square feet of building; they have a severe soil condition with this property which is an old dump site; they have approximately 2-1/2 acres of soil to remove and bring in; so they do have a time schedule. This building would have an ultimate size of 164,000 square feet. They feel it is not unreasonable to request they be allowed the same amount of signs as currently utilized on a 73,000 square foot building.

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

Councilman Dean moved, seconded by Councilman Lake, that Planned Unit Development 104-70 be approved as recommended by the Planning Commission, and that the City Attorney be hereby directed to prepare Council Resolution of approval and appropriate amendment to the Municipal Code as proposed by Planned Unit Development 104-70. Said motion carried by the following vote:

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

The City Planning Commission, pursuant to Resolution No. 2461, recommended approval of Planned Unit Development 104-70.

Pursuant to Legal Notice published October 2, 1970, a public hearing on the case was ordered by the City Council to be held this date.

The Principal Land Use Technician described the existing land uses, zoning, and General Plan designations of the subject area as indicated on the display maps, after which he explained the recommendations of the Planning Commission forwarded to the City Council by Resolution 2461, and other related material.

The Assistant City Manager presented a formula to follow in evaluating parking and signing requirements for Planned Unit Development zones where a mixing of uses is involved. In essence, the formula provides that the appropriate standard for each use is the same as for the zone that first permits that use. Thus, an industrial use should be subject to the appropriate standards of the M-P zone and a retail use should be subject to the appropriate standards of the C-1 zone.

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

Mr. Bill Gray, Assistant Vice President of Koll Income Properties, appeared before the Council as representative of the applicant and displayed a rendering of the proposed "Allied Radio Shack" sign they plan to install. The pole sign which is also planned to be located on this project is the pole sign at the present Radio Shack location, reduced to 50' and the words "Allied Radio Shack". Mr. Gray continued they do have a tight schedule on this project. They are talking about 120,000 square feet of building; they have a severe soil condition with this property which is an old dump site; they have approximately 2-1/2 acres of soil to remove and bring in; so they do have a time schedule. This building would have an ultimate size of 164,000 square feet. They feel it is not unreasonable to request they be allowed the same amount of signs as currently utilized on a 73,000 square foot building.

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

Councilman Dean moved, seconded by Councilman Lake, that Planned Unit Development 104-70 be approved as recommended by the Planning Commission, and that the City Attorney be hereby directed to prepare Council Resolution of approval and appropriate amendment to the Municipal Code as proposed by Planned Unit Development 104-70. Said motion carried by the following vote:

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

CITY COUNCIL MINUTES - OCTOBER 20, 1970

RESOLUTION NO. 3948-70

Councilman Dean moved, seconded by Councilman Adams, that Resolution No. 3948-70, entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING PLANNED UNIT DEVELOPMENT 104-70, 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, BALLARD, DEAN, LAKE, SCHMIT
NOES:	COUNCILMEN:	NONE
ABSENT:	COUNCILMEN:	NONE

said Resolution No. 3948-70 was declared adopted.

ORDINANCE NO. 1147 was introduced for first reading and the title read in full, being an Ordinance amending Article IX of the Municipal Code as proposed by Planned Unit Development 104-70, 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 Adams, that Ordinance No. 1147 be passed to second reading. Upon the following vote:

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

said Ordinance No. 1147 was declared passed to second reading.

SEPTEMBER 30, 1970

Roll Income Properties
17755 Sky Park Circle
Irvine, Ca. 92661

PLANNED UNIT DEVELOPMENT NO. P.U.D. 104-70

September 24, 1970

2461

RESOLUTION NO. 2461

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF GARDEN GROVE RECOMMENDING
APPROVAL OF PLANNED UNIT DEVELOPMENT 104-70.

WHEREAS, in the matter of Planned Unit Development 104-70, the Planning Commission of the City of Garden Grove does report as follows:

1. The subject case was initiated by Koll Income Properties, as applicant.
2. The applicant requests approval of a revised Final Development Plan to permit the construction of professional offices, general commercial and industrial uses in the Planned Unit Development zone, in accordance with the provisions of Municipal Code Section 9213F (Planned Unit Development).
3. The subject property is zoned PUD and is an unimproved freeway remnant.
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. The subject Planned Unit Development possesses characteristics that would indicate justification of the request for adoption.
2. All requirements of Section 9213F.7 have been shown to be satisfied.
3. 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. Minor changes in P.U.D.-104-70 may be approved by the Building-Zoning Manager. If other than minor changes are made in the proposed development, a new P.U.D. application shall be filed which reflects the revisions made.
 - c. That the following Standards of Development shall apply:

- (1) Signing Standards. Signing in the proposed development shall be as follows:

Industrial Use. All signs for this use shall be approved by the Zoning Administrator as pertains to size, height, rotation and placement, provided that in no event shall any sign exceed a maximum height of 50 feet.

Restaurant: Signs shall be limited to an aggregate display area not exceeding 3 square feet of display area for each lineal foot of building frontage facing Knott Avenue and shall not exceed the height of the tallest building on the site.

Bank: Signs shall be limited to an aggregate display area not exceeding 3 square feet of display area for each lineal foot of building frontage facing Knott Avenue and shall not exceed the height of the tallest building on the site.

Office-Professional Building: One lighted or unlighted nameplate sign not exceeding four square feet of display area for each 300 square feet of office space is permitted. Said nameplate shall contain the name of the occupant and/or the principal use only.

Two signs not exceeding 200 gross square feet of display area are permitted for general identification or direction use.

General regulations governing all uses:

- (a) No sign shall be roof-mounted nor extend above the cornice line of any building.
 - (b) All signing shall be compatible and shall be approved by the Zoning Administrator.
- (2) Parking Requirements. Parking standards shall be as follows:
- Industrial Buildings: Buildings having more than 16,000 square feet of floor area shall have 27 parking spaces plus one (1) for each 1,000 square feet in excess of 16,000 square feet of building area.
- Restaurant: 4,000 square feet or more, 40 parking spaces plus one (1) for each 50 square feet of gross floor area in excess of 4,000 square feet.
- Bank: Four (4) parking spaces plus one (1) for each 200 square feet of gross floor area.
- Office-Professional Building: One (1) parking space for each 250 square feet of gross floor area.
- Striping plan for Knott Avenue to be reviewed by the City Traffic Engineer.
- (3) Landscaping: Detailed Landscape Plan to be submitted for approval by Staff showing plant size, type, location and method of watering system. Landscape area to be 5 percent of total site. Mature landscaping is to be shown for installation.
- Applicant to install suitable landscape buffer on west parkway of Brady Way which at maturity will provide adequate screening for adjacent single family residences. Location, type and size of plant material to be approved by Staff. Maintenance responsibility to be by applicant.
- Applicant to install landscaping in parkway area north of the terminus of the applicant's property. Location, type and size of plant material to be approved by Staff. Maintenance responsibility to be by applicant.
- (4) Street Improvements: Any necessary street dedications shall be required to achieve full street and drainage improvements as indicated on general Development Plan. Design of parking bays on Brady Way to be approved by Development Services.
- No parking stalls in bays on Brady Way shall be permitted for the first 50 feet southerly of the north curb return at Stanford Avenue.
- The applicant shall construct box culverts at the driveway locations on Brady Way. These culverts will be a 5 ft. x 7 ft. reinforced concrete box. The structural design and the vertical locations of these culverts are available from the Engineering Division of Development Services and will be furnished to the applicant's engineer for his inclusion in the street improvement plans for Brady Way. The City will enter into an agreement with the applicant for reimbursement for his construction of the culverts within one year of the completion date.
- A faithful performance bond shall be required for street improvements on Brady Way pending completion of drainage improvements, such bond to be approved by Development Services.
- (5) Lighting: All on-site lighting shall be low level and directed away from adjacent R-1 single family residences.
- (6) Trash Storage: All trash areas to be completely enclosed, areas to be delineated on General Development Plan.

- (7) Roof supported mechanical equipment to be screened as viewed from city streets.
- (8) Underground Utilities: All on-site utilities to be undergrounded.
- (9) Permitted Uses and Performance Standards: The use of the industrial building located on the south of the subject property shall consist of offices and warehousing for any use permitted by the M-P zone, but may in addition include up to a maximum of 6,000 square feet of retail sales area.

No use shall be permitted which does not comply with the following standards of industrial performance and which cannot be fully conducted within a completely enclosed building.

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.
 - (g) 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.
 - (h) No exterior storage of materials, supplies, equipment or machinery shall be permitted whether open or in tanks, bins, or other container devices.
- (10) 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.
 - (11) In the event construction is not begun on the restaurant and bank within one year of adoption of this P.U.D., the applicant shall submit a revised General Development Plan limited to the industrial uses and standards approved as shown in Phase I.
 - (12) Where herein not otherwise specified, all provisions of the Garden Grove Municipal Code hereby apply.

d. That C.C.& R's providing for the perpetual maintenance and preservation of this development be recorded along with the Final Development Plan and the above Site Development Standards, in accordance with Section 9213F.9 of the Code.

e. that all noise levels emanating from the subject property shall not exceed that of existing noise sources in the immediate vicinity.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission of the City of Garden Grove does hereby recommend approval of Planned Unit Development 104-70 subject to the conditions stated above.

ADOPTED AND APPROVED this 24th day of September, 1970.

/s/ THOMAS E. SHELTON
VICE CHAIRMAN

I HEREBY CERTIFY that the foregoing resolution was duly adopted at a regular meeting of the Planning Commission of the City of Garden Grove which was held on September 24, 1970, and carried by the following vote, to wit:

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

/s/ MARY ROLLINSON
CLERK OF THE PLANNING AGENCY

PUBLIC HEARING:
INITIATED BY:
REQUEST:

PLANNED UNIT DEVELOPMENT NO. P.U.D. 104-70
KOLL INCOME PROPERTIES
APPROVAL OF A REVISED FINAL DEVELOPMENT PLAN TO PERMIT
THE CONSTRUCTION OF PROFESSIONAL OFFICES, GENERAL COM-
MERCIAL AND INDUSTRIAL USES IN THE PLANNED UNIT
DEVELOPMENT ZONE, IN ACCORDANCE WITH THE PROVISIONS
OF MUNICIPAL CODE SECTION 9213F (PLANNED UNIT
DEVELOPMENT)

LOCATION:

AN IRREGULARLY SHAPED PARCEL LOCATED AT THE SOUTH-
EAST CORNER OF KNOTT STREET AND BRADY WAY

DATE:

SEPTEMBER 24, 1970

With the consent of the Commission, Vice Chairman Shelton granted Commissioner McNamara's request to abstain from voting on the subject case, inasmuch as the applicant is a client of his firm.

COMMISSIONER MCNAMARA LEFT THE COUNCIL CHAMBERS.

Upon confirmation that proper public notice had been given, Vice Chairman Shelton requested the reading of correspondence relative to the subject case. Mr. Merrell stated that no correspondence had been received.

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 the display maps.

Vice Chairman Shelton declared the public hearing open.

Mr. Bill Gray, Assistant Vice President, Koll Income Properties, 17755 Sky Park Circle, Irvine, appeared as representative of the applicant, and stated the proposed plan removes six industrial buildings approved as part of P. U. D. 102-70 and substitutes a large warehouse building and office area. He explained the original plan and the changes proposed by this case. Mr. Gray described the proposed architectural features of the industrial building and proposed offices, and stated the landscaping will be the same as that approved in P.U.D. 102-70 and will blend excellently with the single family residences to the west and present a pleasing view from the Freeway. They have met with Staff and the only contention in this matter is concerning signs.

Mr. Gray continued by explaining the size of the present Radio Shack sign, which is larger than Code requirements. The owner of Radio Shack does not desire to replace the existing signs, and has indicated to Mr. Gray that their move to the proposed structure would be dependent upon retaining signs used in their present location.

Upon question of Commissioner McCleary, Mr. Gray stated there would not be assembly of materials in the structure, that Radio Shack would use it for a warehouse and quality control area only. Commissioner McCleary further questioned what kind of testing would be done, and Mr. Gray stated it would be strictly electronic.

Commissioner Shelstad discussed problems which might arise from loading and unloading of trucks in connection with the use, and stated he feels this would not present problems.

Discussion followed between Commissioners and Mr. Gray concerning traffic flow, loading and unloading, noise levels, location of proposed office area signs, and possibility of a "target" survey from the Freeway to determine height of a sign needed for viewing, along with extent of the authority of the Commission to approve changes in uses in the M-P and PUD zones. Commissioner Bernston questioned construction of a bank in the project, and Mr. Gray stated it was a possibility they were working on.

There being no response from the audience with objection to the proposed application, Vice Chairman Shelton declared the public hearing closed.

Commissioner McCleary stated she was delighted with the warehouse proposed by the present application, but the question of the sign must be settled. The height is questionable now that the sign will be closer to the Freeway.

Commissioner McNamara stated the residents in the single-family dwellings to the west of the project must be considered and the sign should not exceed the standard height.

Commissioner Bernston stated he felt the sign would be on the front of the building and would be a long way from the residential area. Commissioner Movius, while expressing his commendation to the applicant on the planning and thought in the proposed plan, also felt the sign height presented a problem in meeting the standards required by the Code.

Commissioner Shelton stated he had discussed the possibility of moving the sign to the center of the project with the applicant, but he does not desire this. Perhaps it can be made allowable by changing the P.U.D. zone requirements, or by a Conditional Use Permit.

Commission members entered into discussion on procedures which might be used to allow the sign as desired by Radio Shack, and mention was made of the fact that such sign does rotate and its proximity to the Freeway might be dangerous. It was suggested that a "target" study should be initiated by the applicant to establish the necessary height for viewing of the sign. Commissioners concurred on the necessity to facilitate initiation of construction approval for subject project.

Commissioner Shelton stated at the time the application was submitted, the applicant did not submit data on the sign, and this has complicated matters. He feels this might be handled by the Zoning Administrator, or at the time of the plan check.

Upon question of Commissioner Movius, Mr. Gray addressed the Commission with further information concerning the subject sign and proposed signs which would be located inside the colonnade. He again outlined square footage and proposed location of the Radio Shack sign which is to be moved within P.U.D. 104-70.

Discussion was entered into among Commissioners, Staff, and Mr. Gray concerning possibilities for relocating the sign, proposed illumination and placement, and Commissioners McCleary and Bernston indicated they felt the matter should be presented to the Zoning Administrator for decision, with the applicant supplying all pertinent data concerning minimum height necessary for viewing from the Freeway, etc. Other Commission members concurred decision by the Zoning Administrator would facilitate the matter and this might provide the most equitable solution.

It was moved by Commissioner Bernston, seconded by Commissioner Movius, that Planned Unit Development No. P.U.D. 104-70 be approved as submitted, with the exception that the Zoning Administrator approve all sign requirements and the rotating sign be no more than fifty feet in height.

Said motion carried by the following vote:

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

Vice Chairman Shelton instructed the Staff to prepare the proper resolution for the approval of P.U.D. 104-70 (RESOLUTION NO. 2461).

COMMISSIONER MC NAMARA RE-ENTERED THE COUNCIL CHAMBER.

September 21, 1970

We are attaching for your information a copy of the Staff Report submitted to the Planning Commission in connection with Planned Unit Development 104-70. Your case will be considered by the Planning Commission on Thursday, September 24, 1970, at 1:30 p.m. If you have any questions concerning this Report, please contact the Building-Zoning Division at City Hall, 537-4200.

HARRY R. PEIRCE

BUILDING-ZONING MANAGER

Handwritten signature

PUBLIC HEARING

PLANNED UNIT DEVELOPMENT NO. P.U.D.-104-70

ITEM NO. 3

INITIATED BY: KOLL INCOME PROPERTIES

REQUEST: APPROVAL OF A REVISED FINAL DEVELOPMENT PLAN TO PERMIT THE CONSTRUCTION OF PROFESSIONAL OFFICES, GENERAL COMMERCIAL AND INDUSTRIAL USES IN THE PLANNED UNIT DEVELOPMENT ZONE, IN ACCORDANCE WITH THE PROVISIONS OF MUNICIPAL CODE SECTION 9213F (PLANNED UNIT DEVELOPMENT).

LOCATION: AN IRREGULARLY SHAPED PARCEL LOCATED AT THE SOUTH-EAST CORNER OF KNOTT STREET AND BRADY WAY.

DATE: SEPTEMBER 24, 1970

CASE NO.: PLANNED UNIT DEVELOPMENT NO. 104-70
DATE: SEPTEMBER 24, 1970
APPLICANT: KOLL INCOME PROPERTIES

I. APPLICANT'S REQUEST:

The applicant requests approval of a revised Final Development Plan to permit the construction of professional offices, general commercial and industrial uses in the Planned Unit Development zone, in accordance with the provisions of Municipal Code Section 9213F (Planned Unit Development).

II. ZONING AND LAND USE INFORMATION:

1. The subject property is presently zoned P.U.D. and is an unimproved freeway remnant.
2. Existing land use and zoning in the vicinity of the subject property is as follows:
 - a. North: Zoned M-P and is predominantly unimproved.
 - b. South: Zoned R-1 and improved with the on-ramp from Knott Street to the Garden Grove Freeway.
 - c. East: Zoned M-P and is predominantly unimproved.
 - d. West: Zoned R-1 and improved with single family dwellings.

III. BACKGROUND INFORMATION:

1. A previous variance request (V-128-69) for approval of three variances to the Municipal Code to permit the construction of an office building and multiple occupancy industrial buildings on the subject property was denied by the Zoning Administrator and the City Council in January, 1970.

2. A request for approval of P.U.D. 102-70, a Planned Unit Development to permit construction of six industrial buildings and related office and commercial uses, was approved by the Planning Commission and the City Council in April, 1970.

IV. THE APPLICATION:

1. All aspects of the original P.U.D. approval are to remain the same, except for the number and location of buildings in Phase I. Instead of constructing six industrial buildings as Phase I, a single building with 100,000 square feet of warehouse area and 13,000 square feet of display and office area is proposed.

2. The applicant will record a Final Development Plan in compliance with all development standards recorded with P.U.D.-102-70. All required landscaping, screen walls and parking will be provided.

V. THE DEVELOPMENT PLAN:

1. Because this site is bordered on all sides by rights-of-way and is adjacent to the freeway, residential and industrial developments, its location, design and proposed uses are most compatible with the character of existing development in the vicinity.

2. The type of architecture proposed is relatively easy to maintain as well as aesthetically pleasing, producing an environment of stable and desirable character. Traffic congestion is eliminated through carefully located points of controlled access.

3. Standards of development applicable to this P.U.D. are subject to C.C. & R.'s and standards made conditions of approval, both to be recorded against title to the land.

4. The proposed placement of buildings and landscaping will result in an exemplary integration of the proposed development into its setting.

5. The amount of open space equals or exceeds that required under M-P zoning standards.

6. Protection and maintenance of private areas reserved for common use is provided for in the C.C. & R.'s to be recorded. A suggested form is attached to this report.

7. The applicant has clearly demonstrated to the staff that, if approved, this entire project will be diligently pursued. Completion date for the Phase I building is the middle of December, 1970.

8. In all aspects, the spirit and intent of the Garden Grove Municipal Code have been upheld. All signs, landscaping, parking, etc. will meet Code requirements.

VI. PLANNING COORDINATING COMMITTEE RECOMMENDATIONS:

Approval of P.U.D.-104-70, which is actually a change of the plan approved as P.U.D.-102-70, is recommended subject to the following conditions:

1. Approval of this Planned Unit Development shall not be construed to mean any waiver of the applicable and appropriate zoning and other regulations.

2. Minor changes in P.U.D.-104-70 may be approved by the Building-Zoning Manager. If other than minor changes are made in the proposed development, a new P.U.D. application shall be filed which reflects the revisions made.

3. That the following Standards of Development shall apply:

a. Signing Standards. Signing in the proposed development shall be as follows:

Industrial Use: A maximum of 189 square feet of signing is permitted for the industrial building, to be free standing or wall mounted. No sign which faces an "R" zone shall be internally illuminated.

Restaurant: Signs shall be limited to an aggregate display area not exceeding 3 square feet of display area for each linear foot of building frontage facing Knott Avenue and shall not exceed the height of the tallest building of the site.

Bank: Signs shall be limited to an aggregate display area not exceeding 3 square feet of display area for each linear foot of building frontage facing Knott Avenue and shall not exceed the height of the tallest building of the site.

Office-Professional Building: One lighted or unlighted name-plate sign not exceeding four square feet of display area for each 300 square feet of office space is permitted. Said name-plate shall contain the name of the occupant and/or the principal use only.

Two signs not exceeding 200 gross square feet of display area are permitted for general identification or direction use.

General regulations governing all uses:

- (a) No sign shall be roof-mounted nor extend above the cornice line of any building.
- (b) All signing shall be compatible and shall be approved by the Zoning Administrator.

b. Parking Requirements. Parking standards shall be as follows:

Industrial Buildings Buildings having more than 16,000 square feet of floor area shall have 27 parking spaces plus one (1) for each 1,000 square feet in excess of 16,000 square feet of building area.

Restaurant: 4,000 square feet or more, 40 parking spaces plus one (1) for each 50 square feet of gross floor area in excess of 4,000 square feet.

Bank: Four (4) parking spaces plus one (1) for each 200 square feet of gross floor area.

Office-Professional Building: One (1) parking space for every 250 square feet of gross floor area.

Striping plan for Knott Avenue to be reviewed by the City Traffic Engineer.

c. Landscaping: Detailed Landscape Plan to be submitted for approval by staff showing plant size, type, location and method of watering system. Landscape area to be 5 percent of total site. Mature landscaping is to be shown for installation.

Applicant to install suitable landscape buffer on west parkway

of Brady Way which at maturity will provide adequate screening for adjacent single family residences. Location, type and size of plant material to be approved by staff. Maintenance responsibility to be by applicant.

Applicant to install landscaping in parkway area north of the terminus of the applicant's property. Location, type and size of plant material to be approved by staff. Maintenance responsibility to be by applicant.

- d. Street Improvements: Any necessary street dedications shall be required to achieve full street and drainage improvements as indicated on general Development Plan. Design of parking bays on Brady Way to be approved by Development Services.

No parking stalls in bays on Brady Way shall be permitted for the first 50 feet southerly of the north curb return at Stanford Ave.

The applicant shall construct box culverts at the driveway locations on Brady Way. These culverts will be a 5 ft. x 7 ft. reinforced concrete box. The structural design and the vertical locations of these culverts are available from the Engineering Division of Development Services and will be furnished to the applicant's engineer for his inclusion in the street improvement plans for Brady Way. The City will enter into an agreement with the applicant for reimbursement for his construction of the culverts within one year of the completion date.

A faithful performance bond shall be required for street improvements on Brady Way pending completion of drainage improvements, such bond to be approved by Development Services.

- e. Lighting: All on-site lighting shall be low level and directed away from adjacent R-1 single family residences.
- f. Trash Storage: All trash areas to be completely enclosed, areas to be delineated on General Development Plan.
- g. Roof supported mechanical equipment to be screened as viewed from City streets.
- h. Underground Utilities: All on-site utilities to be undergrounded.
- i. Permitted Uses and Performance Standards: The use of the industrial building located on the south of the subject property shall consist of offices and warehousing for any use permitted by the M-P zone, but may in addition include up to a maximum of 6,000 square feet of retail sales area.

No use shall be permitted which does not comply with the following standards of industrial performance and which cannot be fully conducted within a completely enclosed building.

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.

j. 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. A recommended draft of Covenants, Conditions and Restrictions is hereby attached.

k. In the event construction is not begun on the restaurant and bank within one year of adoption of this P.U.D., the applicant shall submit a revised General Development Plan limited to the industrial uses and standards approved as shown in Phase I.

l. Where herein not otherwise specified, all provisions of the Garden Grove Municipal Code hereby apply.

4. That C.C. & R.'s providing for the perpetual maintenance and preservation of this development be recorded along with the Final Development Plan and the above Site Development Standards, in accordance with Section 9213F.9 of the Code.

5. That all noise levels emanating from the subject property shall not exceed that of existing noise sources in the immediate vicinity.

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

CITY OF GARDEN GROVE,
 BUILDING & ZONING MANAGER
 DEVELOPMENT SERVICES DEPT.

State of California)
 County of Orange)

Geraldine Rowse

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
 six days per week in the City of Garden Grove, County of
 Orange, and which newspaper is published for the dissemi-
 nation 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:

SEPTEMBER 13

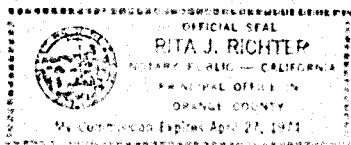
ALL IN THE YEAR 1970

subscribed and sworn to before me this

15th day of September, 1970

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

(SEAL)



AFFIDAVIT OF PUBLICATION

NOTICE OF HEARINGS

LEGAL NOTICE

NOTICES OF PUBLIC HEARINGS RELATIVE TO AMENDMENTS, 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, September 24, 1970, at the hour of 1:00 P.M. to receive and consider all evidence and reports at this hearing 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.

- AMENDMENT NO. A-117-70
- APPLICANT: CITY OF GARDEN GROVE
- REQUEST: Proposing the following amendment to the Municipal Code:
 - Section 8817.7(e)—pertaining to standards for walking distances and locations of off-site commercial parking lots.
- PLANNED UNIT DEVELOPMENT NO. P.U.D.-104-70
- APPLICANT: MIDDLE INCOME PROPERTIES
- REQUEST: Approval of a revised Final Development Plan to permit the construction of professional offices, general commercial and industrial uses in the Planned Unit Development zone in accordance with the provisions of Municipal Code Section 88127 (Planned Unit Development).
- LOCATION: An irregularly shaped parcel located at the southeast corner of Ryan Street and Bruce Way.
- SITE PLAN NO. S.P.A.-81-70
- APPLICANT: FLOWERS BY HOWARD
- REQUEST: Site plan approval for the establishment of a florist shop and interior decorator studio, and rezoning from O-1 to C-1. The following variances from the Municipal Code are also being requested:
 - Section 8817.4—Parking Spaces Required
 - Section 8817.4(d)—Site and Design of Parking Spaces.
 - Section 8818(b)—Refuse Storage.
- LOCATION: Northwest corner of Brookhurst Street and Russell Avenue.
- SITE PLAN NO. S.P.A.-128-70
- APPLICANT: RUFUS LEWIS, JR.
- REQUEST: Approval of a site plan for the construction of a medical office building and rezoning of the subject property from R-1 and R-2 to O-P.
- LOCATION: Northwest corner of Palm Street and El Rancho Place.

ALL INTERESTED PARTIES ARE INVITED TO ATTEND SAID HEARINGS AND EXPRESS THEIR OPINIONS FOR OR AGAINST THE PROPOSED AMENDMENTS, 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 577-6501 extension 41.

DATE: SEPTEMBER 11, 1970
 CITY OF GARDEN GROVE PLANNING COMMISSION
 Publish September 18, 1970
 Orange County Evening News No. 701

September 11, 1970

Koll Income Properties
17755 Sky Park Circle
Irvine, California 92664

PLANNED UNIT DEVELOPMENT NO. P.U.D.-104-70

Gentlemen:

September 24, 1970.

Applicant Notified

LEGAL NOTICE

NOTICE OF PUBLIC HEARING CONCERNING

PLANNED UNIT DEVELOPMENT NO. P.U.D.-104-70

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.

*SEPTEMBER 24, 1970
1:30 O'CLOCK P.M.

PLANNED UNIT DEVELOPMENT NO. P.U.D.-104-70

APPLICANT: KOLL INCOME PROPERTIES

REQUEST: Approval of a revised Final Development Plan to permit the construction of professional offices, general commercial and industrial uses in the Planned Unit Development zone, in accordance with the provisions of Municipal Code Section 9213F (Planned Unit Development).

LOCATION: An irregularly shaped parcel located at the southeast corner of Knott Street and Brady Way.

DATE: SEPTEMBER 9, 1970

PUBLISH: SEPTEMBER 13, 1970

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

GARDEN GROVE MUNICIPAL CODE

PART 13F - PLANNED UNIT DEVELOPMENT

(Added by Ord. No. 1093, 1-20-70.)

Section 9213F. DEFINITION.

A specific plan, adopted by ordinance providing for the regulation of buildings, structures and uses of land in certain areas. The zoning regulations governing the area included in a Planned Unit Development are contained within the ordinance adopting the same in lieu of any differing regulation imposed by the Zoning Code for the zone within which the Planned Unit Development is located.

Section 9213F.1. PURPOSE.

The objective of the Planned Unit Development is to secure a fuller realization of the General Plan of the City than that which would result from the application of present zone district regulations. It is intended 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. For residential development, the Planned Unit Development provides a method whereby land may be designed and developed as a unit by taking advantage of modern site planning techniques in order to produce an environment of stable, desirable character which will be in harmony with existing or potential development of the surrounding neighborhood.

Section 9213F.2. LIMITATIONS.

The Planned Unit Development procedure shall not apply:

- (a) To any site having a net area of less than one (1) acre, being either in one ownership or the subject of a joint application filed by all the owners or agents of property thereof.
- (b) Unless the proposed development is reasonably related to the land use, open space, recreation and circulation elements of the General Plan for the subject area. Where concurrent subdivision or subparcelling into individual lots or the dedication of any streets is involved, conformity to related ordinances of the City is required, and the procedure shall be concurrent with and supplementary thereto.

GARDEN GROVE MUNICIPAL CODE

Section 9213F.3. PRE-APPLICATION CONFERENCE.

There is hereby created a Planning Coordinating Committee composed of representatives of the City Manager's office and the Department of Development Services to be designated by the City Manager. Before filing any application for a Planned Unit Development, the prospective applicant shall submit to the Planning Coordinating Committee preliminary plans and sketches and basic site information for consideration and advice as to the relation of the proposal to general developmental objectives to be attained in the area and as to the policies of the Commission and Council with reference thereto.

Section 9213F.4. APPLICATION.

Every application for a Planned Unit Development shall be accompanied by the following:

- Need plan
plan conference*
- (a) A legal description or boundary survey map of the property. (A tentative subdivision map may be substituted for this requirement if the applicant proposes to subdivide the property.)
 - (b) A general development plan with at least the following details shown to scale and dimensioned:
 - (1) The proposed land ownerships, the uses, dimensions and locations of all proposed structures and of areas reserved for vehicular and pedestrian circulation, open spaces, landscaping, recreation, or other public uses. *OK*
 - (2) Architectural drawings and sketches showing the design and character of the proposed uses and their relation to one another. *OK*
 - (3) Height and approximate location of all proposed walls and fences and a statement setting forth the method by which such walls and fences shall be preserved and maintained. *NAME PROPOSED*
 - (4) Location and design of automobile parking areas and signs. *OK*
 - (5) Type of surfacing proposed for walks and drive-ways. *NOT INDICATED*
 - (6) Preliminary plans showing the proposed method for control and disposal of water flowing into, across or from the development. *NOT INDICATED*

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- Refer to...*
- (7) Tables showing the total number of acres and their distribution by use, and the percentage of the whole designated for dwellings of different types, non-residential uses, streets, off-street parking, public uses and open spaces.
 - (8) A time schedule for the proposed development with evidence of the intent and the ability of the applicant to carry out the plan.
 - (9) Such other pertinent information as the Planning Coordinating Committee may require to complete its evaluation of the intent and impact of the proposal.

Section 9213F.5. INCREASE IN RESIDENTIAL DENSITY.

Any increase in the number of dwelling units beyond that which would be permitted under the superseded zoning regulations shall be limited to that which the Commission finds to be fully compensated for by the quality and distinction of various elements of the architecture and the site plan, including (1) the character and magnitude of the provision for both undeveloped and developed common open spaces; (2) the reduction through efficient design of the total acreage needed for adequate vehicular circulation; (3) dedications for public use, if any, excluding streets; and (4) the general excellence of the design as a whole, including among other criteria, the provisions for landscaping, the treatment of pedestrian ways and areas for recreational use, optimum relation to topography and other natural features, and variety of building form and location.

Section 9213F.6. MIXED USES PERMITTED.

The regulations of the Planned Unit Development are intended to permit a diversity of uses, relationships and heights of buildings and open spaces in planned building groups while insuring substantial compliance with the spirit, intent and provisions of the Municipal Code.

Section 9213F.7. FINDINGS REQUIRED FOR APPROVAL.

The Commission shall not recommend approval of the proposal unless it finds that the Planned Unit Development as applied for is or may be conditioned to be, in full conformance to the general purposes of this Part, and in particular:

- (a) That the location, design and proposed uses are compatible with the character of existing development in the vicinity.
- (b) That the plan will produce internally an environment of stable and desirable character, and not tend to cause any traffic congestion on surrounding or access streets.

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- (c) That the standards of development applicable to the Planned Unit Development are subject to one of the following or any combination thereof:
 - (1) All of the standards of the appropriate zone which would permit the requested land use.
 - (2) Such standards of development which are clearly designated on the Planned Unit Development Plan and supplementary text material.
- (d) That the proposed development will be well integrated into its setting.
- (e) That the provision is made for both public and private open spaces, at least equivalent to that required by the superseded zoning regulations.
- (f) That suitable provision is made, where appropriate, for the protection and maintenance of private areas reserved for common use.
- (g) That there is reasonable assurance that the applicant intends, and will be able to proceed with the execution of the project without undue delay.
- (h) That there is substantial compliance with the spirit and intent of the Garden Grove Municipal Code.

Section 9213F.8. COMMISSION AND COUNCIL ACTION.

Applications for a Planned Unit Development shall be considered amendments to the Garden Grove Municipal Code and shall be processed according to applicable provision of Parts 20 and 21 of this Chapter. Concurrently with the adoption of a Planned Unit Development, the Council shall require of the applicants such guarantees as may be appropriate to insure the accomplishment of any public improvements, such grant of easement and development rights, and such arrangements for maintenance of common open spaces as are relevant in the case.

Section 9213F.9. CONFORMANCE REQUIRED.

After adoption, and prior to the issuance of any building permit, a final development plan shall be prepared, and a final subdivision map or parcel map recorded, if either is involved. The final development plan shall conform to the ordinance adopting the Planned Unit Development and shall show to scale all buildings, off-street parking facilities, landscaping, finished grades and such other detail as will suffice to indicate conformance to all the features, conditions and characteristics upon which the approval was predicated. The final plan shall be recorded, and a notation of reference thereto shall be made forthwith upon the Zoning Map. No permit shall thereafter be

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issued for any building, structure or use except in full conformance to the said final plan. A violation of any part of the plan or of any condition of the approval shall constitute a violation of this Chapter. The City Council may, however, by resolution extend any specified time limit for starting or completing the development upon the showing of good faith and effort to comply therewith. Prior to final approval by the City Council, the applicant shall submit to the City Attorney a draft of Covenants, Conditions and Restrictions which shall apply to the subject development as required and shall be concurrently recorded with the County Recorder along with the conditions of approval and map of the subject development.

Section 9213F.10. REVOCATION.

The Planning Commission shall, upon its own motion, initiate proceedings to reclassify the area included in an adopted Planned Unit Development to the same zone or zones as affected it prior to such adoption, if no development has occurred in pursuance of the adopted Plan (a) within twelve (12) months after the date of adoption of the Planned Unit Development, or (b) upon expiration of any extension of the time for starting development granted by the City Council, whichever is the later date.

APPLICATION FOR PLANNED UNIT DEVELOPMENT

FEE: \$100

APPLICATION NO. P.U.D. 104-70

DATE 9-17-70

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

Name of Applicant: Koll Income Properties Telephone: 546-5783

Mailing Address: 17755 Sky Park Circle, Irvine

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

That portion of lots 12 and 13 in Section 35, Township 4 South, Range 11 West
(Exact legal description of property)

In the City of Garden Grove as shown on map of resurvey of the J.W. Bixby &
Company's subdivision of a part of the Rancho Los Alamitos filed in Book 2,
Page 43 of Records of Survey in County Recorder's Office, described in the
attached legal description.

Situated at 9.0+ acres located between Knott and Brady Way and Garden Grove
(Exact address or general description of property)

Freeway to the south. Hansen Street to the north.

Said property has the following deed restrictions affecting the use thereof:
Standard Oil Company easement as noted on plan.

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

I. The request above is warranted because The unusual configuration of the
parcel creates a difficult land utilization problem. The ability to use
commercial and office space in conjunction with M-P industrial uses creates
a more efficient and orderly use of the subject property, with greater flexibility
for aesthetics including landscaping and building design and placement.

II. Such a change of zone will be in the interest of furtherance of public
welfare because Greater protection of adjacent R-1 property can be achieved
by building location and design. The PUD approach will enable more flexibility
by developer to achieve better visual aesthetics from the freeway. Greater
building design control by the City can only achieve more protection of
surrounding property.

iii. Such a change of zone will not be materially detrimental to the property of other persons located in the vicinity thereof because _____

Review of exterior elevations by the City, recordation of CC&R's and

recordation of an affidavit of acceptance of conditions will protect adjacent

property to a greater degree than under present zoning.

Signature W.A. Gray Address P.O. Box DK Irvine CA Phone 546-5783 Date of purchase _____

AFFIDAVIT

STATE OF CALIFORNIA) SS.
COUNTY OF ORANGE)

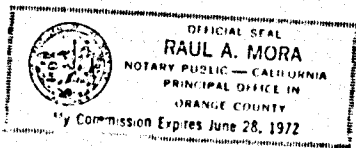
I, W.A. Gray, being duly sworn depose and say that I am an owner of property involved in this application and that the foregoing signatures, statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief.

Signed W.A. Gray
P.O. Box DK
IRVINE CALIF. 92664
Mailing address

Phone No. 546-5783

Subscribed and sworn before me this 17th day of Sept 1970

Raul A. Mora
NOTARY PUBLIC



MMW

Title Insurance and Trust Company

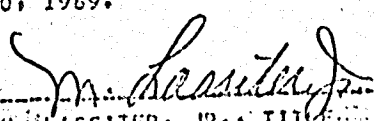
800 NORTH MAIN STREET • P. O. BOX 88 • SANTA ANA, CALIFORNIA 92702 • TELEPHONE (714) 847-3333

OUR NO. 482105

COLDWELL, BANKER & CO.
550 NEWPORT CENTER DRIVE
NEWPORT BEACH, CALIFORNIA 92660
ATTN: JERRY COLE

THE FOLLOWING IS A REPORT OF THE TITLE TO THE LAND DESCRIBED IN YOUR APPLICATION FOR A POLICY OF TITLE INSURANCE, AND IS MADE WITHOUT LIABILITY AND WITHOUT OBLIGATION TO ISSUE SUCH POLICY. IN ADDITION TO ANY EXCEPTIONS SHOWN HEREIN, AND NOT CLEARED, THE POLICY, IF ISSUED, WILL CONTAIN CONDITIONS AND STIPULATIONS AND ALSO EXCEPTIONS FROM ITS COVERAGE AS MAY BE REQUIRED BY THE PARTICULAR FORM OF POLICY ISSUED.

DATED AS OF 7:30 A.M. ON SEPTEMBER 30, 1969.


H. LASSITER, JR., TITLE
OFFICER.

VESTEE:

STATE OF CALIFORNIA.

EXCEPTIONS:

RECEIVED

AUG 11 1970

LAND USE

1. GENERAL AND SPECIAL TAXES FOR THE FISCAL YEAR 1969-1970; A LIEN NOT YET PAYABLE.

2. AN EASEMENT OVER THE EASTERLY 16.5 FEET OF THE WESTERLY 46.5 FEET OF SAID LAND FOR PIPE LINES, POLE LINES AND INCIDENTAL PURPOSE AS GRANTED TO STANDARD OIL COMPANY, A CORPORATION, BY DEED RECORDED MARCH 24, 1921 IN BOOK 386 PAGE 326 OF DEEDS.

3. AN EASEMENT OVER SAID LAND FOR EITHER OR BOTH POLE LINES, CONDUITS AND INCIDENTAL PURPOSES AS SET FORTH IN AN INSTRUMENT RECORDED IN BOOK 2134 PAGE 473, OFFICIAL RECORDS.

SAID DEED PROVIDES THAT THE POLES OF SAID LINE SHALL BE LOCATED WITHIN ONE FOOT OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT AN EXISTING SOUTHERN CALIFORNIA EDISON COMPANY

POLE NO. 649956K LOCATED IN THE WESTERLY SIDE OF HANSEN STREET AS NOW ESTABLISHED WESTERLY OF SAID LOT NO. 13, AND APPROXIMATELY 550 FEET NORTHERLY FROM THE CENTERLINE OF GARDEN GROVE AVENUE, AS NOW ESTABLISHED ALONG THE SOUTHERLY SIDE OF SAID LOT; THENCE EASTERLY APPROXIMATELY IN A STRAIGHT LINE 500 FEET TO AN EXISTING SOUTHERN CALIFORNIA EDISON COMPANY POLE.

4. AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES AS SET FORTH IN AN INSTRUMENT RECORDED IN BOOK 2984 PAGE 139, OFFICIAL RECORDS, OVER THE SOUTHERLY 30 FEET OF SAID LOT 12.

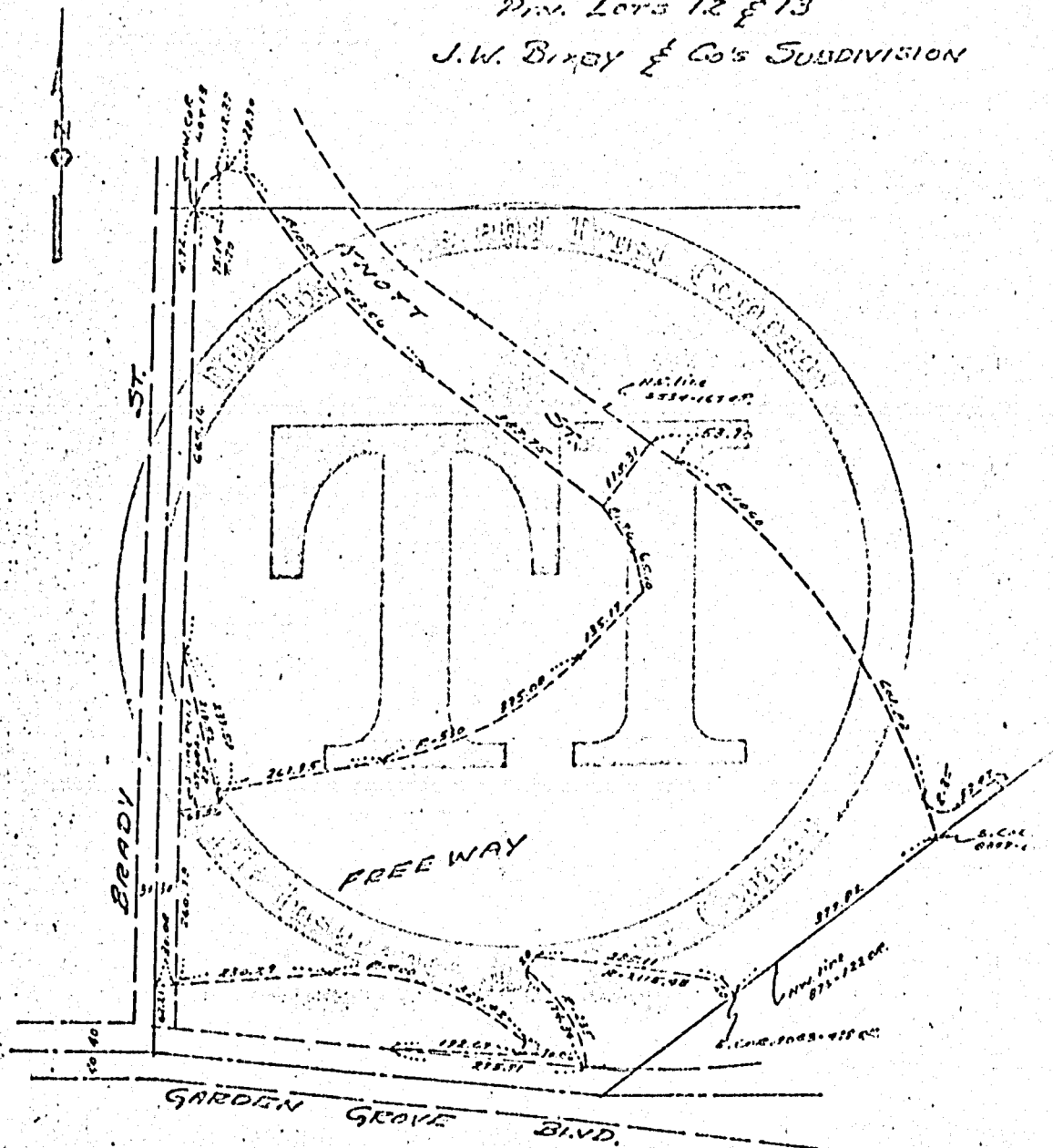
DESCRIPTION

THAT PORTION OF LOTS 12 AND 13 IN SECTION 35, TOWNSHIP 4 SOUTH, RANGE 11 WEST IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA AS SHOWN ON MAP OF RESURVEY OF THE 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 SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH $1^{\circ} 15' 20''$ WEST 4.92 FEET FROM THE NORTHWEST CORNER OF SAID LOT 13 SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTHEASTERLY HAVING A RADIUS OF 70.00 FEET A RADIAL TO SAID POINT BEARS NORTH $88^{\circ} 44' 40''$ WEST AND BEING ALSO A POINT ON THE EASTERLY LINE OF SAID KNOTT AVENUE AND ON THE BOUNDARY LINE OF PARCEL 2 AS SHOWN ON MAP 07-ORA-22 OF THE DIVISION OF HIGHWAY STATE OF CALIFORNIA OF PROPOSED RELINQUISHMENT DATED JUNE 24, 1966; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $61^{\circ} 30' 00''$ A DISTANCE OF 75.14 FEET; THENCE NORTH $62^{\circ} 45' 20''$ EAST 12.39 FEET; THENCE SOUTH $73^{\circ} 29' 44''$ EAST 28.90 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1050.00 FEET A RADIAL TO SAID POINT BEARS SOUTH $59^{\circ} 41' 20''$ WEST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $21^{\circ} 56' 21''$ A DISTANCE OF 402.06 FEET; THENCE SOUTH $52^{\circ} 15' 01''$ EAST 343.75 FEET TO THE MOST SOUTHERLY CORNER OF SAID BOUNDARY LINE OF SAID PARCEL 2; THENCE LEAVING SAID BOUNDARY LINE SOUTH $35^{\circ} 37' 49''$ EAST 81.96 FEET; THENCE SOUTH $14^{\circ} 13' 17''$ EAST 65.10 FEET; THENCE SOUTH $44^{\circ} 22' 08''$ WEST 135.17 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 530.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $36^{\circ} 13' 27''$ A DISTANCE OF 335.08; THENCE SOUTH $80^{\circ} 35' 35''$ WEST 261.95 FEET TO THE EASTERLY LINE OF PARCEL 1 AS SHOWN ON MAP 07-ORA-22 OF THE DIVISION OF HIGHWAY STATE OF CALIFORNIA OF PROPOSED RELINQUISHMENT DATED JUNE 24, 1966; THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE NORTH $13^{\circ} 51' 07''$ WEST 219.52 FEET TO THE NORTHEASTERLY LINE OF SAID PARCEL 1 BEING A POINT ON A LINE PARALLEL WITH AND EASTERLY 30.00 FEET FROM THE CENTER LINE OF SAID KNOTT AVENUE; THENCE ALONG SAID PARALLEL LINE NORTH $1^{\circ} 15' 20''$ EAST 664.16 TO THE POINT OF BEGINNING.

10230 VC

Plat. Lots 12 & 13
J.W. Bixby & Co's SUBDIVISION



10230 VC



This is not a survey of the land but is compiled for information by the Title Insurance and Trust Company from data shown by the official records.

Pub. 104-70 *Ac. Mating* *Sept 2, 1970*

A.P. PARCEL NAME AND ADDRESS LISTING 09/10/70

PAGE 1

TAX CODE	PARCEL NUMBER	SUB NC.	NAME	ADDRESS	CITY-STATE
18101	13049101	00	MC GARRELL, JERALD P	6971 STANFORD	GARDEN GROVE, CAL 92641
18101	13049103	00	MYERS, RICHARD L ZUMM	6951 STANFORD AVE	GARDEN GROVE, CAL 92641
18101	13049104	00	AUGER, FRED J	6941 STANFORD AVE	GARDEN GROVE, CAL 92641
18101	13049108	00	PENNINGTON, WILLIAM H	6891 STANFORD AVE	GARDEN GROVE, CAL 92641
18101	13050101	00	BIAS, TIMOTHY D	6972 STANFORD AVE	GARDEN GROVE, CAL 92641
	13050102	0	HODGES, DOROTHY C	6962 STANFORD AVE	GARDEN GROVE, CALIF
	13050103	0	MC GEE, JOHN E JR	6952 STANFORD	GARDEN GROVE, CALIF
18101	13050104	00	GREBE, BILL E	6942 STANFORD	GARDEN GROVE, CAL 92641
18101	13050105	00	BRITT, FRANK	12722 WILD GOOSE ST	GARDEN GROVE, CAL 92641
18101	13050106	00	GRONK, RICHARD D	12732 WILD GOOSE ST	GARDEN GROVE, CAL 92641
18101	13050107	00	GARGIULO, CHARLES J	12742 WILD GOOSE ST	GARDEN GROVE, CAL 92641
18101	13050108	00	SPRAGUE, ROY L ZJTB	6941 PARK AVE	GARDEN GROVE, CAL 92641
18101	13050109	00	KEENER, EARL A	6951 PARK AVE	GARDEN GROVE, CAL 92641
16101	13050111	00	HARRIS, IVAN E JR	12752 DUMONT ST	GARDEN GROVE, CAL 92641
18101	13050112	00	KNOPKE, WILLIAM J	12762 DUMONT ST	GARDEN GROVE, CAL 92641
18101	13050113	00	SMITH, DANIEL	12782 DUMONT ST	GARDEN GROVE, CAL 92641
18101	13050114	00	OSBORN, J CURTIS	12792 DUMONT ST	GARDEN GROVE, CAL 92641
18101	13050115	00	WILSON, ARTHUR W	12802 DUMONT ST	GARDEN GROVE, CAL 92641
18101	13050116	00	FREDRICKSON, DUANE L	12812 DUMONT ST	GARDEN GROVE, CAL 92641
	13050117	0	SHAMBLIN, KATHY L	12822 DUMONT AVE	GARDEN GROVE, CAL 92641
18101	13050118	00	EBERT, RICHARD D	12832 DUMONT ST	GARDEN GROVE, CAL 92641
18101	13050119	00	THORNPURY, WILLIAM J JR	12842 DUMONT ST	GARDEN GROVE, CAL 92641
18101	13050120	00	HCHN, ALOYSIUS E	3661 CLAREMORE AVE	LONG BEACH, CAL 90808
18101	13050121	00	HCHN, ALOYSIUS F	3661 CLAREMORE AVE	LONG BEACH, CAL 90808
18101	13050122	00	HCHN, ADRIAN E	4817 FIR AVE	SEAL BEACH, CAL 90740
18101	13050123	00	WRIGHT, JULIAN O	12892 DUMONT AVE	GARDEN GROVE, CAL 92641
18101	13050124	00	VALIQUETTE, VALMORE C	6962 ANTHONY AVE	GARDEN GROVE, CAL 92641
18101	13050125	00	WILLIAMS, REGINALD S	6942 ANTHONY AVE	GARDEN GROVE, CAL 92641
18001	13157140	00	KRUKENBERG, MARY E ET AL	8222 ROOSEVELT ST	MIDWAY CITY, CAL 92655
18001	13157153	00	AIR INDUSTRIES OF	CALIFORNIA	12570 KNOTT ST GARDEN GROVE, CAL 92641

add State of Calif

Christina D. Taylor
Amador City, Cal 95801