

PUD-104-70

1ST REVISED

CASE NO. PUD-104-70-1
(1st REVISION)

Name of Applicant KOLL INCOME PROPERTIES

Address 1901 DONE ST. NEWPORT BEACH 92660

Phone 833-3030

Name of Applicant's Representative _____

Address _____

Phone _____

Applicant Interviewed By _____ Application By TG

Date Filed 2-6-73 Hearing Date 2-22-73 TW
OW

PERTINENT FACTS: *Copy of Staff Report - agenda included to applicant 2/14/73*
W/notes about

PLANNING COMMISSION ACTION Approved _____ Hearing Date <u>2-22-73</u> Denied _____ DWP _____ RES. NO. _____ FWR _____ Date Appealed _____	CITY COUNCIL ACTION Approved _____ Hearing Date _____ Denied _____ DWP _____ RES. NO. _____ Returned to P. C. _____ Ord. No. _____
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:

2. Koll PUD (PCC MINUTES 2/5/73) PUD-104-70 (1st Rev)

Koll will file with Orowheat and office building. Restaurant would be better use.

3. Koll PUD (PCC MINUTES 2/21/73) PUD-104-70 (1st Rev)

Property is located on Knott and Brady. Planning Coordinating Committee reviewed submitted plans. The plans do not show any detail and are incomplete. Planning Coordinating Committee took a neutral position, but listed a number of conditions. Council not in favor of plan. Planning Coordinating Committee would suggest that the applicant should withdraw.

PUBLIC HEARING:

INITIATED BY:
REQUEST:

PLANNED UNIT DEVELOPMENT NO. PUD-104-70
(1ST REVISED)

KOLL INCOME PROPERTIES
Revision of Planned Unit Development No.
PUD-104-70 allowing a bakery goods distri-
bution center with limited retail sales
and a two (2) building office complex to
replace the previously approved office
building, restaurant, and bank on the
north 2 acres of the 9-acre Planned Unit
Development.

LOCATION:

Southeast corner of Knott and Brady Way at
12781 Knott.
FEBRUARY 22, 1973.

DATE:

Land Use Manager Thomas Merrell advised the Commission that a letter was received this afternoon from the applicants requesting this item be withdrawn. He then read aloud the letter and noted it was signed by Mr. Ev Davis. He said Staff would recommend the request be granted.

Commissioner Woolley moved, seconded by Commissioner Finch, to approve applicant's request to withdraw the proposal. Said motion carried by the following vote:

AYES:
NOES:
ABSENT:

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

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

CITY OF GARDEN GROVE
 LAND USE DIVISION

State of California) ss.
 County of Orange)

Geraldine Ferrell

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

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

FEBRUARY 11

ALL IN THE YEAR 1973

Subscribed and sworn to before me this

12th day of FEBRUARY, 1973.
Rita J. Richter
 Notary Public in and for said County and State.



ALPHABETIC LIST OF PUBLICATION

NOTICE OF HEARINGS

PUBLIC NOTICE

NOTICE OF PUBLIC HEARINGS RELATIVE TO AMENDMENTS, SITE PLANS, PLANNED UNIT DEVELOPMENTS AND UNCLASSIFIED USE PERMITS. NOTICE IS HEREBY GIVEN THAT THE CITY PLANNING COMMISSION OF THE CITY OF GARDEN GROVE WILL HOLD PUBLIC HEARING IN THE COUNCIL CHAMBER OF THE CITY HALL IN THE CITY OF GARDEN GROVE on Thursday, February 22, 1973, at the hour of 7:00 p.m. to receive and consider all evidence and reports at this hearing or previously by the Commission relative to the verified PETITIONS submitted by the owners of the following described properties and the City of Garden Grove.

An application has been filed by City of Garden Grove for an amendment, No. A-104-72, requesting an amendment to Municipal Code Section 9310 to limit storage buildings and warehouses in the C-M Heavy Commercial-Light Industrial zone to a minimum occupancy size and require a conditional use permit for certain occupancy sizes. Said amendment will by reference include Municipal Code Sections 1241 and 1212.

An application has been filed by Koll Income Properties for a Planned Unit Development No. PUD-104-70(1st Revised), requesting a revision of Planned Unit Development No. PUD-104-70 allowing a bakery goods distribution center with limited retail sales and a two (2) building office complex to replace the previously approved office building, restaurant, and bank on the north 2 acres of the 9 acre Planned Unit Development. Location: Southeast corner Knott and Brady Way at 12781 Knott.

An application has been filed by Johnson-Bell Enterprises for a site plan amendment No. SPA-104-73, requesting: pre-zoning of a 2.4 acre parcel to the R-2, Limited Multiple Family Residential zone and site plan approval for the construction of a thirty-four (34) lot cluster townhouse subdivision. Subject parcel is currently in the County of Orange and the subject proposal would become effective only on annexation to the City of Garden Grove. Location: North side Hazard, East of Bushard at 9641 Hazard.

An application has been filed by Lucy K. Burns & The Bank of California, for an unclassified use permit, No. ULP-104-73, requesting the construction and operation of a two-ped helicopter and hangar facility on a portion of a 2.00 acre site in the C-M Heavy Commercial, Limited Industrial zone. Said facility will be for private use in conjunction with the existing auto dealership. Location: Southwest corner Harbor and Cardinal at 13681 Harbor Boulevard.

All interested parties are invited to attend said hearings and express their opinions for or against the proposed amendments, site plans, planned unit developments and unclassified use permits.

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 631-6811.

Date: February 9, 1973

CITY OF GARDEN GROVE
 PLANNING COMMISSION

Published February 22, 1973.
 Orange County Evening News No. 878.



KOLL INCOME PROPERTIES, INC.

February 22, 1973

Garden Grove Planning Commission
11391 Acacia Park Way
Garden Grove, California

Re: Planned Unit Development No. PUD-104-70/Koll Income
Properties, Inc.

Gentlemen:

We respectfully request that Public Hearings Item No. 3 in connection with the above referenced application be taken off the Agenda for the regularly scheduled meeting of the Garden Grove Planning Commission to be held at 7:00 P.M. on February 22, 1973.

Thank you for your assistance in this matter.

Very truly yours,

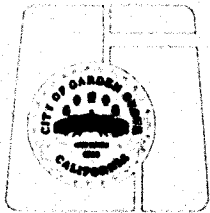
KOLL INCOME PROPERTIES, INC.

Everett Davis

Everett Davis
Vice President

ED:dh

RECEIVED
FEB 22 1973
LAND USE



GARDEN GROVE

Application No. PUD-104-70(1stREV)
 A. P. No. _____
 Filing Date 2-6-73
 Hearing Date 2-22-73
 Technician T. GALVIN
 Referred To FIRE
WATER
ENGR.
POLICE

APPLICATION FOR **PLANNED UNIT DEVELOPMENT**
 CITY OF GARDEN GROVE (REVISED)

FEE: \$100.00

KOLL INCOME PROPERTIES 1901 DOVE STREET., NEWPORT BEACH, CA. 92660 833-3030
 Applicant Mailing Address Phone No.

Agent Mailing Address Phone No.

TO PERMIT

A REVISION OF PLANNED UNIT DEVELOPMENT NO. PUD-104-70 ALLOWING A BAKERY GOODS DISTRIBUTION CENTER WITH LIMITED RETAIL SALES AND A TWO BUILDING OFFICE COMPLEX TO REPLACE THE PREVIOUSLY APPROVED OFFICE BUILDING, RESTAURANT AND BANK ON THE NORTH 2 ACRES OF THE 9 ACRE PLANNED UNIT DEVELOPMENT

All in accordance with the attached plot plan which is hereby made a part hereof. In any case of conflict between the language of this Application and the plot plan, the plot plan shall prevail.

LEGAL DESCRIPTION OF SUBJECT PROPERTY

Location of Property: Southeast corner Knott and Brady Way at 12781 Knott.

Present Use of Property: Partially improved with a warehouse & distribution center.

Adjoining Property Owned or Leased by Applicant: None

FINAL ACTION	
Dated _____	Approved _____
By _____	Withdrawn _____
Date _____	
Res. # _____	
Ord. # _____	
Dec. # _____	

Carl F. Willgeot

Signature of Applicant or his Agent

Signature of Property Owner or his Agent

No. PUD-104-70(1st Rev.)



CITY OF GARDEN GROVE, CALIFORNIA
1191 ACACIA PARKWAY, GARDEN GROVE, CALIFORNIA 92640

GARDEN GROVE

February 20, 1973

Mr. James J. Buxton
Radio Shack
12821 Knott Street
Garden Grove, Calif. 92645

Dear Mr. Buxton:

Re: Koll Income Properties PUD-104-70 (1st Revised)

We are attaching for your information a copy of the Staff Report submitted to the Planning Commission in connection with PUD-104-70 (1st Revised). This case will be considered by the Planning Commission on February 22, 1973, at 7:00 p.m.

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-R. PEIRCE
BUILDING-ZONING MANAGER

Encl. Staff Report

STAFF REPORT TO THE PLANNING COMMISSION

CASE NO.: PLANNED UNIT DEVELOPMENT NO. PUD-104-70 1ST REVISED
APPLICANT: KOLL INCOME PROPERTIES
HEARING DATE: FEBRUARY 22, 1973
ANALYST: THOMAS G. MERRELL

I. APPLICANT'S REQUEST:

The applicant requests a revision of Planned Unit Development No. PUD-104-70 allowing a bakery goods distribution center with limited retail sales and a two building office complex to replace the previously approved office building, restaurant and bank on the north two acres of the nine acre Planned Unit Development. Subject property is located on the southeast corner of Knott Street and Brady Way at 12781 Knott.

II. APPLICANT'S STATEMENT:

The integrated development of (1) Crosheat and (2) Koll Office Building will insure architectural/landscaping compatibility with surrounding area, provide the Community with additional and new services, revenues and insure the character of residential developments west of the parcel. It is our feeling and belief that a low silhouetted office and retail outlet best satisfy the traffic patterns of the existing surface streets while the abundance or landscaped common areas will serve to enhance the setting which the parcel should depict.

III. ZONING AND LAND USE INFORMATION:

A. Subject property is zoned PUD and is partially improved with an electronics facility (Radio Shack).

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

1. North: Zoned MP and partially improved with various industrial buildings.
2. South: Zoned PUD and improved with an office building.
3. West: Zoned R-1 and improved with single family dwellings.
4. East: Zoned MP and partially improved with various industrial buildings.

IV. BACKGROUND INFORMATION:

A. 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.

B. 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.

C. Request for approval of PUD-104-70, to permit the construction of offices, general commercial and industrial uses, was approved by City Council on October 13, 1970. Only the industrial portion was constructed.

STAFF REPORT TO THE PLANNING COMMISSION - PUD-104-70 1ST REVISED

D. A-111-72 was initiated by the Planning Commission to rezone the commercial area back to the MP zone, as required by Municipal Code Section 9213F and was deferred on January 11, 1973 to give the property owner an opportunity to file the subject application.

V. GENERAL PLAN IMPLICATIONS:

A. The Land Use Element of the General Plan designates the subject property for industrial use. The semi-industrial nature of the use proposed can be interpreted as conforming to this Element of the General Plan.

B. Fire Protection: The subject property will be located approximately 3/4 mile from Fire Station No. 5, to be constructed near Lampson and Western.

VI. INTERDEPARTMENTAL COMMENTS AND FEES:

A. Water Department:

1. Payment of water assessment fees will be required.
2. All water services are to be installed from Brady Way at the developer's expense.

B. Fire Department:

An on-site fire hydrant may be required.

C. Engineering:

1. Drainage Assessment \$ 400
2. Parkway Tree \$ 725

Balance of street improvements required on Brady Way. Total street on Brady Way should be seal coated to prevent further deterioration from truck traffic. Sidewalks required along Knott Street frontage. If possible, overhead electrical services across property should be removed. In parkway, on west side of Brady Way, landscaping should be installed and maintained. On-site drainage can be directed to underground storm drain on east side of Brady Way.

D. Police Department and Traffic Engineering have reviewed the proposed development plans and have no comments.

VII. STAFF COMMENTS:

A. The subject application is intended to revise only that portion of the development plan for PUD-104-70 referred to as Phase II. Phase I consists of the Radio Shack development and has been completed. Phase II was originally planned to consist of a bank, restaurant, and office building, and was to be constructed by October, 1972. To date, the property owner has been unable to commence construction of any of the Phase II buildings.

B. The new plan for the two acre Phase II parcel consists of a bakery goods distribution center and two office buildings. All three buildings will relate to each other with a common architectural theme and are placed on the site amid extensive park-like landscaping. Ample parking is to be provided within close proximity to the buildings served. Safe and adequate access is provided to public streets by means of four drive openings onto Knott Avenue and three onto Brady Way.

STAFF REPORT TO THE PLANNING COMMISSION -PUD-104-70 1ST REVISED

C. The Oroweat facility consists of a 7050 square foot warehouse area to be used as a distribution center, together with a 550 square foot "day old" bakery goods retail store. Bulk deliveries from the bakery in Los Angeles are to be made to this facility during the night. Unloading will occur at the south side of the building. Delivery vans, which will be parked inside the building will be loaded in the morning. Day old goods returned in the afternoon from the retail stores and markets will then be transferred to the "Thrift Shop".

D. The two office buildings contain 17 occupancies ranging from 200 square feet to 275 square feet in size. Office uses are to be restricted to industry supporting professions, as is the Rodeffer building south of the subject property.

E. The uses proposed in the subject development are consistent with previous approvals for the property. Due to problems associated with shape of property, access, and proximity to single family homes, this freeway remnant has been generally withdrawn from the CID, but was to be devoted to uses serving and supporting industry within the CID. The Oroweat facility is semi-industrial, with the retail portion clearly incidental to the main business, as is the case with Radio Shack. The offices will provide needed space for professions serving the industry in the CID, such as attorneys, engineers, computer programmers, etc. Further, the assessed valuation of the project will provide a tax base equivalent to development possible under the prior M-P zoning.

F. Final development of Brady Way, including parking and landscaping, was not completed satisfactorily with construction of Phase I. The applicant proposes to complete fully the development of Brady Way along with proper landscaping and will thus assume the responsibility for its maintenance thereafter.

G. Municipal Code Section 9213F.7 requires the following criteria to be met for any PUD:

1. Compatibility with existing development.
2. Quality architecture and good traffic circulation.
3. Standards of development.
4. Integration of buildings into their setting.
5. Open space as required in base zone.
6. Maintenance of private areas for common use.
7. Proof of completion.
8. Spirit and intent of Code to be met

Staff analysis of the plans submitted reflects all requirements of Section 9213F.7 to be satisfied.

VIII. PLANNING COORDINATING COMMITTEE COMMENTS:

The Planning Coordinating Committee met on February 5, 1973 and made certain determinations, a copy of which has been received by the applicant. The applicant has been informed that any action of final approval and requirement of any condition recommended by the Committee shall be by the Planning Commission and City Council. The Planning Coordinating Committee recommends the following conditions if PUD-104-70 (1st Revised) is approved:

STAFF REPORT TO THE PLANNING COMMISSION - PUD-104-70 1ST REVISED

1. Undergrounded marbelite street lights shall be installed by the developer before utility release.
2. All lighting structures shall be placed so as to confine direct rays to the subject property.
3. No roof-mounted mechanical equipment shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Zoning Administrator prior to the issuance of building permits. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets, the freeway, and surrounding properties.
4. Approval of this PUD shall not be construed to mean any waiver of applicable and appropriate and other regulations, and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.
5. Revised plans and elevations shall be submitted for Planning Commission approval prior to issuance of Building Permits, which specify materials used, location of trash enclosures, thorough dimensioning of setbacks, building sizes, parking stall sizes, drive widths, etc., and which show the entire property, including the Radio Shack portion, Knott to centerline, the Stanford-Brady-Knott intersection, and the entire width of Brady Way including the parkway along the west side.
6. A detailed landscaping plan shall be submitted for approval of the Zoning Administrator within 30 days of City Council approval of PUD-104-70 (1st Revised). Said plan shall indicate plant size, type, location, and method of sprinkling, and shall include provision of a suitable landscape buffer on the west parkway of Brady Way which at maturity will provide adequate screening for adjacent single family dwellings. In addition, the applicant shall install landscaping at the northerly terminus of the property, except where the required sidewalk is to be located. The above landscaping shall be maintained by the developer.
7. Street Improvements: Full street improvements, to include curbs, gutters, paving, and sidewalks shall be installed along the Knott frontage. 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. Location of any parking stalls proposed on Brady shall be approved by the Zoning Administrator.
8. The bakery goods distribution center portion of the site including office and retail sales areas, shall include a minimum of 23 parking spaces. The office portion of the site shall include a minimum of 54 parking spaces. Location of required parking not shown on the General Development Plan shall be subject to Zoning Administrator approval.
9. Sign area for the bakery goods distribution center portion of the site, including office and retail sales area, shall be in accordance with the provisions for signing in the M-P zone. Sign area for the office portion of the site shall be in accordance with the provisions for signing in the O-P zone. No roof signs shall be permitted, nor shall any signs extend above the cornice line of any building. All signing shall be uniform, complementary to existing signs in the PUD, and shall be subject to Zoning Administrator approval.
10. The building designated for use as a bakery goods distribution center with office and retail bakery sales may also be used for any use permitted in the M-P zone provided that in any event the building shall be occupied by only one tenant.

STAFF REPORT TO THE PLANNING COMMISSION - PUD-104-70 1ST REVISED

11. The total number of separate occupancies in the office portion of the site shall not exceed 17.

12. In order to encourage the placement of industry-related businesses within the subject development, the type of office uses permitted shall include but not be limited to the following:

1) One industrial medical clinic may be located within the office portion of the site and shall have as a primary use the treatment and examination of employees of local industries only.

- | | | |
|----------------------------------|----------------------------------------------------------|---------------------------------|
| 2) Insurance | 7) Real estate | or similar uses |
| 3) Engineering, architecture | 8) Data centers | for the general public |
| 4) Developer's office | 9) Computer software | 12) Industrial corporate office |
| 5) Attorneys | 10) Accounting | |
| 6) Manufacturer's representative | 11) Financial Services, not to include finance companies | |

13. The following types of uses and activities shall not be permitted in the subject development in order to insure compatibility with adjoining industrial uses:

- | | |
|-------------------------------------------------|--------------------------------------------------------------------------|
| 1) Retail sales | 3) Medical and dental uses, except as specified in Condition 11.1 above. |
| 2) Repair of mechanical or electrical equipment | 4) Any use not conducted wholly within the buildings |

14. Any uses not classified herein shall be subject to Zoning Administrator approval in accordance with Municipal Code Section 9215.3.1.

15. Performance Standards: No use shall be permitted in the subject PUD which creates or involves any of the following effects or which cannot be fully conducted within a completely enclosed building.

- 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 radio activity 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 U. S. 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.

STAFF REPORT TO THE PLANNING COMMISSION - PUD -104-70 1ST REVISED

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

16. Building permits for all structures shall be issued simultaneously and release of utilities for any one building shall not be permitted unless the Building-Zoning Manager determines that the remaining structures have made substantial progress towards completion.

17. Minor modifications shall be approved by the Zoning Administrator or the Building-Zoning Manager. If other than minor changes are made in the proposed development, a new site plan application shall be filed which reflects the revisions made.

STAFF REPORT --- CASE DATA SHEET

CASE NO. PUD10470 APPLICANT: Kell Income Group TECH. RAM DATE 7/15/78
(1234567)

A. PLAN CHECK:

1. Legal Building Site? YES (PM) A. P. NO. _____
2. Use O. K.? W/ PUD AMMUC Planning Action Required PUD
3. Setbacks: Front ✓ Right Side ✓ Left Side _____ Rear ✓
4. Parking: Required _____ Provided _____ Design Okay? _____
5. Placement of Buildings, Parking Areas Okay? Yes } SEE SITE PLAN
6. Distance Between Buildings Okay? Yes } PRINCIPLES
7. Relevant CC & R's, Easements, Deed Restrictions CC & R'S ENCL. PUD 104-70
8. Building Height Okay? Yes - 1 STORY
9. Landscaping Okay? _____
10. Underground Utilities Required? Yes Shown? NO
11. Signs Okay? COMPLETE APPROVAL Shown? NO
12. Walls Shown Okay? NEARLY SHOWN Walls Required Okay? None
13. Lighting Confined to Premises? NEED CONDITION
14. Noise or Other Objectionable Emissions SEE CONDITIONS/PAGE 6705
15. Need for Sound Attenuation? Yes - w/ baffles RI from Truck Traffic
16. Need for Street Lights? YES (w/ SIDEWALKS)
17. Park & Recreation Fee: \$ Nil Possible Reduction: \$ N/A
18. Drainage Fee: \$ _____

B. REQUEST OF APPLICANT:

1. Rezone from PUD10470 to PUD10470 (C-1)
2. Site Plan
3. Conditional Use Permit Unclassified Use Permit
4. Variances:

Section	To Permit
_____	<u>CHANGE IN PLAN FOR PHASE II :</u>
_____	<u>1. OFFICE BUILDING</u>
_____	<u>2. GROUNDWATER DISTRIBUTION SYSTEM</u>

C. FIELD CHECK:

1. Surrounding Land Uses:
 - North _____
 - West _____
 - South _____
 - East _____
2. Topography
 - Subject Property _____
 - Adjoining " _____
3. Noteworthy Features _____

D. STAFF ANALYSIS:

1. Memo from Supervisor: _____

2. P. C. C. Evaluation

3. Background Information: a. Previous Cases on Subject Property:

Case No. PD 124-70 Date 10/12/70

Case No. 124-70

12/15/70

Case No. _____ Date _____

Case No. _____ Date _____

b. Previous Cases on Abutting Properties:

c. City-wide Precedents:

d. Other Historical Data:

4. STAFF COMMENTS:

- a. Explain Applicant's Request
- b. R. D. Q. Evaluation
- c. Recreation and Drainage Fees
- d. Departmental Comments
- e. Staff Evaluation/Recommendation

5. CONDITIONS OF APPROVAL

- a. Complete Sentence
- b. Mandatory []
- c. Not a Code Requirement

SGT. BOWERS

INTERDEPARTMENTAL CASE RESUME SHEET

DATE: 2-6-73

RECEIVED

CASE: PUD-104-70 (1st Rev.)

FEB 16 1973

APPLICANT: Don Kall

DEVELOPMENT SERVICES

HEARING DATE: 2-22-73

REQUEST: Build Orswest warehouse & retail bakery and office bldg.

RETURN TO LAND USE SECTION BY 2-19-73

DEPARTMENT COMMENTS: Looks ok

BY: SGT LAB

DATE: 2-16-73

INTERDEPARTMENTAL CASE RESUME SHEET

ENG.
DATE: 2-6-73

CASE: PUD-104-70 (1st Rev.)

APPLICANT: Don Kell

HEARING DATE: 2-22-73

REQUEST: Build Arweet warehouse, retail bakery and 2 office bldgs.

RETURN TO LAND USE SECTION BY 2-12-73

DEPARTMENT COMMENTS: Drainage Assmt. Fee: \$400, Parkway Tree
Fee = \$725. Balance of street improvements required on
Brady Way. Total street on Brady Way should be seal
coated to prevent further deterioration from truck traffic
Sidewalks required along Knott St. frontage. If possible,
overhead electrical services across property should be
removed. In parkway on west side of Brady Way, land-
scaping should be installed and maintained. Onsite
drainage can be directed to underground storm drain
on east side of Brady Way.

BY: Z

DATE: 2-16-73

INTERDEPARTMENTAL CASE RESUME SHEET

WATER
DATE: 2-6-73

CASE: POD-104-70 (1st Rev)

APPLICANT: Alan Kull

HEARING DATE: 2-22-73

REQUEST: Build Orwant warehouse + retail bakery and office bldgs.

RETURN TO LAND USE SECTION BY 2-12-73

DEPARTMENT COMMENTS:

1) Payment of Water Assessment will
be required.

2) all water services are to
be installed from Brady Way
at developers expense.

BY: Richard A. Sitt

DATE: 2-16-73

FIRE

INTERDEPARTMENTAL CASE RESUME SHEET

DATE: 2-6-73

CASE: POD-104-70 (1st Rev.)

APPLICANT: Don Kill

HEARING DATE: 2-22-73

REQUEST: Build snowed warehouse & retail bakery and 2 office bldgs.

RETURN TO LAND USE SECTION BY 2-19-73

DEPARTMENT COMMENTS:

On site fire hydrant may be
required.

BY:

J. Beiler

DATE:

2-16-73

February 9, 1973

Koll Income Properties
1901 Dove Street
Newport Beach, California 92660

PLANNED UNIT DEVELOPMENT NO. PUD-104-70(1st Revised)

Gentlemen:

February 22, 1973.

Applicant Notified



GARDEN GROVE

City Hall • 11391 Acacia Parkway • 92640

CITY OF
GARDEN GROVE
CALIFORNIA

PUBLIC NOTICE

AN APPLICATION HAS BEEN FILED BY KOLL INCOME PROPERTIES

FOR A PLANNED UNIT DEVELOPMENT NO. PUD-104-70(1st Revised)
REQUESTING a revision of Planned Unit Development No. PUD-104-70 allowing a
bakery goods distribution center with limited retail sales and a two (2)
building office complex to replace the previously approved office building,
restaurant, and bank on the north 2 acres of the 9 acre Planned Unit
Development.

LOCATION: Southeast corner Knott and Brady Way at 12781 Knott.

A PUBLIC HEARING WILL BE HELD ON THIS APPLICATION BY THE CITY OF GARDEN GROVE
PLANNING COMMISSION IN THE CITY COUNCIL CHAMBERS, CITY HALL, 11391 ACACIA,
GARDEN GROVE, CALIFORNIA, AT 7:00 P.M. ON FEBRUARY 22, 1973.

FOR FURTHER INFORMATION, CALL 638-6831, OR INQUIRE AT THE DEVELOPMENT SERVICES
DEPARTMENT, ROOM 202, 11391 ACACIA, GARDEN GROVE, CALIFORNIA.

Plan 104-70 (REV.)

P.C. 2-22-73

A.P. PARCEL NAME AND ADDRESS LISTING

02/09/73

PAGE 1

TAX CODE	PARCEL NUMBER	SLUR NO.	NAME	ADDRESS	CITY-STATE
18101	13049101	0	MC CARROLL, JERALD P	6971 STANFORD	GARDEN GROVE, CAL 92641
18101	13049102	0	VALENCIA, FRANK B	6951 STANFORD	GARDEN GROVE, CALIF
18101	13049103	0	MYERS, RICHARD L ZUM	6951 STANFORD AVE	GARDEN GROVE, CAL 92641
18101	13049104	0	AUGER, FRED J	6941 STANFORD AVE	GARDEN GROVE, CAL 92641
18101	13049105	0	FRED H BIXBY RANCH CO	7NRH	523 W 6TH ST SUITE 728
18101	13050101	0	DIAS, TIMOTHY D	TALAMANTES, FELIX D ZJTH	6972 STANFORD AVE
18101	13050102	0	HODGES, DOROTHY C ZSDH	6962 STANFORD AVE	GARDEN GROVE, CAL 92641
18101	13050103	0	MC GEE, JOHN E JR ZJTH	6952 STANFORD AVE	GARDEN GROVE, CAL 92641
18101	13050104	0	VERDEYEN, MR DONALD	6942 STANFORD AVE	GARDEN GROVE, CAL 92641
18101	13050106	0	SPRAGUE, ROY I ZJTH	6941 PARK AVE	GARDEN GROVE, CAL 92641
18101	13050109	0	KEENER, EARL A	6951 PARK AVE	GARDEN GROVE, CAL 92641
18101	13050110	0	APRIS, JACK ZJTH	6961 PARK AVE	GARDEN GROVE, CAL 92645
18101	13050111	0	HARRIS, IVAN E JR	12752 DUMONT ST	GARDEN GROVE, CAL 92641
18101	13050112	0	KNOPKE, WILLIAM J	12762 DUMONT ST	GARDEN GROVE, CAL 92641
18101	13050113	0	SMITH, DANIEL	12782 DUMONT ST	GARDEN GROVE, CAL 92641
18101	13050114	0	OSBORN, J CURTIS	12792 DUMONT ST	GARDEN GROVE, CAL 92641
18101	13050115	0	WILSON, ARTHUR W	12802 DUMONT ST	GARDEN GROVE, CAL 92641
18101	13050116	0	FREDRICKSON, DUANE L INC	12812 DUMONT ST	GARDEN GROVE, CAL 92645
18101	13050117	0	RICE, BRADLEY S ZJTH	12822 DUMONT AVE	GARDEN GROVE, CAL 92641
18101	13050118	0	SCHNEIDER, ROBERT JAMES	12732 DUMONT ST	GARDEN GROVE, CAL 92641
18101	13050119	0	THORNBURY, WILLIAM J JR	12842 DUMONT ST	GARDEN GROVE, CAL 92641
18101	13050120	0	MASSIE, EUGENE M ZJTH	12852 DUMONT ST	GARDEN GROVE, CAL 92645
18101	13050121	0	HOHN, ALOYSIUS E	FLEISHER, JAMES D ZJTH	12662 DUMONT ST
18101	13050122	0	HAYASHI, RONALD S ZJTH	12872 DUMONT ST	GARDEN GROVE, CAL 92645
18101	13050123	0	WRIGHT, JULIAN D	12892 DUMONT AVE	GARDEN GROVE, CAL 92641
18101	13050124	0	VALIQUETTE, VALPORE C	6962 ANTHONY AVE	GARDEN GROVE, CAL 92641
18101	13050125	0	MAJOR, MR GLEN R	6942 ANTHONY	GARDEN GROVE, CALIF
18101	13050201	0	SEIDMAN, JACOB C	12761 DUMONT ST	GARDEN GROVE, CAL 92641
18101	13050202	0	OLDFURTEL, RONNIE R	12781 DUMONT ST	GARDEN GROVE, CAL 92641
18101	13050203	0	GALIK, EDWARD	12791 DUMONT ST	GARDEN GROVE, CAL 92641
18101	13050204	0	HARRIS, KEITH F	12801 DUMONT ST	GARDEN GROVE, CAL 92641
18101	13050205	0	PHILLIPS, DON J	12811 DUMONT	GARDEN GROVE, CAL 92641
18101	13050206	0	BRIGHTWELL, BOBRY H ZJTH	12821 DUMONT ST	GARDEN GROVE, CAL 92641
18101	13050207	0	KETTER, REX P	12831 DUMONT ST	GARDEN GROVE, CAL 92641
18101	13050208	0	IVEY, JOHN H ZJTH	12841 DUMONT ST	GARDEN GROVE, CAL 92645
18101	13050209	0	PETERSON, DAVID H	12851 DUMONT ST	GARDEN GROVE, CAL 92641
18101	13050210	0	REIFER, PAUL	12861 DUMONT ST	GARDEN GROVE, CAL 92645
18101	13050211	0	SHIPLEY, JAMES D	6931 ANTHONY AVE	GARDEN GROVE, CAL 92641
18008	13157415	0	MENLO PARK VENTURE ZJVH	1515 N KRAEGER BLVD	ANAHEIM, CAL 92806
18001	13157416	0	KRUKENBERG, MARY E ET AL	8222 ROOSEVELT ST	MIDWAY CITY, CAL 92655
18008	13157417	0	BISHOP, JOHN F ZCPH	BUXTON, JAMES J	7RADIO SHACK
18008	13157418	0	KOLL INCOME PROPERTIES	INC ZNDH	17755 SKY PARK CIR
18008	13157419	0	L J L ENTERPRISES ZPTH	7582 ANTHONY AVE	GARDEN GROVE, CAL 92641
18001	13157420	0	AIR INDUSTRIES OF	CALIFORNIA ZNRH	12570 KNUTT AVE
18001	13157528	0	RODEFFER, C O ZJTH	2227 PACIFIC DR	CRONA DEL MAR, CAL
18101	13157530	0	MOPIL OIL CORP ZCRH	PROPERTY TAX DIV	612 S FLOWER ST

LOS ANGELES, CAL 90014
GARDEN GROVE, CAL 92645

GARDEN GROVE, CAL 92645

12921 KNUTT ST

IRVINE, CAL

GARDEN GROVE, CAL 92645
92625
LOS ANGELES, CAL 90054

Ord 104-70 (1st Rev.)

P.C. #176. 2-22-73

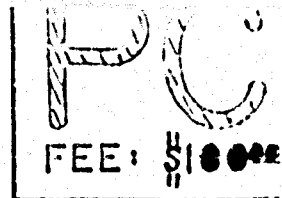
A.P. PARCEL NAME AND ADDRESS LISTING 07/08/73

PAGE 2

TAX CODE	PARCEL NUMBER	SUB NO.	NAME	ADDRESS	CITY-STATE
18001	13157531	0	GORDON, MR ALAN	1519 WEST ANAHEIM	LONG BEACH, CALIF

CITY OF CARLSBROUGH

APPLICATION FOR:



PLANNED UNIT DEVELOPMENT

FEB-5-73 11 336 11***100.00

NAME OF APPLICANT: KOLL INCOME PROPERTIES, INC. TELEPHONE: 833-3030

MAILING ADDRESS: 1901 DOVE ST. NEWPORT BEACH, CALIFORNIA 92660

NAME OF RECORDED OWNER: KOLL INCOME PROPERTIES, INC. TELEPHONE: 833-3030

MAILING ADDRESS: 1901 DOVE ST. NEWPORT BEACH, CALIFORNIA 92660

STATUS OF THE APPLICANT (CHECK ONE)

- RECORDED OWNER OF THE PROPERTY
- PURCHASING OR ESCROW SUBJECT TO CASE APPROVAL
- LESSEE
- AUTHORIZED AGENT OF ANY OF THE ABOVE

IF THE APPLICANT IS ANYONE OTHER THAN THE RECORDED OWNER OF THE PROPERTY, THE ATTACHED LETTER OF AUTHORIZATION MUST BE SIGNED, NOTARIZED BY THE RECORDED OWNER, AND SUBMITTED WITH THE APPLICATION.

IN TERMS OF COMPATIBILITY, BENEFIT TO THE COMMUNITY, LAND USE, AND THE CITY'S GENERAL PLAN, PLEASE COMPLETE THE FOLLOWING:

- I. THE REQUEST ABOVE IS WARRANTED BECAUSE THE INTEGRATED DEVELOPMENT OF (1) CROWNST AND (2) KOLL OFFICE BUILDING WILL INSURE ARCHITECTURAL/LANDSCAPING COMPATABILITY WITH SURROUNDING AREA, PROVIDE THE COMMUNITY WITH ADDITIONAL & NEW SERVICES, REVENUES AND INSURE THE CHARACTER OF RESIDENTIAL DEVELOPMENTS WEST OF THE PARCEL
- II. SUCH A CHANGE OF ZONE WILL BE IN THE INTEREST OF FURTHERANCE OF PUBLIC WELFARE BECAUSE IT IS OUR FEELING AND BELIEF THAT A LOW SLOTTED OFFICE AND RETAIL OUTLET BEST SATISFY THE TRAFFIC PATTERNS OF THE EXISTING SURFACE STREETS WHILE THE LANDSCAPING AND LANDSCAPED CANYON ALLEYS WILL SERVE TO ENHANCE THE SETTING WHICH THE PARCEL SHOULD DEPICT

III. SUCH A CHANGE OF ZONE WILL NOT BE MATERIALLY DETRIMENTAL TO THE PROPERTY OF OTHER PERSONS LOCATED IN THE VICINITY THEREOF BECAUSE _____

ON THE CONTRARY, THE "LIGHT" INTENDED USES SHOULD
FURTHER REDUCE THE ALREADY PRESENT TRUCK AND INDUSTRIAL
TRAFFIC ALREADY PRESENT ADJACENT TO THE RESIDENTIAL
DEVELOPMENT. ABUNDANCE OF LANDSCAPED COUNCIL ALLEYS SHOULD
ENHANCE + RELAX LIKE SETTING.

SIGNATURE *Emmett Davis* TITLE VICE PRESIDENT
SIGNATURE *J. M. Wells* TITLE VICE PRESIDENT

AFFIDAVIT

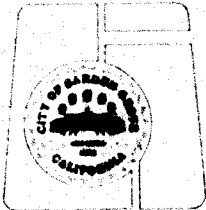
STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS.

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

Signed _____
Address _____

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

Notary Public



GARDEN GROVE

Application No. POD-104-70 (REV)

A. P. No. _____

Filing Date 2-6-73

Hearing Date 2-22-73

Technician TC

Referred To FIRE

WATER

PLZ

POLICE

APPLICATION FOR
CITY OF GARDEN GROVE

PLANNED UNIT DEVELOPMENT ~~PERMIT~~
(REVISED)

FEE: \$1000

KOLL INCOME PROPERTIES Applicant 1901 DUNE ST. NEWPORT BEACH 92660 Mailing Address 833-3030 Phone No.

Agent _____ Mailing Address _____ Phone No. _____

TO PERMIT construction of a bakery goods distribution center with limited retail sales and a two sq. ft. office complex on a 2 acre parcel in the POD, Planned Unit Development zone. The previously approved POD included this 2 acre parcel as well as the adjacent 2 acres to the south. The subject revision is necessary because the undeveloped portion of the original POD has expired.

a revision of POD-104-70 allowing a bakery goods distribution center with limited retail sales and a two sq. ft. office complex to replace the previously approved office bldg., restaurant, and bank on the north 2 acres of the 9 acre ~~POD~~ POD.

All in accordance with the attached plot plan which is hereby made a part hereof. In any case of conflict between the language of this Application and the plot plan, the plot plan shall prevail.

LEGAL DESCRIPTION OF SUBJECT PROPERTY

Location of Property: SE CORNER ~~LOT~~ 4 BRADY WAY AT 127th EIGHT ^{KNOTT}

Present Use of Property: PARTIALLY IMPROVED WITH A WAREHOUSE & DIST. CENTER

Adjoining Property Owned or Leased by Applicant: NONE

FINAL ACTION	
Denied _____	Approved _____
U.P. _____	Withdrawn _____
Date _____	
Res. # _____	
Ord. # _____	
Dec. # _____	

Carl F. Willgoose
Signature of Applicant or his Agent

Signature of Property Owner or his Agent

No. _____