



A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

NOVEMBER 1, 2018

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

REGULAR SESSION – 7:00 P.M. – COUNCIL CHAMBER

ROLL CALL: CHAIR BRIETIGAM, VICE CHAIR TRUONG
COMMISSIONERS KANZLER, LAZENBY, LEHMAN, NGUYEN,
SALAZAR

Members of the public desiring to speak on any item of public interest, including any item on the agenda except public hearings, must do so during Oral Communications at the beginning of the meeting. Each speaker shall fill out a card stating name and address, to be presented to the Recording Secretary, and shall be limited to five (5) minutes. Members of the public wishing to address public hearing items shall do so at the time of the public hearing.

Any person requiring auxiliary aids and services due to a disability should contact the City Clerk's office at (714) 741-5035 to arrange for special accommodations. (Government Code §5494.3.2).

All revised or additional documents and writings related to any items on the agenda, which are distributed to all or a majority of the Planning Commissioners within 72 hours of a meeting, shall be available for public inspection (1) at the Planning Services Division during normal business hours; and (2) at the City Community Meeting Center Council Chamber at the time of the meeting.

Agenda item descriptions are intended to give a brief, general description of the item to advise the public of the item's general nature. The Planning Commission may take legislative action it deems appropriate with respect to the item and is not limited to the recommended action indicated in staff reports or the agenda.

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

- A. ORAL COMMUNICATIONS - PUBLIC
- B. APPROVAL OF MINUTES: October 18, 2018
- C. PUBLIC HEARING(S) (Authorization for the Chair to execute Resolution shall be included in the motion.)
 - C.1. PLANNED UNIT DEVELOPMENT NO. PUD-103-76 (REV. 2018)

APPLICANT: TONY WANG (SOUTHLAND INDUSTRIES)

LOCATION: PROPERTIES WITHIN SUB-DISTRICT "INDUSTRY"
(AREA 4) OF PLANNED UNIT DEVELOPMENT NO.
PUD-103-76, LOCATED NORTH OF CHAPMAN
AVENUE, SOUTH OF STANTON STORM CHANNEL,

BETWEEN WESTERN AVENUE AND MONARCH STREET

ASSESSOR PARCEL NUMBERS FOR PROPERTIES AFFECTED:

13102136, 13102149, 13165108, 13165138,
13102137, 13165118, 13133136, 13165127,
13102128, 13102127, 13102126, 13165106,
13102138, 13102139, 13165104, 13165136,
13165137, 13165119, 13102133, 13165120,
13165121, 13165125, 13165128, 13165122,
13102144, 13102147, 13133140, 13102135,
13165126, 13165132, 13165103, 93675136,
93675135, 93675134, 93675133, 93675140,
93675137, 93675142, 93675138, 93675147,
93675146, 93675145, 93675150, 93675151,
93675141, 93675149, 93675144, 93675131,
93675132, 93675152, 93675139, 93675148,
93675143

REQUEST: A request by the property owner of 7390 Lincoln Way, currently developed with a 37,879 square foot, two-story building, to amend permitted uses within the "Industry" sub-district (Area 4) of Planned Unit Development No. PUD-103-76 to allow professional office uses.

STAFF RECOMMENDATION: Recommend approval of Planned Unit Development No. PUD-103-76 (REV. 2018) to City Council. In conjunction, the Planning Commission will make a recommendation to the City Council regarding the proposed amendment and consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) - Review for Exemption - of the State CEQA Guidelines.

- D. MATTERS FROM COMMISSIONERS
- E. MATTERS FROM STAFF
- F. ADJOURNMENT

GARDEN GROVE PLANNING COMMISSION
Council Chamber, Community Meeting Center
11300 Stanford Avenue, Garden Grove, CA 92840

Meeting Minutes
Thursday, October 18, 2018

CALL TO ORDER: 7:05 p.m.

ROLL CALL:

Chair Brietigam
Vice Chair Truong
Commissioner Kanzler
Commissioner Lazenby
Commissioner Lehman
Commissioner Nguyen
Commissioner Salazar

Absent: Kanzler

PLEDGE OF ALLEGIANCE: Led by Commissioner Lehman.

ORAL COMMUNICATIONS – PUBLIC – None.

September 20, 2018 MINUTES:

Action: Received and filed.

Motion: Lehman Second: Lazenby

Ayes: (5) Lazenby, Lehman, Nguyen, Salazar, Truong

Noes: (0) None

Absent: (1) Kanzler

Abstain: (1) Brietigam

PUBLIC HEARING – PLANNED UNIT DEVELOPMENT NO. PUD-104-73 (REV. 2018),
SITE PLAN NO. SP-057-2018, CONDITIONAL USE PERMIT NO. CUP-140-2018, LOT
LINE ADJUSTMENT NO. LLA-019-2018. WEST SIDE OF VALLEY VIEW STREET, SOUTH
OF CHAPMAN AVENUE AT 12101-12111 VALLEY VIEW STREET.

Applicant: CINEMAS MANAGEMENT, INC. (DAN AKARAKIAN)

Date: October 18, 2018

Request: A request to redevelop a 2.71-acre site, comprised of two parcels currently improved with the Starlight Cinema and a vacant 6,040 square foot restaurant, with a new automatic car wash, a new pad drive-thru restaurant, a new sit-down restaurant, and an expansion of the existing

movie theater. The existing vacant restaurant building will be demolished to accommodate the proposed project. As part of the project, the Planning Commission will consider recommending that the City Council approve a text amendment to Planned Unit Development No. PUD-104-73 to include an automatic car wash, a drive-thru pad restaurant, and a sit-down restaurant as permitted uses on the subject project site, and to modify the sign requirements of the PUD to allow for multiple-tenant cabinets on the existing pole signs, to allow a vertical sign on a new tower building element of the movie theater, and to allow non-LED/non-digital movie poster board graphics to be displayed on the exterior marquee and wall display boards of the movie theater. The Planning Commission will also consider approval of a Lot Line Adjustment to modify existing lot lines to consolidate the two subject parcels into one; a Site Plan to allow the construction of a 4,241 square foot automatic car wash, an 1,870 square foot drive-thru restaurant, a 2,700 square foot sit-down restaurant, a 2,846 square foot movie theater expansion, and related site improvements; and a Conditional Use Permit to allow the operation of the automatic car wash. The site is in the PUD-104-73 (Planned Unit Development) zone. In conjunction with the request, the Planning Commission will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 – New Construction or Conversion of Small Structures and Section 15301 – Existing Facilities – of the State CEQA Guidelines.

Action: Public Hearing held. Speaker(s): Jim Forgey, Tom Utman, Dan Akarakian, Greg Miller, Patti Widdicombe, Marlund Hale

Action: Resolution Nos. 5931-18 (PUD), 5932-18 (SP/LLA), and 5933-18 (CUP-140) were approved.

Motion: Lazenby Second: Lehman

Ayes: (6) Brietigam, Lazenby, Lehman, Nguyen, Salazar, Truong

Noes: (0) None

Absent: (1) Kanzler

MATTERS FROM COMMISSIONERS: Commissioner Lazenby mentioned that at a recent street lighting meeting, the Los Angeles representative stated that the new Los Angeles area LED standard was 3,000K and that residential LED would be 2,700K. He also asked why the sound wall had not been installed at the Chevron car wash at Chapman Avenue and Valley View Street. Staff responded that due to the location of utilities, the wall could not be installed. The alternative was to keep the wash tunnel door closed during the cycle, and re-open the door when the cycle was complete. Lastly, Commissioner Lazenby commented that the back area of the bowling alley on Valley View Street needed a trash clean-up. Staff would contact Code Enforcement.

Vice Chair Truong commented that the back parking area of the plaza at Brookhurst Street and Westminster Avenue also needed a clean-up and overall improvement. Staff would contact Code Enforcement to address the clean-up, and if needed, the owner would be contacted for maintenance issues.

Chair Brietigam challenged the City to increase the Garden Grove Police force to 200 by the year 2020.

MATTERS FROM STAFF: Staff gave a brief description of future agenda items for the next Regular Meeting on November 1st.

ADJOURNMENT: At 8:27 p.m. to the next Meeting of the Garden Grove Planning Commission on Thursday, November 1, 2018, at 7:00 p.m. in the Council Chamber of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

Motion:	Lazenby	Second:	Truong
Ayes:	(6)	Brietigam, Lazenby, Lehman, Nguyen, Salazar, Truong	
Noes:	(0)	None	
Absent:	(1)	Kanzler	

Judith Moore
Recording Secretary

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

<p>AGENDA ITEM NO.:</p> <p style="text-align: center;">C.1.</p>	<p>SITE LOCATION: Properties within sub-district "Industry" (Area 4) of Planned Unit Development No. PUD-103-76, located north of Chapman Avenue, south of the Stanton Storm Channel, between Western Avenue and Monarch Street</p>
<p>HEARING DATE: November 1, 2018</p>	<p>GENERAL PLAN: Industrial</p>
<p>CASE NO.: Planned Unit Development No. PUD-103-76 (REV. 2018)</p>	<p>ZONE: PUD-103-76 (Planned Unit Development)</p>
<p>APPLICANT/PROPERTY: Tony Wang, Southland Industries</p>	<p>CEQA DETERMINATION: Exempt</p>
<p>PROPERTY OWNER: Same as applicant</p>	<p>APN: 131-021-26, 27, 28, 33, 35, 36, 37, 38, 39, 44, 47 & 49; 131-331-36 & 40; 131-651-03, 04, 06, 08, 18, 19, 20, 21, 22, 25, 26, 27, 28, 32, 36, 37 & 38; and 936-751-31 thru 52</p>

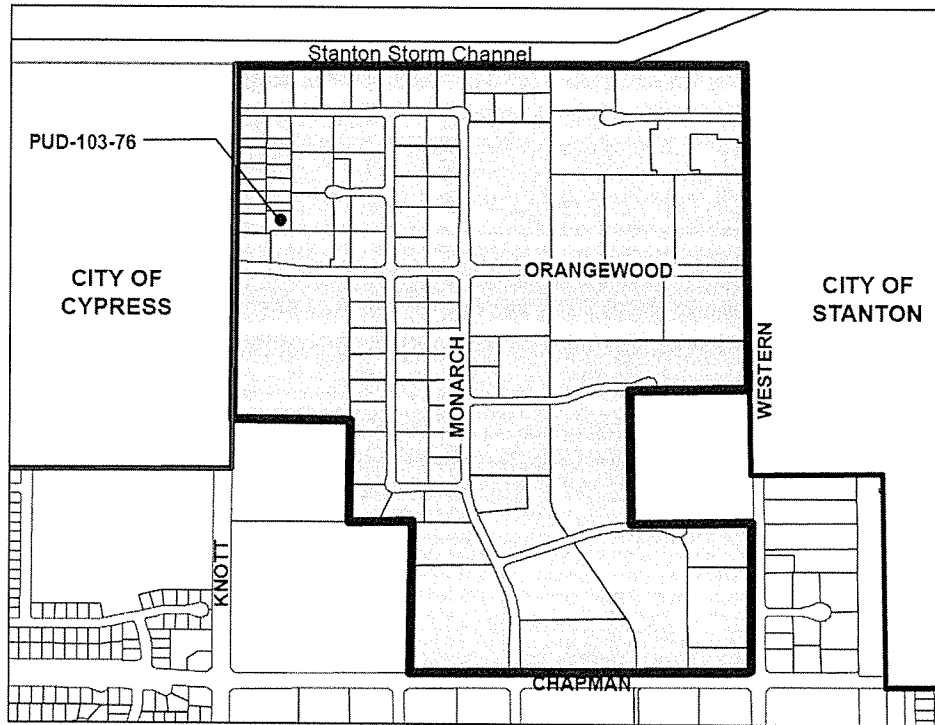
REQUEST:

The applicant is requesting to amend the permitted uses within the "Industry" sub-district (Area 4) of Planned Unit Development No. PUD-103-76 to allow professional office uses. The Planning Commission will consider the following: (i) a recommendation that the City Council determine that the project is categorically exempt from the California Environmental Quality Act (CEQA), and (ii) recommend that the City Council approve a text amendment to Planned Unit Development No. PUD-103-76 to modify the permitted uses to allow for professional offices.

BACKGROUND:

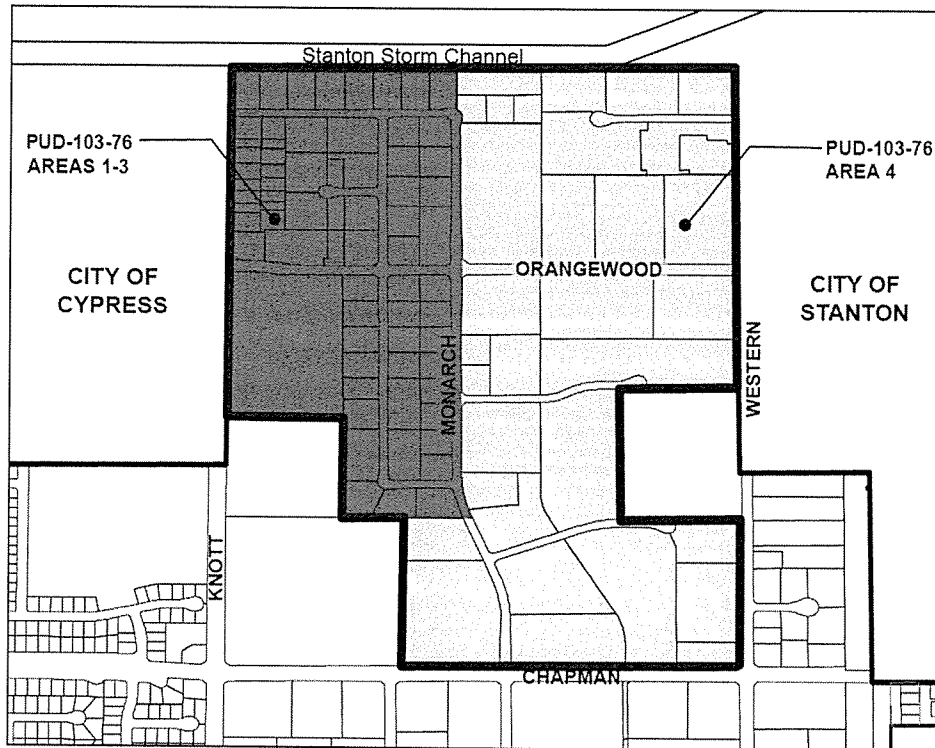
On May 11, 1976, the City Council approved Ordinance No. 1501 to rezone approximately 212 acres of agricultural land from M-P (Industrial Park) and OS (Open Space) to PUD-103-76 (Planned Unit Development), also known as the Irvine Industrial Complex, to allow the development of industrial-commercial, multi-tenant industrial, and general light industrial. PUD-103-76 is located on the east side of Knott Street, west of Western Avenue, south of the Stanton Storm Channel, and north of Chapman Avenue (See Figure 1). The properties that comprise the PUD have a General Plan Land Use designation of Industrial. The PUD abuts properties zoned PUD-105-71 to the south across Chapman Avenue, the Stanton Storm Channel on the north, and the City of Stanton on the west across Knott Street, and to the east across Western Avenue.

FIGURE 1: AREA COVERED BY PUD-103-76



The Irvine Industrial Complex Planned Unit Development was designed with a mix of sub-districts to accommodate four (4) land uses: "Industrial Commercial" (Area 1), "Multi-tenant Industry" (Area 2), "Special Industry" (Area 3), and "Industry" (Area 4) (See Figure 2). The PUD is intended to allow for industrial uses in all four (4) sub-districts, such as research and development, manufacturing, and warehouse and distribution. The "Industrial Commercial" (Area 1) also allows for commercial uses, including business and professional offices, and commercial activities to support the industrial park, such as beauty shops, branch banks, health clubs, and professional offices. (See Exhibit "A" for the Irvine Industrial Complex for a list of all permitted uses).

FIGURE 2: SUB-DISTRICTS OF PUD-103-76



The acreage breakdown of the four areas of the PUD are as follows:

Area	Use	Net Acres
1	Industrial Commercial	10
2	Multi-tenant Industry	14
3	Special Industry	45
4	Industry	118
Total		187

The Irvine Industrial Complex has been revised once to allow heliports subject to the approval of a Conditional Use Permit in 1992. The revision limited heliports within the PUD to a maximum of two.

The applicant, Southland Industries, currently owns a 104,096 square foot property improved with a two-story, 37,879 square foot building located within Area 4 of PUD-103-76, at 7390 Lincoln Way. Southland Industries, a construction engineering company, was approved to occupy the building in 2011 as a construction industry use, which is a permitted use in Area 4 of the PUD. The overall configuration of the existing property and building was designed to accommodate a professional office use. The building was parked at an office professional rate, at 1 space per 250 square feet of gross floor building area, which requires the property to provide a minimum of 152 parking spaces. The property currently provides a total of 153 parking spaces, which exceeds the parking ratio for a professional office use by one (1) parking space.

In 2011, building permits were issued for a tenant improvement that allowed the building to be remodeled with open and individual offices on both floors, as well as conference rooms, data rooms, employee break rooms, and restrooms for Southland Industries.

Southland Industries recently relocated their operation to 12131 Western Avenue to consolidate their operation, and now the applicant proposes to sell the property as a professional office building. According to the applicant, the property is currently in escrow with a mortgage company, which is considered a professional office use. Area 4 of the PUD does not allow businesses that are entirely professional office. In order to allow a professional office to operate in Area 4 of the PUD, an amendment to the PUD is required.

The applicant is requesting to amend Area 4 of the PUD to allow for professional office uses. Staff has reviewed the request, and finds that there are existing properties in Area 4 of the PUD that are designed buildings that can accommodate professional offices, similar to the Southland Industries property, that if the use is allowed, would be compatible with the intent of the PUD. The amendment to the PUD would be limited to Area 4, and no change will occur to the permitted uses of Area 1, 2 and 3.

DISCUSSION:

A Planned Unit Development is a precise plan that provides the means for the regulation of buildings, structures, and uses of land to facilitate the implementation of the General Plan. The regulations of the PUD are intended to provide for a diversity of uses, relationships, and open spaces in an innovative land plan and design, while ensuring compliance with the provisions of the Municipal Code.

The applicant is requesting approval of an amendment to the PUD-103-76 (Planned Unit Development) zone to allow professional office uses in Area 4, sub-district "Industry". The proposed amendment would consist of the following:

PUD-103-76 establishes uses that are allowed in all four (4) areas of the PUD under Section V (General Development Standards), subsection "B" (Permitted Uses). The amendment to PUD-103-76 will modify the permitted uses to introduce and allow professional office uses, as identified below:

(changes shown in bold and italics)

B. Permitted Uses

1. Uses primarily engaged in research activities including research laboratories, developmental laboratories, and compatible light manufacturing.
2. Manufacture, research assembly, testing and repair of components, devices, equipment and systems and parts and components.
3. Industries engaged in the distribution and/or storage or warehousing.
4. Construction industries.

5. Service industries which provide a service as opposed to the manufacture of a specific product, such as; but not limited to the following:
 - a. The repair and maintenance of appliances or component parts.
 - b. Tooling.
 - c. Printers.
 - d. Testing shops.
 - e. Small machine shops.
 - f. Repair, maintenance and servicing of above listed items (excluding automobile repair)
6. Support uses, such as but not limited to the following:
 - a. Blueprinting, photostating, photo engraving, printing, publishing and book binding.
 - b. Commercial Sales/Warehousing.
7. Accessory uses and structures when related and incidental to a permitted use.
8. Agriculture as a continuation of the existing land use, and all necessary structures and appurtenances.
- 9. Professional offices, excluding medical office and health support services (Industry sub-district, Area 4 only).**

Staff's review of the applicant's request finds that professional office uses would be an appropriate and compatible use in Area 4 of PUD-103-76 as several properties within this area of the PUD are designed to accommodate professional office uses. Currently, there is a trend and growing demand from professional office uses to occupy industrial buildings due to the larger building footprint. In addition, the Irvine Industrial Complex was developed to allow a mix of commercial and industrial sub-districts. The "Industrial Commercial" sub-district (Area 1) of the PUD allows for a mix of industrial and commercial uses, such as beauty shops, branch banks, health clubs, and professional offices. Furthermore, the PUD was designed with adequate vehicular circulation and access that can accommodate professional office uses without impacting existing street design.

All requests to establish professional offices within Area 4 of the PUD will require that the proposed use comply with the parking requirements of the PUD for professional offices (1 space per 250 square feet of gross floor building area), as well as comply with all the building code requirements, including change of occupancy, as required by the Building and Safety Division.

The proposed amendment to PUD-103-76 to allow for professional office uses is consistent with the intent of the PUD and compatible with the existing uses allowed in Area 4 of the PUD. The proposed amendment will not adversely affect the health, peace, comfort or welfare of persons in the immediate area.

RECOMMENDATION:

Staff recommends that the Planning Commission:

- Adopt Resolution No. 5938-18 recommending that the City Council determine that the Project is exempt from CEQA, and adopt an Ordinance approving Planned Unit Development No. PUD-103-76 (REV. 2018).



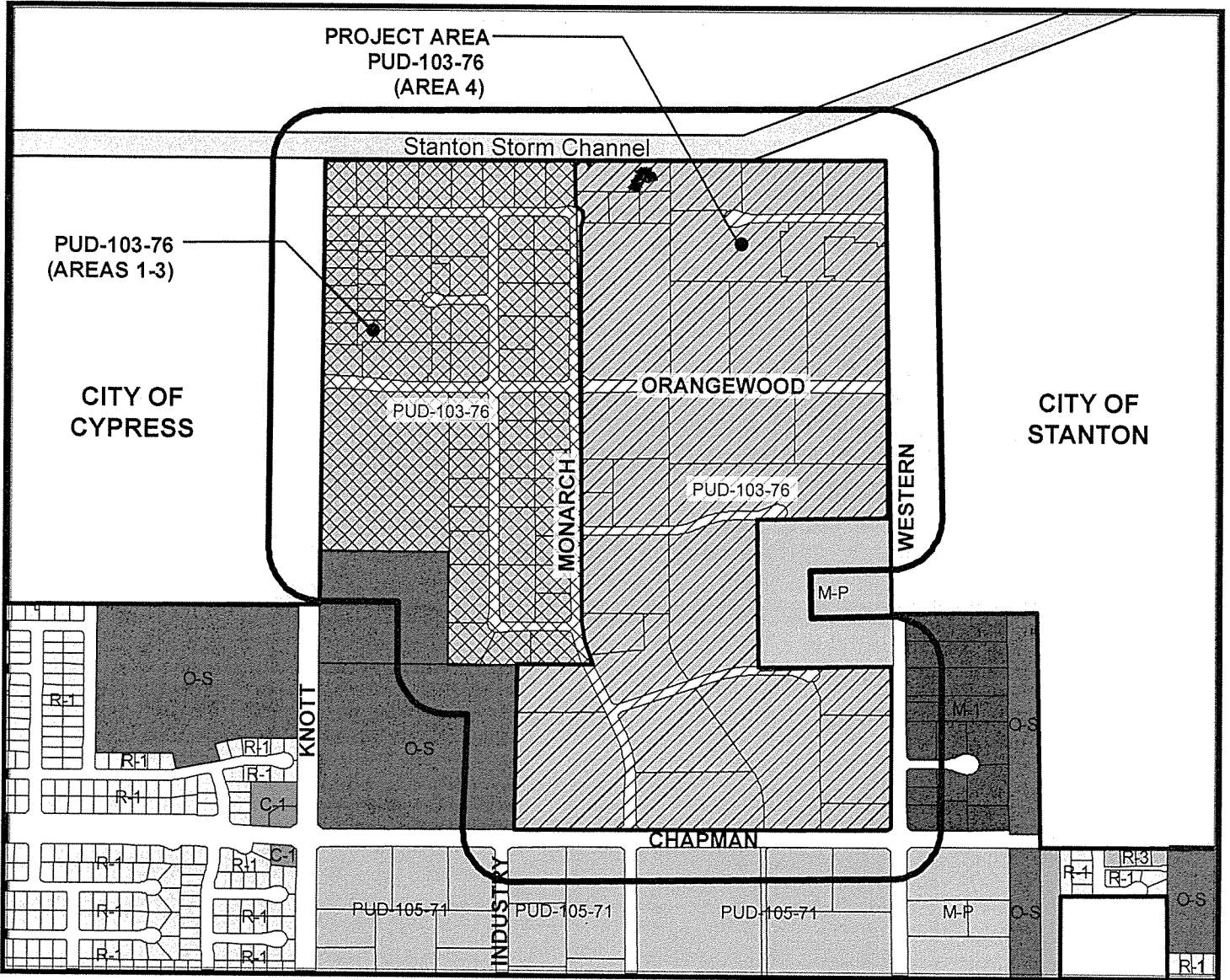
LEE MARINO
Planning Services Manager






By: Mary Medrano
Associate Planner



PLANNED UNIT DEVELOPMENT NO. PUD-103-76 (REV. 2018)



LEGEND

-  PROJECT AREA : PUD-103-76 SUB-DISTRICT INDUSTRY (AREA 4)
-  PUD-103-76 (AREAS 1-3)
-  300-FOOT RADIUS



NOTES

1. GENERAL PLAN: INDUSTRIAL
2. ZONING: PUD-103-76 (PLANNED UNIT DEVELOPMENT)

CITY OF GARDEN GROVE
 COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT
 PLANNING DIVISION
 GIS SYSTEM
 NOVEMBER 2018

LPA

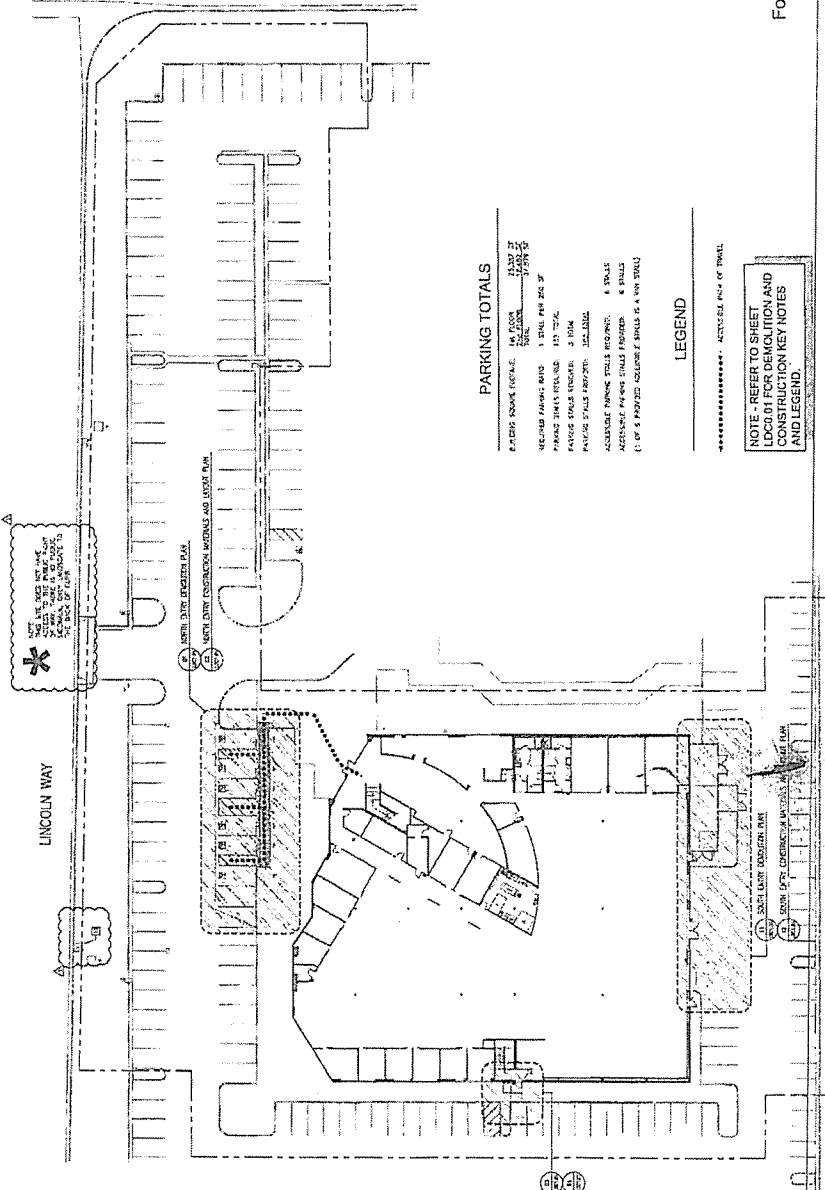
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LANDSCAPE ARCHITECTURE
ENGINEERING
CONSULTING

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WESTERN AVENUE



LINCOLN WAY

PARKING TOTALS

EXISTING PARKING TOTALS	14	FLOOR	3
REQUIRED PARKING TOTALS	13	LEVEL	3
ADDITIONAL PARKING TOTALS	0	TOTAL	3
NOTES: SEE CONSTRUCTION NOTES FOR PARKING DETAILS			

LEGEND

..... ACCESSIBLE PARKING SPACES

NOTE - REFER TO SHEET
CONSTRUCTION NOTES
AND LEGEND.

For Reference Only

PUD-103-76REV2018



DATE	DESCRIPTION

SITE PLAN

L0.01

Southland Site Industries
Exterior Improvements
7390 Lincoln Way
Easton, CA 92321
Project No. 18-001



ARCHITECT
 RESPONSIBILITY:
 INTERIOR DESIGN
 LANDSCAPE ARCHITECTURE
 MECHANICAL ENGINEERING
 ELECTRICAL ENGINEERING
 CIVIL ENGINEERING

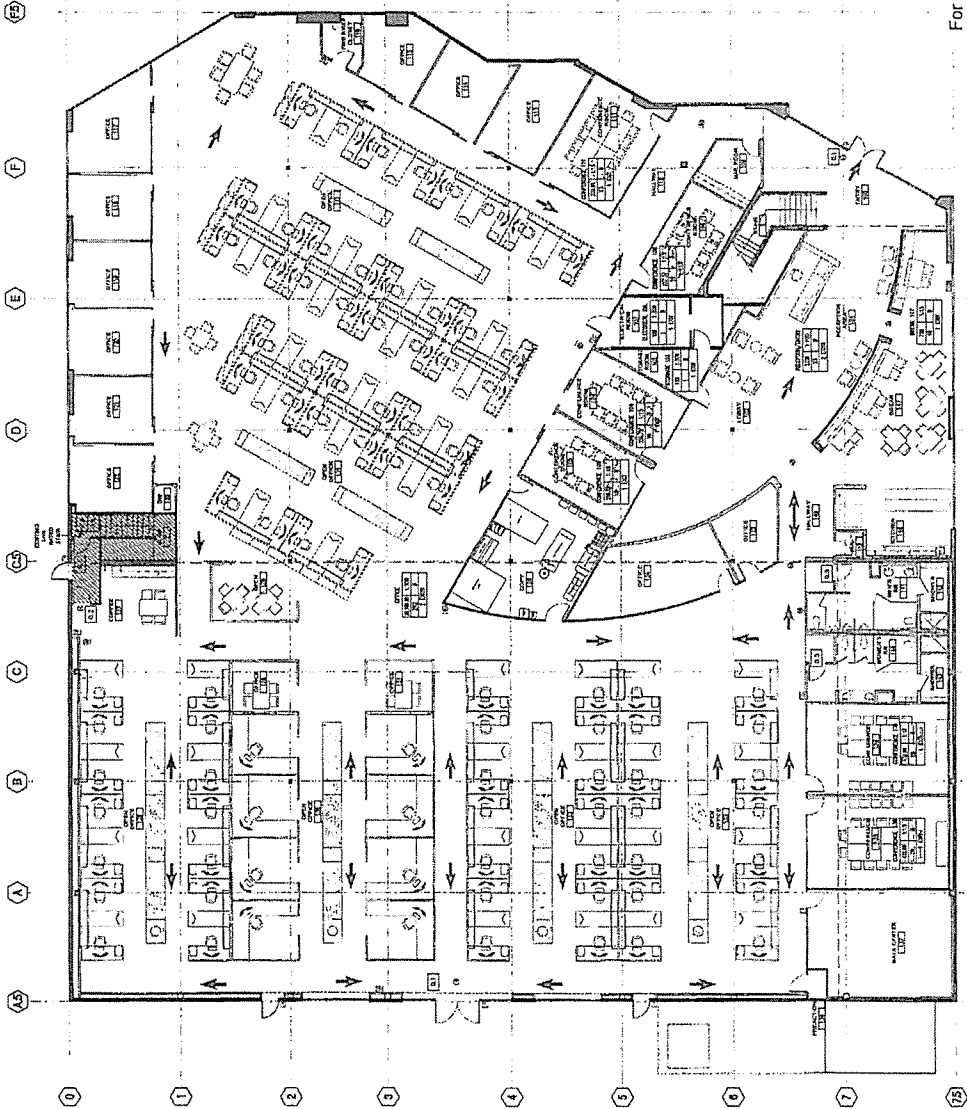
3181 California Ave, Suite 100
 Irvine, California 92617

P: 949 231-1001
 F: 949 231-1002
 E: info@lpa.com
 W: www.lpacorp.com



Southland Industries
 7300 Lincoln Way
 Garden Grove, CA
 92647
 (714) 636-1111
 www.southlandind.com

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 7300 Lincoln Way
 Garden Grove, CA
 92647
 (714) 636-1111
 www.southlandind.com



For Reference Only

FIRST FLOOR - OCCUPANCY & EGRESS PLAN

CODE ANALYSIS

REGULATORY CODE	SECTION	SECTION TITLE	SECTION NUMBER	SECTION DESCRIPTION
IFC	101	MEANS OF EGRESS	101.1	MEANS OF EGRESS
IFC	101	MEANS OF EGRESS	101.2	MEANS OF EGRESS
IFC	101	MEANS OF EGRESS	101.3	MEANS OF EGRESS
IFC	101	MEANS OF EGRESS	101.4	MEANS OF EGRESS
IFC	101	MEANS OF EGRESS	101.5	MEANS OF EGRESS
IFC	101	MEANS OF EGRESS	101.6	MEANS OF EGRESS
IFC	101	MEANS OF EGRESS	101.7	MEANS OF EGRESS
IFC	101	MEANS OF EGRESS	101.8	MEANS OF EGRESS
IFC	101	MEANS OF EGRESS	101.9	MEANS OF EGRESS
IFC	101	MEANS OF EGRESS	101.10	MEANS OF EGRESS
IFC	101	MEANS OF EGRESS	101.11	MEANS OF EGRESS
IFC	101	MEANS OF EGRESS	101.12	MEANS OF EGRESS
IFC	101	MEANS OF EGRESS	101.13	MEANS OF EGRESS
IFC	101	MEANS OF EGRESS	101.14	MEANS OF EGRESS
IFC	101	MEANS OF EGRESS	101.15	MEANS OF EGRESS
IFC	101	MEANS OF EGRESS	101.16	MEANS OF EGRESS
IFC	101	MEANS OF EGRESS	101.17	MEANS OF EGRESS
IFC	101	MEANS OF EGRESS	101.18	MEANS OF EGRESS
IFC	101	MEANS OF EGRESS	101.19	MEANS OF EGRESS
IFC	101	MEANS OF EGRESS	101.20	MEANS OF EGRESS

PLAN-SPECIFIC NOTES

1. SEE THE TOTAL AREA IN SECTION 101.1 FOR THE APPROVED AREA.
2. ALL ROOMS SHALL BE EGRESS ROUTES TO THE EXITS.
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LEGEND

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- 20. ALL ROOMS SHALL BE EGRESS ROUTES TO THE EXITS.

FIRST FLOOR
 EGRESS PLAN
 TAB 4



Architecture
 Planning
 Engineering
 Construction
 Management

3511 California Ave., Suite 100
 San Jose, California 95134
 P 415 434 1021
 F 415 702 1180
 www.lpa.com



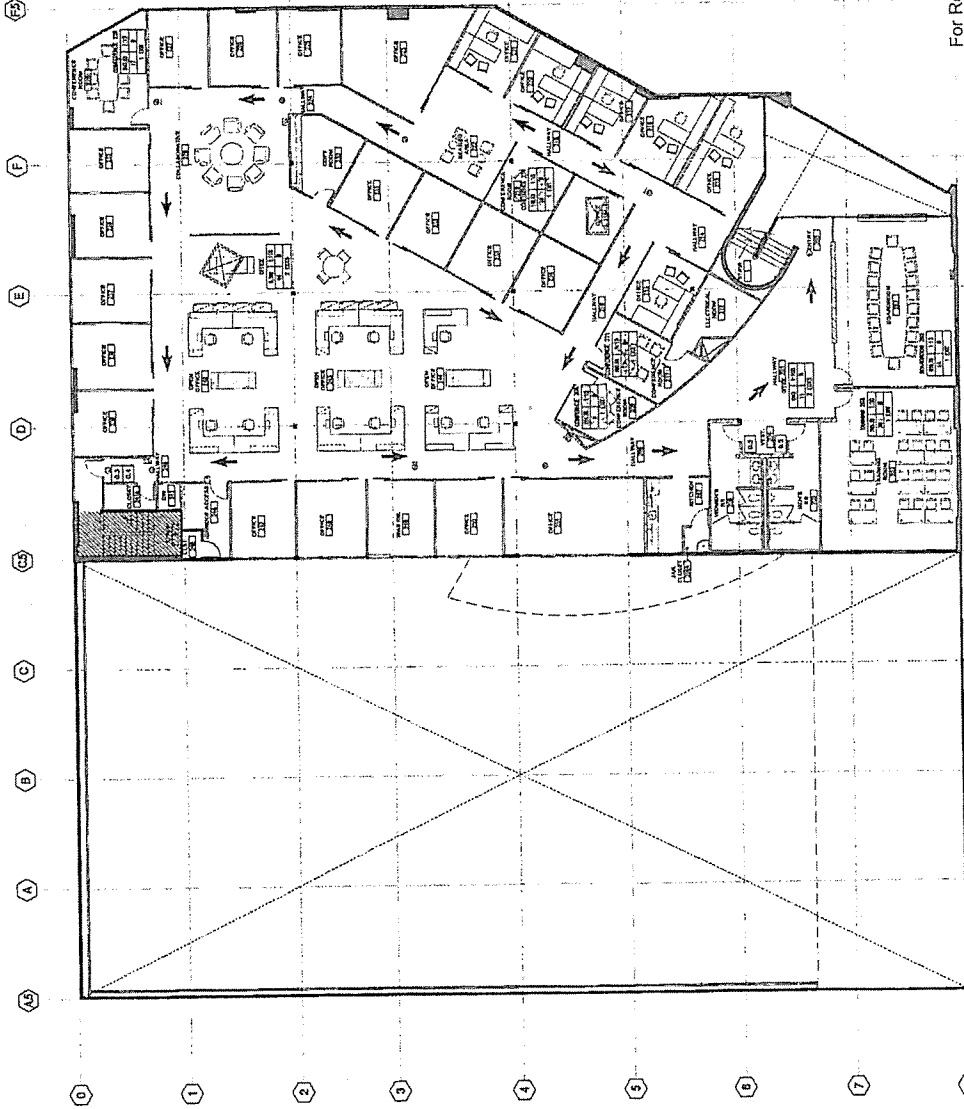
Southland Industries
 7350 Lincoln Way
 Garden Grove, CA
 Drawing Number: 2018-001

Southland Industries
 7350 Lincoln Way
 Garden Grove, CA
 Drawing Number: 2018-001

NO.	DATE	DESCRIPTION
1	10/15/18	ISSUED FOR PERMIT
2	11/15/18	REVISIONS
3	12/15/18	REVISIONS
4	01/15/19	REVISIONS
5	02/15/19	REVISIONS
6	03/15/19	REVISIONS
7	04/15/19	REVISIONS
8	05/15/19	REVISIONS
9	06/15/19	REVISIONS
10	07/15/19	REVISIONS

NO.	DATE	DESCRIPTION
1	10/15/18	ISSUED FOR PERMIT
2	11/15/18	REVISIONS
3	12/15/18	REVISIONS
4	01/15/19	REVISIONS
5	02/15/19	REVISIONS
6	03/15/19	REVISIONS
7	04/15/19	REVISIONS
8	05/15/19	REVISIONS
9	06/15/19	REVISIONS
10	07/15/19	REVISIONS

NO.	DATE	DESCRIPTION
1	10/15/18	ISSUED FOR PERMIT
2	11/15/18	REVISIONS
3	12/15/18	REVISIONS
4	01/15/19	REVISIONS
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6	03/15/19	REVISIONS
7	04/15/19	REVISIONS
8	05/15/19	REVISIONS
9	06/15/19	REVISIONS
10	07/15/19	REVISIONS



For Reference Only

SECOND FLOOR - OCCUPANCY & EXITING PLAN

LEGEND

EXIT
 OCCUPANCY
 STAIR
 ELEVATOR
 RAMP
 CORRIDOR
 ROOM
 UTILITY
 STORAGE
 MECHANICAL
 ELECTRICAL
 PLUMBING
 FIRE ALARM
 FIRE EXTINGUISHER
 FIRE EXIT SIGN
 FIRE EXIT DOOR
 FIRE EXIT WINDOW
 FIRE EXIT STAIR
 FIRE EXIT RAMP
 FIRE EXIT ELEVATOR
 FIRE EXIT CORRIDOR
 FIRE EXIT ROOM
 FIRE EXIT UTILITY
 FIRE EXIT STORAGE
 FIRE EXIT MECHANICAL
 FIRE EXIT ELECTRICAL
 FIRE EXIT PLUMBING

PLAN SPECIFIC NOTES

1. ALL ROOMS ARE TO BE OCCUPIED AS SHOWN ON THIS PLAN.
 2. ALL ROOMS ARE TO BE OCCUPIED AS SHOWN ON THIS PLAN.
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CODE ANALYSIS

NO.	AREA	USE	AREA	PERMIT
1	OFFICE	OFFICE	10,000	1
2	CONFERENCE	CONFERENCE	2,000	1
3	RECEPTION	RECEPTION	1,000	1
4	STORAGE	STORAGE	5,000	1
5	MECHANICAL	MECHANICAL	1,000	1
6	ELECTRICAL	ELECTRICAL	1,000	1
7	PLUMBING	PLUMBING	1,000	1
8	UTILITY	UTILITY	1,000	1
9	STAIR	STAIR	1,000	1
10	ELEVATOR	ELEVATOR	1,000	1
11	CORRIDOR	CORRIDOR	1,000	1
12	ROOM	ROOM	1,000	1
13	UTILITY	UTILITY	1,000	1
14	STORAGE	STORAGE	1,000	1
15	MECHANICAL	MECHANICAL	1,000	1
16	ELECTRICAL	ELECTRICAL	1,000	1
17	PLUMBING	PLUMBING	1,000	1
18	UTILITY	UTILITY	1,000	1
19	STAIR	STAIR	1,000	1
20	ELEVATOR	ELEVATOR	1,000	1
21	CORRIDOR	CORRIDOR	1,000	1
22	ROOM	ROOM	1,000	1
23	UTILITY	UTILITY	1,000	1
24	STORAGE	STORAGE	1,000	1
25	MECHANICAL	MECHANICAL	1,000	1
26	ELECTRICAL	ELECTRICAL	1,000	1
27	PLUMBING	PLUMBING	1,000	1
28	UTILITY	UTILITY	1,000	1
29	STAIR	STAIR	1,000	1
30	ELEVATOR	ELEVATOR	1,000	1
31	CORRIDOR	CORRIDOR	1,000	1
32	ROOM	ROOM	1,000	1
33	UTILITY	UTILITY	1,000	1
34	STORAGE	STORAGE	1,000	1
35	MECHANICAL	MECHANICAL	1,000	1
36	ELECTRICAL	ELECTRICAL	1,000	1
37	PLUMBING	PLUMBING	1,000	1
38	UTILITY	UTILITY	1,000	1
39	STAIR	STAIR	1,000	1
40	ELEVATOR	ELEVATOR	1,000	1
41	CORRIDOR	CORRIDOR	1,000	1
42	ROOM	ROOM	1,000	1
43	UTILITY	UTILITY	1,000	1
44	STORAGE	STORAGE	1,000	1
45	MECHANICAL	MECHANICAL	1,000	1
46	ELECTRICAL	ELECTRICAL	1,000	1
47	PLUMBING	PLUMBING	1,000	1
48	UTILITY	UTILITY	1,000	1
49	STAIR	STAIR	1,000	1
50	ELEVATOR	ELEVATOR	1,000	1

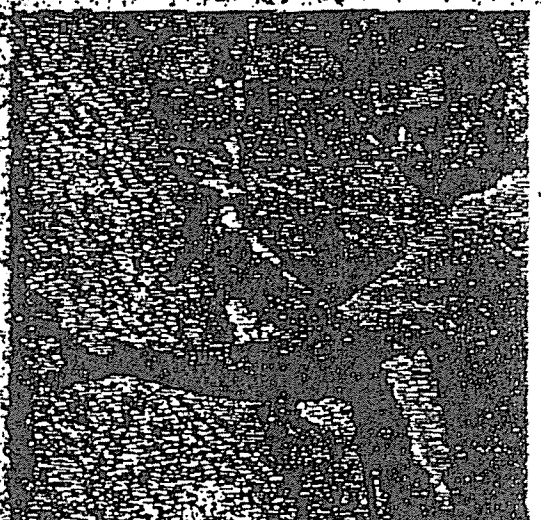
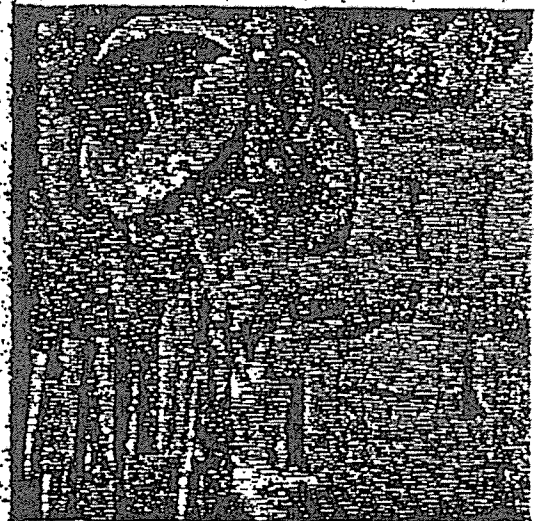
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EXHIBIT "A"

IRVINE INDUSTRIAL COMPLEX

GARDEN GROVE

Supplemental Regulations



PLANNED UNIT DEVELOPMENT PUD-103-76, REVISED '92

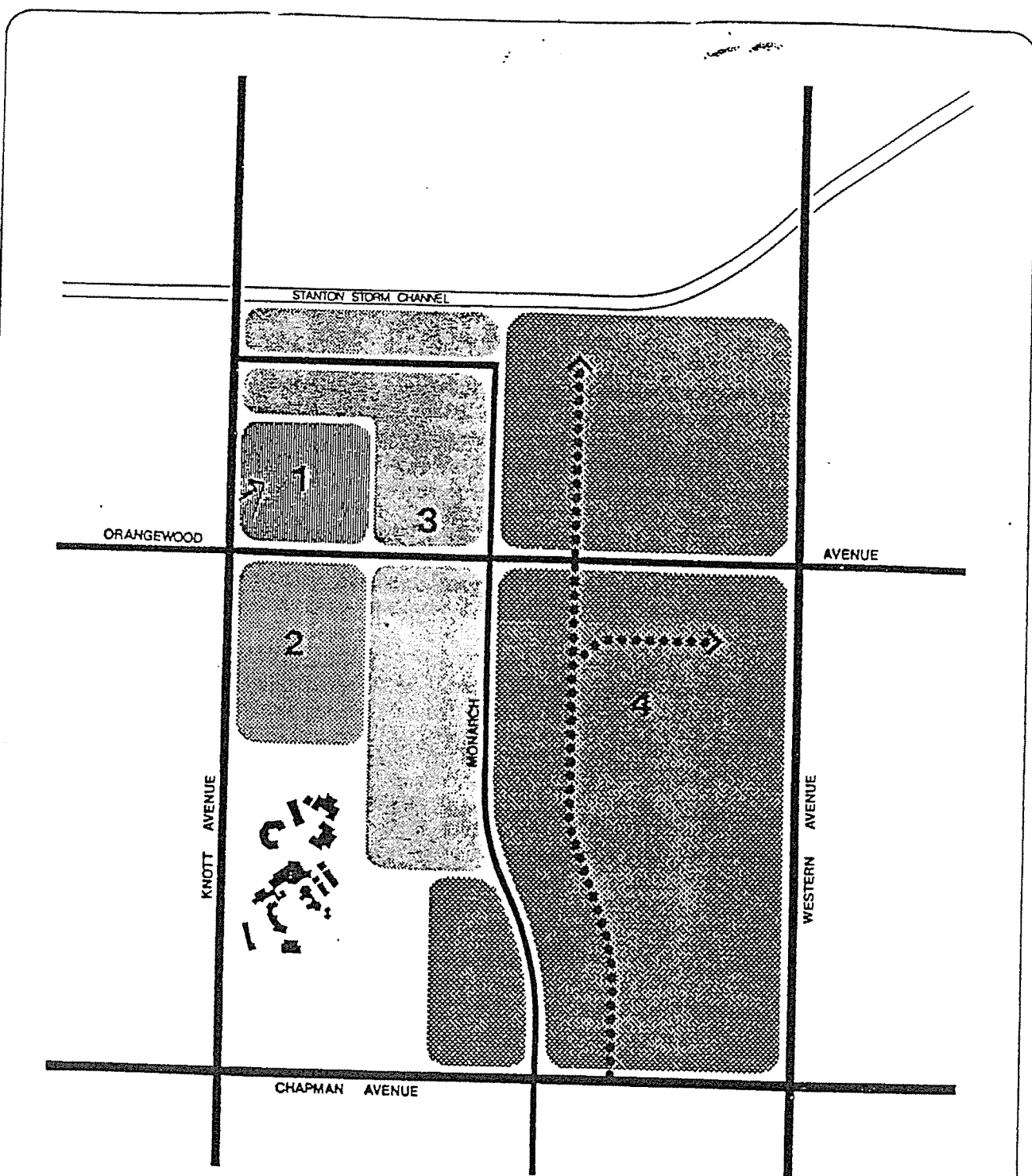
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




SECTION I. STATISTICAL ANALYSIS

The Irvine Industrial Complex Planned Unit Development - Garden Grove has been designed to accommodate the following land use program:

<u>Area</u>	<u>Use</u>	<u>Net Acres</u>
1	Industrial Commercial	10
2	Multi-Tenant Industry	14
3	Special Industry	45
4	Industry	<u>118</u>
	TOTAL	187



LEGEND

-  INDUSTRIAL COMMERCIAL
-  MULTI-TENANT INDUSTRY
-  SPECIAL INDUSTRY
-  INDUSTRY
-  RAILROAD

Land Use Plan
 IRVINE INDUSTRIAL COMPLEX garden grove

March, 1976



SECTION II. NOTES

1. Within the Planned Unit Development area, the continued use of the land for agricultural purposes with uses, structures and appurtenances accessory thereto shall be permitted.
2. Grading will be permitted within the Planned Unit Development area outside of immediate development upon the securing of a grading permit.
3. Water service and sewage disposal facilities within the Planned Unit Development area shall be furnished by the City of Garden Grove and the Garden Grove Sanitary District respectively.
4. Regardless of the provisions of this supplemental text, no construction shall be allowed within the boundaries of the Irvine Industrial Complex Planned Unit Development except that which complies with all provisions of applicable building codes and the various mechanical codes related thereto.
5. Any land use proposal not specifically covered by the Planned Unit Development plan and its supplemental text shall be subject to the regulations of the City of Garden Grove Zoning Code.
6. A plan for silt control for all storm runoff from the property during the construction and initial operation of the tract and maintaining the integrity of silt control facilities during normal operation shall be prepared and submitted to the California Water Quality Control Board Staff for their review prior to issuance of a grading permit.

SECTION III. DEFINITIONS

Advertising Surface

The total area of the face of the structure, excluding supports.

Area of Elevation

Total height and length of a building as projected to a vertical plane.

Building Site Area

The total land area of the land described in the use or other permit.

Multi-Tenant Industry

For the purpose of these supplemental regulations, multi-tenant industry shall mean industrial operations, uses or activities within a building or complex of buildings which involves three (3) or more separate tenants.

Setbacks from Street Corners

Setbacks from street corners shall be established as that point of intersection of the required setback lines from access streets, prolonged to point of intersection.

Special Industry

For the purpose of these supplemental regulations, special industry shall mean any industrial operation, use or activity which occurs on a designated building site or lot which has a total gross building site area of less than two (2) acres.

Side and Front of Corner Lots

For the purpose of these supplemental regulations, the narrowest frontage of a lot facing the street is the front, and the longest frontage facing the intersecting street is the side, irrespective of the direction in which structures face.

SECTION IV. APPLICABILITY

The provisions contained in this Planned Unit Development supplemental text shall apply as specified to all uses permitted. Except as otherwise stated in this text, the requirements of the development standards and the Zoning Code of the City of Garden Grove shall apply.

SECTION V. GENERAL DEVELOPMENT STANDARDS

A. Purpose and Intent

Unless otherwise specifically prohibited herein, any industrial operation, use and activity will be permitted in all four (4) land use areas of the Planned Unit Development provided it is so designed and constructed that the operations, uses and activities do not cause or produce a nuisance to adjacent sites such as vibration, noise, radio frequency interference sound, electromechanical disturbance and radiation, electromagnetic disturbance, radiation, air or water pollution, dust, emission of odorous, toxic or non-toxic matter.

Further, lighting is to be shielded and direct rays confined within property lines.'

Any use proposed subject to the above-mentioned procedure will be submitted to the City of Garden Grove's Public Works and Development Department for review and recommendation to the Zoning Administration. Upon receipt of the Planning coordinating Committee recommendation, the Zoning Administrator will make a determination as to compliance with the standards set forth in the Planned Unit of the Zoning Administrator, he may request a public hearing through application for an Unclassified Use Permit for establishment of the subject use. This hearing will be duly advertised and held before the Planning Commission on a date and time specified.

B. Permitted Uses

1. Uses primarily engaged in research activities including research laboratories, developmental laboratories, and compatible light manufacturing.
2. Manufacture, research assembly, testing and repair of components, devices, equipment and systems and parts and components.
3. Industries engaged in the distribution and/or storage or warehousing.
4. Construction industries.
5. Service industries which provide a service as opposed to the manufacture of a specific product, such as; but not limited to the following:
 - a. The repair and maintenance of appliances or component parts.
 - b. Tooling.
 - c. Printers.
 - d. Testing Shops.
 - e. Small machine shops

' An exception shall be made during periods when breakdown in equipment occurs in such a manner as to make it evident that the effect was not reasonably preventable. The Zoning Administrator shall be notified immediately after such deficiency occurs. The deficiency shall be corrected within thirty (30) days except upon review and approval of the Community Development Director.

- f. Repair, maintenance and servicing of above listed items (excluding automobile repair)
6. Support uses, such as but not limited to the following:
 - a. Blueprinting, photostating, photo engraving, printing, publishing and book binding.
 - b. Commercial Sales/Warehousing.
7. Accessory uses and structures when related and incidental to a permitted use.
8. Agriculture as a continuation of the existing land use, and all necessary structures and appurtenances.

C. Permitted Uses Subject to Conditional Use Permit Approval

The following additional uses shall be permitted in all the areas of the Planned Unit Development, with the exception of that portion designated commercial industrial. A public hearing will be set before the Zoning Administrator to hear the request for establishment of the following uses:

1. Utility Service Yards.
2. Furniture Warehouse Sales.
3. Rug and Carpet Sales and Distribution.
4. Building products and/or sales, including plumbing, lumber, electrical and masonry supplies.
5. Extraction of natural resources.
6. Heliport (maximum of two heliports allowed within this PUD).

The purpose of the Conditional Use Permit will be to determine the compatibility of the requested use with surrounding uses and to insure that said use shall not be detrimental to the health, safety, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use.

D. Site Area Requirements

1. Minimum site size for industrial parcels shall be 27,500 square feet. The minimum site size for commercial uses shall be that which is necessary to accommodate required on-site parking and landscaping.
2. Structures may not cover more than 50 percent of the net lot area.

E. Setbacks

All setbacks will be measured from the property line. For the purpose of these supplemental regulations, a street side property line is that line created by the ultimate right-of-way of the frontage street.

1. Setback from Streets

Front and/or exterior street side setbacks shall be a minimum of twenty (20) feet except for Chapman and Knott Avenues, which shall be a minimum of thirty (30) feet and Western Avenue, which shall be a minimum of seventeen (17) feet.

2. Side Yard

None.

3. Rear Yard

None.

4. Architectural Projections

a. Rooflines and eaves may project six (6) feet into setback areas subject to the specific approval by the Zoning Administrator.

b. Steps and open and unenclosed staircases may project six (6) feet into setback areas.

F. Maximum Building Height

Sixty (60) feet.

G. Landscaping

1. General Statement

a. Landscaping will consist of an effective combination of street trees, trees, ground cover, and shrubbery provided with suitable irrigation. Dry landscape materials may be used in side and rear only. All unpaved, non-work areas (excluding vacant lots) will be landscaped.

2. Street Landscape Areas

The entire area between the curb and a point eighteen (18) feet in back of the curb shall be landscaped, except for any vehicular or pedestrian access way in said area. If a building is placed on the streetside setback line, the entire area between the building setbacks lie and the curb must be landscaped.

3. Undeveloped Areas

- a. Landscaping plans will incorporate provisions for erosion control on all graded sites which will remain vacant prior to building construction.
- b. Undeveloped areas will be maintained in a weedfree condition as specified by the Garden Grove Municipal code and reviewed by the Garden Grove Fire Department.

4. Boundary Areas

Boundary landscaping is required on all interior property lines unless a zero building setback is utilized. Said boundary landscape areas will be placed along the entire length of property lines. Trees, equal in number to one (1) tree per thirty (30) lineal feet of the interior property line, will be planted in the boundary area in addition to required ground cover and shrub material.

5. Parking Areas

- a. Parking areas shall be landscaped and/or fenced in a manner as to screen said areas from view of all adjacent access streets and other properties or at a minimum have view of said area visually interrupted. Plant materials used for screening will consist of lineal or grouped masses of shrubs and/or trees of a sufficient size and height to meet this requirement and combined with walls or berming as necessary.
- b. Trees, not less than fifteen (15) gallon size, equal in number to one (1) per each five (5) parking stalls and provided with adequate irrigation systems, will be installed in an around the parking area.

6. Landscaping Maintenance

- a. Periodic inspections will be made by the City of Garden Grove noting conditions which are in non-compliance with the requirements of this section. Corrections to bring an area into compliance with the standards will be accomplished by the offender within thirty (30) days of receipt of written notification.
- b. Lawn and ground covers are to be kept trimmed and/or moved regularly. All planting areas are to be kept free of weeds and debris.
- c. All plantings are to be kept in a healthy and growing condition.

- d. Irrigation systems will be kept in working condition. Adjustments and cleaning will be a part of regular maintenance.

H. Parking Requirements

1. Location of Parking

Required off-street parking will be provided on the site of the use served, or on a contiguous site. When parking is provided on a site of different ownership, a recorded document will be approved by the City Attorney and filed with the Public Works and Development Department and signed by the owners of the alternate site, stipulating to the permanent reservation of use of the site for said parking.

2. Parking Standards and Requirements

In addition to the following standards, parking requirements by land use, including size of spaces, aisle widths, etc., will conform to regulations of the City of Garden Grove.

a. Office

One (1) space for each 250 square feet of gross floor area.

b. Manufacture, Research and Assembly, Service Industry, Construction, Support Industry and Multi-Tenants Industry

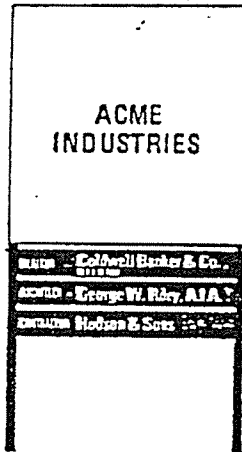
Two (2) parking spaces for each three (3) employees, but in no event less than two (2) spaces for each 1,000 square feet of gross floor area, plus one (1) space for each vehicle operated from and stored at the subject site.

c. Warehouse and Distribution Industry

Two (2) parking spaces for each three (3) employees, but in no event less than one (1) space for each 1,000 square feet of gross floor area for the first 20,000 square feet; one (1) space for each 2,000 square feet for the second 20,000 square feet; one (1) space for each 4,000 square feet of gross floor area for areas in excess of the initial 40,000 square feet of floor area of the building. If there is more than one (1) shift, the number of employees on the largest shift shall be used in determining parking requirements.

I. Sign and Graphic Standards

One (1) sign per street frontage shall be permitted for each industry or commercial use. The signs may be of the following type:



SIGN TYPE (A)

FUTURE TENANT SIGN: A sign which informs the viewer of the future tenant planned for a site.

POLICY: The sign shall identify tenants which are planned as part of a planned community. Names are designed to identify and not to advertise. May be a double faced if required.

LOCATION: Always installed on the site of the facility and oriented to the nearest street. One sign to be utilized for each street fronting on the site.

LONGEVITY: From the time the site has been zoned for the facility until construction and/or leasing is completed.

SIGN SURFACE AREA: 96 square feet maximum (including 4 "rider" panels).

1. Wall Signs

- a. No wall sign will exceed an area equal to one and one-half (1-1/2) square feet of sign for each one (1) foot of lineal frontage of the building or store. However, no sign shall exceed 200 square feet in area nor comprise more than 10 percent of the area of the elevation upon which sign is located.
- b. In multi-tenant industrial buildings, each individual industry may have a wall sign over the entrance to identify the tenant. Said sign will give only the name of the company and will be limited to six (6) inch high letters. Said signs will be oriented toward the parking or pedestrian area for that building and shall not exceed a maximum area of five (5) square feet.

2. Ground Signs

- a. Ground signs shall not exceed four (4) feet above grade in height nor more than one and one-half (1-1/2) square feet in area for each one (1) foot of lineal frontage of the building or store. However, no sign shall exceed 200 square feet in area.

3. Miscellaneous Signs

The following signs are permitted.

a. Temporary Identification Signs

1) Sales or Lease Sign

A sign not to exceed fifteen (15) square feet in area advertising the sale, lease or hire of the site will be allowed.

2) Construction Sign

A sign not to exceed twenty (20) square feet in area denoting the architects, engineers, contractor, and other related subjects will be allowed at the commencement of construction. Said sign will be removed at the time the building is fit for occupancy.

3) Future Tenant Sign

Signs allowing identification of the future tenants and other persons as shown on Sign Type A.

b. Special Purpose and Direction Signs

Special purpose signs as may be submitted as a part of the Planned Unit Development site plan shall be allowed.

4. Standards

- a. Only one (1) single or double face permanent sign will be allowed per street frontage per site or tenant.
- b. Signs will be restricted to advertising only the person, firm, company or corporation operating the use conducted on the site or the products sold therein.
- c. The area of a wall sign will be measured by a rectangle around the outside of the lettering and/or the pictorial symbol.
- d. All signs attached to the building will be surface mounted.

- e. Signs visible from the exterior of any building may be lighted, but no signs or any other contrivance will be devised or constructed so as to rotate, gyrate, blink or move in any fashion.

J. Fences and Walls

1. Height

- a. No fence or wall shall exceed eight (8) feet in height except that a twelve (12) foot fence may be permitted subject to the approval of the Zoning Administrator.
- b. No wall greater than three (3) feet shall be located within the setback area paralleling a street right-of-way.

2. Restrictions on Materials

- a. Walls or fences of sheet or corrugated iron, steel, aluminum, asbestos, or security chain-link fencing are specifically prohibited.
- b. Chain-link fencing is permitted when combined with redwood battens.

K. Telephone and Electrical Service

All "on-site" telephone and electrical lines will be placed underground. Transformer or terminal equipment will be screened from view of adjacent streets and properties.

L. Storage and Refuse Collection Areas

- 1. All outdoor storage areas and refuse collection areas shall be visually screened so that materials stored within these areas shall not be visible from access streets and adjacent property.
- 2. Storage or refuse collection will not be permitted between a frontage street and a building setback line.

M. Loading Areas

Streetside loading will be allowed providing the loading dock is setback a minimum of seventy (70) feet from face of curb. Said loading areas will be screened from view of adjacent streets, and access shall be provided without the necessity of vehicle maneuvers from frontage streets.

N. Maintenance

1. All structures will be maintained in a neat and orderly manner.
2. All permitted signs will be maintained in a neat and orderly manner.

O. Public Safety

No operation in the manufacture, compounding, assembling, processing or treatment of any product, and no material stored on property within the Planned Unit Development shall be injurious to the health, safety or welfare of persons residing or working in the neighborhood by reason of danger to life or property.

SECTION VI. INDUSTRIAL COMMERCIAL

A. Purpose and Intent

It is the intent within this designated land use to allow a combination of general industry, business and professional offices, and commercial activities primarily supportive of the industrial park.

Minor ancillary activities associated with the above activities may be located outside a structure provided screening requirements as set forth in these supplemental regulations are met.

B. Permitted Uses

1. All uses listed in Section V, General Development Standards.
2. Commercial uses, such as but not limited to the following, subject to City Zoning Administrator determination:
 - a. Administrative, professional and business offices
 - b. Service Stations, subject to existing City of Garden Grove Municipal Code Requirements.
 - c. Barber Shop
 - d. Beauty Shop
 - e. Deli/Coffee Shop
 - f. Fast Food and Take-Out Restaurants
 - g. Dry Cleaner
 - h. Branch Bank

- i. Health Club
- j. Trade School
- k. Restaurants

If other uses are proposed, the applicant will make a request for determination of that use.

Upon receipt of this information, the City of Garden Grove's Public Works and Development Department will make the recommendation to the Zoning Administrator for determination if the proposed project is in conformance with the intent of the General Plan and regulations governing development for the subject area. If the Zoning Administrator so determines the project to conform to these regulations, the application will be processed administratively by the City staff and no public hearing will be required.

However, if in the opinion of the Zoning Administrator a question relative to use or design conformance exists, he may determine it to be a use not classified and, at the request of the applicant establish a duly noticed public hearing to be held before the Planning Commission at a date and time specified for determination of compliance with the Municipal Code and regulations governing development within the subject Planned Unit Development.

SECTION VII. DEVELOPMENT PROCEDURES

The size and nature of the Irvine Industrial Complex Planned Unit Development precludes the development and submission at the zoning phase of specific development plans for individual sites within the project. The following procedure therefore, will be adhered to regarding future submission of precise site development plans to the City for approval.

Each applicant desiring to secure approval of building plans shall submit to the Office of Public Works and Development Department the following information.

1. A statement describing the intended use of the site, to include a full description of the activities contemplated to be conducted within the building(s) proposed.
2. A site plan showing all buildings and structures complete with setback dimensions and dimensions of said structures on the site in question.
3. A set of architectural plans indicating the building elevations and construction materials and provisions for landscaping and utility services.

Upon receipt of this information, the Zoning Administrator shall make a determination if the proposed project is in conformance with the purpose and intent of the General Plan and the regulations governing development for the subject area. If the Zoning Administrator so determines the project to conform to these regulations, the application will be processed administratively by the City staff.

However, if in the opinion of the Zoning Administrator a question relative to use or design conformance exists, he shall establish a duly noticed public hearing to take testimony and render a decision regarding the proposed project. In such event, the findings of the Zoning Administrator shall be final unless appealed to the City Council.

PUD10376.rpt
06/09/92

RESOLUTION NO. 5938-18

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE RECOMMENDING THAT THE CITY COUNCIL APPROVE PLANNED UNIT DEVELOPMENT NO. PUD-103-76 (REV. 2018), AMENDING PLANNED UNIT DEVELOPMENT NO. PUD-103-76 TO ALLOW PROFESSIONAL OFFICE USES WITHIN THE "INDUSTRY" SUB-DISTRICT (AREA 4).

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on November 1, 2018, does hereby recommend approval of Planned Unit Development No. PUD-103-76 (REV. 2018), to amend the PUD-103-76 (Planned Unit Development) zone to allow professional office uses within the "Industry" sub-district (Area 4) for properties located north of Chapman Avenue, south of the Stanton Storm Channel, between Western Avenue and Monarch Street with Assessor's Parcel Numbers 131-021-26, 27, 28, 33, 35, 36, 37, 38, 39, 44, 47 & 49; 131-331-36 & 40; 131-651-03, 04, 06, 08, 18, 19, 20, 21, 22, 25, 26, 27, 28, 32, 36, 37 & 38; and 936-751-31 thru 52.

BE IT FURTHER RESOLVED that the Planning Commission recommends that the City Council find that the proposed amendment is not subject to the California Environmental Quality Act ("CEQA"; Cal. Pub. Resources Code Section 21000 et seq.) pursuant to Section 15061(b)(3) of the State CEQA Guidelines (Cal. Code of Regs., Title 14, Section 15000 et seq.) because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

BE IT FURTHER RESOLVED in the matter of Planned Unit Development No. PUD-103-76 (REV. 2018), the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The case was initiated by Tony Wang for Southland Industries, the owner of the property located at 7390 Lincoln Way, which is currently developed with a 37,879 square foot, two-story building.
2. The applicant is requesting approval of an amendment to the permitted uses of the "Industry" sub-district (Area 4) of Planned Unit Development No. PUD-103-76 to allow professional office uses.
3. The subject site has a General Plan Land Use Designation of Industrial and is zoned PUD-103-76 (Planned Unit Development).
4. The City of Garden Grove has determined that the proposed Amendment is exempt from the California Environmental Quality Act ("CEQA") pursuant to California Code of Regulations, Title 14, Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

5. Existing land use, zoning, and General Plan designation of the areas included in this Amendment and in their vicinity have been reviewed.
6. Report submitted by City staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on November 1, 2018, and all interested persons were given an opportunity to be heard.
8. The Planning Commission gave due and careful consideration to the matter during its meeting of November 1, 2018; and

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Section 9.32.030, are as follows:

FACTS:

Planned Unit Development No. PUD-103-76 was approved in 1976 to allow the development of industrial-commercial, multi-tenant industrial, and general light industrial. The PUD was designed with a mix of sub-districts to accommodate four (4) land uses: "Industrial Commercial" (Area 1), "Multi-tenant Industry" (Area 2), "Special Industry" (Area 3), and "Industry" (Area 4) (See Figure 2). The PUD is intended to allow for industrial uses in all four (4) sub-districts, such as research and development, manufacturing, and warehouse and distribution. The "Industrial Commercial" (Area 1) also allows for commercial uses, including business and professional offices, and commercial activities to support the industrial park, such as beauty shops, branch banks, health clubs, and professional offices.

The applicant, Southland Industries, owns a 104,096 square foot property located within Area 4 of PUD-103-76 at 7390 Lincoln Way, that is improved with a 37,879 square foot, two-story building. Southland Industries, a construction engineering company, was approved to occupy the building in 2011 as a construction industry use, which is a permitted use in Area 4 of the PUD. The overall configuration of the existing property and building was designed to accommodate a professional office use. The building was parked at an office professional rate of 1 space per 250 square feet of gross floor building area, which requires the property to provide a minimum of 152 parking spaces. The property currently provides a total of 153 parking spaces, which exceeds the parking ratio for a professional office use by one (1) parking space.

In 2011, building permits were issued for a tenant improvement that allowed the building to be remodeled with open and individual offices on both floors, as well as conference rooms, data rooms, employee break rooms, and restrooms for Southland Industries.

Southland Industries recently relocated their operation to 12131 Western Avenue to consolidate their operation, and now the applicant proposes to sell the property as a professional office building. According to the applicant, the property is currently in escrow with a mortgage company, which is considered a professional office use. Area 4 of the PUD does not allow businesses that are entirely professional office. In order to allow a professional office to operate in Area 4 of the PUD, an amendment to the PUD is required.

Staff has reviewed the request, and finds that there are existing properties in Area 4 of the PUD where the buildings are designed to accommodate professional offices, and if allowed, the use would be compatible with the intent of the PUD. The amendment to the PUD would be limited to Area 4, and no change will occur to the permitted uses of Area 1, 2 and 3.

FINDINGS AND REASONS:

1. The location, design and proposed uses are compatible with the character of existing development in the vicinity and will be well integrated into its setting.

The PUD was approved with four (4) sub-districts that allowed a mix of industrial and commercial uses. The sub-districts include: "Industrial Commercial" (Area 1), "Multi-tenant Industry" (Area 2), "Special Industry" (Area 3), and "Industry" (Area 4). The PUD is intended to allow for industrial uses in all four (4) sub-districts, such as research and development, manufacturing, and warehouse and distribution. The "Industrial Commercial" sub-district (Area 1) allows for industrial and commercial uses, such as beauty shops, branch banks, health clubs, and professional offices. Amending the allowed uses in Area 4 of the PUD to allow professional office uses is a compatible use in a PUD that has allowed a mix of commercial and industrial sub-districts.

In addition, there is a growing demand for professional offices to occupy buildings in industrial zones due to the larger building footprint. There are several properties located in Area 4 of the PUD that are developed with buildings that can accommodate professional offices, including providing ample parking to accommodate a professional office use.

Adding professional office uses within existing buildings of Area 4 of the PUD will not have a significant impact on the character of the existing PUD development. In addition, Areas 1-3 of the PUD will not be affected by the proposed amended permitted uses.

2. The plan will produce a stable and desirable environment and will not cause undue traffic congestion on surrounding streets or access streets.

The PUD was designed with adequate vehicular circulation and access that can accommodate professional office uses to support a change in trend where office buildings are growing in demand to establish in industrial areas. Existing street vehicular circulation will not change or be impacted by adding professional offices to the permitted uses within Area 4 of the PUD. In addition, approval of a professional office use will be subject to meeting the parking requirement of the PUD for professional offices at one (1) parking space per 250 square feet of gross floor area. Each professional office request must demonstrate that sufficient parking is provided on-site to accommodate professional office uses and to minimize undue traffic congestion on surrounding streets or access streets.

3. Provision is made for both public and private open spaces.

The PUD was established in 1976 with specific development standards, as well as landscaping, parking, and signage requirements. No changes to the landscaping requirements will be affected by this amendment. Therefore, the proposed amendment to the PUD will not impact any open space provisions.

4. Provision is made for the protection and maintenance of private areas reserved for common use.

The PUD was established in 1976 with specific development standards, as well as landscaping, parking, and signage requirements. The PUD did not include development standards for private areas reserved for common use. Therefore, the proposed amendment to the PUD will not impact any provisions for the protection and maintenance of private areas reserved for common use.

5. The quality of the project, achieved through the proposed Planned Unit Development zoning, is greater than could be achieved through traditional zoning.

The PUD was designed with four (4) sub-districts to allow a mix of industrial and commercial uses. The proposed amendment will allow professional office uses in Area 4 of the PUD. The development will continue to maintain the PUD zoning designation and will keep the development standards as approved when the PUD was established. Amending the permitted uses to allow professional offices in Area 4 of the PUD will not have an impact on the development standards or the quality of the PUD zoning.

6. The amendment to the PUD is internally consistent with the goals, objectives, and elements of the General Plan.

The amendment to PUD-103-76 is internally consistent with the goals, policies, and elements of the General Plan, which encourages compatibility between

land uses. The Irvine Industrial Complex was developed to allow a mix of commercial and industrial through four (4) sub-districts: "Industrial Commercial" (Area 1), "Multi-tenant Industry" (Area 2), "Special Industry" (Area 3), and "Industry" (Area 4). The PUD is intended to allow for industrial uses in all four (4) sub-districts, such as research and development, manufacturing, and warehouse and distribution. The "Industrial Commercial" sub-district (Area 1) allows for industrial and commercial uses, such as beauty shops, branch banks, health clubs, and professional offices. Professional office uses would be a compatible use in Area 4 of the PUD-103-76 zone as there are existing properties in the area where the building design and the parking can accommodate professional office uses. All new professional offices must comply with the requirements of the PUD, including parking, and the building code requirements.

7. The amendment to the PUD will promote the public interest, health, and welfare.

The Amendment will promote the public interest, health, safety, and welfare. Adding professional office uses to Area 4 of Planned Unit Development No. PUD-103-76 will not disrupt the operation of the surrounding industrial type uses. The PUD was designed with adequate vehicular circulation and access that can accommodate professional office uses. In addition, all requests for professional office uses will be reviewed to ensure that each request complies with all appropriate regulations of the PUD, such as parking, and building code requirements, such as change of occupancy.

INCORPORATION OF FACTS AND FINDINGS SET FORTH IN STAFF REPORT

In addition to the foregoing, the Planning Commission incorporates herein by this reference, the facts and findings set forth in the staff report.

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. Planned Unit Development No. PUD-103-76 (REV. 2018) possesses characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.16.030.020.F (Planned Unit Development).
2. The Planning Commission recommends that the City Council approve Planned Unit Development No. PUD-103-76 (Rev. 2018) and adopt the draft Ordinance attached hereto as Exhibit "A".

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING PLANNED UNIT DEVELOPMENT NO. PUD-103-76 (REV. 2018) AMENDING PLANNED UNIT DEVELOPMENT NO. PUD-103-76 TO ALLOW PROFESSIONAL OFFICE USES WITHIN THE "INDUSTRY" SUB-DISTRICT (AREA 4) FOR PARCELS LOCATED WITH ASSESSOR'S PARCEL NUMBERS 131-021-26, 27, 28, 33, 35, 36, 37, 38, 39, 44, 47 & 49; 131-331-36 & 40; 131-651-03, 04, 06, 08, 18, 19, 20, 21, 22, 25, 26, 27, 28, 32, 36, 37 & 38; and 936-751-31 thru 52.

City Attorney Summary

This Ordinance approves an amendment to Planned Unit Development No. PUD-103-76 to allow professional office uses within the "Industry" sub-district (Area 4).

THE CITY COUNCIL OF THE CITY OF GARDEN GROVE FINDS AND DETERMINES AS FOLLOWS:

WHEREAS, on May 11, 1976, the Garden Grove City Council adopted Resolution/Ordinance No. 1501, approving Planned Unit Development No. PUD-103-76 to rezone approximately 212 acres of agricultural land from M-P (Industrial Park) and OS (Open Space) to PUD-103-76 to allow the development of industrial-commercial, multi-tenant industrial, and general light industrial.

WHEREAS, the case, initiated by Tony Wang for Southland Industries, proposes to amend the permitted uses within the "Industry" sub-district (Area 4) of Planned Unit Development No. PUD-103-76 to allow professional office uses;

WHEREAS, the City Council finds that this amendment to Planned Unit Development No. PUD-103-76 zone is exempt from the California Environmental Quality Act ("CEQA") pursuant to California Code of Regulations, Title 14, Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment;

WHEREAS, the subject site has a General Plan Land Use Designation of Industrial and is zoned Planned Unit Development No. PUD-103-76;

WHEREAS, following a Public Hearing held on November 1, 2018, the Planning Commission adopted Resolution No. 5938-18 recommending approval of Planned Unit Development No. PUD-103-76 (REV. 2018);

WHEREAS, pursuant to a legal notice, a Public Hearing was held by the City Council on _____, 2018, and all interested persons were given an opportunity to be heard;

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

WHEREAS, the City Council hereby incorporates by reference the findings and reasons set forth in Planning Commission Resolution No. 5938-18 and makes the following findings regarding Planned Unit Development No. PUD-103-76 (REV. 2018):

A. The location of the buildings, architectural design, and uses proposed pursuant to the PUD amendment are compatible with the character of existing development in the vicinity and will be well integrated into its setting.

B. The amended plan will produce a stable and desirable environment and will not cause undue traffic congestion on surrounding streets.

C. Provision is made for both public and private open spaces.

D. Provision is made for the protection and maintenance of private areas reserved for common use.

E. The quality of the Project achieved through the proposed amendment to the existing planned unit development zoning is greater than could be achieved through traditional zoning.

F. The amendment to the PUD is internally consistent with the goals, objectives, and elements of the General Plan.

G. The amendment to the PUD will promote the public interest, health, and welfare.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDEN GROVE DOES ORDAIN AS FOLLOWS:

SECTION 1: The above recitals are true and correct.

SECTION 2: The City Council finds that this amendment to Planned Unit Development No. PUD-103-76 zone is not subject to the California Environmental Quality Act ("CEQA"; Cal. Pub. Resources Code Section 21000 et seq.) pursuant to Section 15061(b)(3) of the State CEQA Guidelines (Cal. Code of Regs., Title 14, Section 15000 et seq.) because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

SECTION 3: Planned Unit Development No. PUD-103-76 (REV. 2018) is hereby approved, pursuant to the facts and reasons stated in the Planning Commission Resolution No. 5938-18, a copy of which is on file in the City Clerk's Office and incorporated herein by reference with the same force and effect as if set forth in full.

SECTION 4: Pursuant to this approval of Planned Unit Development No. PUD-103-76 (REV. 2018), the Permitted Uses, approved under Planned Unit Development No. PUD-103-76, is amended to read as follows (new text in **bold** and *italics*):

B. Permitted Uses

1. Uses primarily engaged in research activities including research laboratories, developmental laboratories, and compatible light manufacturing.
2. Manufacture, research assembly, testing and repair of components, devices, equipment and systems and parts and components.
3. Industries engaged in the distribution and/or storage or warehousing.
4. Construction industries.
5. Service industries which provide a service as opposed to the manufacture of a specific product, such as; but not limited to the following:
 - a. The repair and maintenance of appliances or component parts.
 - b. Tooling.
 - c. Printers.
 - d. Testing shops.
 - e. Small machine shops.
 - f. Repair, maintenance and servicing of above listed items (excluding automobile repair)
6. Support uses, such as but not limited to the following:
 - a. Blueprinting, photostating, photo engraving, printing, publishing and book binding.
 - b. Commercial Sales/Warehousing.
7. Accessory uses and structures when related and incidental to a permitted use.
8. Agriculture as a continuation of the existing land use, and all necessary structures and appurtenances.
9. ***Professional offices, excluding medical and health support services (Industry sub-district, Area 4 only).***

SECTION 5. If any section, subsection, subdivision, sentence, clause, phrase, word, or portion of this Ordinance is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance and each section, subsection, subdivision, sentence, clause, phrase, word, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, words or portions thereof be declared invalid or unconstitutional.

SECTION 6. The Mayor shall sign and the City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same, or the summary thereof, to be published and posted pursuant to the provisions of law and this Ordinance shall take effect thirty (30) days after adoption.