



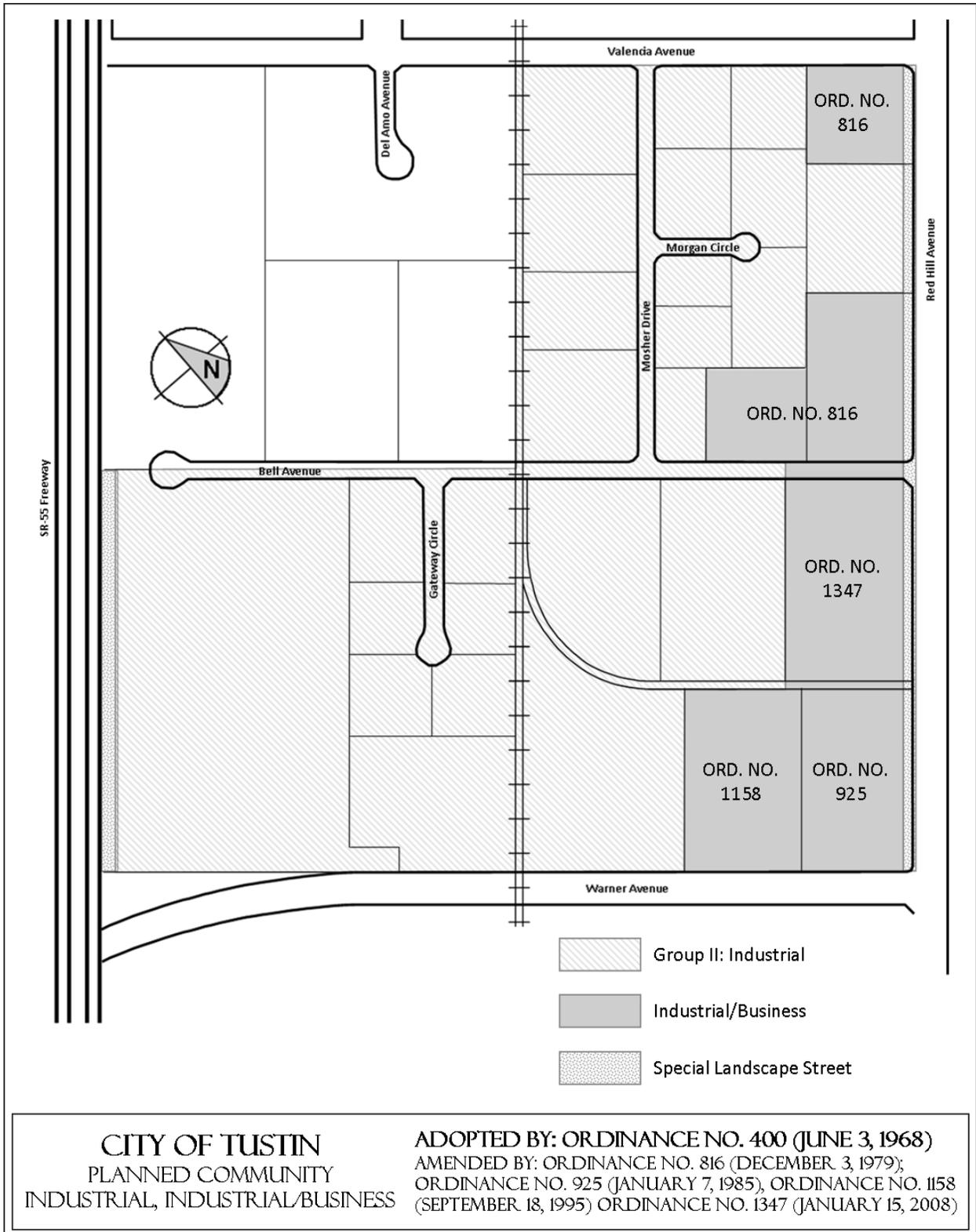
### STATISTICAL ANALYSIS\*

Group I: Industrial.....	115.05 Acres
Special Landscape Area .....	2.71 Acres
Total.....	117.76 Acres

\*Statistical Analysis is for informational purposes only

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## **INTRODUCTION**

The P.C. (Planned Community) District for the City of Tustin is part of the Irvine Industrial Planned Community Plan developed in conjunction with the Irvine Ranch Southern Sector General Land Use Plan approved by the Orange County Planning Commission and the Orange County Board of Supervisors. As designated on the General Plan of Land Use for the City of Tustin, the area is considered most appropriate for industrial development.

The purpose of this P.C. (Planned Community) District is to provide a method whereby property may be classified and used for various types of industry and other uses compatible therewith. The specifications of this district are intended to provide flexibility for both the land use and development standards in planned building groups.

Except as expressly stated within the text of this PC (Planned Community) Ordinance, all applicable provisions and requirements of the City of Tustin Zoning Code shall apply.

# PART I. INDUSTRY

## SECTION I. PERMITTED USES

Minimum Site Area – 30,000 square feet

### Intent and Purpose

It is the intent of this section to allow the location of industries engaged in research and/or testing and general manufacturing activities, provided that such activities are confined within a building or buildings and do not contribute excessive noise, dust, smoke, or vibration to the surrounding environment nor contain a high hazard potential due to the nature of the products, material, or process involved.

### Permitted Uses

1. Uses primarily engaged in research activities, including but not limited to research laboratories and facilities, developmental laboratories and facilities and compatible light manufacturing similar to the following list of examples:
  - Bio-Chemical
  - Chemical
  - Development facilities for national welfare on land, sea and air
  - Film and Photography
  - Medical or Dental
  - Metallurgy
  - Pharmaceutical
  - X-Ray
2. Manufacture, research assembly, testing, and repair of components, devices, equipment, and systems and parts and components such as but not limited to the following list of examples:
  - Coils, Tubes, Semi-conductors
  - Communication, Navigation Control, Transmission and Reception Equipment, Control Equipment and Systems, Guidance Equipment and Systems
  - Data Processing Equipment and Systems
  - Glass Edging, Beveling, and Silvering
  - Graphics and Art Equipment
  - Metering Instruments
  - Optical Devices, Equipment, and Systems
  - Phonographs, Audio Units, Radio Equipment, and Television Equipment
  - Photographic Equipment
  - Radar, Infra-Red, and Ultra-Violet Equipment and Systems
  - Scientific and Mechanical Instruments
  - Testing Equipment
3. Manufacturing to include but not limited to the following list of examples:
  - A. Manufacture and/or assembly of products such as but not limited to the following list of examples:

• Aircraft and Related Components	• Ceramic Products
• Automobiles and Automobile Parts	• Concrete Products
• Boats	• Electrical Appliances
• Clocks and Watches	• Farm Equipment
• Coffins	• Heating and Ventilating Equipment

- Linoleum
- Machinery and Machine Tools
- Musical Instruments
- Neon Signs
- Novelties
- Oil Well Valves and Repairs
- Optical Goods
- Refrigeration
- Screw Machine Products
- Sheet Metal Products
- Silk Screens
- Sporting Goods
- Springs
- Stencils
- Toys
- Trailers
- Trucks

B. The manufacture of products or products made from materials such as but not limited to the following list of examples:

- Aluminum
- Bags, except Burlap Bags or Sacks
- Batteries
- Boxes, Paper
- Brass
- Cans
- Copper
- Glass
- Grinding Wheels
- Iron
- Linoleum
- Matches
- Mattresses
- Paper
- Steel
- Tin
- Tools
- Wool
- Yarn

C. The manufacturing, compounding, processing, or treatment of items such as but not limited to the following list of examples:

- Acids, Non-Corrosive
- Candles
- Cigarettes and Cigars
- Detergents
- Disinfectants
- Dye
- Food Products
- Lubricating Oil
- Pharmaceutical Products
- Plastics
- Toiletries
- Vitamin Products
- Waxes and Polishes

D. Woodworking shops, such as (Provided that, if a planer, router, sticker, or moulder is maintained, all doors and windows in the outside walls of the room in which said machinery is located shall be kept closed while said machine is in use):

- Box
- Furniture
- Wood Products

E. Distribution and Warehousing Plants

4. Administrative, professional, and business offices associated with and accessory to any of the above.
5. Blue printing, photostating, photo-engraving, printing, publishing and bookbinding, provided that no on-site commercial service is associated with said uses.
6. Cafeteria, café, restaurant, or auditorium associated with and incidental to any of the foregoing uses.
7. Service stations will be permitted subject to the development standards contained in this ordinance.

8. Agriculture, as a continuation of the existing land use, and all necessary structures and appurtenance shall be permitted.
9. State, County, and Municipal facilities such as fire and police stations, civic centers, libraries, etc.

## SECTION II. DEVELOPMENT STANDARDS

### A. Setbacks

All setbacks shall be measured from the property line. For the purpose of this ordinance, a street side property line is that line created by the ultimate right-of-way line of the frontage street.

#### 1. Front Yard Setback

Thirty (30) feet, except that unsupported roofs or sun screens may project six (6) feet into the setback area.

#### 2. Side Yard Setback

Ten (10) feet, except that unsupported roofs or sun screens may project three (3) feet into the setback area.

In the case of a corner lot, the street side setbacks shall be thirty (30) feet, except that unsupported roofs and sun screens may project six (6) feet into the setback area. Interior lot lines for a corner lot shall be considered side lot lines.

#### 3. Rear Yard Setback

No rear yard setback is required.

### B. Site Coverage

Maximum building coverage of fifty (50) percent is allowed. Parking structures shall not be calculated as building area, however, said structures shall be used only for the parking of company vehicles, employee's vehicles, or vehicles belonging to persons visiting the subject firm.

### C. Signs

#### 1. Sign Area

Only one (1) single faced or double faced sign shall be permitted per street frontage. No sign or combination of signs shall exceed one (1) square foot in area for each six hundred (600) square feet of total site area. However, no sign shall exceed two hundred (200) square feet in area per face. An additional twenty (20) square feet shall be allowed for each additional business conducted on the site.

#### 2. Sale or Lease Sign

A sign, advertising the sale, lease, or hire of the site shall be permitted in addition to the other signs listed in this section. Said sign shall not exceed a maximum area of thirty-two (32) square feet.

#### 3. Ground Sign

All ground signs shall not exceed four (4) feet above grade in vertical height. Also, ground signs in excess of one hundred fifty (150) square feet in area (single face) shall not be erected in the first twenty (20) feet, as measure from the property line, of any street side setback area. However, the above standards shall not apply to the Community Directional Sign, Special Purpose Sign, Construction Sign, or Future Tenant Identification Sign.

4. Special Purpose Sign

Signs used to give directions to traffic or pedestrians or give instructions as to special conditions shall not exceed a total of six (6) square feet (single face) in area and shall be permitted in addition to the other signs listed in this section.

5. Wall Sign

Wall signs shall not comprise more than ten (10) percent of the area of the elevation upon which the sign is located. Said signs shall be fixture signs; signs painted directly on the surface of wall shall not be permitted.

6. Construction Sign

One (1) construction sign denoting the architects, engineers, contractor, and other related subjects, shall be permitted upon the commencement of construction. Said sign shall conform to the criteria contained in the attached Sign Standard Sheet and will be permitted until such time as a final inspection of the building(s) designates said structure(s) fit for occupancy, or the tenant is occupying said building(s), whichever occurs first. (Page A)

7. Future Tenant Identification Sign

A sign listing the name of future tenants, responsible agent or realtor, and identification of the industrial complex shall be permitted. Said sign shall conform to the criteria contained in the attached Sign Standard Sheet and will be permitted until such time as a final inspection of the building(s) designates said structures fit for occupancy or tenant is occupying said building(s), whichever occurs first. (Page A)

8. Community Directional and/or Identification Sign

Permanent directional and identification signs, not exceeding two hundred fifty (250) square feet (single face), shall be permitted to give directions to and identify areas within the P.C. (Planned Community) District. (Page B)

D. Sign Standards

1. Signs visible from the exterior of any building may be lighted, but no signs or any other contrivance shall be devised or constructed so as to rotate, gyrate, blink or move in any animated fashion.
2. Signs shall be restricted to advertising only the person, firm, company, or corporation operating the use conducted on the site or the products produced or sold thereon.
3. A wall sign with the individual letters applied directly shall be measured by a rectangle around the outside of the lettering and/or the pictorial symbol and calculating the area enclosed by such line. (See the attached Sign Standard Sheet Page C)
4. All signs attached to the building shall be flush mounted.

E. Parking

Adequate off-street parking shall be provided to accommodate all parking needs for the site. The intent is to eliminate the need for any on-street parking.

Required off-street parking shall be provided on the site of the use served, or a contiguous site or within six hundred (600) feet of the subject site. Where parking is provided on other than the site concerned, a recorded document shall be filed with the Building and Planning Departments and signed by the owners of the alternate site stipulating to the permanent reservation of use of the site for said parking

The following guide shall be used to determine parking requirements:

Office

Three (3) spaces for each one thousand (1,000) square feet of total office space (excluding such areas as pedestrian corridors, rest rooms, elevator shafts, equipment areas).

Manufacture, Research, and Assembly

Two (2) parking spaces for each three (3) employees, but in no event less than two (2) spaces for each one thousand (1,000) square feet of gross floor area.

Warehouse

Two (2) parking spaces for each three (3) employees, but in no event less than one (1) space for each one thousand (1,000) square feet of gross floor area for the first twenty thousand (20,000) square feet; one (1) space for each two thousand (2,000) square feet of gross floor area for the second twenty thousand (20,000) square feet; one (1) space for each four thousand (4,000) square feet of gross floor area for areas in excess of the initial forty thousand (40,000) square feet of floor area of the building.

If there is more than one shift, the number of employees on the largest shift shall be used in determining parking requirements.

F. Landscaping

As a portion of the total landscaping scheme of the Industrial P.C. (Planned Community) District, certain streets have been designated as "Special Landscaped Streets." Landscape treatment along the frontages of said streets require special consideration and, therefore, are referred to under separate sections in the following landscaping standards.

All landscaping referred to in this section shall be maintained in a neat and orderly fashion.

1. Front Yard Setback Area

a. General Statement

Landscaping in these areas shall consist of an effective combination of street trees, trees, ground cover, and shrubbery.

b. Special Landscaped Street

The entire area between the curb and the building setback line shall be landscaped, except for any driveway in said area.

c. Other Streets

The entire area between the curb and a point ten (10) feet in back of the front property line shall be landscaped, except for any driveway in said area.

2. Side and Rear Yard Setback Area

a. General Statement

All unpaved areas not utilized for parking and storage shall be landscaped utilizing ground cover and/or shrub and tree materials.

b. Undeveloped areas

Undeveloped areas proposed for future expansion shall be maintained in a weed free condition but need not be landscaped.

c. Screening

Areas used for parking shall be landscaped in such a manner as to interrupt or screen said areas from view from access streets, freeways, and adjacent properties. Plant materials used for this purpose shall consist of lineal or grouped masses of shrubs and/or trees.

G. Loading Areas

1. No loading areas shall be allowed which is visible from adjacent streets.
2. On other than Special Landscaped Streets, street side loading shall be allowed, provided the loading dock is set back a minimum of seventy (70) feet from the street right-of-way line, or one hundred ten (110) feet from the street centerline, whichever is greater. Said areas must be screened from view from adjacent streets.

H. Storage Areas

1. All outdoor storage shall be visually screened from access streets, freeways, and adjacent property. Said screening shall form a complete opaque screen up to a point eight (8) feet in vertical height, but need not be opaque above that point.
2. Outdoor storage shall be meant to include all company owned and operated motor vehicles, with the exception of passenger vehicles.
3. No storage shall be permitted between a frontage street and the building line.

I. Refuse Collection Areas

1. All outdoor refuse collection areas shall be visually screened from access streets, freeways, and adjacent property by a complete opaque screen.
2. No refuse collection areas shall be permitted between a frontage street and the building line.

J. Telephone and Electrical Service

All "on-site" electrical lines (excluding lines in excess of 12KV) and telephone lines shall be placed underground. Transformer or terminal equipment shall be visually screened from view from streets and adjacent properties.

K. Sidewalks

Sidewalks are not required in the Industrial P.C. (Planned Community) Area.

L. Nuisances

No portion of the property shall be used in such a manner as to create a nuisance to adjacent sites, such as but not limited to vibration, sound, electro-mechanical disturbance and radiation, electro-magnetic disturbance, radiation, air or water pollution, dust, emission of odorous, toxic, or noxious matter.

## PART II. SPECIAL REGULATIONS

### SECTION I. SERVICE STATION DEVELOPMENT STANDARDS

#### A. Setbacks

All setbacks shall be measured from the property line. For the purpose of this ordinance, a street side property line is that line created by the ultimate right-of-way line of the frontage street.

##### 1. Front Yard Setback

###### a. Special Landscaped Streets

Thirty (30) feet, except that unsupported roofs, sunscreens and canopy roofs may project six (6) feet into the setback area

###### b. Other Streets

Thirty (30) feet, except that unsupported roofs, sunscreens and canopy roofs may project within ten (10) feet of the property line.

##### 2. Interior Setbacks

Twenty (20) feet from the side and rear lot lines. Unsupported roofs, sunscreens and canopy roofs may project three (3) feet into the setback area.

#### B. Minimum Site Area

A minimum site area of 15,000 sq. ft. is required.

#### C. Signs

1. One (1) free standing sign, limited to a maximum height of seventeen (17) feet shall be permitted. Sign face shall not exceed a maximum area of forty-five (45) sq. ft. per face, double faced.

2. One (1) identifying sign or symbol, mounted on the building. Maximum area of the sign or symbol shall be eight (8) square feet. Maximum letter height shall be one (1) foot.

##### 3. Sale or Lease Sign

A sign advertising the sale, lease, or hire of the site shall be permitted in addition to the other signs listed in this section. Said sign shall not exceed a maximum area of thirty-two (32) square feet.

##### 4. Special Purpose Sign

Signs used to give directions to traffic or pedestrians or give instructions as to special conditions shall not exceed a total of six (6) square feet (single face) in area and shall be permitted in addition to the other signs listed in this section.

##### 5. Construction Sign

One (1) construction sign denoting the architects, engineers, contractor, and other related subjects shall be permitted upon the commencement of construction. Said sign shall conform to the criteria contained in the attached Sign Standard Sheet and will be permitted until such time as a final inspection of the building(s) designates that structure(s) fit for occupancy, whichever occurs first. (Page A)

6. Future Tenant Identification Sign

A sign listing the name of future tenants, responsible agent or realtor and identification of the industrial complex shall be permitted. Said sign shall conform to the criteria contained in the attached Sign Standard Sheet and will be permitted until such time as a final inspection of the building(s) designates said structure(s) fit for occupancy, whichever occurs first. (Page A)

D. Sign Standards

1. All signs, symbols, etc., shall not revolve, rotate or simulate animation in any manner.
2. Lighting of signs may be integral or by direct rays confined to the sign. Neon lighting and flashing lights are prohibited.
3. All advertising devices, including tires, oil, accessories, posters, etc., shall be located within the main building.
4. All signs attached to the building shall be flush mounted.

E. Parking

A minimum of eight (8) parking spaces shall be provided on the site.

F. Landscaping

All landscaping referred to in this section shall be maintained in a neat and orderly fashion.

1. Front Yard Setback

a. General Statement

Landscaping in these areas shall consist of an effective combination of street trees, trees, ground cover, and shrubbery.

b. Special Landscaped Street

The entire area between the curb and the building setback line shall be landscaped, except for any driveway in said area.

c. Other Streets

The entire area between the curb and a point ten (10) feet in back of the front property line shall be landscaped, except for any driveway in said area.

2. Interior Setbacks

a. All unpaved areas not utilized for parking and storage shall be landscaped utilizing ground cover and/or shrub and tree materials.

b. Boundary Areas

Boundary landscaping is required on all interior property lines. Said areas shall be placed along the entire length of these property lines or be of sufficient length to accommodate the number of required trees. Trees, equal in number to one (1) tree per twenty-five (25) lineal feet of each property line, shall be planted in the above defined areas.

- c. All landscaped areas shall be separated from adjacent vehicular areas by a wall or curb, at least six (6) inches higher than the adjacent vehicular area.
- d. Landscaping, except trees, along all streets and boundaries shall be limited to a height of not more than 3 ½ feet within twenty (20) feet of the point of intersection of streets and/or drives.

G. Screening

A masonry wall or landscaping forming an opaque screen shall be installed along property lines which abut property zoned for agricultural or residential uses. Said wall or landscaping shall be six (6) feet in height. Wall or landscaping shall be no higher than three (3) feet (except trees) within twenty (20) feet of any ultimate street right-of-way line. Where there is a difference in elevation on opposite sides of the wall, the height shall be measured from the highest grade level adjacent to the wall. No signs or sign supports shall be permitted on any required screening.

H. Refuse Collection Area

All trash and refuse shall be stored within an area enclosed by a wall at least six (6) feet in height. Wall material shall match exterior building material.

I. Application of City of Tustin Service Station Standards

In addition to the standards outlined in this section of the ordinance, the Service Station Development Standards of the City of Tustin shall also apply to all such development in the P.C. (Planned Community) District, except that approval of a Use Permit is not required

## **PART III: INDUSTRY/BUSINESS**

(ORDINANCE NO. 816, DECEMBER 3, 1979)

### **SECTION I: PERMITTED USES**

1. All uses authorized in Part I, Section I of these regulations.
2. Professional offices, subject to a site development permit, similar to the following examples:
  - a. Architects
  - b. Attorney
  - c. Dentist
  - d. Optometrist
  - e. Physician
  - f. Others licensed by the State of California to practice the healing arts, including clinics for out-patients only laboratories for x-ray and diagnostic purposes generally associated with any of the above.
  - g. Engineer
  - h. Surveyor
3. General offices, subject to a site development use permit, similar to the following examples:
  - a. Accountants
  - b. Building consultants
  - c. Drafting
  - d. Economic consultant
  - e. Escrow
  - f. Insurance Agency
  - g. Real estate
  - h. Personnel agency
  - i. Answering service
  - j. Land and property management
  - k. Management, technical, or professional consultant
4. Retail business, subject to a site development use permit, exemplified by the following when conducted within a building:
  - a. Art and drafting supplies
  - b. Bakeries
  - c. Bicycle sales (including repairs, no outside display)
  - d. Books and stationery
  - e. Furnishings, household and business
  - f. Equipment repairs
  - g. Restaurants, cafés (See Section III)
  - h. Small convenience stores (grocery) (See Section III)
5. Services business, exemplified by the following sales incidental thereto, when conducted within a building, subject to a site development permit:
  - a. Banks and finance companies
  - b. Blueprinting
  - c. Equipment repair
  - d. Interior Decorator
  - e. Job printing
  - f. Locksmith

- g. Public utility business offices (excluding corporation yards)
- h. Travel agency
- i. Typing and addressing service

## **SECTION II: DEVELOPMENT STANDARDS**

1. Setbacks as required in Section IIA (Ordinance No. 400)
2. Site coverage as required in Section IIB (Ordinance No. 400)
3. Signs
  - a. All signs shall conform strictly to provisions of Sign Code No. 684<sup>1</sup>.
  - b. Master sign plans shall be required for all business/professional uses at the time of Use Permit submittal.

4. Parking

As required in Section IIC (Ordinance No. 400) with the following additions:

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

Retail commercial: One (1) parking space for each 200 square feet of gross floor area.

Service commercial: Same as office parking requirements

Restaurants: One (1) parking space for each three (3) seats.

5. Physical development

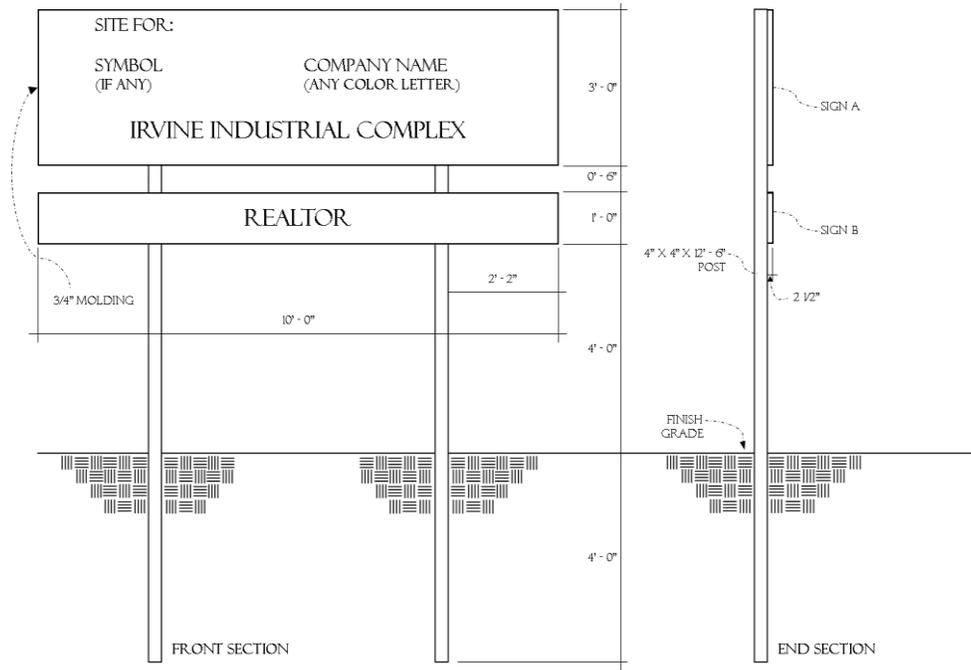
Development shall conform to provisions IIF, G, H, I, J, K, and L of these Guidelines (Ordinance No. 400)

## **SECTION III: SPECIAL REGULATIONS**

Any sale of alcohol beverages requires a conditional use permit.

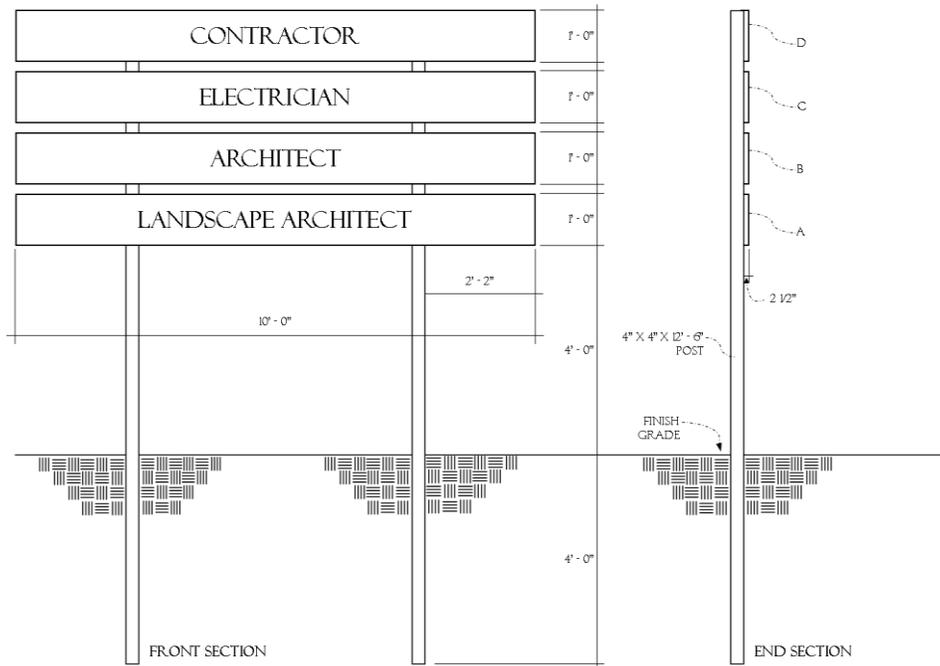
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<sup>1</sup> Editor's Note: Sign Code No. 684 refers to Ordinance No. 684, which adopted the Tustin Sign Code. The current Tustin Sign Code can be found in Section 9400 of the Tustin City Code.



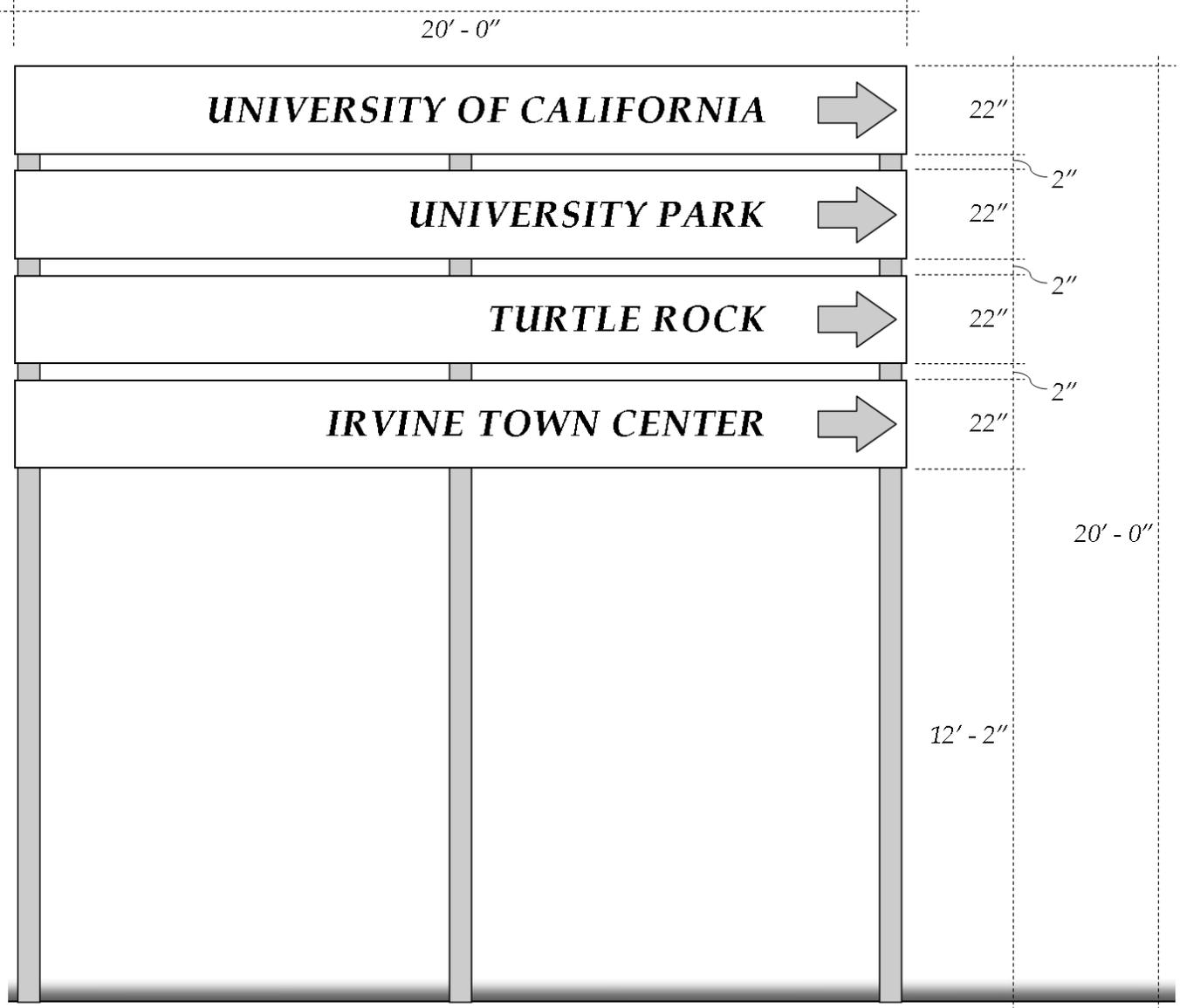
NOTE: ALL WOOD CONSTRUCTION  
 SIGN A: WHITE BACKGROUND, BLACK LETTERS (EXCEPT COMPANY NAME)  
 WHITE BACKSIDE, WHITE POSTS  
 SIGN B: BLACK BACKGROUND, WHITE LETTERS  
 BLACK BACKSIDE

IRVINE INDUSTRIAL COMPLEX—FUTURE TENANT IDENTIFICATION SIGN

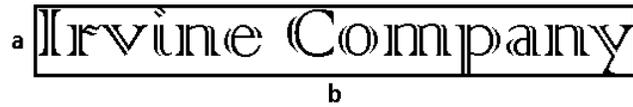


NOTE: ALL WOOD CONSTRUCTION  
 SIGN "A" MUST RELATE TO "REALTOR" SIGN IN HEIGHT (4' - 0" ABOVE GRADE)  
 SIGNS B, C, D CAN BE PLACED ACCORDING TO QUANTITY OF INFORMATION REQUIRED  
 TO BE ERECTED NEXT TO TENANT IDENTIFICATION SIGN

IRVINE INDUSTRIAL COMPLEX—CONSTRUCTION SIGN

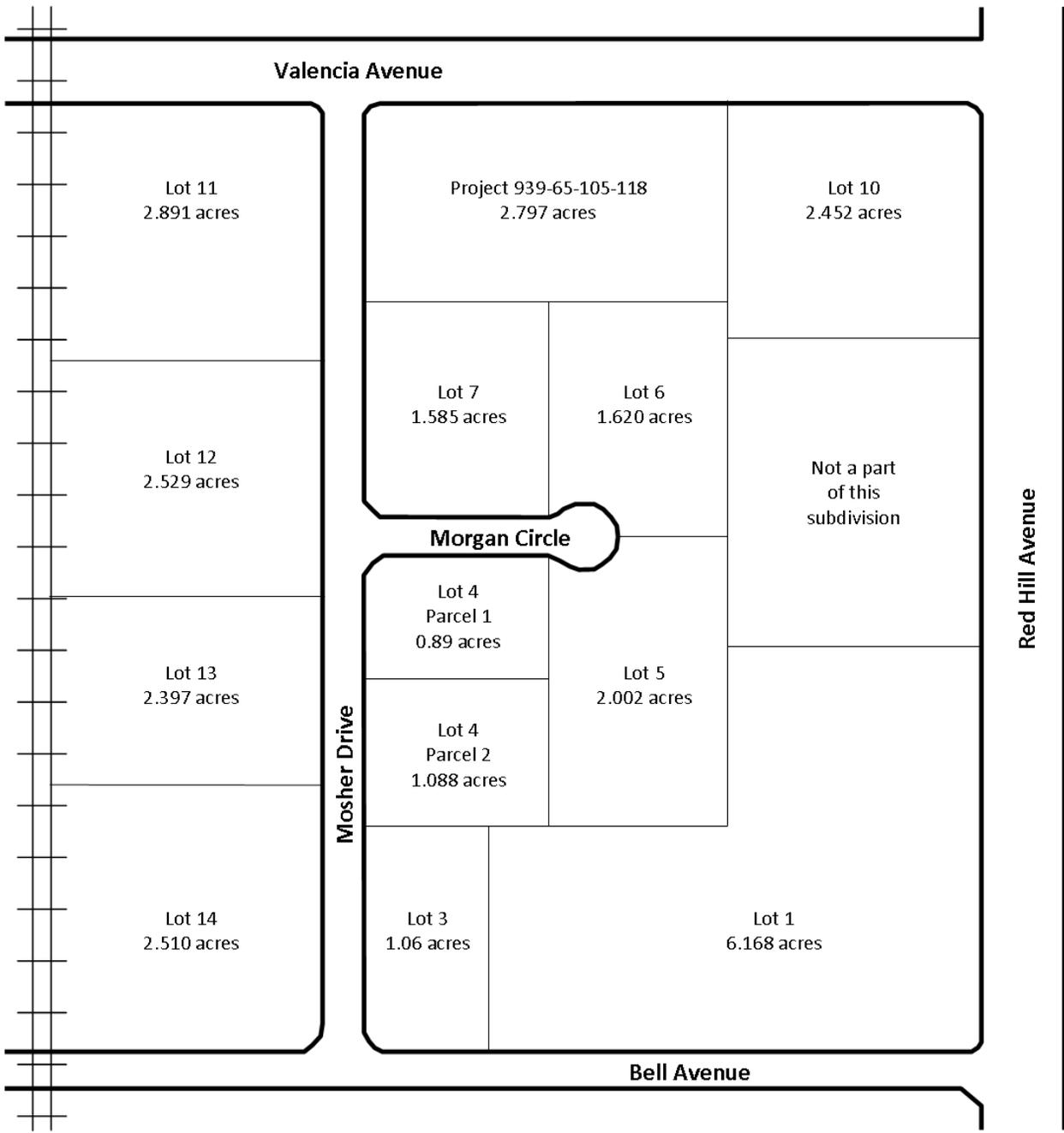


**PLANNED COMMUNITY TRAVEL DIRECTION SIGN**



### **Method for Determination of Wall Sign Area**

A wall sign with irregular or individual letters applied directly shall be measured by a rectangle around the outside of the lettering and/or pictorial symbol and calculating the area of the area enclosed by such line (a x b).



**LANDMARK INDUSTRIAL PARK**  
 TRACT NO. 7721  
 CITY OF TUSTIN  
 IRVINE INDUSTRIAL COMPLEX

