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IRVINE INDUSTRIAL COMPLEX
CITY OF TUSTIN
AMENDED TO JUNE 1980

THE IRVINE COMPANY
PLANNED COMMUNITY DISTRICT REGULATIONS

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SECTION I. STATISTICAL ANALYSIS

The Irvine Industrial Complex Planned Community (Tustin) has been designated as:

- (1) Industrial/Support Commercial - 305 Gross acres.
- (2) Neighborhood Commercial - 10 Gross acres.

SECTION II. NOTES

1. Within the Planned Community 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 Community area outside of immediate development upon the securing of a grading permit.
3. Water service and sewage disposal facilities within the Planned Community area shall be furnished by the Irvine Ranch Water District, until such time as the City Council of Tustin shall own and operate a water utility or by agreement with interested parties providing alternative utility services.
4. Regardless of the provisions of this supplemental text, no construction shall be allowed within the boundaries of the Irvine Industrial Complex Planned Community 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 this plan and its supplemental text shall be subject to the regulations of the City of Tustin Zoning Code.
6. A plan for silt control for all storm runoff from the property during the construction, during initial operation of the tract, 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 and approval prior to issuance of a grading permit.
7. Approval by the Air Pollution Control District of any plans, devices, or facilities for the control of any air pollutants which may be generated, shall be required.
8. After commencement of construction of any structure, or improvement thereon, the owner shall diligently prosecute the work thereon, to an end that the structure shall not remain in a partly finished condition any longer than reasonably necessary for completion thereof.
9. The property owner shall diligently proceed to develop or market the land for development in accord with the district regulations and conditions of approval, and shall not withdraw the land from the market for the purposes of a speculative industrial land area reserve.

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.

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.

Side and Front of Corner Lots

For the purpose of this ordinance, 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 Community (PC) ordinance shall apply as specified to all commercial and industrial uses that are permitted within the Irvine Industrial Complex. Extraction of natural resources shall be subject to a Conditional Use Permit.

Except as otherwise stated in this ordinance, the requirements of the Zoning Code and development standards of the City of Tustin shall apply.

SECTION V. GENERAL DEVELOPMENT STANDARDS

Unless otherwise specifically prohibited herein, any industrial operation and use will be permitted if it is performed or carried out so designed and constructed that the operations and uses do not cause or produce a nuisance to adjacent sites such as but not limited to 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. All lighting is to be shielded and direct rays confined within property lines.

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 Community Development Director shall be notified immediately after such impediment occurs. Said period is not to exceed thirty (30) days except upon review and approval of the Community Development Director.

A. Site Requirements

1. Minimum site size for all industrial parcels shall be 30,000 square feet. The minimum site size for commercial uses shall be that which is necessary to accommodate on-site parking and landscaping.
2. Structures may not cover more than 50 percent of the net lot area.
3. Commercial uses shall not exceed 20 percent of total Planned Community land use area.

B. Setbacks

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

1. Setback from Streets

Front and/or exterior side setbacks shall be a minimum of thirty (30) feet, except for lots which face Jamboree Road which shall have a minimum of forty-six (46) feet.

2. Side Yard

Side yard setback shall be a minimum of ten (10) feet.

3. Rear Yard

None, except when the lot abuts a service road or alley, in which event, the setback shall be not less than ten (10) feet. When the rear of the property abuts Jamboree Road, a setback shall be maintained of a minimum of forty-six (46) feet.

4. Architectural features may project as follows:

- a. Roof overhang, subject to the specific approval by the Director

of Planning which may project six (6) feet into thirty (30) feet setback area and three (3) feet into a ten (10) foot setback area, or

b. Steps, and open and unenclosed staircases.

C. Building Heights

Building heights shall comply with the applicable criteria of the Federal Aviation Agency, and for those areas within 300 feet of the centerline of Jamboree Road, shall require the approval of the Planning Commission in conjunction with site plan review, for any structure exceeding twenty-five (25) feet in height.

D. Landscaping

1. General Statements

- 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.
- b. The entire area between the curb and the building setback line shall be landscaped on those lots fronting on Jamboree Road, Myford Road, Walnut Avenue and Moulton Parkway, except for any vehicular or pedestrian access way in said area.

2. 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 vehicular or pedestrian access way in said area.

3. Undeveloped Area

- 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.

4. Boundary Areas

Boundary landscaping is required on all interior property lines. Said areas will be placed along the entire length of these property lines. Trees, equal in number to one (1) tree per thirty (30) lineal feet of each 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, freeways and other properties or at a minimum have view of said area broken up. 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, provided with adequate irrigation system, will be installed in and around the parking area.

6. Landscaping Maintenance

- a. Periodic inspections will be made by the City of Tustin and reports submitted on 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 within thirty (30) days of notification of the offender.
- b. Lawn and ground covers are to be kept trimmed and/or mowed 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. Fertilization, cultivation, and tree pruning are to be a part of regular maintenance.
- d. Irrigation systems will be kept in working condition. Adjustments and cleaning will be a part of regular maintenance.
- e. Stakes, guys, and ties on trees will be checked regularly for correct function. Ties are to be adjusted to avoid creating abrasions or girdling to the stems.

E. 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 Community 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

Parking requirements by land use, including size of spaces, aisle widths, etc. will conform to the provisions of Resolution 1322 of the City of Tustin.

a. Office

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

b. Manufacture, Research and Assembly

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

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.

F. Sign and Graphic Standards

One (1) sign per street frontage shall be permitted. The signs may be of the following type:

1. Wall Signs

- a. An identification sign placed on a wall shall not comprise more than 10 percent of the area of the elevation upon which the sign is located.
- b. In multiple tenancy 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.
- c. 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 per face.

2. Ground Signs

- a. Ground signs shall not exceed four (4) feet above grade in height or more than 200 square feet in area.

3. Miscellaneous Signs

The following signs are permitted in the Irvine Industrial Complex:

a. Temporary Identification Signs

- 1) Sales or Lease Sign

A sign advertising the sale, lease or hire of the site will be allowed.

2) Construction Sign

A sign 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

A sign listing the name of the future tenant will be allowed until occupancy of the tenant, subject to the provisions listed in Appendix A.

b. Special Purposes and Directions Signs

- 1) The permanent signs include in Section VIII of this ordinance will be allowed subject to the provisions contained therein.

5. Standards

- a. 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.
- b. The area of a wall sign will be measured by a rectangle around the outside of the lettering and/or the pictorial symbol.
- c. All signs attached to the building will be surface mounted.
- d. Only one (1) single or double face permanent sign will be allowed per street frontage per site.
- 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.

G. Fences and Walls

1. Height

- a. No fence or wall in the commercial or industrial group shall exceed eight (8) feet in height except that a twelve (12) foot fence may be permitted subject to Community Development Director's approval.
- b. No walls 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 in all areas except those fronting along Jamboree Road, Myford Road, Walnut Avenue and Moulton Parkway.

H. 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.

I. 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, freeways and adjacent property.
2. Outdoor storage includes all company owned and operated motor vehicles, except for passenger vehicles.
3. Storage or refuse collection will not be permitted between a frontage street and a building line.

J. Loading Areas

Streetside loading, on other than special landscaped streets, will be allowed providing the loading dock is setback a minimum of seventy (70) feet from the street right-of-way line. 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.

K. Maintenance

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

L. Public Safety

No operation in the manufacture, compounding, assembling, processing or treatment of any product, and no material stored on property within the Complex 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 in this group to allow a combination of general industry, business and professional offices, and commercial activities.

Minor ancillary activities associated with the above activities (industrial) may be located outside a structure provided screening requirements as set forth in this ordinance are met.

B. Permitted Uses

1. Industrial/Support Commercial

a. Support Commercial Group uses, such as but not limited to the following:

- 1) Blueprinting, photostating, photo engraving, printing, publishing and bookbinding.
- 2) Administrative, professional, and business offices.
- 3) Cafeteria, cafe, restaurant, or auditorium.
- 4) Service stations.
- 5) Commercial Sales/Warehousing
- 6) Industrial support facilities, to include activities limited to the sale of products or services related only to the Industrial Complex. Activities of a commercial nature will be restricted in scope so as to service and be accessory to the industrial community. Accessory uses and structures when related and incidental to a permitted use.
- 7) Barber shop

b. Light Industrial Group

- 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) General manufacturing and/or assembly.

- 4) 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) providing that said industries are not the point of customer delivery or collection.
- 5) Industries engaged in the distribution and/or storage or warehousing.
- 6) Construction industries
- 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.

2. Neighborhood Commercial

- a. Retail sales, such as, but not limited to: clothing, shoes, jewelry, liquor/deli, stationery, books, fast food drive through and take-out, hardware, appliances, pharmacy/drug store, furniture, carpets, auto parts, etc.
- b. Retail services such as, but not limited to: shoe repair, dance studio, fitness center, travel agency, escrow and real estate, insurance, caterer, etc.
- c. All uses permitted under Subsection B (1) (a) and (b): Industrial/Support Commercial.

* Planning Agency review of the location of the structures pursuant to use permit procedures.

e. Permitted Uses Subject to Conditional Use Permit •

The following additional uses shall be permitted subject to a Use Permit and upon the finding that the proposed use shall be compatible with surrounding authorized developments and the 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, or the welfare of the City.

1. Transportation and Truck Terminals
2. Utility Service Yards
3. Furniture Warehouse Sales
4. Rug and Carpet Sales and Distribution
5. Building products storage and/or sales including plumbing, lumber, electrical and masonry supplies.
6. Heavy manufacturing or other uses which may be objectionable by reason of offensive odor, dust, noise, lights, vibration, subject to performance standards of the Air Pollution Control Board.
7. Uses involving the storage or handling of explosive or dangerous materials.
8. Uses involving the public assembly of groups larger than 500 persons.
9. Fast Food and Take-Out Services
10. Automotive service and repair, not to include automotive body and paint establishments and operations, provided the use occupies an entire building or developable lot or parcel. (amended 11-20-89, ord. 1035)
11. Private, indoor recreational uses such as batting cages, dance studios, gymnastic studios and martial arts studios. (amended 11-21-91, ord. 1076)

12. ANTENNAS PURSUANT TO ORDINANCE NO. 1097

SECTION VII. CONCEPTUAL DESIGN REVIEW

A. Where required by this ordinance a Conceptual Design Review Plan shall be submitted to the Planning Commission to enable them to make a finding that the proposed development is in conformity with both the intent and provisions of this ordinance.

1. It is proposed that the Irvine Industrial development be guided by an overall conceptual design plan that delineates principles, criteria, and standards dealing with enough specificity to assure that the concept is maintained while allowing design flexibility as the complex builds out incrementally over time.
2. Each increment of development will be submitted for Conceptual Design Review with a specific program of uses, quantitative data, site layout, and architectural design. Prior to, or coincidental with the submission of a tract or parcel map for any portion of the Planned Community area the Conceptual Design Plan and attendant strategy should be approved by the Tustin Planning Commission. This allows the City to assess each subsequent increment of development for its conformity with the overall Conceptual Design Plan. Any major change in the intent of the Conceptual Design Plan must require re-submission for City Planning Commission and City Council approval.
3. A Conceptual Design Plan, with attendant strategy, is a graphic and written description that sets forth the environmental parameters, controls and guidelines necessary to implement the development concept for a given planning area.

Items for which principles, criteria and standards, shall be included in the Conceptual Design Plan are as follows:

- a. Activities (uses) and their distribution over the land
 - b. Density of use and outdoor spatial character
 - c. Building coverage and height (or land use intensity)
 - d. Vehicular and pedestrian circulation
 - e. Landscaped areas
 - f. Outdoor lighting theme
 - g. Signing
 - h. Streetscape
 - i. Parking
 - j. Buffering from conflicting land uses
4. Within thirty (30) days after submission of the Conceptual Design Review Plan, the Planning Commission shall approve, approve with conditions deemed necessary to protect the public health, safety, and welfare, or disapprove the plan. In approving the plan, the Planning Commission shall find that:
- a. All provisions of this ordinance are complied with;
 - b. The following are so arranged that traffic congestion is minimized, pedestrian and vehicular safety and welfare are protected, and

there will be minimal adverse effect on surrounding property:

- 1) Buildings, structures and improvements
- 2) Vehicular ingress egress and internal circulation
- 3) Setbacks
- 4) Height of buildings
- 5) Location of service
- 6) Walls
- 7) Landscaped areas

5. The applicant may appeal in writing to the City Council. Such appeal shall be filed in duplicate, with the Community Development Department within ten (10) days after the decision. The Community Development Director shall forward the duplicate copy of the appeal to the City Clerk. The City Council shall consider the appeal at a regular meeting within thirty (30) calendar days following the receipt by the Clerk of the duplicate copy of the appeal, or within such time as the Council shall continue the matter. The City Council shall review the Conceptual Design Review Plan and shall recommend approval, approval with conditions, or disapproval, based on findings listed in Section 4 a and 4 b above.
6. The approved Conceptual Design Review Plan, with any conditions shown thereon or attached thereto, shall be dated and signed by the Planning Commission's secretary. One (1) copy of said approved Conceptual Design Review Plan and conditions shall be mailed to the applicant.
7. Before a building permit may be issued for any building or structure in a development requiring Conceptual Design Review, the building or structure must be in conformity with the approved site Conceptual Design Review Plan.
8. Revisions to an approved site plan shall be made pursuant to the procedure set forth in this section.
9. Upon approval of the Conceptual Design Review Plan, the applicant shall submit site plans for staff review and building permit approval pursuant to City of Tustin Ordinance No. 157. Staff shall review plans for conformance with the Planning Commission approval. Any substantial deviation shall require re-submittal to the Planning Commission.
10. The applicant shall submit ten (10) prints of the site plan to the Community Development Department. The site plan shall be drawn to scale and shall indicate clearly and with full dimensioning the following information:
 - a. Lot dimensions.
 - b. All buildings and structures: location, size, height, proposed use.
 - c. Yards and space between buildings.
 - d. Walls and fences: location, height and materials.

- e. Off-street parking: location, number of spaces and/or dimensions of parking area, internal circulation pattern.
- f. Access - pedestrian, vehicular, service: points of ingress and egress.
- g. Signs: location, size, height.
- h. Loading: location, dimensions, number of spaces, internal circulation.
- i. Lighting: location and general nature, hooding devices.
- j. Landscaping: location and general nature.
- k. Street dedications and improvements.
- l. And such other data as may be required by the Community Development Director.
- m. Access for the handicapped shall be provided in accordance with the Civil Code Section 54-546 of the California Government Code.

11. Phased Development

As a condition of any increment of the proposed development, the applicant shall provide evidence of the adequacy of the circulation system to accommodate traffic demands and the adequacy of storm drain facilities.

SECTION VIII. SIGNS

- A. Signs for the Planned Community Industrial District shall be limited to those signs authorized by the Sign Code of the City of Tustin as adopted by Ordinance No. 438, or as hereafter amended.
- B. Signs shall be related to the standards applicable to the authorized use and development of the property. (For example: a professional office building shall be limited to the signing authorized for the professional district).