

County Gothard Property and Research & Technology Zoning

City of Huntington Beach
City Council Public Hearing

August 19, 2019

County Gothard Property & Research and Technology (RT) Zoning

1. General Plan Amendment (GPA) No. 19-001

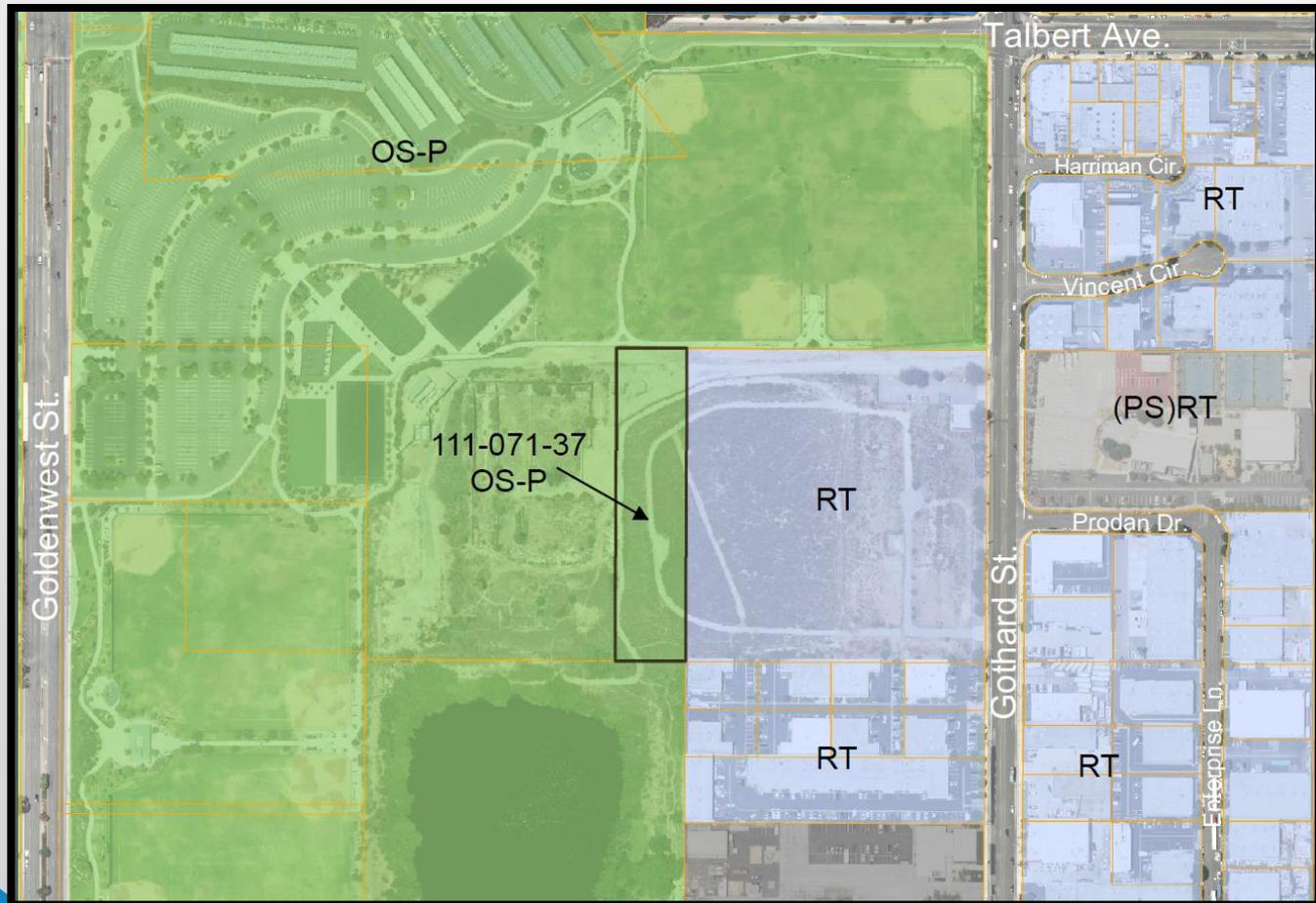
and

2. Zoning Map Amendment (ZMA) No. 18-001;

Zoning Text Amendment (ZTA) No. 18-002

GPA 19-001 - County Gothard Property

To amend the General Plan land use designation of a 2.26-acre vacant parcel from current Open Space – Park (OS-P) to Research and Technology (RT)



ZMA 18-001

Research and Technology (RT) Zoning

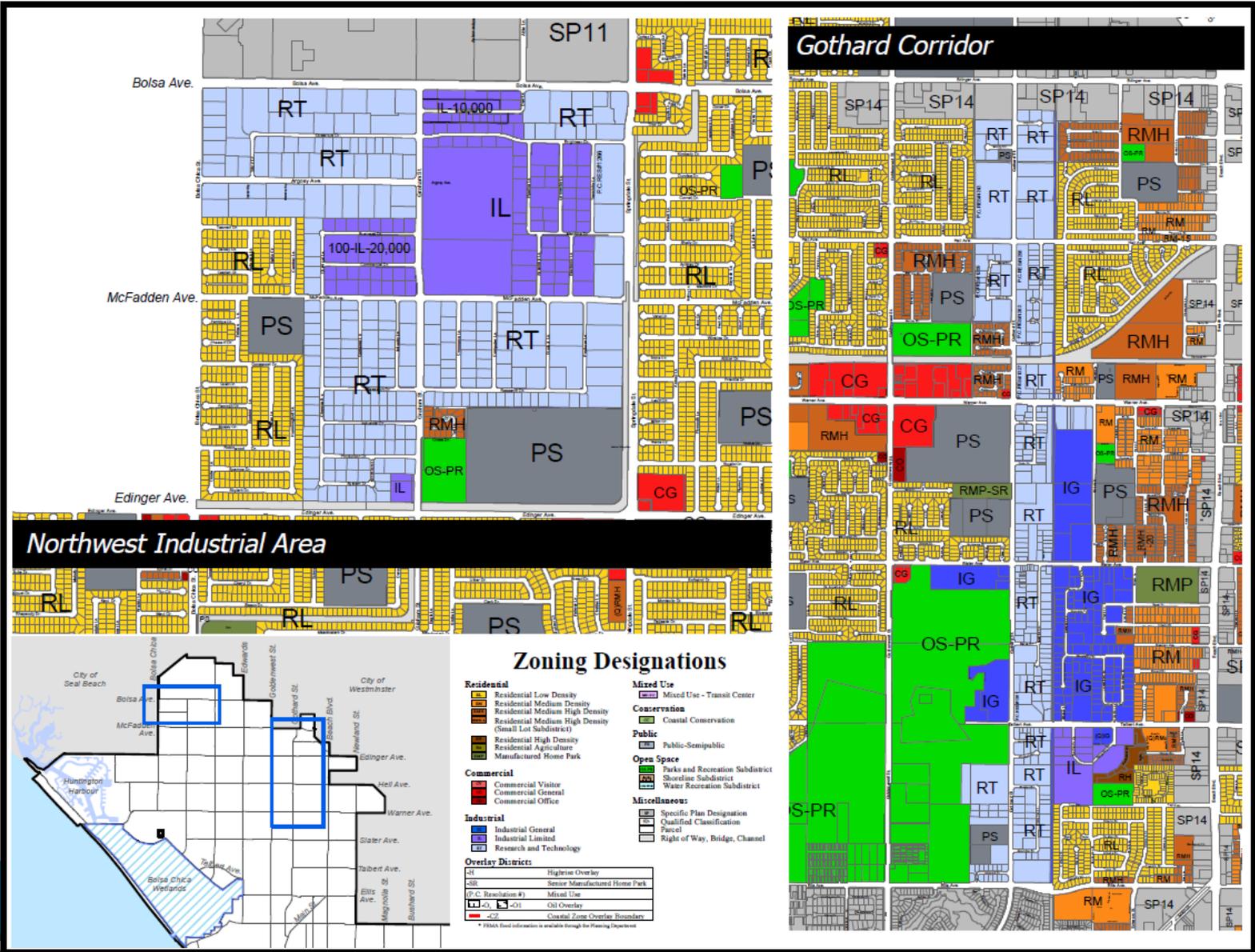
2017 General Plan Update

- Created RT Land Use Designation

ZMA to be consistent with General Plan

- Amend the Zoning Map designation in two existing industrial areas
 - From Industrial General (IG), Industrial Limited (IL), and Commercial General (CG)
 - To Research and Technology (RT)

ZMA 18-001



ZTA 18-002

Research and Technology (RT) Zoning

Amend three chapters of HBZSO to establish land use controls and development standards for the RT land use designation:

1. Chapter 204 (Use Classifications)
2. Chapter 212 (Industrial Districts)
3. Chapter 231 (Off-Street Parking and Loading)

Research & Technology (RT) Zoning

Objectives

- Establish flexible development standards
- Create opportunity for property & business owners
- Minimize impacts to existing businesses, property owners & surrounding neighborhoods
- Attract, retain, modernize & expand local businesses
- Expand how both commercial uses and pure industrial uses can utilize interior space

Research & Technology (RT) Zoning

Stakeholder Outreach

- Broker's Briefing
- Stakeholder Interviews
- Property Owner Notification
- City Website - Major Projects & FAQ



Research & Technology (RT) Zoning

Analysis

- Market Study
- Technical Background Analysis
 - Physical Setting
 - Regulatory Setting
 - Case Studies
 - Parking
 - Infrastructure



ZTA 18-002

1. Chapter 204 (Use Classifications)

Section 204.12 Industrial Use Classifications

- Establish two new Use Classifications
 - RT Flex Space
 - Cultivate local businesses from start-up through full operation
 - Retain industrial, manufacturing, and warehouse base
 - Permit variety of non-industrial uses that support industrial operations
 - Alcoholic Beverage Manufacturing
 - Formalize a growing land use

ZTA 18-002

2. Chapter 212 (Industrial Districts)

- Increase allowable by-right office space from 10% to 30%
- Establish Alcoholic Beverage Manufacturing requirements
- Permit RT Flex uses by-right
- Performance Standards to minimize impacts to adjacent and surrounding uses
- Additional minor code revisions and corrections to facilitate recommended RT standards
- Update automobile storage provisions

ZTA 18-002

2. Chapter 212 (Industrial Districts)

Auto Storage in RT Zoning Districts (Proposed)

- CUP to ZA, however
- within 300 feet of Residential CUP to PC
- Staff recommends No CUP for publically owned properties
 - Planning Commission disagrees; recommends CUP process

ZTA 18-002

2. Chapter 212 (Industrial Districts)

Section 212.06 Development Standards

- Establish min. lot area and lot width
- Incorporate same min. setback, max. height, & min. site landscaping as IG zone
- Identify max. Floor Area Ratio (FAR) as 1.0
- Identify Performance Standards for Industrial Districts

ZTA 18-002

3. Chapter 231 (Off-Street Parking and Loading)

- Identify max. 30% office area in RT District; and
- Identify office space parking requirement as 1 space per 250 sq. ft. of office when >30% office

Companion Topics

Planning Commission Recommendations:

- Direct Staff to Update to City's Urban Design Guidelines
- Establish a Broadband & Wireless Ad-Hoc Committee to Further study of Wi-Fi, Broadband, and Fiber Optic Infrastructure
- Direct Staff to Return with a Policy to Implement Pedestrian Sidewalks

Recommendation

- Approval of:
 - General Plan Amendment No. 19-001
 - Zoning Map Amendment No. 18-001; and
 - Zoning Text Amendment No. 18-002
 - As recommended by staff to exempt auto storage uses on publicly owned property from CUP process
- Provide direction on Companion Topics



Questions?

