

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF HUNTINGTON BEACH
AMENDING THE HUNTINGTON BEACH ZONING AND SUBDIVISION
ORDINANCE BY CHANGING THE ZONING DESIGNATION FROM
IG (INDUSTRIAL GENERAL), IL (INDUSTRIAL LIGHT), OR CO (COMMERCIAL
OFFICE) TO RT (RESEARCH AND TECHNOLOGY) ON REAL PROPERTY
LOCATED IN TWO EXISTING INDUSTRIAL AREAS HEREIN REFERRED TO AS
THE GOTHARD STREET CORRIDOR AND NORTHWEST INDUSTRIAL AREA
(ZONING MAP AMENDMENT NO. 18-001)

WHEREAS, pursuant to the State Planning and Zoning Law, the Huntington Beach Planning Commission and Huntington Beach City Council have held separate public hearings relative to Zoning Map Amendment No. 18-001, wherein both bodies have carefully considered all information presented at said hearings, and after due consideration of the findings and recommendations of the Planning Commission and all evidence presented to said City Council, the City Council finds that such zone change is proper, and consistent with the General Plan.

NOW, THEREFORE, the City Council of the City of Huntington Beach does ordain as follows:

SECTION 1. That the real property located within two existing industrial districts, referred to as the Gothard Corridor and Northwest Industrial Areas, and more particularly described in the legal description and maps collectively attached hereto as Exhibit A and Exhibit B and incorporated by this reference as though fully set forth herein, is hereby changed from IG (Industrial General), IL (Industrial Light), or CO (Commercial Office) to RT (Research and Technology).

SECTION 2. That the Director of Planning is hereby directed to amend District Map 18 (Sectional Map 16-5-11); District Map 26 (Sectional Map 23-5-11); District Map

31 (Sectional Map 26-5-11); and District Map 35-5-11) of the Huntington Beach Zoning and Subdivision Ordinance to reflect the changes contained in this ordinance. The Director of Community Development is further directed to file the amended map. A copy of such map, as amended, shall be available for inspection in the Office of the City Clerk.

SECTION 3. This ordinance shall take effect thirty days after its adoption.

PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting thereof held on the _____ day of _____ 2019.

Mayor

ATTEST:

APPROVED AS TO FORM:

City Clerk

City Attorney

REVIEWED AND APPROVED:

INITIATED AND APPROVED:

City Administrator

Director of Planning

ATTACHMENTS

Exhibit A: Existing and Proposed Zoning Map

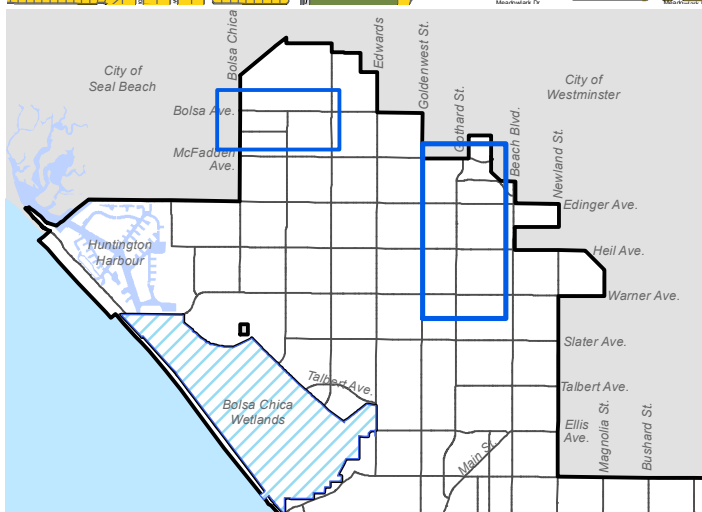
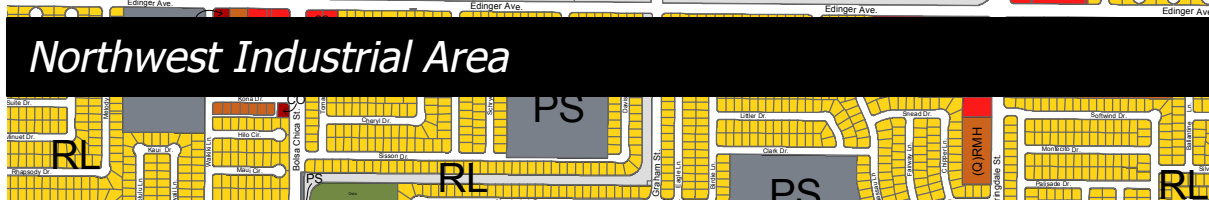
Bolsa Ave.

McFadden Ave.

Edinger Ave.

SP11

Northwest Industrial Area



Zoning Designations

Residential

- Residential Low Density
- Residential Medium Density
- Residential Medium High Density
- Residential Medium High Density (Small Lot Subdistrict)
- Residential High Density
- Residential Agriculture
- Manufactured Home Park

Commercial

- Commercial Visitor
- Commercial General
- Commercial Office

Industrial

- Industrial General
- Industrial Limited

Overlay Districts

- Highrise Overlay
- Senior Manufactured Home Park
- Mixed Use
- Oil Overlay
- Coastal Zone Overlay Boundary

* FEMA flood information is available through the Planning Department

Mixed Use

- Mixed Use - Transit Center

Conservation

- Coastal Conservation

Public

- Public-Semipublic

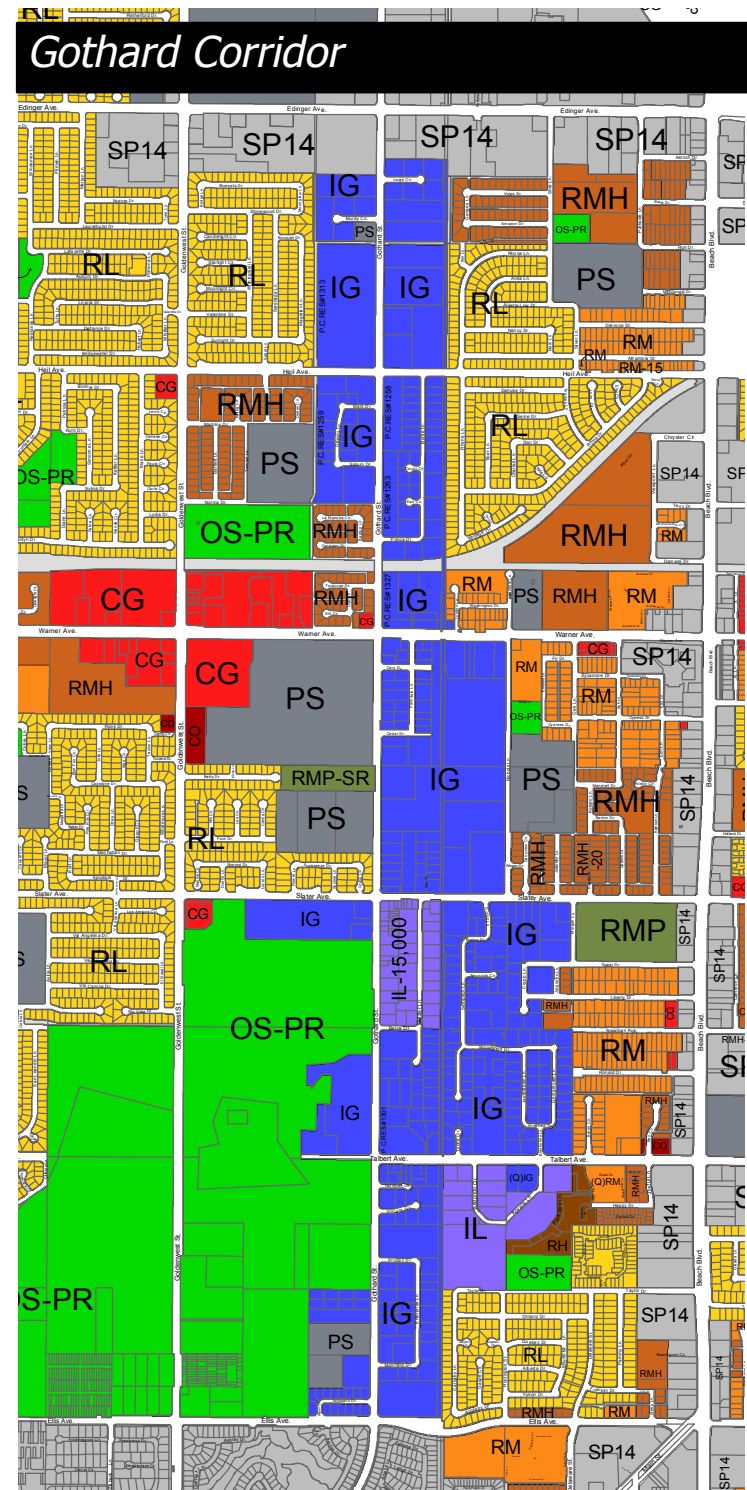
Open Space

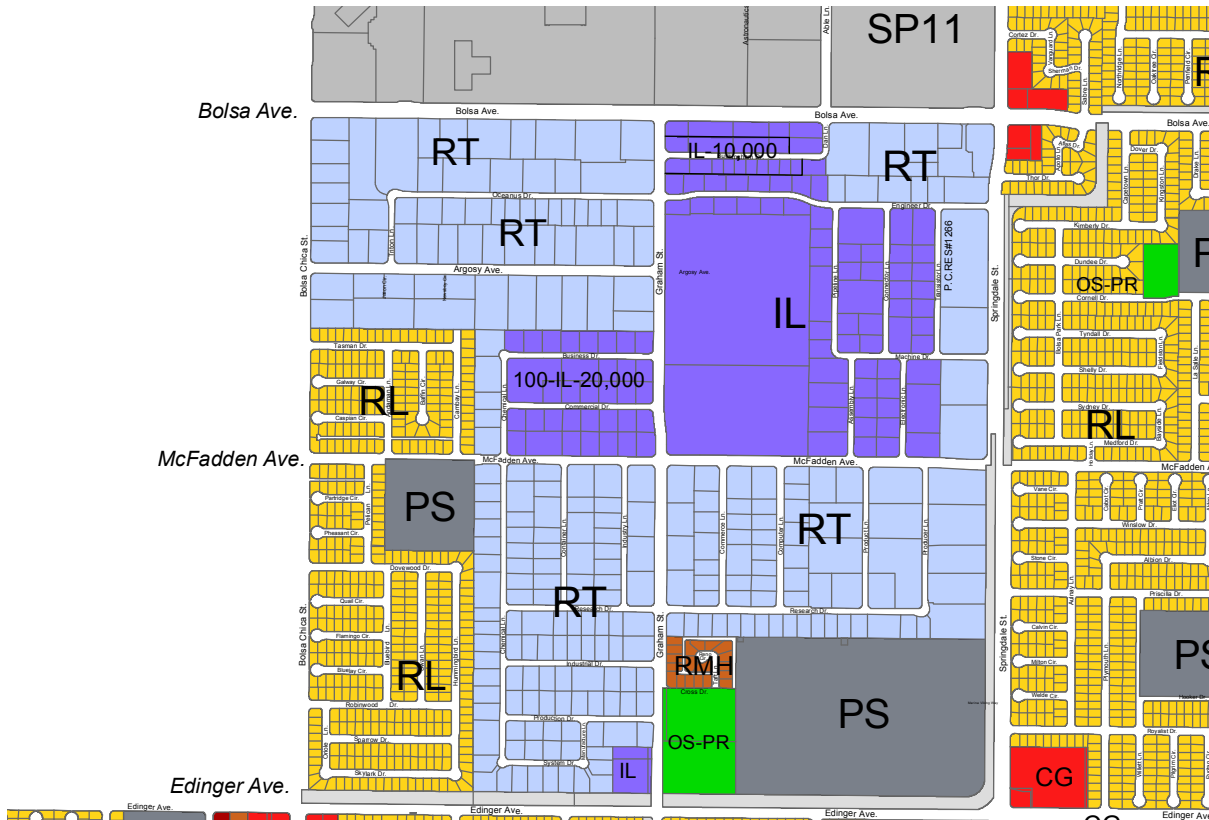
- Parks and Recreation Subdistrict
- Shoreline Subdistrict
- Water Recreation Subdistrict

Miscellaneous

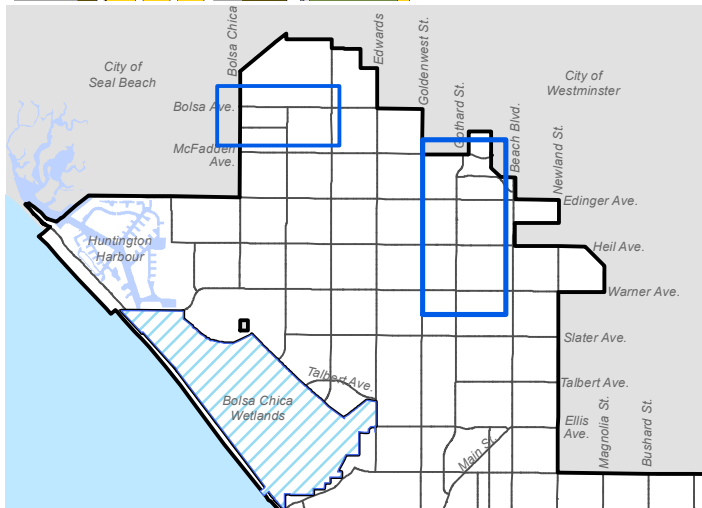
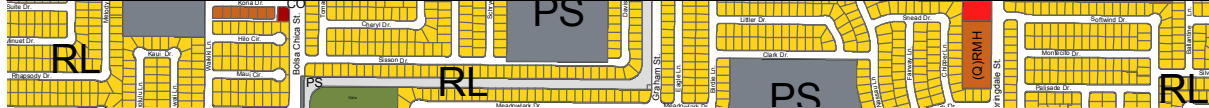
- Specific Plan Designation
- Qualified Classification
- Right of Way, Bridge, Channel

Gothard Corridor






















Northwest Industrial Area



Zoning Designations

Residential	 Residential Low Density  Residential Medium Density  Residential Medium High Density  Residential Medium High Density (Small Lot Subdistrict)  Residential High Density  Residential Agriculture  Manufactured Home Park	Mixed Use  Mixed Use - Transit Center										
Commercial	Conservation  Coastal Conservation	Public  Public-Semipublic										
Industrial	 Parks and Recreation Subdistrict  Shoreline Subdistrict  Water Recreation Subdistrict	Open Space										
	Miscellaneous  Specific Plan Designation  Qualified Classification  Parcel  Right of Way, Bridge, Channel											
Overlay Districts												
<table><tr><td>-H</td><td>Highrise Overlay</td></tr><tr><td>-SR</td><td>Senior Manufactured Home Park</td></tr><tr><td>(P.C. Resolution #)</td><td>Mixed Use</td></tr><tr><td>-O, -O1</td><td>Oil Overlay</td></tr><tr><td>-CZ</td><td>Coastal Zone Overlay Boundary</td></tr></table>			-H	Highrise Overlay	-SR	Senior Manufactured Home Park	(P.C. Resolution #)	Mixed Use	-O, -O1	Oil Overlay	-CZ	Coastal Zone Overlay Boundary
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