

ATTACHMENT NO. 1

SUGGESTED FINDINGS OF APPROVAL

ZONING MAP AMENDMENT NO. 18-001

ZONING TEXT AMENDMENT NO. 18-002

SUGGESTED FINDINGS FOR APPROVAL - ZONING MAP AMENDMENT NO. 18-001:

1. Zoning Map Amendment No. 18-001 to amend the Huntington Beach Zoning Map designation of properties in two existing industrial areas from Industrial General (IG), Industrial Limited (IL), or Commercial Office (CO) to Research and Technology (RT) is consistent with the objectives, policies, general land uses and programs specified in the General Plan and any applicable specific plan. The goals and policies of the General Plan Land Use Element state that the City will accommodate future uses such as technology manufacturing and technology services within the Northwest Industrial Subarea and Gothard Street Subarea. This amendment will change the existing Zoning Map land use designations of properties located in the Northwest Industrial and Gothard Street subareas to Research and Technology (RT) to provide such accommodation in conjunction with Zoning Text Amendment No. 18-002.
2. In the case of a general land use provision, Zoning Map Amendment No. 18-001 is compatible with the uses authorized in, and the standards prescribed for, the zoning district for which it is proposed. This amendment changes the existing Zoning Map land use designation in two existing industrial areas to be consistent with the General Plan Land Use Map designation of Research and Technology (RT). The subject amendment is also consistent with the new zoning provisions for RT designated properties.
3. A community need is demonstrated for the proposed amendment in that the amendment will ensure that the city provides for new nonresidential mixed-use development within the General Plan's Northwest Industrial and Gothard Street subareas. A changing employment demand has created a need for a variety of nonresidential mixed-use development in industrial areas to encourage both employment uses and commercial uses that accommodate employees while continuing to allow traditional industrial uses. Promoting targeted development and expansion of commercial uses create an environment that meets resident and employee needs and increases the capture of sales tax revenues. The RT zoning designation will bring the Zoning Map into conformance with the General Plan Land Use Map, enabling future development to take place in the new district.
4. Its adoption will be in conformity with public convenience, general welfare and good zoning practice. The proposed amendment will implement the RT zoning designation on properties currently designated RT by the General Plan Land Use Map, which is required for all future development and business activity. The amendment, in conjunction with new land use controls and development standards set forth in Zoning Text Amendment No. 2018-002, fulfill the vision of the General Plan Land Use Element by attracting new industrial and

ancillary commercial uses to the City and expand the goods and services available to employees of local businesses and customers from the surrounding communities.

SUGGESTED FINDINGS FOR APPROVAL - ZONING TEXT AMENDMENT NO. 18-002:

1. Zoning Text Amendment (ZTA) No. 18-002 to amend Chapter 204 (Use Classifications), Chapter 212 (Industrial Districts), and Chapter 231 (Off-Street Parking and Loading Provisions) of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) to establish land use zoning and development standards for the new Research and Technology (RT) zoning district is consistent with the objectives, policies, general land uses and programs specified in the General Plan including:

Land Use Element

Goal LU-1: New commercial, industrial, and residential development is coordinated to ensure that the land use pattern is consistent with the overall goals and needs of the community.

Policy LU-1 (C): Support infill development, consolidation of parcels, and adaptive reuse of existing buildings.

Goal LU-5: Industrial businesses provide employment opportunities for residents, supporting the local economy.

Policy LU-5 (A): Support and attract new businesses in the city's industrial areas.

Policy LU-5 (B): Encourage clean, less intensive industrial development in areas identified in the planning area.

Policy LU-5 (C): Ensure proposed development and uses in industrial areas contribute to the City's economic development objectives and do not minimize existing uses.

Policy LU-5 (D): Explore opportunities to optimize use of underutilized or underperforming industrial land that is sensitive to surrounding uses, and to introduce new industrial uses that create jobs.

Goal LU-13: The city provides opportunities for new businesses and employees to ensure a high quality of life and thriving industry.

Policy LU-13 (A): Encourage expansion of the range of goods and services provided to accommodate the needs of all residents and the market area.

Policy LU-13 (B): Capture emerging industries such as, but not limited to, "knowledge"-based industries and research and development firms.

The ZTA will establish new development standards that support the attraction of new industrial and ancillary commercial uses to the City and the retention of existing businesses by providing new employment opportunities and an expansion of goods and services to the employees of local businesses and customers from the surrounding communities. The proposed amendments encourage less intensive traditional industrial uses and introduce new industrial uses designed to create jobs and support and protect the local industrial economic base.

2. In the case of a general land use provision, ZTA No. 18-002 is compatible with the uses authorized in, and the standards prescribed for the zoning district for which it is proposed. As established by the General Plan Update in 2017, the Research and Technology (RT) land use designation provides for a wide variety of nonresidential mixed-use development in industrial areas and encourages both employment uses and commercial uses designed to accommodate employees while continuing to allow for traditional industrial uses. The ZTA will implement the General Plan Land Use Element's RT designation by formally establishing the new RT district, and providing land use controls and development standards that offer a variety of nonresidential mixed-use land uses that support a wider range of both industrial and commercial uses that support the growth and retention of the City's industrial base. The few uses that have been added or clarified in the Research and Technology (RT) district will not change the character of the existing Industrial General (IG) or Industrial Limited (IL) zoning districts and the uses authorized therein.
3. A community need is demonstrated for the changes proposed in that the current industrial land use controls and development standards do not reflect the current business market or provide for business needs, growth or retention. The ZTA will establish new land use classifications and development standards that allow for a scaled injection of commercial uses into primary industrial space as a means to support both existing and new businesses by providing spatial needs above what current standards allow. The ZTA will ensure the HBZSO is clear, current, and adapted to market trends.
4. Its adoption will be in conformity with public convenience, general welfare and good zoning practice because ZTA No. 18-002 ensures the HBZSO is clear, current, reflective of market trends, and validates the City's ongoing effort to support changing employment demand.