



# MINUTES

## HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, JULY 9, 2019  
HUNTINGTON BEACH CIVIC CENTER  
2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

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### 6:00 P.M. – COUNCIL CHAMBERS

#### CALL PLANNING COMMISSION MEETING TO ORDER

#### PLEDGE OF ALLEGIANCE – Led by Chair Garcia

P A P P P P P

ROLL CALL: Scandura, Ray, Grant, Garcia, Kalmick, Perkins, Mandic

Commissioner Ray was absent.

#### AGENDA APPROVAL

A MOTION WAS MADE BY GRANT, SECONDED BY SCANDURA, TO APPROVE THE JULY 9, 2019, PLANNING COMMISSION MEETING AGENDA, BY THE FOLLOWING VOTE:

AYES: Scandura, Grant, Garcia, Kalmick, Perkins, Mandic  
NOES: None  
ABSENT: Ray  
ABSTAIN: None

#### MOTION APPROVED

#### PUBLIC COMMENTS - NONE

#### PUBLIC HEARING ITEMS

Chair Garcia recused himself, due to his workplace being within the subject area, and left the room.

**19-708 GENERAL PLAN AMENDMENT NO. 2019-001, ZONING MAP AMENDMENT NO. 2018-001, ZONING TEXT AMENDMENT NO. 2018-002 (COUNTY GOTHARD PROPERTY & RESEARCH AND TECHNOLOGY ZONING)**

#### **REQUEST:**

**GPA:** To amend the General Plan Land Use Map designation on a 2.26-acre vacant parcel (APN 111-071-37) from current Open Space-Park (OS-P) to Research and Technology (RT); **ZMA:** To amend the Zoning Map designation in two existing industrial areas from Industrial General (IG), Industrial Limited (IL), and Commercial Office (CO) to Research and Technology (RT); **ZTA:** To amend three chapters of the Zoning and Subdivision Ordinance to establish land use

**zoning and development standards for the new Research and Technology (RT) zoning district.**

**LOCATION:**

**GPA: Subject parcel is located on the west side of Gothard Street at Prodan Drive. ZMA/ZTA: Existing industrial areas along the Gothard Street corridor (from south of Edinger Avenue to Ellis Avenue), and within the northwest industrial areas, generally bordered by Bolsa Avenue, Springdale Street, Edinger Avenue, and Bolsa Chica Street.**

**RECOMMENDED ACTION:**

That the Planning Commission take the following actions:

- A) Recommend approval of General Plan Amendment No. 19-001 and forward draft Resolution (Attachment No. 2) to the City Council for consideration.
- B) Recommend approval of Zoning Map Amendment No. 18-001 with findings (Attachment No. 1) and forward draft Ordinance (Attachment No. 3) to the City Council for consideration.
- C) Recommend approval of Zoning Text Amendment No. 18-002 with findings (Attachment No. 1) and forward draft Ordinance and Legislative Drafts (Attachment No. 4) to the City Council for consideration.

The Commission made the following disclosures:

- Commissioner Scandura spoke with staff and residents, and voted on the General Plan Update.
- Vice-Chair Grant spoke with staff and residents, and voted on the General Plan Update.
- Commissioner Kalmick visited the sites and spoke with staff.
- Commissioner Perkins had no disclosures.
- Commissioner Mandic spoke with staff, local business owners, and has a business in the Gothard area unaffected by this proposed zone change.

Hayden Beckman, Senior Planner, and consultants Diane Bathgate and Collette Morse gave a presentation and overview of the proposed project.

The following topics were discussed: removal of auto-dismantling as an allowed use, Planning Commission requested companion topics, the proposed zone change for the County site, the approval process for various entitlements, the navigation center in the adjacent Industrial zone, and auto storage public notification requirements.

**THE PUBLIC HEARING WAS OPENED.**

**WITH NO ONE PRESENT TO SPEAK, THE PUBLIC HEARING WAS CLOSED.**

There was lengthy discussion on the parking requirements for different uses, the public comment letter from the Ocean View School District, restrictions on vehicle storage uses, the approval levels for various entitlements, the use classification

for data centers, and the public notification requirements for vehicle storage adjacent to residential.

**A MOTION WAS MADE BY SCANDURA, SECONDED BY KALMICK, TO RECOMMEND APPROVAL OF GENERAL PLAN AMENDMENT NO. 19-001 AND FORWARD DRAFT RESOLUTION TO THE CITY COUNCIL FOR CONSIDERATION; RECOMMEND APPROVAL OF ZONING MAP AMENDMENT NO. 18-001 WITH FINDINGS AND FORWARD MODIFIED DRAFT ORDINANCE TO THE CITY COUNCIL FOR CONSIDERATION; AND RECOMMEND APPROVAL WITH MODIFICATIONS OF ZONING TEXT AMENDMENT NO. 18-002 WITH FINDINGS AND FORWARD DRAFT ORDINANCE AND LEGISLATIVE DRAFTS TO THE CITY COUNCIL FOR CONSIDERATION, BY THE FOLLOWING VOTE:**

**AYES: Scandura, Grant, Kalmick, Perkins, Mandic**  
**NOES: None**  
**ABSENT: Ray**  
**ABSTAIN: Garcia**

**MOTION APPROVED**

**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 General (CG) 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.

#### **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.

**CONSENT CALENDAR - NONE**

**NON-PUBLIC HEARING ITEMS - NONE**

**PLANNING ITEMS**

Jane James, Planning Manager, reported on the items from the previous and upcoming City Council Meetings and for the next Planning Commission Meeting.

**PLANNING COMMISSION ITEMS**

Commissioner Kalmick reported on the upcoming California Coastal Commission meeting.

**ADJOURNMENT:** Adjourned at 7:43 PM to the next regularly scheduled meeting of Tuesday, July 23, 2019.

APPROVED BY:

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Jennifer Villaseñor, Acting Secretary

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Pat Garcia, Chairperson