



# **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

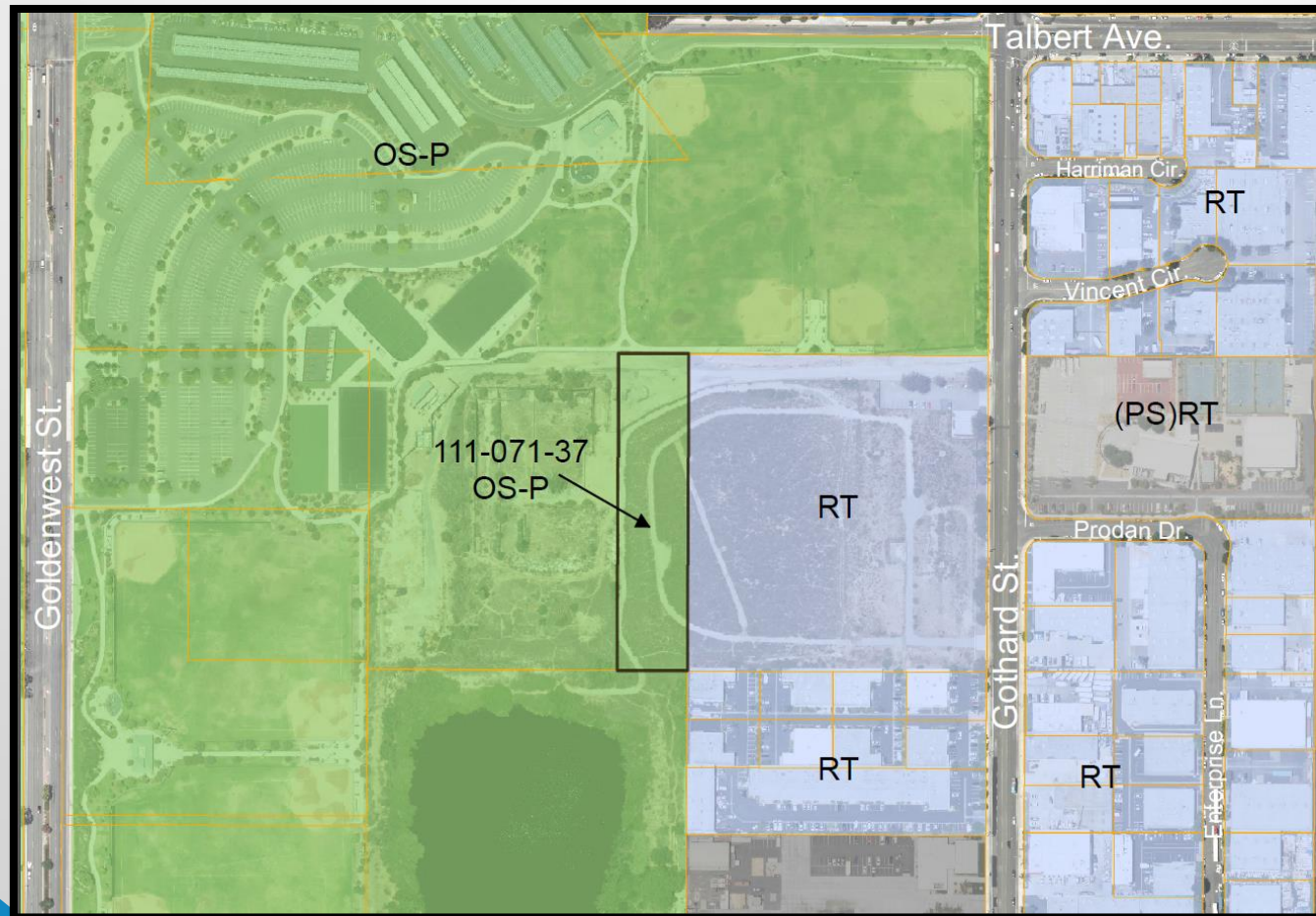
and

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

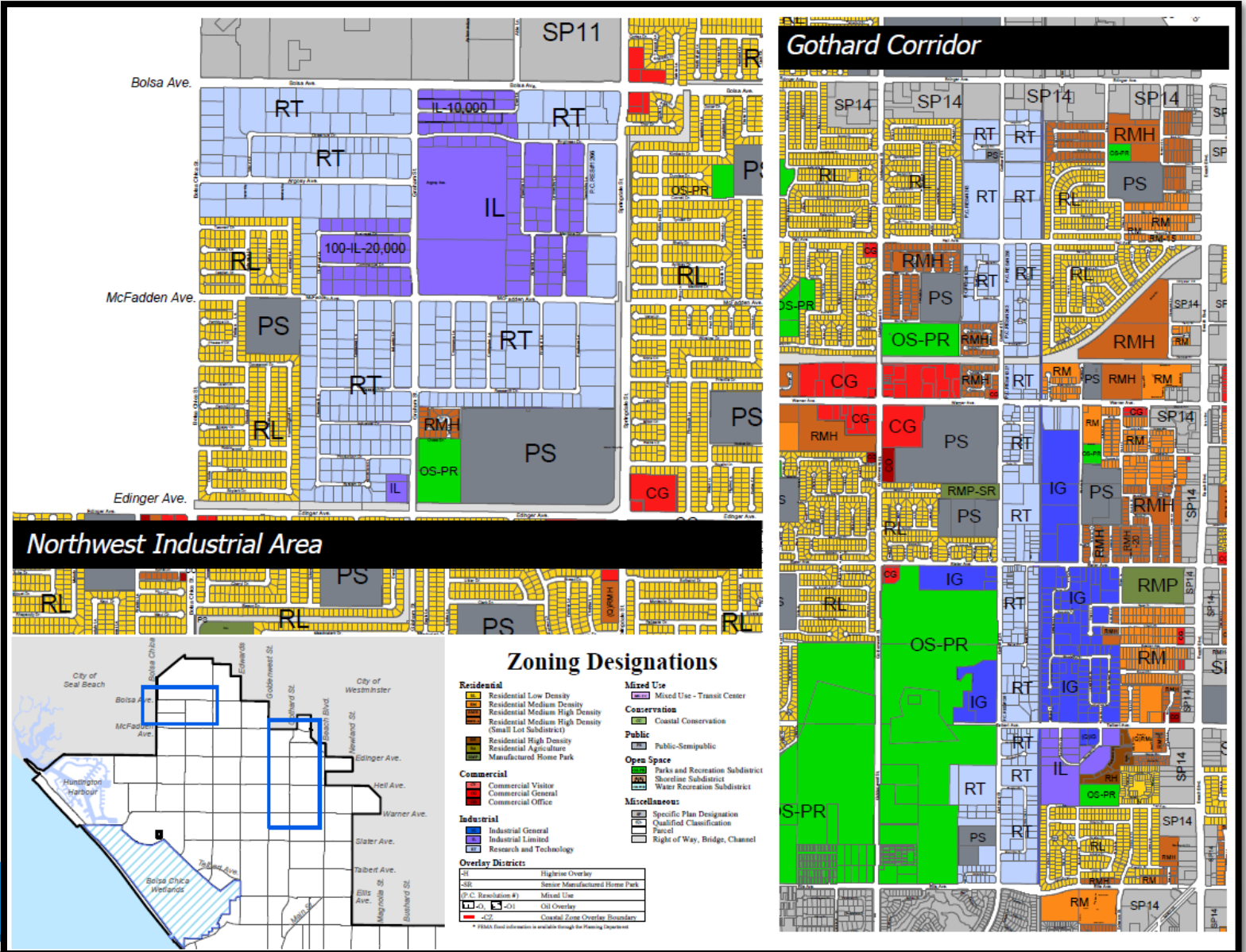
### 2017 General Plan Update

- 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?

