

ATTACHMENT NO. 2

SUGGESTED FINDINGS OF APPROVAL

ZONING MAP AMENDMENT NO. 18-001

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 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.