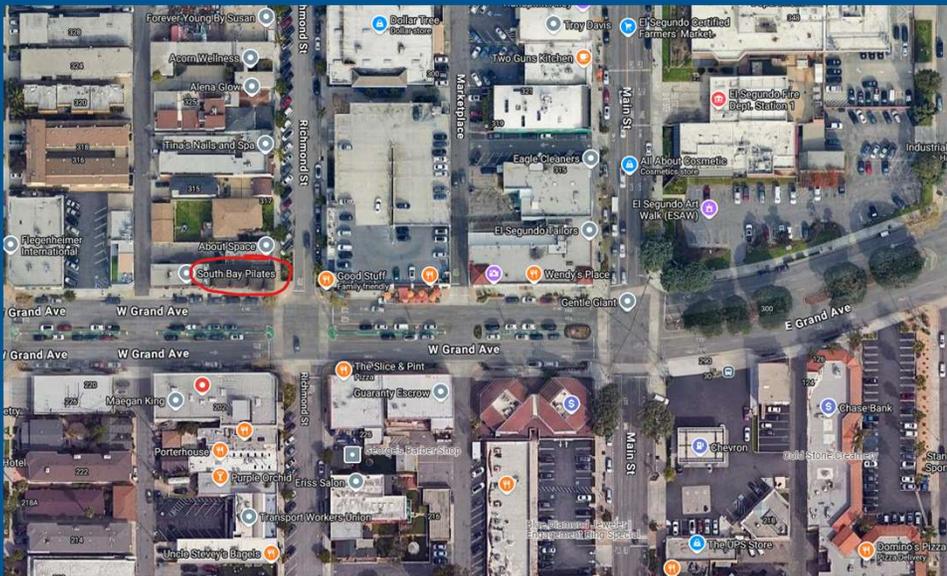




EA-1385 and Administrative Use Permit No.
AUP 25-02

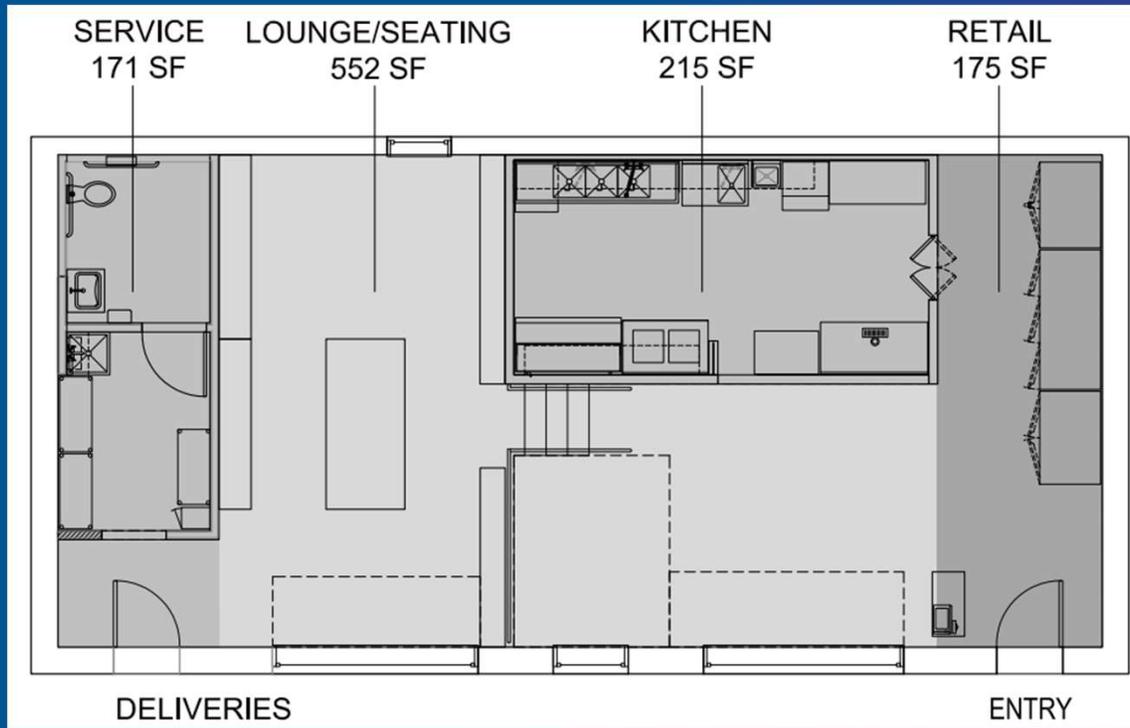
203 West Grand Avenue

Barsha



- Downtown Specific Plan (DSP) Zone
- A 1,113 square-foot single-story building
- Hours of operation (dining and beer/wine service):
 - Closed - Monday
 - 11 A.M. – 9 P.M. Tuesday - Sunday

Administrative Use Permit (AUP) allows:



- On-site beer and wine (Type 42 ABC License)
- Distilled spirits are not permitted

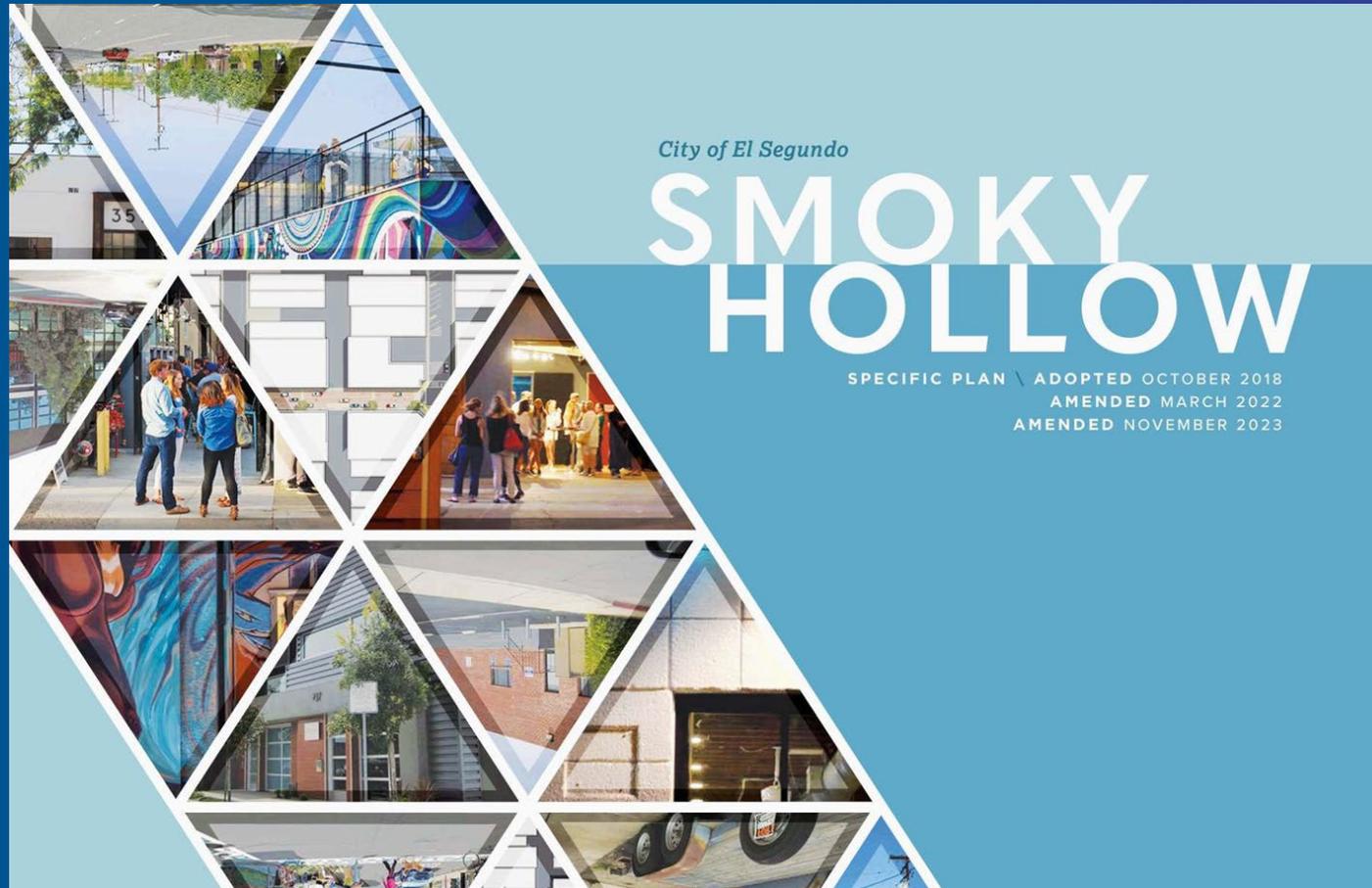


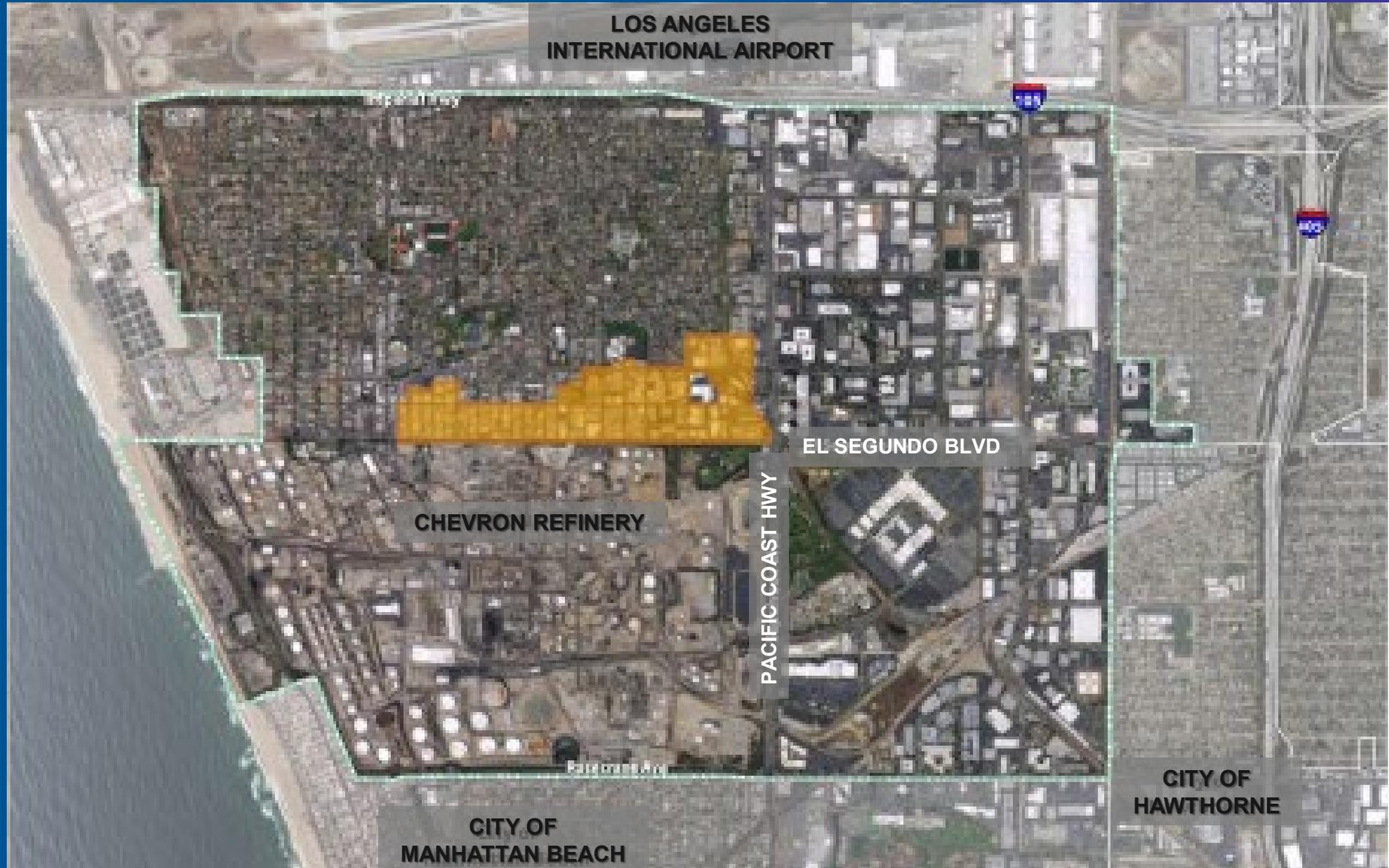
Questions?

Thank you.



Incubator and Innovative Start-up Uses





Vision

“...become an incubator hub and creative center...”

“...attract creative and cutting-edge businesses...”

“Facilitate ... flexible/research and development space and intensification of these desirable uses.”

Objectives

- Introduce flexibility in land use
- Support innovative start-ups
- Implement City Strategic Plan
- Address tech uses that do not fit into traditional land use categories

Permitted uses

- Light Industrial
- Heavy Industrial (CUP)
- Warehousing/storage
- Research and Development
- General Office Uses



Permitted uses

- **Light Industrial**

A use engaged in the manufacture, predominately from previously prepared materials, of finished products or parts.

- **Heavy Industrial (CUP)**

The manufacturing, compounding, processing, assembling or testing of large heavy items or materials in bulk

- **Research and Development**

Establishments engaged in study, testing, design, analysis and experimental development and testing of products, processes or services.

Parking

- One rate for all uses: 1 space per 400 gross square feet
- Change of use: Requires full compliance
- Current solutions:
 - Redesign parking onsite
 - Off-site parking agreement
 - Parking in-lieu fee (\$32,264 per space)

Planning Commission September Study Session

- Open to a flexible broader definition with certain parameters
- Open to an efficient permit process; either by-right or administrative use permit (AUP)
- Open to exempting or reducing parking

Real Estate and Start-up Roundtable

- Keep definition short and focus on desirable industries with existing talent concentration in the area
- Streamline the permit process to the extent possible.
- Exempt from CEQA to extent possible.
- Allow the market to dictate parking requirements.
- Allow manufacturing provided that noxious and polluting activities are avoided.

Fire and Environmental Safety

- Reportable quantities:
 1. 500 pounds or more of a solid
 2. 55 gallons or more of a liquid
 3. 200 cubic feet or more of a compressed gas
- Regulation/considerations
 1. Submit inventory, business plans, and other documentation
 2. Regular inspections
 3. Corrective actions

Draft Definition Incubator and Innovation Start-ups

General definition

An establishment specifically designed to nurture the growth and development of innovative, early-stage (start-up) businesses. These facilities are intended to support small visionary start-ups with large aspirations, fostering an environment where innovation thrives and supporting growth during their initial stages. These establishments facilitate a variety of activities aimed at generating new and improved products and services.

Permitted activities/functions

Activities within Incubator and Innovative Start-up uses take various forms, such as design, research, development, testing, prototyping, scaling up, and/or manufacturing; and the outcomes can range from products, inventions, patents, and/or knowledge. The facilities involved may include R&D labs, offices, warehouses, and manufacturing equipment as part of the overall use.

Definition: Incubator & Innovation Start-ups

Permitted Industry Types

Incubator and Innovative start-up uses may encompass businesses in industries such as aerospace & defense, energy, national security-related software and hardware technology, life sciences (biotechnology, pharmaceuticals, food, agriculture, and the environment), and other research, development, and innovation fields.

Operational/Development Characteristics

These uses generally have an initially low employee count and workspace needs but have the potential to expand quickly and affect the area's on-street parking availability. These uses generally do not contribute to nuisance factors, such as noise, vibration, glare, heat, dust, humidity, odor or any type of air or waste pollution that may potentially be hazardous beyond the site's property lines. *Incubator and innovative start-up* uses are not intended to:

1. Manufacture mass quantities of physical products, or
2. Use large quantities of raw and/or hazardous materials.

Definition: Incubator & Innovation Start-ups

Permit Process

Permit start-up uses by right but limit the use of raw materials and manufacturing scale.

- Define the permitted amounts of raw materials and manufacturing volume.
 - Via ordinance (make part of the Specific Plan standards) or
 - Policy that can be modified easily if needed.

Parking options

- Maintain the current parking requirement for changes of use.
- Discount the Parking In-lieu fee.
- Exempt or reduce parking requirements, based on voluntary compliance with Transportation Demand Management (TDM) measures.

Summary

- Fine-tune the definition
- Limits on raw/hazardous materials
- Limits on manufacturing scale
- Parking requirement



Discussion

