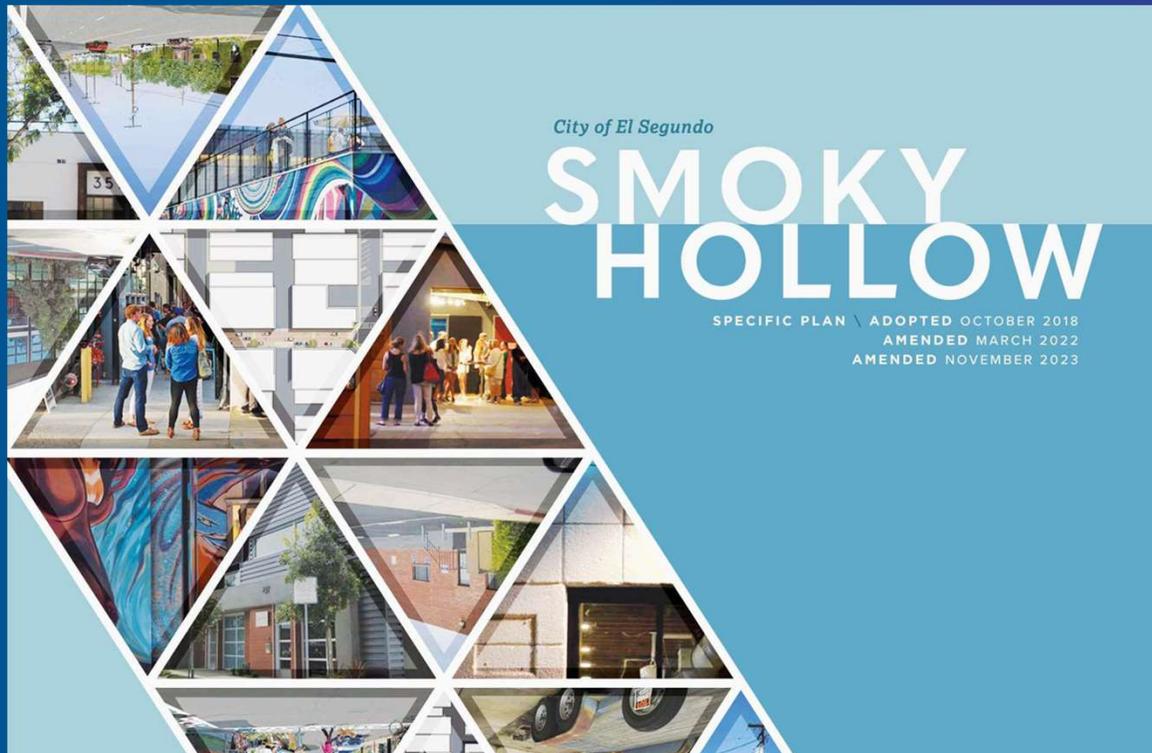


# Incubator and Innovative Start-up Uses



# Draft Ordinance

- Smoky Hollow Specific Plan amendment:
  - Add a Definition for Incubator and Innovative Start-up uses
  - Add Incubator and Innovative Start-ups to the permitted uses table

# Planning Commission Study Session

- Use a broad definition to attract Start-ups to Smoky Hollow
- Require the same parking as all other uses
- Permit and limit raw materials, but be flexible
- Allow Start-ups “by right” when they do not use raw material
- Require a use permit (AUP or CUP) when they use raw material

# Definition

- **Incubator and Innovative Start-up uses:**
- General definition
  - A facility specifically designed to facilitate the development and growth of innovative, early-stage (start-up) businesses. These facilities provide flexible space 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.

# Definition

- Permitted activities/functions
- Activities/functions of *incubator and innovative start-up* uses include design, research, development, testing, prototyping and/or scaling up, and light industrial/manufacturing; and the outcomes can range from products, inventions, patents, and/or knowledge. The facilities and/or functions involved may include labs, offices, research and development, warehousing, and manufacturing as part of the overall use.

# Definition

- Permitted Industry Types
- *Incubator and innovative start-up* uses may encompass businesses in sectors such as aerospace and defense, energy, national security-related, software and hardware technology, and other fields focused on research, development, and innovation, such as life sciences (biotechnology, pharmaceutical, food, agriculture, and environmental).

# Definition

- Operational characteristics
- These uses initially have low employee counts and workspace needs but have the potential to expand quickly and affect the availability of on-street parking. These uses generally do not contribute significantly to nuisance factors, such as noise, vibration, glare, heat, dust, humidity, odor or any type of potential 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:
  - a) manufacture mass quantities of physical products, or
  - b) use large quantities of raw and/or hazardous materials.

# Permitted Uses

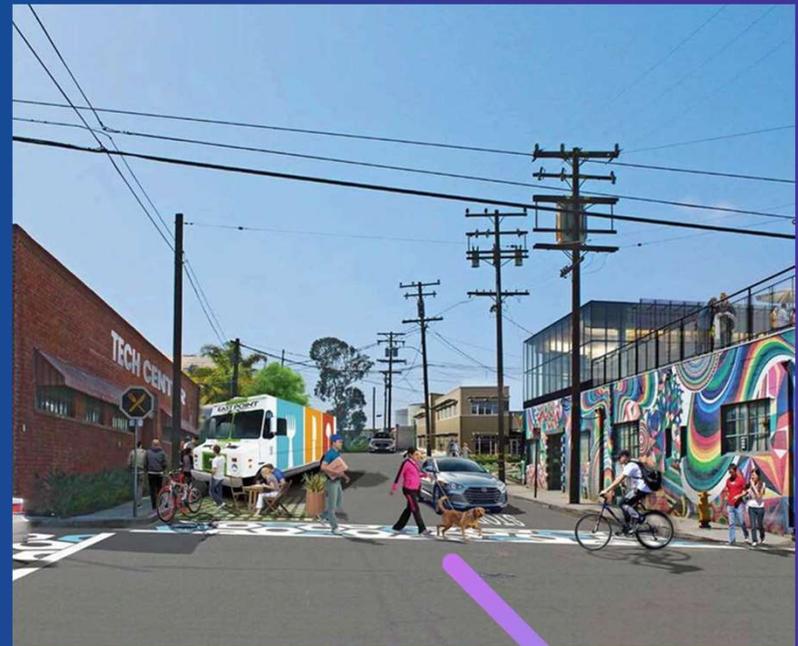
1. Permit Incubator and Innovative Start-up uses by-right if they involve no use of raw materials.
2. Permit subject to an administrative use permit (AUP), if they involve the use of “limited” amounts of raw materials.
3. Permit subject to a conditional use permit (CUP), if they use “substantial” amounts of raw materials and/or manufacture materials in bulk.

# Raw Materials Limits

- No specific limit
- Review on a case-by-case basis
- Factors:
  1. Proportion of building volume or area
  2. Manner of storage or processing
  3. Potential to contribute to nuisance factors

# Summary

- Definition that attracts Start-ups
- Clear and efficient review process
- Flexible limits raw material
- Consistent with Smoky Hollow vision



# Findings of approval

1. That the amendment is consistent with the General Plan
2. The amendment is necessary to serve the public health, safety, and general welfare

# Recommendation

- Adopt Resolution No. 2965 recommending City Council adoption of the proposed ordinance and Specific Plan Amendment