



City Council Memorandum

City of Arts & Innovation

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: APRIL 7, 2026

FROM: COMMUNITY & ECONOMIC DEVELOPMENT WARD: 2
DEPARTMENT

SUBJECT: PR-2024-001666 (RZ, PM, DR, DA, EIR) – ZONING CODE (MAP/TEXT) AMENDMENT - ADOPT AN ORDINANCE AMENDING CHAPTER 19.090 OF THE RIVERSIDE MUNICIPAL CODE BY REZONING APPROXIMATELY 14.42 ACRES OF PROPERTY FROM THE I-ID - GENERAL INDUSTRIAL AND INNOVATION DISTRICT (EE - EMPLOYMENT EMPHASIS AND HE - HOUSING EMPHASIS SUBDISTRICT) OVERLAY ZONE TO I-ID - GENERAL INDUSTRIAL AND INNOVATION DISTRICT (IE - INDUSTRIAL EMPHASIS SUBDISTRICT) OVERLAY ZONE - ADOPT AN ORDINANCE AMENDING TABLES AND SECTIONS OF CHAPTER 19.170 OF THE RIVERSIDE MUNICIPAL CODE REGARDING INNOVATION DISTRICT OVERLAY ZONE (ID) - ADOPT AN ORDINANCE APPROVING THE DEVELOPMENT AGREEMENT WITH SCIND MASSACHUSETTS, LLC FOR THE PROJECT TO BE CONSTRUCTED ON THE REAL PROPERTY LOCATED AT 2626 KANSAS AVENUE, 2069 MASSACHUSETTS AVENUE, AND 1989 MASSACHUSETTS AVENUE, SITUATED ON THE NORTH SIDE OF MASSACHUSETTS AVENUE, EAST OF KANSAS AVENUE AND SOUTH OF ROBERTA STREET

ISSUE:

Adopt ordinances for the following entitlements to facilitate development of two warehouse buildings consisting of 99,900 square feet and 99,950 square feet: 1) A Zoning Code Map/Text Amendment to change the Innovation District Overlay Zone subdistrict from the EE – Employment Emphasis and HE – Housing Emphasis subdistricts to the IE – Industrial Emphasis subdistrict; 2) Modify development standards of the Innovation District, IE – Industrial Emphasis subdistrict; and 3) Approve the Development Agreement with SCIND Massachusetts, LLC.

RECOMMENDATIONS:

That the City Council:

1. Adopt an Ordinance amending Chapter 19.090 the Zoning Map of the Riverside Municipal Code;
2. Adopt an Ordinance amending Tables and Sections of Chapter 19.170 of the Riverside Municipal Code; and
3. Adopt an Ordinance approving the Development Agreement with SCIND Massachusetts, LLC.

INTRODUCTION OF ORDINANCES:

On March 24, 2026, the City Council introduced ordinances amending Chapter 19.090 of the Riverside Municipal Code by Rezoning approximately 14.42 acres of property from the I-ID - General Industrial and Innovation District (EE - Employment Emphasis and HE - Housing Emphasis Subdistrict) Overlay Zone to I-ID - General Industrial and Innovation District (IE - Industrial Emphasis Subdistrict) Overlay Zone - Adopt an Ordinance amending Tables and Sections of Chapter 19.170 of the Riverside Municipal Code regarding Innovation District Overlay Zone (ID) - Adopt an Ordinance approving the Development Agreement with SCIND Massachusetts, LLC for the project to be constructed on the real property at 2626 Kansas Avenue, 2069 Massachusetts Avenue, and 1989 Massachusetts Avenue. The City Council approved the matter unanimously with Councilmember Falcone absent.

DISCUSSION:

Development Summary

The proposal is to demolish the existing industrial buildings and construct two new industrial buildings on a 10.21-acre portion of the site (2626 Kansas Avenue and 2069 Massachusetts Avenue). No development is proposed on 1989 Massachusetts Avenue.

Building 1

Building 1 is proposed to consist of 99,900 square feet and include 93,900 square feet of warehouse area and 6,000 square feet of ground floor office space. Building 1 will include 17 dock doors located along the southern side of the building. The truck dock doors are interior to the site, and not visible from the right-of-way. Building 1 is proposed to be oriented to the north, with frontages along Roberta Street to the north and Kansas Avenue to the west.

Building 1 development will include a 6-foot-high perimeter fence (consisting of a 4-foot-high block wall with 2 feet of tubular steel on top) installed along the northern property line (adjacent to Roberta Street) and a portion of the northwest property line (along Kansas Avenue). A 6-foot-high tubular steel fence is proposed along the southern property line, where the truck trailer parking is located. Additionally, 6-foot-high metal sliding gates are proposed at the two driveways on Roberta Street and at the east and west entrances to the truck court to provide controlled access. A combination of a 6-foot-high block wall and a 6-foot-high tubular steel fence are proposed along the eastern property line.

Building 2

Building 2 is proposed to consist of 99,950 square feet and include 91,700 square feet of warehouse area, 6,000 square feet of ground floor office space, and 2,250 of mezzanine office space. Building 2 will include 22 dock doors located along the northern side of the building. The truck dock doors are interior to the site, and not visible from the right-of-way. Building 2 is proposed to be oriented to the south, with frontages along Kansas Avenue to the west and Massachusetts Avenue to the south.

Building 2 development will include a 6-foot-high fence (consisting of a 4-foot-high block wall with 2 feet of tubular steel on top) installed along the western property line (adjacent to Kansas Avenue) and along the southwest and southeast portions of the southern property line (adjacent to Massachusetts Avenue). Additionally, 6-foot-high metal sliding gates are proposed at the

driveway on Massachusetts Avenue, at the northwest entrance to the passenger vehicle parking, and along the eastern entrance to the truck court to provide controlled access. A 6-foot-high tubular steel fence is proposed along eastern property line.

Circulation and Parking

The project will construct five new driveways:

- Driveway 1 will be a cul-de-sac driveway located at the northeast portion of the project site, along Roberta Street.
- Driveway 2 will be located at the northwest portion of the project site, along Roberta Street. This driveway is restricted to only passenger vehicles.
- Driveway 3 will be centrally located along Kansas Avenue and will provide access to both passenger vehicles and trucks.
- Driveway 4 will be located at the southwest portion of the project site, along Kansas Avenue, and will be restricted to only passenger vehicles.
- Driveway 5 will be located along Massachusetts Avenue and will provide both passenger and truck access.

Access to Building 1 would be provided via driveways 1, 2, and 3. Access to Building 2 would be provided via driveways 3, 4, and 5. Trucks are expected to primarily utilize Kansas Avenue, Massachusetts Avenue, and 3rd Street.

Landscaping

The project includes approximately 22,240 square feet (0.51 acres) of ornamental landscaping around the perimeter of the site and within parking areas. Landscaping would include 24-inch and 36-inch-box trees, 5-gallon shrubs, accents, and groundcover to screen the proposed building, parking, and loading areas.

Zoning Code Map/Text Amendment

The applicant proposes a Zoning Code Map/Text Amendment to change the Innovation District Overlay Zone subdistrict of the project site from EE – Employment Emphasis and HE – Housing Emphasis subdistricts to IE – Industrial Emphasis subdistrict, to allow for the Warehousing and Distribution Facility use, and modify development standards of the Innovation District, IE – Industrial Emphasis subdistrict (Exhibits 6 and 8). The Zoning Code Text Amendments modifications include, but are not limited to, the following development standards: Floor Area Ratio, Building Height, Setback, Architectural Feature Projections, Off-Street Parking, Common Ground Open Space, Outdoor Storage, and Edge Conditions.

Development Agreement

As part of this application, the Developer has agreed to provide the following community benefits and enhanced project features (Exhibit 10):

Community Benefits:

- Project Building Facades – The facades of the Project buildings facing Massachusetts Avenue will include brick.
- Public Art – Developer will provide one sculpture at a cost of \$250,000 at the corner of Massachusetts Avenue and Kansas Avenue. Developer will also pay a \$200,000 public

art fee to the City to be used at the City's discretion. Developer will also donate the sum of \$50,000 to the University of Riverside on the condition that it be used to support its student art program.

- Hulen Place Funding – At the City's direction, Developer shall work with the Hulen Place Board to identify key issues to which Developer will contribute a total of \$250,000.
- Job Training – Developer will contribute the sum of \$250,000 to the Riverside Community College workforce training program connecting workers to high-paying jobs in quality technical careers.
- City and Innovation District Signage – Developer will work with City to place signage worth \$250,000 at strategic locations in the City and in the Innovation District to attract affordable housing developers, cutting-edge green businesses, and enriching entertainment options.
- Innovation District Marketing – Developer will provide \$100,000 to the City's Community & Economic Development Department - Economic Development Division to promote the Innovation District and attract clean and green uses to the City.

Enhanced Project Features:

- Commitment to Pursue Union Labor – Developer will pursue using Union Labor on all key trades (60% of the project, 210 jobs) including , steel (Local 433), Electrical (Local 440) and Plumbing (Local 398).
- Commitment to Pursue Highest LEED Certification Achievable – Developer commits to pursuing the highest LEED certification achievable for the Project by including, for example, on-site renewable energy production, locally sourced/recycled materials, lower carbon emissions and alternative transportation features.

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FISCAL IMPACT:

There is no fiscal impact associated with this report.

Prepared by: Candice Assadzadeh, Senior Planner
Approved as to form: Rebecca McKee-Reimbold, Interim City Attorney

Attachments: Ordinances