

# Industrial Development in the City of Riverside

A Public Discussion on Warehouses

Community & Economic  
Development Department



# Today's Agenda

Welcome

Background

Community Concerns

Regional Trends

Planning & Development Overview

Warehouses in Riverside

What is Riverside doing to address these concerns?

Group Discussion/Listening Session

# Background

June 13, 2022 - Staff presented an update on warehouse regulations to the Land Use, Sustainability and Resilience Committee (LUSR) on the following items:

- Summary of current City policies and regulations
- Comparison with regulations in surrounding jurisdictions
- Ongoing State and regional regulatory trends
- Future development potential in the City
- Future considerations - energy use, community benefits, enhanced outreach

LUSR directed Staff to research the following items to bring back at a later date:

- Spatial analysis on warehouse concentration to determine areas most impacted
- Conduct community outreach to obtain feedback on City's regulatory efforts
- Further explore community benefits, sustainability standards and outreach requirements
- Explore protections of sensitive receptors

# Community Concerns

Visual impacts

Proximity of warehouses to sensitive receptors

Increased traffic

Impacts on air quality and resident health

Impacts on open space

Lack of community outreach

# Regional Trends

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Inland Empire added over 600 million sq. ft. of warehouse and distribution space between 2004 and 2020

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Vacancy rate for warehouses reached lowest of 0.7% in 2021

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Jurisdictions implementing moratoriums on warehouse development throughout region to assess impacts: Redlands, Norco, Colton and others

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Growing discussion of incorporating community benefits into warehouse projects

# Planning Overview

## What is a General Plan?

- Establishes the long-term citywide vision for future growth and divides the city into broad land use categories (residential, commercial, industrial, etc.)
- Reflects community priorities, values, and includes supporting goals, policies, and implementation measures to achieve the community's vision.
- Updated every ~15 years.

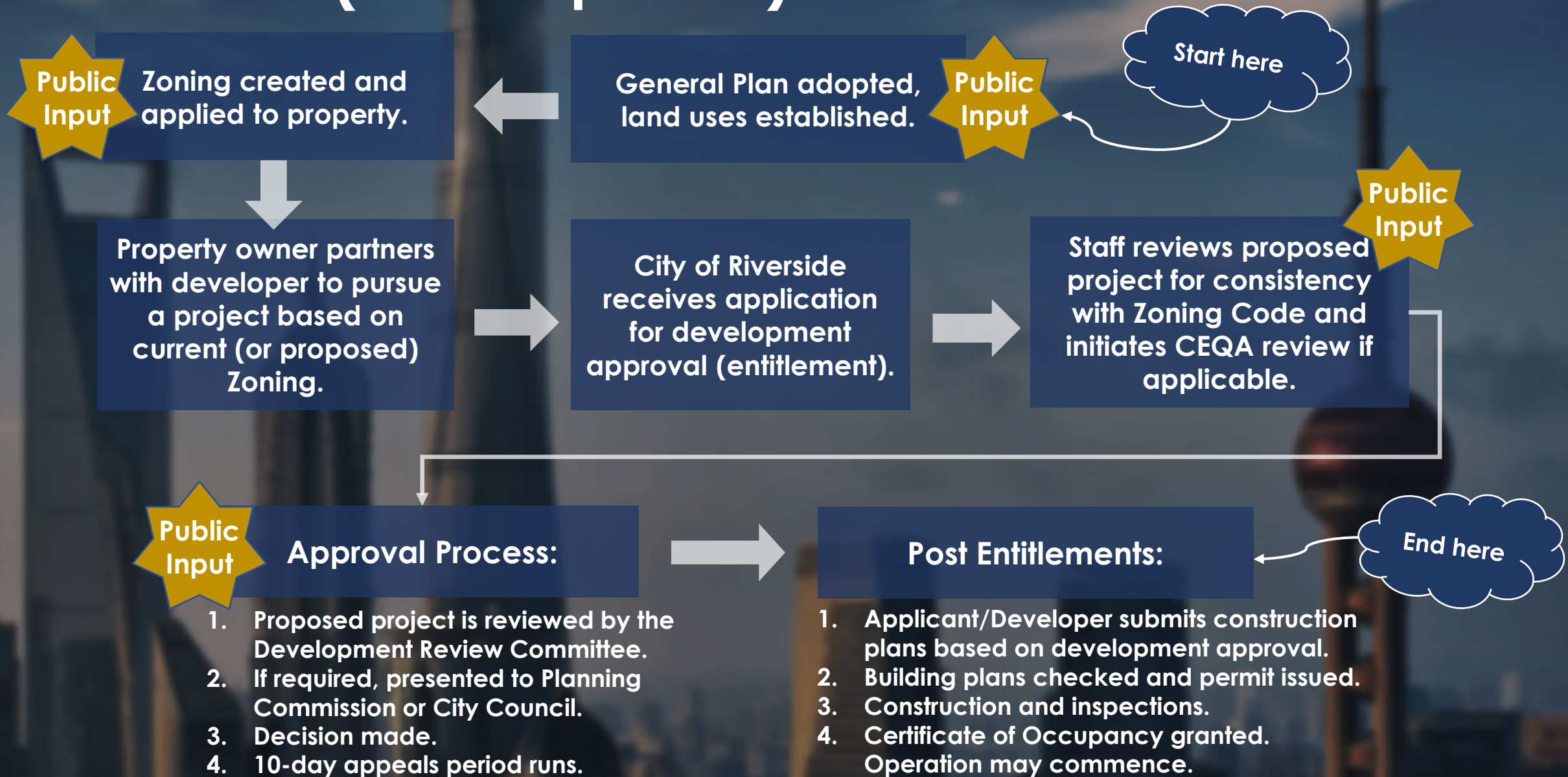
## What is the Zoning Code?

- Title 19 of Riverside Municipal Code.
- Implements General Plan land use policies by creating Zones to regulate development.
- Includes development standards, operation requirements, permit requirements and allowed based for every Zone.
- Regularly updated by action of City Council.

## Permitted Uses within Industrial Zones

- Laboratories – Research
- Manufacturing
- Offices
- Repair shops
- Showrooms
- Gasoline Stations
- Vehicle Repair Shops
- Warehousing
- Medical Services Clinics

# Entitlement (Development) Process



# Warehouses in Riverside

## Projects in process:

- 3 projects under construction
- 7 entitled projects
- 8 proposed projects making their way through the entitlement process
- 6 projects undergoing preliminary pre-application process

## Projects completed:

- 8 completed within the last 10 years

Total projects: 32



# Warehouses in Riverside

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78% of industrially zoned land in Riverside already developed

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Vacant Site  
Analysis -  
Warehouses

67 vacant parcels

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590 acres of vacant land

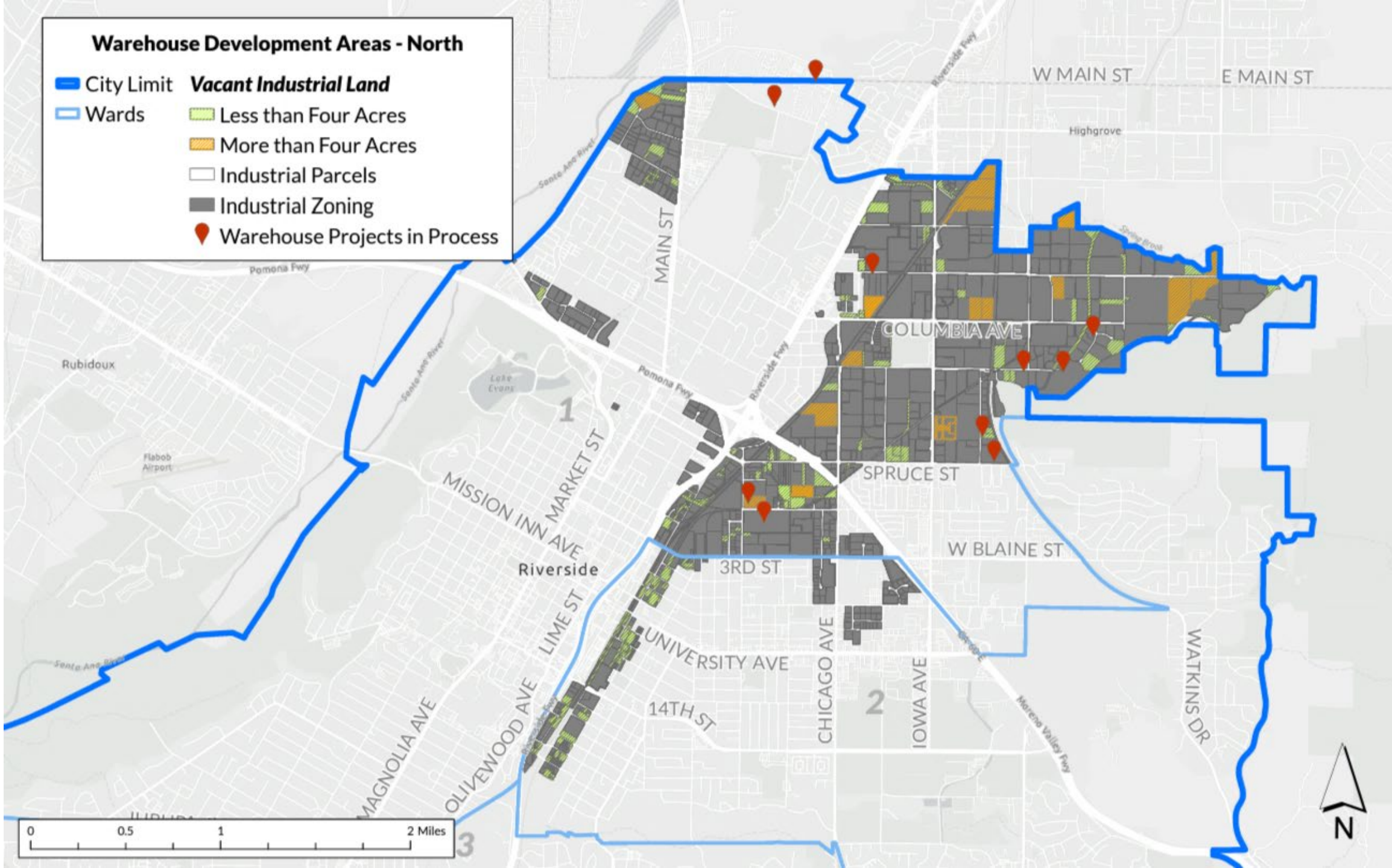
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13% of vacant industrially zoned land

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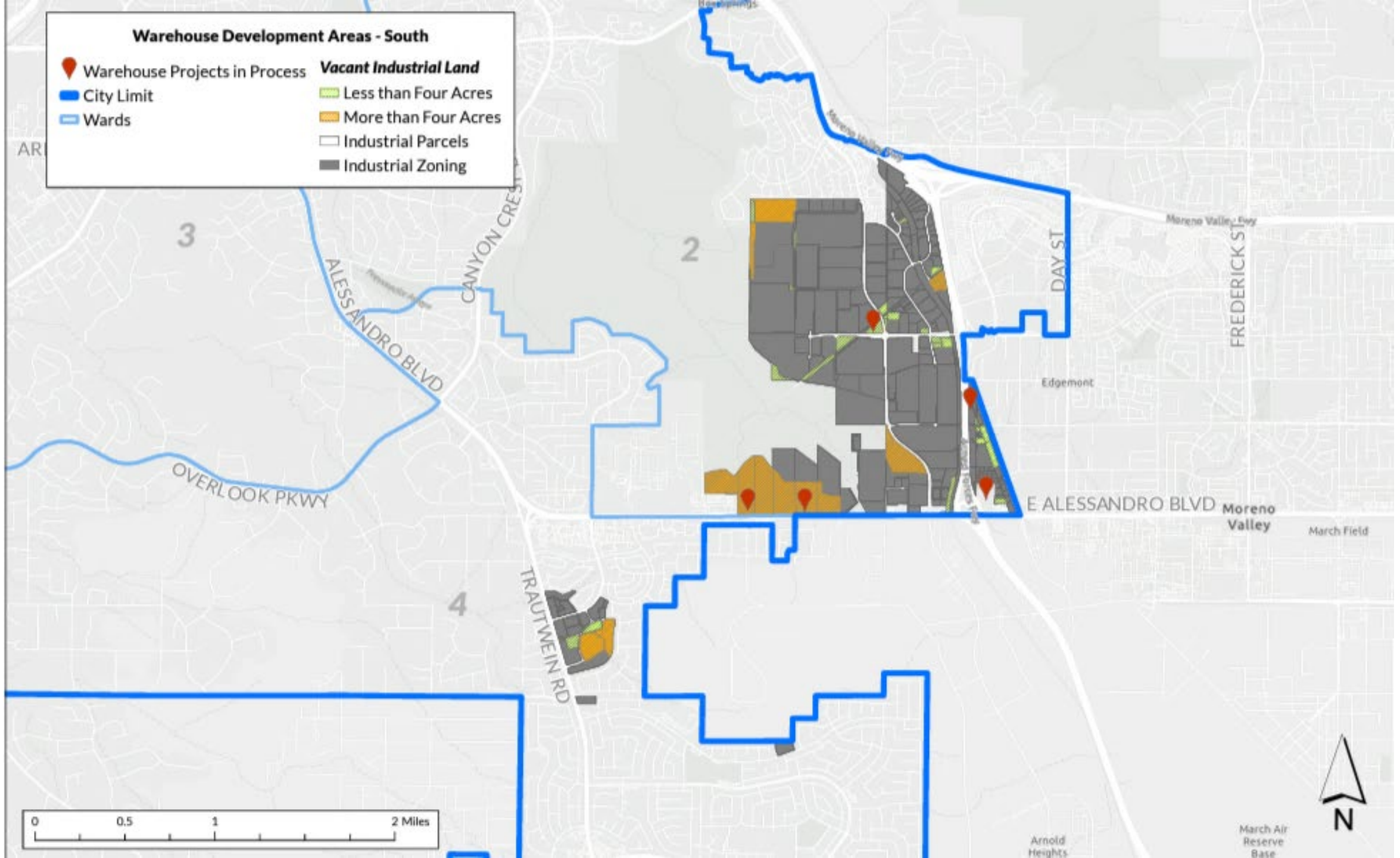
# Warehouse Development Areas - North

- City Limit
- Wards
- Vacant Industrial Land
  - Less than Four Acres
  - More than Four Acres
- Industrial Parcels
- Industrial Zoning
- Warehouse Projects in Process



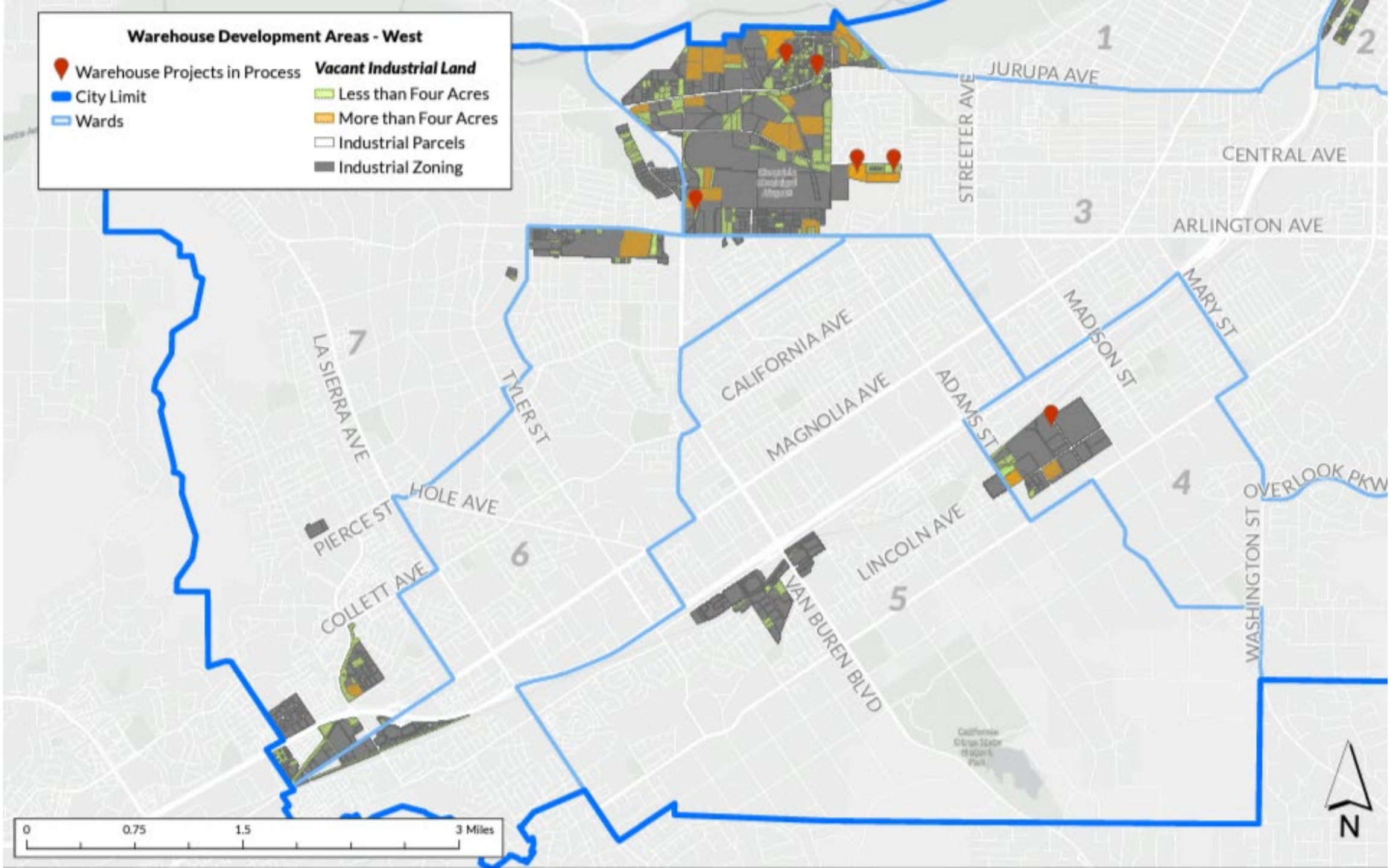
### Warehouse Development Areas - South

- Warehouse Projects in Process
- City Limit
- Wards
- Vacant Industrial Land
  - Less than Four Acres
  - More than Four Acres
- Industrial Parcels
- Industrial Zoning



### Warehouse Development Areas - West

- Warehouse Projects in Process
- City Limit
- Wards
- Vacant Industrial Land
  - Less than Four Acres
  - More than Four Acres
- Industrial Parcels
- Industrial Zoning



# 2020 Good Neighbor Guidelines

2008:

- Based on WRCOG as policy framework to regulate diesel particulate matter.
- Did not mandate development requirements.

2015 – 2016:

- Staff reviewed 2008 GNG to evaluate development standards adjacent to residential uses/zones.
- Setbacks, noise, hours of operation, height, neighborhood character and aesthetics were evaluated.

2020:

- Changes to the 2008 GNG and amendments to Title 19 Zoning Code were identified.
- GNG 2020 and Zoning Code amendments were unanimously approved by the City Council.

# 2020 Good Neighbor Guidelines

Updated to focus on three key areas:

- Air Quality (4 Policies)
- Noise (6 Policies)
- Neighborhood Character (7 Policies)

Emphasis on consistency with existing guidance:

- California Air Resources Board
- South Coast Air Quality Management District
- Western Riverside Council of Governments

Implementation:

- Through new chapter of the Zoning Code
- Chapter 19.435 Warehousing and Distribution Facilities

# Updated Zoning Rules for All Industrial Development

## 19.130 – Industrial Zones

- Building size – based on distance from residential
- Building height – based on distance from residential
- Setbacks – larger required adjacent to residential
- Landscaping – minimum 15-foot buffer required

## 19.150 – Permitted Uses

- Permit requirement by building size
  - <10ksf – Design Review; 10-100ksf – Minor CUP; >100ksf – CUP

## 19.435 – Warehousing and Distribution Facilities

- Requirements based on building size –<10ksf, 10-100ksf, >100ksf
- Requirements for site design, screening, operational noise and air quality measures

# 19.435 – Warehouse Regulations

## Buildings 10,000 square feet or less

- Driveways, loading areas, docks, truck wells, internal circulation routes and storage areas must be:
  - Oriented away from sensitive receptors to the extent feasible.
  - Fully screened if adjacent to residential zone.
- All operations must comply with Title 7 – Noise Code.

## Buildings larger than 10,000 square feet and less than 100,000 square feet

- All of the previous requirements apply.
- Temperature-controlled trucks or trailers must:
  - Have electrical hookups at loading docks.
  - May not use auxiliary truck engine to power climate control equipment.
- Truck idling cannot exceed five minutes.

## Buildings 100,000 square feet and larger

- All of the previous requirements apply.
- Required on-site truck queuing lanes to eliminate on-street stacking.
- **Facilities generating 150 or more truck trips must prepare a Health Risk Assessment (HRA).**
  - Required when buildings 100,000 square feet or greater generate 150 or more trips per day.
  - Required when there is **any industrial development** within 1,000 feet of a residential zone or use.



# Discussion/Listening Session - Questions

What are your biggest concerns around industrial development in the City – as a resident, organization or developer?

# Discussion/Listening Session - Questions

What can be done to balance the needs of the community with those of industrial development?

Would requiring community benefits help address concerns? What could that look like?

# Discussion/Listening Session - Questions

Are the City's GNG and Title 19 Regulations adequate to balance the needs of the community and developers?

If not, what do you think should be changed?

# Discussion/Listening Session - Questions

What else would you like the City to explore as it relates to future warehouse and industrial development?

An aerial photograph of a parking lot. In the upper right, a semi-truck with a white trailer is parked. Below it, a row of five grey, rectangular structures, possibly solar panels or storage units, are arranged diagonally. In the lower center, there is a small, rectangular building with a blue and white striped pattern on its side. The parking lot is paved and has white lines for parking spaces and a road with arrows indicating traffic flow. The text "REFERENCE ONLY SLIDES" is overlaid in the center in a large, white, sans-serif font.

**REFERENCE ONLY  
SLIDES**

# Updated Title 19 Zoning Code

Maximum Allowed Building Size			
Development Standard	Zones		
	BMP	I	AIR
Within 200 feet of Residential Zone/Use	10,000 sq. ft.		
200-800 feet of Residential Zone/Use	100,000 sq. ft.		
All other locations	Per FAR (1.50)	Per FAR (0.6)	

# Updated Title 19 Zoning Code

<b>Maximum Allowed Building Height</b>			
<b>Development Standard</b>	<b>Zones</b>		
	<b>BMP</b>	<b>I</b>	<b>AIR</b>
Within 200 feet of Residential Zone/Use			35 ft.
All other locations			45 ft.

# Updated Title 19 Zoning Code

Minimum Setback Requirements				
Development Standard	Zones			Notes
	BMP	I	AIR	
Side Setbacks				
Interior Side	0 ft.			In the BMP Zone, 20-feet of the required 50-foot front yard setback must be landscaped.
Adj. to Residential Zone/Use	60 ft.			
Street Side	Same as Front Yard	20 ft.	15 ft.	
Rear Setbacks				
Minimum	0 ft.			Not less than 15 feet of the minimum side and rear yard setback area directly adjacent to a Residential Zone or use must be fully landscaped.  At least 10 feet fully landscaped if adjacent to street.
Adj. to Residential Zone/Use	60 ft.			
Street Side	Same as Front Yard	20 ft.	15 ft.	



# Updated Title 19 Zoning Code

## Permit Requirement for Warehouse/Industrial Uses

Building Size	Permit
10,000 sq. ft. or less	P/MC
10,000 sq. ft. - 100,000 sq. ft.	MC/C
Greater than 100,000 sq. ft.	C