



INDUSTRIAL DEVELOPMENT REGULATIONS UPDATE

Community & Economic Development Department

Land Use, Sustainability and Resilience Committee

March 13, 2023

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BACKGROUND

January 25, 2022

- Councilwoman Plascencia requests update on current regulations and best practices be brought forth to Committee

June 13, 2022

- Staff presented update on current industrial regulations, best practices, cross-jurisdictional comparison, vacant site analysis
- Committee requests that Staff return at future date after further research on sensitive receptor protections and community outreach

December 12, 2022

- Staff presents update on community outreach efforts and a sensitive receptor analysis
- Proposed policies identified for Committee consideration
- Committee requested Staff return after preparing a proposed policy matrix

February 13, 2023

- Staff presents matrix of potential policy actions
- Committee recommends staff returns with final recommendations for policy changes with Committee Direction ²





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REVISED POLICIES MATRIX

PHASE 1 (12-18 months to complete)		
Policy Change	Committee Priority	Level of Effort
Neighborhood Compatibility		
Amend Development Standards/GNG 2020 - Additional Sensitive Receptors, revise building size, FAR and other development limits	High	High
Transparent Processes		
Revised outreach and notice procedures (timing, method, community meetings, etc.)	High	Low
Community Benefits		
Require Development Agreement (DA) for developments of specified size	Moderate	Low
Sustainable Development		
Enhanced sustainable building and development standards (LEED, solar, construction equipment, etc.)	Moderate	Low



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REVISED POLICIES MATRIX

PHASE 2 (10 months to complete)		
Policy Change	Committee Priority	Level of Effort
Community Benefits		
Develop Community Benefits Ordinance	Moderate	High
PHASE 3 OR PHASE 0* (12-18 months to complete)		
Community Benefits		
Industrial Uses Cost-Benefit Analysis Study	Moderate	High
*Can be pursued in parallel or subsequently to Phases 1 and 2.		


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STRATEGIC PLAN ALIGNMENT

Strategic Priority 3 - Economic Opportunity

Goal 3.1 – Facilitate partnerships and programs to develop, attract and retain innovative business sectors

Strategic Priority 4 - Environmental Stewardship

Goal 4.4 - Implement measures and educate the community to responsibly manage goods, products and services throughout their life cycle to achieve waste reduction outcomes

Cross-Cutting Threads



Community Trust



Fiscal Responsibility



Sustainability & Resiliency



Equity



Innovation



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RECOMMENDATIONS

That the Land Use, Sustainability, and Resilience Committee:

- 1. RECEIVE AND FILE** an update on the City's industrial development regulations related to warehousing and distribution facilities; and
- 2. PROVIDE** staff with direction to pursue one or more of the potential policy actions previously presented to the Committee.



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