

**Land Use, Sustainability and Resilience Committee**  
**February 13, 2023**

| Warehousing & Distribution Facilities Regulations Matrix                 |                             |                 |             |                              |                                  |  |           |                                       |  |   |
|--|-----------------------------|-----------------|-------------|------------------------------|----------------------------------|--|-----------|---------------------------------------|--|---|
| Policy Change  | In-House or Outside Support | Level of Effort | CEQA Review | Modify or Introduce New Code | Primary Stakeholders             | Next Steps   | Timeframe | Anticipated Cost                      | City Departments                         | Notes   |
| Sustainable Development  |                             |                 |             |                              |                                  |  |           |                                       |  |   |
| Require LEED Certification   | In-House                    | Low             | No          | Introduce new code           | Developers                       | Reach out to developers to discuss feasibility of LEED certification.<br>Draft and introduce new Sustainability section within Title 19.<br>Bring before Planning Commission & City Council.                                       | 6 months  | Absorbed into existing staff workload | Building & Safety/Planning               |   |
| Require Solar Ready Rooftops   | In-House                    | Low             | No          | Introduce new code           | Developers                       | Reach out to developers to discuss feasibility requiring solar ready rooftops.<br>Draft and introduce new Sustainability section within Title 19.<br>Bring before Planning Commission & City Council.                              | 6 months  | Absorbed into existing staff workload | Building & Safety/Planning               | As part of the City's Decarbonization Ordinance, all buildings 3 stories or less will need be electric unless infeasible to do so.                                      |
| Require sustainable practices & equipment during construction of project | In-House                    | Low             | No          | Introduce new code           | Developers                       | Reach out to developers to obtain feedback on sustainable practices during construction.<br>Draft and introduce new Sustainability section within Title 19.<br>Present proposed changes to the Planning Commission & City Council. | 6 months  | Absorbed into existing staff workload | Building & Safety/Planning /Public Works |   |
| Increase landscaping and tree preservation/replacement requirements      | In-House                    | Low             | No          | Modify existing code         | Community & Environmental Groups | Draft code language amending existing landscaping requirements.<br>Initiate outreach efforts to obtain feedback on proposed changes.<br>Present proposed changes to the Planning Commission & City Council.                        | 6 months  | Absorbed into existing staff workload | Planning                                 | Current requirement is at least a ten-foot on-site landscape planter along the street side and rear yards of the I and AIR Zones. Landscape setbacks are also required. |

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| Transparent Processes   |                             |                 |             |                              |                      |   |            |                                       |                  |   |
| <b>Increase notice radius for discretionary actions for industrial development projects</b> | In-House                    | Low             | No          | Modify existing code         | Community Groups     | Draft code language amending project notice radius for discretionary and nondiscretionary projects.<br><br>Initiate outreach efforts to establish notification radius.<br><br>Present proposed changes to the Planning Commission & City Council. | 4-6 months | Absorbed into existing staff workload | Planning         | Current notice radius is 300 ft.  |
| <b>Require public signage posted on project site</b>  | In-House                    | Low             | No          | Introduce new code           | Community Groups     | Draft code language amending project notice requirements for discretionary projects.<br><br>Initiate outreach efforts to establish notification radius.<br><br>Present proposed changes to the Planning Commission & City Council.                | 4-6 months | Absorbed into existing staff workload | Planning         | For administrative discretionary permits with no public hearing, notice must be sent out no later than 14 days after application has been deemed complete.                                |
| <b>Require public notice to occur earlier in development process</b>                        | In-House                    | Low             | No          | Modify existing code         | Community Groups     | Draft code language amending project notice requirements for discretionary projects.<br><br>Initiate outreach efforts to establish notification radius.<br><br>Present proposed changes to the Planning Commission & City Council.                | 4-6 months | Absorbed into existing staff workload | Planning         | For discretionary permits with public hearing, notice must be mailed & published in at least one newspaper of general circulation within the City at least ten days prior to the hearing. |

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| Neighborhood Compatibility   |                             |                 |             |                              |   |   |              |                                       |                  |  |
| Require architectural variation & building massing   | In-House                    | Moderate        | No          | Introduce new code           | Developers  | Draft new code language revising design standards for industrial development.<br>Initiate outreach efforts to obtain feedback.<br>Present proposed changes to the Planning Commission & City Council.   | 6-8 months   | Absorbed into existing staff workload | Planning         | Adapt existing design guidelines as development standards  |
| Amend Development Standards/GNG 2020 to include protections for additional Sensitive Receptors | In-House                    | High            | Maybe       | Modify existing code         | Community Developers<br>Property Owners<br>Environmental Groups | Analyze potential impacts of revised regulations<br>Draft code language amending 19.130 to expand sensitive receptor protections.<br>Hold community meetings to obtain feedback on proposed changes.<br>Present proposed changes to the Planning Commission & City Council. | 12-18 months | Absorbed into existing staff workload | Planning         | Current development standard protections apply to industrially zoned parcels abutting or adjacent to residentially zoned parcels or land. Other sensitive receptors aren't identified. |
| Revise FAR and maximum building size adjacent to sensitive receptors                           | In-House                    | Moderate        | No          | Modify existing code         | Community Developers<br>Property Owners<br>Environmental Groups | Draft code amendments to limit number of buildings in addition to maximum building size.<br>Initiate outreach efforts to obtain feedback on revised amendments.<br>Present proposed changes to the Planning Commission & City Council.                                      | 6-8 months   | Absorbed into existing staff workload | Planning         | There currently is no limit on maximum number of buildings so long as FAR and development standards are met.   |

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| Community Benefits   |                             |                 |             |                                     |                      |   |   |   |  |       |
| Require a Community Benefits (CBA) or Development Agreement (DA) | Outside Support             | High            | No          | Introduce new code & develop policy | All                  | Work with the City Attorney's Office to discuss implementation of CBA or DA.<br><br>Conduct study to establish nexus for community benefits.<br><br>Initiate outreach efforts to obtain feedback on benefits nexus.<br><br>Develop a policy framework, proposed code language and process outline based on feedback.<br><br>Present proposed changes to the Planning Commission & City Council. | 18 months   | Outside consultant for nexus study up to \$50,000 | City Attorney's Office/City Manager's Office/ Planning |       |
| Require community meetings                                       | In-House                    | Low             | No          | Introduce new code                  | Community Groups     | Draft new code language requiring community meetings.<br><br>Initiate community outreach efforts to obtain feedback on draft language and receive direction.<br><br>Present proposed changes to the Planning Commission & City Council.   | 4-6 months (pending final adoption of draft Citywide Community Engagement Policy) | Absorbed into existing staff workload             | Planning   |       |

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| Land Use Prioritization  |                             |                 |             |                              |                      |   |              |  |                                 |  |
| Establish a Warehousing and Distribution Facilities (WDF) Overlay Zone | Outside Support             | High            | Yes         | Introduce new code           | All                  | Work with City Manager's Office to identify the scope of the overlay zone, location and specific rules within the overlay zone.<br><br>Work with City Attorney's Office to integrate specific rules into code language and implementation of community benefits.<br><br>Initiate outreach efforts to obtain feedback and direction and adjust accordingly.<br><br>Finalize proposed code language and conduct environmental review.<br><br>Present code amendments to Planning Commission & City Council.                               | 18-24 months | Outside consultant for environmental review up to \$75,000   | City Attorney's Office/Planning |  |
| Industrial Uses Cost-Benefit Analysis Study                            | Outside Support             | High            | N/A         | N/A                          | All                  | Option 1:<br>Identify academic or research institution partner for collaborative opportunity to conduct study.<br><br>Option 2:<br>Work with City Manager's office to identify the scope of the research, draft RFP for consultant, identify City team to work alongside study.<br><br>Identify key stakeholders to be involved in the process.<br><br>Initiate community outreach efforts and establish academic partnerships.<br><br>Receive committee direction throughout the process.<br><br>Present findings to the City Council. | 18 months    | Option 1:<br>Support for partner institution unknown<br><br>Option 2:<br>Outside consultant to prepare up to \$200,000 | All                             | Limited external research conducted in this area of study. |