

**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. Draft and introduce new Sustainability section within Title 19. 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. Draft and introduce new Sustainability section within Title 19. 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. Draft and introduce new Sustainability section within Title 19. 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. Initiate outreach efforts to obtain feedback on proposed changes. 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.

**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
Transparent Processes										
Increase notice radius for discretionary actions for industrial development projects	In-House	Low	No	Modify existing code	Community Groups	Draft code language amending project notice radius for discretionary and nondiscretionary projects. Initiate outreach efforts to establish notification radius. Present proposed changes to the Planning Commission & City Council.	4-6 months	Absorbed into existing staff workload	Planning	Current notice radius is 300 ft.
Require public signage posted on project site	In-House	Low	No	Introduce new code	Community Groups	Draft code language amending project notice requirements for discretionary projects. Initiate outreach efforts to establish notification radius. 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.
Require public notice to occur earlier in development process	In-House	Low	No	Modify existing code	Community Groups	Draft code language amending project notice requirements for discretionary projects. Initiate outreach efforts to establish notification radius. 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.

**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
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. Initiate outreach efforts to obtain feedback. 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 Property Owners Environmental Groups	Analyze potential impacts of revised regulations Draft code language amending 19.130 to expand sensitive receptor protections. Hold community meetings to obtain feedback on proposed changes. 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 Property Owners Environmental Groups	Draft code amendments to limit number of buildings in addition to maximum building size. Initiate outreach efforts to obtain feedback on revised amendments. 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.

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

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