

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. |

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| 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. |

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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. 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. |

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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. Conduct study to establish nexus for community benefits. Initiate outreach efforts to obtain feedback on benefits nexus. Develop a policy framework, proposed code language and process outline based on feedback. 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. Initiate community outreach efforts to obtain feedback on draft language and receive direction. 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 | <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 | Option 1: Support for partner institution unknown Option 2: Outside consultant to prepare up to \$200,000 | All | Limited external research conducted in this area of study. |