

INDUSTRIAL DEVELOPMENT REGULATIONS UPDATE

Community & Economic Development Department

Land Use, Sustainability and Resilience Committee

February 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 presented an update on community outreach efforts and a sensitive receptor analysis
- Proposed policies identified for Committee consideration
- Committee requested Staff return at future date after preparing a proposed policy matrix



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PROPOSED POLICY MATRIX

Policy matrix prepared to provide Committee with a menu of options available for consideration – one, multiple, or all options may be pursued

14 policy options for Committee to choose from

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Each focused on key theme related to community feedback

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Each outline level of effort, next steps, anticipated cost





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PROPOSED POLICY MATRIX

Warehousing & Distribution Facilities Regulations Matrix		
Policy Change	Level of Effort	Timeframe
Sustainable Development		
Require LEED Certification	Low	Current Status: Awaiting Committee direction Next: Initiate stakeholder outreach and develop new code language for City Council consideration Timeframe: 6 months depending on staff workload
Require Solar Ready Rooftops	Low	Current Status: Awaiting Committee direction Next: Initiate stakeholder outreach and develop new code language for City Council consideration Timeframe: 6 months depending on staff workload
Require sustainable practices & equipment during construction of project	Low	Current Status: Awaiting Committee direction Next: Initiate stakeholder outreach and develop new code language for City Council consideration Timeframe: 6 months depending on staff workload
Increase landscaping and tree preservation/replacement requirements	Low	Current Status: Awaiting Committee direction Next: Initiate stakeholder outreach and amend code language for City Council consideration Timeframe: 4-6 months depending on staff workload



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PROPOSED POLICY MATRIX

Warehousing & Distribution Facilities Regulations Matrix		
Policy Change	Level of Effort	Next Steps
Transparent Processes		
Increase notice radius for discretionary actions for industrial development projects	Low	Current Status: Awaiting Committee direction Next: Initiate stakeholder outreach and amend code language for CC consideration Timeframe: 4-6 months depending on staff workload
Require public signage posted on project site	Low	Current Status: Awaiting Committee direction Next: Initiate stakeholder outreach and develop new code language for CC consideration Timeframe: 4-6 months depending on staff workload
Require public notice to occur earlier in development process	Low	Current Status: Awaiting Committee direction Next: Initiate stakeholder outreach and amend code language for City Council consideration Timeframe: 4-6 months depending on staff workload



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PROPOSED POLICY MATRIX

Warehousing & Distribution Facilities Regulations Matrix		
Policy Change	Level of Effort	Next Steps
Neighborhood Compatibility		
Require architectural variation & building massing	Moderate	Current Status: Awaiting Committee direction Next: Initiate stakeholder outreach and develop new code language for City Council consideration Timeframe: 6-8 months depending on staff workload
Amend Development Standards/GNG 2020 to include protections for additional Sensitive Receptors	High	Current Status: Awaiting Committee direction Next: Evaluate CEQA, initiate stakeholder outreach and amend code language for City Council consideration Timeframe: 6-8 months depending on staff workload
Revise FAR and maximum building size adjacent to sensitive receptors	Moderate	Current Status: Awaiting Committee direction Next: Initiate stakeholder outreach and develop new code language for City Council consideration Timeframe: 6-8 months depending on staff workload



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PROPOSED POLICY MATRIX		
Warehousing & Distribution Facilities Regulations Matrix		
Policy Change	Level of Effort	Next Steps
Community Benefits		
Require a Community Benefits (CBA) or Development Agreement (DA)	High	Current Status: Awaiting Committee direction Next: Procure consultant, initiate nexus study, obtain stakeholder feedback, develop new code language for City Council consideration Timeframe: 18 months. Will require outside Consultant support up to \$50,000
Require community meetings	Low	Current Status: Awaiting Committee direction Next: Initiate stakeholder outreach and introduce new code language for City Council adoption Timeframe: 4-6 months depending on staff workload and final adoption of Citywide Community Engagement Policy



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PROPOSED POLICY MATRIX		
Warehousing & Distribution Facilities Regulations Matrix		
Policy Change	Level of Effort	Next Steps
Land Use Prioritization		
Establish a Warehousing and Distribution Facilities (WDF) Overlay Zone	High	Current Status: Awaiting Committee direction Next: Evaluate CEQA, procure outside CEQA Consultant, establish scope of overlay zone, obtain stakeholder feedback, develop new code language for City Council consideration Timeframe: 18-24 months. Will require outside Consultant support up to \$75,000
Industrial Uses Cost-Benefit Analysis Study	High	Option One – Partner with Academic Institution: Current Status: Awaiting Committee direction Next: Identify academic/institutional partner and initiate collaboration Timeframe: Minimum 18 months. Cost is unknown.
		Option Two – Procure Consultant to Perform Study: Current Status: Awaiting Committee direction Next: Identify funding source, draft scope of RFP for outside support, initiate stakeholder participants, present findings to City Council Timeframe: Minimum 18 months. Will require outside Consultant support up to \$200,000.



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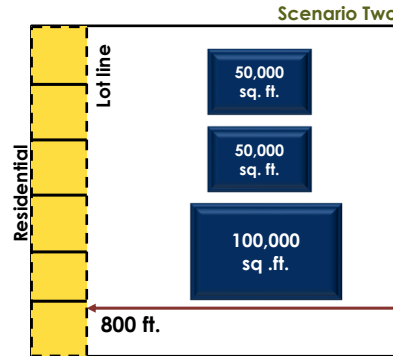
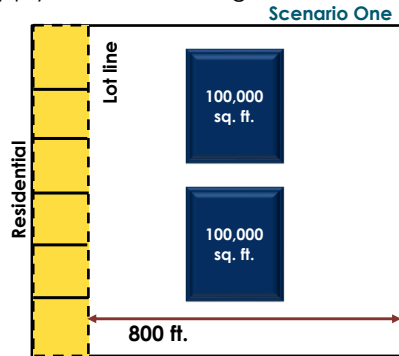
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CLARIFICATION OF EXISTING REGULATIONS

Maximum Floor Area Ratio (FAR) Per Industrial Zone		
Business & Manufacturing Park (BMP)	General Industrial (I)	Air Industrial Zone (AI)
1.5	0.6	0.6

- Multiple buildings allowed provided the maximum FAR is not exceeded but development standards will apply to each building



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CURRENT PROPOSED PROJECTS

Proposed Warehouse Projects					
No.	Case Number	Location	Ward	Total Sq. Feet	Status
1	P19-0325	3630 Center Street	1	8,156	No activity since 12/17/2020
2	PR-2021-001239	2069 Massachusetts Avenue	1	199,998	As of 01/2023, waiting for applicant to resubmit project plans. On-going litigation.
3	PR-2022-001341	1151 Palmyrita Avenue	1	265,700	As of 01/2023, waiting for applicant to resubmit project plans.
4	PR-2021-001221	3100 Jefferson Street	4	150,000	As of 01/2023, waiting for applicant to resubmit project plans.
Total Sq. Ft.				623,854	



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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 (Attachment 4).



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