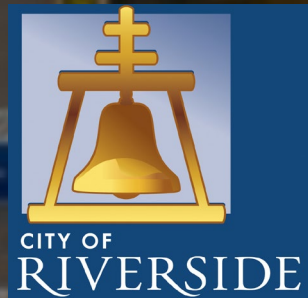


Industrial Development in the City of Riverside

A Public Discussion on Warehouses

Community & Economic
Development Department



Today's Agenda

Welcome

Background

Community Concerns

Regional Trends

Planning & Development Overview

Warehouses in Riverside

What is Riverside doing to address these concerns?

Group Discussion/Listening Session

Background

June 13, 2022 - Staff presented an update on warehouse regulations to the Land Use, Sustainability and Resilience Committee (LUSR) on the following items:

- Summary of current City policies and regulations
- Comparison with regulations in surrounding jurisdictions
- Ongoing State and regional regulatory trends
- Future development potential in the City
- Future considerations - energy use, community benefits, enhanced outreach

LUSR directed Staff to research the following items to bring back at a later date:

- Spatial analysis on warehouse concentration to determine areas most impacted
- Conduct community outreach to obtain feedback on City's regulatory efforts
- Further explore community benefits, sustainability standards and outreach requirements
- Explore protections of sensitive receptors

Community Concerns

Visual impacts

Proximity of
warehouses to
sensitive receptors

Increased
traffic

Impacts on air
quality and
resident health

Impacts on
open space

Lack of
community
outreach

Regional Trends

Inland Empire added over 600 million sq. ft. of warehouse and distribution space between 2004 and 2020

Vacancy rate for warehouses reached lowest of 0.7% in 2021

Jurisdictions implementing moratoriums on warehouse development throughout region to assess impacts: Redlands, Norco, Colton and others

Growing discussion of incorporating community benefits into warehouse projects

Planning Overview

What is a General Plan?

- Establishes the long-term citywide vision for future growth and divides the city into broad land use categories (residential, commercial, industrial, etc.)
- Reflects community priorities, values, and includes supporting goals, policies, and implementation measures to achieve the community's vision.
- Updated every ~15 years.

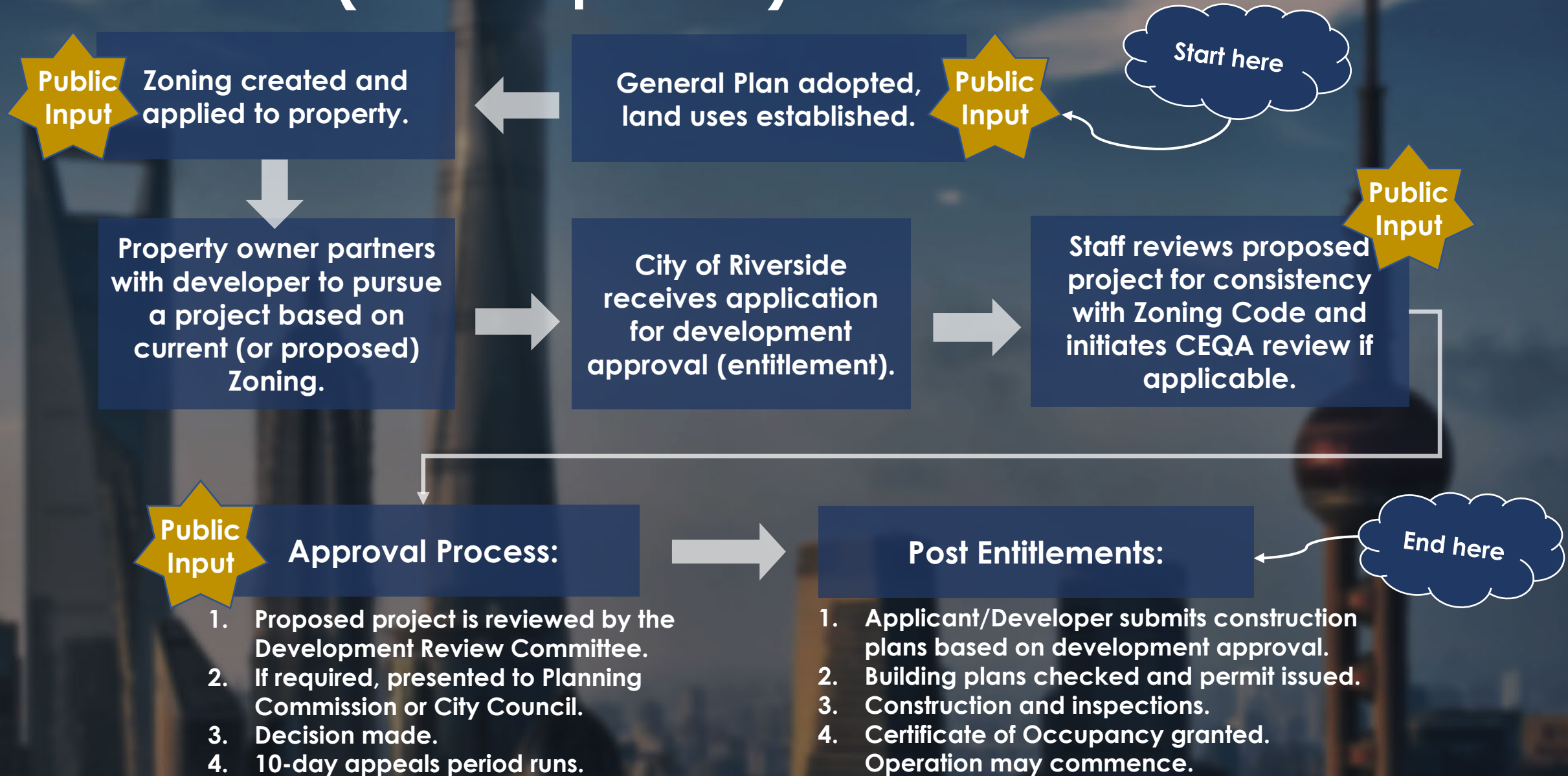
What is the Zoning Code?

- Title 19 of Riverside Municipal Code.
- Implements General Plan land use policies by creating Zones to regulate development.
- Includes development standards, operation requirements, permit requirements and allowed based for every Zone.
- Regularly updated by action of City Council.

Permitted Uses within Industrial Zones

- Laboratories – Research
- Manufacturing
- Offices
- Repair shops
- Showrooms
- Gasoline Stations
- Vehicle Repair Shops
- Warehousing
- Medical Services Clinics

Entitlement (Development) Process



Warehouses in Riverside

Projects in process:

- 3 projects under construction
- 7 entitled projects
- 8 proposed projects making their way through the entitlement process
- 6 projects undergoing preliminary pre-application process

Projects completed:

- 8 completed within the last 10 years

Total projects: 32

Warehouses in Riverside

78% of industrially zoned land in Riverside already developed

Vacant Site
Analysis -
Warehouses

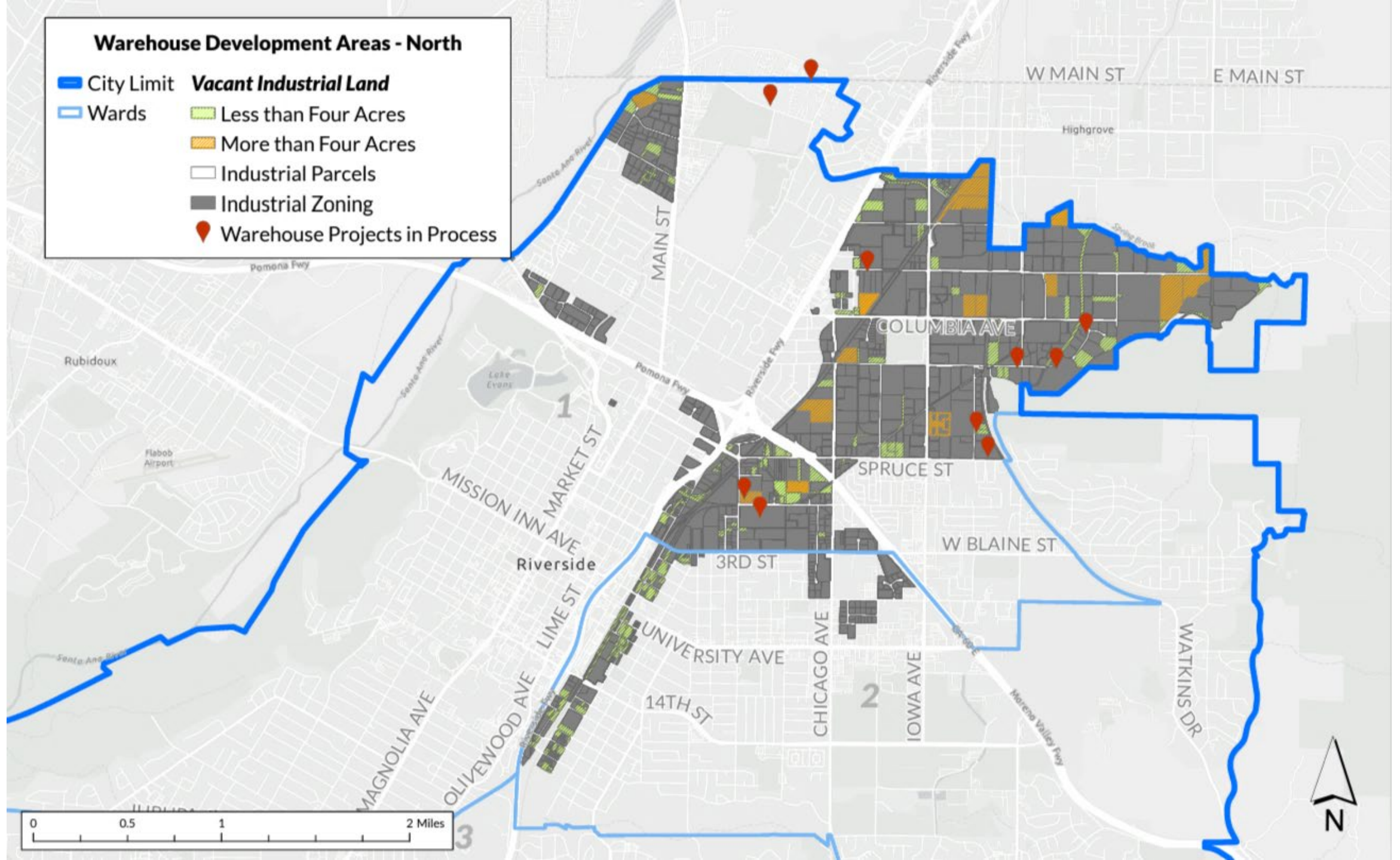
67 vacant parcels

590 acres of vacant land

13% of vacant industrially zoned land

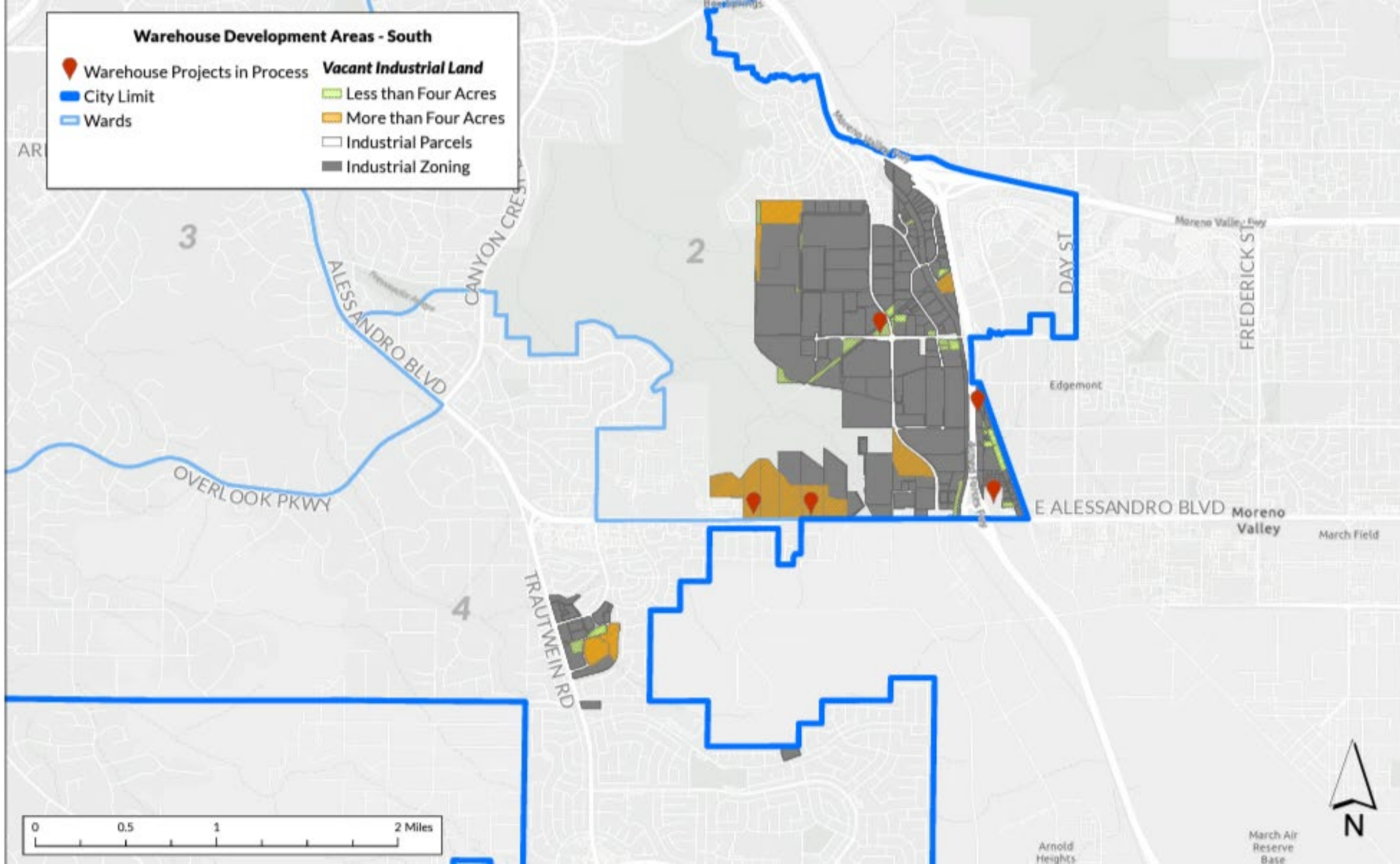
Warehouse Development Areas - North

- City Limit
- Wards
- Vacant Industrial Land
 - Less than Four Acres
 - More than Four Acres
- Industrial Parcels
- Industrial Zoning
- Warehouse Projects in Process



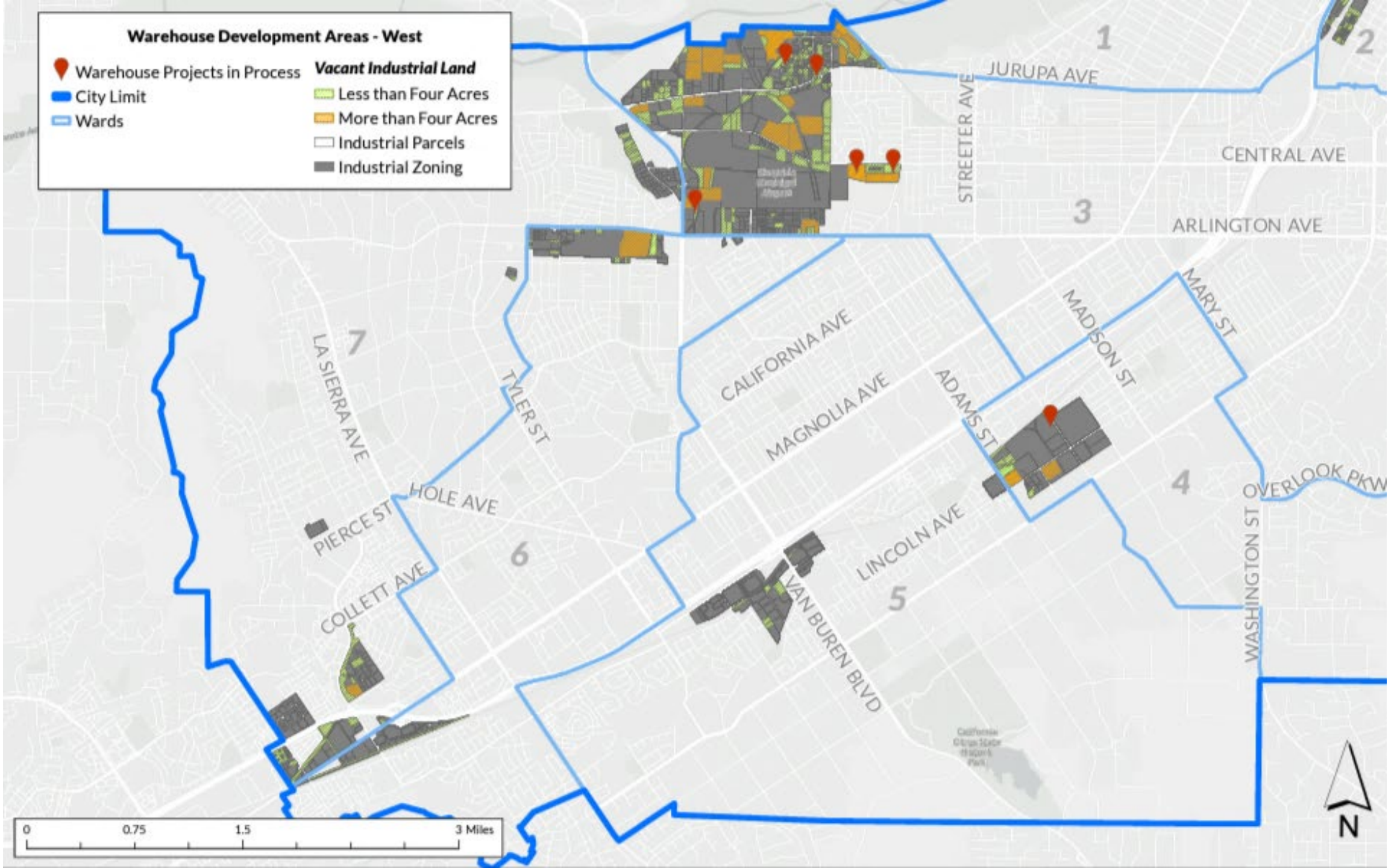
Warehouse Development Areas - South

- Warehouse Projects in Process
- City Limit
- Wards
- Vacant Industrial Land**
 - Less than Four Acres
 - More than Four Acres
 - Industrial Parcels
 - Industrial Zoning



Warehouse Development Areas - West

-  Warehouse Projects in Process
-  City Limit
-  Wards
- Vacant Industrial Land**
 -  Less than Four Acres
 -  More than Four Acres
 -  Industrial Parcels
 -  Industrial Zoning



2020 Good Neighbor Guidelines

2008:

- Based on WRCOG as policy framework to regulate diesel particulate matter.
- Did not mandate development requirements.

2015 – 2016:

- Staff reviewed 2008 GNG to evaluate development standards adjacent to residential uses/zones.
- Setbacks, noise, hours of operation, height, neighborhood character and aesthetics were evaluated.

2020:

- Changes to the 2008 GNG and amendments to Title 19 Zoning Code were identified.
- GNG 2020 and Zoning Code amendments were unanimously approved by the City Council.

2020 Good Neighbor Guidelines

Updated to focus on three key areas:

- Air Quality (4 Policies)
- Noise (6 Policies)
- Neighborhood Character (7 Policies)

Emphasis on consistency with existing guidance:

- California Air Resources Board
- South Coast Air Quality Management District
- Western Riverside Council of Governments

Implementation:

- Through new chapter of the Zoning Code
- Chapter 19.435 Warehousing and Distribution Facilities



Updated Zoning Rules for All Industrial Development

19.130 – Industrial Zones

- Building size – based on distance from residential
- Building height – based on distance from residential
- Setbacks – larger required adjacent to residential
- Landscaping – minimum 15-foot buffer required

19.150 – Permitted Uses

- Permit requirement by building size
 - <10ksf – Design Review; 10-100ksf – Minor CUP; >100ksf – CUP

19.435 –Warehousing and Distribution Facilities

- Requirements based on building size –<10ksf, 10-100ksf, >100ksf
- Requirements for site design, screening, operational noise and air quality measures

19.435 – Warehouse Regulations

Buildings 10,000 square feet or less

- Driveways, loading areas, docks, truck wells, internal circulation routes and storage areas must be:
 - Oriented away from sensitive receptors to the extent feasible.
 - Fully screened if adjacent to residential zone.
- All operations must comply with Title 7 – Noise Code.

Buildings larger than 10,000 square feet and less than 100,000 square feet

- All of the previous requirements apply.
- Temperature-controlled trucks or trailers must:
 - Have electrical hookups at loading docks.
 - May not use auxiliary truck engine to power climate control equipment.
- Truck idling cannot exceed five minutes.

Buildings 100,000 square feet and larger

- All of the previous requirements apply.
- Required on-site truck queuing lanes to eliminate on-street stacking.
- **Facilities generating 150 or more truck trips must prepare a Health Risk Assessment (HRA).**
 - Required when buildings 100,000 square feet or greater generate 150 or more trips per day.
 - Required when there is **any industrial development** within 1,000 feet of a residential zone or use.

Discussion/Listening Session - Questions

What are your biggest concerns around industrial development in the City – as a resident, organization or developer?

Discussion/Listening Session - Questions

What can be done to balance the needs of the community with those of industrial development?

Would requiring community benefits help address concerns? What could that look like?

Discussion/Listening Session - Questions

Are the City's GNG and Title 19 Regulations adequate to balance the needs of the community and developers?

If not, what do you think should be changed?

Discussion/Listening Session - Questions

What else would you like the City to explore as it relates to future warehouse and industrial development?

An aerial photograph of a parking lot. In the upper left, a large semi-truck is parked. In the center-right, a red car is parked among several other vehicles. The parking lot is paved and has white lines. A road with white arrows is visible at the bottom. The text "REFERENCE ONLY SLIDES" is overlaid in the center in white, bold, sans-serif font.

**REFERENCE ONLY
SLIDES**

Updated Title 19 Zoning Code

Maximum Allowed Building Size			
Development Standard	Zones		
	BMP	I	AIR
Within 200 feet of Residential Zone/Use	10,000 sq. ft.		
200-800 feet of Residential Zone/Use	100,000 sq. ft.		
All other locations	Per FAR (1.50)	Per FAR (0.6)	

Updated Title 19 Zoning Code

Maximum Allowed Building Height			
Development Standard	Zones		
	BMP	I	AIR
Within 200 feet of Residential Zone/Use	35 ft.		
All other locations	45 ft.		

Updated Title 19 Zoning Code

Minimum Setback Requirements				
Development Standard	Zones			Notes
	BMP	I	AIR	
Side Setbacks			In the BMP Zone, 20-feet of the required 50-foot front yard setback must be landscaped.	
Interior Side	0 ft.			
Adj. to Residential Zone/Use	60 ft.			
Street Side	Same as Front Yard	20 ft.	15 ft.	
Rear Setbacks			Not less than 15 feet of the minimum side and rear yard setback area directly adjacent to a Residential Zone or use must be fully landscaped.	
Minimum	0 ft.			
Adj. to Residential Zone/Use	60 ft.			
Street Side	Same as Front Yard	20 ft.	15 ft.	
			At least 10 feet fully landscaped if adjacent to street.	

Updated Title 19 Zoning Code

Permit Requirement for Warehouse/Industrial Uses	
Building Size	Permit
10,000 sq. ft. or less	P/MC
10,000 sq. ft. - 100,000 sq. ft.	MC/C
Greater than 100,000 sq. ft.	C