



# 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	<b>Current Status:</b> Awaiting Committee direction <b>Next:</b> Initiate stakeholder outreach and develop new code language for City Council consideration <b>Timeframe:</b> 6 months depending on staff workload
Require Solar Ready Rooftops	Low	<b>Current Status:</b> Awaiting Committee direction <b>Next:</b> Initiate stakeholder outreach and develop new code language for City Council consideration <b>Timeframe:</b> 6 months depending on staff workload
Require sustainable practices & equipment during construction of project	Low	<b>Current Status:</b> Awaiting Committee direction <b>Next:</b> Initiate stakeholder outreach and develop new code language for City Council consideration <b>Timeframe:</b> 6 months depending on staff workload
Increase landscaping and tree preservation/replacement requirements	Low	<b>Current Status:</b> Awaiting Committee direction <b>Next:</b> Initiate stakeholder outreach and amend code language for City Council consideration <b>Timeframe:</b> 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
<b>Transparent Processes</b>		
Increase notice radius for discretionary actions for industrial development projects	Low	<b>Current Status:</b> Awaiting Committee direction <b>Next:</b> Initiate stakeholder outreach and amend code language for CC consideration <b>Timeframe:</b> 4-6 months depending on staff workload
Require public signage posted on project site	Low	<b>Current Status:</b> Awaiting Committee direction <b>Next:</b> Initiate stakeholder outreach and develop new code language for CC consideration <b>Timeframe:</b> 4-6 months depending on staff workload
Require public notice to occur earlier in development process	Low	<b>Current Status:</b> Awaiting Committee direction <b>Next:</b> Initiate stakeholder outreach and amend code language for City Council consideration <b>Timeframe:</b> 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
<b>Neighborhood Compatibility</b>		
Require architectural variation & building massing	Moderate	<b>Current Status:</b> Awaiting Committee direction <b>Next:</b> Initiate stakeholder outreach and develop new code language for City Council consideration <b>Timeframe:</b> 6-8 months depending on staff workload
Amend Development Standards/GNG 2020 to include protections for additional Sensitive Receptors	High	<b>Current Status:</b> Awaiting Committee direction <b>Next:</b> Evaluate CEQA, initiate stakeholder outreach and amend code language for City Council consideration <b>Timeframe:</b> 6-8 months depending on staff workload
Revise FAR and maximum building size adjacent to sensitive receptors	Moderate	<b>Current Status:</b> Awaiting Committee direction <b>Next:</b> Initiate stakeholder outreach and develop new code language for City Council consideration <b>Timeframe:</b> 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
<b>Community Benefits</b>		
Require a Community Benefits (CBA) or Development Agreement (DA)	High	<b>Current Status:</b> Awaiting Committee direction <b>Next:</b> Procure consultant, initiate nexus study, obtain stakeholder feedback, develop new code language for City Council consideration <b>Timeframe:</b> 18 months. Will require outside Consultant support up to \$50,000
Require community meetings	Low	<b>Current Status:</b> Awaiting Committee direction <b>Next:</b> Initiate stakeholder outreach and introduce new code language for City Council adoption <b>Timeframe:</b> 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
<b>Land Use Prioritization</b>		
Establish a Warehousing and Distribution Facilities (WDF) Overlay Zone	High	<b>Current Status:</b> Awaiting Committee direction <b>Next:</b> Evaluate CEQA, procure outside CEQA Consultant, establish scope of overlay zone, obtain stakeholder feedback, develop new code language for City Council consideration <b>Timeframe:</b> 18-24 months. Will require outside Consultant support up to \$75,000
Industrial Uses Cost-Benefit Analysis Study	High	<b>Option One – Partner with Academic Institution:</b> <b>Current Status:</b> Awaiting Committee direction <b>Next:</b> Identify academic/institutional partner and initiate collaboration <b>Timeframe:</b> Minimum 18 months. Cost is unknown.
		<b>Option Two – Procure Consultant to Perform Study:</b> <b>Current Status:</b> Awaiting Committee direction <b>Next:</b> Identify funding source, draft scope of RFP for outside support, initiate stakeholder participants, present findings to City Council <b>Timeframe:</b> Minimum 18 months. Will require outside Consultant support up to \$200,000.



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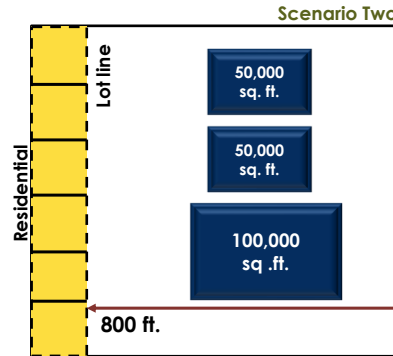
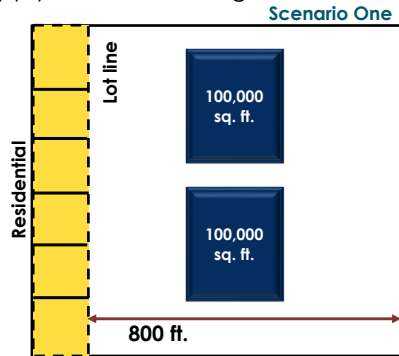
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## CLARIFICATION OF EXISTING REGULATIONS

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.
<b>Total Sq. Ft.</b>				<b>623,854</b>	



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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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