



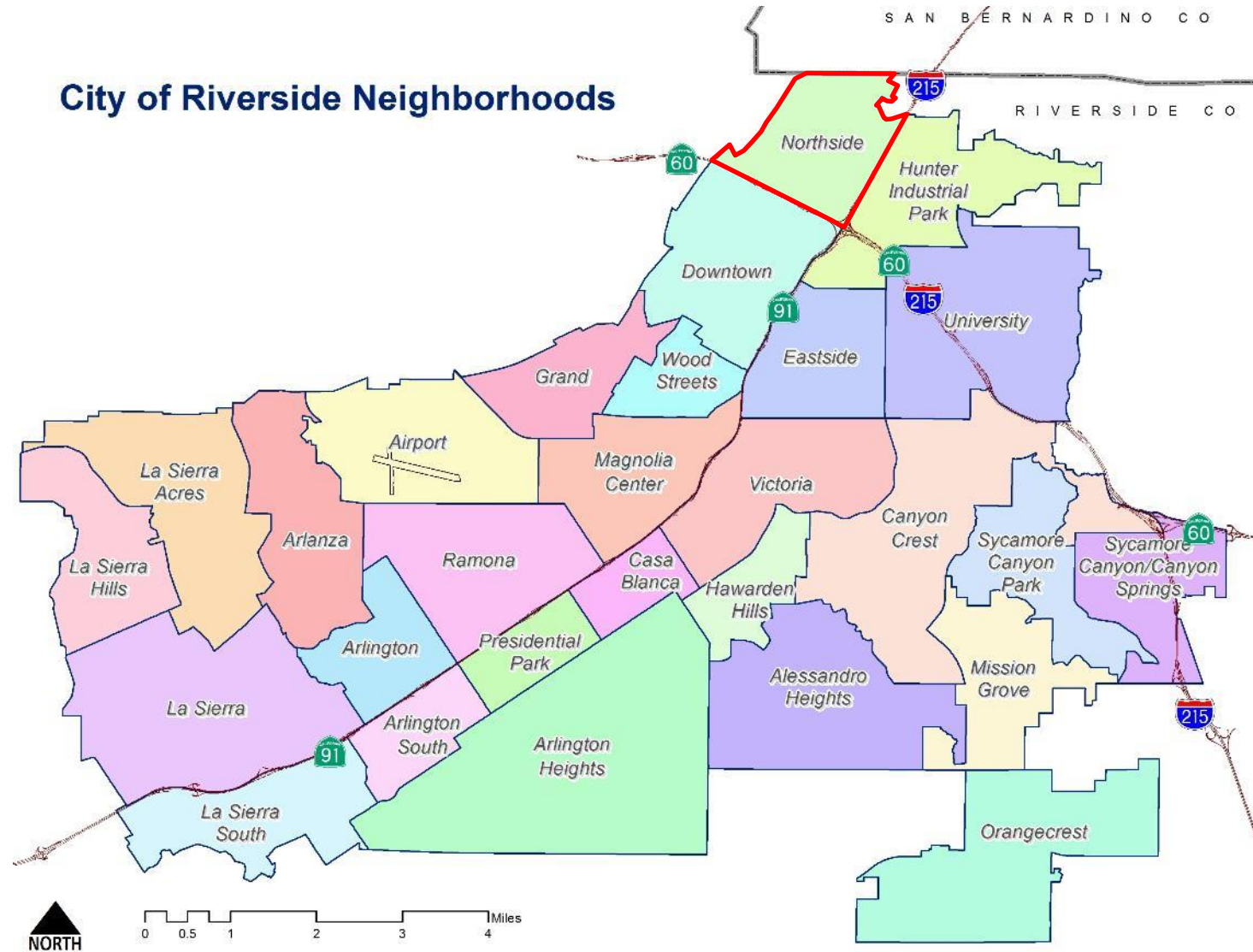
# **NORTHSIDE MORATORIUM ORDINANCE**

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**Councilmember Erin Edwards**

City Council  
March 10, 2020

# NORTHSIDE NEIGHBORHOOD CONTEXT



# KEY GENERAL PLAN 2025 NORTHSIDE POLICIES

1. Prepare a Specific Plan for the Northside
2. Maintain and improve major park and recreation facilities
3. Preserve long-established residential uses
4. Enhance small, economically successful commercial and industrial sites
5. Encourage “clean” technology (biotechnology, research and development, light manufacturing)
6. Provide a balanced community with sufficient office, commercial and industrial uses
7. Encourage appropriate industrial development opportunities
8. Encourage appropriate retail opportunities
9. Special design considerations for interface between residential and commercial or industrial properties

\*General Plan 2025 Policies LU-70 to LU-74

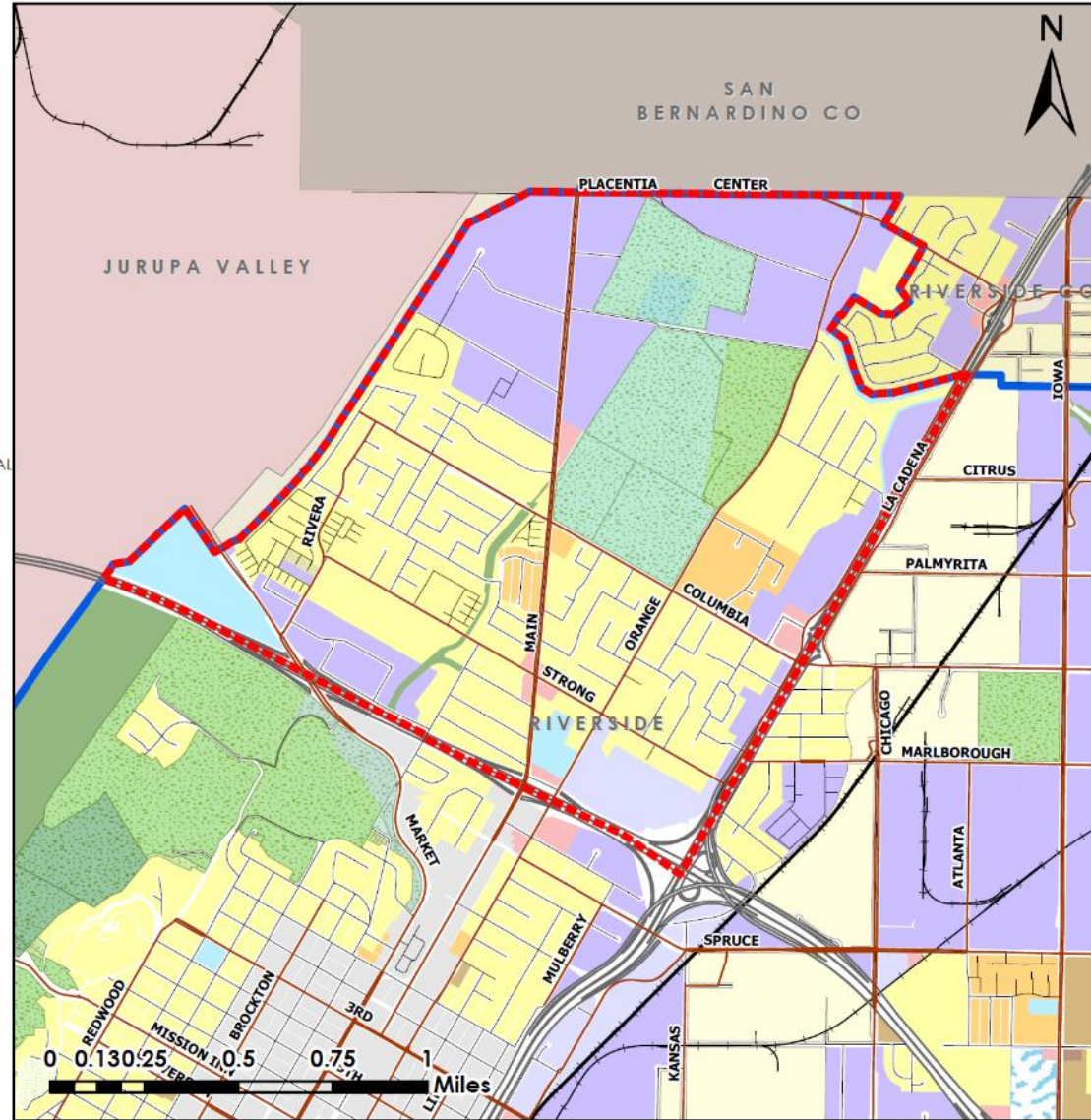


# NORTHSIDE GENERAL PLAN LAND USE



## Northside General Plan Land Use

- City Limit
- Major Streets
- Streets
- Freeways
- Railroads
- Proposed Moratorium Area
- Parks
- Land Use**
  - HR - HILLSIDE RESIDENTIAL
  - SRR - SEMI RURAL RESIDENTIAL
  - MDR - MEDIUM DENSITY RESIDENTIAL
  - MHDR - MEDIUM HIGH DENSITY RESIDENTIAL
  - HDR - HIGH DENSITY RESIDENTIAL
  - VHDR - VERY HIGH DENSITY RESIDENTIAL
  - C - COMMERCIAL
  - DSP - DOWNTOWN SPECIFIC PLAN
  - O - OFFICE
  - B/OP - BUSINESS/OFFICE PARK
  - MU-V - MIXED USE-VILLAGE
  - I - INDUSTRIAL
  - PF - PUBLIC FACILITIES/INSTITUTIONAL
  - PR - PRIVATE RECREATION
  - P - PUBLIC PARK
  - OS - OPEN SPACE/NATURAL RESOURCES



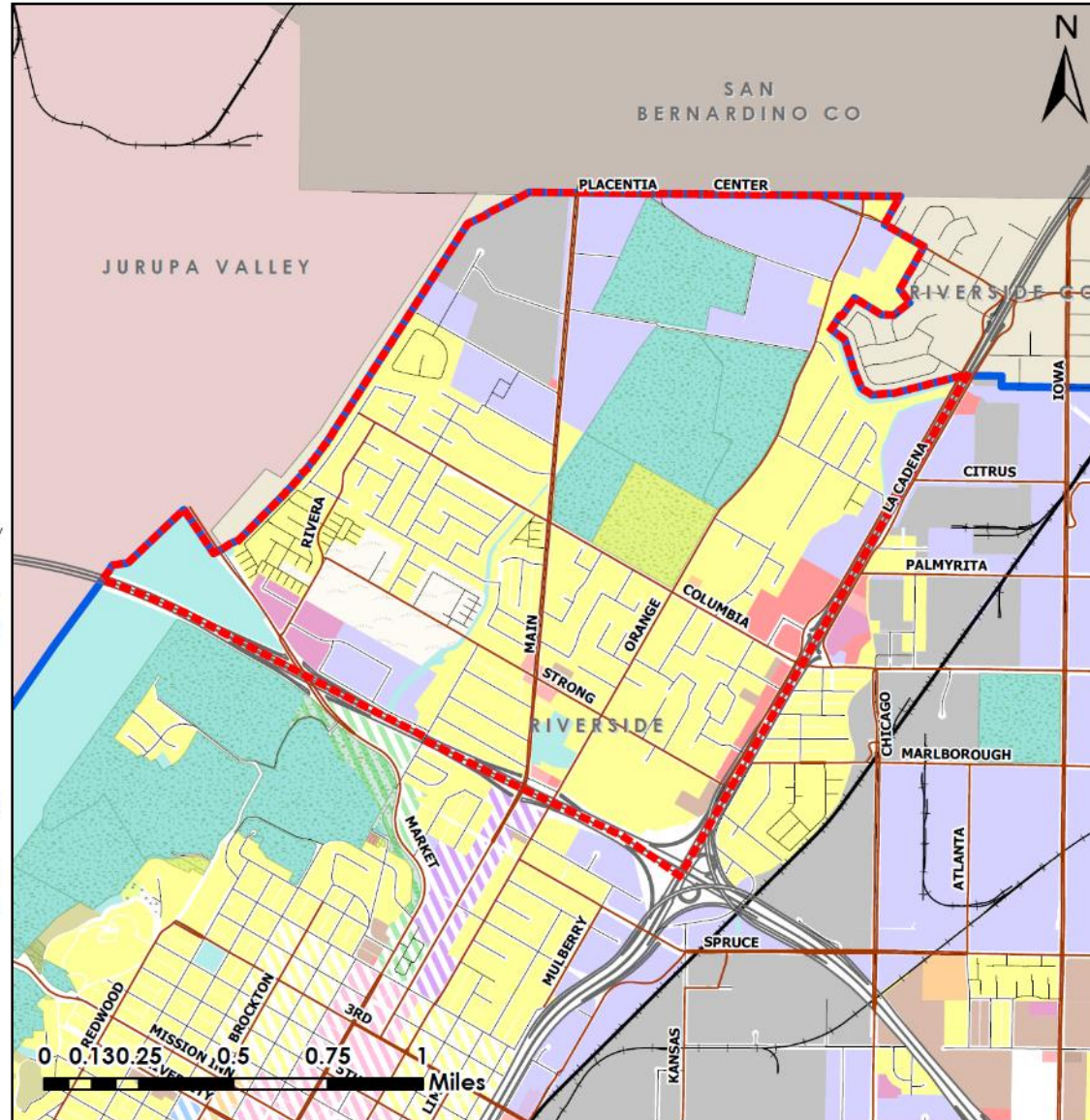


# NORTHSIDE ZONING



## Northside Zoning

- City Limit
- Major Streets
- Streets
- Freeways
- Railroads
- Proposed Moratorium Area
- Zoning**
- Business & Manufacturing Park
- Business & Manufacturing Park/Commercial Storage
- Commercial General
- Commercial Retail
- Downtown SP - Almond Street
- Downtown SP - Market St. Gateway
- Downtown SP - Neighborhood Commercial
- Downtown SP - North Main Street
- Downtown SP - Raincross District
- Downtown SP - Residential
- General Industrial
- Office
- Public Facilities
- R-1-13000 Single Family Residential
- R-1-7000 Single Family Residential
- R-3-1500 Multi Family Residential
- R-3-3000 Multi Family Residential
- R-4 Multi Family Residential
- Residential Conservation
- Residential Estate
- Rural Residential
- Railway
- Parks



# BACKGROUND

1. Northside Specific Plan (NSP) and Environmental Impact Report (EIR) Underway:
  - a) Envisions new land use designations for residential, commercial and industrial properties in the Northside area;
  - b) Anticipated to be released for public review the week of March 23, 2020.
2. Industrial, manufacturing, distribution or warehouse development in the Northside Neighborhood, as currently allowed are contradictory to the intent of the General Plan; and
3. The construction of new industrial, manufacturing, distribution or warehouse projects may negatively impact the area's residential neighborhoods.



# MORATORIUM AND PROCESS

## 1. Proposed Moratorium:

- a) Adopt an interim ordinance establishing a temporary moratorium on all land use entitlements and building permits for industrial, manufacturing, distribution and/or warehouse uses on properties zoned or proposed to be zoned Business and Manufacturing Park (BMP) and General Industrial (I) within the Northside Neighborhood, for an initial period of no more than 45 days
- b) Excludes:
  - i. Complete entitlement applications for properties zoned BMP or I within the Northside Neighborhood submitted prior to the adoption date of the ordinance; and
  - ii. Additions, tenant improvements, repairs, signs, and the like for existing permitted uses.



# MORATORIUM AND PROCESS (CONT.)

2. Requires four-fifths vote (6 out of 7)
3. Must make findings
4. Effective for an initial period of 45 days
5. Council may extend moratorium up to an additional 22 months and 15 days



# MORATORIUM TIMELINE

March  
2020

- **45-day Moratorium**

- Duration: March 10, 2020 – April 24, 2020

March  
2020

- **Draft NSP and Draft EIR**

- Anticipated release week of March 23, 2020

April  
2020

- **Status Report**

- April 7 City Council – Min. 10 days prior to expiration or continuation; Outline measures taken to alleviate situation

April  
2020

- **Extension of Moratorium**

- On or prior to April 21 City Council Hearing
- One-time extension of up to 22 months and 15 days

2020-  
2022

- **If Extended**

- Maximum Duration: April 21, 2020 – March 9, 2022

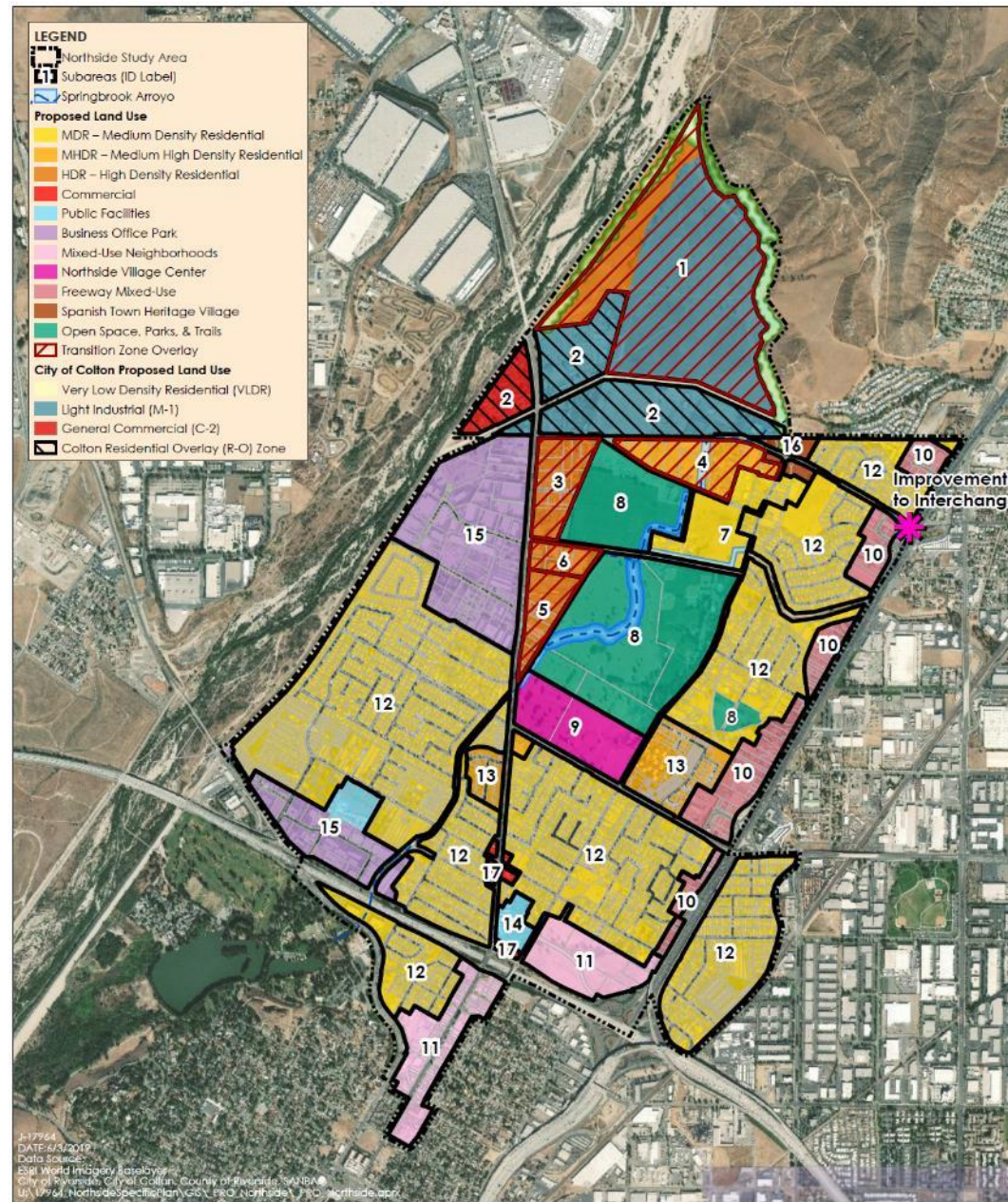


# RECOMMENDATION

That the City Council Adopt the attached interim ordinance for a temporary moratorium on land use entitlements and building permits for all industrial, manufacturing, distribution or warehouse uses on properties zoned or proposed to be zoned, Business and Manufacturing Park (BMP) or General Industrial (I) within the Northside Neighborhood, based on the findings set forth in the staff report.

# NORTHSIDE SPECIFIC PLAN

## PROPOSED LAND USE REFERENCE ONLY



# FINDINGS

## REFERENCE ONLY

1. The Northside Neighborhood area of the City of Riverside is comprised of established residential areas, including traditional single family residential subdivisions, apartments, and semi-rural home sites, with limited light manufacturing and business office park uses.
2. The existing residential neighborhoods need to be preserved and protected from the impacts of additional industrial, manufacturing, distribution and warehouse uses.
3. It is anticipated that the permitted uses within the Northside will change with the approval and adoption of the NSP.



# FINDINGS

## REFERENCE ONLY

4. In order to fully protect the health, safety and welfare of the Northside community and its anticipated vision, the NSP and accompanying EIR need to be fully vetted in the public and by the Northside community.
5. Continued industrial, manufacturing, distribution or warehouse uses, and the construction of additional industrial, manufacturing and warehouse uses, would increase vehicular and, in particular, truck traffic accessing Interstate 215 and State Highway 60, which will occur on streets with existing residential uses, such as Center Street, Orange Street and Columbia Avenue and would generate additional noise, vibration, odors and greenhouse gas emissions not associated with existing uses on the existing streets.

# FINDINGS

## REFERENCE ONLY

6. The General Plan 2025 Land Use and Urban Design Element identifies permissible land use activities under the existing Business/Office Park (B/OP) as those that do not create significant amounts of smoke, odor, dust or heavy truck traffic, such as corporate and general business offices, research and development, light manufacturing, light industrial and small warehouse use; however significant impacts associated with traffic, noise, air quality and greenhouse gas emissions can be expected by the larger industrial and logistic facilities that are permitted by right in the existing Business and Manufacturing Park (BMP) and General Industrial (I) thereby creating an inconsistency between the long-range vision for the area and the implementation of the Zoning Code.

# FINDINGS

## REFERENCE ONLY

7. There is a conflict between the existing, permitted and proposed uses and the community vision, that there is a need to protect and preserve the existing residential neighborhoods, to provide for future development that provides for a balanced community, and to ensure that the public health, safety, and welfare are protected and preserved, and there is a need to protect existing, long established neighborhoods while creating returns on investment through the development of high quality, compatible projects that would be consistent with the collective vision of the community members in the Northside Neighborhood and the General Plan 2025 Objectives and Policies.
8. The objectives and policies of the General Plan 2025 seek to have a balanced community with sufficient commercial, office and industrial uses while preserving the single-family residential preeminence of the community (Objective LU-70).

# FINDINGS

## REFERENCE ONLY

9. General Plan 2025 Objective LU-74 seeks to preserve and promote the lower density charm of the Northside Neighborhood.
10. General Plan 2025 Policy LU-71.1 identifies the need to prepare a specific plan for the Northside Neighborhood.
11. The Ab Brown Sports Complex, a 55-acre property located between Placentia Lane and Garner Road, is located in an area which would be significantly impacted by a tremendous amount of truck traffic, in that General Plan 2025 Policy LU-71.1 identifies the retention of the sports complex at its current location, or a relocation to an optimal location.



# FINDINGS

## REFERENCE ONLY

12. General Plan 2025 Policy LU-71.1 states that alternative land uses are to be considered for properties surrounding the Riverside Golf Course property and Reid Park, in order to optimize the compatibility of those recreational facilities.