

GOOD NEIGHBOR GUIDELINES FOR SITING INDUSTRIAL FACILITIES

PLANNING CASES P20-0179 (ZONING CODE TEXT
AMENDMENT), P20-0190 (SPECIFIC PLAN AMENDMENT) AND
P20-0191 (SPECIFIC PLAN AMENDMENT)

Community & Economic Development Department

Planning Commission
May 28, 2020
Agenda Item: 2

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BACKGROUND

May 19, 2015:

- City Council asks Staff to brief Land Use Committee (LUC) on current policy for industrial uses near residential

March 10, 2016:

- LUC receives report on current policies and standards and directs Staff to review 2008 GNG

October 25, 2016

- Council receives Staff findings and requests further refinements (setbacks, traffic, noise, emissions)

March 9, 2020:

- LUC presented with updated GNG document and conceptual Zoning Code amendments to implement guidelines
- LUC directs staff to forward proposed amendments to Planning Commission and Council with additional clarification on 6 topics (discussed later)



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UPDATED GUIDELINES (GNG 2020)



Reorganized to focus on three key areas:

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



Provide specific policies for each area - are implemented through the Zoning Code

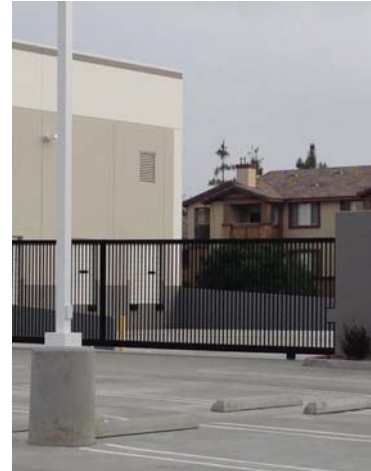


Emphasis on consistency with existing policy:

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



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PROPOSED ZONING CHANGES

Chapter 19.435 – Warehousing and Distribution Facilities

10,000 square feet or less:

1. Locate loading docks, bays and driveways away from sensitive receptors (residential, parks, schools, nursing homes, etc.) wherever possible and provide full visual screening
2. Minimum 8-foot wall required at residential property line
3. Operations must comply with Title 7 (Noise) limits

10,000-100,000 square feet:

1. Locate loading docks, bays and driveways away from sensitive receptors wherever possible and provide full visual screening (8-foot minimum)
2. Operations limited to 7am-7pm Monday-Friday, 8am-5pm Saturday and prohibited Sundays and Holidays within 800 feet of residential unless noise study verifies no impacts
3. Truck idling limited to 5 minutes; electrical hookups provided if refrigerated trucks used
4. Facilities generating more than 150 trucks per day must prepare truck route that avoids sensitive receptors

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PROPOSED ZONING CHANGES

Chapter 19.435 – Warehousing and Distribution Facilities (cont.)

Over 100,000 square feet

1. Locate loading docks, bays and driveways away from sensitive receptors (residential, parks, schools, nursing homes, etc.) and provide full visual screening (8-foot minimum)
2. On-site truck queuing space required
3. Operations limited to 7am-7pm Monday-Friday, 8am-5pm Saturday and prohibited Sundays and Holidays unless noise study verifies no impacts
4. Idling prohibited; electrical hookups required
5. Truck route required; must avoid sensitive areas
6. Facilities generating more than 150 truck trips per day must prepare a Health Risk Assessment



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PROPOSED ZONING CHANGES

Table 19.130.030.A – BMP, I and AIR Industrial Zones Development Standards

Minimum Required Building Setbacks – Side and Rear				
Development Standard	Zones			
	BMP	I	AIR	Notes
Side Setbacks				
Interior Side	0 ft.	0 ft.	0 ft.	
Adj. to Residential Zone/Use	60 ft.	60 ft.	60 ft.	Minimum 15 feet landscaped along property line
Street Side	Same as Front Yard	20 ft.	15 ft.	
Rear Setbacks				
Minimum	0 ft.	0 ft.	0 ft.	
Adj. to Residential Zone/Use	60 ft.	60 ft.	60 ft.	Minimum 15 feet landscaped along property line



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PROPOSED ZONING CHANGES

Table 19.130.030.A – BMP, I and AIR Industrial Zones Development Standards

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

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



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PROPOSED ZONING CHANGES

Table 19.150.020.A – Permitted Uses Table

Use	Zones																		Location of Required Standards in the Municipal Code			
	Residential Zones (Residential Conservation (RC), Residential Agricultural (RA-5), Rural Residential (RR), Residential Estate (RE), Single-Family Residential (R-1), Multiple Family Residential (R-3 and R-4))							Office & Commercial Zones (Office, Commercial Retail, Commercial General, Commercial Regional Center)				Mixed Use Zones (Neighborhood, Village, Urban)			Industrial Zones (Business Manufacturing Park, General Industrial, Airport Industrial, Airport)					Other Zones (Public Facilities, Railroad, Neighborhood Commercial Overlay)		
	RC**	RA-5**	RR	RE	R-1	R-3	R-4	O	CR	CG	CRC*	MU-N	MU-V*	MU-U*	BMP	I	AI	AIR		PF	RWY	NC Overlay
Warehousing and Distribution Facilities:																						
a. 10,000 sq. ft. or less	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P/MC	P/MC	P/MC	P/MC	X	X	X	19.435 – Warehousing & Wholesale Distribution Centers
b. Greater than 10,000 sq. ft. and less than 100,000 sq. ft.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	MC/C	MC/C	MC/C	MC/C	X	X	X	
c. 100,000 sq. ft. or more	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	C	C	C	X	X	X	



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PROPOSED ZONING CHANGES



Chapter 19.285 – Outdoor Storage Yard; 19.510 – Outdoor Storage Yard-Incidental; 19.550 – Fences, Walls and Landscape Materials

- Added provision allowing alternative screening methods to Community & Economic Development Director's discretion

Chapter 19.910 – Definitions

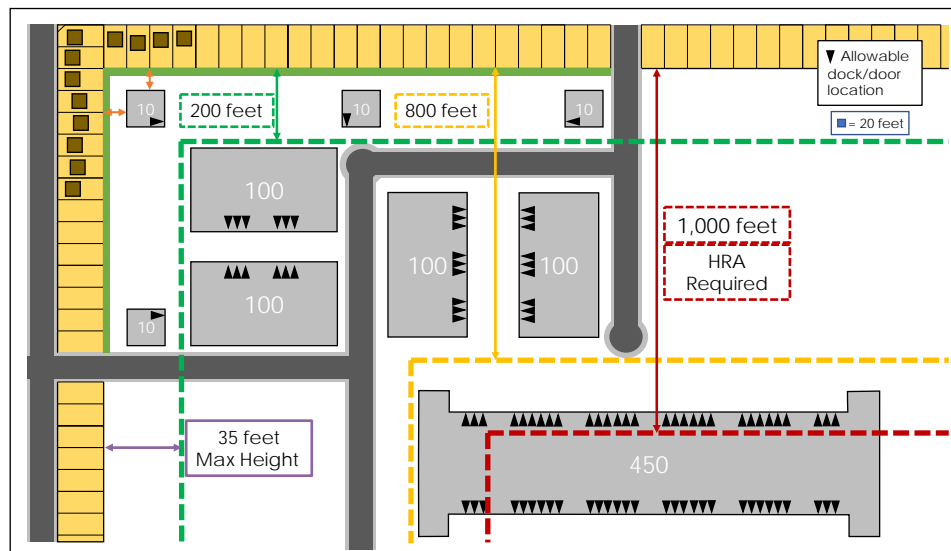
- Added definition for "Warehousing and distribution facility":
A building, structure or other facility primarily used for the warehousing, storage, sorting, packing, staging, shipping, receiving, distributing or holding of goods and merchandise of any kind, typically which are not manufactured, processed or otherwise produced in the same facility, for any length of time. Warehousing and distribution facilities include but are not limited to wholesale distribution, distribution centers, moving and transfer storage, cross-dock facilities, package handling centers, order fulfillment centers, or logistics centers and facilities.

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PROPOSED ZONING CHANGES



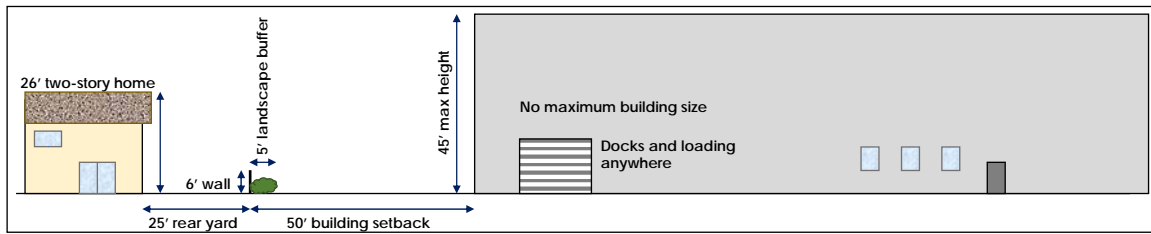
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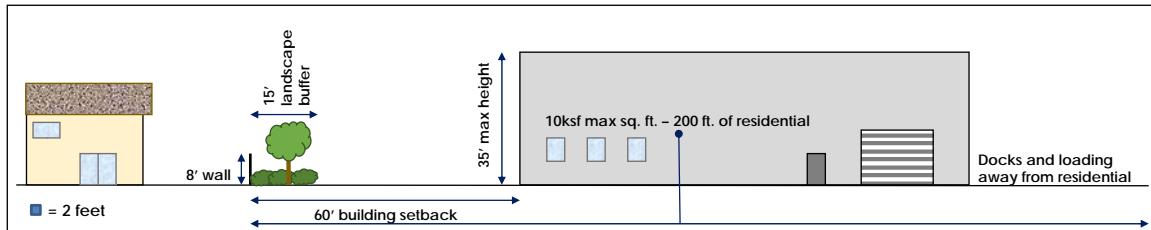
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PROPOSED ZONING CHANGES



Existing Development Standards



Proposed Development Standards

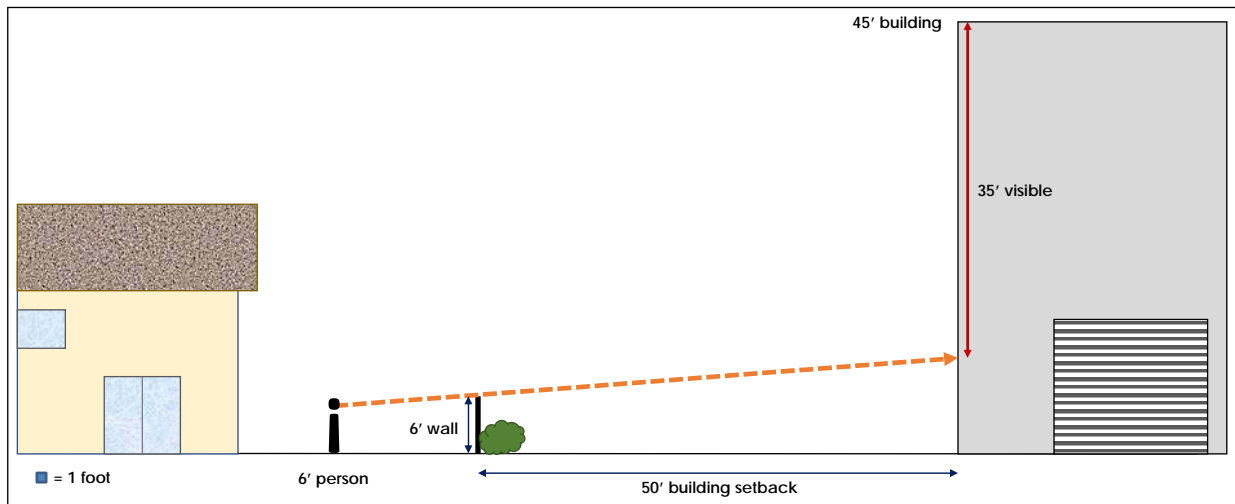
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PROPOSED ZONING CHANGES



Existing Development Standards

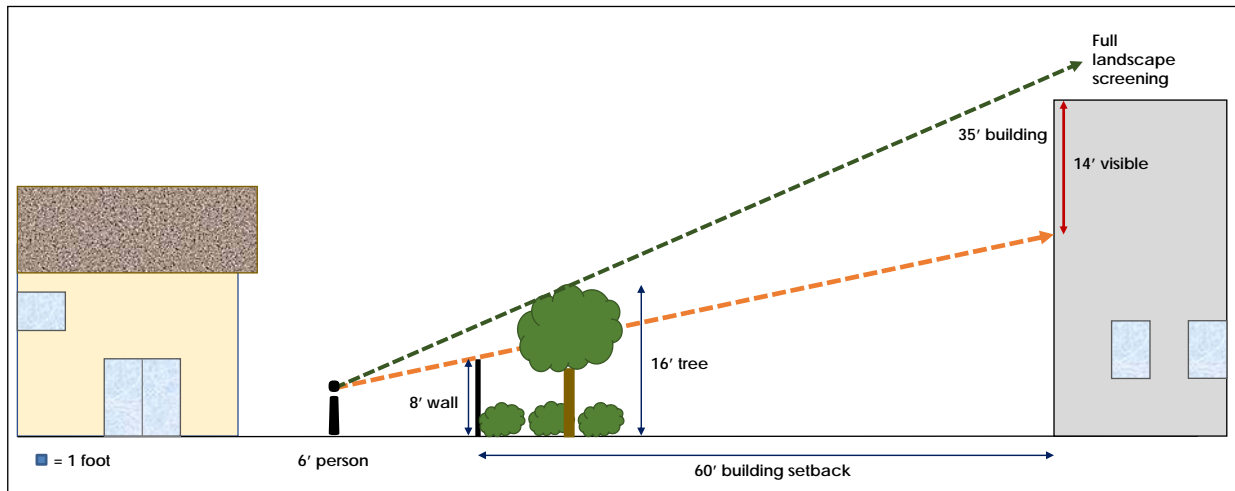
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PROPOSED ZONING CHANGES



Proposed Development Standards

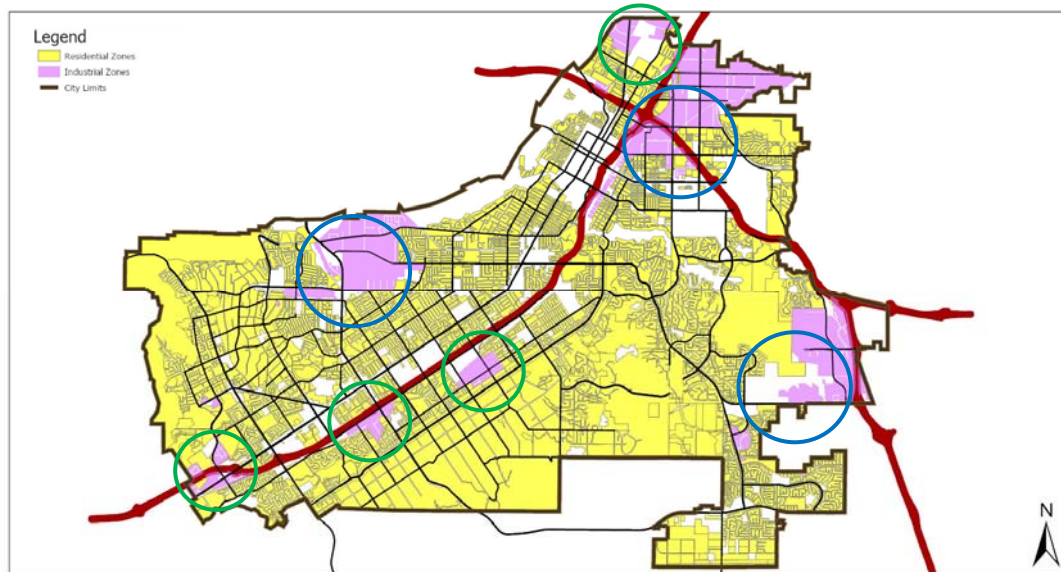
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PROPOSED ZONING CHANGES - MAPS



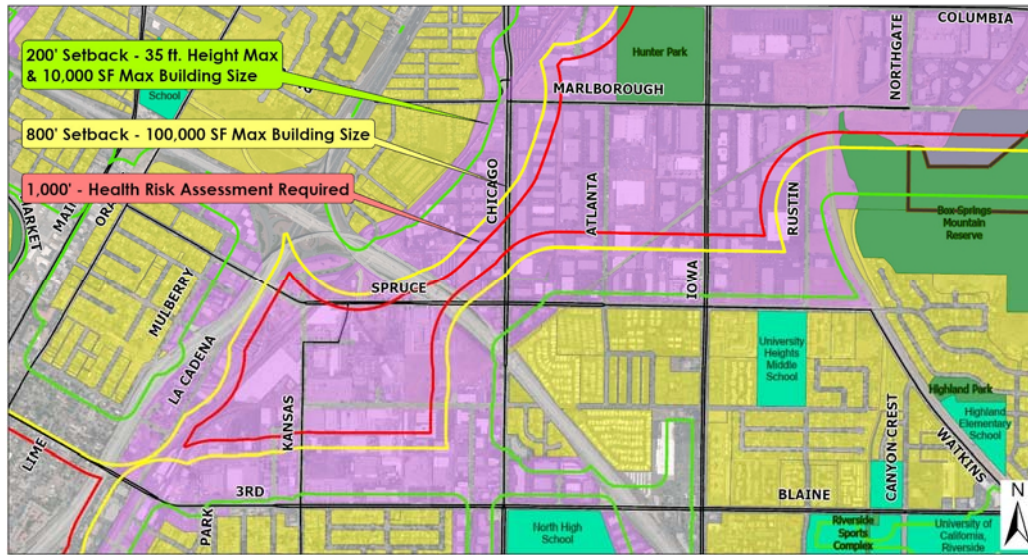
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PROPOSED ZONING CHANGES - MAPS

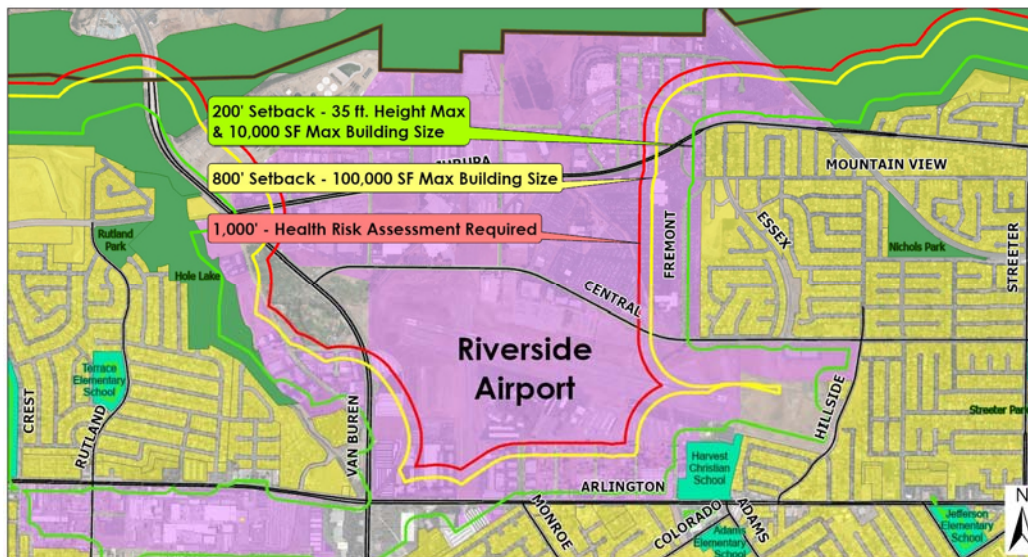


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PROPOSED ZONING CHANGES - MAPS

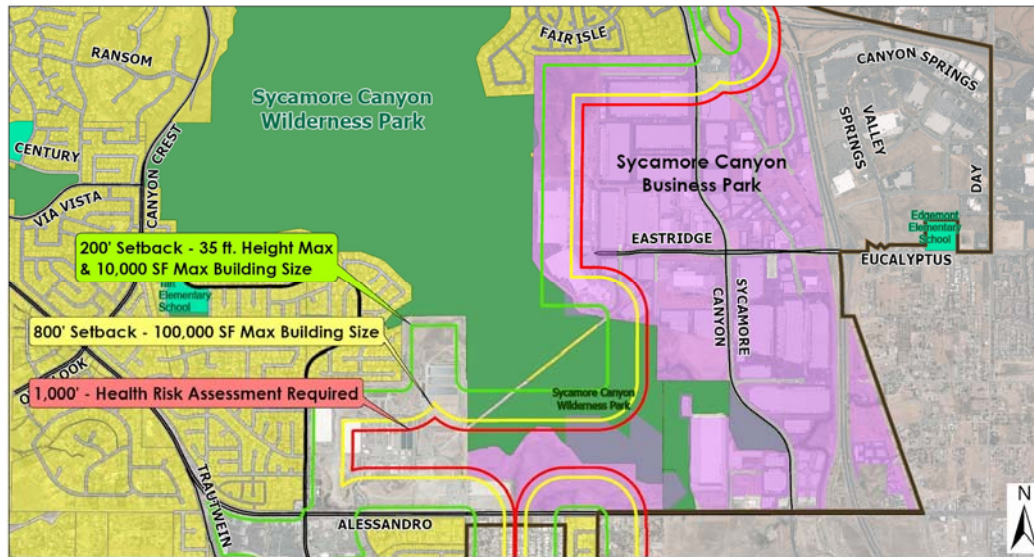


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PROPOSED ZONING CHANGES - MAPS



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LAND USE COMMITTEE COMMENTS

1. Hours of operation – flexibility
2. Increased restrictions near sensitive receptors
3. Truck traffic generation rates and building size
4. Increased restrictions for higher truck volumes
5. Maximum building size – per lot vs. per building
6. Increased radius for HRA requirement



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RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. **RECOMMEND that the City Council DETERMINE** that Planning Cases P20-0179 (Zoning Code Amendment), P20-0190 (Specific Plan Amendment) and P20-0191 (Specific Plan Amendment) are exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), as it can be seen with certainty that the code amendment does not have the potential to cause a significant effect on the environment (General Rule); and
2. **RECOMMEND APPROVAL** of Planning Cases P20-0179 (Zoning Code Amendment), P20-0190 (Specific Plan Amendment) and P20-0191 (Specific Plan Amendment) based on the findings attached to this staff report.



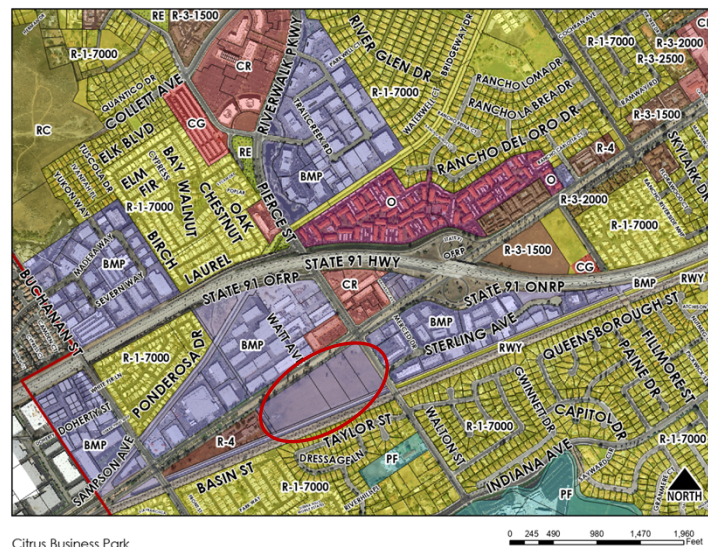
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AERIAL PHOTOS

FOR REFERENCE ONLY



Citrus Business Park

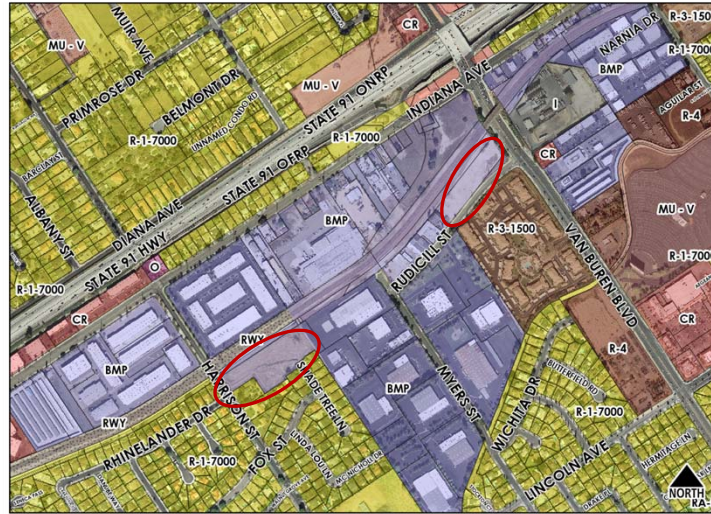
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AERIAL PHOTOS

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Citrus Business Park

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Corporation Yard

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AERIAL PHOTOS FOR REFERENCE ONLY

Corporation Yard

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NORTHSIDE SPECIFIC PLAN

PROPOSED LAND USE REFERENCE ONLY

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