



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL **DATE: AUGUST 18, 2020**
FROM: COUNCILMEMBER ERIN EDWARDS **WARD: ALL**

SUBJECT: DIRECT THE CITY'S PLANNING COMMISSION TO CONSIDER THE RECOMMENDED CHANGES TO THE 2008 GOOD NEIGHBOR GUIDELINES, TITLE 19 – ZONING CODE AND TWO SPECIFIC PLANS RELATED TO SITING INDUSTRIAL DEVELOPMENT ADJACENT TO SENSITIVE LAND USES BY ITS SEPTEMBER 17, 2020 MEETING

ISSUE:

For more than five years, changes to the Good Neighbor Guidelines have been in process (see the timeline below). These guidelines, which now include proposed changes to Title 19, would inform industrial developments near sensitive receptors, such as residential neighborhoods, schools, parks, hospitals, day care centers, and playgrounds. The Planning Commission's timely expertise and vote is necessary to advise City Council on this important issue.

RECOMMENDATIONS:

That the City Council direct the City's Planning Commission to hear and make recommendations on the proposed changes to the 2008 Good Neighbor Guidelines for Siting New and/or Modified Warehouse Distribution Facilities; Title 19 – Zoning Code of the Riverside Municipal Code; the Hunter Business Park Specific Plan; and the Sycamore Canyon Business Park Specific Plan related to siting industrial uses when located adjacent to sensitive receptors by its September 17, 2020 meeting.

BACKGROUND:

In October 2008, the City Council adopted the 2008 Good Neighbor Guidelines for Siting New and/or Modified Warehouse/Distribution Facilities (Guidelines). The Guidelines were developed with a focus on the relationship between land use, permitting, and air quality, specifically as it relates diesel emissions generated by the logistics and goods movement industries.

Timeline:

- At a City Council meeting in **May 2015**, Councilmember Melendrez requested, as an item for future consideration, a staff presentation to the Land Use Committee on existing City policies and standards regarding industrial/warehouse development in relation to adjacent residential zones.
- In **March 2016**, the Land Use Committee unanimously requested that staff 1) review the City's "Good Neighbor Guidelines and determine if changes are warranted, 2) analyze the City's existing development standards for industrial projects adjacent to residential zones,

and 3) present staff findings directly to City Council, rather than returning to committee. According to the meeting minutes, this item was requested to come before City Council within 90 days.

- In **October 2016**, City Council unanimously referred the issue back to Land Use Committee to further consider emissions standards, noise assessments, tiered building setbacks and heights, and development standards related to industrial uses.
- In **March 2020**, the Land Use Committee heard the item. The Committee voted unanimously to 1) recommend that the City Council approve the proposed changes to the Good Neighbor Guidelines for Siting New and/or Modified Warehouse Distribution Facilities; and 2) refer the proposed Title 19-Zoning Code changes relating to siting industrial development when adjacent to residential neighborhoods, schools, parks, playgrounds, day care centers, nursing homes, hospitals, and other public places, to the Planning Commission for their recommendation to City Council.
- On **May 28, 2020** the City Planning Commission voted, by a vote of 8 ayes, 0 noes and 0 abstentions, to continue the proposed changes to Title 19 - Zoning, the Hunter Business Park Specific Plan and the Sycamore Canyon Business Park Specific Plan to June 25, 2020 to allow for additional public outreach and consultation.
- On **June 25, 2020**, the City Planning Commission voted, by a vote of 6 ayes, 2 noes and 0 abstentions, to continue the proposed amendments off-calendar until such time as the public hearing could be held in-person in the City Council Chambers.

At neither meeting did the Planning Commission hear the staff presentation on the topic.

DISCUSSION:

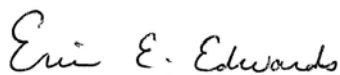
The updated Guidelines will be implemented through changes to Title 19. Any amendment to Title 19 requires City Planning Commission consideration.

To ensure that City Council can do its due diligence on this issue, it is important and necessary for the Planning Commission to provide its expertise and input for Council's consideration. Not doing so further delays the process instead of allowing each body to fully hear the issue and determine appropriate next steps. This request is for the City Planning Commission to consider and vote upon the Title 19 amendments by its September 17th meeting.

FISCAL IMPACT:

There is no fiscal impact associated with this report.

Prepared by:



ERIN EDWARDS
Councilmember, Ward 1

Approved as to form: Gary G. Geuss, City Attorney

