



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
September 17, 2020
Agenda Item: 2

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BACKGROUND

REFERENCE ONLY

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 directs staff to forward proposed amendments to Planning Commission and Council with additional clarification on 6 topics (discussed later)

May 28, 2020:

- Planning Commission continues item to June 25, 2020

June 25, 2020

- Planning Commission continues item off-calendar

September 3, 2020

- Planning Commission Special Meeting - Workshop



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UPDATED GUIDELINES (GNG 2020)

REFERENCE ONLY



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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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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PUBLIC COMMENTS/POTENTIAL CHANGES

1. Apply buffers and setbacks to Public Facilities Zone in addition to Residential Zones
2. Exempt sites from buffers and setbacks from Residential when separated by a freeway
3. Clarify that buffers are measured from Residential property line to building
4. Clarify that only expansions to existing buildings are subject to new requirements, not entire site



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FREQUENTLY ASKED QUESTIONS

1. Why are you imposing a 1,000-foot setback?
2. Are these regulations one-size-fits-all?
3. Will all warehousing operations have to cease at 7pm?
4. Can I still have a 24-hour industrial operation?
5. Is the maximum building size per building or per parcel?
6. What about special or unique circumstances?
7. What about projects that aren't approved yet?



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QUESTIONS/CONCERNS – WORKSHOP

1. Why are the proposed GNG-2020 and Zoning and Specific Plan Updates based on ARB and WRCOG guidance that references the Multiple Air Toxics Exposure Survey (MATES)-II study?
2. Can the guidelines be updated to incorporate data and findings from the MATES III, IV and V studies?
3. Will the proposed regulations and updated guidelines attract businesses/employment to Riverside?
4. Why are logistics and the goods movement industries the only focus of the GNG Updates? Why are other land uses not considered?



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QUESTIONS/CONCERNS – WORKSHOP

5. Does the application of the regulations consider the occupancy/vacancy of adjacent sensitive receptors/land uses?
6. Do the hours of operation limitations factor in the varying cost of energy throughout the day?
7. Why are the hours of operation limitations proposed if they are already limited by Title 7 – Noise?
8. Why is Staff proposing that the amendments are exempt from CEQA Review?



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QUESTIONS/CONCERNS – WORKSHOP

9. How do the proposed regulations affect industry as it relates to the recently adopted Vehicle Miles Traveled (VMT) analysis requirements?
10. What protections can be provided to projects that are in the design or development process (pipeline), but that are not yet approved, that would be affected by the proposed amendments?
11. Why do we need the changes to Title 19 when CEQA addresses issues through technical studies (traffic, noise, air quality, HRA)?
12. How many industrial development projects are currently in the process?



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QUESTIONS/CONCERNS – WORKSHOP

13. With air quality the most important aspect of the Title 19 changes, explain the need for the neighborhood character and noise considerations.
14. Explain why this is not a “one size fits all” approach?
15. How do the Title 19 changes define “public facilities”?
16. How/why are industrial developments expected to fully screen any parking on their sites?



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QUESTIONS/CONCERNS – WORKSHOP

17. Why is industrial development responsible for identifying truck routes when only the City can designate them?
18. Why are building size thresholds based on square footage and not number of dock doors?
19. Are the proposed hours of operation limitations too restrictive?



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RECOMMENDATIONS

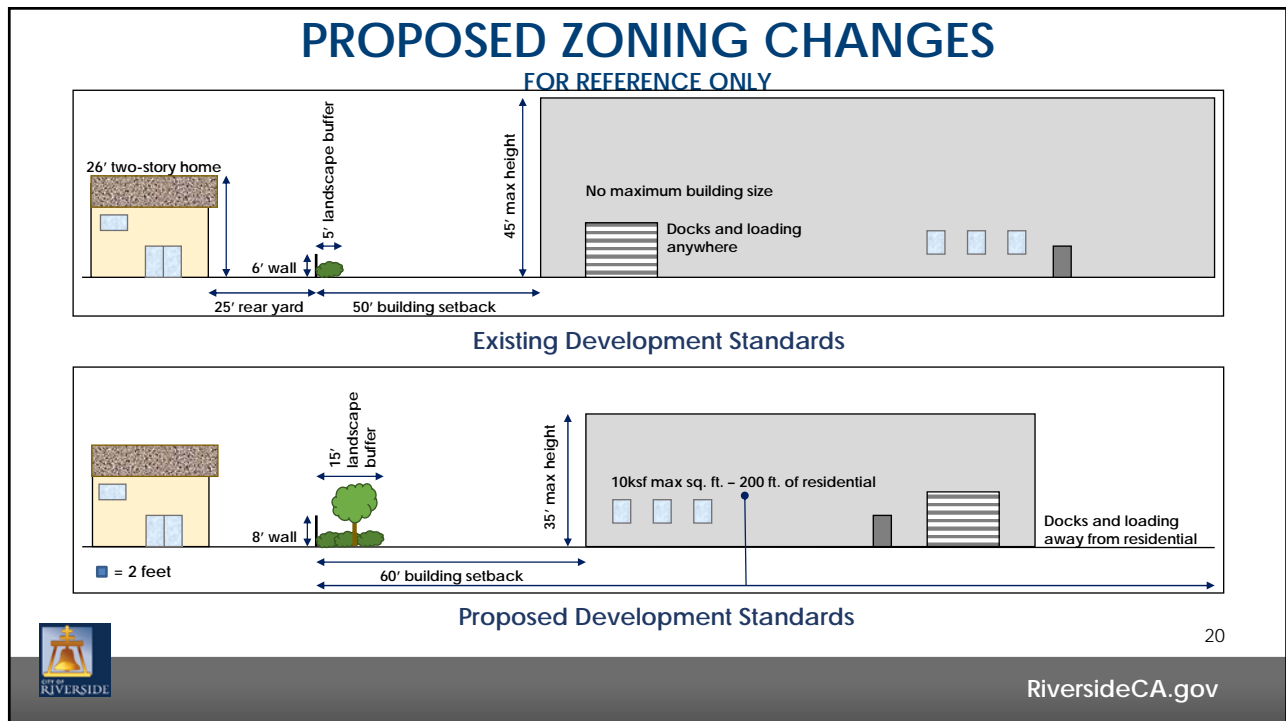
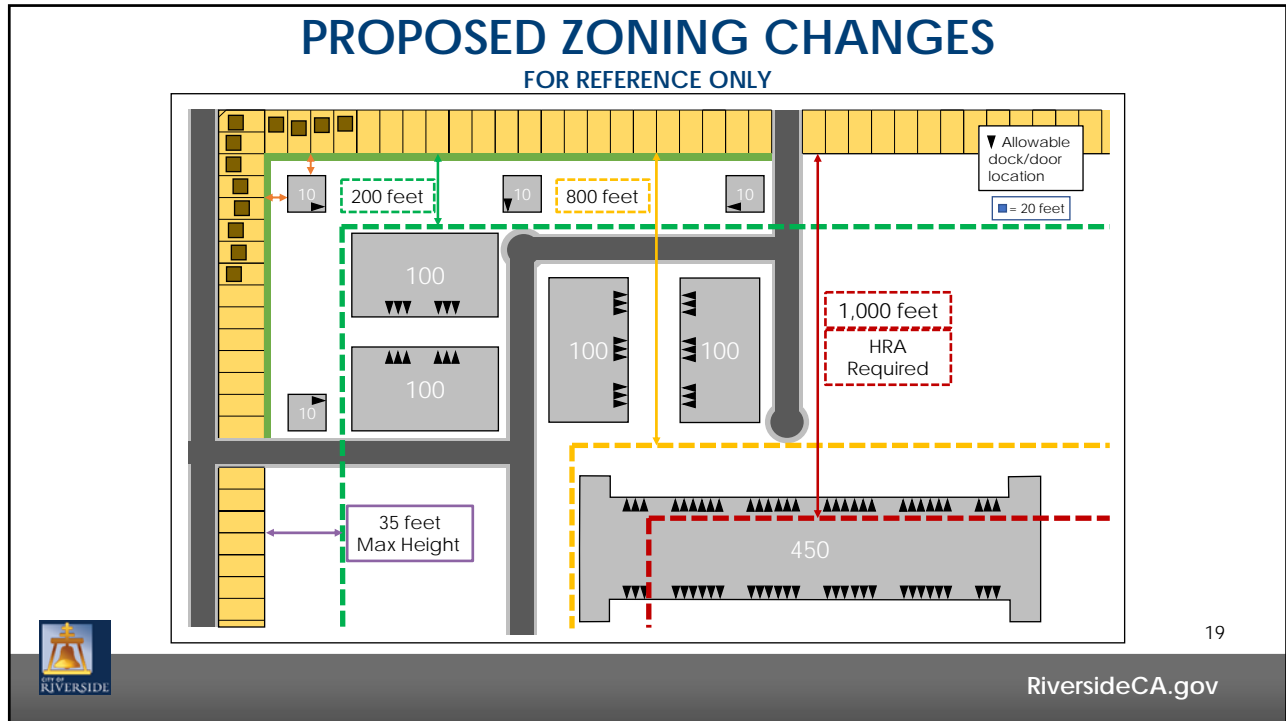
Staff recommends that the Planning Commission:

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.



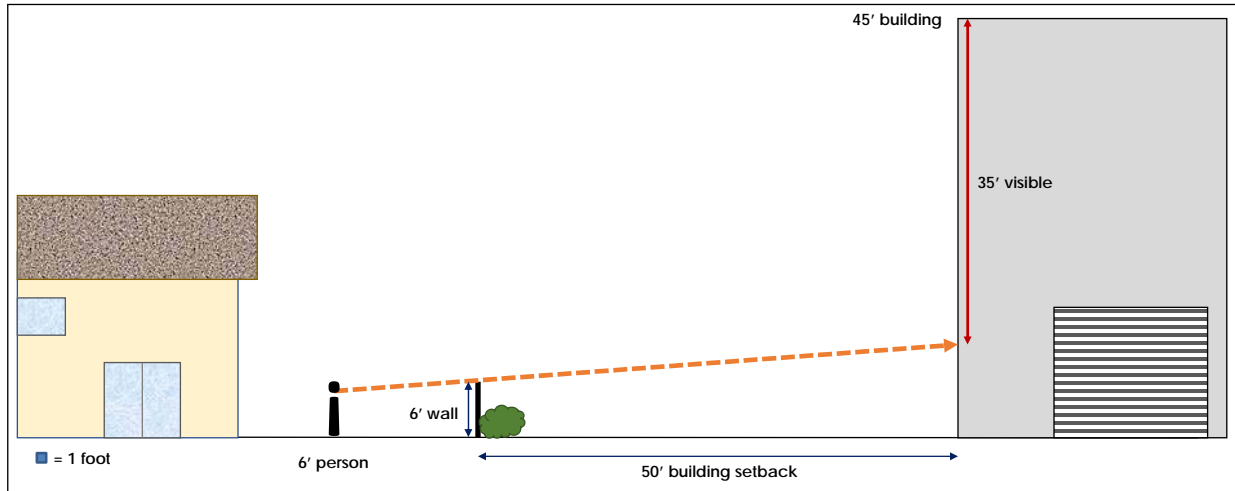
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PROPOSED ZONING CHANGES

FOR REFERENCE ONLY



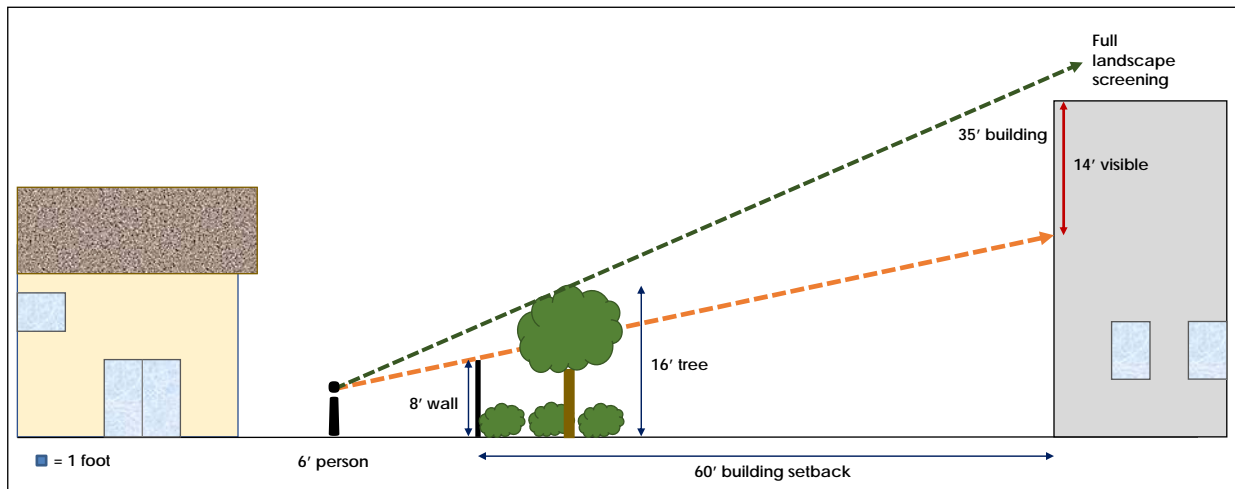
Existing Development Standards

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PROPOSED ZONING CHANGES

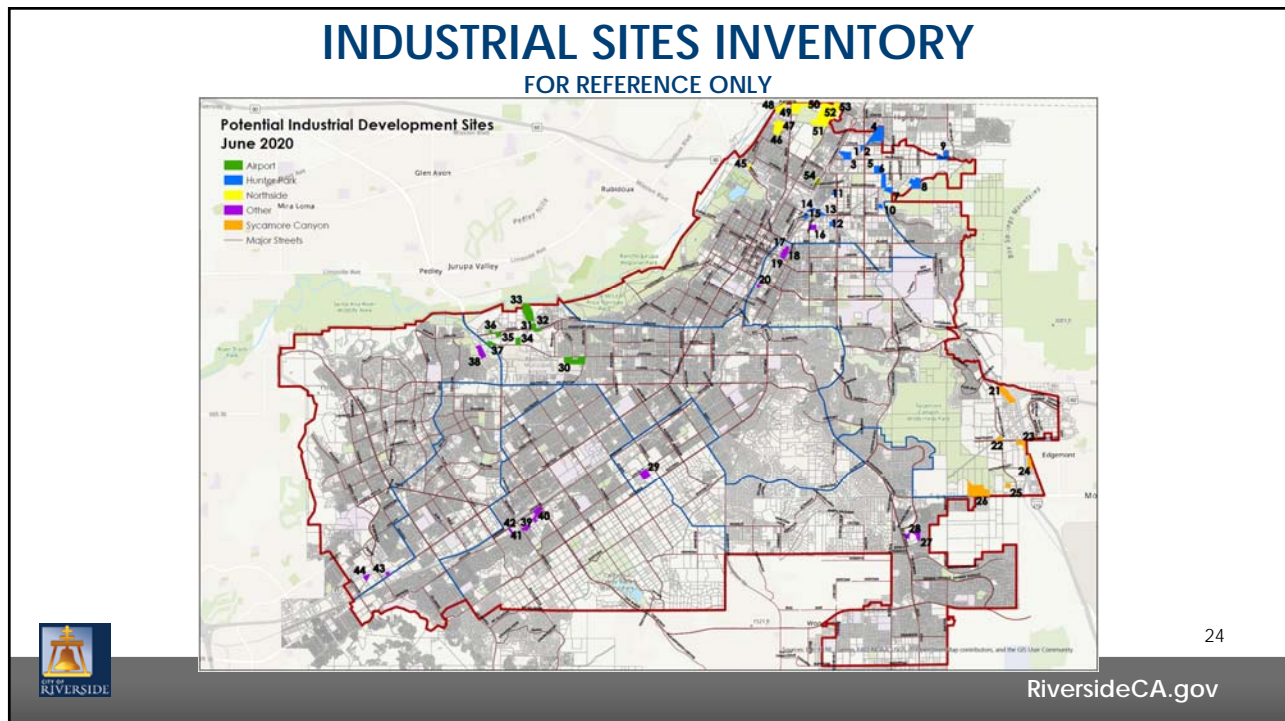
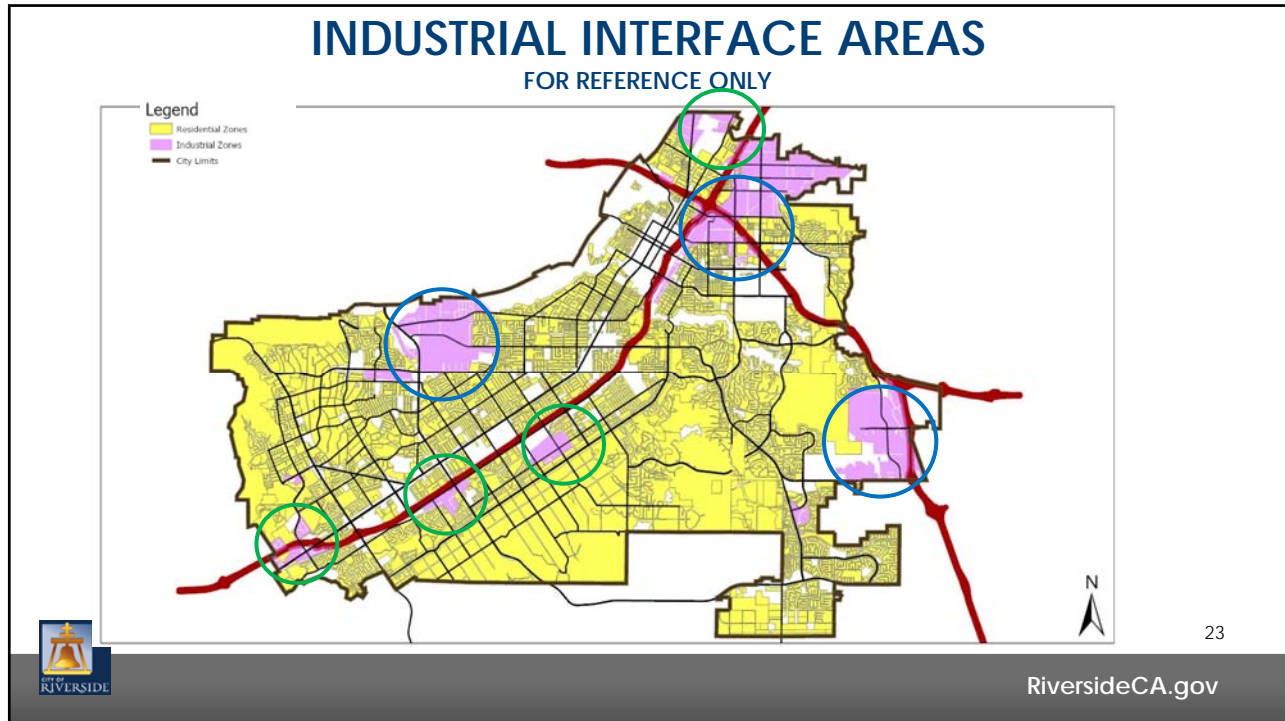
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Proposed Development Standards

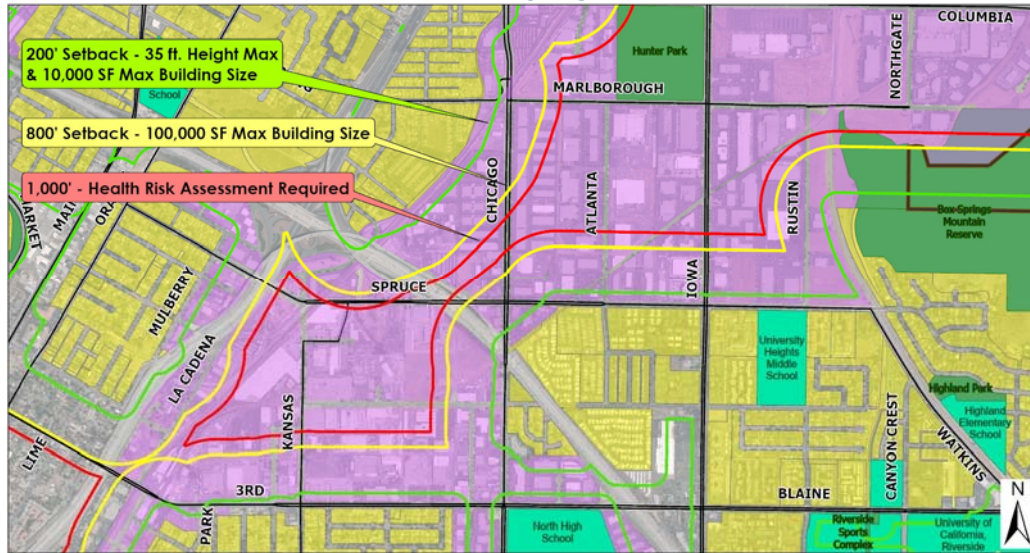
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HUNTER PARK INTERFACE AREA

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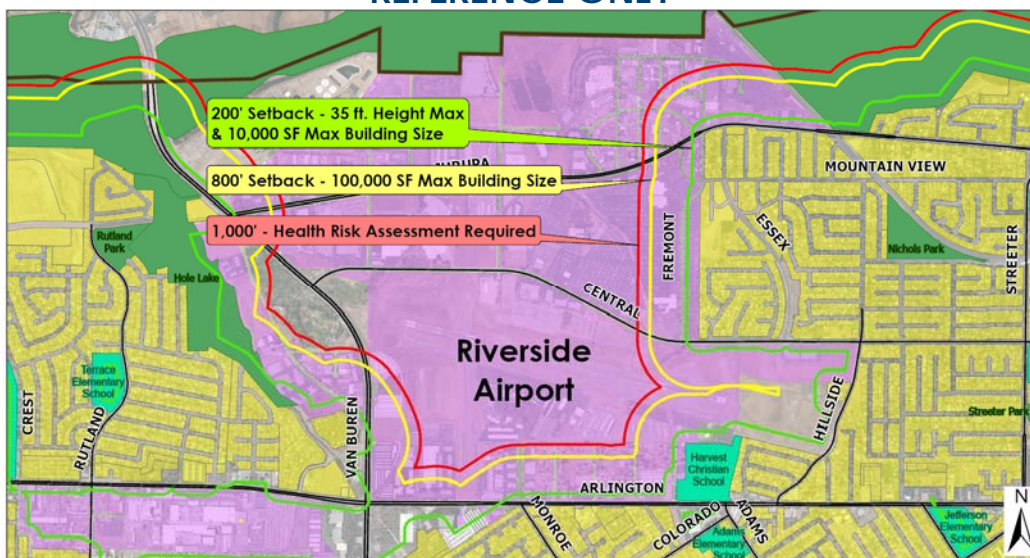
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AIRPORT INDUSTRIAL INTERFACE AREA

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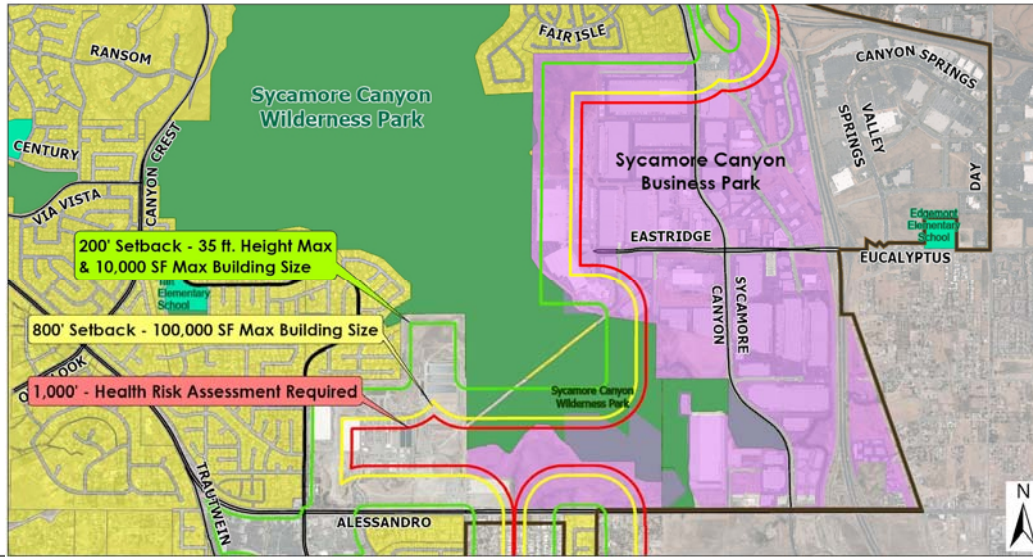


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SYCAMORE CANYON INTERFACE AREAS REFERENCE ONLY

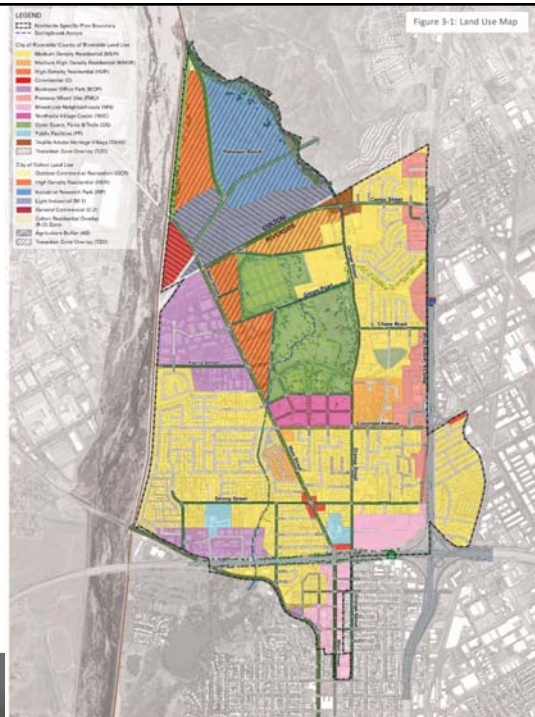


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NORTHSIDE SPECIFIC PLAN

PROPOSED LAND USE REFERENCE ONLY



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