

1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
3 RIVERSIDE, CALIFORNIA, AMENDING CHAPTER III OF THE
4 HUNTER BUSINESS PARK SPECIFIC PLAN TO IMPLEMENT
5 UPDATES TO THE GOOD NEIGHBOR GUIDELINES FOR SITING NEW
6 AND/OR MODIFIED INDUSTRIAL FACILITIES.

7 WHEREAS, Planning Case No. P20-0190 seeks to amend Chapter III of the Hunter Business
8 Park Specific Plan (“HBPSP”) to implement updates to the Good Neighbor Guidelines for Siting
9 New and/or Modified Industrial Facilities; and

10 WHEREAS, on September 17, 2020, the Planning Commission of the City of Riverside held
11 a public hearing to consider the proposed amendment to the HBPSP and recommended that the City
12 Council adopt the proposed amendment; and

13 WHEREAS, on November 10, 2020, the City Council advertised and held a public
14 hearing to consider Planning Case No. P20-0190; and

15 WHEREAS, the City Council received and considered the staff report and recommendation
16 of the Planning Commission and all other testimony, both written and oral, present at the public
17 hearing; and

18 WHEREAS, Chapter III of the HBPSP is hereby amended as set forth in Exhibit “A”
19 attached hereto and incorporated herein by reference.

20 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Riverside,
21 California, as follows:

22 Section 1: The above recitals are hereby incorporated as if set forth herein in full.

23 Section 2: Chapter III of the Hunter Business Park Specific Plan is hereby amended to
24 implement updates to the Good Neighbor Guidelines for Siting New and/or Modified Industrial
25 Facilities, as set forth in Exhibit “A” attached hereto and incorporated herein by reference.

26 Section 3: The amendment adopted by this resolution shall be integrated into the adopted
27 Hunter Business Park Specific Plan document and shall be noted on the appropriate specific plan and
28 general plan maps previously adopted by the City Council as appropriate.

Section 4: The City hereby finds that this resolution is not subject to review under the
California Environmental Quality Act (CEQA) pursuant to CEQA Guideline section 15061,

1 subdivision (b)(3) (there is no possibility the activity in question may have a significant effect on the
2 environment).

3 ADOPTED by the City Council this _____ day of _____, 2020.

5 _____
6 WILLIAM R. BAILEY, III
7 Mayor of the City of Riverside

8 Attest:

9 _____
10 COLLEEN J. NICOL
11 City Clerk of the City of Riverside

12 I, Colleen J. Nicol, City Clerk of the City of Riverside, California, hereby certify that the
13 foregoing resolution was duly and regularly adopted at a meeting of the City Council of said City at
14 its meeting held on the _____ day of _____, 2020, by the following vote, to wit:

15 Ayes:

16 Noes:

17 Absent:

18 Abstain:

19 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the
20 City of Riverside, California, this _____ day of _____, 2020.

21 _____
22 COLLEEN J. NICOL
23 City Clerk of the City of Riverside

24
25
26
27
28 20-0911 KJS 10/14/20

EXHIBIT “A”

III. DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

The Development Standards and Design Guidelines for the Hunter Business Park Specific Plan consist of two sub-sections:

1. Permitted Uses—: an outline of typical uses permitted in each land use district. These uses are consistent with the existing zoning of each area.
2. Development Standards and Design Guidelines—: special design considerations which are not addressed in the Riverside Municipal Code.

The standards and guidelines have evolved from consideration of goals and objectives for Hunter Business Park, analysis of existing conditions, and consideration of the Industrial Market Analysis and Economic Development Strategy for Riverside prepared by Williams Kuebelbeck & Associates.

These standards, together with current city zoning standards set forth in Title 19 of the Riverside Municipal Code (Title 19), are intended to implement the Hunter Business Park Specific Plan. They are intended to be utilized by the City, developer and builder to ~~insure~~ensure that proposed development will proceed in an efficient and coordinated manner, to create a ~~high~~high-quality industrial area. The standards and guidelines are designed to be compatible with the three major land use districts in the area.

A. PERMITTED USES

The proposed Land Use Districts discussed in Chapter II define a generalized land use character for each of the three districts in the Hunter Business Park area. These three districts are the General Industrial District, the Garden Industrial District and the Industrial Park District.

Within each of the three land use districts, Title 19 ~~of the Riverside Municipal Code~~ permits or prohibits certain uses in certain zones. Exhibit III-1: Existing Zoning illustrates the existing zoning in the area at the time this Specific Plan was adopted. The zones which ~~exist~~existed at the time of Plan adoption in each district ~~are~~were as follows:

General Industrial District

The General Industrial District ~~is~~was primarily zoned for Manufacturing Park (MP), Light Manufacturing (M-1), and General Manufacturing (M-2) uses. There ~~are~~were several small areas zoned for Restricted commercial (C-2), General Commercial (C- 3), Restricted Office (R-O) and Residential (R-1). In addition, a Business Park (BP) combining zones existed in certain parts of this district. In the case of this district, this zone ~~combines~~combined with an MP zone to permit a limited range of retail commercial uses having a close association with, providing convenience to, or which are compatible with office, wholesale, warehousing and manufacturing uses permitted in these zones.

Garden Industrial District



The Garden Industrial District ~~is~~was zoned only for Manufacturing Park (MP) uses. A total of about 71 acres were zoned RA -Residential Agricultural pursuant to Measure C, however, their zoning was changed to MP under the adoption of Case R-20--890/SPA-3-890 in 1990.

Industrial Park District

The Industrial Park District ~~is~~was zoned for Manufacturing Park (MP) uses with a residential (R-1) infill area north of the Springbrook arroyo.

The uses which are permitted within the zones of the district establish the land use character of the district. Because there are a number of different zones in the General Industrial District, this district will be characterized by a wide variety of uses and use types. Both the Garden Industrial and Industrial Park Districts have the same zoning, Manufacturing Park (MP), thus their uses will be ~~similar~~similar, and character of these areas will be determined by factors other than land use. For example, utilization of the ~~5-5~~-acre minimum parcel size for initial planning and development purposes in the Industrial Park district will enhance internal project consistency from a planning, circulation and site design perspective.

Title 19 ~~of the Riverside Municipal Code~~ prevails in all land use decisions for the Hunter Business Park Specific Plan area. The Specific Plan cannot permit any uses in the area which are prohibited by Title 19. The Specific Plan can, however, be more restrictive than Title 19 and prohibit uses which would normally be permitted under the existing zoning. Thus, the Specific Plan is a tool for establishing the desired land use and development character for each district.

Table ~~2~~III-1, the Land Use Matrix uses the three land use districts and the existing district zoning to identify the uses which are permitted within the Specific Plan area.

B. PERMITTED USES

Uses permitted within each district are those permitted by Title 19 ~~of the Riverside Municipal Code with some limitations and restrictions as provided for in this Specific Plan document. These uses are indicated by a "P" in~~except as modified by Table III-1: Land Use Matrix.



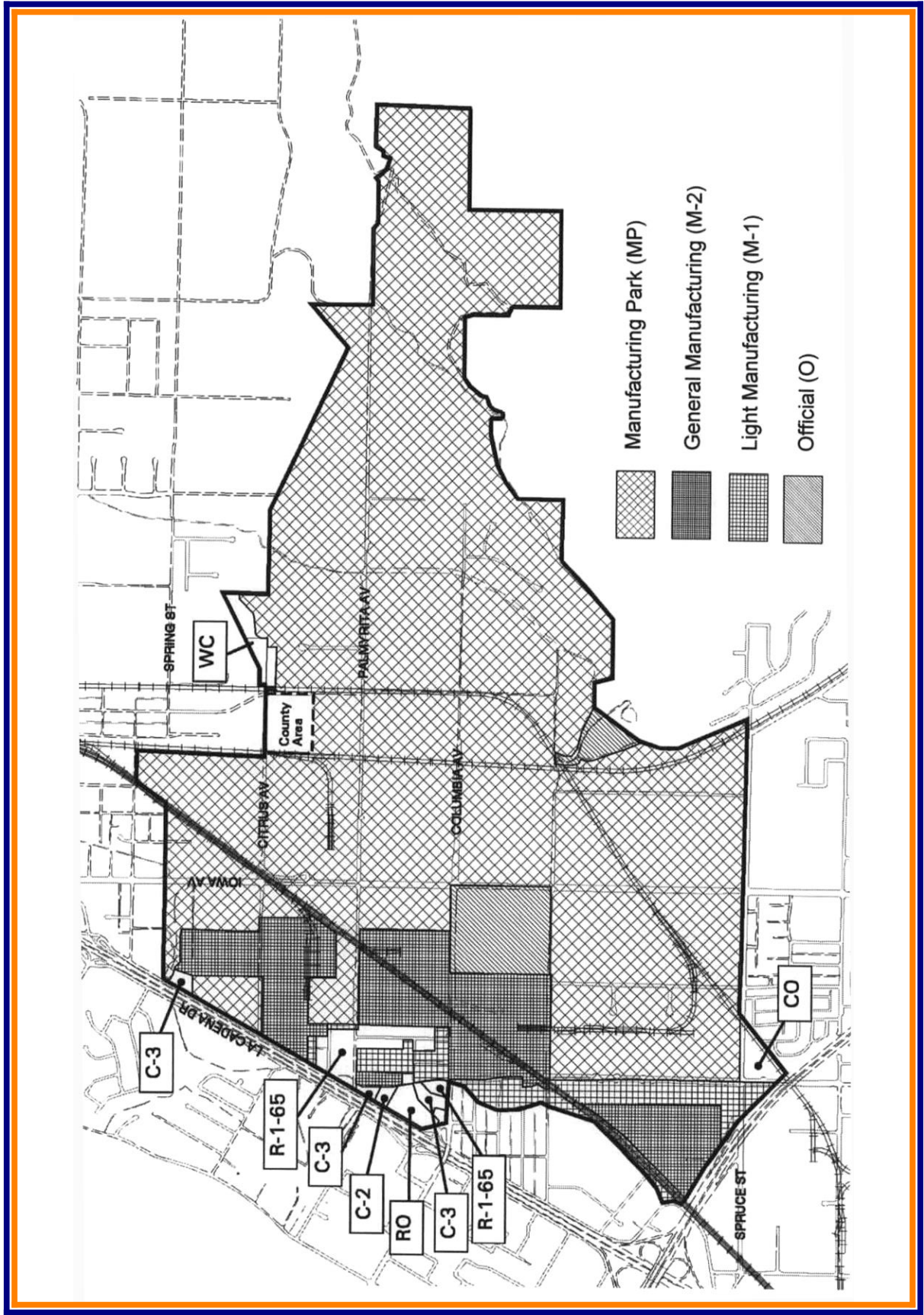


Figure III — 1 Existing Zoning ([Plan Adoption](#))

PERMITTED USES	General Industrial District						Garden Industrial District			Industrial Park District		
	MP-BP	MP	M-1	M-2	C-2	C-3	RO	RI	MP	MP	MP	MP
ORIGINAL ZONING	MP-BP	MP	M-1	M-2	C-2	C-3	RO	RI	MP	MP	MP	MP
INDUSTRIAL/MANUFACTURING												
Wholesale Distribution	P/CUP	P/CUP	P/CUP	P/CUP					P/CUP	P/CUP	P/CUP	P/CUP
Warehousing/Storage	P/CUP	P/CUP	P/CUP	P/CUP					P/CUP	P/CUP	P/CUP	P/CUP
Manufacturing	P	P	P	P					P	P	P	P
Research and Development	P	P	P	P					P	P	P	P
Publishing and Printing	P	P	P	P					P	P	P	P
Ancillary Retail Sales On-Site	P	P	P	P					P	P	P	P
Off-Site Retail Sales	P	P	P	P					P	P	P	P
Wholesale Showrooms	P	P	P	P					P	P	P	P
OFFICE												
Office and Administrative	P	P	P	P	P	P	P	P	P	P	P	P
RETAIL												
Convenience Sales					P	P						
Eating and Drinking (part of a multi-tenant)	P	P	P	P	P	P			P	P	P	P
Eating and Drinking (freestanding building)					P	P						
Business Supply Retail	P	P	P	P	P	P						
Building Supplies and Sales					P	P						
SERVICES												
Automotive Rental					P	P						
Automotive Service Station	CUP	CUP	CUP	CUP	CUP	CUP						
Building Maintenance Services			P	P	P	P						
Business Support Services					P	P						
Heavy Equipment Sales and Rental					P	P						
Medical/Health Care Services	P	P	P	P	P	P			P	P	P	P
Personal Services	P	P	P	P	P	P						
Recreational Facilities	CUP	CUP	CUP	CUP	CUP	CUP			CUP	CUP	CUP	CUP
Repair Services	P	P	P	P	P	CUP**			CUP	CUP	CUP	CUP
DESIGN STANDARDS FOR SPECIFIC PLAN AREA												
Minimum Parcel Size ****	Per Underlying Zone								One Acre			Five Acres (One Acre after Approved Master Plan)
Minimum Lot Width ****	Per Underlying Zone								140 Feet			300 Feet (140 Feet after Approved Master Plan)
Building-Site Coverage	Not Greater than 50%								Not Greater than 50%			Not Greater than 50%
Building-Site Height	As-Defined for Each Parcel per the Existing Zoning								45 Feet			45 Feet
Building Setbacks from Main Secondary Street	Average 50 Feet; Minimum 40 Feet								Average 50 Feet; Minimum 40 Feet			Average 50 Feet; Minimum 40 Feet
Building Setbacks from Local Streets	Per Underlying Zone								Per Underlying Zone			Per Underlying Zone
Interior Building Setbacks	Side and Rear; Minimum 20 Feet								Side and Rear; Minimum 20 Feet			Side and Rear; Minimum 20 Feet
Parking Setbacks ***	20 Feet All Zones								20 Feet			20 Feet
Parking Standards	To Be Determined by Use Within Structure (Per Title 19)								To Be Determined by Use Within Structure (Per Title 19)			To Be Determined by Use Within Structure (Per Title 19)
Tenancy	Multiple-Tenant Parcels Permitted								Multiple-Tenant Parcels Permitted			Multiple-Tenant Parcels Permitted
NOTES												
P = Permitted Use with Design Review Approval	CUP = Conditional Use Permit with Approval by Planning Commission or Minor Conditional Use Permit with approval by Development Review Committee, per Title 19								CUP = Conditional Use Permit with approval by Development Review Committee, per Title 19			Signs per Title 19
P/CUP = Permitted Use, Minor Conditional Use Permit based on square footage, per Title 19												
Certain Uses Normally Allowed in the Zoning Classifications above are Excluded in this Specific Plan Area Business Support Retail Overlay Zone may be applied to a specific property subject to the approval of a Rezoning request, in accordance with Chapter 19.8.10 of the Riverside Municipal Code. See Section III-F of the Specific Plan for a list of Permitted and Conditionally Permitted uses in the BSR Overlay Zone.												
** = Permitted Within a Completely Enclosed Building	*** = Columbia, Marlborough, Spruce, Lower Chease and Columbia Loops, Eastside of Hwy											



****— Parcels approved under a master plan and associated design guidelines as outlined in 1.1 may be less than one acre, with widths less than 140 feet per City Planning Commission approval. In addition, a front yard setback of twenty feet is permitted and interior side

Table III — 1: Land Use Matrix

C. CONDITIONAL USES

All uses permitted within Hunter Business Park are uses permitted in the area by Title 19 ~~of the Riverside Municipal Code~~. The Specific Plan shall not permit any uses in the Hunter Business Park area which are not presently permitted under Title 19. The Hunter Business Park Specific Plan may, however, be more restrictive in these districts and prohibit uses which are permitted by Title 19.

Conditional uses are those land uses which are deemed to possess location, use, building, or traffic characteristics of such unique and special form as to make impractical or undesirable their automatic inclusion as permitted uses in certain zones. Development projects requiring a Conditional Use Permit or Minor Conditional Use Permit shall be required to comply with the regulations ~~of Section 19.64.010~~ of Title 19 ~~of the Riverside Municipal Code~~. The ~~Planning Commission~~ Approving Authority shall make the following findings before the granting a Conditional Use Permit or Minor Conditional Use Permit:

1. That the proposed use will comply with the purposes of the General Land Use designation in which it is located including all provisions of the General Plan and Specific Plan, if applicable.
2. That the proposed use, together with conditions applicable thereto, will not be detrimental to the public health, safety and welfare or injurious to properties or improvements in the area.

These uses are indicated by a "CUP" in Table III-1: Land Use Matrix.

D. USE RESTRICTIONS

The following restriction shall apply to all properties in the Specific Plan area:

1. No uses shall be permitted which will emit any offensive odor, dust, noxious gas, noise, vibration, smoke, heat, or glare beyond the parcel wherein such use is located. All uses shall comply with standards of performance, ~~Section 19.46.120-a-n~~ of Title 19 ~~Riverside Municipal Code~~.

E. DEFINITIONS

The permitted uses Shown in Table III-1 are defined as set forth in Article X (Definitions) of the Zoning Code, except as modified as follows:

Industrial/Manufacturing/Wholesale

Industrial uses include the manufacture, assembly, fabrication, warehousing and wholesale distribution of goods.

~~Wholesale distribution—Activities include, but are not limited to, the distribution of goods in large quantities for resale.~~



Warehousing/Storage — ~~Activities include the storage of goods in a space specifically intended for this purpose.~~

Manufacturing — Activities typically include, but are not limited to, the assembly fabrication or manufacturing of furniture, food products, garments, signage, electrical appliances and toys. (The manufacturing of fish, meat, sauerkraut, and vinegar products and the rendering or refining of fats and oils is prohibited.) Prior to approval of the manufacturing of any product using yeast the applicant shall provide documentation, from an individual qualified in odor control and measurement, that the process proposed does not produce odors that will be noticeable beyond the subject property boundaries and the Best Available Control Technology (BACT) shall be used to reduce the Volatile Organic Compound (VOC) emissions to a level acceptable by the South Coast Air Quality Management District (SCAQMD).

Showrooms — Display of goods/merchandise in conjunction with a permitted wholesale, distribution or industrial business and limited to products and services associated with the permitted land use.

Research and Development — Activities typically include, but are not limited to, scientific research and theoretical studies and investigations, including the fabrication and testing of prototypes, and the performance of environmental tests, and related activities, by or under the supervision of professional scientists and highly trained specialists in the field of physical, economic, or social research.

Incubator Industry — Business enterprise characterized by minimal building space needs and employees.

Publishing and Printing

Office

Administrative and Office: Activities typically include, but are not limited to, professional, executive, management, or administrative uses of private, profit- oriented firms others than public utility firms. Uses typically include, but are not limited to, administrative, legal, medical, financial and insurance offices, and architectural firms. Any drive-up service is specifically excluded.

Retail

Ancillary Retail Sales On-Site: Activities include direct retail sales to the public on- site of goods or services that are ancillary to the primary use and operation of the facility. Ancillary retail uses shall include the sale of products manufactured, assembled, fabricated or processed in whole or major part on premises. Floor area allocated for retail sales shall not exceed more than fifteen percent of the total building(s) gross floor area, up to a maximum of 7,500-square-feet. Off-street parking requirements for commercial uses shall be applied to the portion of



the facility dedicated for on-site retail sales in compliance with the Zoning Code (19.74580).

Off-Site Retail Sales: Activities include direct retail sales that require no general public retail sales on-site (e.g., direct mail merchants, mail order catalog houses, wholesale distributors, sales of service, products and material to service customers off-site, and direct retail sales of merchandise and products that occur off-site.)

Building Supplies and Sales: Activities typically include, but are not limited to, the retail sale or rental, from the premises, of goods and equipment, including paint, glass, hardware, fixtures, electrical supplies and lumber, and hardware stores and may have outdoor storage where allowed.

Business Supply Retail: Activities typically include, but are not limited to, retail sales, rental, or repair from the premises, of office equipment, office supplies and similar office goods, primarily to firms and other organizations utilizing the goods, rather than to individuals. They exclude the sale or rental of motor vehicles and the sale of materials used in construction of buildings or other structures.

Convenience Sales: Activities typically include, but are not limited to, the retail sales from the establishments or places of business primarily engaged in the provision of frequently or recurrently needed small personal convenience items. These include various general retail sales and personal service of an appropriate size and scale to meet the above criteria. Uses typically includes, but are not limited to, beauty and barber shops, apparel laundering and dry-cleaning establishments, and neighborhood grocery stores.

Eating and Drinking Establishments: Activities typically include, but are not limited to, establishments or places of business primarily engaged in the sale of foods and beverages.

Eating and Drinking (part of a multi-tenant industrial park): Restaurants, cafes and cafeterias, including those with outdoor dining ~~as defined in Section 19.04.394 of Title 19~~, operated in conjunction with and incidental to a single permitted use for the convenience of persons employed upon the premises or operated within a multi-tenant industrial park for the convenience of persons employed within the same industrial park, each established and operated in accordance with the following criteria:

- A. A permitted restaurant, cafe or cafeteria shall be located within the building of a single permitted use to serve the employees of that use only, or shall be located in a tenant or owner space in a multitenant industrial park developed with attached tenant or owner spaces to primarily serve the employees of that multitenant industrial park. This use shall not be permitted as the sole or primary use in a separate freestanding building;
- B. A permitted restaurant, cafe or cafeteria located in a tenant or owner space in a multitenant industrial park shall not exceed one thousand five hundred square feet in total area including kitchen, storage, restroom and outdoor dining areas. A permitted restaurant, cafe or cafeteria located within the building of a single permitted use is not



restricted to a maximum size;

- C. The menu shall be limited to breakfast, lunch and snack items only;
- D. The hours of operation shall be limited to six a.m. to six p.m., Monday through Friday; and
- E. Parking shall be established and maintained in accordance with ~~subsection O of Section 19.74.010~~ [Chapter 19.580](#) of Title 19.

Eating and Drinking (Freestanding, Sit-down, Building): Restaurants, cafes and cafeterias, including those with outdoor dining and food preparation ~~as defined in Section 19.04.394 of Title 19~~. Outdoor dining and/or food preparation shall be subject to the requirements, as applicable, ~~of Section 19.26.020, subsections (G) and~~

~~(H)~~ of Title 19. Alcoholic beverage sales shall be ~~limited to the incidental sale of beer and wine only~~, subject to the granting of a minor conditional use permit and the site location criteria, operation standards, development standards and exemptions of ~~Section 19.26.020, subsection J of~~ Title 19.

Service

Automotive Rental: Activities typically include, but are not limited to, the rental, from the premise, of motor vehicles. Uses typically ~~include, but include but~~ are not limited to car rental agencies.

Automotive Service Station: Activities typically include, but are not limited to, the sale from the premises of goods and the provision of services normally required in the day-to-day operation of motor vehicles, including the principal sale of petroleum products, the incidental sale of tires, batteries, replacement items, lubricating services, and the performance of minor repairs, such as tune-ups, tire changes and brake work, as well as convenience markets in conjunction with the service station all subject to a conditional use permit.

Building Maintenance Services: Activities typically include, but are not limited to, maintenance and custodial services, window cleaning services, disinfecting and exterminating services, and janitorial services.

Business Support Services: Activities typically include, but are not limited to, firms rather than individuals engaged in the provision of services of a clerical, employ-ment, protective, or minor processing nature, including multi-copy and blue-print services. They exclude the printing of books, other than pamphlets and small reports for another firm, and where the storage of goods other than samples is prohibited.

Typical uses include secretarial services, telephone answering services, and blueprint services.

Heavy Equipment Sales and Rental: Activities include, but are not limited to, the sale or rental



from the premises of heavy construction equipment, trucks, and farm equipment together with maintenance. Uses typically include, but are not limited to, heavy trucks and construction equipment dealers.

Medical/Health Care Services: Activities typically include, but are not limited to, establishments primarily engaged in the provision of personal health services including prevention, diagnosis and treatment or rehabilitation services provided by physicians, dentists, nurses and other health personnel as well as the provision of medical testing and analysis services, but excludes those classified as any public use type. Typical uses include medical offices, dental laboratories and fitness or wellness clinics.

Personal Services: Activities typically include, but are not limited to, information, instruction and similar services of a personal nature. Uses typically include, but are not limited to, driving schools, day care facilities, travel bureaus, and photography studios.

Recreational Facilities: Activities typically include, but are not limited to, sports performed, either indoor or outdoor, which require a facility for conducting the recreational activity. Uses typically include, but are not limited to, tennis courts, sports fields, and golf courses.

Repair Services: Activities typically include, but are not limited to, repair services involving articles such as upholstery, furniture, and large electrical appliance.

City/Public Use

Public use types include the performance of utility, educational, recreational, cultural, medical protective, government, and other uses which are strongly vested with public or social importance.

Civic Services - Activities typically include, but are not limited to, management or administrative services performed by public, quasi-public, and public, governmental or utility administrative offices. Uses typically include, but are not limited to, public parks, and open space areas of an active or passive character, playgrounds, playing fields, and community halls.

Utility Facilities/Services - Activities typically include, but are not limited to, those performed by public agencies which are strongly vested in the public interest.

Prohibited Uses

Uses prohibited within Hunter Business Park are: automobile impound yards (M-1); feed and fuel yards (M-1), and poultry and rabbit killing (M-1).

Hunter Business Park Business Support Retail “BSR” Overlay District

The Business Support Retail Overlay District (BSR Overlay) is primarily intended to allow for support retail uses in areas generally located along arterial streets within ~~centralized~~centralized locations accessible to the industrial business and visitors doing



business in the Hunter Park. The application of the BSR Overlay shall require a Rezoning request, in accordance with Chapter 19.810 of the Municipal Code.

The following uses shall be allowed in addition to all other uses permitted by the underlying land use district within the Hunter Business Park Specific Plan:

1. Office Supply Retail
2. Cell Phone Retailers
3. Computer Sales/Repair
4. Banks and Financial institutions
5. Dry Cleaning
6. Shoe Repair
7. Florist
8. Postal Services
9. Bakery
10. Beauty/Barber Shop
11. Day Spa
12. Medical Supplies
13. Photographic/Camera Store
14. Nail and Tanning Salons
15. Small fitness facilities, not more than 4,000 square feet in size
16. Blueprint Store
17. Tailor Shop
18. Weight Loss Centers
19. Restaurants, excluding drive-thru
- ~~20. Medical Supply Sales~~
- ~~21. Photographic/Camera Shops~~
- 22.20. Other similar uses, subject to the approval of the Planning Director

[\(Resolution No. 21797, 2009\)](#)

The following uses shall be Conditionally Permitted:

1. Drive-thru restaurants

[\(Resolution No. 23009, 2016\)](#)



F. DEVELOPMENT STANDARDS

Development Standards for Hunter Business Park are intended to define and emphasize the uniqueness of the project area and to establish a ~~high-high~~ quality level of development. This will be accomplished by providing a framework of continuity and consistency through development.

The development of each parcel within Hunter Business Park is controlled and restricted by these Development Standards and Design Guidelines and must also meet all requirements of the City of Riverside as well as applicable governmental codes and regulations.

The development standards for the Hunter Business Park area address general provisions which include:

- Lot standards
- Utility service
- Building Material Requirements
- Signs
- Circulation
- Design Review

1.0 General Provisions

The purpose of standards within General Provisions is to establish minimum standards regulating specific details in the development of any project within the Hunter Business Park area. Development standards not specifically prescribed by the Specific Plan shall be governed by the appropriate provisions of Title 19 (Zoning) of the Municipal Code according to the underlying Zoning designation of the site.

1.1 Lot Standards

The purpose of lot standards is to establish adequate development sites so that appropriate site planning criteria (i.e., parking, ingress and egress) can be accommodated. Table III-1: Land Use Matrix, summarizes the lot standards for the three land use districts.

Minimum parcel size shall be one (1) acre in the ~~General Industrial and~~ Garden Industrial Districts.

Minimum parcel size shall be five (5) acres or the existing legally established lot size in the Industrial Park District for planning approval and overall development purposes. The overall development requirement is based on the concept of a unified architectural theme along with mutual parking and access agreements. Following approval of an overall development plan these parcels could be divided into parcels as small as ~~one (1) acre~~ 40,000 square feet parcels for sales or leasing purposes. The standards of the BMP – Business and Manufacturing Park Zone shall apply for land division and development purposes unless specifically modified by



this Specific Plan. Industrial condominiums shall be permitted to accommodate leases or sales within the framework of an approved overall development plan.

Except along designated major arterials, the above minimum parcel size in the Industrial Park District may be reduced to a minimum of 0.5 acre if a master ~~plot~~ plan and design guidelines are submitted and approved by the ~~Planning Commission~~ Approving Authority in conjunction with a subdivision map. The master plot plan shall clearly indicate all site elements, including building locations, access, circulation, parking, landscaped areas, fences/walls, walkways, loading zones, storage areas, trash enclosures, lighting, and the like. The design guidelines shall address architecture, signage, screening, landscaping, fences/walls, and lighting as required for all other development proposals by this chapter. In addition, CC&Rs, to establish the design guidelines and other appropriate development criteria, shall be required for all projects approved under this provision. ~~Additional Planning Commission approval is not required for development on individual parcels as long as the development is in substantial compliance with the approved master plot plan and design guidelines.~~

Minimum Lot Width

Minimum lot width shall be 140 feet in the ~~General Industrial and~~ Garden Industrial Districts, and 300 feet in the Industrial Park District unless otherwise approved by the Planning Commission as part of a master plan.

Building Site Coverage

~~Building site coverage shall not exceed fifty (50) percent in all districts.~~ Building Height

Maximum building heights shall be as ~~defined for each parcel in the General Industrial District per the existing zoning district. (set forth in Title 19) - of Riverside Municipal Code).~~ Maximum building heights shall be 45' in the Garden Industrial and Industrial Park for all Districts.

Building Setbacks

Front Yards

For arterial streets and buildings over 30 feet in height: A front yard having an average depth of 50 feet but in no case less than 40 feet except as indicated below. The front 20 feet of such front yard shall be suitably landscaped with plant materials and adequately maintained.

Notwithstanding any other provision of this Title to the contrary, pedestrian walks, vehicular access drives and railroad tracks which are perpendicular to the front property line in the front twenty feet, meter pits and utility manholes extending not more than six inches above finished



grade, light fixtures and any recording instruments required by this Chapter shall be permitted in any front yard. Off-street parking, gate or guard houses, roofs or canopies covering unenclosed pedestrian walks and walls or fences not more than six feet in height shall be permitted in the rear 30 feet of any required front yard. A front yard having a minimum depth of forty feet shall be permitted when such yard is landscaped in its entirety, except that a driveway parallel to the front property line a maximum of 12 feet in width may be located within this landscaped front yard;

For all other streets where the building is less than 30 feet in height: A front yard having a depth of 20 feet. The entirety of which shall be suitably landscaped with plant materials and adequately maintained. Notwithstanding any other provision of this Title to the contrary, pedestrian walks, vehicular access drives and railroad tracks which are perpendicular to the front property line in the front 20 feet, meter pits and utility manholes extending not more than six inches above finished grade, light fixtures and any recording instruments required by this Chapter shall be permitted in any front yard.

Parcels containing less than one acre as approved under a master plan and associated design guidelines as outlined under 1.1 above shall have a minimum front yard setback of twenty feet.

Side yards shall not be required, except that minimum side yards of 50 feet shall be required wherever a lot or parcel in the MP zone abuts a lot or parcel in any R zone. In the event a side yard abuts a street, such side yard shall meet all of the minimum requirements for a front yard and may be used in accordance with the front yard provisions pertaining to permitted uses.

Rear yards shall not be required, except that a minimum rear yard of 50 feet shall be required wherever a lot or parcel in the MP zone abuts a lot or parcel in any R zone. In the event a rear yard abuts a street, such rear yard shall meet all of the minimum requirements for a front yard and may be used in accordance with the front yard provisions pertaining to Side Yards

permitted uses. Side and rear yard setbacks shall be required as set forth in Title 19 of the Riverside Municipal Code based on the underlying zoning designation and the intended use or development of the site.

Parcels containing less than one acre as approved under a master plan and associated design guidelines as outlined under 1.1 above shall have a minimum setback of twenty feet.

Parking Setbacks

Parking setbacks from major arterials shall be 20 feet from the right-of-way. All other minimum requirements for parking and landscaping setbacks shall be consistent with standards required in the Zoning Code ~~(19.74)~~ for the underlying zone. The parking setback shall be considered part of the total building setback-provided that the average building setback is maintained according to the street classification.



[\(Resolution No. 20436, 2003\)](#)

Tenancy

~~Multiple tenant parcels shall be permitted in the General Industrial and Garden Industrial Districts. Large single tenant users shall be encouraged in the Industrial Park District, but not required.~~

1.2 Building Materials

Except within the areas northerly of Columbia Avenue and westerly of Iowa Avenue, the use of prefab metal, such as roll formed metal siding or corrugated metal, shall be prohibited from use within the Hunter Business Park Specific Plan boundaries. This does not preclude the use of metal detail as part of architecturally designed buildings. (An example of this would “Corten” steel, a steel which is designed so the outside surface oxidizes.) Where permitted, metal buildings (northerly of Columbia and westerly of Iowa Avenue) are subject to the following:

- Metal buildings shall be permitted as accessory buildings and not as a primary building;
- The new metal building shall be of a high quality appearance;
- The new metal building shall be located no closer than 50 feet to the primary street frontage and no closer than the existing primary building; and
- Landscaping or other screening may be required.

1.3 Signs

Signage shall follow the requirements set forth in Chapter 19.76 of Title 19 ~~of the Riverside Municipal Code.~~

1.4 Utilities

The purpose of the utility service standard is for the efficient distribution of utilities designed to be compatible with the surrounding environment. The following shall apply to the Hunter Business Park Specific Plan area:

- All existing and new utilities 12kv or less within the project area along adjacent major arterials (Columbia, Iowa, Marlborough and Spruce Avenues) shall be installed underground. Funding for the undergrounding of these lines shall be accomplished by means of an assessment district as provided for in Chapter IV: Implementation. All 69kv lines are required to remain above ground. Other lines on the 69kv poles shall be undergrounded.
- For subdivision approvals the installation of cable conduits in the public right-of-way is required to the Public Works and Public Utilities Departments.

1.5 Circulation



G. ACCESS

Circulation standards are intended to assure the effectiveness, capacity and safety of the roadways.

- Access to arterials shall be granted to ~~pareels, but~~ parcels but will be limited to one access point per 300 feet of frontage for parcels with greater than 300 feet of frontage, or one access point per parcel with less than 300 feet of frontage. For example, for 250 feet of frontage, one access point shall be permitted; for 750 feet of frontage, two access points shall be permitted.
- No development shall be permitted on parcels without improved street access. For purposes of this standard, a street is a maintained public street or alley. A private street is subject to the approval of the City Planning and Public Works Department.
- Access points, wherever possible, shall be located a minimum of 200 feet from the back of curb returns at intersections, on four (4) lane or wider roads (88' and 110' streets).

H. RIGHT-OF-WAY

- Dedication of the right-of-way, as shown on the City's Circula~~-~~tion/Transportation Planned Street Lines or in this Specific Plan, shall be required as a condition of approval for all development.

I. LOCAL STREETS

Local streets, within the project area, shall connect planning areas with the arterial roadways. Local streets within the project area shall have a sixty-six (66) foot (secondary) right-of-way. Planned local streets shall provide a minimum of two 14 foot travel lanes (one each direction) and on-street parking opportunities. The required local street pattern shall allow the maximum flexibility to each arterial traffic flow. The pattern of local streets developed for the project area shall recognize the following:

- Streets shall be provided along property lines where possible.
- Local streets shall be planned to relieve traffic demand of arterials either by providing parallel routes or by local streets only feeding arterial streets.

The need for precise location, design, and the geometrics of local streets shall be submitted for approval at the time development is proposed. Such review shall be based upon the adopted Public Works Engineering/Design Standards.

J. PRIVATE STREETS

Private streets may be desirable in new developments where they would enhance property identification, provide for control of access and where special overall design concepts may be involved. To ~~insure~~ ensure that private streets are constructed in a manner which will not create emergency access to hazards or future maintenance problems, the following shall be applied



to approvals:

- Private streets shall be limited to cul-de-sacs and to minor local streets not carrying through traffic.
- Private streets shall be permitted only when access is provided from a public right-of-way.
- An irrevocable offer of dedication may be required of the developer at his expense prior to recordation.
- Private streets shall be constructed to the same standards as comparable local public streets in industrial areas to include a minimum of 44' of paving between curbs adopted to the City Engineering Design Standards. The construction of private streets will require a permit for encroachment onto a public right-of-way.
- All other provisions of Resolution 12220 dealing with private streets and drives shall also prevail.

Pedestrian access within Hunter Business Park shall be constructed in accordance with the following policies:

- Walkways within public street ~~right-of-ways~~rights-of-way shall be City Engineering's standards and shall be located as provided for in the typical street cross sections (refer to Exhibit II-5: Roadway Sections).
- Internal walkways shall be separated from vehicular drives with a curb, berm or other appropriate means, and shall connect at safe and convenient points with sidewalks and street crossings with public rights-of-way.
- Pedestrian walkways shall directly link each building in the development project with parking areas, other buildings, and off-site areas.

1.3 Design Review

The design review procedures set forth in Title 19 ~~of the Riverside Municipal Code (Chapter 19.62)~~ shall apply to all commercial, office, and industrial properties in the Hunter Business Park Specific Plan Area.

K. DESIGN GUIDELINES

The Design Guidelines for Hunter Business Park and individual parcels will help ~~insure~~ ensure the implementation of a quality development and maintain the concept of a strong master-planned industrial community.

1.0 Architectural Concept

The architecture of Hunter Business Park shall possess an underlying compatibility among the various buildings through the use of harmonious materials, finishes, and colors while promoting individual expression and identity. The architectural style shall be in the



contemporary vocabulary. All buildings shall project simplicity while contrasting the solid mass elements with the elements of the glazing and openings. These comprise minimum architectural standards. Innovative design and the use of higher quality materials are encouraged.

2.0 Landscape Concept

The basic objective of the Landscape Concept is to create a strong sense of project identity throughout the Hunter Business Park Plan Area.

The intent of the Landscape Concept is to establish a park-like setting which creates not only a strong landscape framework for the buildings, but also provides a pleasant pedestrian circulation system along the major Gateway Streets. The Hunter Business Landscape Concept separates and defines three basic landscape zones:

1. Monument Entrances/Gateway Streets
2. Hierarchy of Streetscape Treatment
3. Individual Interior Parcels.

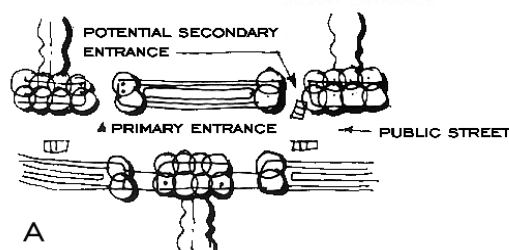
The selection of plant materials shall be made with water conservation and low maintenance characteristics as considerations. The aesthetic qualities of landscaping and plant material shall blend with the native plant material in the area especially at the edges of the project to Box Springs Mountain Regional Park.

Specific Landscape Design Criteria are presented in Section 4.0.

3.0 Site Planning Concepts

3.1 Entry Drives

1. Each parcel shall have at least one primary entry drive. The concept of this primary entrance point is to provide consistent formal plantings for trees of an evergreen variety. (See Diagram A).



2. Most parcels will have an opportunity for a secondary entry. Secondary entries are subject to approval by the City of Riverside Public Works Department and shall be reviewed on an individual basis at the time of site design. This additional entrance

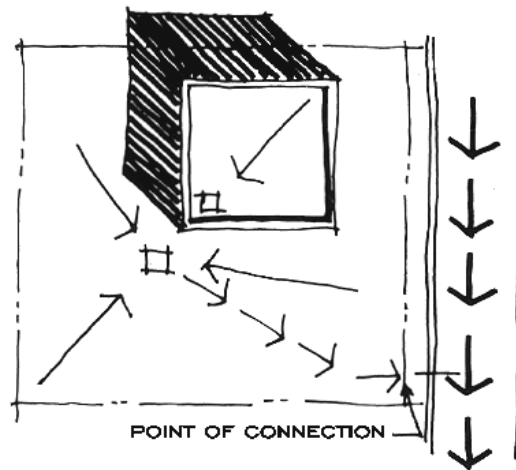
shall include plantings of deciduous trees.

3.2 Parking

~~23.~~ Parking requirements for layouts, sizes, and ratios shall comply with [Chapter 24.21](#). ~~19.74~~ Title 19 [Zoning: of the Riverside Municipal Code](#).

3.3 Grading and Drainage

1. Drainage: Drainage of surface parking parcels and roof areas shall terminate at an underground storm drain system or approved street flow system. (See Diagram B).

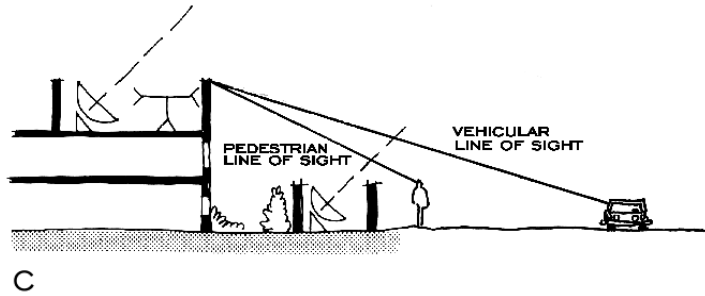


B

3.4 Utilities and Communications Devices

1. All new utilities, including those for rehabilitation building construction, shall be installed and maintained underground.
 2. Utilities shall be designed and installed to minimize disruption of off-site activity during construction.
 3. Temporary overhead power and telephone facilities shall be permitted only during construction.
 4. Any device for transmission or reception of communication signals shall be screened with compatible material and finishes as utilized in the building.
- A. Rooftop devices may not extend above the building's highest architectural element and shall not be visible within a horizontal line of sight from any major arterial or secondary collector. (See Diagram C.)

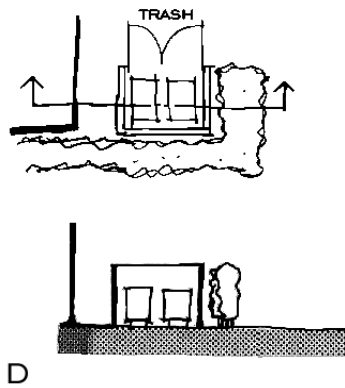




Ground-mounted devices shall be screened from view from adjacent streets and property with the same material and finishes as the adjacent buildings.

3.5 Trash and Transformers

1. Outdoor trash areas shall be visually screened by a minimum 6-foot high six-foot-high, noncombustible enclosure constructed of the same materials and finishes as the adjacent building. (See Diagram D).

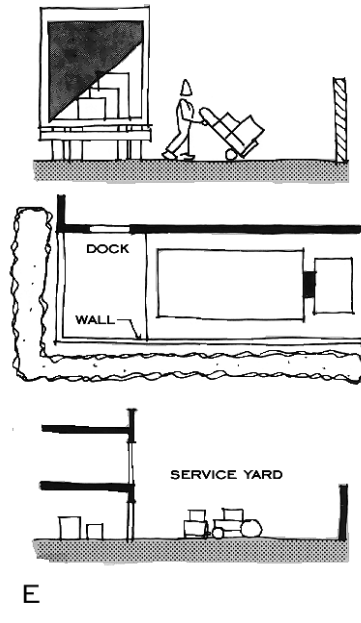


2. Trash enclosures shall be designed and located so as not to be highly visible from adjacent streets and property.
3. Transformers and emergency generators, where required, shall be screened by walls or dense landscaping.
4. Above ground transformers and trash enclosures shall not be permitted within the "front" street side building setback. Transformers located in the "front" street side setback shall be underground.
5. Above-ground switching devices, installed as a part of the backbone utility system, shall be screened from view from adjacent streets by shrub elements as provided for in the streetscape design and shall not be permitted in the "front" street side setback.

3.6 Service and Delivery Areas



1. Loading docks and service delivery areas, where provided, shall be screened, recessed, and/or enclosed so as not to be visible from adjacent streets. (See Diagram E).



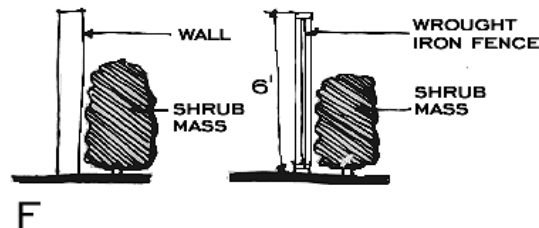
2. Service and delivery enclosures shall be a minimum of 8 feet high, noncombustible, and constructed of the same materials and finishes as the adjacent building.
3. The use of additional landscape materials to augment the enclosure walls shall be strongly encouraged.
4. No materials, supplies, or equipment, including company owned or operated trucks, shall be stored in any area on a site except inside a closed building or behind a visual barrier.

3.7 Wall/Fences

Walls/fences are to be utilized for either landscape design elements or to create visual barriers for screening purposes as outlined in 3.6 above.

1. Walls or fences shall be required as a means of screening when landscaping materials alone are insufficient. (See Diagram F).



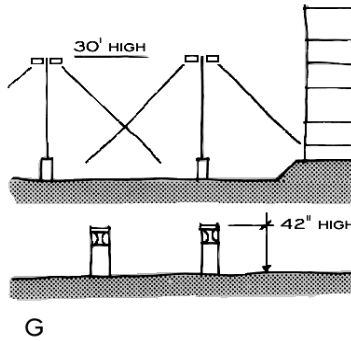


2. Solid walls and fences required for screening, loading and outdoor storage areas shall be at least six (6) feet high. -
3. [Walls separating properties within the Specific Plan and residentially zoned or used properties shall comply with the requirements of Title 19 of the Riverside Municipal Code.](#)
 25. —A wall up to a maximum of twelve
 - 26.22. (12) feet high may be permitted [subject to the granting of a variance to achieve screening requirements of this Chapter.](#)
- 3.4. Walls constructed within the required front setback areas shall not exceed three (3) feet in height.
- 4.5. Walls shall be constructed of ~~masonry or concrete~~ materials consistent with, and complementary to, the building architecture.
- 5.6. Landscaped block walls with suitable returns are required for screening purposes along the front yard setbacks. Maximum 8-foot high chain link fencing with adequate landscape screening shall be allowed along the side and rear property lines of interior lots where not visible from the public right-of-way. It is the applicant's responsibility to demonstrate that chain link fencing is not visible from the public right-of-way. Walls, fencing and landscape screening shall be subject to [Design Review Board Community & Economic Development Department Director or designee](#) approval.
- 6.7. Walls or fences shall not be required between separate lots unless deemed necessary for security or screening purposes. Such walls located on property lines between lots shall not exceed six (6) feet in height.

3.8 Lighting

1. Lighting shall be used to provide illumination for security and safety of parking, loading, and access areas.
2. All lighting shall be shielded (cut off) to keep light spread within the site boundaries.
3. Pole light fixtures in parking areas shall not exceed thirty (30) feet in height. (See Diagram G).





4. Security light fixtures shall not project above the fascia or roofline of the building.

3.9 Rail Service

Rail service is an important asset of the industrial park. Therefore, uses which are dependent upon such rail service shall comply with the following standards:

1. Spur trackage shall not be permitted along any building frontage and shall be confined to the rear and sides of any buildings served.
2. At grade spur trackage, crossings shall be avoided, if possible.
3. All rail crossings and any spur construction must be approved by the affected railroad and the Public Utilities Commission.

4.0 Landscape Design Criteria

The landscape concept establishes three basic landscape zones:

- Monument Entry/Gateway Streets
- Streetscape Zone
- Individual Interior Parcel Zone

The following landscape design criteria define the overall planting, paving, (hardscape), lighting, and graphic concepts. Individual owners are allowed the flexibility to express their own design within the framework of these criteria.

4.1 Monument Entry/Gateway Streets Zone

The Entry Zone sets the image for Hunter Business Park and occurs at the major entrances off Columbia Avenue and Spruce Street. The landscape character shall consist primarily of turf, a backdrop of evergreen trees, and an accent element consisting of deciduous trees. Entry Zone design elements and materials are subject to Design Review Board review and approval.

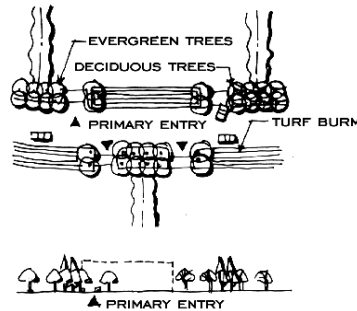
4.2 Streetscape Zone

The Streetscape Zone is the primary landscape framework of the project and is intended to



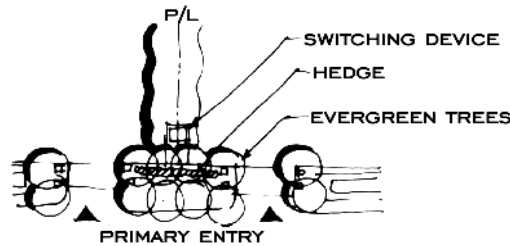
visually bind the project together. This zone consists of three components: Streetscape, Primary Driveway, and Secondary Driveway.

1. The Streetscape component consists of a continuous turf-bermed edge (along Columbia Avenue) and a consistent tree pattern of palms with alternating evergreen trees. It is intended that visual corridors are kept open at the central portion of each parcel to maximize the view of each building with concentration of formal tree statements identifying the entry points to each parcel near the side parcel lines. A continuous 6-foot walkway at the curb shall be constructed on both sides of Iowa Avenue. (See Diagram H).



H

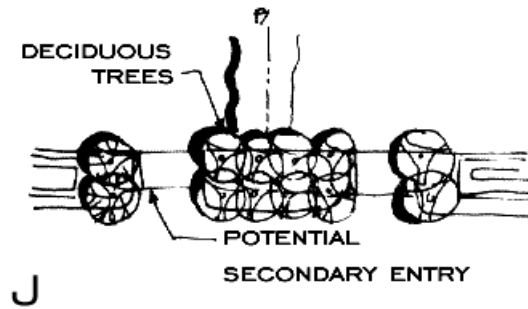
2. The Primary Driveway location shall be identified by a geometric tree pattern of an evergreen variety. The entry shall also incorporate the parcel address number. (See Diagram I).



I

3. The Secondary Driveway location shall be identified by similar elements with the exception of the tree species, which shall be of a deciduous variety. (See Diagram J).





4.3 On-Site Landscaping

On-Site Landscaping consists of three primary components:

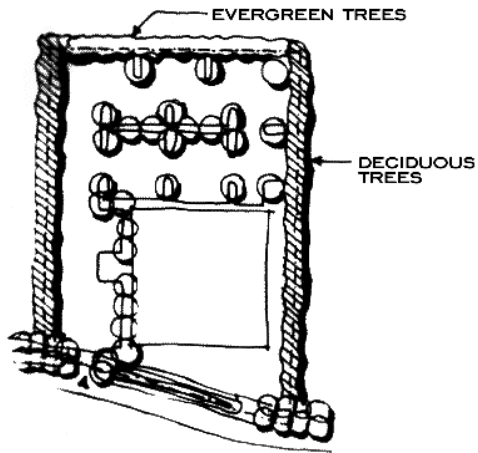
- Property Line Planting
- Parking Lot Planting
- Building Perimeter Planting

It is intended that individual owners have the flexibility to express their own landscape design concepts by being consistent with the overall landscape concept.

1. Property line planting:

Property line trees are intended to work as "hedgerow" framing elements and shall be evergreen flowering varieties with an optimum, non-trimmed height for the shrubs of 6 to 7 feet. Shrubs shall be a maximum of 3 feet high within 25 feet of driveways for safe visibility. Special consideration shall be given to screening parked automobiles from adjacent properties. (See Diagram K).



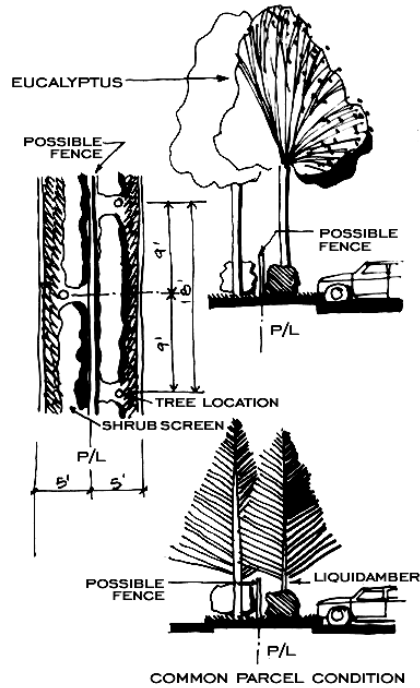


K

2. Parking lot planting:

Parking lot trees shall shade the parking area, and area and break up the visual mass of the parking lot. These trees shall be located predominantly in islands and planters and shall have low ground cover throughout with shrub screening at the end bays of each island (See Diagram L).





L

3. Building Perimeter Planting:

Planting around building perimeters is intended to be colorful and more highly accented. Trees and shrubs shall have either colorful foliage or flowering characteristics except where restrictive areas require a more vertical species. Major building features shall utilize more intense plantings of colored ground cover and shrubs. Vines shall be encouraged at larger wall massings and at loading and trash screen walls. (See Diagram M).



M

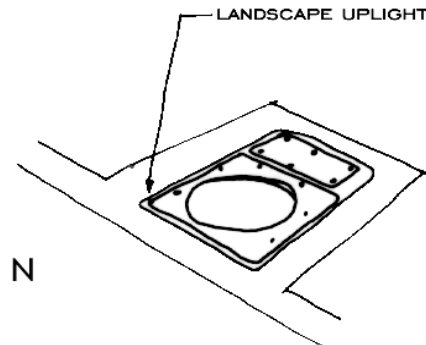


4. Landscape Lighting:

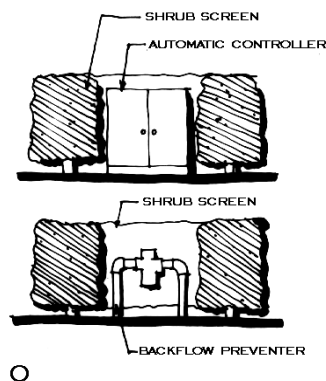
Landscape lighting, with no visible light source may be used for accenting the following conditions:

- Shrub masses
- Focal elements
- Trees (up-lights) (See Diagram N).

5. Irrigation



- A. All irrigation systems shall be fully automatic.
- B. Low-volume irrigation equipment shall be required for all planted areas within the individual sites.
- C. Irrigation water shall not overthrow onto walks, common areas, or onto any architectural walls.
- D. Utility cabinets and irrigation hardware shall be screened by evergreen shrubs. (See Diagram O).



5.0 Architectural Design Criteria

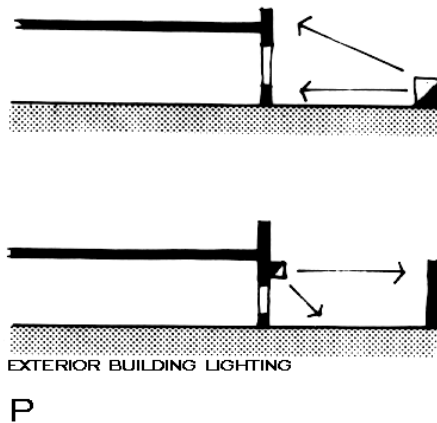
5.1 Roofs



1. All rooftop equipment or devices including vents, louvers, hoods, and mechanical equipment shall be painted to match the building color.
2. Roof-mounted mechanical equipment shall not exceed above the highest architectural element or be mounted on any exterior building elevation. No such equipment shall be visible from the public right-of-way.
3. Any screening device shall be constructed of the same materials as the supporting building or closely matching materials.

5.2 Exterior Building Lighting

1. Exterior building lighting shall be used to reinforce the architectural design. Emphasis shall be placed on entries, landscaping elements, architectural features, etc.
2. Lighting shall be directed toward the building (wall wash), not adjacent



properties. (See Diagram P).

3. Service area lighting, if any shall be contained within the service area and shall be a 90 degree cutoff-type fixture.

5.3 Building Entries

1. A minimum number of entry points shall be encouraged for each building. (See Diagram Q).

