

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

City Council
November 10, 2020

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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 conceptually agrees to proposed revisions

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

September 17, 2020

- Planning Commission, in 3-3 tie vote, takes no action on Staff recommendation

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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)

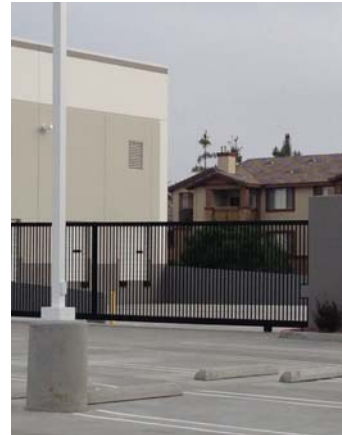


Provide specific policies for each area - are implemented through the Zoning Code



Emphasis on consistency with existing policy:

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

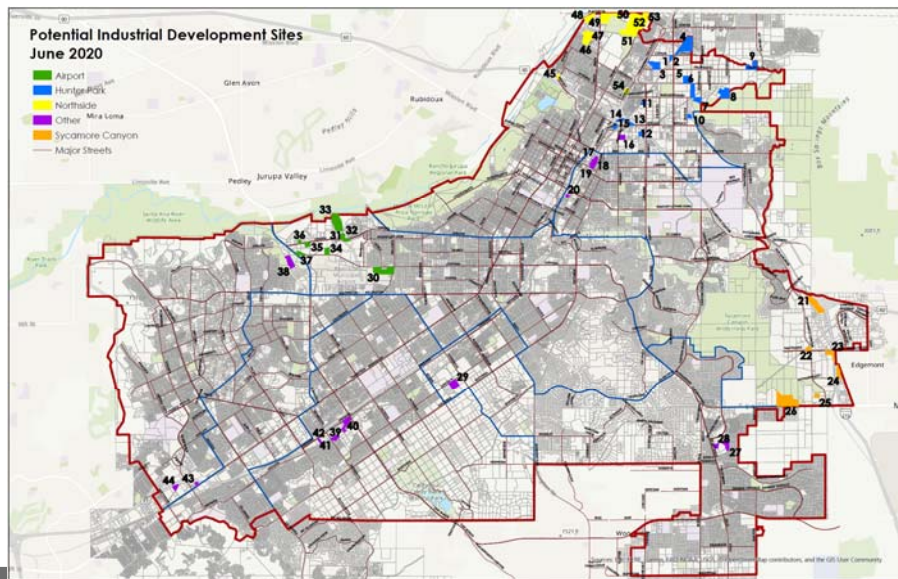


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INDUSTRIAL SITES INVENTORY



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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



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



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	X	X	X	X	X	X	X	X
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	



PROPOSED ZONING CHANGES



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

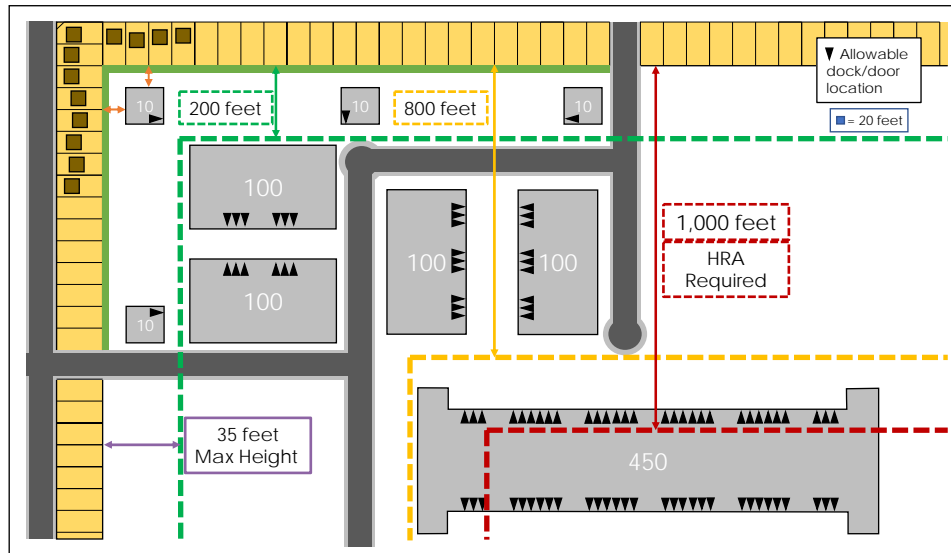
- Added provision allowing alternative screening methods to Community & Economic Development Director's discretion.

Chapter 19.910 – Definitions

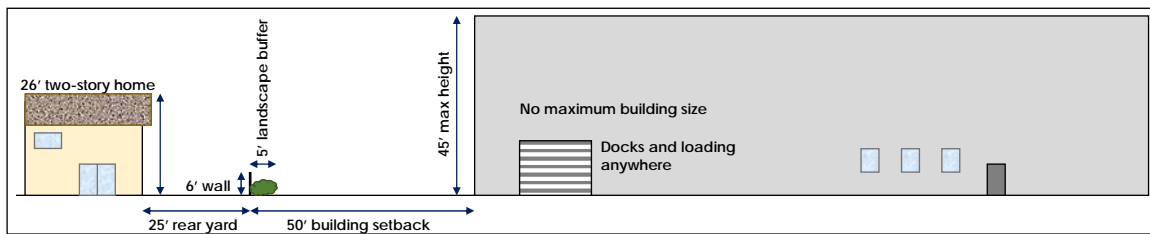
- Added definition for "Warehousing and distribution facility":
A building, structure or other facility primarily used for the warehousing, storage, sorting, packing, staging, shipping, receiving, distributing or holding of goods and merchandise of any kind, typically which are not manufactured, processed 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.



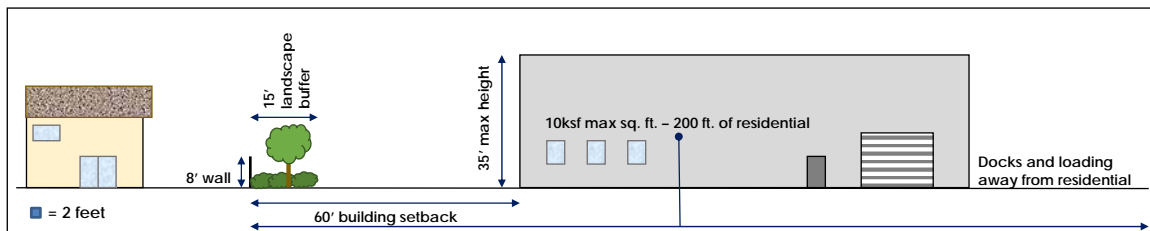
PROPOSED ZONING CHANGES



PROPOSED ZONING CHANGES



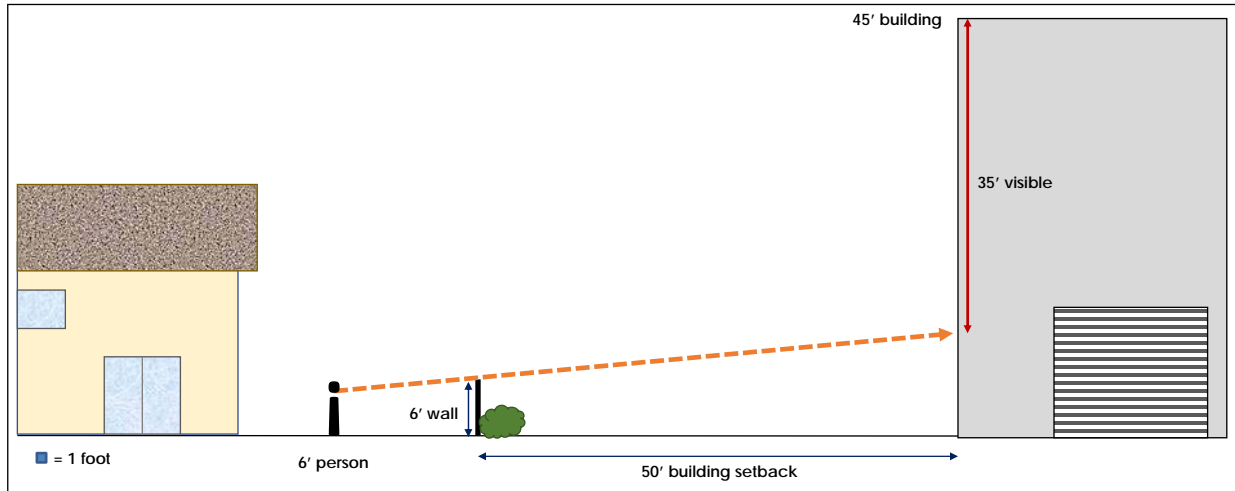
Existing Development Standards



Proposed Development Standards



PROPOSED ZONING CHANGES



Existing Development Standards

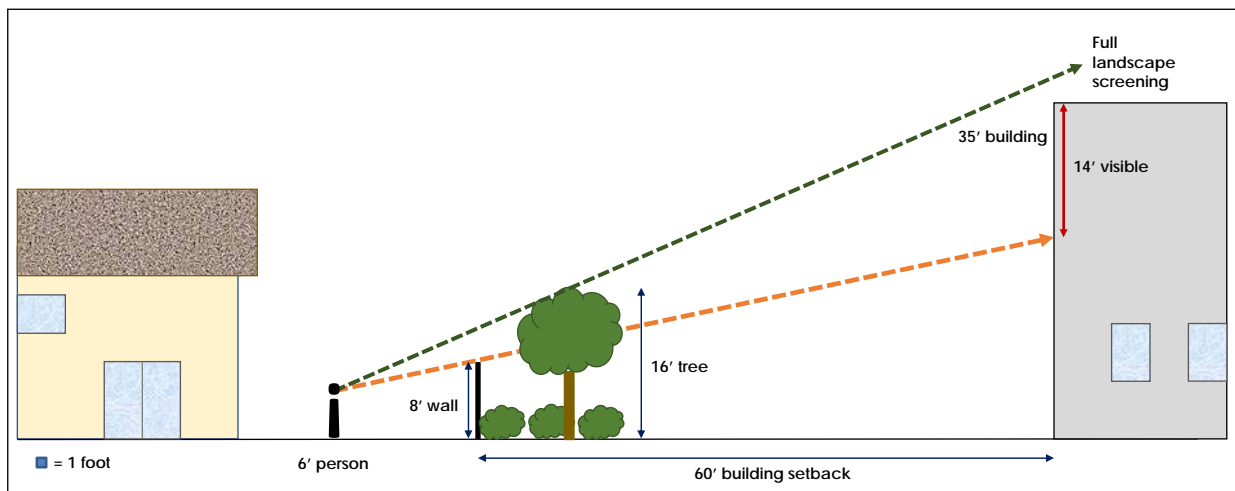
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PROPOSED ZONING CHANGES



Proposed Development Standards

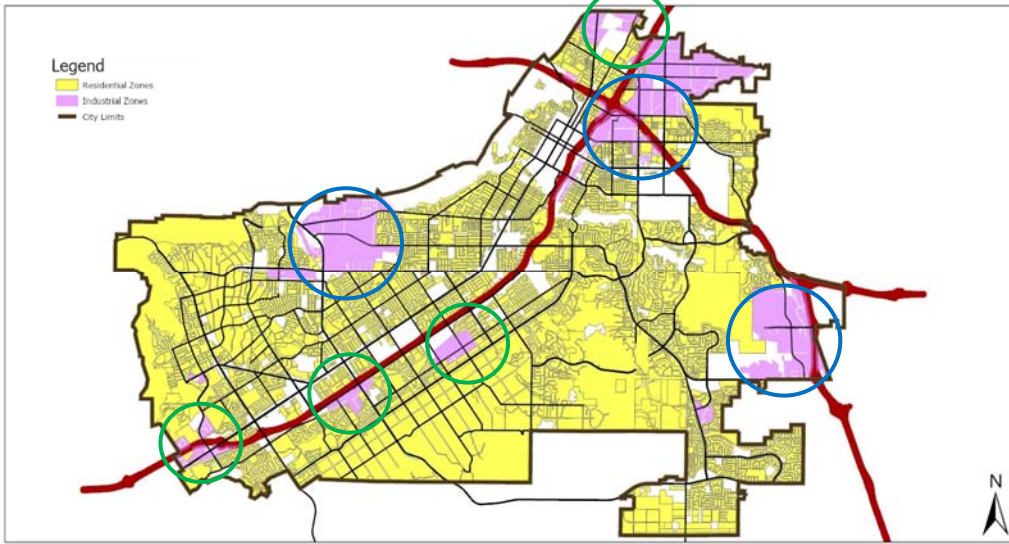
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INDUSTRIAL INTERFACE AREAS

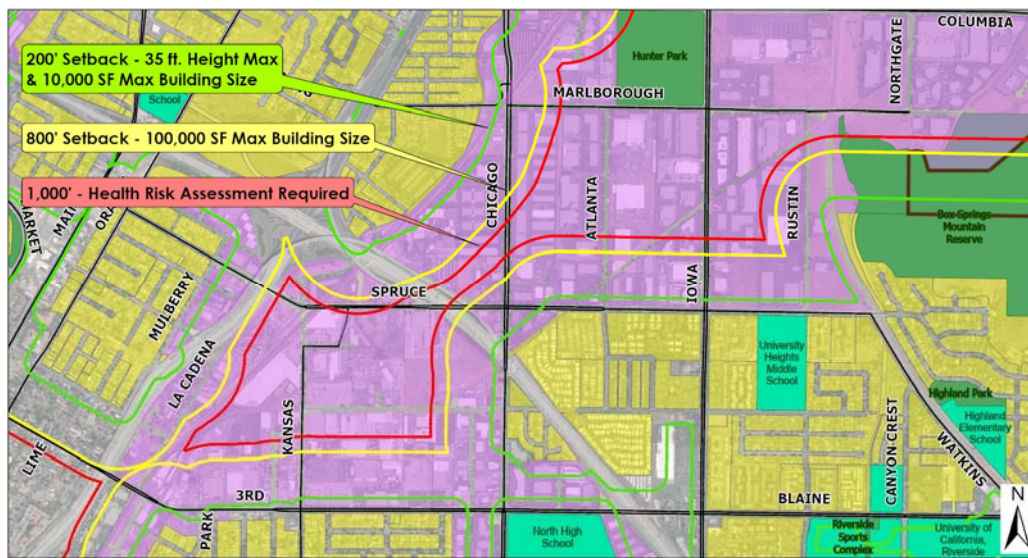


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HUNTER PARK INTERFACE AREA

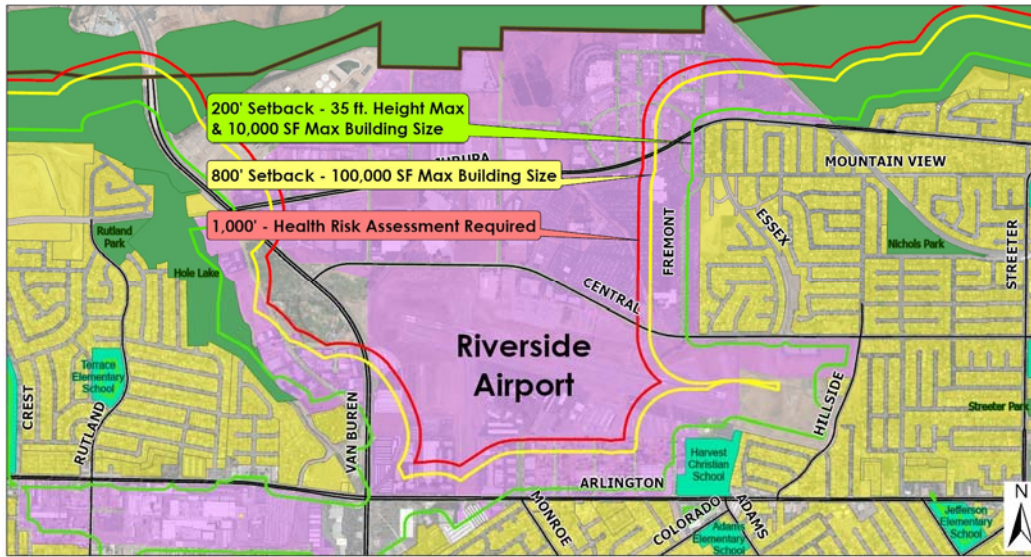


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AIRPORT INDUSTRIAL INTERFACE AREA

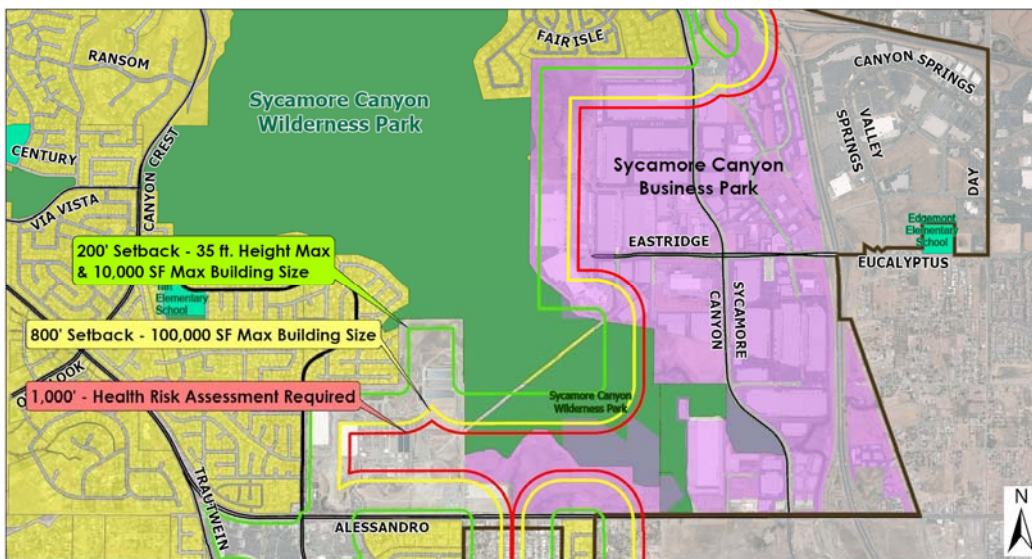


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SYCAMORE CANYON INTERFACE AREAS



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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 Health Risk Assessment requirement



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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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PUBLIC COMMENTS/POTENTIAL CHANGES

1. Remove requirements for preparation and approval of truck routes
2. Remove proposed hours of operation and ensure facilities comply with exterior noise level limits of Title 7 – Noise
3. Exempt industrial development sites from buffer/setback requirements when separated from residential zone or use by a freeway
4. Honor current regulations for any project having a substantially complete application prior to the effective date of the proposed amendments



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RECOMMENDATIONS

That the City Council:

1. Adopt a Resolution adopting the updated Good Neighbor Guidelines for Siting New and/or Modified Industrial Facilities;
2. Determine that Planning Cases P20-0179, P20-0190 and P20-0191 are exempt from California Environmental Quality Act as it can be seen with certainty that the proposed amendments will not have the potential to cause a significant effect on the environment per Section 15061(b)(3) of the California Environmental Quality Act Guidelines;



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RECOMMENDATIONS (CONT.)

3. Approve Planning Cases P20-0179, P20-0190 and P20-0191 based on the findings summarized in the attached Planning Commission Staff Report;
4. Introduce and subsequently adopt an Ordinance amending Title 19 – Zoning Code to implement the updated *Good Neighbor Guidelines for Siting New and/or Modified Industrial Facilities*;



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RECOMMENDATIONS (CONT.)

5. Adopt a Resolution amending the Hunter Business Park Specific Plan to implement the updated *Good Neighbor Guidelines for Siting New and/or Modified Industrial Facilities*; and
6. Adopt a Resolution amending the Sycamore Canyon Business Park Specific Plan to implement the updated *Good Neighbor Guidelines for Siting New and/or Modified Industrial Facilities*.



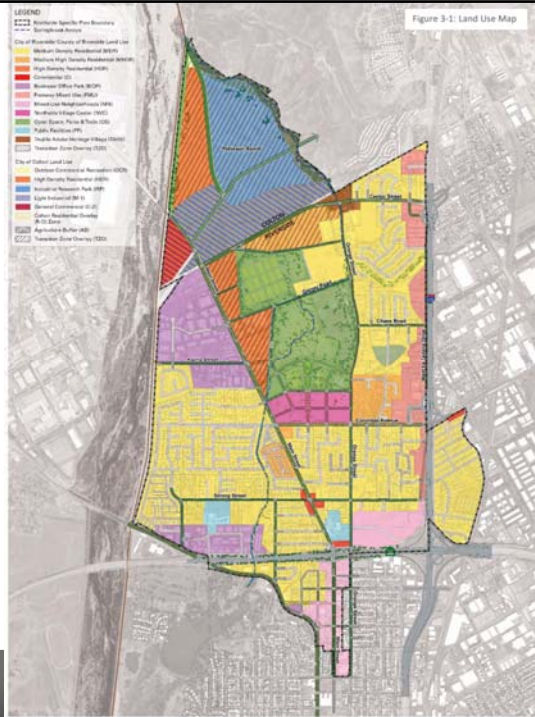
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NORTHSIDE SPECIFIC PLAN

PROPOSED LAND USE REFERENCE ONLY



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