



City of Arts & Innovation

PLANNING COMMISSION
DRAFT MINUTES
SPECIAL MEETING

THURSDAY, SEPTEMBER 3, 2020, 11:00 A.M.
VIRTUAL MEETING
PUBLIC COMMENT VIA TELEPHONE
3900 MAIN STREET

COMMISSIONERS

PRESENT: R. Kirby, C. Roberts, R. Rubio, K. Parker, S. Mill, R. Singh, J. Teunissen and A. Villalobos
ABSENT: L. Allen

STAFF: M. Kopaskie-Brown, P. Brenes, D. Murray, M. Taylor, K. Smith, N. Mustafa, C. Scully, F. Andrade

Chair Kirby called the meeting to order at 11:00 a.m.

ORAL COMMUNICATIONS FROM THE AUDIENCE

There were no calls received for this public comment period.

WORKSHOP

Workshop requested by Planning Commission Chair to discuss Planning Cases P20-0179 (AMD), P20-0190 (SPA) and P20-0191 (SPA) that are scheduled for Planning Commission consideration on September 17, 2020:

A proposal by the City of Riverside to amend the following regulations to implement the proposed policies of the revised Good Neighbor Guidelines for Siting New and/or Modified Industrial Facilities (GNG-2020): 1) Title 19 (Zoning) of the Riverside Municipal Code, including, but not limited to, Articles V (Base Zones and Related Use and Development Provisions), VII (Specific Land Use Provisions), VIII (Site Planning and General Development Provisions), and X (Definitions); 2) the Hunter Business Park Specific Plan (HBPSP); and 3) the Sycamore Canyon Business Park Specific Plan (SCBPSP). The proposed amendments are intended to implement the proposed policies of the GNG-2020. Proposed amendments include, but are not limited to: 1) revisions to Industrial Zones chapter to modify building setback and height requirements and to establish maximum building size within certain proximities to residential land uses; 2) revisions to the Base Zones Permitted Land Uses Permitted Use Table to modify the required entitlements to establish warehousing and distribution facilities; 3) addition of a new chapter establishing specific use regulations including site location, development and operational standards for warehousing and distribution facilities of varying sizes; 4) modifications to outdoor storage and truck yard screening requirements; 5) addition of a definition for warehousing and distribution facilities; 6) amendments to Chapter 3.0 (Development Standards and Criteria) of the SCBPSP to conform to the proposed Zoning Code Amendments; 7) amendments to Chapter III (Development Standards and Design Guidelines) of the HBPSP to conform to the proposed Zoning Code Amendments; and 8) other minor, non-substantive changes and technical corrections required to provide clarity or remove redundancies, as needed.



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Matthew Taylor, Senior Planner, gave a presentation for the Commission on the Title 19 Changes to implement the Good Neighbor Guidelines.

Chair Kirby asked if there were any phone calls for this item. Due to issues with the phone line, Chair Kirby continued with discussion from the Commission.

The Commission inquired about various items related to the Title 19 changes: specific language defining public facilities, restricting hours of operation, cost-effective hours for businesses to run electricity in the evening, and the noise ordinance already in place making portions of the changes redundant. It was noted that by codifying the Good Neighbor guidelines, the City is removing flexibility. Every project is unique and not everyone will be the same.

The Commission inquired how this applied to projects in process and not yet approved. The Title 19 changes may cause financial hardship for applicants that will need to comply.

Mr. Taylor responded to the questions indicating that under normal development standards in Title 19, modifications may require variances which adds additional fees. The proposed Title 19 changes create more flexibility through the use permit process which allows the applicant to request a modification in the review process. Noise restrictions are defined in Title 7. With the recommended changes, it is possible to request a modification to the hours of operation, if the applicant can demonstrate noise will be mitigated or is generated far enough away that they will not impact sensitive receptors. The noise regulations already apply to all land uses, this points the focus front and center.

Mr. Taylor indicated that the Commission could recommend that the City Council examine establishing some kind of grandfathering for projects already going through the entitlement process. This is not currently part of staff's recommendation.

Chair Kirby called for public comment:

Jonathan Shardlow, Nick Fernandez on behalf of Magnon Companies; Bill Blankenship, NAIOP; and Cindy Roth, President Greater Riverside Chambers of Commerce expressed their concerns regarding: the use of the MATES II study instead of more current studies; inclusion of public facilities zones that would require the proposed changes and CEQA. They commented that it appeared the project is being rushed. support for NAIOPs data and facts; indicated that one size does not fit all and projects should be reviewed case by case; asked to establish an implementation date so projects going through the entitlement process are not impacted; the need for additional study and outreach; the potential to limit the changes when there are no sensitive receptors adjacent to the industrial use; relationship with recent VMT analysis requirements; impacts on



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flexibility; the document is not business friendly and the changes would not incentivize companies to locate in Riverside; number of projects potentially impacted; requirements for fully screening parking; need to identify truck routes as a City responsibility; building size used as the threshold vs. number of dock doors..

Ricardo Olea, Center for Community Action and Environmental Justice, and Nancy Melendez spoke in support of the Title 19 changes. It is important to consider the neighbors and the impact new industrial development can have on them.

Following discussion, the Commission posed further questions to staff: Why does the background use MATES II study as opposed to the MATES V study? The data used is not up to date and skews the findings. Why is this being limited to industrial uses only. The report states the guidelines will apply to any new development. What is meant by any "new" development? Request for consideration of projects currently in review process. It was suggested that staff review Union v. City of San Diego with regard to CEQA applicability to the guidelines. How will the guidelines attract new business to Riverside? How many projects are currently in review and will be affected by the guidelines.

Chair Kirby requested that staff provide responses to these questions before the meeting.

Kristi Smith, Chief Assistant City Attorney, stated that staff will work on providing the responses while still complying with the Sunshine Ordinance.

Chair Kirby noted there were no more callers and closed the public comment period.

Chair Kirby thanked everyone for taking time out for this workshop.

ADJOURNMENT

The meeting was adjourned at 12:44 p.m.