

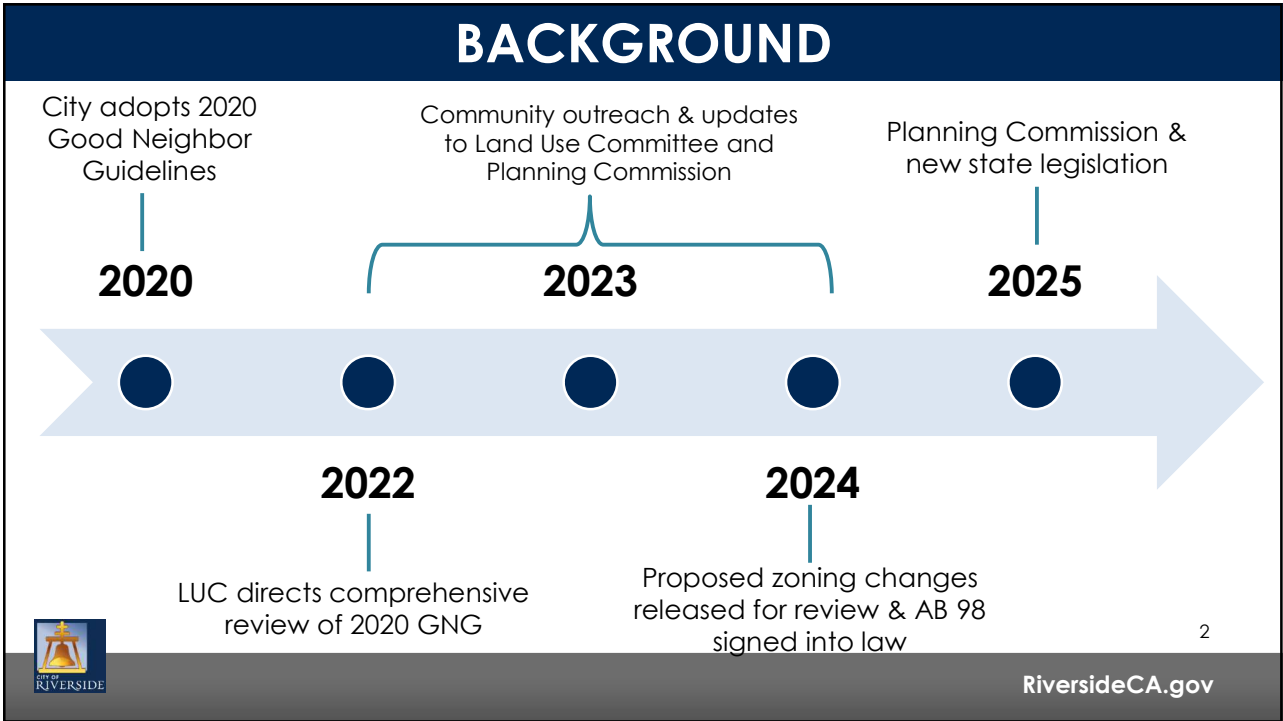
UPDATE ON REVISIONS TO INDUSTRIAL DEVELOPMENT STANDARDS

Community & Economic Development Department

City Council
August 19, 2025

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BACKGROUND

- **May 20, 2025 – City Council Meeting**
 - Overview of proposed text amendments affecting industrial development
 - Update on recent legislative activity
 - AB 98 (2024), SB 415 & AB 735 (2025)
 - Options moving forward

**CITY COUNCIL
DIRECTION**



**Pause effort to
monitor legislative
activity & return with
an update**



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WHAT YOU NEED TO KNOW

- Our existing industrial development regulations limit the **quantity** and **scale** of development based on how close it is to **residential**.
- Existing regs **generally exceed** those in AB 98, but some minor changes are needed to comply.
- Existing regs + AB 98 = the **New Baseline** for industrial development in Riverside, regardless of action today.




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NEW BASELINE		
	Existing Zoning Code	New Baseline (existing code + AB 98)
Applicability	All new industrial development	Logistics uses >250,000sf
Development Standards	Building size limits, setbacks, site design, screening	Increased: Landscaping, loading setbacks, green standards
Cumulative Sqft	None	None
Sensitive Receptors	Residential	Residential, Parks/open space, schools, hospitals, etc.
Truck Routes	None	Required; avoid sensitive receptors
Compliance Date	None	Jan. 1, 2026

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PENDING LEGISLATION



- AB 735 and SB 415 introduced February 2025
- Changes to AB 98 are minor, clean up
- **Substantive changes:**
 - January 2026 compliance may be excused for good faith effort to update circulation element
 - Large logistics uses limited to roadways that serve commercial, agricultural, and industrial uses
 - Logistics definition updated to exclude agricultural buildings

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PENDING LEGISLATION			
	Existing Zoning Code	New Baseline	Pending Legislation (AB 735 & SB 415)
Applicability	All new industrial development	Logistics uses >250,000sf	New logistics development >250,000sf
Development Standards	Building size limits, setbacks, site design, screening	Increased: Landscaping, loading setbacks, green standards	None
Cumulative Sqft	None	None	No changes
Sensitive Receptors	Residential	Residential, Parks/open space, schools, hospitals, etc.	No changes
Truck Routes	None	Required; avoid sensitive receptors	No changes
Compliance Date	None	Jan. 1, 2026	Grace period: good faith effort

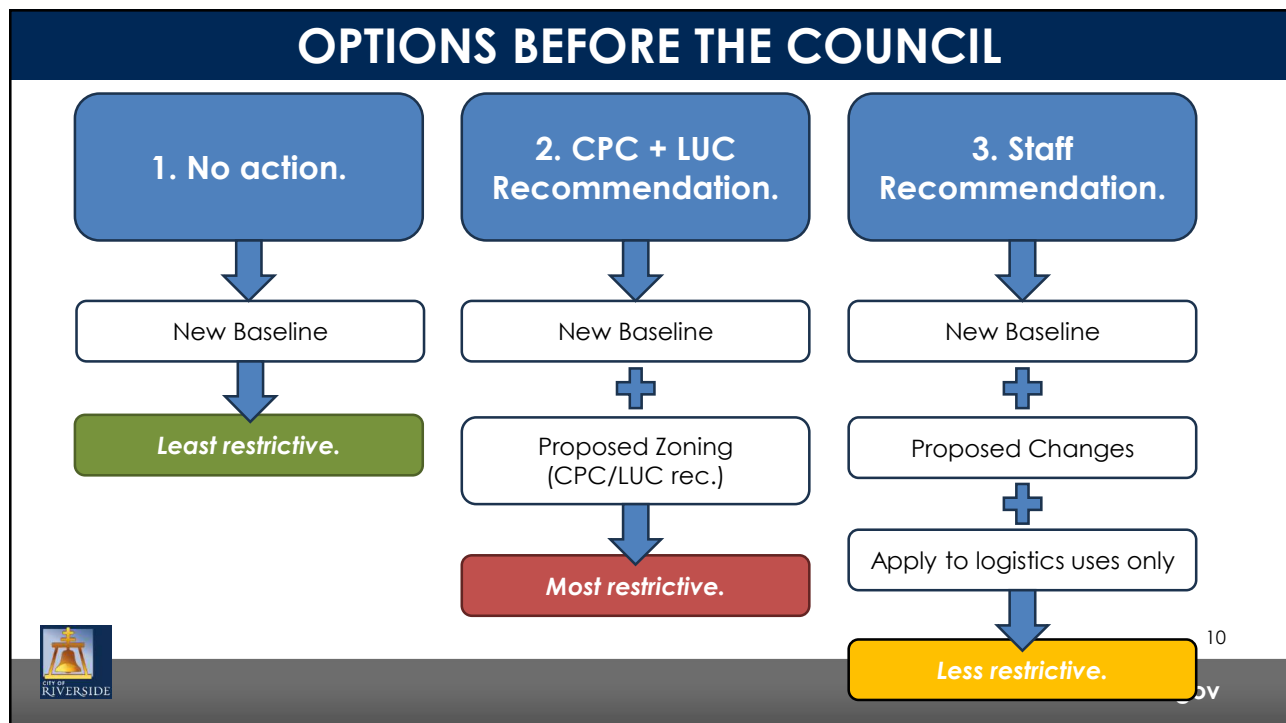
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WHAT YOU NEED TO KNOW	
<ul style="list-style-type: none"> 2022 Land Use Committee + 2025 Planning Commission recommendations + community input = Proposed Changes. Compared to the New Baseline, the Proposed Changes are more restrictive. <ul style="list-style-type: none"> Further limits scale and quantity of development based on proximity. Proximity-based development limits apply to more areas. Other changes to process and permit requirements. 	

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CPC/LUC RECOMMENDATION			
	New Baseline	Proposed Zoning (CPC/LUC rec.)	Pending Legislation (AB 735 & SB 415)
Applicability	Logistics uses >250,000sf	All new industrial development, OR, logistics uses only	New logistics development >250,000sf
Cumulative Sqft	None	Decreased: Less overall development	None
Sensitive Receptors	Residential, Parks/open space, schools, hospitals, etc.	No Change	No changes
Truck Routes	Required; avoid sensitive receptors	No Change	No changes
Compliance Date	Jan. 1, 2026	No Change	Grace period: good faith effort
Development Standards	Increased: Landscaping, loading setbacks, green standards	Increased: Setbacks, smaller buildings, green standards	No changes

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RECOMMENDATIONS

That the City Council:

- 1. Receive and file** an update on the City's industrial development regulations including an update on recent legislative activity affecting warehousing and distribution facilities; and
- 2. Provide** staff with policy direction on changes for future consideration.



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Reference Slides



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NEW BASELINE



Update Zoning ordinance to address AB 98 requirements:

- Wall height provisions
- Landscaping, & green building code requirements
- Loading bay, docks, truck wells, setback and buffer requirements
- Establish truck routes per the Circulation Element



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COMPARISON MATRIX - DETAIL

COMPARISON MATRIX				
Development Regulation	City of Riverside EXISTING Regulations	City of Riverside PROPOSED Regulations	AB 98 and Proposed Amendments (SB 415 and AB 735)	City's PROPOSED Amendments Meet or Exceed AB 98
Regulations Applicability	Any new or expanded Industrial development <i>regardless of size</i> adjacent to a residential zone or use	Any new or expanded Industrial development <i>regardless of size</i> adjacent to a <u>sensitive receptor</u>	New or expanded logistics use buildings 250,000 sq. ft. or larger adjacent to sensitive uses	Exceed
Sensitive Receptor Definition	Not addressed	A residential zone or use; K-12 public, private and charter schools; designated parks and open space; adult and child day care facilities; assisted living facilities; and hospitals	Residence, school, daycare facility, publicly owned parks, nursing homes & hospitals	Exceed
Maximum Building Height	35 feet if within 200 ft of a residential zone or use 45 ft all other locations	35 feet if within 200 ft of a sensitive receptor 45 ft all other locations	Not addressed	Exceed
Maximum Building Size	10,000 sq. ft. - 100,000 sq. ft. depending on proximity to residential zone or use (within 800 ft)	10,000 sq. ft. - 400,000 sq. ft. depending on proximity to sensitive receptor (within 1,500 ft)	Not addressed	Exceed
Health Risk Assessment (HRA) Preparation	Requires preparation of HRA if project site 1,000 ft of a residential zone or use	Requires preparation of HRA if project site 1,000 ft of a sensitive receptor	Not addressed	Exceed
Project Notification Requirements	Any industrial development: 300 feet notification to property owners; CUP = Newspaper publication	Any new warehousing & distribution development: 2,640 feet notification to property owners & tenant occupants CUP = Newspaper publication Notice of Filing sign be posted at the project site	Not addressed	Exceed
Maximum Number of Allowed Buildings	Not addressed	Tiered FAR ratios: 1) distance to a sensitive receptor 2) size of the parcel 3) underlying zoning designation	Not addressed	Exceed



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COMPARISON MATRIX - DETAIL

COMPARISON MATRIX				
Development Regulation	City of Riverside EXISTING Regulations	City of Riverside PROPOSED Regulations	AB 98 and Proposed Amendments (SB 415 and AB 735)	City's PROPOSED Amendments Meet or Exceed AB 98
Building Efficiency & Construction Standards	Not addressed	Meet CA Green Building Code, cool surface treatments, use of CARB Tier 4 equipment during construction, solar ready roofs, solar panel installation for buildings > 100,000 sq. ft.	Meet CA Green Building Code, Zero-Emission forklifts by 2030, advanced smart metering, proportion of EV charger ready & EV charger installed parking spaces, high-efficiency ventilation	Will Address with Ordinance
Loading Bay Setbacks	No setback. Loading bays must be situated away from residential properties or uses and be fully screened	No change	Building < 250k sq. ft. – no setback Building > 250k sq. ft. – 300 ft or 500ft setback from adjacent sensitive receptor	Will Address with Ordinance
Establishment of Truck Routing Plan	The City does not regulate. Various vehicle weight and axle restrictions apply for certain roadways throughout the City.		Prior to Certificate of Occupancy, applicant must provide approved truck routing plan per the established truck routes	Will Address with Ordinance
Building Siting Criteria	Not addressed; General Plan and Zoning control	Not addressed; General Plan and Zoning control	Requires new logistics uses to be located on specific roadways like arterial roads, collector roads, major thoroughfares, local roads which predominately serve commercial, agricultural, and industrial uses	Will Address with Ordinance
Update to General Plan Circulation Element	Not addressed	Not addressed	Prior to ~January 2026, the City must update its Circulation Element to establish truck routes	Will Address with 2050 General Plan Update



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COMPARISON MATRIX

	Existing Zoning Code	Proposed Zoning Code	AB 98	Pending Legislation (AB 735 & SB 415)
Development Standards	Building size limits, setbacks, site design, screening	Increased: Setbacks, smaller buildings, green standards	Increased: Landscaping, loading setbacks, green standards	No changes
Cumulative Sqft	None	Decreased: Less overall development	None	None
Sensitive Receptors	Residential	Add: Parks/open space, schools, hospitals, etc.	Residential, Parks/open space, schools, hospitals, etc.	No changes
Truck Routes	None	None	Required; avoid sensitive receptors	No changes
Compliance Date	None	None	Jan. 1, 2026	Grace period: good faith effort
Applicability	All new industrial development	All new industrial development, OR, logistics uses only	Logistics uses >250,000sf	New logistics development >250,000sf

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SENSITIVE RECEPTORS

Proposed Changes

- Incorporate new Sensitive Receptor definition throughout Title 19
 - A residential zone or use (existing)
 - K-12 public, private and charter schools
 - Designated parks and open space
 - Adult and child day care facilities
 - Assisted living facilities
 - Hospitals
- Expand all tiered land use protections when adjacent to any sensitive receptor



Effect

- More land will be subject to more restrictive development requirements due to being located near sensitive receptors



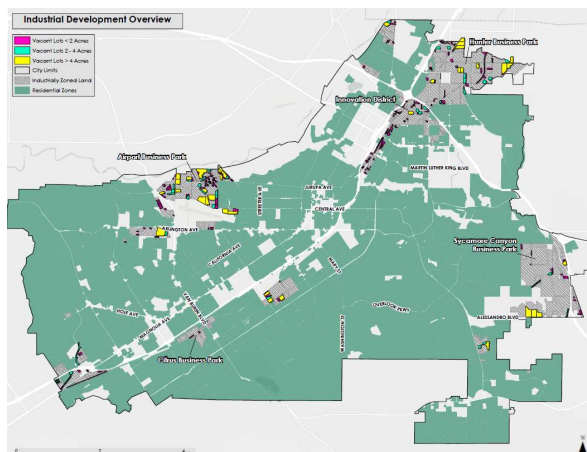
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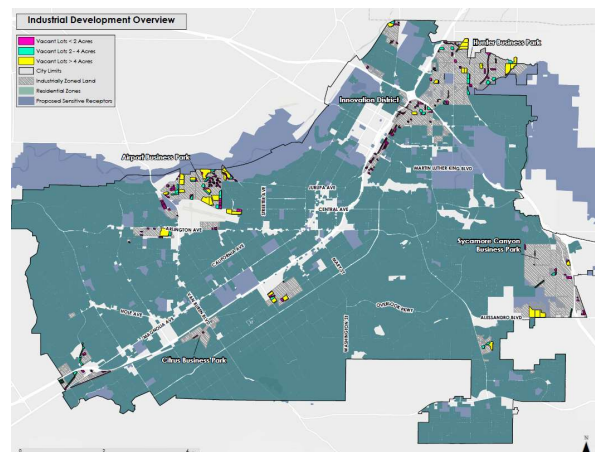
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SENSITIVE RECEPTOR AREAS

Existing



Proposed



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MAXIMUM BUILDING SIZE

Proposed Changes

- Tiered maximum building size protections apply based on proximity to any sensitive receptor
- Two new maximum building categories:
 - 800ft – 1,500 ft of SR= 400ksf
 - > 1,500 ft of SR = per FAR



Effect

- Maximum building size reduced for projects located 800-1,500 feet from sensitive receptor
- Current code may have allowed more depending on lot size



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NUMBER OF ALLOWED BUILDINGS

Proposed Changes

- New table will regulate allowable building density based on:
 - Distance of parcel to nearest sensitive receptor
 - Size of parcel
 - Underlying Zoning designation



Effect

- New table reduces the allowable building space for certain vacant parcels
- Overall development intensity of industrially zoned land will decrease



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PERMITTED LAND USES

Proposed Changes

- Prohibit warehouses 400k sf or greater in all industrial zones except General Industrial (I) zone



Effect

- Proposed warehousing & distribution facilities 400k sf or greater are limited to one Zoning district



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LANDSCAPING AND OPERATIONAL STANDARDS

Proposed Changes

- Increase in landscaping setbacks and new requirement for landscape buffering between SR and industrial building
- Sustainable construction practices and operational requirements for new warehousing & distribution facilities



Effect

- Landscaping provides natural gradient between adjoining uses
- Additional staff review effort to verify compliance



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PROJECT NOTIFICATION REQUIREMENTS

Proposed Changes

- Increase project notification radius from 300 feet to 2,640 feet (½ mile) for new warehousing & distribution facility projects
- Notify tenants of multi-tenant buildings
- On-site signage required to notify community



Effect

- Expands the extent and type of project notification compared to other land uses
- Additional community awareness of projects early on



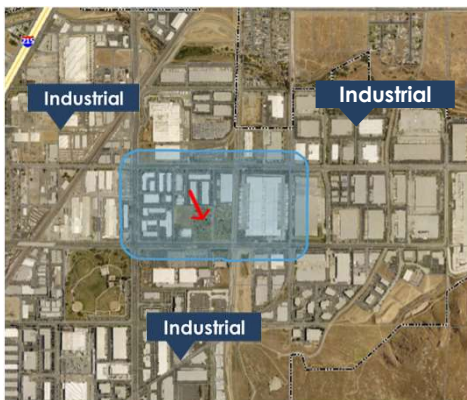
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PROPOSED NOTIFICATION REQUIREMENT

Example Project



Current: 300 feet
~100 properties notified



Proposed: 2,640 feet or ½ mile
~600 properties notified
(& apartment tenants)

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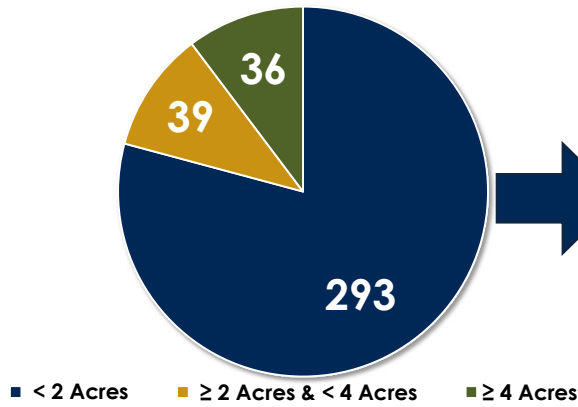


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FLOOR AREA RATIO ANALYSIS

Industrial Vacant Parcel Inventory



SUMMARY	
Total vacant sites	368
Existing Potential Buildout (SF)	37,144,184
Proposed Potential Buildout (SF)	21,518,454
% Change	-42%



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PROPOSED FAR VALUES

Distance from Sensitive Receptor	Lot Size								
	< 2 acres			2-4 Acres			> 4 Acres		
	BMP	I	AIR	BMP	I	AIR	BMP	I	AIR
< 200 feet	.50	.50	.60	.35	.35	.60	.25	.25	.60
< 800 feet	.75	.60	.60	.50	.50	.60	.35	.35	.60
< 1,500 feet	1.5	.60	.60	1.0	.60	.60	.75	.60	.60
> 1,500 feet	1.5	.60	.60	1.5	.60	.60	1.5	.60	.60



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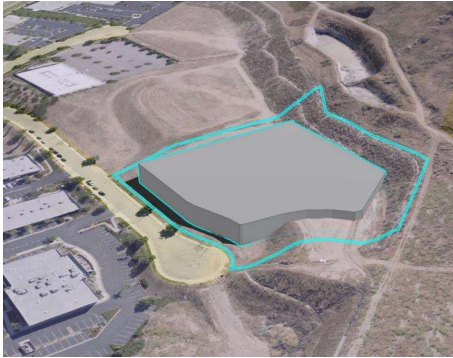
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FAR CHANGES – EXAMPLE

2 – 4 Acre Lot Within 200 feet of Sensitive Receptor

Current



Allowed FAR: 1.5 - Actual FAR: .55
Building Footprint: 87,968 sq. ft.

Proposed



Allowed FAR: 0.35 - Actual: 0.35
Building Footprint: 55,490 sq. ft.
Maximum individual building size: 10,000 sq. ft.²⁷



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FAR CHANGES – EXAMPLE B

2 – 4 Acre Lot Within 800 feet of Sensitive Receptor

Current



Allowed FAR: 1.5 - Actual FAR: .64
Building Footprint: 100,352 sq. ft.

Proposed



Allowed FAR: 0.5 - Actual: 0.5
Building Footprint: 78,133 sq. ft.
Maximum individual building size: 100,000 sq. ft.²⁸



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FAR CHANGES – EXAMPLE C

2 – 4 Acre Lot Within 1,500 feet of Sensitive Receptor

Current



Allowed FAR: 1.5 - Actual FAR: .55
Building Footprint: 78,164 sq. ft.

Proposed



Allowed FAR: 1 - Actual: 0.55
Building Footprint: 78,164 sq. ft.
Maximum individual building size: 400,000 sq. ft.

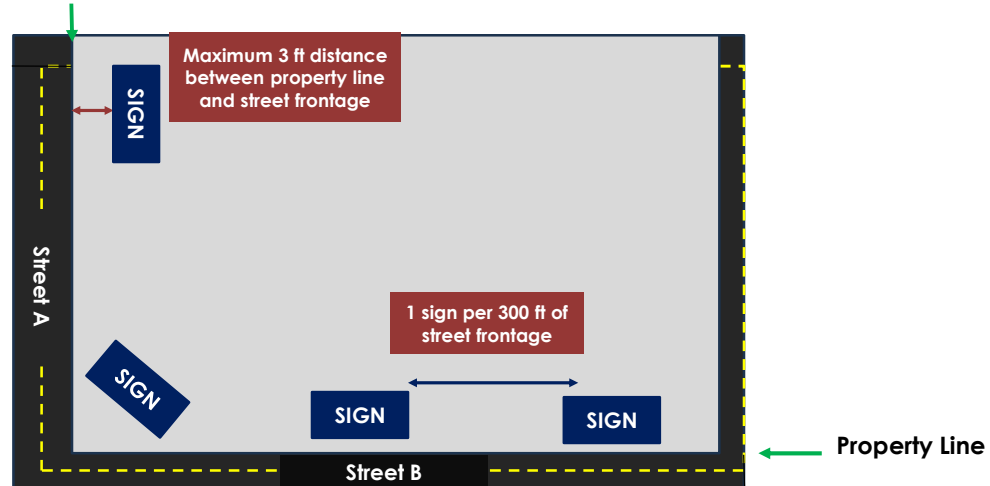


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PROPOSED NOTIFICATION REQUIREMENTS


Property Line




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NOTICE OF FILING EXAMPLE



City of Riverside logo must be published.



NOTICE OF FILING

NOTE: All font must be Century Gothic and shall be a minimum of 4 inches unless otherwise specified.

PROJECT NO: PR-2023-12345 (CONDITIONAL USE PERMIT)

PROPOSAL: Jane Doe of Fictious Company LLC. proposes a Conditional Use Permit for a major vehicle repair facility in the General Industrial (I) zone.

PROJECT LOCATION: 123 Imaginary Drive Riverside CA, 92501

APN: 123-456-789

APPLICANT: Jane Doe, (951) 123-4567, jdoe@riversideca.gov

FOR ADDITIONAL INFORMATION PLEASE CONTACT:

City of Riverside – Planning Division
3900 Main Street – 3rd Floor
(951) 826-5800
RiversideCA.gov/Planning

Public Hearing Information:

NOTE: Sign width must be 8 ft.

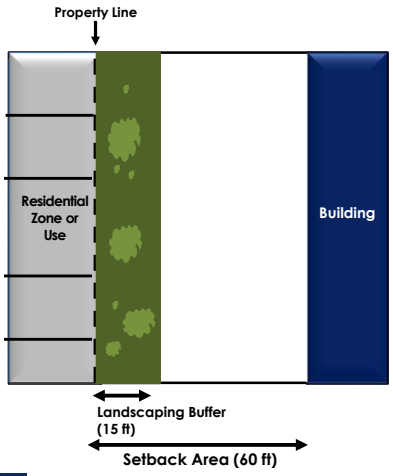
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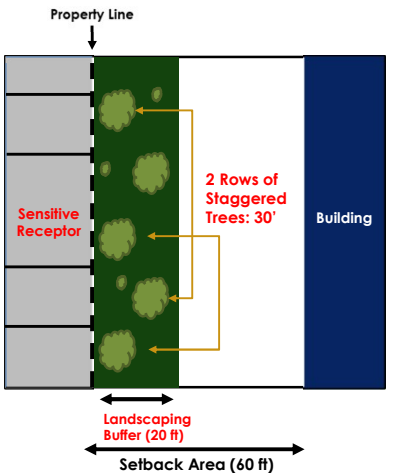
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REFERENCE SLIDE: LANDSCAPE BUFFER REQUIREMENTS

Current Standards



Proposed Standards

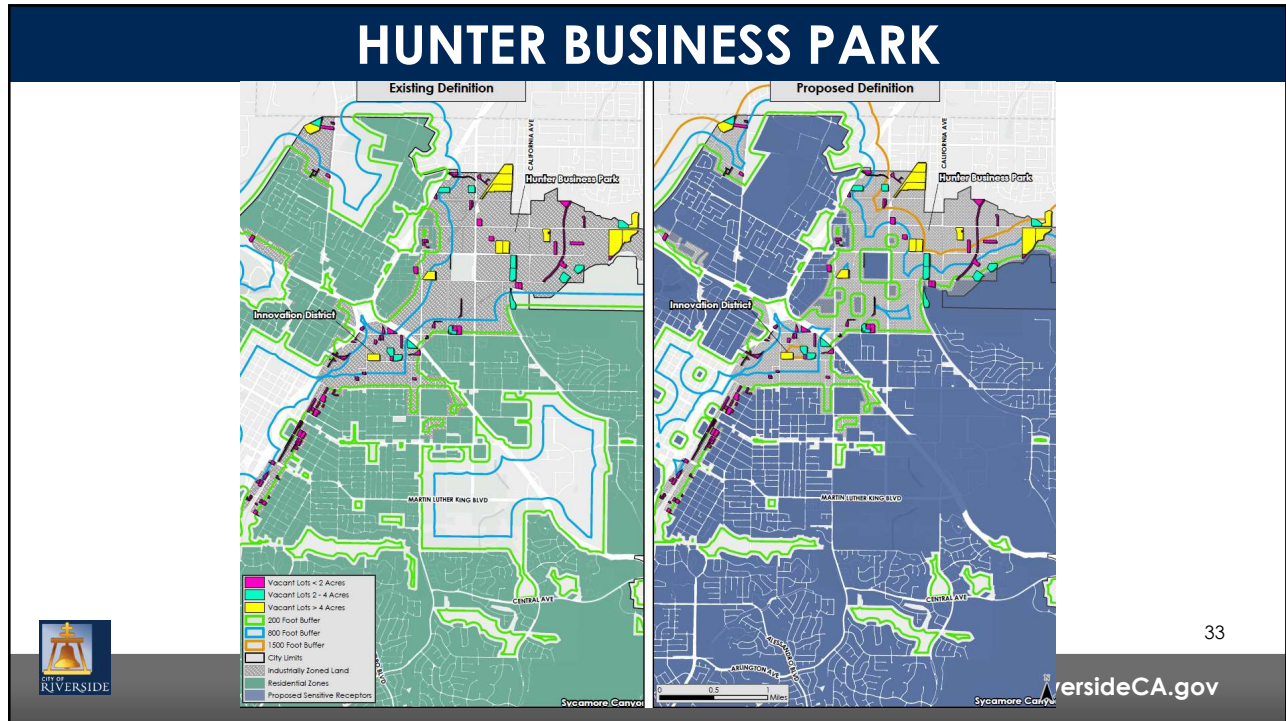




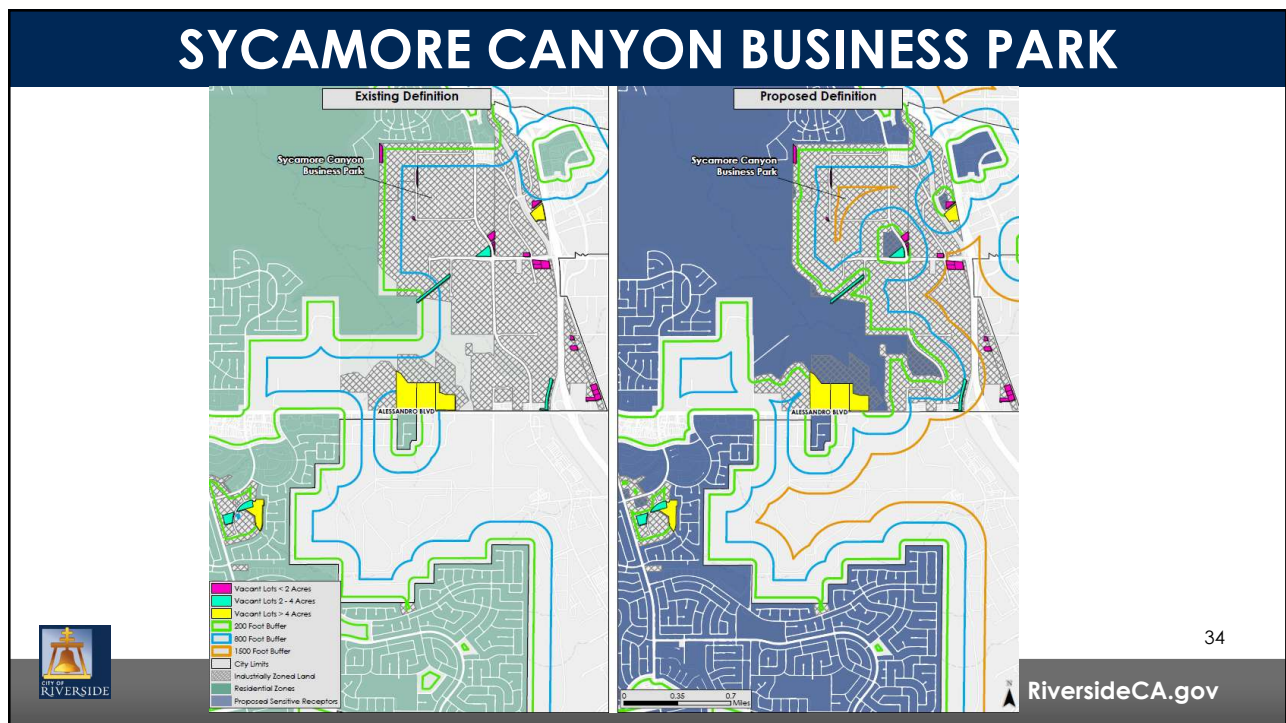
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