



# INDUSTRIAL DEVELOPMENT ZONING CODE AMENDMENTS

Community & Economic Development Department

Land Use Committee  
November 12, 2024



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## BACKGROUND



- 2020 Good Neighbor Guidelines amended including changes to Title 19 (Zoning)

- Request to review industrial development regulations
- Various updates presented to Committee
- Community outreach begins

- Ongoing community & Committee engagement
- Proposed policy changes identified
- Monitoring state legislation

- Proposed amendments released for stakeholder review
- New development in state legislation



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# BACKGROUND



## Updates since March 2023:

- Proposed amendments based on Committee direction finalized
- Stakeholders notified of proposed amendments for feedback
- Riverside recognized for its comprehensive industrial development regulations
- Two state bills (AB 1000 & AB 1748) died in committee
- AB 98 signed into law by Governor Newsom on 09/2024



# DISCUSSION

## Before you today:



1. Discussion of proposed amendments by policy topic
2. Key decision points for Committee consideration
3. Analysis of AB 98
4. Options moving forward



# OPTIONS MOVING FORWARD

**Option 1:**

- Proceed with the implementation of the proposed amendments as is, or with modifications.

**Option 2:**

- No changes. Existing development regulations remain.

**Option 3:**

- Alternative work path as recommended by the Committee.

**Option 4:**

- Pause for 6-9 months and monitor legislative activity. Update the Committee on any changes.



# PROPOSAL

**Proposed amendments will affect:**

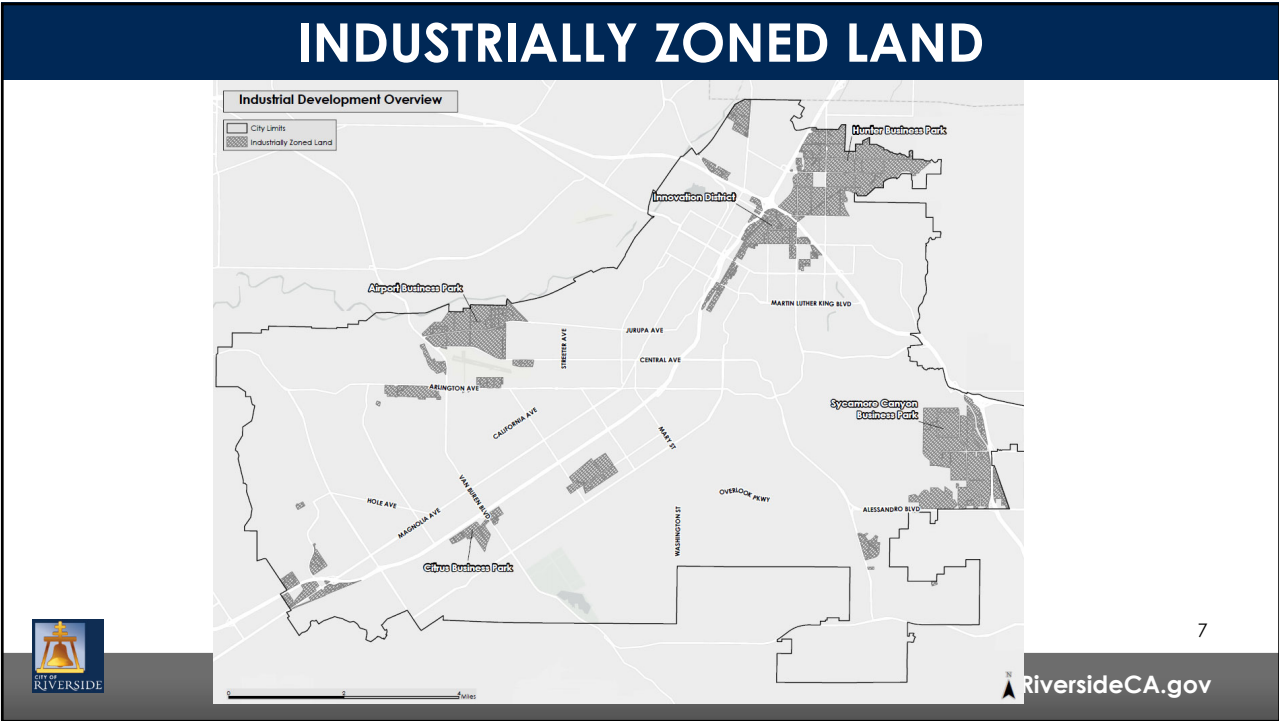
1. Sensitive receptor definition and protections;
2. Maximum building size;
3. Maximum number of buildings;
4. Permitted land uses;
5. Green building and construction practices;
6. Landscaping requirements; and
7. Project notification requirements

**Goal:**

- Align with community and Committee feedback
- Enhance sensitive receptor protections
- Increase project transparency and neighborhood compatibility

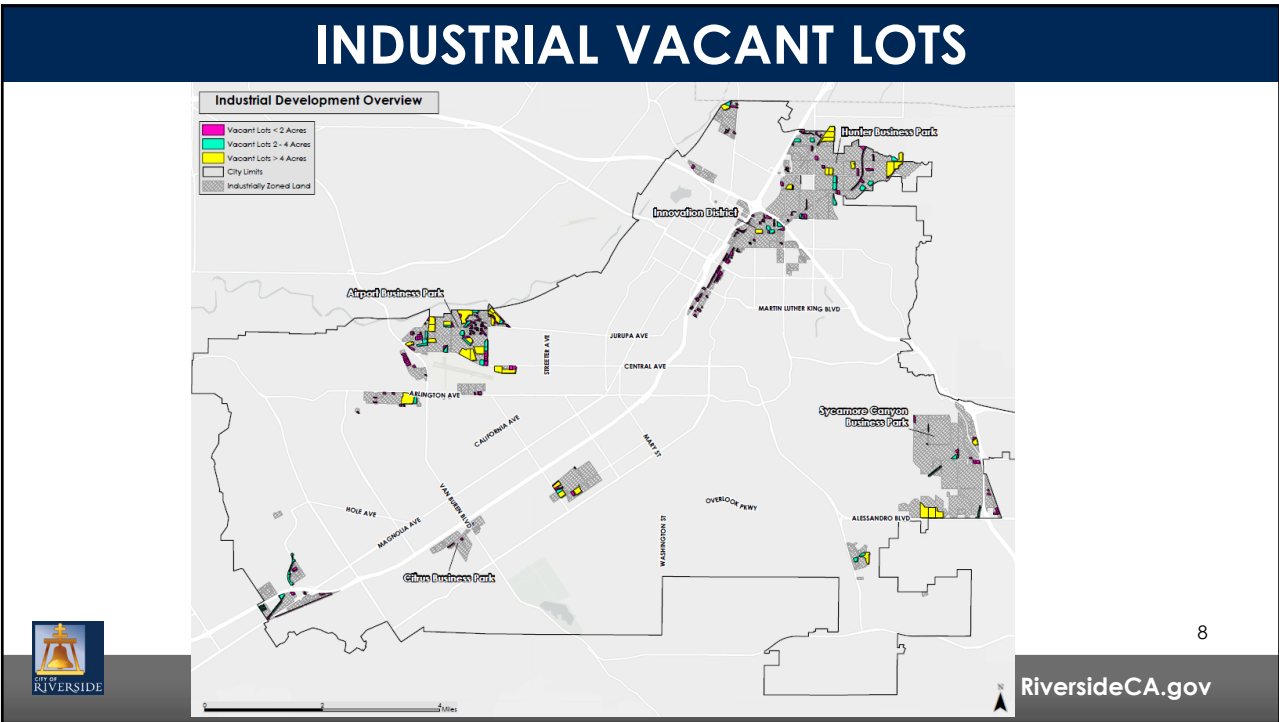


# INDUSTRIALLY ZONED LAND



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# INDUSTRIAL VACANT LOTS




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# SENSITIVE RECEPTORS

Definition	
<b>Current Code</b>	<ul style="list-style-type: none"> <li>No existing definition for sensitive receptor</li> <li>2020 GNG provides policy guidelines for warehousing and distribution facilities</li> <li>Inconsistency with Chapter 19.130 – “residential zone or use”</li> </ul>
<b>Proposed Amendment</b>	<ul style="list-style-type: none"> <li>New definition for “sensitive receptor”</li> </ul>
<b>Committee Decision Point</b>	<ul style="list-style-type: none"> <li>Keep or revise proposed sensitive receptor land uses?</li> </ul>

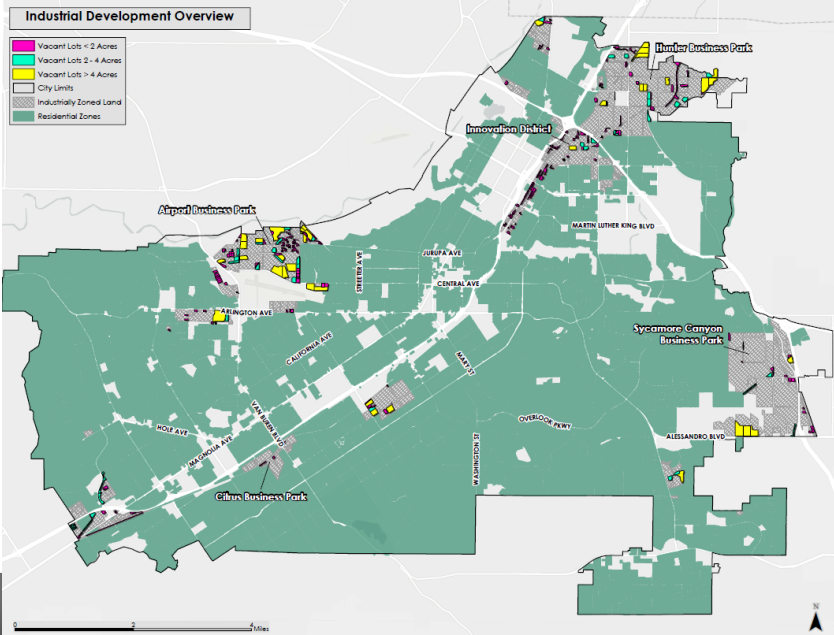




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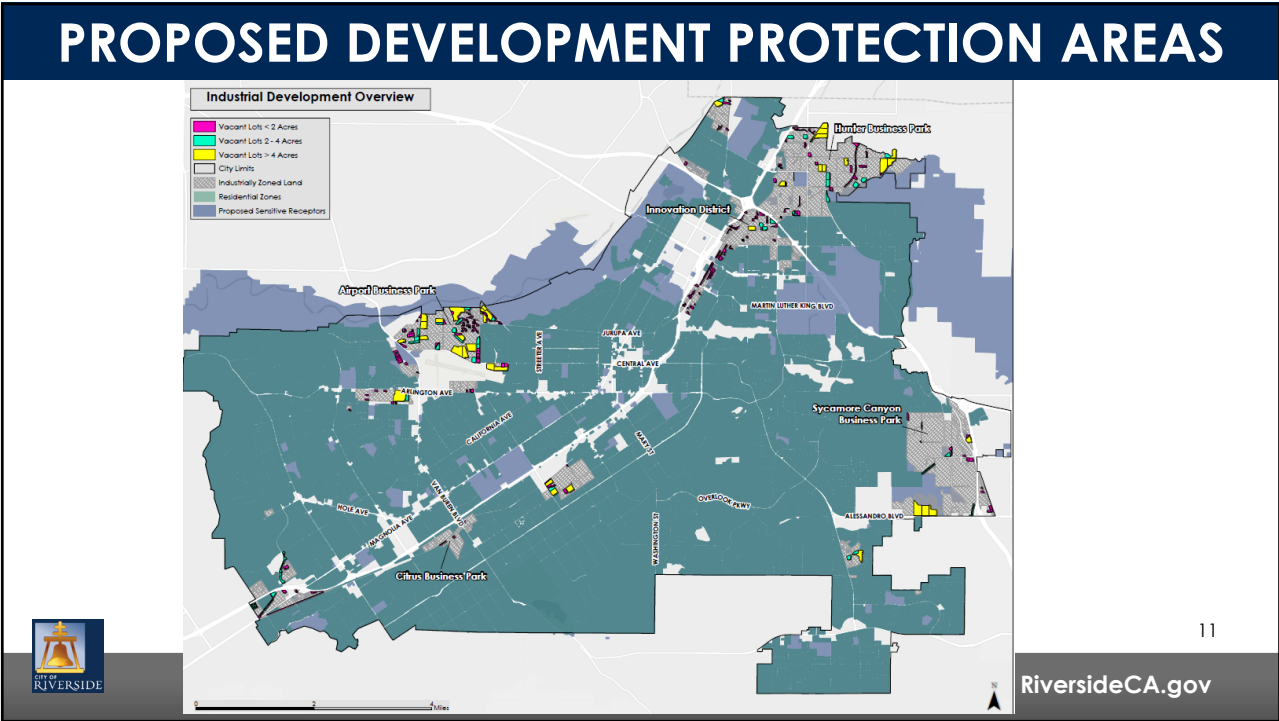
# CURRENT DEVELOPMENT PROTECTION AREAS

**Industrial Development Overview**

- Vacant Lots < 2 Acres
- Vacant Lots 2 - 4 Acres
- Vacant Lots > 4 Acres
- City Limits
- Industrially Zoned Land
- Residential Zones




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## SENSITIVE RECEPTORS

Protections	
<b>Current Code</b>	<ul style="list-style-type: none"> <li>Tiered development standards adjacent to a residential zone or use but not other sensitive land uses</li> <li>2020 GNG site location and operation standards based on warehouse size</li> </ul>
<b>Proposed Amendment</b>	<ul style="list-style-type: none"> <li>Sensitive receptor protections expanded to include other land uses matching new definition</li> <li>Update language throughout Title 19 for consistency</li> </ul>
<b>Committee Decision Point</b>	<ul style="list-style-type: none"> <li>Apply sensitive receptor protections to some or all development standards</li> </ul>

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# MAXIMUM BUILDING SIZE

<b>Current Code</b>	<ul style="list-style-type: none"> <li>&lt; 200 ft = 10,000 sq. ft.</li> <li>200 – 800 ft = 100,000 sq. ft</li> <li>&gt; 800 ft – controlled by lot size</li> <li>Adjacent to residential zone or use</li> </ul>
<b>Proposed Amendment</b>	<ul style="list-style-type: none"> <li>&lt; 800 ft = existing limits</li> <li>800 – 1,500 ft – 400,000 sq. ft.</li> <li>&gt; 1,500 ft and beyond – Controlled by lot size</li> <li>Adjacent to any sensitive receptor</li> </ul>
<b>Committee Decision Point</b>	<ul style="list-style-type: none"> <li>General feedback welcomed</li> </ul>



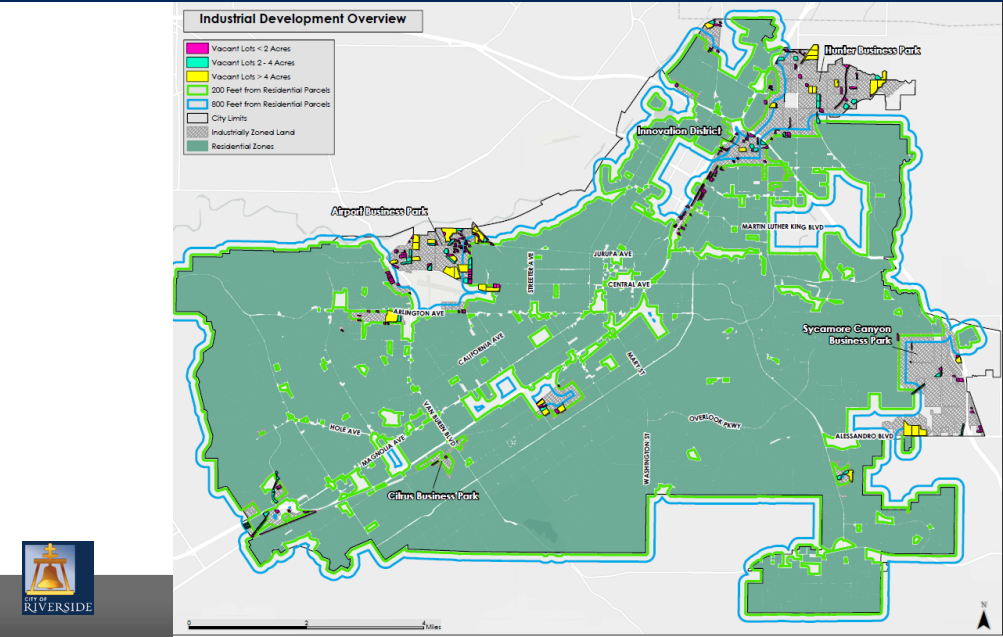
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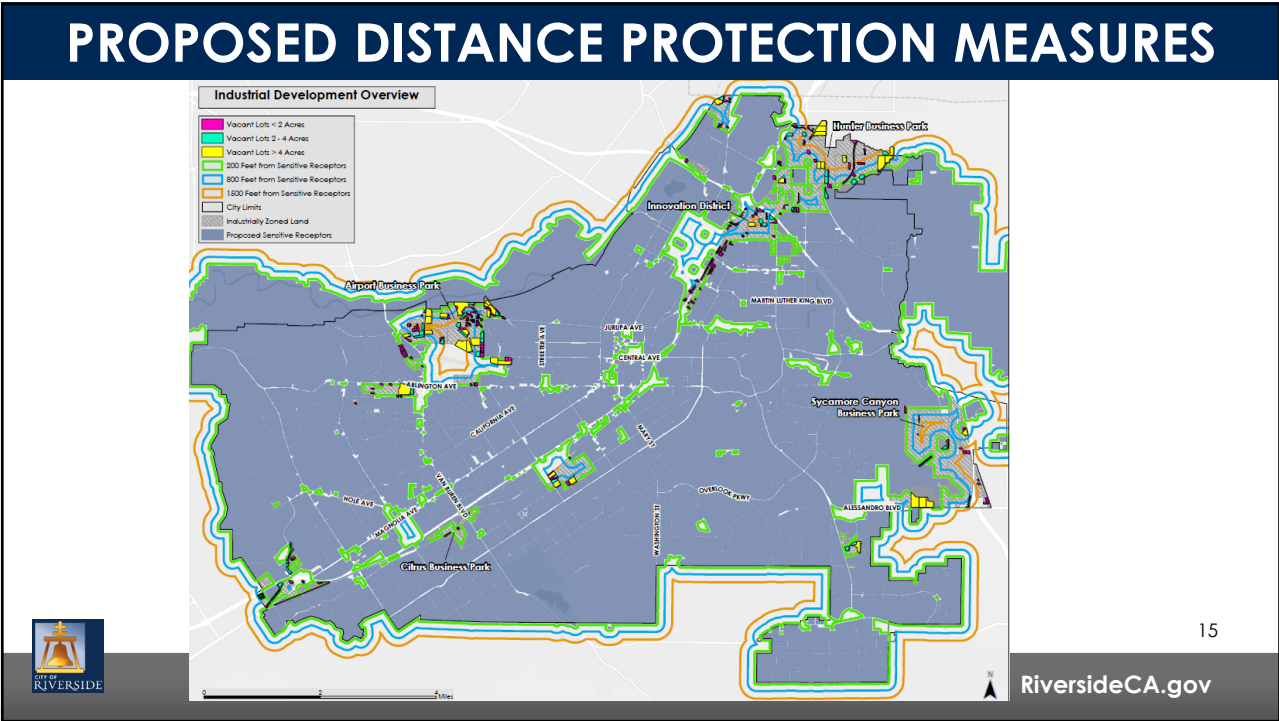
# CURRENT DISTANCE PROTECTION MEASURES



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# MAXIMUM NUMBER OF BUILDINGS

<b>Current Code</b>	<ul style="list-style-type: none"> <li>No limit on the number of buildings to preserve less intense uses</li> <li>Must meet Floor Area Ratio (FAR)</li> </ul>
<b>Proposed Amendment</b>	<ul style="list-style-type: none"> <li>Existing FAR is repealed</li> <li>New FAR table based on:                             <ul style="list-style-type: none"> <li>Distance to sensitive receptor</li> <li>Size of the parcel</li> </ul> </li> </ul>
<b>Committee Decision Point</b>	<ul style="list-style-type: none"> <li>General feedback welcomed</li> </ul>

### Current Code - Example

100,000 square foot lot

60,000 square feet cumulative building area

**FAR w/in 200 feet of Residential Zone**  
**FAR=0.6**  
 $100,000 \times 0.6 = 60,000$

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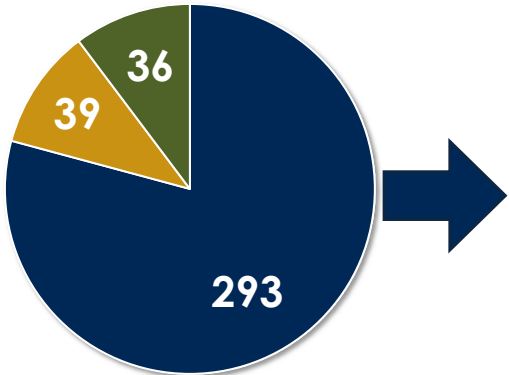
# PROPOSED FAR VALUES

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



# FLOOR AREA RATIO ANALYSIS

**Industrial Vacant Parcel Inventory**



■ < 2 Acres    ■ ≥ 2 Acres & < 4 Acres    ■ ≥ 4 Acres

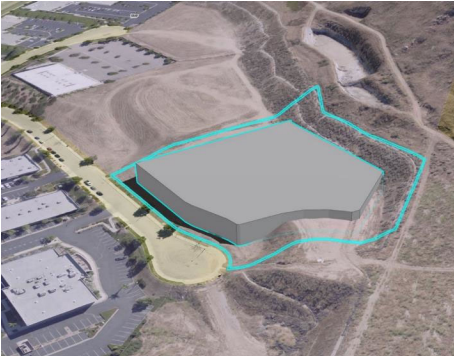
SUMMARY	
Total vacant sites	368
Existing Potential Buildout (SF)	37,144,184
Proposed Potential Buildout (SF)	21,518,454
% Change	-42%



# FAR CHANGES – EXAMPLE A

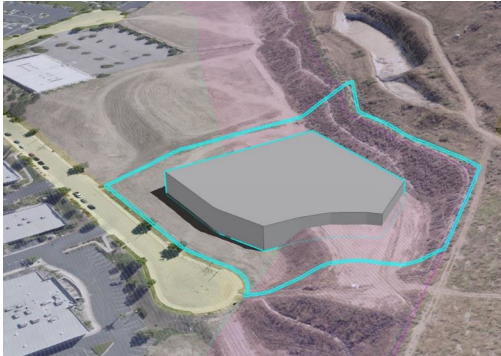
2 – 4 Acre Lot Within 200 feet of Sensitive Receptor

**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.**<sub>19</sub>

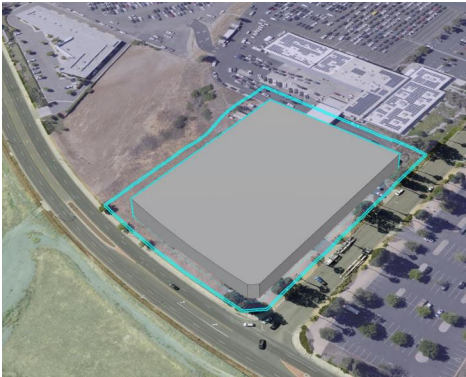


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# FAR CHANGES – EXAMPLE B

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.**<sub>20</sub>



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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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# BASE ZONES PERMITTED LAND USES

<b>Current Code</b>	<ul style="list-style-type: none"> <li>Various permit requirements for Warehousing and Distribution Facilities based on the building size</li> </ul>
<b>Proposed Amendment</b>	<ul style="list-style-type: none"> <li>&lt; 100k sq. ft. = existing permit requirements</li> <li>100k sq.ft. – 400k sq. ft. allowed subject to CUP</li> <li>&gt; 400k sq. ft. prohibited except in General Industrial (I) Zone with CUP</li> </ul>
<b>Committee Decision Point</b>	<ul style="list-style-type: none"> <li>General feedback welcomed</li> </ul>



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## LANDSCAPE BUFFER REQUIREMENTS

<b>Current Code</b>	<ul style="list-style-type: none"> <li>• Landscape setbacks required for front yard in all industrial zones</li> <li>• 15-foot landscape buffer adjacent to residential zone or use</li> </ul>
<b>Proposed Amendment</b>	<ul style="list-style-type: none"> <li>• Increase side and rear yard setback when adjacent to sensitive receptor</li> <li>• Landscape buffer required when adjacent to a sensitive receptor</li> </ul>
<b>Committee Decision Point</b>	<ul style="list-style-type: none"> <li>• Should the landscape buffer width be increased?</li> </ul>

### Proposed Standards

The diagram illustrates the proposed landscape buffer standards. It shows a vertical property line on the left, followed by a 'Sensitive Receptor' area. To the right of the receptor is a 'Landscaping Buffer (20 ft)' containing two rows of staggered trees with 30-foot spacing. Further right is a 'Setback Area (60 ft)' which leads to a 'Building'.

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## GREEN BUILDING & CONSTRUCTION PRACTICES

<b>Current Code</b>	<ul style="list-style-type: none"> <li>• Must meet CA Green Building Code</li> <li>• No requirements for alternative energy or sustainable construction practices</li> </ul>
<b>Proposed Amendment</b>	<ul style="list-style-type: none"> <li>• Introduce new alternative energy requirements and sustainable construction practices</li> <li>• May require additional staff time to review compliance</li> </ul>
<b>Committee Decision Point</b>	<ul style="list-style-type: none"> <li>• Keep or revise renewable energy requirements and sustainability construction practices?</li> </ul>

The icon depicts a stylized sun with a lightning bolt inside a circle, positioned above a green tree and a building with a gabled roof and windows.

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# PROJECT NOTIFICATION REQUIREMENTS

<b>Current Code</b>	<ul style="list-style-type: none"> <li>• 300 ft radius to property owners – Variance/MCUP</li> <li>• 300 ft &amp; publication in one newspaper cycle – Public hearing</li> <li>• No physical notification sign requirement</li> </ul>
<b>Proposed Amendment</b>	<ul style="list-style-type: none"> <li>• 1,000 feet for any new development requiring MCUP or CUP within BMP and I Zones</li> <li>• Multi-tenant notification required</li> <li>• On-site Notice of Filing Sign requirement</li> </ul>
<b>Committee Decision Point</b>	<ul style="list-style-type: none"> <li>• Keep or revise the proposed project notification requirements?</li> <li>• Existing notifications sufficient?</li> <li>• Revise distance requirement?</li> </ul>

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, [jdoo@riversideca.gov](mailto:jdoo@riversideca.gov)

**FOR ADDITIONAL INFORMATION PLEASE CONTACT:** Public Hearing Information:

City of Riverside – Planning Division  
3900 Main Street – 3<sup>rd</sup> Floor  
(951) 826-5800  
[RiversideCA.gov/Planning](http://RiversideCA.gov/Planning)

NOTE: Sign width must be 8 ft.

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# PROPOSED NOTIFICATION REQUIREMENT

## 1049 Spruce Street – Under Construction

**Current: 300 feet**  
**33 properties notified**

**Proposed: 1,000 feet**  
**87 properties notified**  
**(plus apartment tenants)**

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# PROPOSED NOTIFICATION REQUIREMENTS

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# ASSEMBLY BILL 98

## City Meets or Exceeds:

- Sensitive receptor definition
- Project applicability
- Maximum building size and height
- Health Risk Assessments

## Key Differences

- Landscaping buffer
- Building siting criteria
- Loading bay setbacks
- Circulation Element & truck routing plans

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# OPTIONS MOVING FORWARD

**Option 1:**

- Proceed with the implementation of the proposed amendments as is, or with modifications.

**Option 2:**

- No changes. Existing development regulations remain.

**Option 3:**

- Alternative work path as recommended by the Committee.

**Option 4:**

- Pause for 6 months and monitor legislative activity. Update the Committee on any changes.



# STRATEGIC PLAN ALIGNMENT

## ENVISION RIVERSIDE 2025 STRATEGIC PLAN

### Strategic Priority 3 - Economic Opportunity

Goal 3.1 – Facilitate partnerships and programs to develop, attract and retain innovative business sectors

### Strategic Priority 5 – High Performing Government

Goal 5.3 – Enhance communication and collaboration with community members to improve transparency, build public trust, and encourage shared decision-making..

#### Cross-Cutting Threads



Community Trust



Fiscal Responsibility



Sustainability & Resiliency



Equity



Innovation



# RECOMMENDATIONS

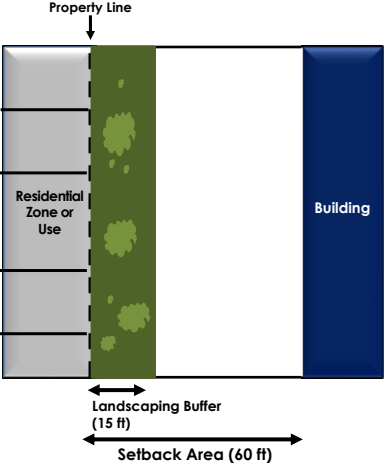
That the Land Use Committee:

- 1. RECEIVE AND FILE** an update on the proposed amendments to the City's industrial development regulations; and
- 2. PROVIDE** staff with direction to proceed with some, all or none of the proposed Zoning Code amendments.

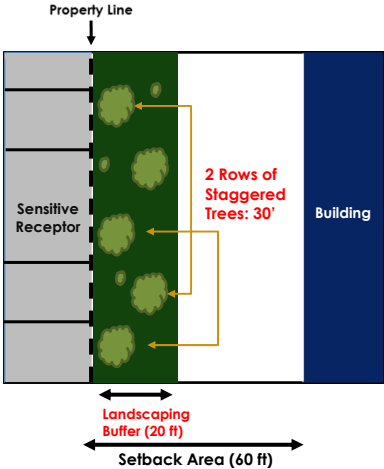


# REFERENCE SLIDE: LANDSCAPE BUFFER REQUIREMENTS

## Current Standards



## Proposed Standards

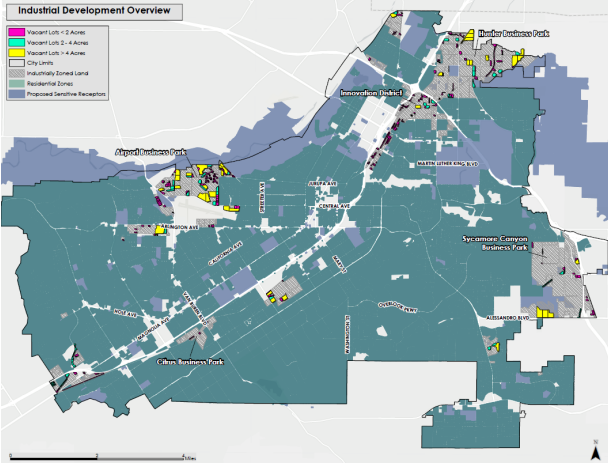
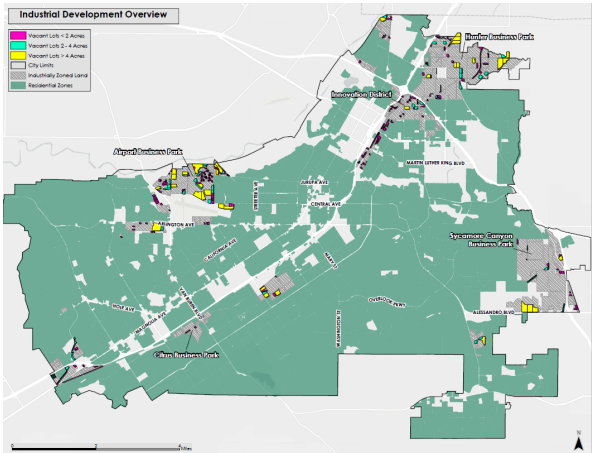




# DEVELOPMENT PROTECTION AREAS

Existing

Proposed



# HUNTER BUSINESS PARK

Existing Definition

Proposed Definition

