

**Land Use, Sustainability and Resilience Committee
March 13, 2023**

Warehousing & Distribution Facilities Regulations Matrix							
Policy Change	Committee Priority	Level of Effort	Primary Stakeholders	Next Steps	Timeframe	Lead Department(s)	Notes
PHASE 1 (12-18 months to complete)							
Neighborhood Compatibility							
Amend Development Standards/GNG 2020 to include protections for additional Sensitive Receptors, revise building size, FAR and other development limits	High	High	Community Developers Property Owners Environmental Groups	Analyze potential impacts of revised regulations Draft code language amending 19.130 to expand sensitive receptor protections. Hold community meetings to obtain feedback on proposed changes. Present proposed changes to the Planning Commission & City Council.	12-18 months	Planning	Current development standard protections apply to industrially zoned parcels abutting or adjacent to residentially zoned parcels or land. Other sensitive
Transparent Processes							
Revised outreach and notice procedures (timing, method, community meetings, etc.)	High	Low	Community Groups	Draft code language amending project notice radius for discretionary and nondiscretionary projects. Initiate outreach efforts to establish notification radius. Present proposed changes to the Planning Commission & City Council.	<i>4-6 months</i>	Planning	Pending adoption of Citywide Community Engagement Policy
Community Benefits							
Require Development Agreement (DA) for developments of specified size	Moderate	Low	Community Developers Property Owners Environmental Groups	Initiate outreach efforts to obtain feedback on benefits nexus. Develop a policy framework, proposed code language and process outline based on feedback. Present proposed changes to the Planning Commission & City Council.	<i>6-8 months</i>	City Attorney's Office/City Manager's Office/ Planning	Can overlap with development of Phase 1
Sustainable Development							

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Develop enhanced sustainable building and development standards (LEED, Solar, Construction Equipment, etc.)	Moderate	Low	Developers Design Professionals	Reach out to developers to discuss feasibility of LEED certification. Draft and introduce new Sustainability section within Title 19. Bring before Planning Commission & City Council.	6 months	Building & Safety/Planning	
PHASE 2 (10 months to complete)							
Community Benefits							
Develop Community Benefits Ordinance	Moderate	High	All	Procure consultant and conduct study to establish nexus for community benefits. Initiate outreach efforts to obtain feedback on benefits nexus. Develop a policy framework, proposed code language and process outline based on feedback. Present proposed changes to the Planning Commission & City Council.	10 months	City Attorney's Office/City Manager's Office/ Planning	Can overlap with development of Phase 1
OPTIONAL - PHASE 3 OR PHASE 0* (18 months to complete)							
Land Use Prioritization							
Industrial Uses Cost-Benefit Analysis Study	Moderate	High	All	Option 1: Identify academic or research institution partner for collaborative opportunity to conduct study. Option 2: Work with City Manager's office to identify the scope of the research, draft RFP for consultant, identify City team to work alongside study. Identify key stakeholders to be involved in the process. Initiate community outreach efforts and establish academic partnerships. Receive committee direction throughout the process. Present findings to the City Council.	18 months	All	*Can be pursued in parallel or subsequently to Phases 1 and 2.