



## REPORT TO CITY COUNCIL

**To:** Honorable Mayor and Members of the City Council

**From:** Jason Simpson, City Manager

**Prepared by:** Damaris Abraham, Interim Assistant Community Development Director

**Date:** March 28, 2023

**Subject:** **Council Policy No. 400-16 – Good Neighbor Policy for Warehousing, Logistics, and Distribution Uses**

### **Recommendation**

Receive public comments, if any, and continue the item to April 25, 2023.

### **Discussion**

By Memorandum to City Manager Jason Simpson dated June 28, 2022, Councilmember Bob Magee outlined a “Proposed Good Neighbor Policy” to address issues regarding large warehouse/logistic centers near sensitive receptors such as residential structures, schools, day cares, hospitals, senior/assisted living homes, and outdoor recreational areas. The stated purpose and intent of the Good Neighbor Policy is to “... preserve the City Council’s vision and our 2040 plan.”

At the July 26, 2022 City Council meeting, the City Council established a Council subcommittee that included Council Members Bob Magee and Steve Manos to work with City staff to develop recommendations regarding policies and standards for the Good Neighbor Policy.

At the February 14, 2023 City Council meeting, the City Council continued consideration of the Draft Policy to the March 28, 2023 meeting to allow time for the subcommittee to meet and get feedback from the Business Community and for the public to provide comments. The subcommittee met with the Business Community on March 3, 2023 to discuss the proposed Draft Policy and the recommended standards.

## Good Neighbor Policy

Comments received so far on the Draft Policy include: applicability of 250,000 sq. ft. (i.e. whether it should be limited to a single building), facility hours of operation, minimum setback requirements from sensitive receptors, and clarification on the definition of sensitive receptors.

In addition, City staff will continue to monitor relevant legislative initiatives, including AB 1000 (Reyes) that failed in the Senate in 2022 but is likely to be reintroduced this legislative session. The proposed legislation would apply to new facilities that are 100,000 square feet or larger and the requisite 1000-foot buffer could be reduced to 750 feet if developers commit to using zero-emission vehicles.

At this time, staff requesting the item to be continued to the April 25, 2023 City Council meeting to allow additional time to address all the comments received. The draft redlined policy has been attached to the staff report for reference and for discussion purposes.

### **Attachment**

Attachment 1 – Draft Good Neighbor Policy Redlined