

City of Rialto

*Council Chambers
150 S. Palm Ave.
Rialto, CA 92376*



Regular Meeting - Final

Thursday, September 25, 2025

REGULAR MEETING - 1:00 P.M.

Rialto City Hall, Council Chambers, 150 S. Palm Ave. Rialto CA 92376

Economic Development Committee

CALL TO ORDER**ROLL CALL****PUBLIC COMMENTS**

Any person wishing to address the Economic Development Committee on any items on the agenda, or any other matter, is invited to do so at this time. At the Committee's discretion, matters brought before the Committee that are not on the agenda may be referred to staff. (Government Code Section 54954.3(a)).

REVIEW/APPROVAL OF MINUTIES

None.

PRESENTATIONS

[EDC-25-0659](#) Gossett Real Estate - Foothill Larch Self-Storage

Attachments: [Foothill Larch Self-Storage - Powerpoint Presentation](#)

REPORTS/DISCUSSION ITEMS

[EDC-25-0660](#) Update on Design of Residential Streets Rehabilitation - Zone 3 Phase I, City Project No. 26083 and Update on Design of Residential Streets Rehabilitation - Zone 3 Phase II, City Project No. 26084.

Attachments: [Project Location Maps](#)

[EDC-25-0658](#) Zone Change Recommendations for Industrial-Residential Interface Areas

Attachments: [Industrial-Residential Interface Areas](#)

[Non-Renaissance Recommendations](#)

[Renaissance Renaissance](#)

UPCOMING MEETING/FUTURE DISCUSSION ITEMS**ADJOURNMENT**



City of Rialto

Legislation Text

File #: EDC-25-0659, **Version:** 1, **Agenda #:**

For the Economic Development Committee [September 25, 2025]

TO: Honorable Economic Development Committee Members

APPROVAL: Christina Taylor, Community Development Director

FROM: Daniel Casey, Principal Planner

Gossett Real Estate - Foothill Larch Self-Storage

DISCUSSION:

Gossett Real Estate, the applicant, proposes to develop a self-storage facility on 5.14 acres of land located at the northwest corner of Foothill Boulevard and Larch Avenue within the Foothill Mixed Use Zone (FMUZ) of the Foothill Central Specific Plan.

Features of the proposed development include:

- 3 self-storage buildings
- 1 office/management building
- 8 parking spaces
- Perimeter walls
- Abundant perimeter landscaping
- Contemporary commercial architecture

The proposal will require Planning Commission approval of a Conditional Development Permit and a Precise Plan of Design. The applicant will also be required to submit the necessary environmental documentation, in accordance with the California Environmental Quality Act (CEQA).

RECOMMENDATION:

Staff recommends that the EDC review the proposal and provide comments to the applicant and staff.

Attachments:

1. Foothill Larch Self-Storage - Powerpoint Presentation

Rialto Self Storage

Re-Entitlement Proposal

A Gossett Real Estate Development

About Us

- Family-owned, Southern California based
- Specialize in self-storage development / operations
- Proven track record with multiple facilities
- We hold all of our assets long term - deeply invested community partners



Moreno Valley Storage
24897 John F Kennedy Dr,
Moreno Valley, CA 92551



AAA All American Storage
14918 Foothill Blvd,
Fontana CA 92335



Eastvale Storage
14555 Chandler St,
Corona, CA 92880



AAA All American Storage
505 S. Mountain Ave,
Ontario CA 91762

Site History / Proposal

The 5-acre flag-shaped lot at 1100 Foothill Blvd is entitled for a 3-acre self-storage facility and a 2-acre drive-through restaurant. The landowner's original retail tenant has withdrawn, leaving the site without a replacement thus driving a sale. As the prospective buyer, we seek approval to re-entitle the full 5 acres exclusively for self-storage development.

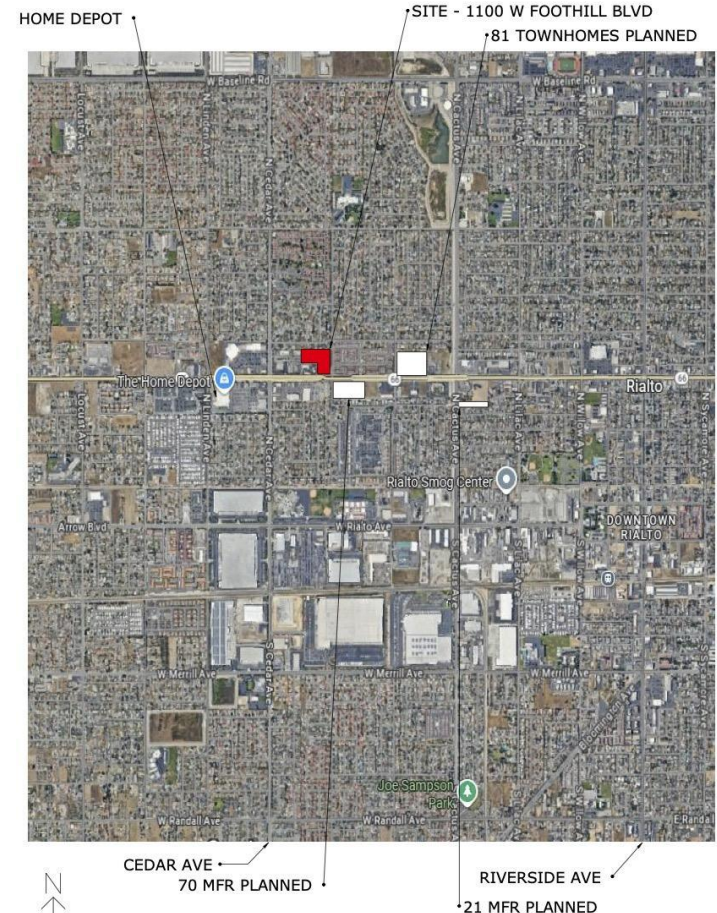
Our goal is to:

- Re-entitle the entire 5-acre property for self-storage use
- Complete \$1M+ in required public infrastructure improvements
- Deliver a modern, low-impact project that completes this corridor

Site Summary

- **Address:** 1100 Foothill Blvd, Rialto CA
- **APN:** 0128-571-26-0000
- **Size:** 5 acre flag lot
- **Major Cross Streets:** Foothill Blvd & Larch Ave
- **Zoning:** Foothill Central Specific Plan - Foothill Mixed-Use Zone (FMUZ)
- **Adjacent Uses:**
 - North: Residential
 - South: Foothill Blvd
 - East: Larch Ave
 - West: FMUZ

EXHIBIT 1 - VICINITY MAP



Project Challenges

- Requires \$1M+ in offsite improvements (600+ ft storm drain, pumps, paving) to address Foothill Blvd ponding issue
- Splitting the lot for both retail and self-storage is infeasible; one user bears full improvement cost, making projects unviable
- National drive-through tenant withdrew; landowner seeks to sell

Proposed Solution

- Re-entitle entire 5 acres for self-storage to achieve economic scale and fund improvements
- Developer commits to covering \$1M+ in infrastructure costs



Why Self Storage

- Significant market demand - existing facilities at capacity
- The proposed facility scale ensures financial feasibility to absorb public improvement costs
- Removes vacant land blight / completes shopping center
- Avoids vacancy risk after commercial tenant withdrawal
- Ensures timely development & community benefits

Benefits to the City

- **Infrastructure Improvements** - fully funded \$1M+ storm drain & paving to resolve ponding and enhance safety of Foothill Blvd
- **Low Impact Development**
 - Minimal traffic (<75 daily trips), along with a stable, low-maintenance land use

Site Data

Our Design

- 3 buildings totaling 130,800 sq ft
- Lot Coverage: 57.6%
- FAR: 0.61
- Landscaping: 19.7% of site
- Parking:
 - Required - 3 spaces
 - Provided - 9 spaces
- Setbacks: 20–31 feet depending on side

Supply Metrics

Self-Storage is in short supply within Rialto (national supply per capita average is 7.7 sf/person)

1 mile: 3.90 sf/person

3 mile: 6.29 sf/person

5 mile: 5.29 sf/person

PROJECT NAME
RIALTO SELF STORAGE
ADDRESS: 1100 W FOOTHILL BLVD
PARCEL #: 012857126
USE TYPE: SELF STORAGE FACILITY

BUILDING SQUARE FOOTAGES
BUILDING A (1 STORY): 45,000 S.F.
BUILDING B (1 STORY): 39,200 S.F.
BUILDING C (1 STORY): 43,000 S.F.
OFFICE/CARETAKERS (2 STORY): 3,600 S.F.
TOTAL BUILDING: 130,800 S.F.
TOTAL BUILDING FOOTPRINT: 129,000 S.F.

SITE SQUARE FOOTAGES
BUILDING AREA: 129,000 S.F. (57.6%)
LANDSCAPE: 44,202 S.F. (19.7%)
HARDSCAPE: 42,894 S.F. (19.1%)
DEDICATION: 7,989 S.F. (3.6%)
SITE AREA GROSS: 224,085 S.F. (5.14 AC)
SITE AREA NET: 216,096 S.F. (4.96 AC)
LOT COVERAGE: 57.6%
FAR: 0.61

BUILDING / SITE DATA

ZONE: FOOTHILL CENTRAL SPECIFIC PLAN
FOOTHILL MIXED USE ZONE
LOT COVERAGE ALLOWED: NO REQUIREMENTS
PERMITTED FAR: 4.0
CONSTRUCTION TYPE:

BUILDING A: TYPE IIB (SPRINKLERED)
BUILDING B: TYPE IIB (SPRINKLERED)
BUILDING C: TYPE IIB (SPRINKLERED)
OFFICE/CARETAKERS: TYPE VB
 (SPRINKLERED)

OCCUPANCY GROUP:

BUILDING A: S-1 (MODERATE HAZARD)
BUILDING B: S-1 (MODERATE HAZARD)
BUILDING C: S-1 (MODERATE HAZARD)
OFFICE/CARETAKERS: B (OFFICE) / R-3 (CARETAKER)

ADJACENT ZONES:

NORTH: RESIDENTIAL
SOUTH: FOOTHILL BLVD
EAST: LARCH AVE
WEST: FMUZ

SETBACKS PROVIDED

NORTH: 20'
SOUTH: 28'
EAST: 23'-10"
WEST: 31'-4"

APPLICANT INFO

GARRETT GOSSETT
GOSSETT REAL ESTATE INC
GARRETT@GOSSETTRE.COM
949-735-6041

PARKING

REQUIRED:

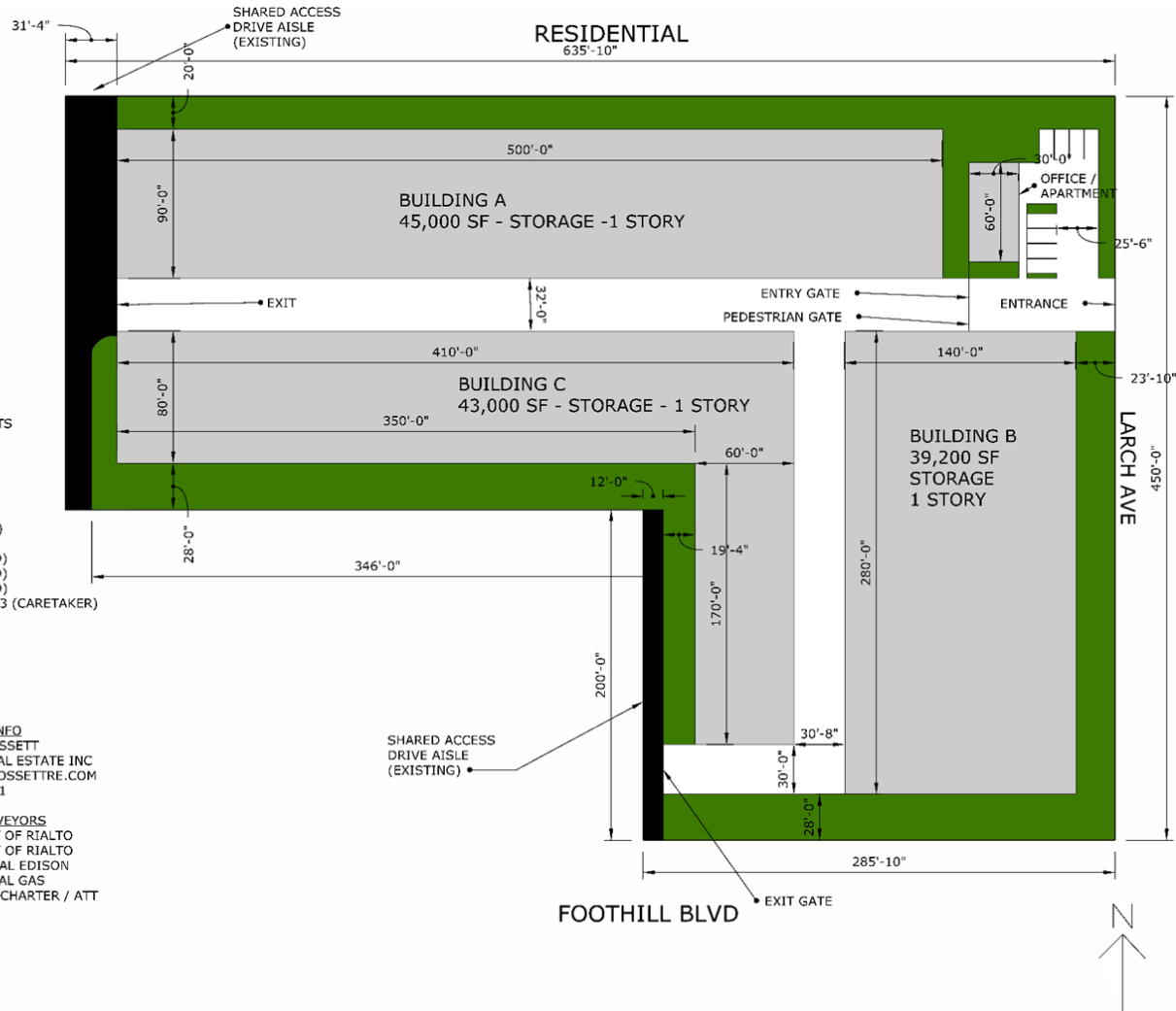
- 1 - HANDICAP
- 1 - OFFICE
- 1 - CARETAKERS
- 3 - TOTAL

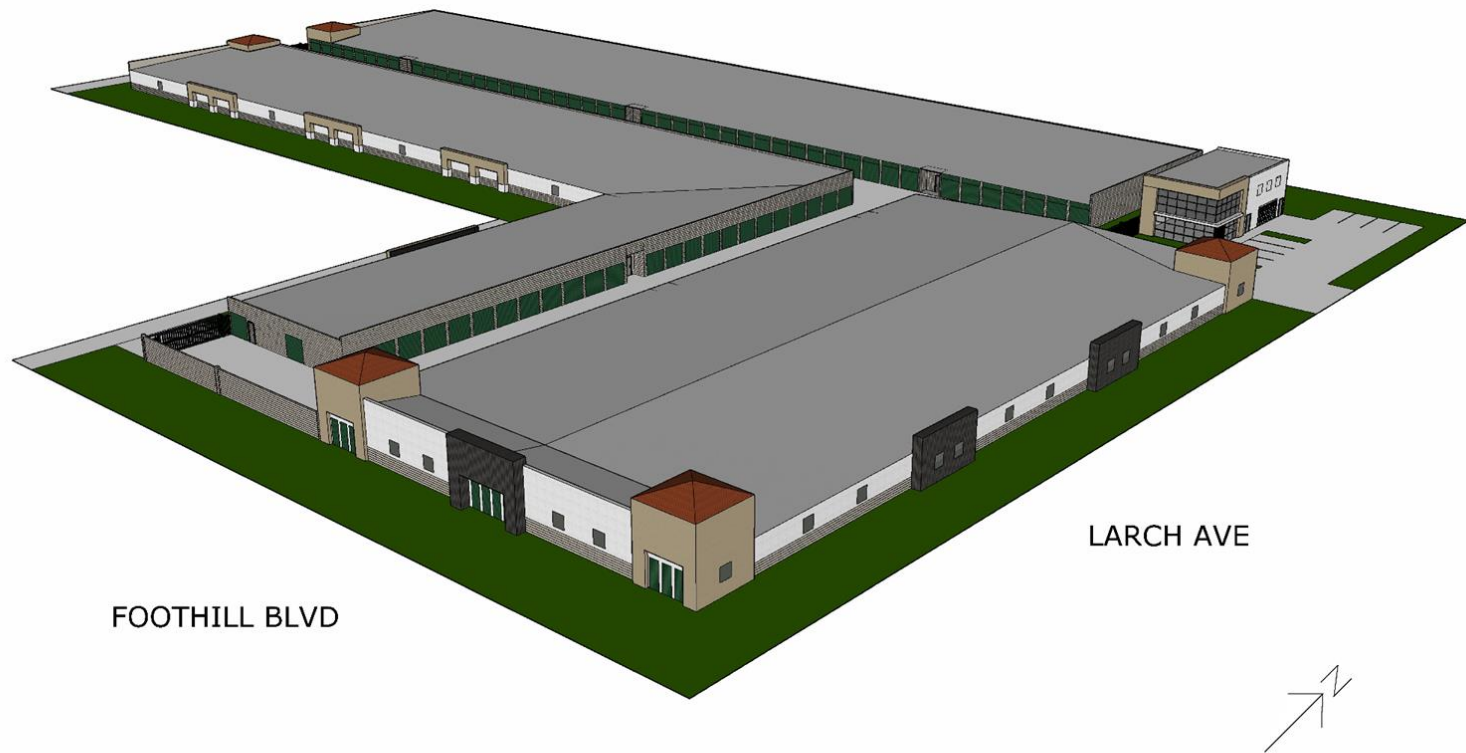
PROVIDED:

- 1 - HANDICAP
- 6 - OFFICE
- 2 - CARETAKERS
- 9 - TOTAL

UTILITY PURVEYORS

WATER: CITY OF RIALTO
SEWER: CITY OF RIALTO
POWER: SOCAL EDISON
GAS: SOCAL GAS
TELEPHONE: CHARTER / ATT

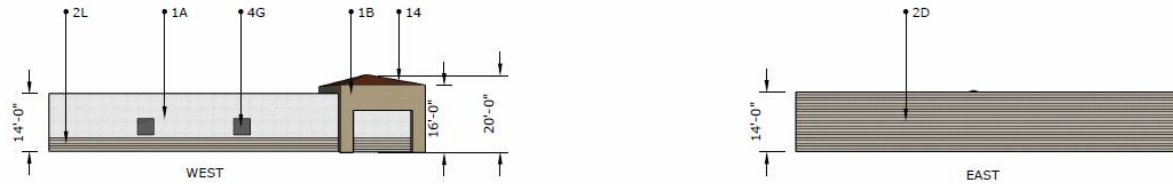
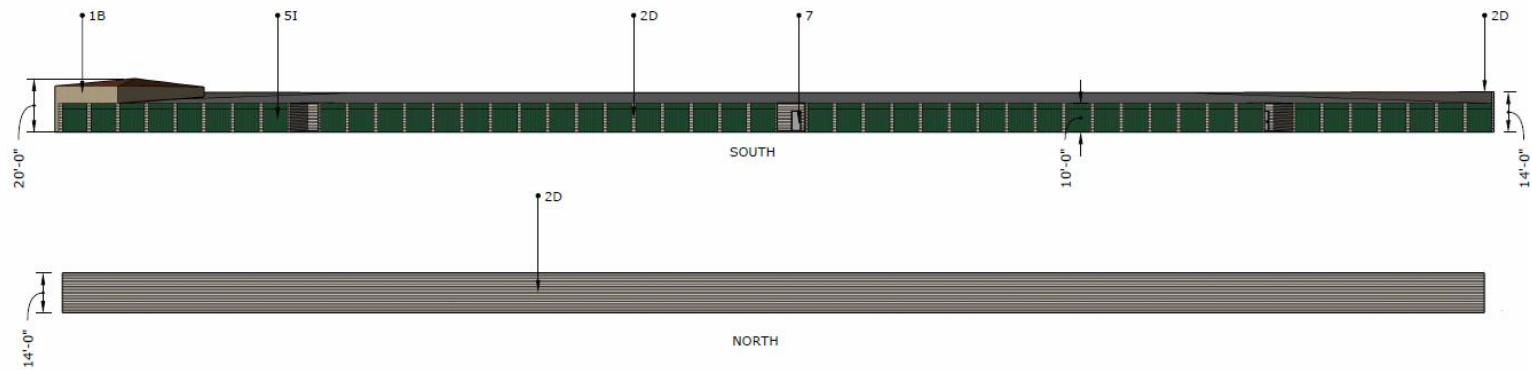




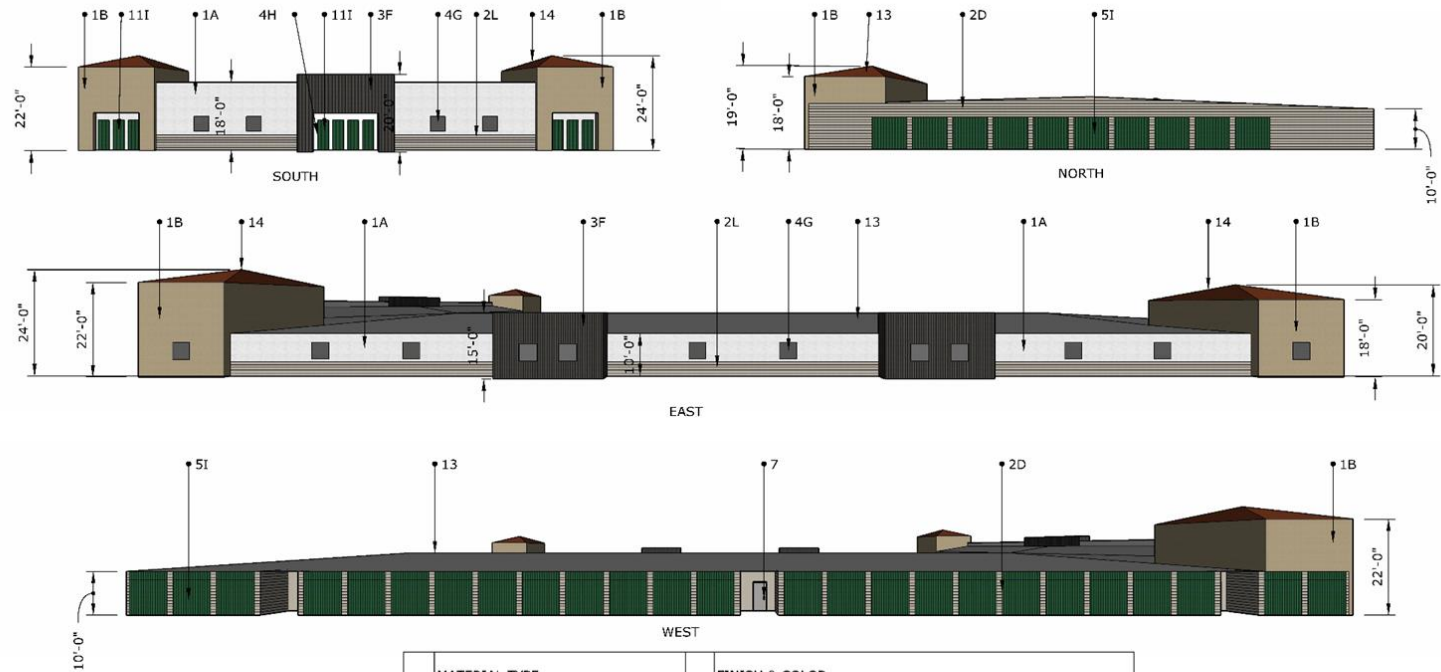
FOOTHILL BLVD

LARCH AVE

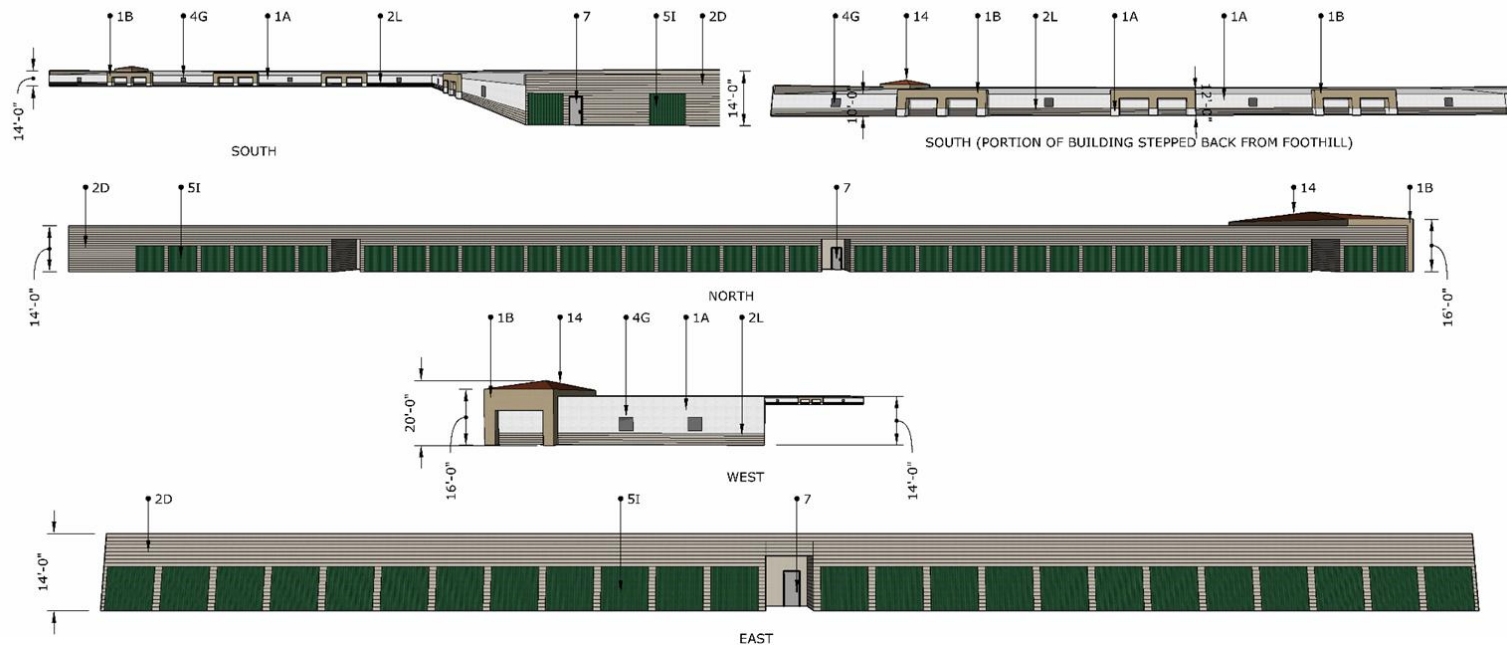




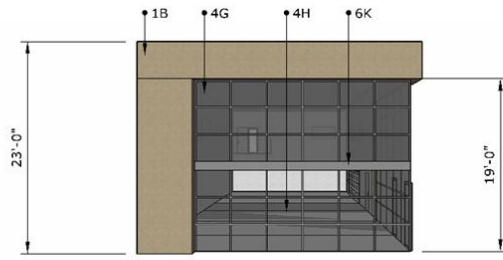
	MATERIAL TYPE		FINISH & COLOR
1	EXTERIOR CEMENT PLASTER	A	LA HABRA STUCCO - COLOR CRYSTAL WHITE OR SIM
2	CONCRETE MASONRY BLOCK	B	LA HABRA STUCCO - COLOR SILVERADO OR SIM
3	EXTERIOR METAL SIDING	C	SPLIT FACE BLOCK - COLOR TAN
4	EXTERIOR GLAZING	D	PRECISION BLOCK - COLOR TAN
5	ROLL UP METAL DOOR	E	MBCI MASTERLINE PANEL - COLOR DESERT SAND
6	ALUMINUM STOREFRONT	F	MBCI MASTERLINE PANEL - COLOR CHARCOAL
7	MAN DOOR	G	GLAZING - COLOR OPAQUE
8	GARAGE DOOR	H	GLAZING - COLOR SOLEX GREEN OR EQUAL
9	ENTRY / EXIT ROLLING GATE	I	JANUS INTERNATIONAL - COLOR FOREST GREEN
10	WROUGHT IRON FENCE	J	COLOR BLACK
11	FAUX ROLL UP DOORS	K	FACTORY FINISH
12	ILLUMINATED WALL SIGN	L	SPLIT FACE VENEER COLOR TAN OVER STUCCO
13	STANDING SEAM METAL ROOF		
14	CLAY 'S' TILE ROOF		



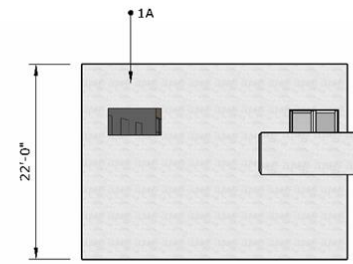
	MATERIAL TYPE		FINISH & COLOR
1	EXTERIOR CEMENT PLASTER	A	LA HABRA STUCCO - COLOR CRYSTAL WHITE OR SIM
2	CONCRETE MASONRY BLOCK	B	LA HABRA STUCCO - COLOR SILVERADO OR SIM
3	EXTERIOR METAL SIDING	C	SPLIT FACE BLOCK - COLOR TAN
4	EXTERIOR GLAZING	D	PRECISION BLOCK - COLOR TAN
5	ROLL UP METAL DOOR	E	MBCI MASTERLINE PANEL - COLOR DESERT SAND
6	ALUMINUM STOREFRONT	F	MBCI MASTERLINE PANEL - COLOR CHARCOAL
7	MAN DOOR	G	GLAZING - COLOR OPAQUE
8	GARAGE DOOR	H	GLAZING - COLOR SOLEX GREEN OR EQUAL
9	ENTRY / EXIT ROLLING GATE	I	JANUS INTERNATIONAL - COLOR FOREST GREEN
10	WROUGHT IRON FENCE	J	COLOR BLACK
11	FAUX ROLL UP DOORS	K	FACTORY FINISH
12	ILLUMINATED WALL SIGN	L	SPLIT FACE VENEER COLOR TAN OVER STUCCO
13	STANDING SEAM METAL ROOF		
14	CLAY 'S' TILE ROOF		



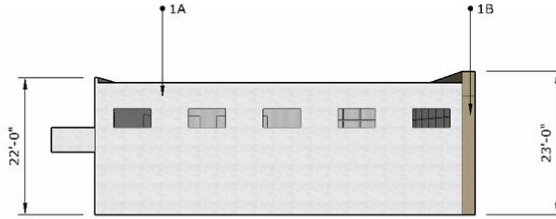
	MATERIAL TYPE		FINISH & COLOR
1	EXTERIOR CEMENT PLASTER	A	LA HABRA STUCCO - COLOR CRYSTAL WHITE OR SIM
2	CONCRETE MASONRY BLOCK	B	LA HABRA STUCCO - COLOR SILVERADO OR SIM
3	EXTERIOR METAL SIDING	C	SPLIT FACE BLOCK - COLOR TAN
4	EXTERIOR GLAZING	D	PRECISION BLOCK - COLOR TAN
5	ROLL UP METAL DOOR	E	MBCI MASTERLINE PANEL - COLOR DESERT SAND
6	ALUMINUM STOREFRONT	F	MBCI MASTERLINE PANEL - COLOR CHARCOAL
7	MAN DOOR	G	GLAZING - COLOR OPAQUE
8	GARAGE DOOR	H	GLAZING - COLOR SOLEX GREEN OR EQUAL
9	ENTRY / EXIT ROLLING GATE	I	JANUS INTERNATIONAL - COLOR FOREST GREEN
10	WROUGHT IRON FENCE	J	COLOR BLACK
11	FAUX ROLL UP DOORS	K	FACTORY FINISH
12	ILLUMINATED WALL SIGN	L	SPLIT FACE VENEER COLOR TAN OVER STUCCO
13	STANDING SEAM METAL ROOF		
14	CLAY 'S' TILE ROOF		



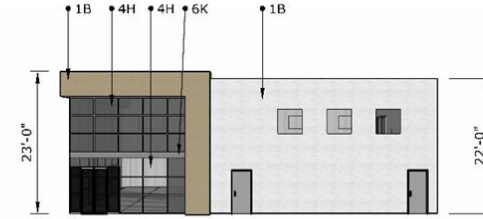
SOUTH



NORTH



WEST



EAST

	MATERIAL TYPE		FINISH & COLOR
1	EXTERIOR CEMENT PLASTER	A	LA HABRA STUCCO - COLOR CRYSTAL WHITE OR SIM
2	CONCRETE MASONRY BLOCK	B	LA HABRA STUCCO - COLOR SILVERADO OR SIM
3	EXTERIOR METAL SIDING	C	SPLIT FACE BLOCK - COLOR TAN
4	EXTERIOR GLAZING	D	PRECISION BLOCK - COLOR TAN
5	ROLL UP METAL DOOR	E	MBCI MASTERLINE PANEL - COLOR DESERT SAND
6	ALUMINUM STOREFRONT	F	MBCI MASTERLINE PANEL - COLOR CHARCOAL
7	MAN DOOR	G	GLAZING - COLOR OPAQUE
8	GARAGE DOOR	H	GLAZING - COLOR SOLEX GREEN OR EQUAL
9	ENTRY / EXIT ROLLING GATE	I	JANUS INTERNATIONAL - COLOR FOREST GREEN
10	WROUGHT IRON FENCE	J	COLOR BLACK
11	FAUX ROLL UP DOORS	K	FACTORY FINISH
12	ILLUMINATED WALL SIGN	L	SPLIT FACE VENEER COLOR TAN OVER STUCCO
13	STANDING SEAM METAL ROOF		
14	CLAY 'S' TILE ROOF		



City of Rialto

Legislation Text

File #: EDC-25-0660, **Version:** 1, **Agenda #:**

For Economic Development Committee [September 25, 2025]

TO: Honorable Economic Development Committee Members

APPROVAL: Christina Taylor, Community Development Director

FROM: Matt Bennett, City Engineer

Update on Design of Residential Streets Rehabilitation - Zone 3 Phase I, City Project No. 26083 and
Update on Design of Residential Streets Rehabilitation - Zone 3 Phase II, City Project No. 26084.

DISCUSSION

On May 27, 2025, the City Council approved the draft of the Fiscal Year 2026-2027 Five-Year Capital Improvement Plan. Approximately \$6,400,000 was programmed for all phases of a pavement management program project for FY 2025-2026.

On June 10, 2025, the City Council adopted Resolution No. 8357, adopting a list of projects funded by Senate Bill 1: The Road Repair and Accountability Act of 2017 for Fiscal Year 2025/2026. From the list, Residential Streets Rehabilitation - Zone 3 Phase I & II, City Project No. 26083 & 26084 were identified to address an area of the City that has received numerous resident calls and requests for rehabilitation over the last several years.

On November 15, 2022, the City Council approved an on-call agreement with **PSOMAS** and **Michael Baker** for On-Call Professional Civil Engineering Services for an initial three (3) year term, with two (2) one (1) year optional extensions. PSOMAS submitted a cost proposal for Zone 3 Phase I, City Project No. 26083, to the City for the roadway rehabilitation design for the streets listed in **Table 1** below. A map of the area is included as **Attachment 1**. Work generally includes roadway rehabilitation and construction of curb ramps to current standards.

Table 1 - Zone 3 Phase I

Street	Start	End
Brentwood Avenue	W Mesa Drive	Sunset Circle
Camphor Avenue	W Baseline Avenue	W Mesa Drive
Martin Ct	Martin Street	End
Martin Street	N Driftwood Avenue	N Driftwood Avenue
N Driftwood Avenue	Brentwood Avenue	Etiwanda Avenue
N Elmwood Avenue	W Mesa Drive	N Driftwood Avenue
N Quince Avenue	W Madrona Street	Wedgewood Ct
Oakwood Avenue	W Mesa Drive	Sunset Circle
Sunset Circle	N Elmwood Avenue	N Elmwood Avenue
Wedgewood Ct	N Quince Avenue	N Martin Street
W Madrona Street	N Quince Avenue	N Driftwood Avenue
W Mesa Drive	Brentwood Avenue	Oakwood Avenue
W Mesa Drive	Oakwood Avenue	N Elmwood Avenue
W Wabash Street	N Cedar Avenue	N Driftwood Avenue

In addition, Michael Baker submitted a cost proposal for Zone 3 Phase II, City Project No. 26084 to the City for the roadway rehabilitation design for the streets listed in **Table 2** below. A map of the area is included as **Attachment 2**. Work generally includes roadway rehabilitation and construction of curb ramps to current standards.

Street	Start	End
Brentwood Avenue	W Mesa Drive	Sunset Circle
Camphor Avenue	W Baseline Avenue	W Mesa Drive
Martin Ct	Martin Street	End
Martin Street	N Driftwood Avenue	N Driftwood Avenue
N Driftwood Avenue	Brentwood Avenue	Etiwanda Avenue
N Elmwood Avenue	W Mesa Drive	N Driftwood Avenue
N Quince Avenue	W Madrona Street	Wedgewood Ct
Oakwood Avenue	W Mesa Drive	Sunset Circle
Sunset Circle	N Elmwood Avenue	N Elmwood Avenue
Wedgewood Ct	N Quince Avenue	N Martin Street
W Madrona Street	N Quince Avenue	N Driftwood Avenue
W Mesa Drive	Brentwood Avenue	Oakwood Avenue
W Mesa Drive	Oakwood Avenue	N Elmwood Avenue
W Wabash Street	N Cedar Avenue	N Driftwood Avenue

Table 2 - Zone 3 Phase II

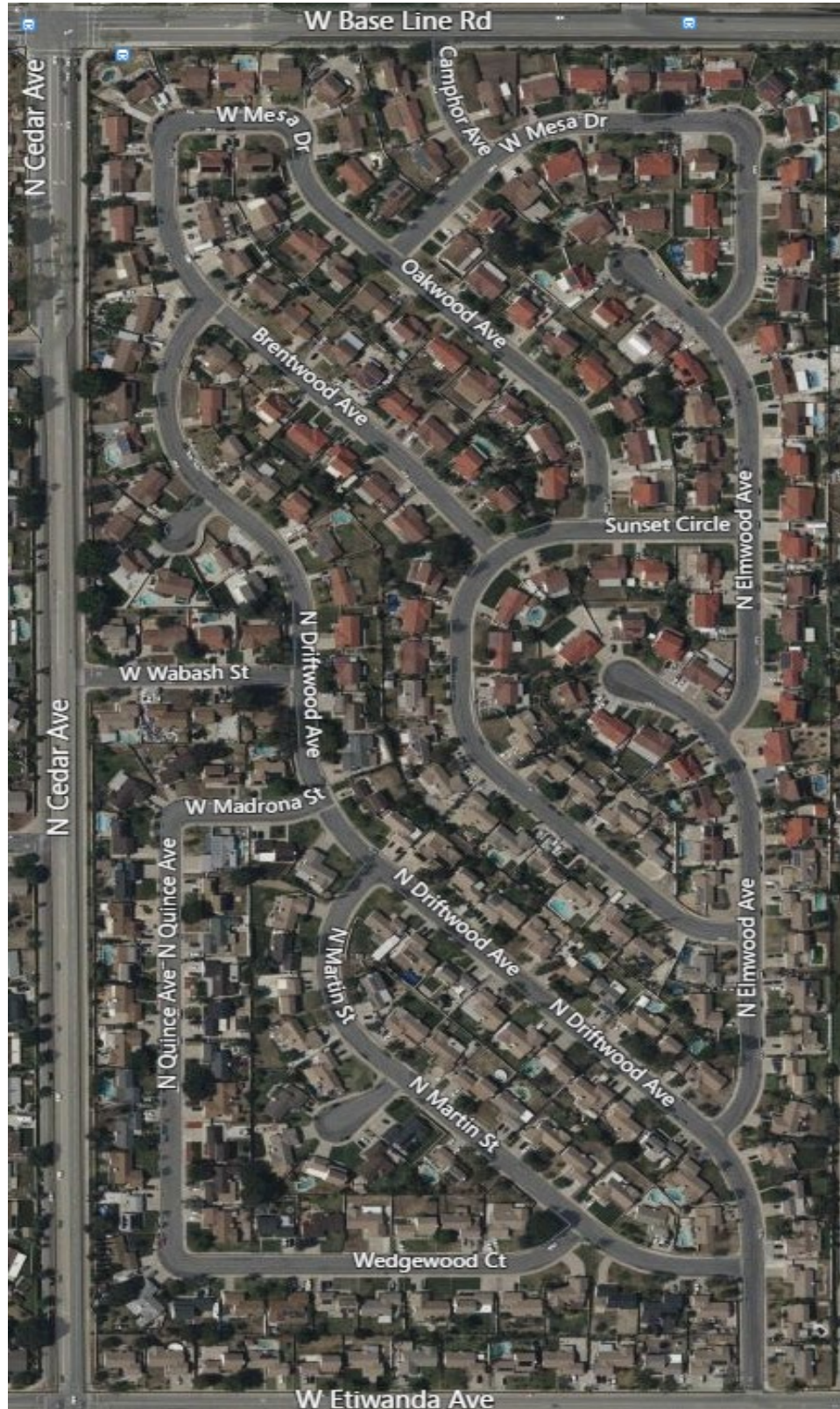
RECOMMENDATION

1. Receive and file the update.

ATTACHMENTS

1. Project Location Map A, Zone 3 Phase I, City Project No. 26083
2. Project Location Map B, Zone 3 Phase II, City Project No. 26084

**Project Location Map A
Zone 3 Phase I
City Project No. 26083**



**Project Location Map B
Zone 3 Phase II
City Project No. 26084**





City of Rialto

Legislation Text

File #: EDC-25-0658, **Version:** 1, **Agenda #:**

For Economic Development Committee Meeting September 25, 2025

TO: Honorable Mayor and City Council
FROM: Christina Taylor, Director of Community Development
AUTHOR: Christina Taylor, Director of Community Development
Daniel Casey, Principal Planner

Zone Change Recommendations for Industrial-Residential Interface Areas

DISCUSSION:

Staff was directed by City Council to analyze zoning throughout the City, identify areas of industrial-residential interface and provide recommendations to City Council on potential, alternative zoning designations for the interface areas.

Through this process, staff identified six general areas where there is potential conflict between industrial and residential zoning. They are as follows: Agua Mansa, El Rivino, Gateway, M-1 & M-2 zones in central Rialto, North of 210 (non-Renaissance) and Renaissance. Each of these are shown on the maps included as Attachment A.

Agua Mansa and El Rivino

The Agua Mansa and El Rivino areas are located south of I-10 and extend south, east and west to the City boundaries.

These areas are zoned either Heavy Industrial (H-IND) or Manufacturing (M-1) and are predominately occupied by industrial uses with some legal non-conforming, residential uses scattered throughout.

The western boundary of the Agua Mansa and El Rivino areas are primarily bordered by residentially zoned land from the community of Bloomington which is part of unincorporated San Bernardino County. For both Agua Mansa and El Rivino, most of the industrial zoned land and residentially adjacent land is entitled or developed.

Staff does not recommend making changes to zoning in these areas.

Gateway

The Gateway area is between I-10 and San Bernardino Avenue, extends east to the City's boundary

with Colton and west to Spruce and Lilac Avenues.

Zoning in the Gateway area is made up of Retail-Commercial, Freeway-Commercial, Office Park and Industrial Park. Uses include a variety of retail, commercial and industrial uses.

The Gateway area is bounded on the east by residential uses in the City of Colton and on the west and north by residential zoning within the City of Rialto. The Gateway area is almost completely developed, with a few vacant parcels and few parcels available for re-use.

Staff does not recommend making changes to zoning in these areas.

Central Rialto M-1 and M-2

The M-1 and M-2 zones are part of central Rialto. This area is bound on the south by Merrill Avenue, the north by rail right-of-way (north of Rialto Avenue), on the west by Linden Avenue and the east by Willow Avenue.

This entire area is zoned Manufacturing (M-1 or M-2) with the exception of the northwest corner of Willow and Merrill which is zoned MHD and the adjacent parcel which is zoned R-3. The M-1 and M-2 zones in this area are bordered by residentially zoned land to the north, south and west. To the east is the Central Area Specific Plan which includes the City Hall campus.

This area of the City is predominately developed with little vacant land available for development or re-use. Staff does not recommend making any changes to zoning in these areas.

North of SR-210 (Non-Renaissance)

North of SR-210 includes the Rialto Airport Specific Plan, part of the Renaissance Specific Plan, County islands and residential neighborhoods. This is a large area running from the City boundary with Fontana on the west, the City's boundary with the City and County of San Bernardino on the north, the City's boundary on the east with the County of San Bernardino and SR-210 on the south.

Zoning in the non-Renaissance portion north of SR-210 consists of various commercial, industrial and residential designations. The north and easterly portions of this section are primarily residentially zoned and include areas such as Las Colinas, El Rancho Verde and River Ranch. The remaining parts are subject to the Airport Specific Plan which allows for a variety of commercial, office and industrial uses.

This area has seen substantial development of commercial and industrial uses. There is some opportunity for rezoning interface areas including County island areas. Staff recommends the County island areas be pre-zoned for residential and the interface areas be considered for retail, office or commercial designations. These areas are shown on Exhibit XX

Renaissance

The Renaissance Specific Plan area spans both the north and south sides of SR-210 from the City boundary with Fontana on the west, south to Baseline Road, east to Cactus Avenue and north to the

Airport Specific Plan boundary.

The specific plan has seen substantial development of industrial, retail and residential uses. There are some vacant parcels which could be considered for rezoning and a few areas with underutilized parcels which could be considered for re-use.

The industrial-residential interface areas are along Locust and Linden Avenues near Casmalia Street and the area surrounding County Island #4 in the same area. Staff recommends the County island areas be pre-zoned for residential and the interface areas be considered for retail, office or commercial designations These areas are shown on Exhibit XX

The next steps in a zone change process would be as follows:

- RFP to engage a consultant for:
 - CEQA
 - General Plan map update
 - Zoning text and map updates
 - Tribal Consultation
- Stakeholder and community outreach
- Public Hearings at Planning Commission and City Council

RECOMMENDATION:

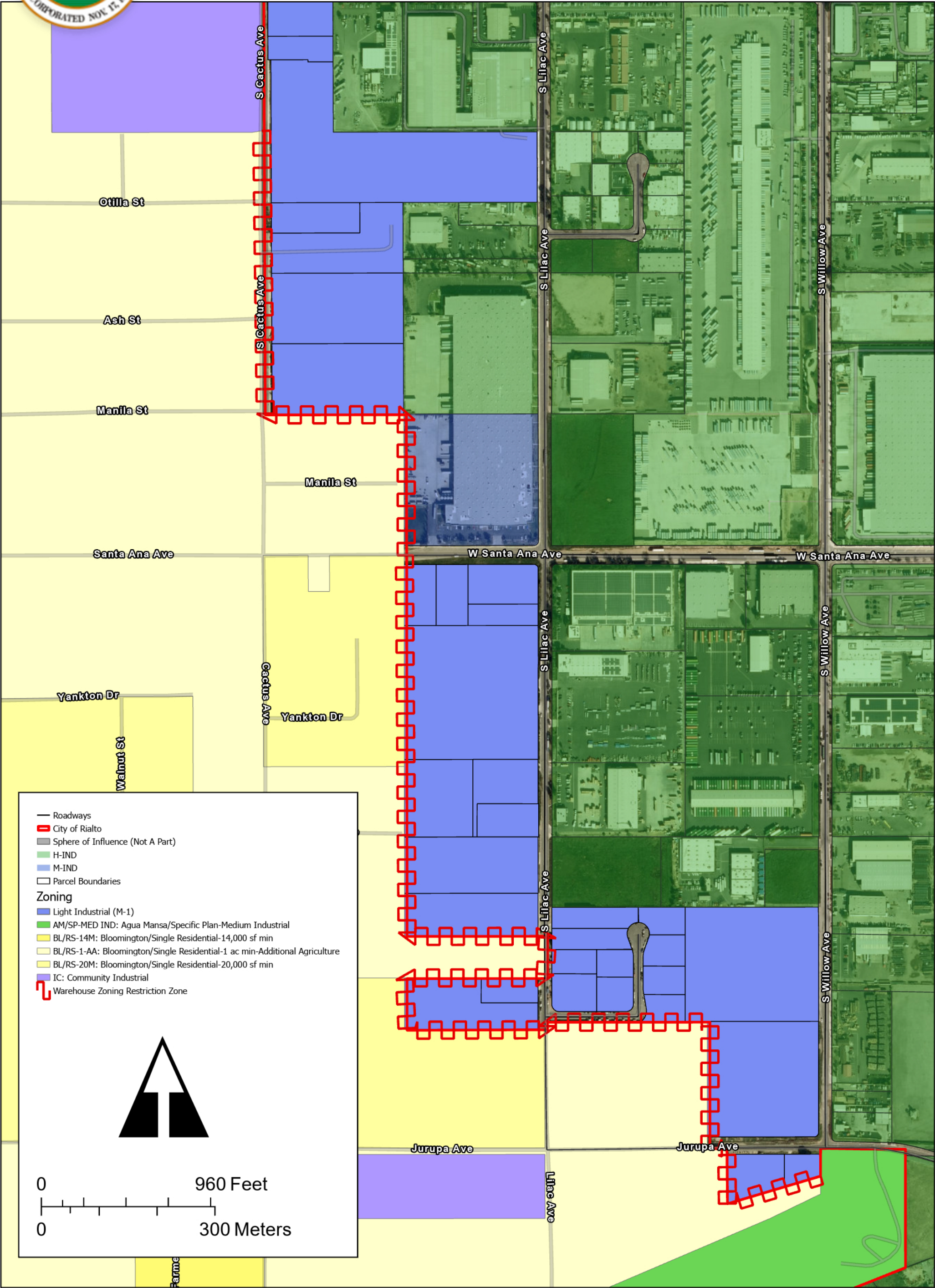
Staff recommends the EDC receive the report and provide direction to staff.

Attachments:

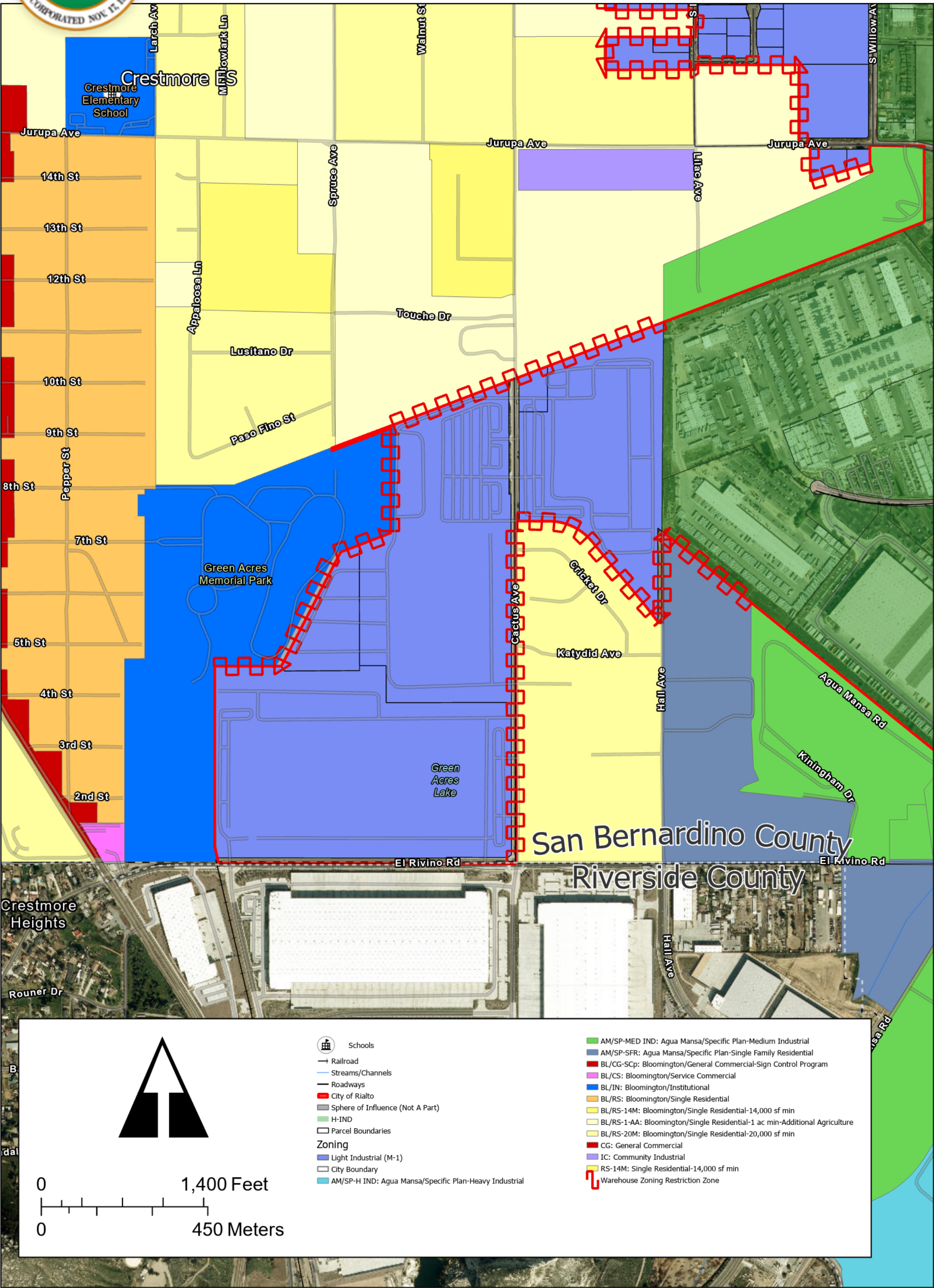
Industrial-Residential Interface Area Maps

Non-Renaissance recommendations

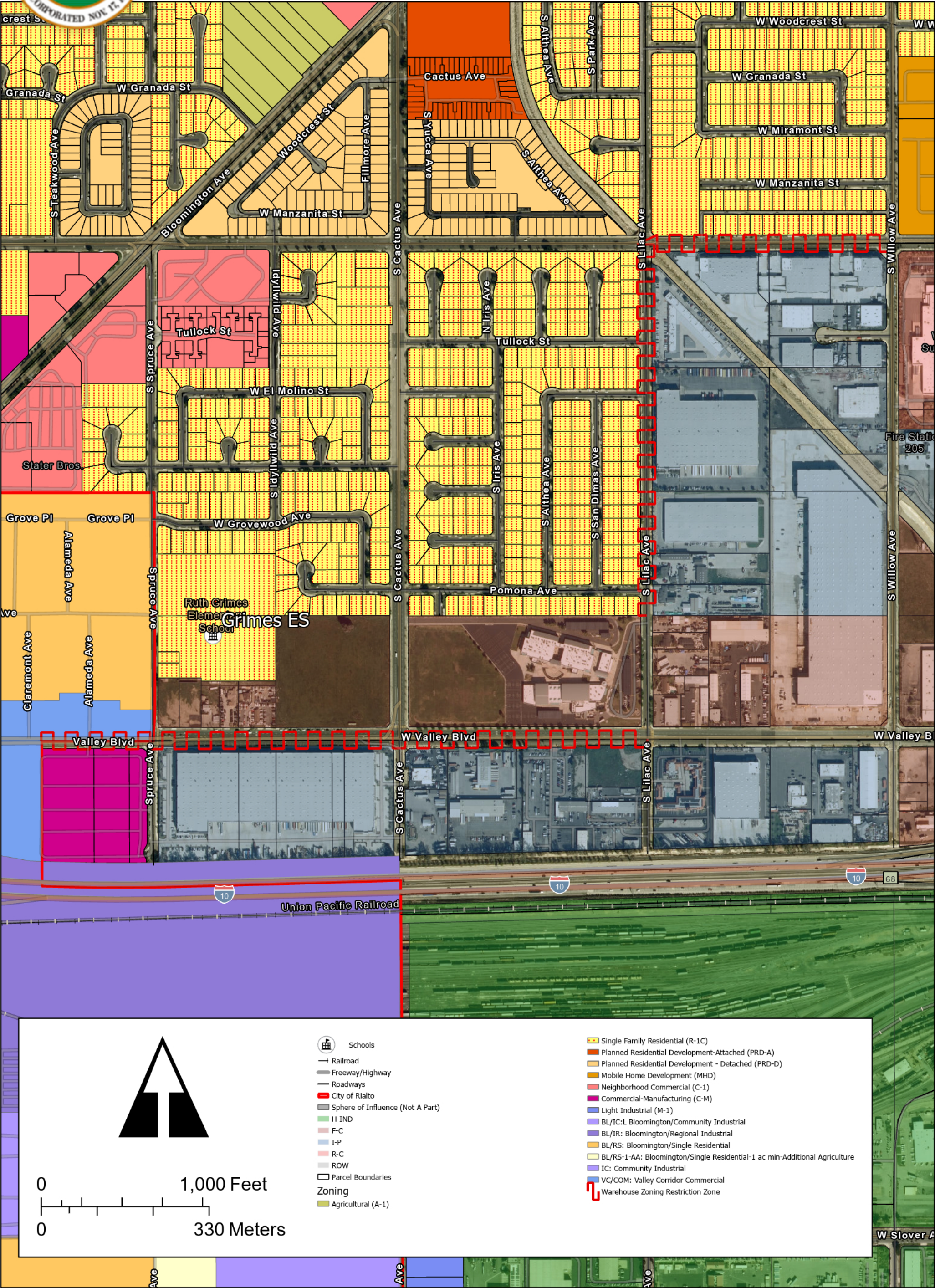
Renaissance recommendations



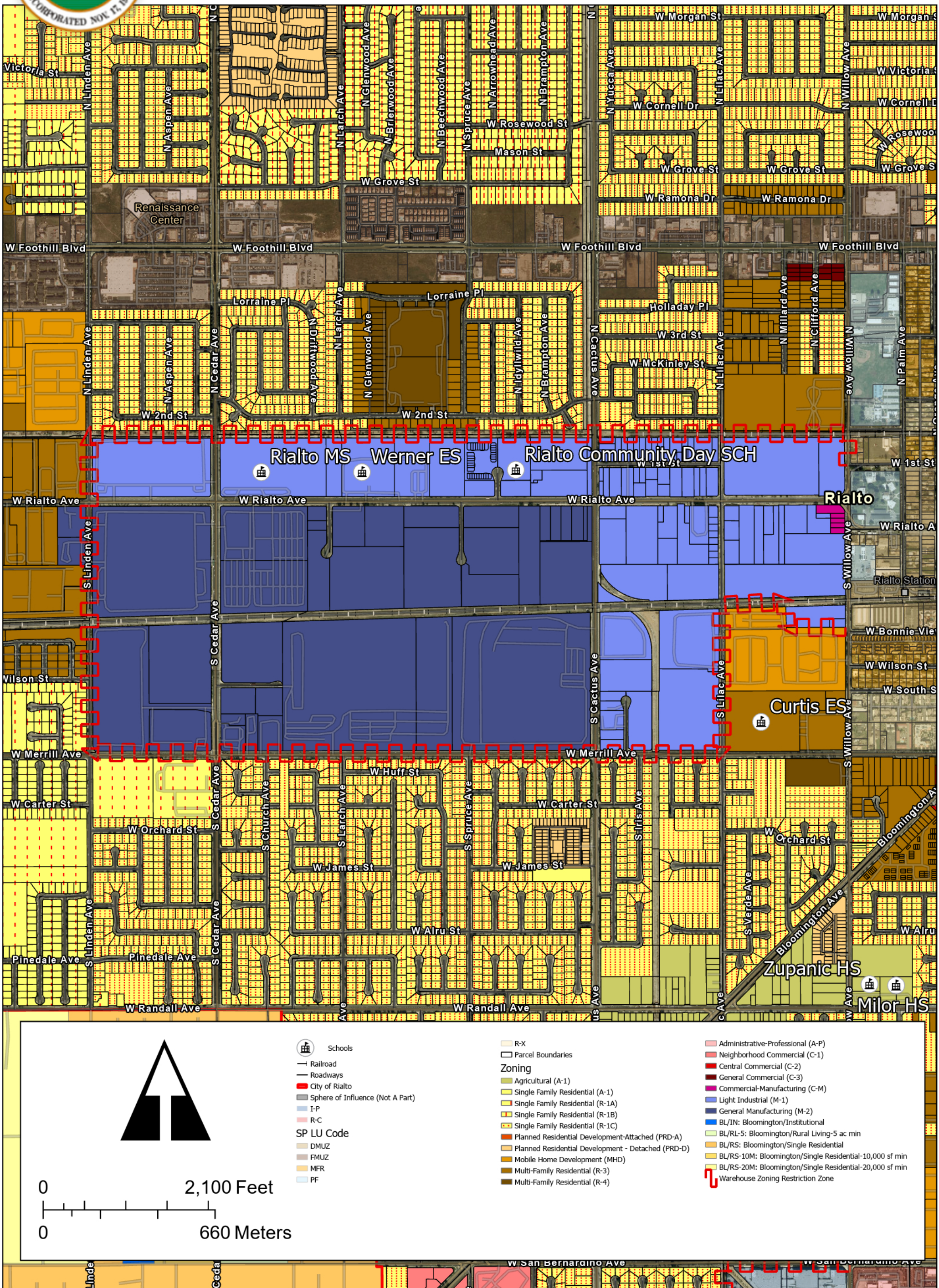
* Storage warehouses are conditionally permitted within the M-1, M-IND, and H-IND zones on this exhibit
** Storage warehouse buildings larger than 50,000 square feet may not be built adjacent to or across the street from residential zones



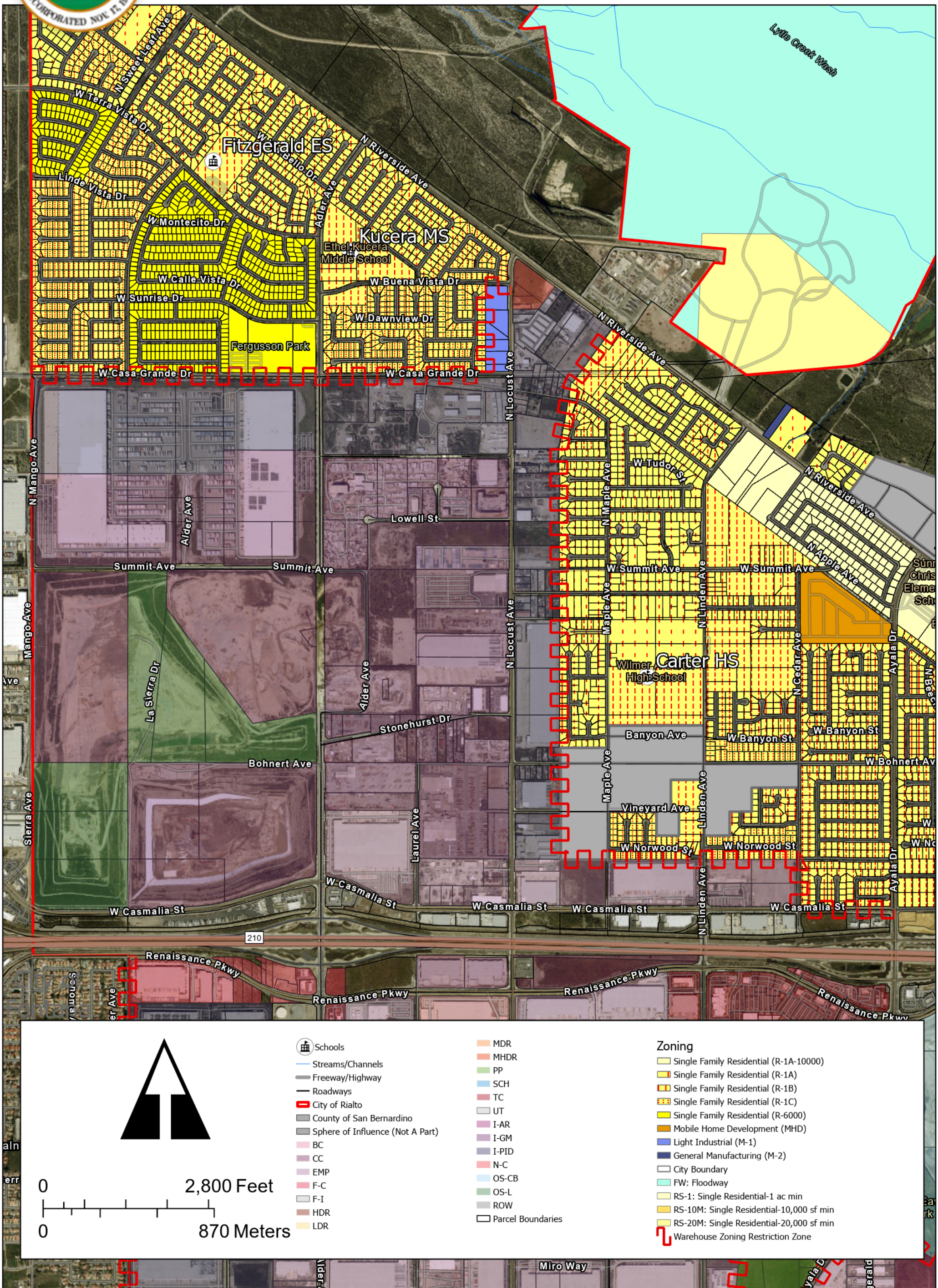
* Storage warehouses are conditionally permitted within the M-1, M-IND, and H-IND zones on this exhibit
** Storage warehouse buildings larger than 50,000 square feet may not be built adjacent to or across the street from residential zones



* Storage warehouses are conditionally permitted within the M-1, M-IND, and H-IND zones on this exhibit
** Storage warehouse buildings larger than 50,000 square feet may not be built adjacent to or across the street from residential zones



* Storage warehouses are conditionally permitted within the M-1, M-IND, and H-IND zones on this exhibit
** Storage warehouse buildings larger than 50,000 square feet may not be built adjacent to or across the street from residential zones



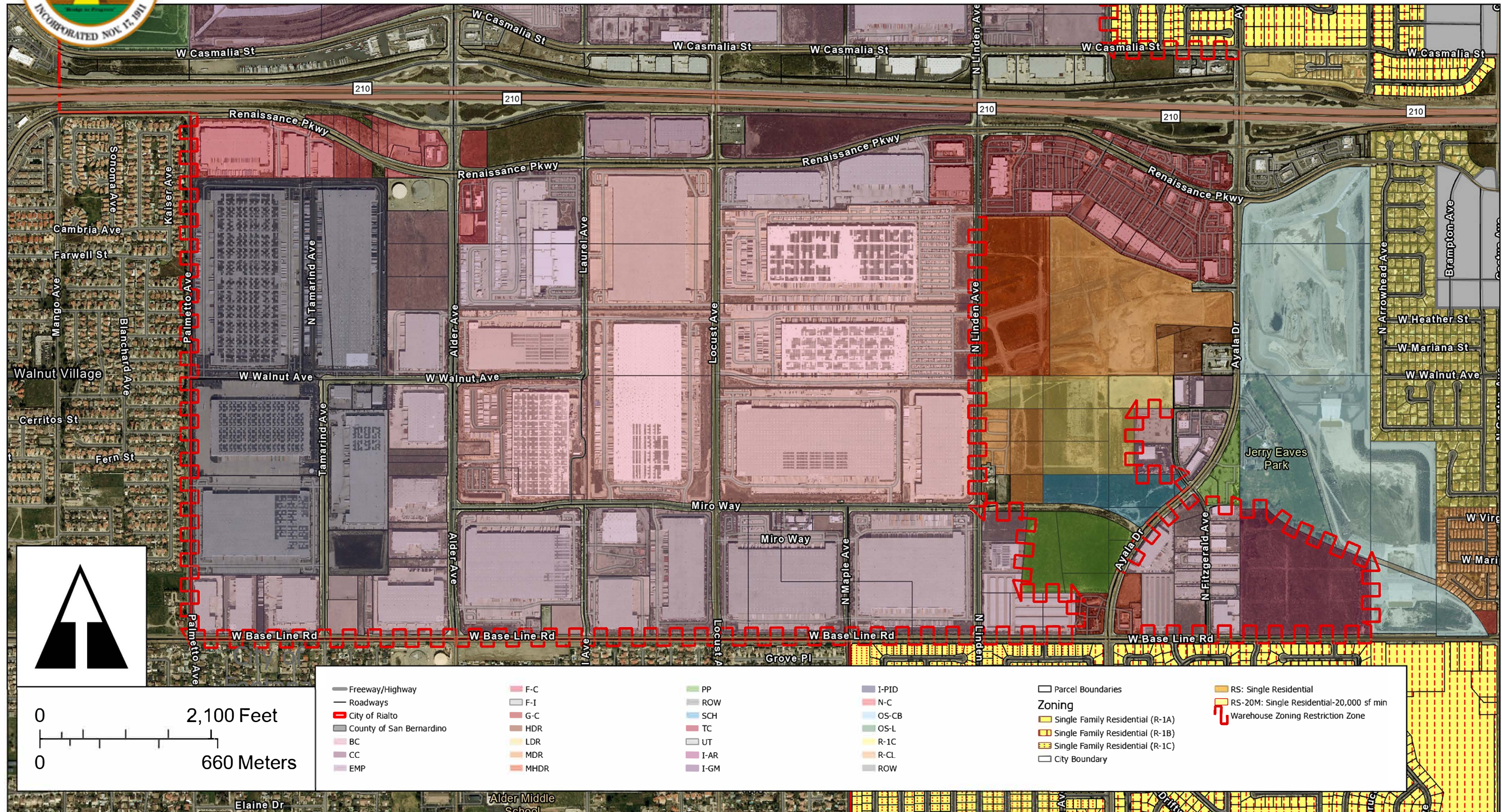
* Storage warehouses are conditionally permitted within the M-1, M-IND, and H-IND zones on this exhibit

** Storage warehouse buildings larger than 50,000 square feet may not be built adjacent to or across the street from residential zones



CITY OF RIALTO

Renaissance

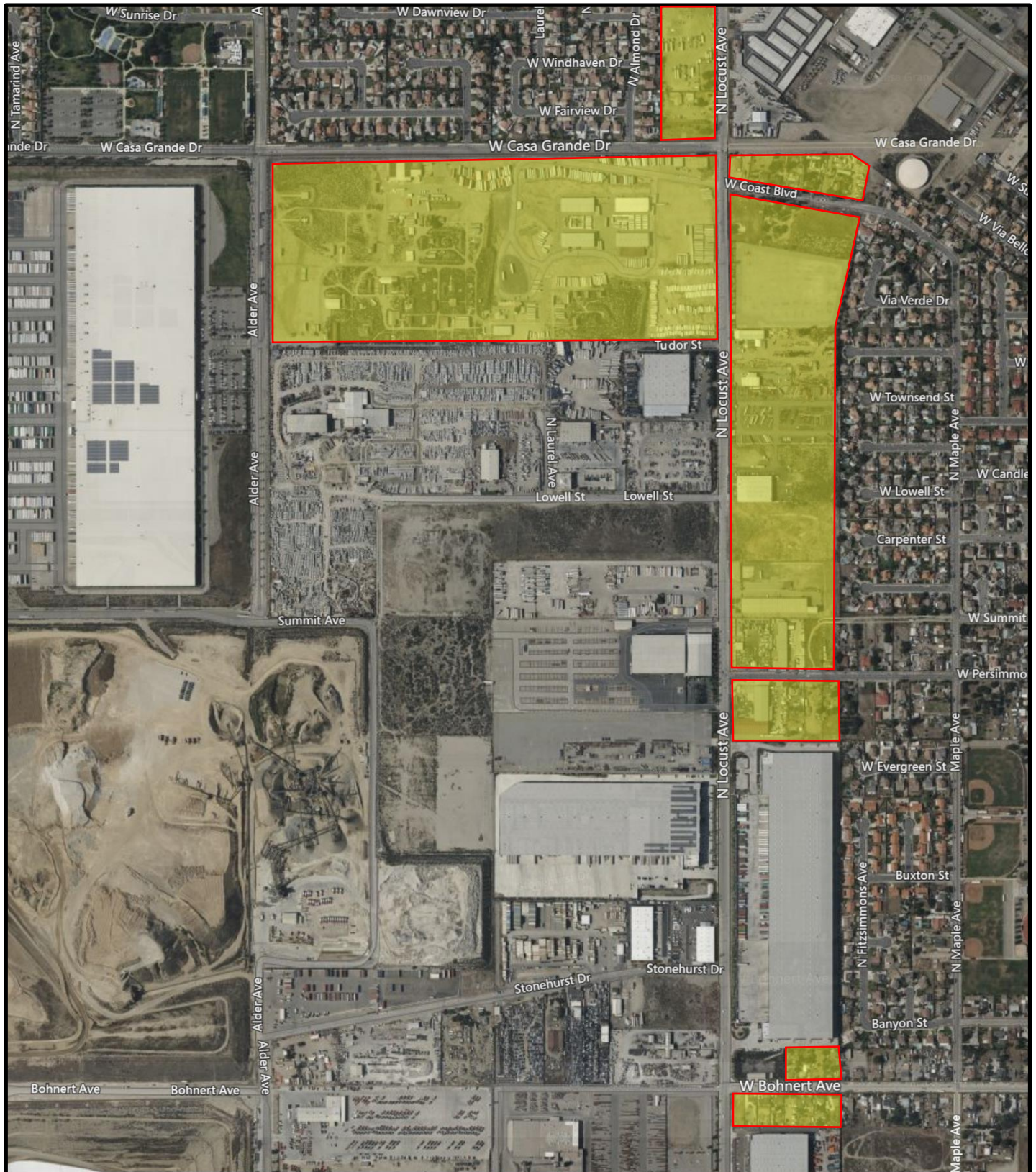


* Storage warehouses are conditionally permitted within the M-1, M-IND, and H-IND zones on this exhibit

** Storage warehouse buildings larger than 50,000 square feet may not be built adjacent to or across the street from residential zones

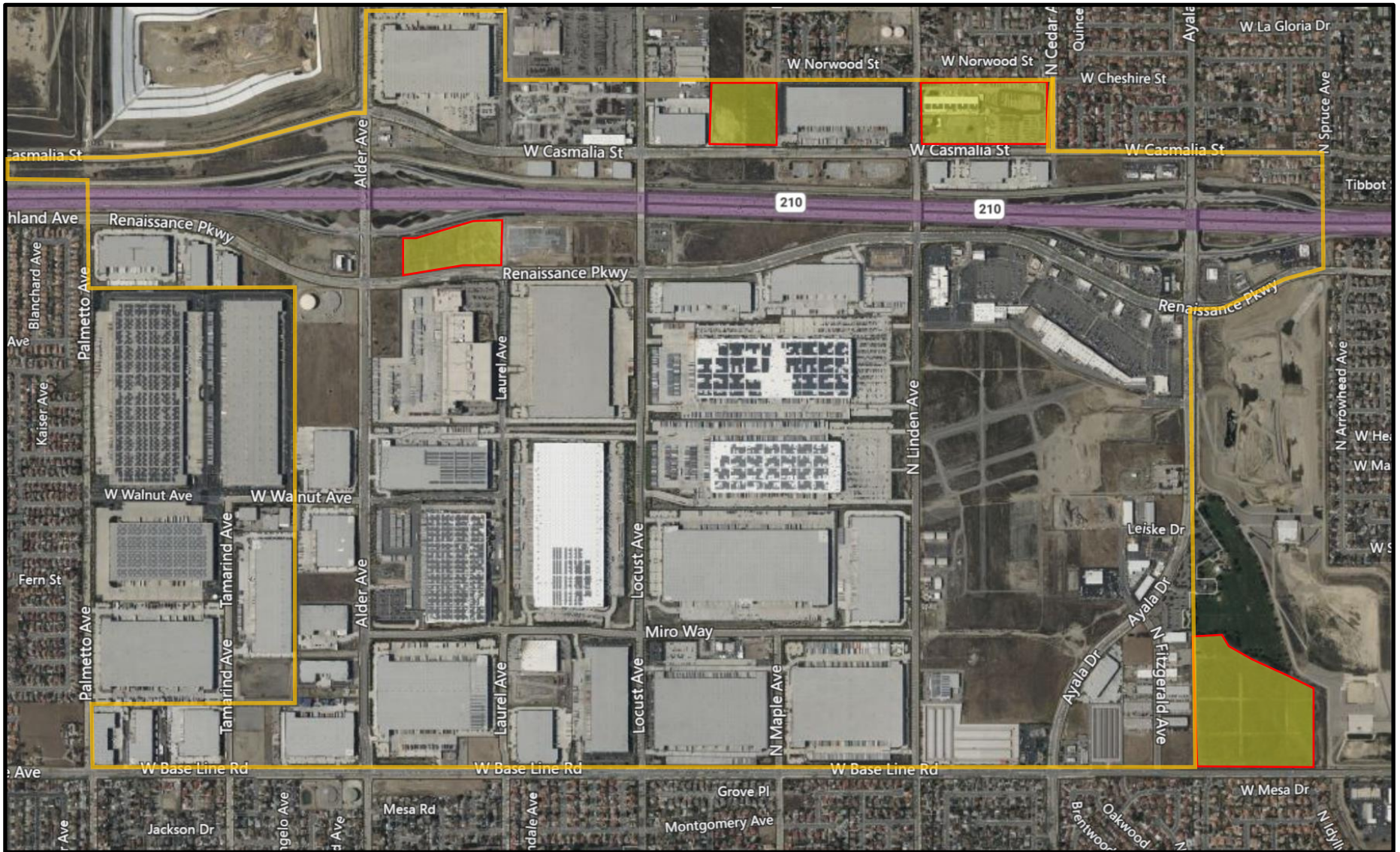
Industrial Zoned Sites for Consideration

Undeveloped or Partially Developed



Industrial Zoned Sites for Consideration

Undeveloped or Partially Developed (Renaissance Specific Plan)

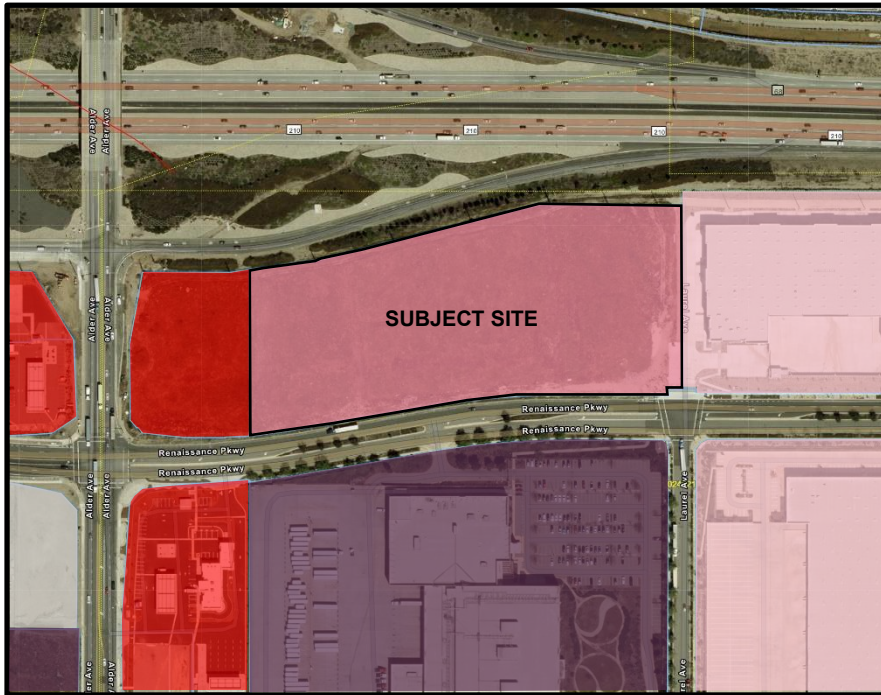


— Renaissance Specific Plan Boundary

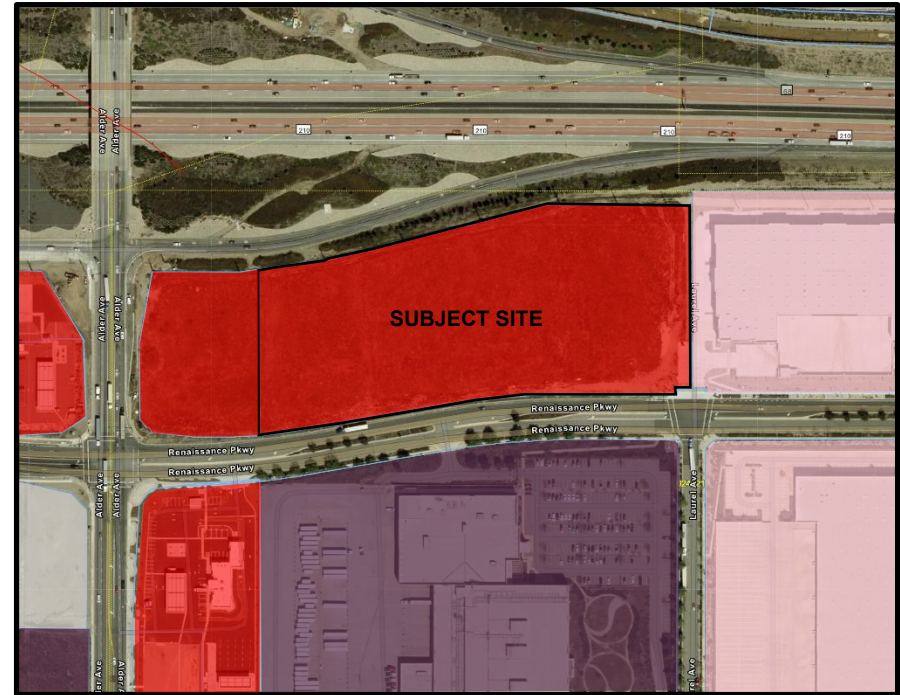
ZONING EXHIBIT

Renaissance Parkway East of Alder Avenue

EXISTING ZONING



POTENTIAL ZONING



Zoning Legend:

- Freeway Commercial (FC)
- Freeway Incubator (FI)
- Employment (EMP)
- Business Center (BC)
- Utilities (U)