



**AIRPORT LAND USE COMMISSION MEETING  
MINUTES  
AUGUST 13, 2020**

**VIRTUAL MEETING**

8-26-20

**COMMISSIONERS PRESENT:** Russell Betts, Steven Stewart, John Lyon, Steve Manos, Gary Youmans, Richard Stewart (did not respond verbally to the roll call at 9:30 am, but at 11:00 am stated that he had been present since the beginning of the meeting.)

**COMMISSIONERS ABSENT:** Arthur Butler (attended meeting until 11:30 am)

**2.0 PUBLIC HEARING: CONTINUED ITEMS**

- 2.1 Staff report recommended: **CONTINUE to 9-10-20**
- Staff recommended at hearing: **CONTINUE to 9-10-20**
- ALUC Commission Action: **CONTINUE to 9-10-20; (Vote 5-1, Youmans dissenting; Absent: Butler)**
- Motion: Steven Stewart**  
**Second: Richard Stewart**
- ZAP1405MA20 – Riverside Inland Development, LLC/Hillwood Investment Properties (Representative: Kathy Hoffer)** – March Joint Powers Authority Case Nos. PP20-02 (Plot Plan), TPM20-02 (Tentative Parcel Map No. 37220). The applicant proposes to construct a 2,022,364 square foot industrial warehouse building (maximum 54 feet in height) with mezzanines on 142.5 acres located easterly of Interstate 215, southerly of March Field Air Museum and the easterly terminus of Van Buren Boulevard, northerly of Nandina Avenue, and westerly of the runways at March Air Reserve Base. The applicant also proposes to change the Veterans Industrial Park 215 Specific Plan (SP16-02), updating Section 4.3 Landscaping Guidelines to reflect ALUC wildlife hazard goals and policies. The applicant also proposes to merge the project's five parcels into one parcel. (A previous proposal to establish two industrial buildings (maximum 48 feet in height) totaling 2,185,618 square feet on this site had been found consistent by the ALUC, but no action was taken by the March Joint Powers Authority Commission) (Airport Compatibility Zone B2 of the March Air Reserve Base/Inland Port Airport Influence Area). Continued from May 14, June 11, and July 9, 2020. Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rivco.org](mailto:prull@rivco.org)

**3.0 PUBLIC HEARING: NEW CASES**

- 3.1 Staff report recommended: **CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 6-0; Absent Butler)**
- Motion: Gary Youmans**  
**Second: Richard Stewart**
- ZAP1393MA19 – Innovation Industrial Partners, LLC, Vincent Von Der Ahe (Representative: Kent Norton, MIG. Inc.)** – March Joint Powers Authority Case No. PP19-03 (Plot Plan). The applicant proposes to construct a 48,830 square foot industrial warehouse building with second floor mezzanines on 3.22 acres located on the southeast corner of Cactus Avenue and Innovation Drive (Airport Compatibility Zones B1-APZ-I and B2 of the March Air Reserve Base/Inland Port Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rivco.org](mailto:prull@rivco.org)

**VIDEO:**

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A video recording of the entire proceedings is available on the ALUC website at [www.rcaluc.org](http://www.rcaluc.org). If you have any questions please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at [basantos@rivco.org](mailto:basantos@rivco.org)

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- 3.2 Staff report recommended: **GPA, SPA, CHANGE OF ZONE (CONSISTENT); DESIGN REVIEW (CONDITIONALLY CONSISTENT)**
- Staff recommended at hearing: **GPA, SPA, CHANGE OF ZONE (CONSISTENT); DESIGN REVIEW (CONSISTENT) subject to the FAA OES letter and updated condition list submitted at the meeting which incorporates the FAA OES conditions.**
- ALUC Commission Action: **GPA, SPA, CHANGE OF ZONE (CONSISTENT); DESIGN REVIEW (CONSISTENT) subject to the FAA OES letter and updated condition list submitted at the meeting which incorporates the FAA OES conditions. (Vote 6-0; Absent: Butler)**
- Motion: Steven Stewart  
Second: Richard Stewart**
- ZAP1099RI20 – The Motorcycle Company (Representative: Adkan Engineers)** – Related Case: City of Riverside Case Nos. P20-0214 (General Plan Amendment), P20-0215 (Specific Plan Amendment), P20-0216 (Rezone), P20-0217 (Design Review). The applicant proposes to expand the existing Harley Davidson facility for motorcycle storage increasing the total building area from 35,794 square feet to 48,194 square feet (an increase of 12,400 square feet), to be constructed on new parcels increasing the total site acreage from 2.2 acres to 2.47 acres (an increase of 0.27 acres), located southerly of Indiana Avenue, westerly of Winstrom Street, northerly of Casablanca Street, and easterly of Jefferson Street. The applicant also proposes to amend the newly added parcel's General Plan land use designation from Medium Density Residential to Commercial Regional Center, as well as a rezone from Residential R-1-7000 to Commercial General. The applicant also proposes to amend the Riverside Auto Center Specific Plan to include the new parcels into the specific plan boundaries (Airport Compatibility Zone E of the Riverside Municipal Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rivco.org](mailto:prull@rivco.org)

- 3.3 Staff report recommended: **CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 6-0; Absent: Butler)**
- Motion: Steven Stewart  
Second: Russell Betts**
- ZAP1102FV20 – Platinum Collision (Representative: Jim Roachelle)** – County of Riverside Case No. CUP200008 (Conditional Use Permit). A proposal to establish an auto collision repair facility within a 22,925 square foot commercial building (approved building B1) and construct a 560 square foot wash bay on a 1.62 acre parcel. Also proposed is a 122 parking stall vehicle storage yard on an adjoining 1.28 acre parcel (replacing approved 13,917 square foot commercial building B3) located northerly of Benton Road, easterly of its intersections with Winchester Road and Penfield Lane, and westerly of a northerly straight line extension of Leon Road (The previous proposal to construct fifteen commercial buildings with a combined gross floor area of 138,495 square feet at this site had been found consistent by the ALUC) (Airport Compatibility Zones B1 and C of the French Valley Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rivco.org](mailto:prull@rivco.org)

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- 3.4 Staff report recommended: **ZAP1081BD20 – F2 Palm Desert LLC (Representative: Alberto Marciano)** – Related Case: County of Riverside Case No. CUP190031 (Conditional Use Permit). The applicant proposes to establish a cannabis retail dispensary facility within an existing 2,572 square foot building on 0.94 acres located easterly of Berkey Drive, westerly of Washington Street, and northerly of Varner Road (Airport Compatibility Zone C of the Bermuda Dunes Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rivco.org](mailto:prull@rivco.org)
- CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 5-0; Recuse: Youmans; Absent Butler)**
- Motion: Steven Stewart  
Second: Steve Manos**
- 3.5 Staff report recommended: **ZAP1086PS20 – Desert Aids Project (Representative: Terra Nova Planning & Research)** – Related Case: City of Palm Springs Case Nos. 5.0934 (PD 281 Amendment, General Plan Amendment), 3.1047 (Major Architectural). The applicant proposes to expand the existing Desert AIDS Project Campus by constructing a new 18,500 square foot medical ‘Pavillon’ building which includes a lobby, information desk, registration, nurse station, medical administration rooms, conference meeting rooms, consultation offices, and café on 3.89 acres, a 61 unit affordable housing apartment complex on 1.14 acres, and a 17,700 square foot dog park-infiltration basin on 3.09 acres, for a total of 8.12 acres (of a larger existing 13.02 acre site) located on the southwest corner of Vista Chino and Sunrise Way. The applicant also proposes amending the General Plan land use designation of the site from Medium Density Residential and Public/Quasi Public to Mixed Use/Multi-Use. The applicant also proposes to amend the Planned Development District 281, by expanding the project boundary to include all aspects of the project and to allow implementation of the Mixed Use land use designation (Airport Compatibility Zones C and E of the Palm Springs International Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rivco.org](mailto:prull@rivco.org)
- INCONSISTENT**
- Staff recommended at hearing: **CONTINUE to 9-10-20 per staffs request and agreed to by applicant**
- ALUC Commission Action: **CONTINUE to 9-10-20 per staffs request and agreed to by applicant (Vote 6-0; Absent: Butler)**
- Motion: Richard Stewart  
Second: Steven Stewart**
- 3.6 Staff report recommended: **ZAP1050TH20 – Empire Airport, LLC/Hagen Company, LLC (Representative: The Altum Group)** – City of Coachella Planning Case Nos. GPA20-01 (General Plan Amendment), CZ20-01 (Change of Zone), CUP324 CUP325 CUP326 (Conditional Use Permits), AR20-04 (Architectural Review), PM39721 (Tentative Parcel Map). The applicant proposes to develop a 629,450 square foot mixed-use business park center on 42.36 acres including 233,100 square feet of large warehouse buildings, 96,000 square feet of small warehouse buildings, 81,000 square feet of small business buildings, 133,900 square foot self-storage facility, 76,800 square foot personal vehicle storage garage, a 4,000 square foot gas station convenience store with 10 fueling stations, and a 4,650 square foot restaurant with 9 car stack drive-thru, located northerly of Airport Boulevard, southerly of 55th Avenue, westerly of State Route 86, and easterly of the
- CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 6-0; Absent: Butler)**
- Motion: Steven Stewart  
Second: Gary Youmans**

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Coachella Valley Water District Storm Water Channel. The applicant also proposes amending the site's General Plan land use designation from Sub-Area 8 into Sub-Area 7, to allow for commercial cannabis-related uses, and changing the site's zoning from Heavy Industrial (M-H) to Manufacturing Service (M-S). A tentative parcel map is also proposed to divide the site into seven commercial parcels (Airport Compatibility Zone D of the Jacqueline Cochran Regional Airport Influence Area) Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rivco.org](mailto:prull@rivco.org)

**4.0 ADMINISTRATIVE ITEMS**

**4.1 Director's Approvals**

In light of the time of meeting, Russell Betts, Chair requested to move the Director's Approvals to the next ALUC hearing on September 10th. ALUC staff agreed.

**4.2 Resolution No. 2020-01 Extending the Authorization of the ALUC Director to Take Action on Legislative Items in Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area**

Commissioner Manos motioned to approve Resolution No. 2020-01, seconded by Steven Stewart. (Vote 6-0; Absent Butler)

**4.3 Update March Air Reserve Base Compatibility Use Study (CUS)**

In light of the time of meeting, Russell Betts, Chair requested to move the update to the March Air Reserve Base Compatibility Use Study (CUS) to the next ALUC hearing on September 10th. ALUC staff agreed.

**4.4 ALUC Website Update**

In light of the time of meeting, Russell Betts, Chair requested to move the ALUC website update to the next ALUC hearing on September 10th. ALUC staff agreed.

**5.0 APPROVAL OF MINUTES**

Steven Stewart, Vice Chair motioned to approve the July 9, 2020 minutes, seconded by Gary Youmans. (Vote 6-0; Absent: Butler)

**6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**

None

**7.0 COMMISSIONER'S COMMENTS**

Commissioner Youmans requested to talk with the ALUC Director and ALUC Counsel after the meeting (off agenda).

**8.0 ADJOURNMENT**

Chair Betts adjourned by meeting at 12:51 pm.

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