

**AIRPORT LAND USE COMMISSION HEARING  
REPORT OF ACTIONS  
FEBRUARY 5, 2015**

2/26/15

COMMISSIONERS PRESENT: Rod Ballance, Arthur Butler, Glen Holmes, John Lyon

COMMISSIONERS ABSENT: Steve Manos, Greg Pettis, Simon Housman

**2.0 PUBLIC HEARING: CONTINUED CASE**

- 2.1 Staff report recommended: **DISCUSS and CONTINUE to 3-12-15** **ZAP1027TH14 – City of Coachella (Luis Lopez, Development Services Director)**. A proposal by the City of Coachella to adopt a new General Plan emphasizing community designs that prioritize active transportation modes such as walking and bicycling, encourage social interactions, and create traditional neighborhoods, in order to become a healthier, more sustainable community. The General Plan includes the following elements: Land Use and Community Character, Mobility, Community Health and Wellness, Sustainability and the Natural Environment, Safety, Infrastructure and Public Services, Noise, Housing, and Implementation. The City includes land within Airport Compatibility Zones C, D, and E of the Jacqueline Cochran Regional Airport Influence Area, and the sphere of influence also includes land within Compatibility Zone B1. Continued from January 8, 2015. ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at [iquerin@rctlma.org](mailto:iquerin@rctlma.org)
- Staff recommended at hearing: **CONSISTENT, as amended pursuant to staff recommended revisions**
- ALUC Commission Action: **CONSISTENT, as amended pursuant to staff recommended revisions. (Vote 4-0; Absent: Manos, Pettis, Housman)**

**3.0 PUBLIC HEARING: NEW CASES**

- 3.1 Staff report recommended: **CONSISTENT** **ZAP1037HR14 – Fakhri Samini and Massoud Tajik (Representative: Farah Khorashadi)** – County Case Nos.: GPA 01128 (General Plan Amendment) and CZ 07847 (Change of Zone). GPA 01128 is a proposal to amend the Harvest Valley/Winchester Area Plan (General Plan) land use designations of two parcels (Assessor's Parcel Numbers 465-020-004 and 465-020-005) with a total area of approximately 25.4 acres located easterly of California Avenue and its straight-line southerly extension and southerly of State Highway Route 74/Florida Avenue, the easterly straight-line extension of Lyn Avenue, and Roseland Mobile Estates from Community Development: Medium Density Residential [CD:MDR] (2 to 5 dwelling units per acre) and Rural: Rural Mountainous [R:RM] (1 dwelling unit per ten acres) to Community Development: High Density Residential [CD:HDR] (8 to 14 dwelling units
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 4-0; Absent: Manos, Pettis, Housman)**

**CDS:**

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per acre), Open Space: Conservation [OS:C], and Rural: Rural Mountainous. CZ 07847 is a proposal to change the zoning of the site from Mobile Home Subdivisions and Mobile Home Parks, 20,000 square foot minimum lot size (R-T-20,000) to Planned Residential (R-4) and Open Area Combining Zone-Residential (R-5). (Area III of the Hemet-Ryan Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at [rbrady@rctlma.org](mailto:rbrady@rctlma.org)

3.2 Staff report recommended:  
**CONSISTENT**

Staff recommended at hearing:  
**CONSISTENT**

ALUC Commission Action:  
**CONSISTENT (Vote 4-0;  
Absent: Manos, Pettis,  
Housman)**

**ZAP1059FV14 – Road Builders, Inc./AGS Underground/Joseph Augustine (Representative: MDMG, Larry Markham)** – County of Riverside Case No. PP 25714 (Plot Plan). A proposal to operate a contractor's storage yard with a 3,420 square foot office, a 3,600 square foot shop building, and open equipment and materials storage on a 9.07-acre site (Assessor's Parcel Number 957-320-023) located on the easterly side of Sky Canyon Drive, northerly of (and uphill from) its intersection with Technology Drive and southerly of its intersection with Borel Road, in the unincorporated community of French Valley. (Airport Compatibility Zones B1 and C of the French Valley Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at [rbrady@rctlma.org](mailto:rbrady@rctlma.org)

3.3 Staff report recommended:  
**CONSISTENT(Change of  
Zone); CONDITIONALLY  
CONSISTENT (Plot Plan)**

Staff recommended at hearing:  
**CONTINUE to 3-12-15**

ALUC Commission Action:  
**CONTINUED to 3-12-15 (Vote  
4-0; Absent: Manos, Pettis,  
Housman)**

**ZAP1107MA14 – Proficiency 215 LLC/Proficiency Capital LLC/Jeff Trenton (Representative: Pam Steele, MIG/Hogle-Ireland)** – March Joint Powers Authority (JPA) Case Nos. CZ 14-01 (Change of Zone) and PP 14-02 (Plot Plan). A proposal to establish Industrial zoning on 39.42 acres (Assessor's Parcel Nos. 297-100-013 and 297-100-045) located southerly of Alessandro Boulevard, easterly of Interstate 215, westerly of Old 215 Frontage Road, and northerly of Cactus Avenue, and to build a 709,083 square foot industrial warehouse (including 15,000 square feet of office area, 3,000 square feet of which will be on a mezzanine level) thereon. (Airport Compatibility Zones B1-APZ I and B1-APZ II of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org)

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- 3.4 Staff report recommended: **ZAP1108MA14 – Robert B. Lattanzio/LATCO SC Inc. (Representative: Wes Alston, Pacific Development Solutions Group)** – City of Moreno Valley Case Nos. PA14-0042, PA14-0043, PA14-0044, and PA14-0081 (General Plan Amendment, Zone Change, and Plot Plan). The applicant proposes development of a 112-unit apartment project on 6.63 acres (Assessor’s Parcel Numbers 263-120-020 and 263-120-025) located southerly of Eucalyptus Avenue, easterly of Edgemont Street, and westerly of Day Street in the City of Moreno Valley. Fourteen apartment buildings, plus a community center building, are proposed. The project also involves a General Plan Amendment to change the site’s land use designation from Commercial to Residential 20 (maximum 20 dwelling units per acre) and a Zone Change to change the site’s zoning classification from Community Commercial to Residential 20 (maximum 20 dwelling units per acre). (Airport Compatibility Zone D of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org
- CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 4-0; Absent: Manos, Pettis, Housman)**
- 3.5 Staff report recommended: **ZAP1029TH14 – Hansen-Rice, Inc., for Ocean Mist Farms (Representative: James Escobar)** – City of Coachella Case Nos.: Change of Zone No. 14-02 and Architectural Review No. 14-04. Architectural Review No. 14-04 pertains to the applicant’s proposal to: (1) expand and reconstruct the Ocean Mist Farms storage and processing facility located at 52-300 Enterprise Way (on the east side of Enterprise Way, northerly of Industrial Way and extending northerly to Avenue 52); and, (2) establish an employee parking lot and truck parking lot on the southeast corner of Enterprise Way and Industrial Way. The processing facility expansion involves the addition of new buildings, revision to use of space in the existing buildings, and demolition of portions of the existing buildings. Change of Zone No. 14-02 is a proposal to change the zoning of 12 acres located at the southeast corner of Enterprise Way and Industrial Way from M-H (Heavy Industrial) to M-S (Manufacturing Service). (Compatibility Zone C of the Jacqueline Cochran Regional Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org
- CONSISTENT (Change of Zone); DISCUSS and CONTINUE to 3-12-15 (Architectural Review)**
- Staff recommended at hearing: **CONSISTENT (Change of Zone); DISCUSS and CONTINUE to 3-12-15 (Architectural Review)**
- ALUC Commission Action: **CONSISTENT (Change of Zone); CONSISTENT (Architectural Review - subject to the conditions proposed by staff). Vote 4-0; Absent: Manos, Pettis, Housman**

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**4.0 ADMINISTRATIVE ITEMS**

4.1 Director's Approvals – Information Only

**5.0 APPROVAL OF MINUTES**

The ALUC Commission by a vote of 4-0 approved the January 8, 2015 minutes. Absent: Manos, Pettis and Housman

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

None

**7.0 COMMISSIONER'S COMMENTS**

Commissioner Lyon noted that the Countywide Policies list seven potential measures that can be incorporated into project design in order to be granted a risk-reduction intensity bonus. In the majority of these cases, applicants are able to incorporate some, but not all, of these measures. He asked whether, in such cases, staff recommendations are based on the proportion of measures included, or whether the measures are weighted based on their ability to reduce risk. Russell Brady, ALUC staff, noted that technically, the density bonus is granted by the approving jurisdiction, but that the staff recommendation is usually based on proportion. John Guerin, ALUC staff, advised that, in a recent case, the Commission allowed the approving jurisdiction to grant the full 30 percent bonus even though the project did not meet all of the criteria. Ed Cooper, ALUC Director, summarized the situation by advising that staff would continue to generally make its recommendations utilizing a proportional approach, but that the policy is worded in such a way that the Commission has the discretion to recommend the full bonus even if the project incorporates only some of the identified risk-reduction design measures.

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