



**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
NOVEMBER 14, 2019**

11-25-19

COMMISSIONERS PRESENT: Steve Manos, Russell Betts, Arthur Butler, John Lyon, Steven Stewart, Richard Stewart

COMMISSIONERS ABSENT: Gary Youmans

2.0 PUBLIC HEARING: CONTINUED ITEMS

None

3.0 PUBLIC HEARING: NEW ITEMS

- 3.1 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 6-0; Absent: Youmans)**
- ZAP1385MA19 – City of Perris Community Services (Representative: Nick Johnson)** – City of Perris Case Nos. SPA19-05188 (Specific Plan Amendment), ADPR19-05189 (Amended Development Plan Review). A proposal to establish a 344' x 223' soccer field with spectator bleachers seating 264 people and a parking lot on 33.6 acres located southerly of Morgan Street, westerly of Churchill Lane, easterly of Redlands Avenue, and northerly of Rider Street. The applicant also proposes a Specific Plan Amendment to the New Horizons Specific Plan (Planning Area 1) to rezone the 33.6 acres from R-5,000 to OS/Greenbelt (Open Space/Greenbelt) (Airport Compatibility Zone D 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
- 3.2 Staff report recommended: **CONTINUE to 1-9-20**
Staff recommended at hearing: **CONTINUE to 12-12-19**
ALUC Commission Action: **CONTINUED to 12-12-19 (Vote 6-0; Absent: Youmans)**
- ZAP1386MA19 – Core 5 Industrial Partners (Representative: EPD Solutions)** – County of Riverside Case No. PPT190028 (Plot Plan). A proposal to construct a 197,856 square foot industrial manufacturing building with mezzanines on 10.96 acres located easterly of Harvill Avenue, northerly of Daytona Cove, westerly of 215 freeway, and southerly of Orange Avenue. The applicant also proposes rooftop solar panels totaling 164,300 square feet (Airport Compatibility Zone C2 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
- 3.3 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 6-0; Absent: Youmans)**
- ZAP1028CH19 – The Homestead, LLC (Representative: Raymond A. Polverini)** – City of Eastvale Case No. PLN19-20026 (Change of Zone, Design Review, Tentative Parcel Map), a proposal to develop 7 industrial buildings with mezzanines totaling 1,004,608 square feet on 55.86 acres located westerly of Archibald Avenue, northerly of Providence Way, southerly of the Riverside County/San Bernardino County line and easterly of San Bernardino County Flood Control Channel. The applicant also proposes to change the site's zoning from Heavy Agricultural (A-2) to Industrial Park (I-P). Also proposed is a tentative parcel map to subdivide the site into 7 parcels (Airport Compatibility Zone C of the Chino Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

CDS:

1

The entire discussion of numbered agenda items can be found on CDs as indicated. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rivco.org

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
NOVEMBER 14, 2019**

- 3.4 Staff report recommended: **ZAP1034BA19 – AT&T Wireless (Representative: Smartlink, LLC)**
CONSISTENT
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 6-0; Absent: Youmans)**
- 3.5 Staff report recommended: **ZAP1080BD19 – Michael Griswold (Representative: Egan Civil, Inc.)**
CONTINUE to 1-9-20
Staff recommended at hearing: **CONTINUE to 12-12-19**
ALUC Commission Action: **CONTINUED to 12-12-19 (Vote 6-0; Absent: Youmans)**
- 3.6 Staff report recommended: **ZAP1080PS19 – City of Cathedral City (Representatives: Robert Rodriguez, City Planning Director; John Criste, Terra Nova Planning and Research)**
CONTINUE to 1-9-20
Staff recommended at hearing: **CONSISTENT** provided that the City adds the text, table, goals, and policies outlined in the presentation document submitted by John Criste, AICP, dated 11-14-19.
ALUC Commission Action: **CONSISTENT** as amended to include the text, table, goals, and policies outlined in the presentation document submitted by John Criste, AICP, dated 11-14-19. (Vote 5-1, Steven Stewart dissenting; Absent: Youmans)
- City of Banning Case Nos. CUP19-8004 (Conditional Use Permit), DR19-7005 (Design Review). A proposal to establish a 70 foot tall “monopine” wireless communications facility with a 960 square foot equipment shelter area on 2.18 acres located northerly of Ramsey Street, easterly of Phillips Street, southerly of Williams Street and westerly of Hathaway Street (A previous proposal to establish a 70 foot tall “monopine” facility at another location on this site had been found consistent by the ALUC, but no action was taken by the City’s Planning Commission) (Airport Compatibility Zones C & D of the Banning Municipal Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org
- County of Riverside Case No. PPT190025 (Plot Plan), TPM37675 (Tentative Parcel Map). A proposal to establish a 5-unit 6,748 square foot vehicle and RV/boat storage building with a condominium parcel map for each of the units on 0.70 acres located southerly of Country Club Drive and Interstate 10 freeway, westerly of Jefferson Street, easterly of Adams Street, and northerly of the Bermuda Dunes Airport (Airport Compatibility Zones A and B2 of the Bermuda Dunes Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org
- City of Cathedral City Planning Case No. GPA 18-002 (General Plan Amendment). A City-initiated proposal to adopt an updated General Plan, including the following Elements: Land Use, Circulation and Mobility, Housing, Parks and Recreation, Community Design, Arts and Culture, Economic Development and Fiscal Health, Environmental Justice, Healthy and Sustainable Community, Open Space and Conservation, Air Quality and Climate Stability, Safety (including noise), and Public Services and Facilities. Also included are an introduction chapter and a General Plan Administration chapter. (Compatibility Zones B1, C, D, and E of the Palm Springs International Airport Influence Area). Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rivco.org

CDS:

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
NOVEMBER 14, 2019**

4.0 ADMINISTRATIVE ITEMS

4.1 Director's Approvals – Information Only

4.2 2020 ALUC Meeting and Application Submittal Schedule

The Commission reviewed the 2020 ALUC meeting and application submittal schedule and advised staff not to schedule any “dark” months at this time.

4.3 Request for Special Meeting

Simon Housman, ALUC Director requested to take the agenda out of order and move the Administrative Item 4.3 a “Request for Special Meeting” to the front of the agenda. The ALUC by a unanimous vote of 6-0 will hold a regular scheduled ALUC public hearing on December 12, 2019 and not a special meeting. Absent: Youmans

5.0 APPROVAL OF MINUTES

The ALUC by a unanimous vote of 6-0 approved the October 10, 2019 minutes. Absent: Youmans

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

Simon Housman, ALUC Director recently learned that the Office of Economic Adjustment (OEA) will be visiting the March Air Reserve Base in mid-December to decide whether or not to provide a grant to fund the March Joint Land Use Study. Mr. Housman plans to meet with the OEA staff at March for more information. Staff has also reached out to the Cities of Palm Springs, Cathedral City and Rancho Mirage for a proposed update of the Palm Springs Airport Land Use Compatibility Plan which would increase the non-residential intensities and also to move all of the policies applicable to that airport into that one plan, simplifying the process so that everything would be in one place.

7.0 COMMISSIONER'S COMMENTS

Commissioner Richard Stewart thanked staff's decision to have a December 12th ALUC public hearing meeting expressing staff's efforts to be flexible and business friendly.

Y:\ALUC Report of Actions\2019 ROA\ROA11-14-19.doc

CDS:

3

The entire discussion of numbered agenda items can be found on CDs as indicated. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rivco.org