

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

2/21/19

COMMISSIONERS PRESENT: Steve Manos, Russell Betts, Arthur Butler, Steven Stewart, Gary Youmans and Michael Geller, alternate for Richard Stewart

COMMISSIONERS ABSENT: John Lyon and Richard Stewart

2.0 PUBLIC HEARING: CONTINUED ITEMS

- 2.1 Staff report recommended: **CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 6-0, Absent: Lyon)**
- ZAP1034RG18 – City of Riverside (Representative: Doug Darnell)** – City Planning Case No. P18-0865. A proposal to amend the City of Riverside’s Zoning Code (Title 19 of the Riverside Municipal Code), primarily updating the provisions of Chapter 19.442 relating to Accessory Dwelling Units (previously known as second units) to comply with State laws enacted in 2016 and subsequent years. Pursuant to this amendment, accessory dwelling units (ADUs), which are presently allowable only in the R-1 and R-E zones, would also be allowed: (1) in the MU-N, MU-U, and MU-V zones; (2) in the R-3 and R-4 zones on an existing lot not greater than 0.25 acre in size in conjunction with an existing or proposed primary single-family residence; and (3) in the RR, RA-5, and RC zones IF within the existing space of a single-family residence or an existing legal accessory structure. The Incidental Use Table (19.150.020B) would be amended to reflect these changes. Table 19.580.060 relating to parking space requirements would be amended so as to delete parking requirements for ADUs. (Replacement parking for the primary dwelling unit would be required when a garage is converted to an ADU.) Finally, the definitions section would be amended to clarify that, in addition to detached or attached structures, an ADU may be located within a primary single-family residential dwelling. ADUs would be required to include permanent provisions for living, sleeping, cooking, eating, and sanitation. Staff Planner: John Guerin at (951) 955-0982, or e-mail at iquerin@rivco.org.

CDS:

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3.0 PUBLIC HEARING: NEW ITEMS

- 3.1 Staff report recommended: **CONDITIONALLY CONSISTENT** **ZAP1346MA18 – Majestic Realty Co. (Representative: T&B Planning, Inc.)** – County of Riverside Case No. 180038 (Plot Plan). A proposal to construct a 147,249 square foot industrial manufacturing building on 8.45 acres located northerly of Commerce Center Drive, easterly of Harvill Avenue, westerly of 215 Freeway, and southerly of Markham Street (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.

Staff recommended at hearing: **CONDITIONALLY CONSISTENT**, subject to the conditions included herein, and such additional conditions as may be required by the FAA OES.

ALUC Commission Action: **CONDITIONALLY CONSISTENT**, subject to the conditions included herein, and such additional conditions as may be required by the FAA OES.
(Vote 6-0, Absent: Lyon)

- 3.2 Staff report recommended: **CONDITIONALLY CONSISTENT** **ZAP1345MA18 – Majestic Realty Co. (Representative: T&B Planning, Inc.)** – County of Riverside Case No. 180034 (Plot Plan). A proposal to construct a 373,368 square foot industrial manufacturing building on 21.26 acres located southerly of Commerce Center Drive, easterly of Harvill Avenue, westerly of Messenia Lane, and northerly of Perry Street (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.

Staff recommended at hearing: **CONDITIONALLY CONSISTENT**, subject to the conditions included herein, and such additional conditions as may be required by the FAA OES.

ALUC Commission Action: **CONDITIONALLY CONSISTENT**, subject to the conditions included herein, and such additional conditions as may be required by the FAA OES.
(Vote 6-0, Absent: Lyon)

4.0 ADMINISTRATIVE ITEMS

- 4.1 Director's Approvals – Information Only
4.2 Revised Public Hearing Notice – Information Only
4.3 Resolution No. 2019-01: Public Hearing Cost Recapture

The ALUC by a unanimous vote of 6-0, approved Resolution No. 2019-01 for the Recapture of Public Hearing costs, effective March 1, 2019.

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5.0 APPROVAL OF MINUTES

The ALUC by a vote of 4-0 approved the January 10, 2019 minutes. Abstain: Youmans and Geller; Absent: Lyon

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

The ALUC was advised of the passing of former Commissioner Greg Pettis, and agreed to adjourn in his memory.

7.0 COMMISSIONER'S COMMENTS

None

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3

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