

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
JANUARY 8, 2015**

1-21-15

COMMISSIONERS PRESENT: Simon Housman, Rod Ballance, Arthur Butler, Glen Holmes, John Lyon, Steve Manos, Russell Betts, alternate for Greg Pettis

COMMISSIONERS ABSENT: Greg Pettis

2.0 ADMINISTRATIVE ITEMS

2.1 Director's Approvals – Information only

3.0 PUBLIC HEARING: NEW CASES

- 3.1 Staff report recommended: **CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- ZAP1066RI14 – Nova Homes, Inc. (Representative: Tom Mungari)** – City of Jurupa Valley Major Action Case No. MA14143 (General Plan Amendment [GPA] No. 1408, Change of Zone [CZ] No. 1497, and Tentative Tract Map No. 36748). Tentative Tract Map No. 36748 is a proposal to divide 43.5 acres located northerly of Limonite Avenue and easterly of Pedley Drive into 177 single-family residential lots ranging from 3,420 to 7,899 square feet in area, plus five lettered lots. GPA No. 1408 proposes to amend the land use designation of the site from Rural Community-Low Density Residential (1-2 dwelling units per acre), Community Development – Low Density Residential (1-2 dwelling units per acre), Medium Density Residential (2-5 dwelling units per acre), and Commercial Retail to Medium High Density Residential (5-8 dwelling units per acre). CZ No. 1497 proposes to change the zoning of the site from R-A (Residential-Agricultural), A-1-1 (Light Agriculture, one acre minimum lot size), and C-1/C-P (General Commercial) to R-4 (Planned Residential). (Compatibility Zone E of the Riverside Municipal Airport Influence Area). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rctlma.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@rctlma.org

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
JANUARY 8, 2015**

3.2 Staff report recommended: **ZAP1106MA14 – First Industrial, L.P. (Representative: Grant Henninger, T&B Planning, Inc. – City of Moreno Valley Case No. PA14-124 (Amended Plot Plan). The applicant proposes to increase the height of a previously entitled 1,450,000 square foot warehouse building (including 66,790 square feet of mezzanine area and 12,000 square feet of ground floor office space) on a 72.88 gross acre site located southerly of Nandina Avenue, westerly of Indian Street, and easterly of Heacock Street from 42 feet to 60 feet, and to increase the building’s elevation at its highest point from 1,520 feet above mean sea level to 1,538 feet above mean sea level. A portion of the site is in the Clear Zone of March Air Reserve Base and would remain undeveloped. (Airport Compatibility Zones A, B2 and C1 of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, with Zone A remaining undeveloped.) ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org**

Staff recommended at hearing: **CONSISTENT**

ALUC Commission Action: **CONSISTENT (Vote 7-0)**

3.3 Staff report recommended: **ZAP1105MA14 – Hagop Kofdarali (Representative: Empire Design Group, Greg Hann) – Riverside City Case Nos.: P14-0841 (General Plan Amendment), P14-0842 (Specific Plan Amendment), P14-0843 (Rezoning), P14-0844 (Conditional Use Permit), P14-0845 (Conditional Use Permit), P14-0846 (Conditional Use Permit), P14-0847 (Design Review). The Design Review is a proposal to develop a 3,500 square foot fast food restaurant building, 8,000 square foot retail building, 92,850 square foot industrial building, and diesel fueling pumps and canopy on 9.13 net acres located northerly of Alessandro Boulevard, easterly of Interstate-215, westerly of Old 215 Frontage Road, and southerly of Cottonwood Avenue in the City of Riverside. The Conditional Use Permits propose to revise the existing vehicle wash facility, establish the diesel fueling station, and establish the drive-thru restaurant. The General Plan Amendment proposes to change the land use designation of the site from (B/OP) to (C). The Specific Plan Amendment proposes a text change to allow for commercial uses on this property. The Rezoning proposes to change the zoning classification of the site from (BMP) to (CR). (Compatibility Zone B1-APZII of the March Air Reserve Base/Inland Port Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org**

Staff recommended at hearing: **INCONSISTENT**

ALUC Commission Action: **INCONSISTENT (Vote 7-0)**

CDS:

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@rctlma.org

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
JANUARY 8, 2015**

- 3.4 Staff report recommended: **DISCUSS and CONTINUE to 2-5-15**
- Staff recommended at hearing: **CONTINUE to 2-5-15**
- ALUC Commission Action: **CONTINUED to 2-5-15 (Vote 7-0)**
- 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. ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rctlma.org
- 3.5 Staff report recommended: **CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- ZAP1026TH14 – English Congregation of Jehovah’s Witnesses (Representative: Mark J. Stoker, Stoker Construction, Inc.)** – County Case No.: PP25688 (Plot Plan). The applicant proposes to develop a phased, multi-structure church (Kingdom Hall) complex, consisting of two 5,054 square foot church buildings, two 1,200 square foot caretaker units, and two 1,200 square foot maintenance buildings on a 4.71-acre (net) site located easterly of Hernandez Lane and southerly of Airport Boulevard in the unincorporated community of Thermal. Each church building would include an auditorium area with 177 fixed seats, plus 4 designated wheelchair spaces, for a congregation capacity of 181. Each church building would also include two library rooms, a literature area, one office, restrooms, and utility/mechanical areas. (Airport Compatibility Zone D of the Jacqueline Cochran Regional Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org

CDS:

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@rctlma.org

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
JANUARY 8, 2015**

- 3.6 Staff report recommended: **INCONSISTENT**
- Staff recommended at hearing: **INCONSISTENT**
- ALUC Commission Action: **CONSISTENT with amended conditions (see minutes) (Vote 7-0)**
- ZAP1024TH14 – Thermal Operating Company, LLC (Representative: Melissa Perez, Albert A. Webb and Associates** – County Case Nos. SP00303A3 (Amendment No. 3 to Specific Plan No. 303 [Kohl Ranch]), CZ 07852 (Change of Zone), TR36851 (Tentative Tract Map). SP00303A3 is a proposal to amend the Specific Plan land use designation of 252.47 acres located northerly of 62nd Avenue, westerly of Polk Street, and easterly of Harrison Street from 249.68 acres of Heavy Industrial and 2.79 acres of Commercial Retail to Mixed Use (Most of this area is within the Thermal Club.) The change from Heavy Industrial and Commercial Retail is a mandatory prerequisite to allowance for 15 live/work units, and for 158 dwelling units on up to 139 of the “Founders’ lots.” In order to maintain the current allowable number of residential units for the Specific Plan (7,171), the applicant proposes to reduce the number of residential units in the area south of 62nd Avenue and north of 64th Avenue by 173 (from 2,604 to 2,431 units). CZ07852 is a proposal to modify the existing Specific Plan (SP) zoning ordinance for SP00303 to reflect the proposed designations and boundaries of the Planning Areas, as amended, and to establish the list of permissible land uses and design standards for each of the Planning areas. TR36851 is a proposal to subdivide 19 non-contiguous “Founder’s lots” to establish condominium duplexes on each of the 19 lots for a total of 38 units. (Airport Compatibility Zones B1, C, and D of the Jacqueline Cochran Regional Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org

4.0 **APPROVAL OF MINUTES**

The ALUC Commission by a vote of 5-0 approved the November 13, 2014 minutes.
Abstain: Manos and Betts

The ALUC Commission by a vote of 5-0 approved the December 11, 2014 minutes.
Abstain: Ballance and Holmes

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

None

6.0 **COMMISSIONER’S COMMENTS**

Chairman Housman thanked Commission and staff for their hard work.