

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
DECEMBER 13, 2018**

12-19-18

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

COMMISSIONERS ABSENT: Gary Youmans

2.0 PUBLIC HEARING: CONTINUED ITEMS

- 2.1 Staff report recommended: **CONTINUE to 1-10-19**
- Staff recommended at hearing: **CONTINUE to 1-10-19**
- ALUC Commission Action: **CONTINUED to 1-10-19 (Vote 5-0; Absent: Youmans and Butler)**
- ZAP1075BD18 – City of Indio (Leila Namvar, Development Services Department).** A proposal by the City of Indio to adopt a new General Plan 2040 to guide the future development of the City that focuses on revitalizing and connecting neighborhoods, establishing a human-scale network of complete streets and community open spaces, and enhancing community health and wellness. The General Plan includes the following elements/chapters: Vision and General Plan Strategies, Land Use and Urban Design, Mobility, Economic Development, Health and Equity, Parks, Recreation, and Open Space, Conservation, Infrastructure and Public Facilities, Safety, Noise, and Implementation. (The Housing Element is also part of the General Plan, but is not proposed for change as part of this effort.) The City includes land within all Compatibility Zones of the Bermuda Dunes Airport Influence Area. Continued from September 13, October 11 and November 8, 2018. Staff Planner: John Guerin at (951) 955-0982, or e-mail at iguerin@rivco.org

3.0 PUBLIC HEARING: NEW ITEMS

- 3.1 Staff report recommended: **CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 4-0; Recuse: Lyon; Absent: Youmans and Butler)**
- ZAP1033FL18 – Boyd Bradshaw** – City of Riverside Planning Case No. P18-0742 (Rezone). The applicant is proposing a rezone of 0.96 acres (Assessor's Parcel Number 207-083-010) located southerly of Field Lane, westerly of Bubbling Well Road, northerly of Circle Lazy J Road, and easterly of the Santa Ana River from Public Facilities (PF) to Single Family Residential (R-1-7000). (Airport Compatibility Zone E of the Flabob Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org.

CDS:

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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

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- 3.2 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 5-0; Absent: Youmans and Butler)**
- ZAP1095RI18 – Jose Bedolla** – City of Riverside Planning Case Nos. P18-0756 (General Plan Amendment), P18-0757 (Rezone), P18-0758 (Design Review), a proposal to develop four apartment units (three already existing) on 0.33 acres located westerly of Warren Street, easterly of Wohlstetter Street, northerly of Philbin Avenue, and southerly of Cypress Avenue. The applicant also proposes to amend the site’s general plan land use designation from Medium Density Residential (MDR) to Medium-High Density Residential (MDHR), and to rezone the site from Single Family Residential Zone (R-1-7000) to Multiple Family Residential Zone (R-3-3000) (Compatibility Zone D of the Riverside Municipal Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org
- 3.3 Staff report recommended: **CONDITIONALLY CONSISTENT**
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: Youmans)**
- ZAP1336MA18 – Cactus Commerce, LP (Representative: Ino Cruz)** – City of Moreno Valley Case No. PSN18-0016 (Sign Permit). A proposal to construct a 45 foot tall pylon sign as part of a proposed gas station/commercial center on 4.16 acres located at 22330 Cactus Avenue, on the northeast corner of Cactus Avenue and Commerce Center Drive (The proposed commercial center was previously found consistent pursuant to ZAP1135MA15.) (Airport Compatibility Zone 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
- 3.4 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT** subject to the updated conditions submitted at this meeting (see minutes)
ALUC Commission Action: **CONSISTENT** subject to the updated conditions submitted at this meeting (Vote 6-0; Absent: Youmans)
- ZAP1333MA18 – Coyne Development Corporation (Representative: RED Architectural Group)** – City of Moreno Valley Case Nos. PEN18-0184 and PEN18-0185 (Plot Plans). Reconsideration of the covenant condition language used to limit intensity to meet Air Force Instruction interpretation for multi-building industrial warehouses and a Penske Truck building facility located southerly of Alessandro Boulevard, westerly of Day Street, and easterly of Old Highway 215 Frontage Road. (Airport Compatibility Zones B1-APZ-I and B1-APZ-II 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

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4.0 ADMINISTRATIVE ITEMS

4.1 Director's Approvals – Information Only

4.2 Wildlife Hazard Management Stormwater and Landscaping Brochures

Simon Housman, ALUC Director, explained that staff will send copies of both brochures to the Flood Control District per Commissioner Steven Stewart's request.

4.3 ALUC 2019 Meeting and Application Submittal Schedule – Dark Month?

Steve Mano's, Chair and on behalf of the ALUC decided not to have a dark month for the 2019 application submittal schedule.

5.0 APPROVAL OF MINUTES

The ALUC by a unanimous vote of 6-0 approved the November 8, 2018 minutes. Absent: Youmans

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

None

7.0 COMMISSIONER'S COMMENTS

Commissioner Betts commented on the affordable housing limited parking space standards. Commissioner Steven Stewart had concerns regarding a lot of storage buildings located on Gene Autry Drive in the Palm Springs area. Simon Housman, ALUC Director directed Paul Rull, ALUC staff to investigate further. John Guerin, ALUC staff replied to Commissioner Betts comments regarding the reduced parking spaces and indicated that we will be seeing a project in the Zoning Ordinance Amendment in the City of Riverside that deals with issues regarding second dwelling units. Steve Manos, the Chair adjourned the meeting in honor of President George W. Bush in the wake of his passing.

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