

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
DECEMBER 14, 2017**

12-21-17

COMMISSIONERS PRESENT: Rod Ballance, Russell Betts, Arthur Butler, Glen Holmes, John Lyon, Steve Manos, Steven Stewart

COMMISSIONERS ABSENT: None

2.0 PUBLIC HEARING: CONTINUED ITEMS

NONE

3.0 PUBLIC HEARING: NEW ITEMS

- 3.1 Staff report recommended: **ZAP1091RI17 – Pelican Communities, Richard Hamm**
CONSISTENT
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- City of Riverside Planning Case Nos. P17-0467 (General Plan Amendment), P17-0466 (Specific Plan Amendment), P17-0468 (Rezone), P17-0469 (Site Plan Review). P17-0469 is a proposal to construct four three-story buildings with a total floor area of 98,608 square feet providing 108 apartment units (with clubhouse, fitness center, and leasing office) and 1,200 square feet of commercial floor area on 3.14 acres located northerly of Merrill Avenue, westerly of Riverside Avenue and easterly of De Anza Avenue, on the opposite side of Merrill Avenue from Riverside Plaza. The applicant also proposes to: (1) amend the Magnolia Avenue Specific Plan to include Mixed Use Urban (MU-U) as a General Plan land use designation in the Magnolia Center District (P17-0466); (2) amend the City’s General Plan land use map designation of the site from Commercial (C) to Mixed Use Urban (MU-U) (P17-0467), and (3) rezone the site from Commercial General with Specific Plan (Magnolia Avenue) Overlay (CG-SP) to Mixed Use Urban with Specific Plan (Magnolia Avenue) Overlay Zone (MU-U-SP) (P17-0468). (Compatibility Zone E of the Riverside Municipal Airport Influence Area). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.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@rivco.org

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- 3.2 Staff report recommended: **CONSISTENT (GPA, CZ);
CONDITIONALLY
CONSISTENT (CUP)**
- Staff recommended at hearing: **CONSISTENT**, subject to conditions updated at the meeting to include FAA conditions
- ALUC Commission Action: **CONSISTENT**, subject to conditions updated at the meeting to include FAA conditions. **(Vote 7-0)**
- ZAP1008CO17 – Rowdy Williamson** – City of Corona Planning Case Nos. GPA17-001 (General Plan Amendment), CZ17-002 (Change of Zone), CUP17-004 (Conditional Use Permit). The applicant proposes to establish a 64-unit, three-story senior apartment complex on 2.2 acres located at 159 and 205 Buena Vista Avenue, southerly of Railroad Street, northerly of 91 Freeway, and westerly of Vicentia Avenue. The applicant also proposes to amend the General Plan land use designation for this site from Medium Density Residential (MDR) to High Density Residential (HDR) and to change the site’s zoning classification from Single Family Residential (R-1-7.2) and Low Density Multi-Family Residential (R-2) to High Density Multi-Family Residential (R-3). (Airport Compatibility Zone D of the Corona Municipal Airport Influence Area). ALUC 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 7-0)**
- ZAP1072BD17 – PV Indio, LLC (Representative: Larry Vesely)** – City of Indio Planning Case No. DR 17-09-420 (Design Review). The applicant proposes installing canopies over most of the recreational vehicle (RV)/boat storage parking spaces at an existing 4.5 acre self-storage/RV/boat storage facility located at 42925 Madison Street, westerly of Madison Street, southerly of Indio Boulevard and the southerly terminus of Madio Street, and northerly of Fox Glove Lane. The applicant also proposes installing a photovoltaic solar panel system on the roof of two of the proposed canopies. (Airport Compatibility Zones B1 and C of the Bermuda Dunes Airport Influence Area). ALUC 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**
- ALUC Commission Action: **CONSISTENT (Vote 6-1, Holmes dissenting)**
- ZAP1040TH17 – Coachella Green, LLC (Representative: The Altum Group)** – City of Coachella Planning Case Nos. CZ 17-01 (Change of Zone), CUP 279 (Conditional Use Permit), AR 17-03 (Architectural Review). The applicant proposes to change the zoning of 49.19 acres located southerly of Industrial Way, easterly of Enterprise Way, northerly of Avenue 54 and westerly of the Whitewater River Storm Channel from M-H-IP (Heavy Industrial – Industrial Park Overlay) to M-S-IP (Manufacturing Service - Industrial Park Overlay). AR17-03 is a proposal to build a fourteen-building industrial complex on this site with a total building area of 644,567 square feet, anticipated to be built in five phases. CUP 279 is a proposal to allow cannabis cultivation, processing, testing, manufacturing, and distribution uses

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within the proposed buildings on this property. (Currently Buildings A, J, and K are proposed to be utilized for cannabis cultivation and related uses as described above. Tenants/uses for the remaining buildings have not been identified.) No dispensaries are proposed. (Airport Compatibility Zones C and D of the Jacqueline Cochran Regional Airport Influence Area). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

3.5 Staff report recommended:
INCONSISTENT

Staff recommended at hearing:
INCONSISTENT

ALUC Commission Action:
INCONSISTENT (Vote 7-0)

ZAP1039TH17 – Thermal Operating Company, LLC, dba The Thermal Club (Representative: Melissa Perez, Albert A. Webb and Associates) - County of Riverside Planning Case Nos. SP00303A4 (Specific Plan Amendment) and CZ07952 (Change of Zone). SP00303A4 is a proposal to amend the Kohl Ranch Specific Plan (most notably the Executive Summary, Project-Wide Planning Standards, and Land Use Planning & Development Standards sections) by defining and establishing a new use category, “racetrack recreational units,” as a permitted land use within Planning Area E-2 located in the portion of the Specific Plan northerly of Avenue 62, easterly of Tyler Street, and westerly of Polk Street within the “Thermal Club.” If approved, this amendment would allow overnight stays at all of the potential development sites on the Thermal Club “founders’ lots.” CZ07952 is a proposal to revise the Specific Plan Zoning Ordinance text in accordance with this proposed Specific Plan Amendment. (Airport Compatibility Zones C and D of the Jacqueline Cochran Regional Airport Influence Area). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at iquerin@rivco.org

4.0 **ADMINISTRATIVE ITEMS**

4.1 Director’s Approvals – Information only

5.0 **APPROVAL OF MINUTES**

The ALUC Commission by a vote of 6-0 approved the November 9, 2017 minutes. Abstain: Commissioner Betts

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

None

7.0 **COMMISSIONER’S COMMENTS**

Commissioner Lyon commented that he appreciated the candor of the applicant regarding the Thermal Club case. Chairman Ballance wished everyone a safe Holiday Season.