

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
AUGUST 9, 2018**

8-20-18

COMMISSIONERS PRESENT: Russell Betts, Arthur Butler, John Lyon, Steve Manos, 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)**
- ZAP1031RG18 – 17 Acres Heme, LLC (Representative: MDMG, Larry Markham)** – Riverside County Planning Case No. GPA180003 (General Plan Amendment). A proposal to amend Policy LU 14.4 of the Land Use Element of the Riverside County General Plan, which requires new development in unincorporated areas adjacent to Designated and Eligible State and County Scenic Highways to maintain at least a 50 foot setback from the edge of the right-of-way of such highways. The proposal seeks to amend the required building setback distance for projects adjacent to scenic highways to “an appropriate setback” based on the local surrounding development, topography, and other conditions. (Airport Compatibility Zones: Countywide). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org
- 3.2 Staff report recommended: **CONDITIONALLY CONSISTENT**
Staff recommended at hearing: **CONSISTENT** subject to updated conditions submitted at the meeting which includes FAA OES conditions
ALUC Commission Action: **CONSISTENT** subject to updated conditions submitted at the meeting which includes FAA OES conditions (Vote 6-0; Absent: Youmans)
- ZAP1065PS18 – Identity Mutual, LLC (Representative: Michael Clark)** – City of Palm Springs Planning Case No. 5.1445 CUP (Conditional Use Permit) and 3.4090 MAJ (Major Architectural Application). The applicant proposes to construct a 2,942 square foot automatic car wash building including a car wash tunnel, cashier booth, office, and storage and mechanical room, on a 0.56 acre pad-parcel within the Palm Springs Marketplace Shopping Center located southerly of Vista Chino, westerly of Cerritos Drive, easterly of Sunrise Way, and northerly of Sandalwood Drive (Airport Compatibility Zone B1 of the Palm Springs International 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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- 3.3 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 6-0; Absent: Youmans)**
- ZAP1320MA18 – MS Van Buren II, LLC, (Representative: SDH & Associates, Rob Van Zanten)**
– March Joint Powers Authority Case Nos. SP17-01 (Specific Plan Amendment), PP17-05 (Plot Plan). This proposal seeks to revise ZAP1286MA17 case that was previously reviewed by ALUC. Plot Plan No. PP17-05 is a proposal to construct eleven (11) “shell” buildings ranging from 7,180 square feet to 32,628 square feet accommodating office, industrial, and commercial uses for a cumulative building area total of 160,608 square feet on 13.60 acres located on the northwest corner of Van Buren Boulevard and Meridian Parkway. The applicant proposes to change the mix of uses in Buildings 1, 7, and 8, to provide for retail and restaurant components in buildings previously envisioned strictly for industrial and office uses. SP17-01 proposes amending the designation of most of the 13.6-acre area (Unit 4, Lots 8, 10, and 11, as delineated on the March JPA General Plan and Meridian Specific Plan SP-5) from Office to Mixed Use (Unit 4, Lot 9 to remain designated as Office) and amending the Specific Plan Land Use Table to allow additional uses such as microbreweries, business supply/equipment sales/rentals, and laundry services. Additional changes include requiring conditional use permits for instructional studios, adding parking requirements for the additional uses, modifying the designated truck routes, and providing updated definitions. (Airport Compatibility Zone C1 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

- 4.0 **ALUC Resolution No. 2018-04** Concerning Airport Land Use Commission Development Review Fees (establishing a new Project Specific Fee for Speculative Nonresidential Multiple Buildings projects)

Staff Recommendation: Adoption

Russell Betts, Vice Chair motioned to adopt ALUC Resolution No. 2018-04 (establishing a new Project Specific Fee for Speculative Nonresidential Multiple Buildings projects), Commissioner Steven Stewart seconded the motion. (Vote 6-0; Absent: Youmans)

5.0 **ADMINISTRATIVE ITEMS**

5.1 Director’s Approvals – Information Only

5.2 ALUC Director’s Report: The Path Forward Following the Release of the 2018 Air Installation Compatible Use Zones Report for March Air Reserve Base/Inland Port Airport

Simon Housman, ALUC Director updated the Commission regarding the future timeline and cost to complete the update to the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (ALUCP).

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6.0 APPROVAL OF MINUTES

The ALUC by a unanimous vote of 6-0 approved the July 12, 2018 minutes. Absent: Youmans

7.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

None

8.0 COMMISSIONER'S COMMENTS

None

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CDS:

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