

**AIRPORT LAND USE COMMISSION
MINUTE ORDER SEPTEMBER 14, 2017
RIVERSIDE MEETING**

A regular scheduled meeting of the Airport Land Use Commission was held on September 14, 2017 at the Riverside County Administrative Center, Board Chambers.

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

COMMISSIONERS ABSENT: Steve Manos, Vice Chairman

STAFF PRESENT: Simon Housman, ALUC Director
John Guerin, Principal Planner
Paul Rull, Urban Regional Planner IV
Barbara Santos, ALUC Commission Secretary
Raymond Mistica, ALUC Counsel

OTHERS PRESENT: None

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- I. **AGENDA ITEM 3.1:** ZAP1088RI17 – Inland Memorial Inc., Mark Durbin – City of Riverside Planning Case Nos. P17-0478 (Rezone) and P17-0630 (Design Review). The applicant proposes to remodel and utilize an existing 2,716 square foot single-family residence on a 0.27-acre parcel located at 4838 Arlington Avenue, on the south side of Arlington Avenue, easterly of its intersection with Aden Way, and westerly of its intersection with El Hijo Street, as an office. The applicant also proposes to rezone the property from Single Family Residential (R-1-7000) to Office (O) zoning. (Airport Compatibility Zone C of the Riverside Municipal Airport Influence Area).

- II. **MAJOR ISSUES**
None

- III. **STAFF RECOMMENDATION**
Staff recommends that the Rezone be found CONSISTENT with the 2005 Riverside Municipal Airport Land Use Compatibility Plan, and that the Design Review be found CONSISTENT, subject to the conditions included herein.

- IV. **PROJECT DESCRIPTION**
The applicant proposes to remodel and utilize an existing 2,716 square foot single-family residence on a 0.27 acre parcel as an office and to rezone the property from Single Family Residential (R-1-7000) to Office (O) zoning.

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky.
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Children's schools, day care centers, libraries, hospitals, nursing homes, highly noise-sensitive outdoor nonresidential uses, and hazards to flight.

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3. The attached notice shall be given to all prospective purchasers and/or tenants of the property, and shall be recorded as a deed notice.
4. No new detention basins are depicted on the site plan. Any new detention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
5. This project has been evaluated for 2,716 square feet of office area. Any increase in building area or change in use of the project will require an amended review by the Airport Land Use Commission or subsequent compatibility evaluation by the City.
6. Noise attenuation measures shall be incorporated into the design of the office building, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

No one spoke in favor, neutral or opposition to the project.

VI. **ALUC COMMISSION ACTION**

The ALUC Commission by a unanimous vote of 6-0 found the project **CONSISTENT**. Absent: Commissioner Manos

VII. **CD**

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rivco.org.

ITEM 3.1: TIME: 9:02 A.M.

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- I. **AGENDA ITEM 3.2:** ZAP1051PS17 – Sons of Italy (Representative: Doug Jones) – City of Palm Springs Planning Case No. 5.0707 (Conditional Use Permit) and 3.3883 (Minor Architectural). The applicant proposes to reinstitute permitted status for a continuously operating meeting hall and provide for an improved parking lot for the existing Dolly Sinatra Lodge facility. The physical proposal is for the addition of 23 parking spaces on the east half of the 0.68-acre parcel (Assessor's Parcel Number 501-352-015) located on the northerly side of Vista Chino, easterly of Sahara Road and westerly of Park View Drive. No change in use of the existing building or building expansion is being proposed. (Airport Compatibility Zone B1 of the Palm Springs International Airport Influence Area).
- II. **MAJOR ISSUES**
If this were a new land use being proposed (such as conversion of residence to a fraternal lodge capable of accommodating 122 to 129 persons), the use would be clearly inconsistent at a location so close to the end of the Runway Protection Zone at Palm Springs International Airport. It is the City's position that the applicant must obtain a new Conditional Use Permit, as the pre-existing one has expired. However, the activity authorized by the pre-existing use permit has not ceased except for an annual summer hiatus. Therefore, staff is of the opinion that the intensity limitations imposed by the 2005 Palm Springs International Airport Land Use Compatibility Plan should not be applicable to the ongoing use of the existing building and grounds. From a safety perspective, and in light of the Farrell's Sacramento 1972 tragedy, we would recommend that the Lodge look toward ultimate relocation to a less risky site, as resources permit.
- III. **STAFF RECOMMENDATION**
Staff recommends that the project be CONTINUED to ALUC's October 12 hearing. However, if, prior to the September 14 hearing, the FAA OES website reveals that the submittal is in a "Work in Progress" status, staff will recommend that the Commission find the Conditional Use Permit and Minor Architectural Application CONDITIONALLY CONSISTENT, subject to the conditions included herein and such additional conditions as may be necessary to meet the requirements of the Federal Aviation Administration Obstruction Evaluation Service.
- IV. **PROJECT DESCRIPTION**
The physical proposal is for the addition of 23 parking spaces on the east half of the 0.68-acre parcel. No change in use of the existing building or building expansion is being proposed. The applicant proposes to reinstitute permitted status for a continuously operating meeting hall and to provide for an improved parking lot for the existing Dolly Sinatra Lodge facility.
- V. **MEETING SUMMARY**
The following staff presented the subject proposal:
ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org
- No one spoke in favor, neutral or opposition to the project.
- VI. **ALUC COMMISSION ACTION**
The ALUC Commission by a unanimous vote of 6-0 CONTINUED project to 10-12-17 (applicant's request). Absent: Commissioner Manos
- VII. **CD**
The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rivco.org.
ITEM 3.2: TIME: 9:03 A.M.

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I. **4.0 ADMINISTRATIVE ITEMS**

4.1 Director's Approvals – Information only

4.2 Correspondence related to the Hemet-Ryan 2017 ALUCP

Simon Housman, ALUC Director, advised that a package of correspondence with the Caltrans Division of Aeronautics relating to the adoption of the 2017 Hemet-Ryan ALUCP was provided to the Commissioners. The next step will be discussed in the Closed Session at the end of the agenda.

II. **5.0 APPROVAL OF MINUTES**

The ALUC Commission by a unanimous vote of 6-0 approved the August 10, 2017 minutes. Absent: Commissioner Manos

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

Simon Housman, ALUC Director, informed the Commission that there was an article published on the Desert Sun website discussing in detail the case of the surgical facility approved by Indio. The article announced that the California Pilots Association has filed a lawsuit against the City of Indio, objecting to the construction of the project and its location and also indicating that the ALUC Commission had found the project inconsistent with the Compatibility Plan. Chairman Ballance commented favorably on the video linked to the online article. Director Housman noted that the other Commissioners can access the video from the Desert Sun website. Commissioner Holmes asked if this was a situation where the City had overridden the ALUC determination, and Director Housman confirmed that it was.

IV. **7.0 COMMISSIONER'S COMMENTS**

Commissioner Holmes had a question concerning what he had heard on the radio regarding the groundwater problem at the March Air Reserve Base. Chairman Rod Ballance advised that he had attended several meetings and briefings at the Moreno Valley Chamber of Commerce in conjunction with the Western/Eastern Municipal Water District. Groundwater is as high as 12 feet below ground level. A grant has been secured for further studies. The groundwater problem will need to be resolved for March Air Reserve Base to remain a viable entity. Mr. Ballance also commented that he attended the 47th Annual March Military Appreciation Picnic which was a great event, and that he will not be present at the October 12 meeting.

V. **8.0 CLOSED SESSION**

Conference with Legal Counsel-Anticipated Litigation (d)(4) of Government Code Section 54956.9

There was no reportable action.

VI. **8.0 ADJOURNMENT**

Chairman Ballance adjourned the meeting at 9:15 a.m.

VII. **CD**

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ITEM 4.0: TIME IS: 9:05 A.M.