



RIVERSIDE COUNTY

AIRPORT LAND USE COMMISSION

9:30 A.M.

September 10, 2020

AGENDA

County Administrative Center
4080 Lemon Street, 1st Floor Board Chambers
Riverside, California, 92501
www.rcaluc.org

NOTICE

Pursuant to Government Code Section 54953(b) and Executive Order N-25-20, this meeting will be conducted by teleconference only. PUBLIC ACCESS TO THE MEETING LOCATION WILL NOT BE AVAILABLE FOR THIS MEETING. PUBLIC COMMENTS WILL BE ACCEPTED REMOTELY.

Any person wishing to speak must complete a "Speaker Identification Form" at least 24 hours in advance. To submit your request to speak remotely please visit: <http://www.rcaluc.org/Speak> and complete the electronic form prior to the meeting. You will receive an email confirming your request that will provide further instructions. Additional information is available on the ALUC website.

The staff report and related documentation for each agenda item are available online at our website at www.rcaluc.org. Written comments may be submitted to the Riverside County ALUC by e-mail or by U.S. mail to Riverside County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, California 92501. All correspondence received during or after the meeting will be distributed to the ALUC or retained for the official record. Any person wishing to make a presentation that includes printed material, video or another form of electronic media must provide the material to the Project Planner at least 48 hours prior to the meeting.

In compliance with the Americans with Disabilities Act, if any accommodations are needed, please contact Barbara Santos, ALUC Commission Secretary at (951) 955-5132 or E-mail at basantos@rivco.org. Request should be made at least 72 hours prior to the scheduled meeting.

1.0 INTRODUCTIONS

1.1 CALL TO ORDER

1.2 SALUTE TO FLAG

1.3 ROLL CALL

2.0 PUBLIC HEARING: CONTINUED ITEMS

MARCH AIR RESERVE BASE

2.1 ZAP1405MA20 – Riverside Inland Development, LLC/Hillwood Investment Properties (Representative: Kathy Hoffer) – March Joint Powers Authority Case Nos. PP20-02 (Plot Plan), TPM20-02 (Tentative Parcel Map No. 37220). The applicant proposes to construct a 2,022,364 square foot industrial warehouse building (maximum 54 feet in height) with mezzanines on 142.5 acres located easterly of Interstate 215, southerly of March Field Air Museum and the easterly terminus of Van Buren Boulevard, northerly of Nandina Avenue, and westerly of the runways at March Air Reserve Base. The applicant also proposes to change the Veterans Industrial Park 215 Specific Plan (SP16-02), updating Section 4.3 Landscaping Guidelines to reflect ALUC wildlife hazard goals and policies. The applicant also proposes to merge the project's five parcels into one parcel. (A previous proposal to establish two industrial buildings (maximum 48 feet in height) totaling 2,185,618 square feet on this site had been found consistent by the ALUC, but no action was taken by the March Joint Powers Authority Commission) (Airport Compatibility

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Zone B2 of the March Air Reserve Base/Inland Port Airport Influence Area). Continued from May 14, June 11, July 9, and August 13, 2020. Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

Staff Recommendation: CONTINUE to 10-8-20

PALM SPRINGS INTERNATIONAL AIRPORT

- 2.2 ZAP1086PS20 – Desert Aids Project (Representative: Terra Nova Planning & Research) – Related Case: City of Palm Springs Case Nos. 5.0934 (PD 281 Amendment, General Plan Amendment), 3.1047 (Major Architectural). The applicant proposes to expand the existing Desert AIDS Project Campus by constructing a new 18,500 square foot medical ‘Pavillon’ building which includes a lobby, information desk, registration, nurse station, medical administration rooms, conference meeting rooms, consultation offices, and café on 3.89 acres, a 61 unit affordable housing apartment complex on 1.14 acres, and a 17,700 square foot dog park-infiltration basin on 3.09 acres, for a total of 8.12 acres (of a larger existing 13.02 acre site) located on the southwest corner of Vista Chino and Sunrise Way. The applicant also proposes amending the General Plan land use designation of the site from Medium Density Residential and Public/Quasi Public to Mixed Use/Multi-Use. The applicant also proposes to amend the Planned Development District 281, by expanding the project boundary to include all aspects of the project and to allow implementation of the Mixed Use land use designation (Airport Compatibility Zones C and E of the Palm Springs International Airport Influence Area). Continued from August 13, 2020. Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

Staff Recommendation: INCONSISTENT

3.0 **PUBLIC HEARING: NEW CASES**

PALM SPRINGS INTERNATIONAL AIRPORT

- 3.1 ZAP1088PS20 – Destination Ramon, LLC (Representative: Rothbart Development Corp.) – Related Case: City of Palm Springs Case Nos. 3.4179MAJ (Major Architectural), 5.1413CUP (Conditional Use Permit), 5.1513 (Tentative Parcel Map No. 30745). The applicant proposes to demolish an existing Office Depot building located at 5601 E. Ramon Road, and construct a 3,198 square foot Raising Cane’s restaurant building with drive-thru, and a 2,200 square foot Starbucks restaurant building with drive-thru on a 2.31 acre parcel located on the southeast corner of Ramon Road and San Luis Rey Drive. The applicant also proposes to divide the site into two commercial parcels (Airport Compatibility Zone C of the Palm Springs International Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

Staff Recommendation: CONSISTENT

BERMUDA DUNES AIRPORT

- 3.2 ZAP1083BD20 – Sean St. Peter – Related Case: County of Riverside Case No. CUP200015 (Conditional Use Permit). The applicant proposes to establish a cannabis distribution and retail dispensary facility within an existing 13,969 square foot building on 1.78 acres located easterly of Berkey Drive, westerly of Washington Street, and northerly of Varner Road (Airport Compatibility Zones C and D of the Bermuda Dunes Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

Staff Recommendation: CONSISTENT

MARCH AIR RESERVE BASE

- 3.3 ZAP1428MA20 – Tait & Associates, Larry Roberts – City of Perris Case Nos. CUP19-05281 (Conditional Use Permit), SPA19-05282 (Specific Plan Amendment). A proposal to construct a 3,227 square foot gas station convenience store with 12 fuel pump stations and a 1,150 square foot automated car wash drive thru on 2.06 acres, located on the southeast corner of Perris Boulevard and Rider Street. The applicant also proposes to amend the Perris Valley Commerce Center Specific Plan land use designation of the site from Business Professional Office to Commercial (Airport Compatibility Zone 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

Staff Recommendation: CONTINUE to 10-8-20

PERRIS VALLEY AIRPORT

- 3.4 ZAP1019PV20 – Rain Tree Investment Corporation (Representative: Johnson Aviation, Inc.) – Related Case: City of Perris Case Nos. SPA18-05292 (Specific Plan Amendment), TTM19-05233 (Tentative Tract Map No. 37722), TTM18-05000 (Tentative Tract Map No. 37262), TTM17-05251 (Tentative Tract Map No. 37223), TTM20-05090 (Tentative Tract Map No. 37817), TTM20-05089 (Tentative Tract Map No. 37816), TTM20-00006 (Tentative Tract Map No. 37818). The applicant proposes 6 tentative tract maps within the Green Valley Specific Plan, generally located westerly of Case Road, northerly of Ethanac Road, easterly of Goetz Road. TTM37722 proposes to divide 25.61 acres into 104 single family residential lots. TTM37262 proposes to divide 65.01 acres into 191 single family residential lots. TTM37223 proposes to divide 55.58 acres into 235 single family residential lots. TTM37817 proposes to divide 25.50 acres into 228 multi-family dwelling units. TTM37816 proposes to divide 10.61 acres into 97 multi-family dwelling units. TTM37818 proposes to divide 23.82 acres into 156 multi-family dwelling units. The applicant proposes amending the underlying Green Valley Specific Plan land use designations for these 6 tentative tract map sites: TTM37722 from 6000-7200 to R-5500 – R-6000; TTM37262 from 5500-6000 to R-5500 – R-6000; TTM37223 from 5500-6000 to R-5500 – R-6000, and Open Space; TTM37817 from Multi-Family, Park, School to Multi Family; TTM37818 from Multi-Family, 5500-6000 to Multi Family; TTM37816 from Multi-Family to Multi Family. The applicant also proposes amending the Green Valley Specific Plan, changing land uses in response to 1) the adoption of California Education Code Section 17215, 2) the adoption of the Western Riverside County Multiple Species Habitat Conservation Plan, and 3) the adoption of the Perris Valley Airport Land Use Compatibility Plan, San Jacinto River Study, and location of the adjacent Metrolink Station (Airport Compatibility Zones D and E of the Perris Valley Airport Influence Area and Zone E 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

Staff Recommendation: INCONSISTENT

REGIONAL

3.5 ZAP1053RG20 – County of Riverside (Representative: Peter Hersh) – County of Riverside Case No. CZ1900012 (Change of Zone/Ordinance Amendment). A proposal to amend Riverside County Ordinance No. 348 (Zoning) to 1) add new article to address Single-Room Occupancy units, 2) add a new article to address Tiny Homes and Container Housing, 3) add sections that address Supportive and Transitional Housing, Density Bonus, and Employee Housing, 4) modify existing articles and sections that include the R-3 Zone (General Residential), the R-6 Zone (Residential Incentive), the R-7 Zone (Highest Density Residential), the MU Zone (Mixed Use), and Family Day Care Homes, 5) add new definitions that include “Supportive Housing”, “Transitional Housing”, and “Employee Housing”, and 6) make global changes for consistency of the ordinance, in order to be consistent with state law and Riverside County’s General Plan’s Housing Element (Countywide except as indicated). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

Staff Recommendation: CONSISTENT

4.0 **ADMINISTRATIVE ITEMS - Continued from the August 13, 2020 meeting**

4.1 Director’s Approvals

4.2 Update March Air Reserve Base Compatibility Use Study (CUS)

4.3 ALUC Website Update

5.0 **APPROVAL OF MINUTES**

August 13, 2020

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

7.0 **COMMISSIONER’S COMMENTS**