

**AIRPORT LAND USE COMMISSION
MINUTE ORDER FEBRUARY 14, 2019
RIVERSIDE MEETING**

A regular scheduled meeting of the Airport Land Use Commission was held on February 14, 2019 at the Riverside County Administrative Center, Board Chambers.

COMMISSIONERS PRESENT: Steve Manos, Chair
Russell Betts, Vice Chair
Arthur Butler
Steven Stewart
Gary Youmans
Michael Geller, alternate for Richard Stewart

COMMISSIONERS ABSENT: John Lyon
Richard Stewart

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

OTHERS PRESENT: Doug Darnell, City of Riverside

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- I. **AGENDA ITEM 2.1:** ZAP1034RG18 – City of Riverside (Representative: Doug Darnell) – City Planning Case No. P18-0865. A proposal to amend the City of Riverside’s Zoning Code (Title 19 of the Riverside Municipal Code), primarily updating the provisions of Chapter 19.442 relating to Accessory Dwelling Units (previously known as second units) to comply with State laws enacted in 2016 and subsequent years. Pursuant to this amendment, accessory dwelling units (ADUs), which are presently allowable only in the R-1 and R-E zones, would also be allowed: (1) in the MU-N, MU-U, and MU-V zones; (2) in the R-3 and R-4 zones on an existing lot not greater than 0.25 acre in size in conjunction with an existing or proposed primary single-family residence; and (3) in the RR, RA-5, and R-5 zones IF within the existing space of a single-family residence or an existing legal accessory structure. The Incidental Use Table (19.150.020B) would be amended to reflect these changes. Table 19.580.060 relating to parking space requirements would be amended so as to delete parking requirements for ADUs. (Replacement parking for the primary dwelling unit would be required when a garage is converted to an ADU.) Finally, the definitions section would be amended to clarify that, in addition to detached or attached structures, an ADU may be located within a primary single-family residential dwelling. ADUs would be required to include permanent provisions for living, sleeping, cooking, eating, and sanitation.
- II. **MAJOR ISSUES**
None. This item was continued due to the expansion in the scope of this amendment in terms of the zoning classifications where Accessory Dwelling Units would be allowed. The newspaper notice ordered for the January hearing only referenced the addition of the R-3 and R-4 zones, with no mention of the mixed use and low density residential zones. Therefore, staff deemed re-advertisement necessary.
- III. **STAFF RECOMMENDATION**
Staff recommends that the Commission open the public hearing, consider testimony, and find the proposed City of Riverside Zoning Code Amendment CONSISTENT with the 2005 Riverside Municipal Airport Land Use Compatibility Plan, the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, and the 2004 Flabob Airport Land Use Compatibility Plan.
- IV. **PROJECT DESCRIPTION**
The City of Riverside proposes to amend the City’s Zoning Code [Title 19 of the Riverside Municipal Code], primarily updating the provisions of Chapter 19.442 relating to Accessory Dwelling Units (previously known as second units) to comply with State laws enacted in 2016 and subsequent years. Pursuant to this amendment, Accessory Dwelling Units (ADUs), which are presently allowable only in the City’s R-1 and RE zones, would also be allowed in the MU-N, MU-U, and MU-V zones, in the R-3 and R-4 zones on existing legal lots not greater than 0.25 acre in area in conjunction with an existing or proposed primary single-family residence, and in the RR, RA-5, and R-5 zones IF located entirely within the existing space of a single-family residence or an existing legal accessory structure. The Incidental Use Table (19.150.020B) would be amended to reflect these changes. Table 19.580.060 relating to parking space requirements would be amended to delete parking requirements for ADUs. (Replacement parking for the primary dwelling unit would be required when a garage is converted to an ADU.) The Definitions section of Title 19 would be amended to clarify that an ADU may be a detached or attached structure or located within a primary single-family residential dwelling. ADUs would be required to include permanent provisions for living, sleeping, cooking, eating, and sanitation.

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V. **MEETING SUMMARY**

The following staff presented the subject proposal:

Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rivco.org

The following spoke in favor of the project:

Doug Darnell, City of Riverside, 3900 Main Street, Riverside, CA

No one spoke in neutral or opposition to the project.

VI. **ALUC COMMISSION ACTION**

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

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 2.1: TIME: 9:32 A.M.

**AIRPORT LAND USE COMMISSION
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- I. **AGENDA ITEM 3.1:** ZAP1346MA18 – Majestic Realty Co. (Representative: T&B Planning, Inc.) – County of Riverside Case No. 180038 (Plot Plan). A proposal to construct a 147,249 square foot industrial manufacturing building on 8.45 acres located northerly of Commerce Center Drive, easterly of Harvill Avenue, westerly of 215 Freeway, and southerly of Markham Street (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area).
- II. **MAJOR ISSUES**
None
- III. **STAFF RECOMMENDATION**
Staff recommends that the proposed Plot Plan be found CONDITIONALLY CONSISTENT, subject to the conditions included herein, and such additional conditions as may be required by the Federal Aviation Administration Obstruction Evaluation Service.
- IV. **PROJECT DESCRIPTION**
The applicant proposes to construct a 147,249 square foot industrial manufacturing building on 8.45 acres.

CONDITIONS: Final Conditions await FAA approval

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Mead Valley Area Plan.
 - (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.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor nonresidential uses; and hazards to flight. Children's schools are discouraged.

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4. The following uses/activities are not included in the proposed project, but, if they were to be proposed through a subsequent use permit or plot plan, would require subsequent Airport Land Use Commission review:

Restaurants and other eating establishments; day care centers; health and exercise centers; churches, temples, or other uses primarily for religious worship; theaters.

5. The attached notice shall be given to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice.
6. The proposed detention basins on the site (including water quality management basins) 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 basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
7. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
8. Noise attenuation measures shall be incorporated into the design of the office areas of the structure, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
9. This project has been evaluated for 147,249 square feet of manufacturing area. Any increase in building area or change in use other than for warehouse, office and manufacturing uses will require an amended review by the Airport Land Use Commission.
10. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

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 by a unanimous vote of 6-0 found the project **CONDITIONALLY CONSISTENT** subject to the conditions included herein, and such additional conditions as may be required by the FAA OES.

Absent: Lyon

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VII. CD

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ITEM 3.1: TIME: 9:40 A.M.

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- I. **AGENDA ITEM 3.2:** ZAP1345MA18 – Majestic Realty Co. (Representative: T&B Planning, Inc.) – County of Riverside Case No. 180034 (Plot Plan). A proposal to construct a 373,368 square foot industrial manufacturing building on 21.26 acres located southerly of Commerce Center Drive, easterly of Harvill Avenue, westerly of Messenia Lane, and northerly of Perry Street (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area).
- II. **MAJOR ISSUES**
None
- III. **STAFF RECOMMENDATION**
Staff recommends that the proposed Plot Plan be found CONDITIONALLY CONSISTENT, subject to the conditions included herein, and such additional conditions as may be required by the Federal Aviation Administration Obstruction Evaluation Service.
- IV. **PROJECT DESCRIPTION**
The applicant proposes to construct a 373,368 square foot industrial manufacturing building on 21.26 acres.

CONDITIONS: Final Conditions await FAA approval

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Mead Valley Area Plan.
 - (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.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor nonresidential uses; and hazards to flight. Children's schools are discouraged.

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4. The following uses/activities are not included in the proposed project, but, if they were to be proposed through a subsequent use permit or plot plan, would require subsequent Airport Land Use Commission review:

Restaurants and other eating establishments; day care centers; health and exercise centers; churches, temples, or other uses primarily for religious worship; theaters.

5. The attached notice shall be given to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice.
6. The proposed detention basins on the site (including water quality management basins) 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 basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
7. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
8. Noise attenuation measures shall be incorporated into the design of the office areas of the structure, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
9. This project has been evaluated for 373,368 square feet of manufacturing area. Any increase in building area or change in use other than for warehouse, office and manufacturing uses will require an amended review by the Airport Land Use Commission.
10. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

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 by a unanimous vote of 6-0 found the project **CONDITIONALLY CONSISTENT** subject to the conditions included herein, and such additional conditions as may be required by the FAA OES.

Absent: Lyon.

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VII. **CD**

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ITEM 3.2: TIME: 9:44 A.M.

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I. **4.0 ADMINISTRATIVE ITEMS**

4.1 Director's Approvals – Information Only

4.2 Revised Public Hearing Notice – Information Only

4.3 Resolution No. 2019-01: Public Hearing Cost Recapture

The ALUC by a unanimous vote of 6-0, approved Resolution No. 2019-01 for the Recapture of Public Hearing costs, effective March 1, 2019.

II. **5.0 APPROVAL OF MINUTES**

The ALUC by a vote of 4-0 approved the January 10, 2019 minutes. Abstain: Youmans and Geller; Absent: Lyon

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

The ALUC was advised of the passing of former Commissioner Greg Pettis, and agreed to adjourn in his memory.

IV. **7.0 COMMISSIONER'S COMMENTS**

None

V. **8.0 ADJOURNMENT**

Steve Manos, Chairman adjourned the meeting at 9:57 a.m. in honor of the passing of former ALUC Commissioner Greg Pettis.

VI. **CD**

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ITEM 4.0: TIME IS: 9:50 A.M.