

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
JANUARY 10, 2019**

1-24-19

COMMISSIONERS PRESENT: Steve Manos, Russell Betts, Arthur Butler, John Lyon, Steven Stewart. **PLEASE NOTE:** Richard Stewart (attended meeting later at 10:25 a.m.)

COMMISSIONERS ABSENT: Gary Youmans

2.0 PUBLIC HEARING: CONTINUED ITEMS

- 2.1 Staff report recommended: **CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 5-0; Absent: Youmans and Richard Stewart)**
- ZAP1075BD18 – City of Indio (Leila Namvar, Development Services Department).** A proposal by the City of Indio to adopt a new General Plan 2040 to guide the future development of the City that focuses on revitalizing and connecting neighborhoods, establishing a human-scale network of complete streets and community open spaces, and enhancing community health and wellness. The General Plan includes the following elements/chapters: Vision and General Plan Strategies, Land Use and Urban Design, Mobility, Economic Development, Health and Equity, Parks, Recreation, and Open Space, Conservation, Infrastructure and Public Facilities, Safety, Noise, and Implementation. (The Housing Element is also part of the General Plan, but is not proposed for change as part of this effort.) The City includes land within all Compatibility Zones of the Bermuda Dunes Airport Influence Area. Continued from September 13, October 11, November 8 and December 13, 2018. Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rivco.org

3.0 PUBLIC HEARING: NEW ITEMS

- 3.1 Staff report recommended: **CONSISTENT**
- Staff recommended at hearing: **CONTINUE to 2/14/19 to re-advertise public notice**
- ALUC Commission Action: **CONTINUED to 2/14/19 (Vote 5-0; Absent: Youmans and Richard Stewart)**
- 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) would be allowed in the R-3 and R-4 zones on existing lots in conjunction with an existing or proposed primary single-family residence. The Incidental Use Table (19.150.020B) would be amended to reflect this change. Table 19.580.060 relating to parking space requirements would be amended to delete requirements for an additional parking space in certain circumstances. Finally, the definitions section would be amended to provide

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

3.2 Staff report recommended:
CONSISTENT

Staff recommended at hearing:
CONSISTENT

ALUC Commission Action:
**CONSISTENT (Vote 5-0; Absent:
Youmans and Richard Stewart)**

ZAP1338MA18 – CHI/Acquisitions, L.P. (Representative: EPD Solutions, Inc.) – County of Riverside Case No. PPT180023 (Plot Plan). A proposal to construct a 203,445 square foot industrial warehouse building with second floor mezzanine on 9.6 gross acres located on the northwest corner of Harvill Avenue and Rider Street. (Airport Compatibility Zone C2 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

3.3 Staff report recommended:
CONDITIONALLY CONSISTENT

Staff recommended at hearing:
CONDITIONALLY CONSISTENT
subject to the conditions included
herein, and such additional
conditions as may be required by
the FAA OES.

ALUC Commission Action:
CONDITIONALLY CONSISTENT
subject to the conditions included
herein, and such additional
conditions as may be required by
the FAA OES.
**(Vote 5-0; Absent: Youmans and
Richard Stewart)**

ZAP1339MA18 – LDC Industrial Realty, LLC (Representative: T&B Planning, Inc.) – County of Riverside Case No. PPT180025 (Plot Plan). A proposal to construct a 207,892 square foot industrial manufacturing building with second floor mezzanine on 10.07 gross acres located on the southeast corner of Seaton Avenue and Perry Street (Airport Compatibility Zone C2 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

3.4 Staff report recommended:
CONDITIONALLY CONSISTENT

Staff recommended at hearing:
CONSISTENT, subject to the
updated conditions provided at
this meeting which incorporates
Federal Aviation Administration
conditions

ALUC Commission Action:
CONSISTENT, subject to the
updated conditions provided at
this meeting which incorporates
Federal Aviation Administration
conditions. **(Vote 5-0; Absent:
Youmans and Richard Stewart)**

ZAP1343MA18 – Majestic Realty Co. (Representative: T&B Planning, Inc.) – County of Riverside Case No. PPT180033 (Plot Plan). A proposal to construct two industrial manufacturing buildings totaling 230,292 square feet on a total of 14.88 acres located easterly of Decker Road, northerly of Old Oleander Avenue, westerly of Harvill Avenue and southerly of Nandina Avenue (Airport Compatibility Zone C2 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

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- 3.5 Staff report recommended: **CONDITIONALLY CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**, subject to the updated conditions provided at this meeting which incorporates Federal Aviation Administration conditions.
- ALUC Commission Action: **CONSISTENT**, subject to the updated conditions provided at this meeting which incorporates Federal Aviation Administration conditions. **(Vote 5-0; Absent: Youmans and Richard Stewart)**
- ZAP1342MA18 – Majestic Realty Co. (Representative: T&B Planning, Inc.)** – County of Riverside Case No. PPT180029 (Plot Plan). A proposal to construct a 347,672 square foot industrial manufacturing building on 19.4 gross acres located southerly of Old Oleander Avenue, westerly of Harvill Avenue, northerly of Markham Street, and easterly of Decker Road. (Also proposed is an off-site 2.7 acre water detention basin located on the corner of Markham Street and Harvill Avenue) (Airport Compatibility Zone C2 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
- 3.6 Staff report recommended: **CONDITIONALLY CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**, subject to the updated conditions provided at this meeting which incorporates Federal Aviation Administration conditions.
- ALUC Commission Action: **CONSISTENT**, subject to the updated conditions provided at this meeting which incorporates Federal Aviation Administration conditions. **(Vote 5-0; Absent: Youmans and Richard Stewart)**
- ZAP1341MA18 – Majestic Realty Co. (Representative: T&B Planning, Inc.)** – County of Riverside Case No. PPT180032 (Plot Plan). A proposal to construct a 406,496 square foot industrial manufacturing building on 18.2 gross acres located southerly of Old Oleander Avenue, westerly of Harvill Avenue, northerly of Markham Street and easterly of Decker Road (Also proposed is an off-site 2.7 acre water detention basin located on the corner of Markham Street and Harvill Avenue) (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area). Staff Planner: Paul Rull at (951) 55-6893, or e-mail at prull@rivco.org
- 3.7 Staff report recommended: **CONDITIONALLY CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**, subject to the updated conditions provided at this meeting which incorporates Federal Aviation Administration conditions.
- ALUC Commission Action: **CONSISTENT**, subject to the updated conditions provided at this meeting which incorporates Federal Aviation Administration conditions. **(Vote 5-0; Absent: Youmans and Richard Stewart)**
- ZAP1340MA18 – Majestic Realty Co. (Representative: T&B Planning, Inc.)** – County of Riverside Case No. PPT180028 (Plot Plan). A proposal to construct three industrial manufacturing buildings (each on separate parcels) totaling 1,285,400 square feet (including second floor mezzanine) on 72.5 gross acres located southerly of Martin Street, westerly of Harvill Avenue, northerly of Cajalco Expressway, and easterly of Seaton Avenue (Airport Compatibility Zone C2 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

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4.0 ADMINISTRATIVE ITEMS

4.1 Director's Approvals – Information Only

5.0 APPROVAL OF MINUTES

The ALUC by a unanimous vote of 6-0 approved the December 13, 2018 minutes. Absent: Youmans. **PLEASE NOTE:** Commissioner Richard Stewart attended the ALUC Commission meeting at 10:25 a.m. to vote on the minutes.

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

None

7.0 COMMISSIONER'S COMMENTS

Vice Chair Betts commented in light of some of the comments that came in from the public not understanding the public hearing process, Mr. Betts suggested if ALUC staff could possibly help guide them through the process providing public direction and outreach. John Guerin, ALUC staff, advised that all of our notice of hearings include case information and staff planner/jurisdiction contact information.

Commissioner Lyon announced that this month is the 65th Anniversary of the EAA Chapter 1 at Flabob Airport. A ceremony dinner will be held on Saturday, January 26, everyone is welcome and tickets are limited.

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