



**AIRPORT LAND USE COMMISSION HEARING  
REPORT OF ACTIONS  
JULY 11, 2019**

7-18-19

COMMISSIONERS PRESENT: Steve Manos, Russell Betts, Arthur Butler, Steven Stewart, John Lyon, Richard Stewart, Gary Youmans

COMMISSIONERS ABSENT: None

**2.0 PUBLIC HEARING: CONTINUED ITEMS**

- 2.1 Staff report recommended: **CONSISTENT**  
Staff recommended at hearing: **CONSISTENT**  
ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- ZAP1046TH19 – Kohl Ranch Company, LLC “Thermal Beach Club” (Representative: Melissa Perez, Albert A. Webb Associates)** – County of Riverside Planning Case Nos. TTM 37269 (Tentative Tract Map) and PP 180037 (Plot Plan). Tentative Tract Map No. 37269 is a proposal to divide 117.8 acres within two existing parcels with a total area of 307.12 acres located southerly of 64<sup>th</sup> Avenue, easterly of Tyler Street, northerly of 66<sup>th</sup> Avenue, and westerly of Polk Street into 210 residential lots that will accommodate 326 dwelling units. All of the lots will have a net area not exceeding 8,712 square feet (0.2 acre). 128 lots will accommodate individual single-family residences. 65 lots will accommodate duplexes (two unit structures). 17 lots will accommodate four-unit structures (fourplexes). Additional lots will accommodate a surf lagoon, village area with clubhouse buildings, reservoir, and drainage areas. Plot Plan No. 180037 is a proposal to establish a surf lagoon with wave making capabilities on 21 acres and to develop a clubhouse village area consisting of four buildings with a combined floor area of 34,400 square feet. Anticipated uses of the clubhouse buildings include a restaurant, kitchen facilities, bar, spa, exercise facilities, swimming pool, deck, retail uses, and administration. The project is proposed under the name “Thermal Beach Club” (Compatibility Zone D of the Jacqueline Cochran Regional Airport Influence Area). Continued from June 13, 2019. Staff Planner: John Guerin at (951) 955-0982, or e-mail at [jguerin@rivco.org](mailto:jguerin@rivco.org)

**3.0 PUBLIC HEARING: NEW ITEMS**

- 3.1 Staff report recommended: **CONSISTENT**  
Staff recommended at hearing: **CONSISTENT**  
ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- ZAP1368MA19 – Daniel Duenas (Representative: Miguel A. Villasenor, Inland Valley Surveying)** – County of Riverside Case No. PM37627 (Tentative Parcel Map). A proposal to divide a 3.62 gross acre property located at 19655 Camino Del Sol, southerly of Cajalco Road and westerly of Seaton Avenue, into two single-family residential lots. (There are already two homes on the property.) (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](mailto:prull@rivco.org)

**CDS:**

1

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](mailto:basantos@rivco.org)

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- 3.2 Staff report recommended: **CONSISTENT**  
Staff recommended at hearing: **CONSISTENT**  
ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- ZAP1370MA19 – Froylan Damas (Representative: YMW Design, Vanessa Roeder)** – County of Riverside Case No. PM37625 (Tentative Parcel Map). A proposal to divide a 3.4 gross acre property located on the southwest corner of Hawthorne Avenue and Carroll Street into 3 single family residential lots (Airport Compatibility Zone C2 High Terrain Zone 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](mailto:prull@rivco.org)
- 3.3 Staff report recommended: **CONSISTENT**  
Staff recommended at hearing: **CONSISTENT**  
ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- ZAP1089FV19 – MHS 98, LLC (Representative: VSL Engineering)** – City of Murrieta Case Nos. GPA2018-1762 (General Plan Amendment), ZC2018-1763 (Zone Change), DP2018-1761 (Development Plan). A proposal to establish a 234 dwelling unit multi-family residential complex on 8.37 acres located northerly of Rising Hill Drive, westerly of Highway 79 Winchester Road, easterly of Date Street, and southerly of Murrieta Hot Springs Road. The applicant also proposes amending the City’s General Plan designation of the site from Commercial to Multi Family Residential and changing the site’s zoning from Community Commercial to Multi-Family 3 (Airport Compatibility Zone D of the French Valley Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rivco.org](mailto:prull@rivco.org)
- 3.4 Staff report recommended: **CONSISTENT**  
Staff recommended at hearing: **CONSISTENT**  
ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- ZAP1078BD19 – Smartlink, LLC (Representative: Chris Doheny)** – City of Palm Desert Case No. CUP19-0002. A proposal to establish a 65 foot tall “monopalm” wireless communications facility with a 286 square foot equipment shelter area on 0.71 acres located southerly of Country Club Drive, westerly of Washington Street, and northerly and easterly of Harris Lane (Assessor’s Parcel Number 632-070-052) (Airport Compatibility Zone C of the Bermuda Dunes Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rivco.org](mailto:prull@rivco.org)
- 3.5 Staff report recommended: **CONSISTENT**  
Staff recommended at hearing: **CONSISTENT**  
ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- ZAP1038RG19 – City of Menifee (Representative: Lisa Gordon)** – Comprehensive Development Code Update and New Zoning Map. A proposal by the City of Menifee to adopt a Comprehensive Development Code, consisting of new Zoning, Subdivision, and Grading Ordinances, and a new Zoning Map to bring zoning of properties into consistency with their General Plan designations. (Compatibility Zones D and E of the March Air Reserve Base/Inland Port Airport Influence Area and Compatibility Zone E of the Perris Valley Airport Influence Area). Staff Planner: John Guerin at (951) 955-0982, or e-mail at [jguerin@rivco.org](mailto:jguerin@rivco.org)

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- 3.6 Staff report recommended: **CONSISTENT**  
Staff recommended at hearing: **CONSISTENT**  
ALUC Commission Action: **CONSISTENT (Vote 5-1, Commissioner Betts dissenting; Absent: Youmans)**
- ZAP1039RG19 – County of Riverside (Representatives: Robert Flores and Peter Hersh, Riverside County Planning Department)** – County of Riverside Planning Case No. CZ 190012 (Ordinance Amendment). A County-initiated proposal to amend Ordinance No. 348 to comply with State law and implement the 2018 Eight Year Action Plan Update included in the Riverside County General Plan’s Housing Element. Certification of the Housing Element by the State of California Housing and Community Development was contingent in part upon adoption of these follow-up ordinance changes. This amendment would: (1) allow up to 12 units or spaces for use by a single family or household, or a group quarters with up to 36 beds, as a “by-right” permitted use on any lot zoned R-R, R-A, A-1, A-2, A-P, A-D, C-V, WC-W, WC-WE, WC-E or WC-R; (2) amend the permitted uses and development standards of the R-7 and MU zones; (3) revise Section 18.18 regarding accessory structures; (4) change references to “second units” to “accessory dwelling units,” amend the development standards for these units to comply with State law, and allow them as a “by-right” use, except in prohibited areas; (5) incorporate provisions and procedures to allow for density bonuses; (6) clarify that supportive and transitional housing is to be allowed on the same basis as any other housing units; (7) define single room occupancy units and allow them with a conditional use permit in the C-1/C-P and MU zones; and (8) add definitions of “accessory dwelling unit,” “employee housing,” “supportive housing,” and “transitional housing.” (Countywide). Staff Planner: John Guerin at (951) 955-0982, or e-mail at [jguerin@rivco.org](mailto:jguerin@rivco.org)

4.0 **ADMINISTRATIVE ITEMS**

4.1 **Director’s Approvals** – Information only

4.2 **Election of Commission Officers**

The ALUC by a vote of 6-0 reelected Chair Steve Manos and Vice Chair Russell Betts. Absent: Youmans

4.3 **Resolution No. 2019-03 (Document Retention Policy)**

The ALUC by a vote of 6-0 approved Resolution No. 2019-03. Absent: Youmans

5.0 **APPROVAL OF MINUTES**

The ALUC by a unanimous vote of 6-0 approved the June 13, 2019 minutes. Absent: Youmans

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

None

7.0 **COMMISSIONER’S COMMENTS**

None

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