

**AIRPORT LAND USE COMMISSION HEARING  
REPORT OF ACTIONS  
JULY 14, 2016**

7-27-16

COMMISSIONERS PRESENT: Simon Housman, Rod Ballance, Russell Betts, Arthur Butler, Glen Holmes, John Lyon, Steve Manos

COMMISSIONERS ABSENT:

**2.0 PUBLIC HEARING: CONTINUED ITEMS**

- 2.1 Staff report recommended: **CONTINUE to 8-11-16**  
Staff recommended at hearing: **CONTINUE to 8-11-16**  
ALUC Commission Action: **CONTINUED to 8-11-16 (Vote 7-0)**
- ZAP1070FV16 – RTN Development Inc. (Representative: Rick Neugebauer)** – County of Riverside Planning Case Nos. CUP03744 (Conditional Use Permit) and CZ07909 (Change of Zone). The applicant is proposing a microbrewery and a warehouse facility (primarily for storage of wine) on 3.68 acres (2.1 acres net) (Assessor's Parcel Numbers: 963-070-002, 963-070-003, 963-070-004), located westerly of Briggs Road, easterly of Winchester Road (Highway 79), southerly of the westerly extension of Magdas Coloradas Street, and northerly of the westerly extension of Cochise Circle. The project proposes a 36,278 square foot building which includes: 3,246 square foot microbrewery production area, 28,995 square foot warehouse/storage area, 2,713 square foot office area, and 699 square foot tasting and bar area. The project also has a 1,420 square foot outdoor seating and gaming area attached to the building. The building will be two stories and have a maximum height of 35 feet. The applicant also proposes to change the zoning of the proposed 3.68 acre parcel from Industrial Park (I-P) to Manufacturing-Service Commercial (M-SC). (Airport Compatibility Zones B1 and C of French Valley Airport Influence Area). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rctlma.org
- 2.2 Staff report recommended: **CONSISTENT**  
Staff recommended at hearing: **CONSISTENT**  
ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- ZAP1019RG16 – County of Riverside (Representative: Shellie Clack, Office of County Counsel)** – County Case No. Ordinance Amendment No. 348.4835. This is a Countywide amendment to Riverside County Ordinance No. 348 clarifying where residential care facilities, residential health facilities, and sober living homes would be permitted uses in the unincorporated areas and the type of use permit that would be required for such use (if any), consistent with State law. Article XIXe would be amended to provide definitions and criteria for five types of group facilities (Residential Facility, Residential Care Facility, Residential Care Facility for the Elderly, Alcohol or Drug Abuse Treatment Facility, and Sober Living Homes) and two types of health facilities (Developmentally Disabled Care Facility and Congregate Living Health

**CDS:**

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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@rctlma.org

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Facility). Each such use serving six or fewer persons would be considered a residential use of property allowed by right in residential zones. Those serving seven or more persons (except Sober Living Homes) would require a Conditional Use Permit. Ordinance No. 348.4835 also adds reasonable accommodation provisions to Ordinance No. 348 and updates definitions to clarify and remove any inconsistencies that may result from the revisions made to Article XIXe. (Countywide). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org)

2.3 Staff report recommended:  
**CONTINUANCE OFF**  
**CANENDAR** suggested;  
otherwise, **CONSISTENT** as a  
General Plan Amendment only

Staff recommended at hearing:  
**CONTINUANCE OFF**  
**CANENDAR** suggested;  
otherwise, **CONSISTENT** as a  
General Plan Amendment only

ALUC Commission Action:  
**CONTINUED OFF**  
**CALENDAR (Vote 7-0)**

**ZAP1194MA16 – City of Riverside (Representative: Doug Darnell)** – City Case No. P15-1010 (General Plan Amendment). A proposal by the City of Riverside to amend its General Plan 2025 so as to bring that Plan into consistency with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. Accordingly, the proposal includes amendments to the Land Use and Urban Design, Public Safety, Noise, and Circulation and Community Mobility Elements of the General Plan, as well as the Introduction section. (Airport Compatibility Zones B1-APZ II, B1, C1, C2, D, and E of the March Air Reserve Base/Inland Port Airport Influence Area). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org)

2.4 Staff report recommended:  
**CONSISTENT**

Staff recommended at hearing:  
**CONSISTENT**

ALUC Commission Action:  
**CONSISTENT (Vote 7-0)**

**ZAP1199MA16 – City of Perris (Representative: Nathan Perez)** – City Case Nos. General Plan Amendment 15-05122, Specific Plan Amendment 16-05025, and Ordinance Amendment 16-05024 (Amended Proposal). General Plan Amendment 15-05122 is a proposal by the City of Perris to amend the Land Use and Safety Elements of its General Plan so as to bring that Plan into consistency with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (“March ALUCP”). Ordinance Amendment 16-05024 is a proposal to amend Chapter 19 of the Perris Municipal Code by adopting an Airport Overlay Zone Code Section and to apply this overlay to those portions of the City within the March AIA. Specific Plan Amendment 16-05025 is a proposal to update the Airport Overlay Zone Section (Section 12) of that Plan so as to comply with the March ALUCP. (Airport Compatibility Zones A, B1- APZ 1, B1- APZ II, B2, C1, C2, D and E of the March Air Reserve Base/Inland Port Airport Influence Area). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org)

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**3.0 PUBLIC HEARING: NEW ITEMS**

- 3.1 Staff report recommended: **CONSISTENT**  
Staff recommended at hearing: **CONSISTENT**  
ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- ZAP1062BD16 – Global Development and Building, LLC/Desert Land Holdings (Representative: Jim Snellenberger)** – City of La Quinta Planning Case Nos. Specific Plan 2015-0002, Zone Change 2015-0001, Tentative Tract Map 2015-0003 (TTM 36875), and Site Development Permit. The applicant is proposing a Specific Plan on 3.22 net acres (Assessor’s Parcel Numbers: 600-080-001 thru 009; 600-080-041 and -042) to vary the Medium Density Residential zone development standards, which includes building setbacks and heights, minimum lot size, garage setback, and architectural encroachment. The applicant is also proposing a Zone Change on the site from Low Density Residential and Golf Course to Medium Density Residential, a tentative tract map to subdivide the site into 16 single family residential lots, and a Site Development Permit to review the project’s site design, architectural design, landscaping, and lighting. The project site is located northerly of Highway 111, easterly of Jefferson Street, and southerly of Palm Circle. (Airport Compatibility Zone E of the Bermuda Dunes Airport Influence Area). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rctlma.org](mailto:prull@rctlma.org)
- 3.2 Staff report recommended: **CONSISTENT**  
Staff recommended at hearing: **CONSISTENT**  
ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- ZAP1020RG16 – Riverside County Planning Department (Representative: Bill Gayk)** – Riverside County Planning Case Nos. GPA01122 (General Plan Amendment) and CZ07902 (Change of Zone). A proposal by the County of Riverside to amend its General Plan and Zoning Ordinance in accordance with California Department of Housing and Community Development regulations and other State laws. Accordingly, the proposal includes a new Housing Element and amendments to the Land Use and Safety Elements of the General Plan and many Area Plans, as well as updating Ordinance No. 348 to be consistent with the proposed General Plan amendments. The proposed changes include redesignating 5,328 gross acres throughout the County to Mixed-Use Area and Highest Density Residential land use designations, establishing Highest Density Residential (R-7) and Mixed Use (MU) zones, and rezoning land to these zones, including 1,424 gross acres located within Airport Influence Areas of March Air Reserve Base, Perris Valley Airport, French Valley Airport, and Jacqueline Cochran Regional Airport, affecting allowable land uses of 238.98 acres in Thermal, 607.29 acres in Winchester, 123.27 acres in Highgrove, 147.73 acres in Mead Valley, 131.71 acres in Good Hope, 155.3 acres in Nuevo, and 19.48 acres in French Valley. (Airport Compatibility Zones: Countywide). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rctlma.org](mailto:prull@rctlma.org)

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**4.0 ADMINISTRATIVE ITEMS**

**4.1 ALUC Resolution No. 2016-01 adopting the 2016 Amendment to the 2004 Banning Municipal Airport Land Use Compatibility Plan**

Chairman Housman recused (as he had done at the hearing) because he represents clients who own property near that airport. Vice Chairman Rod Ballance signed the Resolution.

**4.2 Director's Approvals – Information Only**

**4.3 August 2016 ALUC Meeting Location**

John Guerin, ALUC staff, advised that the Board Hearing Room is not available on August 11, but that the City of Hemet will be able to accommodate the Commission meeting. Chairman Housman suggested that a tour of Hemet-Ryan Airport be arranged for that day following the meeting. (Subsequently, it was determined that the August meeting will be held at the Eastern Municipal Water District Board Room in Perris.)

**5.0 APPROVAL OF MINUTES**

The ALUC Commission by a unanimous vote of 7-0 approved the June 9, 2016 minutes.

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

John Guerin, ALUC staff congratulated Russell Betts upon his appointment by the City Selection Committee as an official member of the Airport Land Use Commission.

**7.0 COMMISSIONER'S COMMENTS**

Commissioner Betts thanked staff for the recognition, stating that he is happy to serve the Airport Land Use Commission as an official member rather than as an alternate. Commissioner Manos also congratulated Mr. Betts.

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