



General Plan Consistency with the March Airport Land Use Compatibility Plan

**Community & Economic Development
Department**

City Council
February 6, 2018

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BACKGROUND

Airport Land Use Compatibility Plan (ALUCP)

1. 2004 - The Riverside County Airport Land Use Commission updated the county-wide ALUCP
 - a) Did not include an update to the March ALUCP
2. 2014 - The current March ALUCP was adopted and incorporated into the county-wide ALUCP
3. State law requires General Plans to be consistent with ALUCPs



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BACKGROUND



General Plan Consistency

1. 2007 – General Plan 2025 adopted
2. 2014 – ALUCP update created inconsistency
3. 2015 – City drafted a General Plan Amendment
 - a) Airport Land Use Commission staff required updates to the City's Zoning Code
4. August 10, 2017 – ALUC determined City's proposed amendments create **consistency** with ALUCP
5. October 30, 2017 – Planning Commission recommended approval



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PROPOSAL

1. General Plan Amendment (P15-1010)
2. Zoning Code Amendment (P17-0124)
3. Zoning Map Amendment (P17-0838)



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PROPOSAL

General Plan Amendment

- a) Land Use and Urban Design Element
- b) Public Safety Element
- c) Noise Element
- d) Circulation and Community Mobility Element



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PROPOSAL

Zoning Code Amendment

- a) Eliminates *Chapter 19.170 - Airport Protection Overlay Zone*
- b) Adds *Chapter 19.149 - Airport Land Use Compatibility*
- c) Minor changes to reference the new Chapter 19.149



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PROPOSAL

Zoning Map Amendment

- a) Removes Airport Protection (“AP”) Overlay Zone from Zoning Map
 - 1. AP Overlay is obsolete with the new Chapter 19.149
 - 2. Fourteen (14) properties currently have an AP Overlay designation THAT NEEDS TO BE REMOVED



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BENEFIT

- 1. City staff determines development project consistency
- 2. Most development not required to go to the Airport Land Use Commission
 - a) Saves customers approx. 45 days
 - b) Saves customers several thousand dollars
 - c) Provides one-stop entitlement approval



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RECOMMENDATION

That the City Council:

1. Determine the proposed project is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15183;
2. Approve Planning Cases P15-1010 (General Plan Amendment), P17-0182 (Zoning Code Text Amendment), and P17-0838 (Zoning Map Amendment), based on the findings and recommendations in the staff report.



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RECOMMENDATION

3. Adopt a Resolution amending the General Plan 2025;
4. Introduce and subsequently adopt an ordinance amending Title 19 of the Riverside Municipal Code (Zoning Code); and
5. Introduce and subsequently adopt an ordinance amending the Zoning Map.



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