



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL **DATE: FEBRUARY 6, 2018**

FROM: COMMUNITY & ECONOMIC DEVELOPMENT **WARDS: ALL**
DEPARTMENT

**SUBJECT: GENERAL PLAN 2025 CONSISTENCY WITH THE MARCH AIR RESERVE
BASE / MARCH INLAND PORT AIRPORT LAND USE COMPATIBILITY PLAN,
INCLUDING PLANNING CASE P15-1010 GENERAL PLAN AMENDMENT,
P17-0124 ZONING CODE TEXT AMENDMENT AND P17-0838 REZONE**

ISSUES:

Approve amendments to the City's General Plan, Zoning Code and Zoning Maps to achieve consistency with the March Air Reserve Base / March Inland Port Airport Land Use Compatibility Plan.

RECOMMENDATIONS:

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, P17-0124 Zoning Code Text Amendment, and P17-0838 Zoning Map Amendment, based on the findings and recommendations in the attached staff report;
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.

PLANNING COMMISSION RECOMMENDATION:

On November 30, 2017 the City Planning Commission unanimously recommended approval of the proposed amendments, by a vote of 7 ayes and 0 noes (2 absent).

BACKGROUND:

An Airport Land Use Compatibility Plan (ALUCP) is a State-required, long-range plan that reflects the anticipated growth of an airport over a period of twenty-years. The purpose of ALUCPs is to protect the public's health, safety, and welfare by ensuring the orderly expansion of airports, and the adoption of land use measures that minimize the public's exposure to noise and safety hazards in airport influence areas. Per State law, ALUCPs are prepared by County Airport Land Use Commissions, and all local jurisdictions must amend their general plans and specific plans to be consistent with an adopted ALUCP.

The current Riverside County ALUCP was adopted by the Riverside County Airport Land Use Commission in 2004, and included compatibility criteria and maps for the areas around the Riverside Municipal and Flabob airports. The March Air Reserve Base/Inland Port Airport was not included in the 2004 Riverside County ALUCP update, as the March Joint Powers Authority had initiated a separate land use compatibility study at the time.

In 2014 the Riverside County Airport Land Use Commission adopted the current March Air Reserve Base/Inland Port Airport ALUCP, based on the March Joint Powers Authority compatibility study, and incorporated it into the Riverside County ALUCP.

The Airport Land Use Commission's adoption of the March Air Reserve Base/Inland Port Airport ALUCP in 2014 rendered the City's 2007 General Plan inconsistent with the ALUCP. This inconsistency requires proposed projects within the March Airport Influence Area to submit an application to the Airport Land Use Commission for their determination of ALUCP consistency.

On August 10, 2017 the Airport Land Use Commission reviewed the City's proposal, and determined the amendments will create citywide consistency with the ALUCP.

DISCUSSION:

PROPOSAL:

The proposed amendments to General Plan 2025, Zoning Code, and Zoning Map are summarized below:

1. Amendments are proposed to the Land Use and Urban Design, Public Safety, Noise, and Circulation & Community Mobility Elements of the General Plan 2025. The amendments incorporate the latest March airport compatibility zone maps, noise contour maps, and updated airport compatibility policies of the 2014 March Compatibility Plan.
2. The proposed Zoning Code text amendment creates a new *Chapter 19.149 – Airport Land Use Compatibility*, which outlines airport land use compatibility procedures and requirements for new uses/development within airport compatibility zones. The new chapter will ensure consistency with the March Land Use Compatibility Plan, in addition to the Riverside Municipal and Flabob airports. The proposed Chapter 19.149 will replace Chapter 19.170 – *Airport Overlay*. Chapter 19.170 will be deleted because overlays have not been applied on a comprehensive basis, and the chapter reflects outdated language and standards. Additional text amendments are proposed to other chapters of the Zoning Code to clarify that all development must be compatible with the ALUCP, and to reference specific criteria within Chapter 19.149 – *Airport Land Use Compatibility*.

3. A Zoning Map amendment is proposed to remove the AP - *Airport Protection Overlay Zone* from fourteen (14) properties (Exhibit 4). The AP overlay zones need to be removed from these properties since Chapter 19.170 – *Airport Overlay* is being deleted from the Zoning Code.

The proposed amendments will make the City's regulations consistent with the March ALUCP. With these changes the majority of future development projects within the March Airport Influence Area will be reviewed by City staff for compliance with the ALUCP, and will no longer require review by the Riverside County ALUC. The change in review authority will save significant time (estimated to be 45 days per application) and money for businesses developing projects in the City of Riverside. This effort is another component of the Streamline Riverside initiative intended to facilitate investment by removing obstacles in the development review process and improving the customer experience.

CEQA:

The proposed amendments ensure consistency with the adopted 2014 March ALUCP, and do not propose new regulations. The proposal is limited to adopting and incorporating policies and requirements of the 2014 March ALUCP. Because the County ALUC certified an Environmental Impact Report in 2014 for the March ALUCP (State Clearinghouse #2013071042), no additional CEQA review is required by the City pursuant to CEQA Guidelines 151831.

FISCAL IMPACT:

There is no impact to the General Fund as a result of adoption of the proposed amendments.

Prepared by: Rafael Guzman, Community & Economic Development Director
Certified as to
availability of funds: Adam Raymond, Chief Financial Officer/City Treasurer
Approved by: Al Zelinka, FAICP, Assistant City Manager
Approved as to form: Gary G. Geuss, City Attorney

Attachments:

1. City Planning Commission Report – November 30, 2017
2. City Planning Commission Minutes – November 30, 2017
3. Resolution - General Plan Amendment
4. Ordinance - Zoning Code Text Amendment
5. Ordinance - Rezoning
6. Presentation