



RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

February 24, 2026

Daniel Palafox, Project Planner
City of Riverside, Planning Division
3900 Main Street, 3rd Floor
Riverside, CA 92522

CHAIR
Steve Manos
Lake Elsinore

VICE CHAIR
Steve Sanchez
La Quinta

COMMISSIONERS

John Lyon
Riverside

Michael Lewis
Palm Springs

Richard Stewart
Moreno Valley

Michael Geller
Riverside

Vernon Poole
Murrieta

STAFF

Director
Paul Rull

Simon Housman
Jackie Vega
Yesenia Casas

County Administrative Center
4080 Lemon St., 14th Floor.
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW – DIRECTOR’S DETERMINATION

File No.: ZAP1109RG26
Related File No.: PC-2026-00071 (Zoning Code Text Amendment)
APN: Citywide

Dear Mr. Palafox,

As authorized by the Riverside County Airport Land Use Commission (ALUC) pursuant to its Resolution No. 2011-02, as ALUC Director, I have reviewed City of Riverside Case No.PC-2026-00071, a proposal to consider amendments to Title 19 of the Riverside Municipal Code, including articles VIII (Site Planning and General Development Provisions), and IX (Land Use Development Permit Requirements/Procedures). The proposed amendments are intended to clarify provisions relating to the relocation and replacement of existing off-site advertising signs (billboards).

The proposed amendments do not involve changes in development standards or allowable land uses that would increase residential density or non-residential intensity. Therefore, these amendments have no possibility for having an impact on the safety of air navigation within airport influence areas located within the City of Riverside.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2004 Flabob Airport Land Use Compatibility Plan, 2005 Riverside Municipal Airport Land Use Compatibility Plan, and the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

This determination of consistency relates to airport compatibility issues and does not necessarily constitute an endorsement of the proposed amendment.

If you have any questions, please contact me at (951) 955-6893.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

Paul Rull, ALUC Director

cc: ALUC Case File

\\tlma-22fsp02\ALUC\AIRPORT CASE FILES\Regional\ZAP1109RG26\ZAP1109RG26 LTR.doc

Chapter 19.623 BILLBOARD SIGNS

19.623.010 Basic policies.

The policies and principles stated in this chapter apply to all billboards within the regulatory scope of this chapter. These policies are to prevail over any other provision to the contrary, even if more specific.

(Ord. 7331 §97, 2016; Ord. 6966 §1, 2007)

19.623.020 Billboards.

The City completely prohibits the construction, erection or use of any billboards, other than those which legally exist in the City, or for which a valid permit has been issued and has not expired, as of the date on which this provision is first adopted. No permit shall be issued for any billboard which violates this policy, and the City will take immediate abatement action against any billboard constructed or maintained in violation of this policy. In adopting this provision, the City Council affirmatively declares that it would have adopted this billboard policy even if it were the only provision in this chapter.

The City Council intends for this billboard policy to be severable and separately enforceable even if other provision(s) of this chapter may be declared, by a court of competent jurisdiction, to be unconstitutional, invalid or unenforceable. This provision does not prohibit agreements to relocate presently existing, legal billboards.

(Ord. 7331 §97, 2016; Ord. 6966 §1, 2007)

19.623.025 Relocation, replacement and modernization of existing billboards; billboard relocation agreements.

Notwithstanding any other provision of this chapter, and consistent with the California Business & Professions Code Outdoor Advertising provisions, outdoor advertising signs (billboards) as defined by Chapter 19.910 (Definitions), may be considered and constructed as part of a billboard relocation agreement subject to the following.

1. Intent and Purpose.
 - a. The purpose of an outdoor advertising sign (billboard) relocation agreement is to reduce the number of billboards in the City by removing existing outdoor advertising signs in exchange for allowing relocation of billboards to more suitable locations, and to provide more attractive, aesthetically pleasing billboard designs and/or electronic message displays.
 - b. The execution of a billboard relocation agreement shall not operate to change the status of any billboard as a nonconforming use for purposes of this code.
2. Eligibility.
 - a. Applicant-initiated billboard relocation requests may be initiated by a billboard operator and/or property owner subject to approval by the City Council pursuant to Chapter 19.650 (Approving and Appeal Authority). The City Council reserves the right to deny, approve and negotiate the approval of any applicant-initiated billboard relocation request.

-
- b. The City may initiate a billboard relocation request consistent with state law and as part of a billboard relocation agreement between a billboard operator and/or property owner and the City.
 3. Negotiation of Terms.
 - a. The City Council in its sole and absolute discretion shall negotiate upon terms of the billboard relocation agreement that are acceptable including, but not limited to, revenue sharing, community benefits, takedown/removal ratios, billboard sign type, sign dimensions, and location. The City Council shall serve as the final approving authority for any billboard relocation agreement.
 4. Development, Operational and Site Location Standards.
 - a. In addition to compliance with requirements negotiated pursuant to an executed billboard relocation agreement, any relocated billboard sign shall comply with the site location, operation and development standards of applicable state law.

19.623.030 Relocation of existing billboards (On Parcel Annexed into the City of Riverside).

The Community & Economic Development Director or his/her designee shall have the authority to administratively approve the issuance of a permit for the relocation of an existing billboard, subject to design review, which meets all of the following requirements:

1. The billboard was legally permitted by the County of Riverside or otherwise had legal non-conforming status with the County;
2. The parcel on which the billboard is located was subsequently annexed to the City of Riverside;
3. The City has required the relocation of the existing billboard;
4. The sign will be relocated on the same parcel or property it was originally located;
5. The size of the new or relocated billboard will not exceed the size, area, height, length, width, shape and number of sides or faces of the existing billboard;
6. The new or relocated billboard will constitute an improvement in the aesthetic appearance of the original billboard structure;
7. All proposed lighting for the new or relocated billboard shall be the same or similar to the lighting of the original billboard and, in any case, the new sign will not utilize display technology which creates a moving or changing image, of the illusion thereof; and
8. All costs associated with the relocation and installation of the new or relocated billboard will be borne solely by the billboard owner or applicant. If a new structure is to be built, it must comply with all applicable Building Code and safety requirements.

(Ord. 7331 §97, 2016; Ord. 6987 §1, 2008)

19.623.040 Billboard relocation permit.

The Community & Economic Development Director or his/her designee shall have the authority to administratively approve the issuance of a billboard relocation permit for the relocation, **replacement or modernization** of an existing billboard, subject to design review and approval of a billboard relocation agreement, which meets all of the following requirements, **as applicable**:

1. The billboard was legally permitted by the County of Riverside or otherwise has legal non-conforming status with the City;
2. The City has executed a billboard relocation agreement with a billboard operator/or property owner;

-
3. The new or relocated billboard will constitute an improvement in the aesthetic appearance of the original billboard structure; and
 4. All costs associated with the relocation and installation of the new or relocated billboard will be borne solely by the billboard owner or applicant. If a new structure is to be built, it must comply with all applicable Building Code and safety requirements.

19.623.050 Severance.

If any section, sentence, clause, phrase, word, portion or provision of this chapter is held invalid or, unconstitutional, or unenforceable, by any court of competent jurisdiction, such holding shall not affect, impair, or invalidate any other section, sentence, clause, phrase, word, portion, or provision of this chapter which can be given effect without the invalid portion. In adopting this chapter, the City Council affirmatively declares that it would have approved and adopted the Chapter even without any portion which may be held invalid or unenforceable.

(Ord. 7331 §97, 2016; Ord. 6987 §2, 2008; Ord. 6966 §1, 2007)

Chapter 19.650 APPROVING AND APPEAL AUTHORITY

19.650.010 Purpose.

This chapter identifies the designated Planning Agency, as identified in Chapter 19.050 (Administrative Responsibility), for the review of the land use development permits and actions required by the Zoning Code. (Ord. 7331 §101, 2016; Ord. 6966 §1, 2007)

19.650.020 Designated approving authority.

A. *General provisions.*

1. The Approving and Appeal Authority, as designated in Table 19.650.020 (Approving and Appeal Authority), shall approve (in full or in part), conditionally approve (in full or in part), modify or deny (in full or in part) applications in accordance with the requirements of the Zoning Code.
2. Table 19.650.020 (Approving and Appeal Authority) identifies both recommending (R) and final (F) authorities for each application.
3. When a proposed project requires more than one permit, the permits shall be processed pursuant to Section 19.650.030 (Concurrent Processing of Land Use Development Permits).

B. *Appeals.* An action of the Approving or Appeal Authority may be appealed pursuant to procedures set forth in Chapter 19.680 (Appeals).

C. *Approval authority on referral.*

1. Referral by the Community & Economic Development Department Director, or his/her designee, or the Development Review Committee.
 - a. The Community & Economic Development Department Director, or his/her designee, or the Development Review Committee, instead of taking any action, may refer the matter to the Planning Commission.
 - b. The action of the Planning Commission, following referral, may be appealed to the City Council.
 - c. Action taken by the City Council is not subject to an appeal.
2. Community & Economic Development Department Director, or his/her designee, decisions.
 - a. All administrative and discretionary decisions of the Community & Economic Development Department Director, or his/her designee, shall be transmitted to the City Council.
 - b. The Mayor or any member of the City Council may refer the decision for consideration by the City Council at a public hearing by notifying the Community & Economic Development Department Director, or his/her designee.
 - c. If not referred by the Mayor or any member of the City Council, or otherwise appealed, within ten days of transmittal, the action of the Community & Economic Development Department Director, or his/her designee, is final.

3. Development Review Committee decisions.
 - a. All decisions of the Development Review Committee shall be transmitted to the City Council.
 - b. The Mayor or any member of the City Council may refer the matter for consideration by the City Council at a public hearing by notifying the Community & Economic Development Department Director, or his/her designee.
 - c. If not referred by the Mayor or any member of the City Council, or otherwise appealed, within ten days of transmittal, the action of the Development Review Committee is final.
4. Planning Commission Administrative and Discretionary Items.
 - a. All decisions of the Planning Commission on administrative and discretionary items shall be transmitted to the City Council the next business day following Planning Commission action.
 - b. The Mayor or any member of the City Council may refer the matter for consideration by the City Council at a public hearing by notifying the Community & Economic Development Department Director, or his/her designee.
 - c. If not referred by the Mayor or any member of the City Council, or otherwise appealed, within ten days of Planning Commission action, the action of the City Planning Commission is final. (See Section 19.690.020(A) - Effective Date of Permits and Actions).

(Ord. 7552 §23, 2021; Ord. 7520 §1(Exh. A), 2020; Ord. 7331 §101, 2016; Ord. 7091 §5, 2010; Ord. 6997 §7, 2008; Ord. 6966 §1, 2007)

**Table 19.650.020
Approving and Appeal Authority**

R = Recommending Authority; F = Final Approving Authority (unless appealable); A = Appeal Authority; AR = Approving Authority as Community & Economic Development Director or Development Review Committee on Referral

| Type of Permit or Action | Approving and Appeal Authority | | | |
|---|--|------------------------------------|--|--------------------------------|
| | Community & Economic Development Department Director | Development Review Committee (DRC) | City Planning Commission ^(9,11) | City Council ^(1,11) |
| Administrative | | | | |
| Billboard Relocation Permit | AR | | | A/F |
| Design Review | | F ⁽³⁾ | A/AR ⁽³⁾ | A ⁽³⁾ /F |
| Fair Housing and Reasonable Accommodation | | F | AR | A ⁽⁴⁾ /F |
| Findings of Public Convenience or Necessity | F | | AR | A/F |
| Minor Conditional Use Permit | | F | A ⁽⁴⁾ /AR | A ⁽⁴⁾ /F |

| | | | | |
|--|------------------|--|----------------------|--------------------------|
| Administrative Planned Residential Development Permit | F | | A ⁽⁴⁾ /AR | A ⁽⁴⁾ /F |
| Creative Sign Permit | F | | AR | |
| Nonconforming Determination | F | | A ⁽⁴⁾ /AR | A ⁽⁴⁾ /F |
| Recycling Center Permit | F | | | AR/A/F |
| Room Rental Permit | F | | AR | A/F |
| Street, Alley, & Walkway Vacations (Summary) | | | | F |
| Temporary Use Permit | F ⁽⁵⁾ | | | |
| Time Extensions | F | | A/AR | A/F |
| Transportation Demand Management Regulations | F | | | A/F |
| Variance | F | | A ⁽⁴⁾ /AR | A ⁽⁴⁾ /F |
| Zoning Code Interpretation | F | | A/AR | A/F |
| Public Hearing | | | | |
| Accessibility Appeals (Building Official decisions relating to access) | | | F | A/F |
| Airport Land Use Commission Appeals | | | | A ^(10, 12) /F |
| Annexation or Detachment | | | R ⁽⁶⁾ | A/F |
| Conditional Use Permit | | | F ^(6, 9) | A/F |
| Condominium Conversion Permit | | | R ⁽⁶⁾ | A/F |

| | | | | |
|--|--|--|-------------------------|--------------------|
| Development Agreement and Amendment ⁽⁸⁾ | | | R ⁽⁶⁾ | A/F |
| Design Review | | | F ⁽³⁾ | A/F ⁽³⁾ |
| Floodplain Approval; Floodplain Variance | | | F | A/F |
| General Plan Text/Map Amendment | | | R ^(6, 9) | A/F |
| Planned Residential Development Permit | | | F ^(6, 9, 13) | A/F |
| Minor Planned Residential Development Permit | | | F ^(6, 9) | A/F |
| Small Lot Planned Residential Development Permit | | | F ^(6, 9) | A/F |
| Site Plan Review Permit | | | F ⁽⁶⁾ | A/F |
| Specific Plan and Amendments | | | R ^(6, 9) | A/F |
| Street, Alley, & Walkway Vacations | | | R ⁽⁶⁾ | A/F ⁽⁷⁾ |
| Street Name Change | | | R ⁽⁶⁾ | A/F |
| Traffic Pattern Modification Measures | | | R ⁽⁶⁾ | A/F ⁽⁷⁾ |
| Zoning Code Text/Map Amendment | | | R ^(6, 9) | A/F |

Notes:

1. Decisions of the City Council are final and cannot be appealed.
2. Reserved.
3. Planning Commission primary design review responsibility is limited to concurrent review with another case for which the Planning Commission has approval authority (Refer to Section 19.710.035 - Review Responsibilities of Planning Commission or

Community & Economic Development Department Director). Appeal of Planning Commission action on design review is by the full City Council.

4. See Section 19.650.020 C - Designated Approving Authority.
5. Appeal of an action on a Temporary Use Permit shall be to the City Manager. The City Manager's decision is final.
6. If denied by the Planning Commission, the action is final unless appealed to the City Council (See Section 19.680.020 B - Appeal Authority) with the exception of City-initiated General Plan Text/Map Amendments, Zoning Code Text/Map Amendments and Specific Plan Amendments where the Planning Commission is a Recommending Authority only.
7. Street vacations and traffic pattern modification measures require two actions at the City Council: adoption of a resolution of intent to hold a public hearing and a public hearing.
8. See Government Code Section 65864 for more information on Development Agreements.
9. All decisions by the Planning Commission to approve or deny a permit or action are by simple majority of the members present and voting, with the following exceptions:
 - a. Conditional Use Permits, including revocations, and Planned Residential Development Permits require approval by a ¾ majority of the Planning Commissioners present and voting; and
 - b. Zoning Code Text/Map Amendments, General Plan Text/Map Amendments, and Specific Plan Amendments require a majority vote of not less than four Planning Commissioners present and voting.
10. All decisions of the City Council to approve or deny a permit or action are by a majority vote of those present and voting except that a ¾ vote of the total membership (five votes minimum) is required to approve an appeal of a decision of the Airport Land Use Commission (ALUC).
11. All tied votes of the Planning Commission mean that an application failed to be approved and will be treated as a denial. When a tie vote exists before the City Council, the Mayor shall have the voting right as any member of the City Council and may cast a vote for or against an item to break a tie. In the Mayor's absence, in the event of a tie vote, the Mayor Pro Tempore shall not have the right to cast a tie-breaking vote; in this instance the City Council vote shall be treated as a denial (Riverside City Charter - Article IV, Section 405).
12. Refer to Section 19.680.030(E) for details regarding the ALUC appeal process.
13. The final decision-making authority for PRD's in the RC Zone shall be the City Council.

(Ord. 7743, § 13(Exh. D), 2025; Ord. 7717, § 12(Exh. D), 2025; Ord. 7683, § 14(Exh. H), 2024; Ord. 7552 §24(Exh. E), 2021; Ord. 7528 §1(Exh. A), 2020; Ord. 7520 §1(Exh. A), 2020; Ord. 7487 § 2(Exh. A), 11-5-2019; Ord. 7331 §101, 2016; Ord. 7222 §5, 2013; Ord. 7163 §2, 2012; Ord. 7091 §6, 2010; Ord. 6966 §1, 2007)

19.650.030 Concurrent processing of Land Use Development Permits.

- A. When a proposed project requires more than one permit application with more than one Approving or Appeal Authority, all project permits shall be processed concurrently as interrelated permits for a single project.
- B. The highest designated Approving or Appeal Authority for all such requested permits shall take final action on applicant-initiated projects with multiple permits.

(Ord. 7660, § 15, 2024; Ord. 7552 §25, 2021; Ord. 7331 §101, 2016; Ord. 6966 §1, 2007)

Ord. No. 7660, § 15, adopted March 12, 2024, amended the title of 19.650.030 to read as herein set out. The former 19.650.030 title pertained to Designated approving authority.