

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER SEPTEMBER 11, 2014  
RIVERSIDE MEETING**

A regular scheduled meeting of the Airport Land Use Commission was held on September 11, 2014 at the Riverside County Administrative Center, Board Chambers.

**COMMISSIONERS PRESENT:** Simon Housman, Chairman  
Rod Ballance, Acting Chairman  
Arthur Butler  
John Lyon  
Richard Stewart

**COMMISSIONERS ABSENT:** Greg Pettis  
Glen Holmes

**STAFF PRESENT:** John Guerin, Principal Planner  
Russell Brady, Contract Planner  
Barbara Santos, ALUC Secretary  
Anna Wang, ALUC Counsel

**OTHERS PRESENT:** Zai Abu Bakar, City of Banning  
Larry Markham, Agate Real Estate  
Joseph Meraz, Other Interested Person  
Bob Richex, Other Interested Person

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- I. **AGENDA ITEM 2.1:** ZAP1055FV13 – Agate Real Estate C/O Cornerstone Communities (Representative: MDMG, Larry Markham) - County Case Nos. SP00265A1 (Specific Plan Amendment), CZ07806 (Change of Zone), GPA01123 (General Plan Amendment), and TR36546 (Tentative Tract Map). The Specific Plan Amendment proposes to primarily amend the land use designations and boundaries for the proposed Tentative Tract Map to add Medium Density Residential (2-5 dwelling units per acre) and Medium High Density Residential (5-8 dwelling units per acre) land use designations to the Specific Plan for a total of 269 dwelling units. In addition, the Specific Plan Amendment proposes to adjust the boundaries of the Specific Plan to remove areas annexed into the City of Murrieta and purchased for the French Valley Airport, revise the alignment of Borel Road within the Plan boundaries and update Planning Area acreages per more accurate data. The Change of Zone proposes to amend the Specific Plan Zoning ordinance to comply with the proposed Specific Plan Amendment. The General Plan Amendment proposes to revise the boundaries of the Specific Plan area and designate the area removed from the Specific Plan within the jurisdiction of the County of Riverside as Public Facility (PF). The Tentative Tract Map proposes to subdivide 161.89 gross acres located westerly of Leon Road, southerly of Borel Road, northerly of McGowans Pass, and generally easterly of existing Calistoga Road into 269 residential lots, 2 open space lots, 10 water quality lots, 8 HOA lots, and 4 park lots. (Zones A, B1, B2, C, and D of French Valley Airport Influence Area). Continued from July 10, 2014.

II. **MAJOR ISSUES**

The Borel Airpark Center Specific Plan currently does not include any residential land use designations. The proposed amendment to the specific plan would include residential land uses where they are not currently allowed by the Specific Plan. The residential densities as proposed by the amendment to the Specific Plan do not strictly comply with the Compatibility Zone D upper density criteria of 5.0 dwelling units per acre based on the amount of dwelling units proposed and the acreage within the boundaries of the residential planning areas. However, all of the proposed residential Planning Areas are included within proposed Tentative Tract Map No. 36546. Once non-buildable easements are excluded, the proposed Tentative Tract Map results in a density of ~~4.94~~ 5.01 dwelling units per net acre, which does comply with the Compatibility Zone D minimum density criteria of 5.0 dwelling units per acre. Although the Specific Plan does not strictly comply with the Zone D upper density criteria, the implementation of the Specific Plan through the currently proposed Tentative Tract Map is consistent. Therefore, the details presented in the Tentative Tract Map provide the justification to find the Specific Plan Amendment consistent as well.

III. **STAFF RECOMMENDATION**

Staff recommends a finding of CONSISTENCY for the General Plan Amendment and Change of Zone. Staff also recommends a finding of CONSISTENCY for the Specific Plan Amendment and Tentative Tract Map, subject to the conditions included herein.

IV. **PROJECT DESCRIPTION**

Borel Airpark Specific Plan Amendment No. 1 proposes to primarily amend the land use designations within the southeastern portion of the Specific Plan so as to enable the approval of a Tentative Tract Map which proposes to allow for up to 269 dwelling units in proposed Planning Areas 14, 15, 16, and 17. This portion of the Specific Plan is presently designated Restricted Light Industrial and Commercial. In addition, the Specific Plan Amendment proposes to adjust the boundaries of the Specific Plan to remove areas annexed into the City of Murrieta and lands purchased for the French Valley Airport, revise the alignment of Borel Road within the Plan boundaries and update Planning Area acreages per more accurate data. As a result, the Specific Plan Amendment reconfigures Planning Area numbering and boundaries, adds residential uses, and changes acreages of proposed land uses. The amended Specific Plan provides for the development of 269 single-family residential units on 56.6 acres, 243.1 acres of Business Park,

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47.4 acres of Light Industrial, 64.2 acres of Commercial Office, 88 acres of Commercial Retail, 134.8 acres of Open Space, 5.0 acres of Park, and 77.8 acres for Circulation/Roads.

The Change of Zone proposes to amend the Specific Plan Zoning ordinance to comply with the proposed Specific Plan Amendment. The General Plan Amendment proposes to revise the boundaries of the Specific Plan area and designate the area removed from the Specific Plan within the jurisdiction of the County of Riverside as Public Facility (PF).

The Tentative Tract Map proposes to subdivide 161.84 gross acres located westerly of Leon Road, southerly of Borel Road, northerly of McGowans Pass, and generally easterly of existing Calistoga Road into 269 residential lots, 2 open space lots, 10 water quality lots, 8 Homeowners Association (HOA) lots, and 4 park lots.

**CONDITIONS:**

1. Prior to approval of any non-residential or residential entitlement project, each project shall be transmitted to ALUC for preliminary review and determination whether submittal for ALUC review is required.
2. Any implementing project of the Specific Plan within Compatibility Zones B1 and/or C that is ten acres or larger in area shall comply with the applicable open area requirements for the Compatibility Zone that the project may be located within pursuant to Countywide Policy 4.2.4, or shall demonstrate that ALUCP open area requirements for that Compatibility Zone have been satisfied at the Specific Plan level.
3. Any implementing residential project of the Specific Plan shall comply with the applicable residential density requirements for the applicable zone and shall calculate density based on the net area of the project as allowed by French Valley Airport Land Use Compatibility Plan, Additional Compatibility Policy 2.2 and Countywide Policy 4.2.4.

On September 11, 2014, the Riverside County Airport Land Use Commission (ALUC) found County of Riverside Case No. TR36546, a tentative tract map proposing to subdivide 161.84 gross acres located westerly of Leon Road, southerly of Borel Road, northerly of McGowans Pass, and generally easterly of existing Calistoga Road into 269 residential lots, 2 open space lots, 10 water quality lots, 8 Homeowners Association (HOA) lots, and 4 park lots, **CONSISTENT** with the 2007 French Valley Airport Land Use Compatibility Plan, as amended in 2011, subject to the following conditions:

**CONDITIONS:**

1. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky, and shall comply with the provisions of Riverside County Ordinance No. 655, as applicable. Lights must be downward facing.
2. The following uses shall be prohibited:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

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- (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area, including landscaping utilizing water features, aquaculture, livestock operations, production of cereal grains, sunflower, and row crops, artificial marshes, landfills, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, incinerators, fly ash disposal, and wastewater management facilities.
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
  - (e) Children's schools, hospitals, and nursing homes.
3. The attached notice shall be provided to all potential purchasers and tenants, and shall be recorded as a deed notice.
  4. Any ground-level or aboveground water retention or detention basin or facilities shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours and to remain totally dry between rainfalls. Vegetation in and around such facilities that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.
  5. Phased development of the subdivision shall ensure a density no less than 5.0 dwelling units per acre of the developed area at any given time.
  6. Prior to the issuance of any building permits for any structures on each lot noted on the attached table exceeding the Federal Aviation Administration (FAA) threshold within the Tentative Tract Map, ALUC staff shall determine based on specific proposed height of the building whether FAA review is required for each of these lots. If FAA review is required, prior to the issuance of any building permits for such lots requiring FAA review, a determination of "Not a Hazard to Air Navigation" from the FAA Obstruction Evaluation Service shall be obtained for each such structure. Copies of such FAA determinations shall be provided to the Riverside County Planning Department, Riverside County Building and Safety Department, and the Riverside County Airport Land Use Commission, with sufficient identification of case numbers as to enable prompt filing.
  7. The Federal Aviation Administration has conducted aeronautical studies of a sample of 13 lots within the proposed tract map (Aeronautical Study Nos. 2014-AWP-5636-OE through 2014-AWP-5648-OE) and has determined that neither marking nor lighting of structures will be necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1K Change 2 and shall be maintained in accordance therewith for the life of the project.
  8. The maximum elevation at the top of any proposed structure, including all roof-mounted appurtenances (if any) shall not exceed 1,399 feet above mean sea level. This maximum

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elevation shall not be increased without further review by the Airport Land Use Commission and the Federal Aviation Administration.

9. Temporary construction equipment such as cranes used during actual construction of the structures shall not exceed a height of 40 feet unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
10. Within five (5) days after construction of structures on each of the lots studied in Aeronautical Study Nos. 2014-AWP-5636-OE through 2014-AWP-5648-OE and any lots subject to FAA review in the future reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions) This requirement is also applicable in the event the project is abandoned.

**V. MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at [rbrady@rctlma.org](mailto:rbrady@rctlma.org).

The following spoke in favor of the project:

Larry Markham, Agate Real Estate, 41635 Enterprise Circle N, STE B, Temecula, CA 92590-5614

No one spoke in neutral or opposition to the project.

**VI. ALUC COMMISSION ACTION**

The ALUC Commission by a unanimous vote of 5-0 found the project **CONSISTENT**. Absent: Commissioners Glen Holmes and Greg Pettis

**VII. CD**

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at [basantos@rctlma.org](mailto:basantos@rctlma.org).

ITEM 2.1: TIME IS 9:00 A.M.

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I. **AGENDA ITEM 3.1: ZAP1097MA14 – Darrell Butler** – City of Riverside Case Nos. P14-0600 (Rezoning) and P14-0601 (Design Review). The applicant proposes to construct a 121,390 square foot industrial warehouse building (including 7,500 square feet of office space) on 6.22 net acres (6.98 gross acres) located at the southeasterly corner of Mt. Baldy Drive and San Gorgonio Drive. The project also involves rezoning from Commercial Retail, Height of Building 2-stories, with Specific Plan (Sycamore Canyon Business Park) Overlay Zone (CR-S-2-SP) to Business and Manufacturing Park, Height of Building 2-stories, with Specific Plan (Sycamore Canyon Business Park) Overlay Zone (BMP-S-2-SP). (Area II of the March Air Reserve Base Airport Influence Area.)

II. **MAJOR ISSUES**

None

III. **STAFF RECOMMENDATION**

Staff recommends that the project be found CONSISTENT with the 1984 Riverside County Airport Land Use Plan, as applied to the March Air Reserve Base Airport Influence Area, subject to the conditions included herein.

IV. **PROJECT DESCRIPTION**

The Design Review proposes to construct a 121,390 square foot industrial warehouse building (including 7,500 square feet of office space) on 6.22 net acres (6.98 gross acres). The Zone Change proposes to change the zoning classification of the site from Commercial Retail, Height of Building 2-Stories (CR-S-2-SP) and Specific Plan (Sycamore Canyon Business Park) Overlay Zone to Business and Manufacturing Park, Height of Building 2-Stories (BMP-S-2-SP) and Specific Plan (Sycamore Canyon Business Park) Overlay Zone. (The applicant has also requested a Variance to permit the building to encroach into the required 40-foot front yard setback.)

**CONDITIONS:**

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses shall be prohibited:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)

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- (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
  - (e) Children's schools, day care centers, libraries, hospitals, skilled nursing and care facilities, congregate care facilities, hotels/motels, places of assembly, hazardous materials manufacture/storage, noise sensitive outdoor nonresidential uses, and hazards to flight.
3. Prior to issuance of any building permits, the landowner shall convey and have recorded an avigation easement to the March Inland Port Airport Authority. Contact March Joint Powers Authority at (951) 656-7000 for additional information.
  4. The attached notice shall be given to all prospective purchasers and/or tenants of the property.
  5. The proposed detention basin(s) on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the retention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the retention basin(s) shall not include trees that produce seeds, fruits, or berries.
  6. This project has been evaluated as a proposal for the establishment of a warehouse with ancillary office use. The City of Riverside shall require additional review by the Airport Land Use Commission prior to the establishment of any of the following uses in this structure:

Commercial/service uses; civic uses; churches, chapels, and other places of worship; classrooms; day care centers; gymnasiums; theaters; conference or convention halls; auditoriums; fraternal lodges; bowling alleys; gaming; auction rooms; and office uses exceeding 7,500 square feet.

**V. MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at [rbrady@rctlma.org](mailto:rbrady@rctlma.org).

No one spoke in favor, neutral or opposition to the project.

**VI. ALUC COMMISSION ACTION**

The ALUC Commission by a unanimous vote of 5-0 found the project **CONSISTENT**. Absent: Commissioners Glen Holmes and Greg Pettis

**VII. CD**

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at [basantos@rctlma.org](mailto:basantos@rctlma.org).

ITEM 3.1: TIME IS 9:12 A.M.

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- I. **AGENDA ITEM 3.2: ZAP1034HR14 – AT&T (Representative: Trillium Consulting, Tim Miller)** – County Case No. CUP No. 3702 (Conditional Use Permit). Conditional Use Permit No. 3702 proposes to establish an unmanned telecommunications facility consisting of antennas on an 88-foot high monopole tower, with associated equipment shelter, on a 355 square foot lease area within a 20.0-acre parcel located southerly of Florida Avenue/SH-74, easterly of a southerly straight-line extension of Calvert Avenue, and northerly of the westerly extension of Stetson Avenue within the unincorporated community of Green Acres. (Area III of Hemet-Ryan Airport Influence Area).
- II. **MAJOR ISSUES**  
None
- III. **STAFF RECOMMENDATION**  
Staff recommends CONTINUANCE to October 9, 2014, subject to proof of submittal and acceptance of Form 7460-1 by the Federal Aviation Administration (FAA) Obstruction Evaluation Service. In the event that such acceptance (acknowledgement as a “Work in Progress” by the FAA) occurs prior to the forthcoming September 11 hearing, staff would recommend a finding of CONDITIONAL CONSISTENCY for the project, subject to the conditions specified herein and such additional conditions as may be required by the FAA Obstruction Evaluation Service.
- IV. **PROJECT DESCRIPTION**  
Conditional Use Permit No. 3702 proposes to establish an unmanned telecommunications facility consisting of antennas on an 88-foot high monopole tower, with associated equipment shelter, on a 355 square foot lease area within a 20.0-acre parcel.
- V. **MEETING SUMMARY**  
The following staff presented the subject proposal:  
ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at [rbrady@rctlma.org](mailto:rbrady@rctlma.org)
- No one spoke in favor, neutral or opposition to the project.
- VI. **ALUC COMMISSION ACTION**  
The ALUC Commission by a unanimous vote of 5-0 CONTINUED the project to October 9, 2014.  
Absent: Commissioners Glen Holmes and Greg Pettis
- VII. **CD**  
The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at [basantos@rctlma.org](mailto:basantos@rctlma.org).

ITEM 3.2: TIME IS 9:15 A.M.



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I. **AGENDA ITEM 3.3:** ZAP1017BA14 - City of Banning (Representative: Zai Abu Bakar) – City Case Nos. 14-2501 (General Plan Amendment) and 14-3501 (Zone Change). The City of Banning proposes to amend the General Plan land use designation and zoning classification on 18.62 acres. Specifically, the City proposes to change the land use designation and zoning of 1.45 acres consisting of nine existing developed lots located on the easterly side of Hargrave Avenue, southerly of Barbour Street (Assessor's Parcel Numbers 541-320-001 through -009), from Industrial to Low Density Residential (LDR), (0-5 dwelling units per acre), and to change the land use designation and zoning of an additional nine lots (17.17 acres) located along the southerly side of Barbour Street, easterly of Hargrave Avenue and westerly of the intersection of Barbour Street with Juarez Street (Assessor's Parcel Numbers 541-320-010 through -015, and -018 through -020), from Industrial to Very Low Density Residential (VLDR) (0-2 dwelling units per acre). (Zone D of the Banning Municipal Airport Influence Area.)

II. **MAJOR ISSUES**

The project proposes intermediate densities greater than 0.2 dwelling units per acre but below 5.0 dwelling units per acre. The project is intended primarily to reflect existing land uses and allow for existing residences to make needed improvements that are restricted under the current Industrial designation. The areas proposed as Low Density Residential along Hargrave Street and 2 of the parcels proposed as Very Low Density Residential would reflect the existing development and based on the existing lot sizes would not allow for future subdivision and would thus be considered nonconforming existing uses pursuant to Countywide Policy 3.3.2 and would be consistent. However, 7 of the 9 parcels proposed as Very Low Density Residential would allow for further subdivision based on the existing parcel sizes and the minimum lot size of ½-acre allowed by the designation and would thus not be similarly strictly considered nonconforming existing uses. Despite this, certain factors are apparent that may be considered by the Commission under Countywide Policy 3.3.6 to find the normally incompatible density compatible as presented in the following analysis.

III. **STAFF RECOMMENDATION**

Staff recommends a finding of INCONSISTENCY for the zone change and general plan amendment, based on the potential for future development and subdivision pursuant to the size of 7 of the existing parcels proposed for Very Low Density Residential and the allowed densities of the Very Low Density Residential designation. If the proposal is modified to exclude those seven parcels, staff would recommend a finding of CONSISTENCY.

IV. **PROJECT DESCRIPTION**

General Plan Amendment 14-2501 and Zone Change 14-3501 are proposals by the City of Banning to change the existing General Plan land use designation and zoning classification of 1.45 acres from Industrial to Low Density Residential (LDR) (0-5 dwelling units per acre) and 17.17 acres from Industrial to Very Low Density Residential (VLDR) (0-2 dwelling units per acre).

No conditions are proposed or required, as general plan amendments and changes of zone are not subject to conditions.

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at [rbrady@rctlma.org](mailto:rbrady@rctlma.org).

The following spoke neither for or against the project, but added information to the decision making process:

Bob Richex, Other Interested Person, 2331 Cliff Drive, Newport Beach, CA

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The following spoke in opposition to the project:  
Joseph Meraz, Other Interested Person, 1116 E. Barbour Street

No one spoke in favor of the project.

**VI. ALUC COMMISSION ACTION**

The ALUC Commission by a vote of 4-0 **CONTINUED** the project to November 13, 2014.  
Recused: Chairman Simon Housman; Absent Commissioners Holmes and Pettis

**VII. CD**

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at [basantos@rctlma.org](mailto:basantos@rctlma.org).

ITEM 3.3: TIME IS 9:15 A.M.

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I. **AGENDA ITEM 3.4:** ZAP1018BA14 – Museum of Pinball, Inc. (Representative: Ramon Aoanan) – City of Banning Case No. 14-8005 (Conditional Use Permit). The Conditional Use Permit would allow for the conversion of a former manufacturing facility into a pinball machine museum and arcade. Two existing buildings totaling 83,436 square feet would be converted into the museum/arcade and would include exhibit/assembly area, restaurant, bars, and seating areas, lounges, offices, and educational/vocational areas. A third existing building totaling 34,220 square feet would be maintained for warehouse/storage and office uses. The applicant also proposes to provide for RV (42 spaces) camping areas and amenities such as a jogging path, swimming pool and tennis courts. The site consists of approximately 18.17 acres net (19.76 acres gross) located easterly of Hathaway Street, northerly of Westward Avenue, and southerly of Lincoln Street, and bisected by Barbour Street, in the City of Banning. (Airport Compatibility Zones D and B2 of the Banning Municipal Airport Influence Area).

II. **MAJOR ISSUES**

The proposed use is calculated by staff based on the Building Code Method to accommodate potentially 1,343 and 1,767 people each within Buildings A South and B, respectively, which each would exceed the normal Compatibility Zone D single-acre criteria of 300 people and the maximum 390 with risk reduction bonus. However, based on the Parking Space Method, the total site occupancy would be 1,084 people, assuming that the truck/RV parking spaces are not occupied by tour buses. An occupancy of approximately 400-500 people per building is requested by the applicant to accommodate special and other events and would represent a peak or worst-case scenario.

III. **STAFF RECOMMENDATION**

Staff must recommend a finding of INCONSISTENCY for the Conditional Use Permit, based on the proposed project exceeding single-acre non-residential intensity criteria for Compatibility Zone D.

**STAFF RECOMMENDED AT HEARING**

CONTINUE to October 9, 2014 per applicant's request.

IV. **PROJECT DESCRIPTION**

CUP-14-8005 would allow for the conversion of a former manufacturing facility into a pinball museum and arcade. Two existing buildings totaling 83,436 square feet would be converted into the museum/arcade and would include exhibit/assembly area, restaurant, bars, seating areas, lounges, offices, and educational/vocational areas. A third existing building totaling 34,220 square feet would be maintained for warehouse/storage and office uses. The applicant also proposes to provide for RV camping (42 spaces) and amenities such as a jogging path, swimming pool, and tennis courts. The site consists of approximately 18.17 acres net (19.76 acres gross).

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at [rbrady@rctlma.org](mailto:rbrady@rctlma.org).

No one spoke in favor, neutral or opposition to the project.

VI. **ALUC COMMISSION ACTION**

The ALUC Commission by a vote of 4-0 CONTINUED the project to October 9, 2014 per the applicant's request. Recused: Chairman Housman; Absent: Commissioners Holmes and Pettis

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VII. **CD**

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at [basantos@rctlma.org](mailto:basantos@rctlma.org).

ITEM 3.4: TIME IS 9:34 A.M.

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I. **4.0 ADMINISTRATIVE ITEMS**

4.1 March EIR Status Update

John Guerin, ALUC staff, updated Commissioners on the March EIR status. He also personally acknowledged the hard work of Mr. Philip Wade of Environmental Science Associates (ESA) Airports Division as a primary author of the draft EIR.

4.2 Focus: Day Care Compatibility Plan Criteria

John Guerin, ALUC staff, provided an oral Power Point presentation regarding Compatibility Plan criteria applicable to proposals to establish daycare centers.

II. **5.0 APPROVAL OF MINUTES**

The ALUC Commission by a vote of 4-0 approved the July 10, 2014 minutes. Abstain: Housman; Absent: Holmes and Pettis

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

None

IV. **7.0 COMMISSIONER'S COMMENTS**

Commissioner Stewart announced that his term of office as Council member at the City of Moreno Valley will end in December. He indicated that ALUC's October 9 meeting will be his last meeting, as he will be abroad in November. He will ask his proxy, Mr. Geller, to attend the November meeting. The General Aviation ribbon cutting for the March general aviation building will be on Friday, October 24 at 10 am at the terminal. As a member of the March Joint Powers Commission, Commissioner Stewart invited all the Commissioners who wish to attend. (Note: The ceremony was subsequently postponed.) Vice Chairman Ballance applauded Commissioner Stewart's years of service with the City of Moreno Valley and the March Air Reserve Base. In regard to the new terminal, he stated that there is a meeting room that could serve as a potential site for ALUC meetings. Vice-Chairman Ballance also noted that he and Commissioner Stewart went to Victorville to see the maiden flight of the MQ-9 Predator. Chairman Housman announced that Riverside County will be hosting the Jacqueline Cochran Regional Airport Air Show on October 25. He will be there, with the Civil Air Patrol. Finally, the Commissioners congratulated Director Ed Cooper on the birth of his new daughter.

V. **8.0 ADJOURNMENT**

Chairman Housman adjourned the meeting at 9:53 a.m.

VI. **CD**

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at [basantos@rctlma.org](mailto:basantos@rctlma.org).

ITEM 4.0: TIME IS 9:36 A.M.