

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
APRIL 14, 2011**

5-2-11

COMMISSIONERS PRESENT: Simon Housman, Rod Ballance, Arthur Butler, Glen Holmes, John Lyon, Greg Pettis

COMMISSIONERS ABSENT: Richard Stewart

2.0 PUBLIC HEARING: NEW BUSINESS

- 2.1 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 6-0, Commissioner Stewart absent)**
- ZAP1068MA10 – U.S. Veterans Initiative/March Joint Powers Authority (Representative: Sares-Regis Group) – JPA Cases No: General Plan Amendment No. 11-01 (GP 11-01), Specific Plan-4, Amendment No. 1 (SP-4, A1), Adoption of Specific Plan-6 (SP-6), and Plot Plan No. 10-02 (PP10-02).** A proposal to amend the General Plan designation for a 7.75 acre parcel located southerly of N Street, easterly of 4th Street, and westerly of 6th Street within the northeast corner of the March Joint Powers Authority Planning Area (generally located southerly of Cactus Avenue and westerly of Heacock Street) (the “Project Site”) from SP-4 to a new designation, SP-6; to amend the March LifeCare Campus Specific Plan to remove the Project Site from the March LifeCare Campus boundaries; to adopt a new Specific Plan containing site specific regulations on the Project Site, including a maximum building height restriction of 52 feet; and a plot plan to establish a 323-unit veterans’ transitional housing facility on the Project Site. The Project Site is within Area II of the March Air Reserve Base Airport Influence Area. ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.
- 3.1 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 6-0, Commissioner Stewart absent)**
- ZAP1069MA11 – Verizon Wireless (Representative: Randi Newton, Spectrum Surveying and Engineering, Inc.) – JPA Case No. CUP 10-01 (Conditional Use Permit).** A proposal to establish an unmanned telecommunications facility consisting of antennas on a 70-foot high tower disguised as a water tank and tower, with associated equipment cabinets, on a 1500 square foot lease area within a 155.54-acre area of the Ben Clark Training Facility. The tower site is located northerly of Nandina Avenue, easterly of Barton Road, and westerly of Ferguson Avenue and Alexander Street within the land use jurisdiction of the March Joint Powers Authority. (Airport Area II of the March Air Reserve Base Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.

CDS:

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3.2 Staff report recommended: **ZAP1053RI11 – Walmart/Gresham Savage Nolan & Tilden (Representative: Nasland Engineering) – City Case No. P09-0600 (Design Review).** A proposal for expansion of an existing Wal-Mart store located at 5200 Van Buren Boulevard (on the west side of Van Buren, southerly of Philbin Avenue and northerly of Wells Avenue and Colorado Avenue) in the City of Riverside. The existing building has a gross floor area of 131,127 square feet, including a Garden Center and a Tire Lube Express. The store will be expanded by approximately 22,272 square feet to provide for fresh grocery items and relocation of the Garden Center. The Tire and Lube Express facility will be removed. (Airport Compatibility Zones D and E of the Riverside Municipal Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.

Staff recommended at hearing: **INCONSISTENT**

ALUC Commission Action: **CONTINUED to 5-2-11 (Vote 6-0, Commissioner Stewart absent)**

3.3 Staff report recommended: **ZAP1008BA11 – JMA Village, LLC/The Frost Company/City of Banning Community Redevelopment Agency (Engineer: Albert A. Webb and Associates) – City Case Nos. DR #10-702 (Design Review) and TPM 36285 (Tentative Parcel Map).** A proposal for the development of a 68,955 square foot mixed use commercial development (including retail, office, hotel, and restaurant uses) on 5.25 net acres located southerly of Ramsey Street, westerly of Martin Street, easterly of San Gorgonio Avenue, and northerly of Interstate 10. Tentative Parcel Map No. 36285 is a proposal to divide the property into four lots, so that each building would be located on its individual lot. (Airport Compatibility Zone D of the Banning Municipal Airport Influence Area). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rctlma.org.

Staff recommended at hearing: **CONSISTENT for Parcel Map; CONDITIONALLY CONSISTENT for Design Review**

ALUC Commission Action: **CONSISTENT for parcel map; CONDITIONALLY CONSISTENT for design review subject to FAA approval. (Vote 6-0, Commissioner Stewart absent)**

4.0 **ADMINISTRATIVE ITEMS**

4.1 **Resolution: Processing of “No Compatibility Impact” Ordinance Amendments and General Plan Amendments.**

The ALUC Commission approved the resolution regarding Processing of “No Compatibility Impact” Ordinance Amendments and General Plan Amendments by a unanimous vote of 6-0. Absent: Commissioner Richard Stewart

4.2 **March JLUS Subcommittee Meeting following Commission Meeting.**
Location: Conference Room A, behind Board Chambers – Information only

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5.0 APPROVAL OF MINUTES

The March 10, 2011 minutes were approved by a vote of 5-0. Abstain: Glen Holmes,
Absent: Richard Stewart

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

None

7.0 COMMISSIONER'S COMMENTS

Chairman Housman advised the Commissioners that he was reading a book titled Aerotropolis by John Kasarda and Greg Lindsay, which is predicated on the concept that cities are going to be developing around the airports, much as they developed around seaports, railheads and intersections of major highways in the past. The airports are going to become the next source of causing cities to evolve.

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