

**AIRPORT LAND USE COMMISSION HEARING  
REPORT OF ACTIONS  
JUNE 12, 2014**

6/25/14

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

COMMISSIONERS ABSENT:

**2.0 PUBLIC HEARING: NEW CASE**

- 2.1 Staff report recommended: **CONSISTENT** **ZAP1031HR14 – Cielo Abierto Tierra Fertil (Representative: Jim Irvin, Irvin Designs)** – City of Hemet Case No.: CUP 14-001 (Conditional Use Permit). The applicant proposes use of a portion of the building located at 3590 West Florida Avenue as a church. The suite is 4,493 square feet in area and would include a 2,831 square foot worship area, 1,114 square feet of storage areas (of which 796 square feet would be on the upper floor), and restrooms. The building is located on a 2.41-acre parcel located on the northerly side of Florida Avenue/State Highway Route 74, westerly of Sanderson Avenue, and easterly of Cawston Avenue and Main Street. Churches are considered Places of Assembly, as occupancy levels during services would exceed one person per 30 square feet of floor area. (Area III of the Hemet-Ryan Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at [rbrady@rctlma.org](mailto:rbrady@rctlma.org).
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- 2.2 Staff report recommended: **CONSISTENT** **ZAP1032HR14 – Southeastern California Conference of Seventh Day Adventists/Hemet Spanish Seventh Day Adventist Church (Representative: James E. Calkins)** – City of Hemet Case No.: CUP 14-004 (Conditional Use Permit). The applicant proposes use of the building located at 1707 West Latham Avenue as a church. The floor plan for this 5,065 square foot building would include a 2,700 square foot sanctuary area (including 200 square foot mother's room), four classrooms with a total area of 671 square feet, a 132 square foot office, 408 square foot kitchen, storage and utility areas, and restrooms. The building is sited on a 0.53-acre parcel located at the southwesterly corner of West Latham Avenue and North Lyon Avenue (northerly of Florida Avenue/State Highway Route 74 and easterly of Gilmore Street) in the City of Hemet. Two adjacent parcels are under the same ownership and used for parking, bringing the total area of the site to 1.19 acres. Churches are considered Places of Assembly, as
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 7-0)**

**CDS:**

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The entire discussion of numbered agenda items can be found on CDs as indicated. 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)

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- 2.3 Staff report recommended: **CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- ZAP1016BA14 – Pacific Banning Inc. (Representative: Western States Engineering, Inc.)** – City of Banning Case Nos. 13-7002 (Design Review) and 13-8004 (Conditional Use Permit). The Design Review proposes the development of an 81-room, three-story hotel and a 3,778 square foot building for restaurant uses on a 3.43 gross acre (2.66 net acre) site located along the west side of Hargrave Avenue, extending northerly from Ramsey Street to Williams Street. The Conditional Use Permit proposes to allow additional height for the hotel. The project was amended to delete a previously proposed gas station and convenience store. The second building will now provide for a fast-food restaurant and deli-café, with a drive-through. (Airport Compatibility Zone D of the Banning Municipal Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at [rbrady@rctlma.org](mailto:rbrady@rctlma.org).
- 2.4 Staff report recommended: **INCONSISTENT**
- Staff recommended at hearing: **INCONSISTENT**
- ALUC Commission Action: **CONSISTENT under 3.3.6 with special findings A, B, C and D (Vote 5-0; Recused: Butler and Lyon)**
- See 6/12/14 minutes for special findings
- ZAP1064RI14 – River Springs Charter School (Larry Slussen, Representative)** – City of Riverside Case No. P14-0362 (Conditional Use Permit) – The applicant proposes to relocate River Springs Charter School to the former YMCA building located at 4020 Jefferson Street in the City of Riverside. The building has an existing floor area of 41,790 square feet. The applicant proposes to demolish the 16,024 square foot single story portion on the east side of the building and construct a two-story 36,150 square foot addition in its place. The charter school is currently operating at 8775 Magnolia Street, but is seeking to relocate due to its lease expiring in June 2015. The former YMCA building is located along the westerly side of Jefferson Street, northerly of its intersection with Garfield Street and southerly of its intersection with Willow Avenue. (Compatibility Zone D of the Riverside Municipal Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at [rbrady@rctlma.org](mailto:rbrady@rctlma.org).

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- 2.5 Staff report recommended: **CONTINUE to 7-10-14 with discussion**
- Staff recommended at hearing: **CONTINUANCE to allow the applicant time to consider design and marketing options**
- ALUC Commission Action: **CONSISTENT with amended conditions (Vote 7-0)**
- See 6/12/14 minutes for amended conditions
- ZAP1057FV14 – Jack Kofdarali/J&T Business Management, Inc. (Representative: Greg Hann)** – County of Riverside Case No.: CUP 03700 (Conditional Use Permit) – The applicant proposes to develop, construct, and operate a gasoline service station with 12 gas pumps, a 6,182 square foot retail/food service building with drive-through, and an 830 square foot automated car wash. The anticipated user is Arco, and the floor plan of the building provides for a 3,333 square foot convenience store (AM/PM mini-market) and two tenant suites with total areas of 1,524 and 1,325 square feet, respectively. The buildings and facilities would be sited within a 2.32 gross (1.53 net) acre area located on the southerly side of Benton Road, westerly of Temeku Street, northerly of Magdas Coloradas Street, and easterly of Winchester Road/State Highway Route 79 in the unincorporated community of French Valley. (Airport Compatibility Zone B1 of the French Valley Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at [rbrady@rctlma.org](mailto:rbrady@rctlma.org).
- 2.6 Staff report recommended: **CONTINUE to 7-10-14 with discussion**
- Staff recommended at hearing: **CONTINUE to 7-10-14 with discussion**
- ALUC Commission Action: **CONTINUED to 7-10-14 (Vote 7-0)**
- ZAP1012RG14 – Riverside County (Representative: Kristi Lovelady, Planning Department)** – County Case No. GPA 00960 (General Plan Amendment). General Plan Amendment No. 960 includes revisions to the text of all General Plan Elements (except Housing), Area Plans, and mapped land use and/or overlay designations of parcels. As such, the proposal affects land in many of the County's Airport Influence Areas. The proposal also includes a Climate Action Plan. The proposal comprises a comprehensive review of, and necessary updates to, the Riverside County General Plan's policies, maps, and implementing directions, including changes to provide for consistency with the Blythe Airport Land Use Compatibility Plan. (Multiple affected Airport Influence Areas). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

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**3.0 ADMINISTRATIVE ITEMS**

**3.1 Director's Approvals – Information Only**

**3.2 Reappointment of Members, Election of At-Large Member, and Election of Officers**  
Chairman Housman along with Commissioners congratulated Commissioners Pettis and Holmes on their reappointments to the ALUC Commission.

The ALUC Commission by a unanimous vote of 6-0 reappointed at-large member John Lyon. Abstain: Commissioner Lyon

The ALUC Commission voted 6-0 to re-elect Simon Housman as Chairman (he abstained) and unanimously to re-elect Rod Ballance as Vice-Chairman.

**3.3 Compatibility Plan Status Update**

ALUC staff John Guerin updated Commissioners on the March Airport Land Use Compatibility Plan. Chairman Housman advised that he would like the March Plan completed this calendar year.

Hemet-Ryan ALUCP – John Guerin, ALUC staff, indicated that, according to the email Mr. Daryl Shippy, Economic Development Agency provided, the Airport Layout Plan will likely take approximately 9 months for completion and the Master Plan/EIR is expected to take 12 -18 months from the date of issuance of the Notice to Proceed. The grant agreement with the State of California for the Hemet-Ryan Plan extends to January 2015. ALUC staff will be submitting a letter to the State Division of Aeronautics requesting additional time for completion of the Hemet-Ryan Compatibility Plan effort. Estimated time of completion will probably go into fiscal year 2015-2016.

Chairman Housman thanked staff for their detailed work efforts and directed that staff make the March Air Reserve Base ALUCP their number one top priority. John Guerin, ALUC staff, assured the Commission that the March Compatibility Plan is his top priority.

**4.0 APPROVAL OF MINUTES**

The ALUC Commission by a unanimous vote of 7-0 approved the May 8, 2014 minutes.

**5.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**

None

**6.0 COMMISSIONERS' COMMENTS**

None

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