

**AIRPORT LAND USE COMMISSION HEARING  
REPORT OF ACTIONS  
OCTOBER 9, 2014**

10/30/14

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

COMMISSIONERS ABSENT: Greg Pettis

**2.0 PUBLIC HEARING: CONTINUED CASES**

- 2.1 Staff report recommended: **CONDITIONAL CONSISTENCY**  
Staff recommended at hearing: **CONDITIONAL CONSISTENCY**  
ALUC Commission Action: **CONDITIONAL CONSISTENCY (Vote 7-0)**
- 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). Continued from September 11, 2014. ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org
- 2.2 Staff report recommended: **CONTINUE OFF CALENDAR**  
Staff recommended at hearing: **CONTINUE OFF CALENDAR**  
ALUC Commission Action: **CONTINUED OFF CALENDAR (Vote 7-0)**
- 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). Continued from September 11, 2014. ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org

**CDS:**

1

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

**AIRPORT LAND USE COMMISSION HEARING  
REPORT OF ACTIONS  
OCTOBER 9, 2014**

**3.0 PUBLIC HEARING: NEW CASES**

- 3.1 Staff report recommended: **CONSISTENT**  
Staff recommended at hearing: **CONSISTENT**  
ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- ZAP1035HR14 – U.S. Pacific Capital/Eddy Chao (Representative: Russell Rumansoff, Herron and Rumansoff Architects, Inc)** – City of Hemet Case No.: SDR 14-002 (Site Development Review). The applicant proposes to develop a three-story 120-unit independent living senior apartment facility (“La Pension del Sol”: 117,920 square feet of floor area, maximum height of 43 feet) on a 3.31-acre (net area) parcel located on the southerly side of (West) Latham Avenue, easterly of (North) Lyon Avenue and westerly of (North) Elk Street. Structures exceeding 35 feet or two stories in height are subject to ALUC discretionary review, as are institutional uses. (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
- 3.2 Staff report recommended: **CONSISTENT**  
Staff recommended at hearing: **CONSISTENT**  
ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- ZAP1098MA14 – Newcastle Partners (Representative: Jackson Smith)** - March JPA Case Nos. GPA 14-01 (General Plan Amendment), SP-5, Amendment No. 2 (Specific Plan Amendment) and PP13-02, A1 (Amendment to Plot Plan). GPA 14-01 and SP-5, Amendment No. 2 propose to change the General Plan designation and zoning of a 1.19-acre parcel located easterly of Meridian Parkway and Opportunity Way, northerly of Van Buren Boulevard, and westerly of Interstate 215 from Public Facility to Industrial. The applicant proposes to merge this parcel with the 25.74-acre property to the north, which was previously approved for the development of a 510,000 square foot speculative industrial building. The added 1.19 acres would be utilized to provide 106 additional parking spaces to serve the users of the industrial building, as per PP 13-02, A1, increasing the total number of automobile parking spaces provided to 330. SP-5 Amendment No. 2 would also amend the text of the Meridian Specific Plan to reflect the change in use for this parcel. (Area II of the March Air Reserve Base/Inland Port Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org

**CDS:**

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

**AIRPORT LAND USE COMMISSION HEARING  
REPORT OF ACTIONS  
OCTOBER 9, 2014**

- 3.3 Staff report recommended: **ZAP1099MA14 – SSR Investment Co. (Representative: MDMG, Inc.)** – County Case Nos. GPA No. 950 (General Plan Amendment), CZ No. 7830 (Change of Zone). The applicant proposes to amend the Mead Valley Area Plan land use designation of a 5.01 gross acre (4.54 net acre) property (APN 317-270-002) located at the southeasterly corner of Water Street and Tobacco Road (southerly of Water Street, easterly of Tobacco Road, northerly of Orange Avenue, and westerly of Harvill Avenue) within the unincorporated community of Mead Valley from Rural Community: Very Low Density Residential (RC:VLDR) to Community Development: Business Park (CD:BP) through GPA No. 950, and to change the zoning classification of the site from Light Agriculture One-Acre Minimum (A-1-1) to Industrial Park (I-P) through CZ No. 7830. In its initiation of the General Plan Amendment, the Board of Supervisors broadened its scope to also include the three properties to the south (APN 317-270-003, 317-270-004, 317-270-011), expanding the project area to 18.46 acres and extending its southerly boundary to Orange Avenue. The County proposes to also change the designation of those three parcels from RC:VLDR to CD:BP through GPA No. 950. (Area II of March Air Reserve Base Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org
- 3.3 Staff report recommended: **CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- 3.4 Staff report recommended: **ZAP1022PS14 – CIG Towers, LLC (Representative: Norman MacLeod)** – City of Palm Springs Case Nos. CUP 5.1321 (Conditional Use Permit) and VAR 6.533 (Variance). CUP 5.1321 is a proposal to establish an unmanned telecommunication facility consisting of antennas on two new 66-foot high monopalm towers, with related equipment shelters, on a 2,420 square foot lease area within a 1.5-acre parcel located westerly of the dwelling units at Golden Sands Mobile Home Park and easterly of the golf course fairway (also easterly of Savanna Way and northerly of Golden Sands Drive) in the City of Palm Springs. VAR 6.533 is a proposal to allow the two 66-foot high structures in the O (Open Land) Zone. Without a variance, the allowable height limit for antennas is 15 feet. (Zone C of the Palm Springs International Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org
- 3.4 Staff report recommended: **CONDITIONAL CONSISTENCY**
- Staff recommended at hearing: **CONDITIONAL CONSISTENCY**
- ALUC Commission Action: **CONDITIONALLY CONSISTENT (Vote 7-0)**

**CDS:**

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

**AIRPORT LAND USE COMMISSION HEARING  
REPORT OF ACTIONS  
OCTOBER 9, 2014**

- 3.5 Staff report recommended: **ZAP1019CH14 – SC Limonite, LLC/Stratham Homes (Representative: Pat Potts)** – City of Eastvale Case Nos. 14-1398 (General Plan Amendment [GPA], Change of Zone [CZ], and Major Development Plan [MDP]) and Tentative Tract Map (TTM) No. 36775. The GPA proposes to amend the land use designation of 43.05 acres (gross) located northerly of Limonite Avenue and westerly of Harrison Avenue in the City of Eastvale from Medium Density Residential (MDR) to Medium High Density Residential (MHDR). The CZ proposes to change the zoning classification on the site from One-Family Dwellings (R-1) to Planned Residential Development (PRD). The MDP proposes the development of 319 condominium units with clubhouse and recreation amenities. The TTM proposes to subdivide the 43.05-acre (gross) property for 319 condominium units. (Compatibility Zone D of Chino Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org
- 3.5 Staff report recommended: **CONSISTENT (GPA and Change of Zone); INCONSISTENT (Tract Map and Master Development Plan)**
- Staff recommended at hearing: **CONSISTENT (GPA and Change of Zone); INCONSISTENT (Tract Map and Master Development Plan)**
- ALUC Commission Action: **CONSISTENT (GPA and Change of Zone); CONSISTENT (Tract Map and Master Development Plan) with special condition 3.3.6 based on outlined findings (see 10/9/14 minutes) Vote 7-0**
- 3.6 Staff report recommended: **ZAPEA01MA13 – March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (ALUCP)** – EIR: SCH #2013071042. The Riverside County Airport Land Use Commission (ALUC) proposes to adopt an ALUCP establishing criteria for the evaluation of the compatibility of land uses proposed to be located in the vicinity of March Air Reserve Base/Inland Port Airport, in accordance with ALUC's duties as set forth in State law. The proposed ALUCP includes an expansion of the airport influence area (which defines potential effects of future aircraft operations) within portions of the County of Riverside and the cities of Menifee, Moreno Valley, Perris, and Riverside. (The airport influence area also includes land under the jurisdiction of the March Joint Powers Authority.) Compatibility criteria in the proposed ALUCP address four types of compatibility concerns: safety, noise, airspace protection and overflight. The provisions of the ALUCP apply only to future development and not existing land uses. The ALUCP does not propose the development or acquisition of land, nor does the ALUC have any jurisdiction over the operation of the airport or aircraft in flight. ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rctlma.org
- 3.6 Staff report recommended: **CONTINUE to 11-13-14**
- Staff recommended at hearing: **CONTINUE TO 11-13-14**
- ALUC Commission Action: **CONTINUED TO 11-13-14 (Vote 7-0)**

**CDS:**

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

**AIRPORT LAND USE COMMISSION HEARING  
REPORT OF ACTIONS  
OCTOBER 9, 2014**

**4.0 ADMINISTRATIVE ITEMS**

4.1 Director's Approvals – Information only

4.2 2015 ALUC Commission Meeting Schedule

The second Thursday of February 2015 falls on a County holiday (February 12, Lincoln's Birthday). The ALUC Commission by a vote of 7-0 accepted staff's proposal to meet on February 5, 2015 at 1:00 pm in lieu of February 12. Staff is not proposing any dark months, but if the Commission were to select one, staff would recommend September. The Commission elected to retain a full 12-month meeting schedule for next year.

**5.0 APPROVAL OF MINUTES**

The ALUC Commission by a vote of 5-0 approved the September 11, 2014 minutes. Abstained: Glen Holmes and Russell Betts. Absent: Greg Pettis

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

None

**7.0 COMMISSIONERS' COMMENTS**

Commissioner Stewart announced that this meeting may be his last. His proxy Mr. Geller will be attending the November 13<sup>th</sup> meeting, as he will be abroad in November. Depending on when the next City Selection Committee is held, Commissioner Stewart advised he will attend the December meeting if his replacement has not been selected by that time. Commissioner Stewart expressed his respect and admiration for his fellow Commissioners. Chairman Housman replied that it was an honor and pleasure working with Commissioner Stewart.

Y:\ALUC Report of Actions\2014 ROA\ROA10-9-14.doc

**CDS:**

5

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)