

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
APRIL 13, 2017**

4-21-17

COMMISSIONERS PRESENT: Rod Ballance, Arthur Butler, Glen Holmes, Steve Manos, Jim Hyatt, alternate for Russell Betts, Beth Larock, alternate for John Lyon, Steven Stewart, alternate for Simon Housman

COMMISSIONERS ABSENT: Russell Betts, John Lyon

2.0 PUBLIC HEARING: CONTINUED ITEMS

NONE

3.0 PUBLIC HEARING: NEW ITEMS

- 3.1 Staff report recommended: **ZAP1047PS17 – EHOFF Canyon View LLC**
CONSISTENT
(Representative: Rhonda Neely, Summit Land Partners) – City of Palm Springs Planning Case Nos. 5.1384 (General Plan Amendment), PD 381 (Planned Development District), TR36969 (Vesting Tentative Tract Map). The applicant is proposing to divide 13.25 acres located southerly of Highway 111/ Palm Canyon Drive, easterly of Linden Way, northerly of Matthew Drive and westerly of Gene Autry Trail into 80 lots for single family detached homes. The proposed project requires an amendment to the City's General Plan land use designation of the property from MU (Mixed Use) to MDR (Medium Density Residential) and a Planned Development District (Airport Compatibility Zone E of the Palm Springs International Airport Influence Area). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rctlma.org
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- 3.2 Staff report recommended: **ZAP1068BD17 – LE Baron Investments**
CONSISTENT
(Representative: Pearson Architects, Inc.) – County of Riverside Planning Case Nos. GPA1213 (General Plan Amendment) and CUP3764 (Conditional Use Permit). The applicant is requesting to amend the General Plan (Western Coachella Valley Area Plan) land use designation of a 1.71-acre property located at the northwest corner of Varner Road and Badger Street from Light Industrial (CD: LI) to Commercial Retail (CD: CR) and a Conditional Use Permit to extend the Holland Motor Homes' recreational vehicle (RV) sales operation (currently located on the 2.41-acre lot on the opposite side of Badger Street) onto this property. Up to 38 RVs would be displayed at this location. No buildings are proposed (Airport Compatibility Zone C of the Bermuda Dunes Airport Influence Area). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rctlma.org
- 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

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- 3.3 Staff report recommended: **CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**, subject to updated revised conditions
- ALUC Commission Action: **CONSISTENT**, subject to updated revised conditions (see minutes) **(Vote 7-0)**
- ZAP1244MA17 – MAT Logistics (Representative: Interstate Tenant Advisors, Investment Building Group, and Lee & Associates Commercial Real Estate Brokerage, Brad Gilmer)** – City of Riverside Case No. 17-0805 (Building Permit/Tenant Improvement). A proposal to amend the use of a previously approved 311,917 square foot industrial warehouse building on 30.21 acres located at 6975 Sycamore Canyon Boulevard (on the westerly side of Sycamore Canyon Boulevard, northerly of Cottonwood Avenue, and southerly of Eastridge Avenue), to allow up to 10,944 square feet of the building to be used for manufacturing/production of wire fencing products, utilizing 6 fencing weaving machines. Most of the building will be used for bulk warehousing and distribution of consumer products. Additionally, the 3,000 square feet of mezzanine area in the southwesterly portion of the building is being eliminated. The applicant does not anticipate the number of employees stationed within the building to exceed 50 persons (Airport Compatibility Zones B1 and B1-APZ-II of the March Air Reserve Base/Inland Port Airport Influence Area). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rctlma.org
- 3.4 Staff report recommended: **CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- ZAP1074FV17 – Wal-Mart Stores, Inc. (Representative: Kimley Horn, Jacob Glaze)** – County of Riverside Planning Case Nos. PP26084 (Plot Plan) and PM37190 (Tentative Parcel Map). The applicant proposes to construct a commercial shopping center totaling 344,500 square feet on approximately 44.35 gross acres located easterly of Winchester Road, southerly of Auld Road, westerly of Sky Canyon Drive, and northerly of Sparkman Way. The shopping center would include a 203,900 square foot Wal-Mart, 108,600 square feet of additional retail structures, 16,000 square feet of restaurants, and 16,000 square feet of offices. The applicant also proposes a parcel map to subdivide the 44.35 gross acres into 6 separate commercial parcels (Airport Compatibility Zones B2 and D of the French Valley Airport Influence Area). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rctlma.org

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4.0 ADMINISTRATIVE ITEMS

4.1 Director's Approvals – Information Only

5.0 APPROVAL OF MINUTES

The ALUC Commission by a vote of 5-0 approved the March 9, 2017 minutes. Abstained: Hyatt and Larock

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

Simon Housman, ALUC Director announced that the Riverside County, Board of Supervisors approved his appointment as the new Director for the Airport Land Use Commission, replacing Ed Cooper, former ALUC Director who retired at the end of March 2017. He thanked the members of the Commission expressing that it was an honor and pleasure working with them in the past and is looking forward to be of assistance to them in the future. Mr. Housman outlined projects for the future that staff will be working on including updates to the Countywide Plan, and March Air Reserve Base new AICUZ which will require a re-review of ALUC's March Plan.

Mr. Housman advised that the election of officers will be placed on the May 11th agenda.

7.0 COMMISSIONER'S COMMENTS

Jim Hyatt, alternate for Russell Betts requested a copy of the ALUC Bylaws. Ray Mistica, ALUC Counsel replied that the Bylaws are available on the ALUC website. Steven Stewart, alternate for Simon Housman thanked Mr. Housman for appointing him to fill in for his unexpired term and expressed that he would like to continue serving on the Commission. Rod Ballance, Acting Chairman commented as we move forward to the next term we need to utilize the expertise of the Commission in terms of subcommittees before a case comes forward.

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CDS:

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