

**AIRPORT LAND USE COMMISSION HEARING  
REPORT OF ACTIONS  
JULY 12, 2018**

7/27/18

COMMISSIONERS PRESENT: Russell Betts, Arthur Butler, John Lyon, Steve Manos, Steven Stewart, Richard Stewart

COMMISSIONERS ABSENT: Gary Youmans

**2.0 PUBLIC HEARING: CONTINUED ITEMS**

None

**3.0 PUBLIC HEARING: NEW ITEMS**

- 3.1 Staff report recommended: **CONSISTENT**  
Staff recommended at hearing: **CONSISTENT**  
ALUC Commission Action: **CONSISTENT (Vote 6-0; Absent: Youmans)**
- ZAP1074BD18 – CCD Hotel and Resort, LLC (Representative: Caleb Ro)** – City of La Quinta Planning Case Nos. SPA 2018-001 (Specific Plan Amendment) and SDP 2018-001 (Site Development Permit). SDP: The applicant proposes to construct a three-story 160 room hotel resort building totaling 68,021 square feet which includes swimming pools, spas, bars, and restaurants, and to convert the existing adjacent 28,893 square foot Fresh and Easy building into an indoor organic food and beverage market with dine-in facilities. The site includes 6.4 acres within the 10.79-acre Jefferson Square development located on the southwest corner of Jefferson Street and Fred Waring Drive. The applicant also proposes amending the 10.79-acre Jefferson Square Specific Plan to increase the allowable floor area ratio, amend the land uses to include the development of a 160-room hotel, a food market, and assorted retail and service-oriented shops, enhance circulation design, refine design guidelines and development standards, and provide new landscape design guidelines. (Airport Compatibility Zone E of the Bermuda Dunes Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rivco.org](mailto:prull@rivco.org)
- 3.2 Staff report recommended: **CONDITIONALLY CONSISTENT**  
Staff recommended at hearing: **CONSISTENT subject to updated conditions submitted at the meeting which includes FAA OES conditions**  
ALUC Commission Action: **CONSISTENT subject to updated conditions submitted at the meeting which includes FAA OES conditions (Vote 6-0; Absent: Youmans)**
- ZAP1056HR18 – Bryan Clendenen** – City of Hemet Planning Case No. SDR 18-003 (Site Development Review). The applicant proposes to construct two industrial buildings totaling 27,500 square feet in 2 phases on a 1.98 acre parcel located on the northwest corner of Wentworth Drive and Airway Place. A 15,400 square foot building is proposed in Phase I and a 12,100 square foot building in Phase II. (Airport Compatibility Zone C of the Hemet-Ryan Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rivco.org](mailto:prull@rivco.org)

**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@rivco.org](mailto:basantos@rivco.org)

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- 3.3 Staff report recommended: **CONSISTENT** **ZAP1051HR18 – FDC Commercial Construction (Representative: John Dykes)** – City of Hemet Planning Case No. SDR18-006 (Site Development Review). The applicant is proposing to develop a construction storage yard facility with a 2,100 square foot single story office building on a 4.6-acre parcel located at 814 Airway Place, northerly of Wentworth Drive (Airport Compatibility Zones A and C of the Hemet-Ryan Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rivco.org](mailto:prull@rivco.org)
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT subject to amended Condition #15 (see minutes).**  
(Vote 6-0; Absent: Youmans)

4.0 **ADMINISTRATIVE ITEMS**

4.1 Director’s Approvals – Information Only

4.2 Speculative Nonresidential Multiple Buildings Policy

Paul Rull, ALUC Planner presented Power Point slides to the Commission regarding a proposal to adopt (or not adopt) a Speculative Nonresidential Multiple Buildings Project policy and/or fee that will adjust for the extra time needed by staff to review these type of complex cases.

The Commission combined Policy Options #2 and #3 giving the applicant options. Option 2). No changes to the fee schedule with a general retail intensity applied. Option 3). Create an additional Project Specific fee for speculative nonresidential cases in Zones B, C, and D in the amount of \$8,210.00.

(Vote 5-0; Absent: Youmans and Richard Stewart)

4.3 ALUC Director’s Report: The Path Forward Following the Release of the 2018 Air Installation Compatible Use Zones Report for March Air Reserve Base/Inland Port Airport

Simon Housman, ALUC Director presented Power Point slides regarding the 2018 AICUZ study, also asking guidance from the Commissioners as to what message they would like him to convey at the next March Joint Powers Authority meeting on July 25. The Commissioners intentions are in favor of going forward with a full JLUS process to address all the issues that the Air Force has raised, but to consider an interim immediate amendment to just the plan, on just the APZ’s to basically make the plan consistent with the language the JPA has already adopted i.e. proceed with a Mitigated Negative Declaration and if there is a challenge, the application will be withdrawn and will have to wait for the entire JLUS process to be completed.

4.4 Approval of the New ALUC Logo

The ALUC by a vote of 5-0 accepted new ALUC Logo #3 to replace the old logo. Absent: Youmans and Richard Stewart

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- 5.0 **Request for Specific Delegation of Authority** – Specific Plan Amendment (Deletion of Parcels) in Zone E of Palm Springs International Airport Influence Area. ZAP1066PS18. Request from John Criste and Pilar Lopez of Terra Nova Planning & Research, Inc. This proposal would qualify as a non-impact legislative amendment if it were proposed by a local jurisdiction, but, since it is being proposed by an applicant/landowner, the provisions of Resolution No. 2011-02 authorizing action by the ALUC Director do not apply. Therefore, this proposal is tentatively scheduled for ALUC Commission review at its August 9 meeting. The applicant’s representatives request a specific delegation of authority to the ALUC Director to render a no impact consistency finding for this amendment prior to the August 9, 2018 hearing.

The ALUC by a vote of 6-0 delegated authority to the ALUC Director to make a determination of consistency with respect to this project. Absent: Youmans

6.0 **APPROVAL OF MINUTES**

The ALUC by a vote of 5-0 approved the June 14, 2018 minutes. Absent: Youmans and Richard Stewart

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

None

8.0 **COMMISSIONER’S COMMENTS**

None

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