

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
NOVEMBER 14, 2013**

12-2-13

COMMISSIONERS PRESENT: Simon Housman, Rod Ballance, Art Butler, Glen Holmes, John Lyon, Richard Stewart

COMMISSIONERS ABSENT: Greg Pettis

2.0 PUBLIC HEARING: ITEMS THAT STAFF RECOMMENDS BE CONTINUED WITHOUT DISCUSSION

- 2.1 Staff report recommended: **CONTINUE without discussion to 12-12-13**
- Staff recommended at hearing: **CONTINUE without discussion to 12-12-13**
- ALUC Commission Action: **CONTINUED without discussion to 12-12-13 (Vote 5-0, Absent: Pettis; Recused: Housman)**
- ZAP1012BA13 – Rancho San Gorgonio LLC (Representative: Pitassi Architects, Peter J. Pitassi)** - City Case Nos. Specific Plan 13-2001, Zone Change 13-3501, General Plan Amendment 13-2503, Tentative Tract Map 13-4501, Development Agreement 13-1502. Specific Plan 13-2001 is a proposal to develop 848.6 gross acres generally located southerly of Westward Avenue, easterly of Sunset Avenue, northerly of Coyote Trail, and westerly of San Gorgonio Avenue as a master planned community with 3,753 dwelling units, 10 acres of commercial land, and 188.5 acres of open space. Zone Change 13-3501 proposes to change the existing zoning from Very Low/Rural/Medium Density Residential to a Specific Plan. General Plan Amendment 13-2503 proposes to change existing land use from Very Low/Rural/Medium Density Residential to a Specific Plan. Tentative Tract Map 13-4501 proposes to subdivide 848.56 acres into 38 lots for financing, rough grading, and backbone street dedication purposes. Development Agreement 13-1502 proposes to define the parameters for the orderly development of the property with regard to the developer’s obligation to provide infrastructure and public improvements and facilities and to define the City’s obligations with regard to permitting and approvals. Continued from September 12, 2013. (Zone E of Banning Municipal Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.

CDS:

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3.0 PUBLIC HEARING: NEW CASES

- 3.1 Staff report recommended: **ZAP1013BA13 – Banning Investment LLC (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, gas station (canopy with 12 available filling locations), convenience store (with take-out prepared food), and quick-service restaurant (without drive-through) 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 alcohol sales for the convenience store and additional height for the hotel. (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.
- Open public hearing, discuss, and CONTINUE to 12-12-13 pending FAA review
- Staff recommended at hearing: **CONDITIONALLY CONSISTENT**
- ALUC Commission Action: **CONDITIONALLY CONSISTENT (Vote 5-0, Absent: Pettis; Recused: Housman)**
- 3.2 Staff report recommended: **ZAP1014BA13 – Mark Quental – City of Banning Case No. DR 13-7003 (Design Review)**. A proposal to develop a two-story, 73,127 square foot mixed-use (“live/work”) building comprised of 24 individual spaces (“airport industrial work lofts”), with office, manufacturing, storage, and warehouse uses on the first floor and the option for either residential or office uses on the second floor (potential for up to 22 dwelling units) on a 3.57 net acre (3.74 gross acres) site located southerly of Lincoln Street, northerly of Barbour Street, westerly of Hathaway Street, and easterly of Juarez Street in the City of Banning. (Airport Compatibility Zones B1 and D of the Banning Municipal Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.
- INCONSISTENT
- Staff recommended at hearing: **CONTINUE to 12-12-13 per applicant’s request**
- ALUC Commission Action: **CONTINUED to 12-12-13 per applicant’s request (Vote 5-0, Absent: Pettis; Recused: Housman)**
- 3.3 Staff report recommended: **ZAP1090MA13 – Darrell Butler** – City of Riverside Case Nos. P13-0607, P13-0608, P13-0609 and P13-0854. The applicant proposes to construct a 171,616 square foot industrial warehouse building on an 8.06-acre lot located at the southeasterly corner of Sycamore Canyon Boulevard and Box Springs Boulevard. The project also involves a General Plan Amendment amending the site’s land use designation from C-Commercial to B/OP-Business/Office Park, a Zoning Code Map Amendment amending the site’s zoning classification from CG-SP (Commercial General with Specific Plan Overlay) to BMP-SP (Business and
- CONSISTENT
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 6-0, Absent: Pettis)**

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Manufacturing Park with Specific Plan Overlay), and a Specific Plan Amendment removing the property from the Sycamore Highlands Specific Plan and adding it to the Sycamore Canyon Business Park Specific Plan. (Area I 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.

4.0 ADMINISTRATIVE ITEMS

4.1 Director's Approvals – Information Only

4.2 Wind Turbine Aviation Safety Lighting

Staff proposed to continue studying this matter and welcomed the Commissioners' input on the issue. Commissioner Holmes asked Chairman Housman if he understood the study undertaken in Kern County. Chairman Housman's understanding was that the study concluded that it was not necessary to have a light on each turbine. It would be sufficient to light either the ends of the rows or some turbines just to create the visual knowledge that there was a field of turbines there. Commissioner Lyon commented that the lighting can be very annoying, and would like it better if they would not all flash simultaneously. Chairman Housman prefers the simultaneous flashing. Commissioner Holmes suggested shielding from the bottom.

4.3 Thermal Motorsports Project Ad Hoc Subcommittee

The Commission agreed to form a subcommittee, the specific members to be appointed by the Chair. Chairman Simon Housman and Commissioner Glen Holmes offered to serve.

Chairman Housman reminded the Commission that its December meeting will be in La Quinta and suggested a side trip to the Thermal Motorsports facility after the meeting. The Commission agreed to try to arrange for such a visit.

4.4 2014 ALUC Commission Meeting Schedule

The ALUC Commission by a unanimous vote of 6-0 agreed to be DARK on August 14, 2014 and to select an alternate site to be determined for another month during the year. Absent: Greg Pettis

5.0 APPROVAL OF MINUTES

The ALUC Commission by a unanimous vote of 6-0 approved the September 12, 2013 minutes. Absent: Greg Pettis

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

Robert Eppers, representing Cal Pilots, was present to follow-up on September's agenda item affecting the Blythe Airport, inquiring as to markings on the proposed transmission line. Russell Brady, ALUC staff, advised that the information Mr. Eppers was seeking was included in the minutes.

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7.0 COMMISSIONER'S COMMENTS

Commissioner Stewart advised that there was a change of command occurring at the March Air Reserve Base. Vice Chairman Rod Ballance commented that the future looks bright for the Base and great for economic development. Both Commissioners Stewart and Ballance attended the ground breaking for the new general aviation building at March Air Reserve Base.

Chairman Housman indicated he was informed about a case involving a wind energy project in Arizona where the Colorado River Indian Tribes have intervened on an appeal from a District Court case. The arguments being made are that the Bureau of Land Management (BLM) has failed to abide by the California Desert Conservation Area Plan (examples include the Blythe Solar Project), that the interpretation the BLM is applying is inconsistent with the plan, and that as such, all of the BLM approvals of the major alternative energy projects in the desert area are illegal, including many projects that have been considered by this Commission.

The amendment to the Blythe Solar Power Project (proposed conversion from parabolic mirror troughs to photovoltaics) is set for hearing before the California Energy Commission. The current project proponent is concerned that the California Energy Commission staff will consider the amendment proposal as an opportunity to review the entire project from scratch, so there are contentions over the procedures, findings, aviation environmental impact studies and also items that have been uncovered in the course of the grading process.

Commissioner Ballance announced that the prior weekend was the 238th birthday of the United States Marine Corps. On Saturday, he participated in a community effort to place flags on over 200,000 graves at the Riverside National Cemetery.

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