

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

1-30-14

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

COMMISSIONERS ABSENT:

2.0 PUBLIC HEARING: CONTINUED WITHOUT DISCUSSION

- 2.1 Staff report recommended: **CONTINUE WITHOUT DISCUSSION to 2-13-14**
- Staff recommended at hearing: **CONTINUE WITHOUT DISCUSSION to 2-13-14**
- ALUC Commission Action: **CONTINUE WITHOUT DISCUSSION to 2-13-14 (Vote 6-0, Glen Holmes absent for Item 2.1)**
- ZAP1052BD13 – Continental East Fund IX, LLC – (Representative: Jei Kim, Pacific Coast Land Consultants, Inc.)** – City of Indio Case Nos. CUP 13-7-363 (Conditional Use Permit) and PM 36580 (Parcel Map). CUP 13-7-363 (“Renaissance Village of Indio”) is a proposal to develop an assisted living (State licensed community care) and memory care facility comprised of up to four buildings with a total of 143 living units on a 9.95-acre portion of a 20-acre (gross area) lot located westerly of Jefferson Street and southerly of 40th Avenue in the City of Indio. Parcel Map No. 36580 would divide the 20-acre property into four lots, one of which would be the 9.95-acre facility site. (Airport Compatibility Zone D of the Bermuda Dunes Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.

3.0 PUBLIC HEARING: NEW CASES

- 3.1 Staff report recommended: **CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 6-0, Recused: Housman)**
- ZAP1015BA13 – City of Banning (Representative: Zai Abu Bakar)** – City Case Nos. 13-2505 (General Plan Amendment) and 13-3503 (Zone Change). The City of Banning proposes to amend the General Plan land use designation and zoning classification of 9.28 acres located northerly of Charles Street and easterly of Hargrave Street from Industrial to Very Low Density Residential (0-2 Dwelling Units Per Acre). The area proposed for amendment consists of Assessor’s Parcel Numbers 543-090-003 (963 Charles Street), 543-090-004 (981 Charles Street), 543-090-014 (941 Charles Street), 543-090-016 (911 Charles Street), and 543-090-017 (vacant land including the northeast corner of Charles and Hargrave Streets). (Zone E of the Banning Municipal 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
JANUARY 9, 2014**

3.2 Staff report recommended: **ZAP1092MA13 – Dauchy Villa Development, LLC**
CONSISTENT
(Representative: EGL Associates, Inc. – City of
Staff recommended at hearing: 0697 (Rezoning), and P12-0698 (General Plan
CONSISTENT Amendment). P12-0601 (Tentative Tract Map No. 36370)
ALUC Commission Action: is a proposal to divide an area of approximately 9 acres
CONSISTENT (Vote 7-0) consisting of two contiguous Assessor's parcels located
westerly of Dauchy Avenue, northerly of Ferrari Drive, and
southerly of Cactus Avenue into 10 lots, including two
westerly lots at least 2 acres in area and eight easterly lots
at least one-half acre in area. P12-0697 is a proposal to
amend the zoning of approximately 0.24 acres of the site
from R-1-½ acre (Single-Family Residential, ½ acre
minimum lot size) to RC (Residential Conservation). P12-
0698 is a proposal to amend the General Plan land use
designation of that same 0.24 acre area from VLDR (Very
Low Density Residential) to HR (Hillside Residential).
(Area III of March Air Reserve Base Airport Influence Area).
ALUC Staff Planner: John Guerin at (951) 955-0982, or e-
mail at jguerin@rctlma.org.

3.3 Staff report recommended: **ZAP1029HR13 – City of Hemet** – Case Nos. ZOA 13-
CONSISTENT (ZOA 13-011); 004, ZOA 13-011, and ZC 13-003. ZOA 13-004 proposes
CONTINUE ZOA 13-004 and the establishment of a Specific Plan (SP) zone and
ZC 13-003 to February 13, includes policies and procedures for the preparation,
2014 processing, and review of specific plans. The SP zone
would or could be applied to areas within adopted specific
plans and to areas where the adoption of a specific plan
would be required prior to development. ZOA 13-011
amends the Manufacturing Zones section of the City's
zoning ordinance by establishing the Business Park (BP)
zoning classification (corresponding to the Business Park
General Plan land use designation and potentially
applicable within areas so designated) and by
comprehensively revising the list of permitted land uses
and development standards in the M-1 (Limited
Manufacturing) and M-2 (Heavy Manufacturing) zones.
Additionally, development standards for mini-
warehouses/personal storage are transferred to Article III,
Special Uses and Conditions, and definitions are added to
Article I. ZC 13-003 proposes pre-zoning of 940.63 acres
of unincorporated areas located easterly of California
Avenue, northerly of Domenigoni Parkway, westerly and
southwesterly of the Hemet city limits within the City's
sphere of influence. The zones that would be applicable
upon annexation include SP-LDR (Specific Plan-Low
Density Residential), SP-MU (Specific Plan-Mixed Use),
R1-7.2 (Single-Family Residential, minimum lot size 7,200
square feet), BP (Business Park), M-1 (Limited
Manufacturing), and OS (Open Space). (Citywide,

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
JANUARY 9, 2014**

including Areas I, II, Transition Area, and III of the Hemet-Ryan Airport Influence Area). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rctlma.org.

4.0 ADMINISTRATIVE ITEMS

4.1 Director's Approvals – Information Only

4.2 Report from the Ad Hoc Hemet-Ryan Airport Land Use Compatibility Plan Subcommittee

John Guerin, ALUC staff, reported that EDA officials have advised that the Federal Aviation Administration has increased the complexity of the Airport Layout Plan process by requiring additional items on its checklist. EDA officials will be meeting with Cal Fire representatives later in January and will then need to study their options before proceeding. Commissioner Holmes expressed concerns that the layout had not yet been finalized and asked about the subcommittee's next meeting. Mr. Guerin advised that it would not occur prior to EDA's meeting with Cal Fire.

4.3 Compatibility Plan Status Update

John Guerin, ALUC staff, reported on the status of the Compatibility Plan for March Air Reserve Base and the amendment for Banning Municipal Airport. As for the March ARB, at this point, it is believed that the initial schedule unveiled at the Plan workshop this past summer has slipped about 60 days, such that the Commission's first hearing on this matter probably will not occur before April. For Banning, it is hoped that work on this amendment will be able to commence in February as soon as the agreement is signed by representatives of the City of Banning and approved by the Board of Supervisors.

5.0 APPROVAL OF MINUTES

The December 12, 2013 minutes will be available at the next Commission meeting on February 13, 2014.

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

Commissioner Richard Stewart requested an oral report regarding the Commission's visit to the Thermal Motorsports project held on December 12, 2013, since he was unable to attend.

7.0 COMMISSIONERS' COMMENTS

Chairman Housman and Commissioner Lyon advised Commissioner Stewart that the racing facility itself is very impressive - a top notch extraordinary project. The visit gave the Commissioners who attended (and staff) a better understanding of the nature and scope of the project.

Commissioner Ballance commented that he attended an open house with the Chairman of the Assembly Jobs, Economic Development and Economy Committee. He also shared some economic development numbers that were presented by the new Commander at the March Air Reserve Base: 8,500 employees, annual payroll \$255 million, local expenditures \$150 million, 3,000 indirect jobs – additional \$114 million.

Y:\ALUC Report of Actions\2014 ROA\ROA1-9-14.doc

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