

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
FEBRUARY 13, 2014**

3-3-14

COMMISSIONERS PRESENT: Simon Housman, Rod Ballance, Arthur Butler, Glen Holmes, John Lyon, Greg Pettis, and Michael S. Geller, alternate for Richard Stewart

COMMISSIONERS ABSENT: Richard Stewart

2.0 PUBLIC HEARING: CONTINUED CASE

- 2.1 Staff report recommended: **INCONSISTENT** **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).
Staff recommended at hearing: **INCONSISTENT** 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.
ALUC Commission Action: **INCONSISTENT (Vote 7-0)**

3.0 PUBLIC HEARING: NEW CASES

- 3.1 Staff report recommended: **CONSISTENT** **ZAP1094MA13 – Fayez Sedrak/Parcel 33 Trust (Representative: W. Tan Engineering)** - County Case Nos. GPA 01058 (General Plan Amendment), CZ 07672 (Change of Zone), and CUP 03599 (Conditional Use Permit). GPA 01058 is a proposal to amend the Mead Valley Area Plan land use designation of a 3.24-acre property located on the northeasterly side of Harvill Avenue, southeasterly of Dree Circle and Cajalco Expressway, northerly of (old) Cajalco Road, and westerly of Interstate 10 from Community Development: Light Industrial (CD:LI) to Community Development: Commercial Office (CD:CO). CZ 07672 is a proposal to change the zoning of the same property from M-SC (Manufacturing – Service Commercial) to C-O (Commercial Office). CUP 03599 is a proposal to construct a three-story, 51,994 square foot hotel with 103 rooms, with a detached one-story 5,656 square foot banquet hall/restaurant, on the property. (Area II 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.
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 6-0; Pettis absent for Item 3.1)**

CDS:

1

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**AIRPORT LAND USE COMMISSION HEARING
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- 3.2 Staff report recommended: **ZAP1093MA13 – Emri-Newkirk Properties, LLC**
INCONSISTENT
(Representative: The Planning Associates) – City of Riverside Case Nos. P13-0553 (General Plan Amendment), P13-0583 (Design Review), P13-0554 (Specific Plan Amendment), and P14-0065 (Rezone). P13-0583 is a proposal to develop a 275-unit apartment complex (13 multi-unit buildings and 7 two-unit buildings) on 10.26 acres located easterly of Sycamore Canyon Boulevard, southerly of its intersection with Fair Isle Drive/Box Springs Road, northerly of its intersection with Crest Ridge Drive, and westerly of Interstate 215 and the rail line. P13-0553 is a proposal to amend the General Plan designation of the site from C-Commercial to HDR-High Density Residential. P14-0065 is a proposal to rezone the site from CG-WC-SP (Commercial General, with Specific Plan and Watercourse overlays) to R-4 (Multiple-Family Residential). P13-0554 is a proposal to amend the site’s designation on the Sycamore Highlands Specific Plan from Commercial and Auto Center to Multiple-Family Residential (apartments). (Areas I and II of the March Air Reserve Base Airport Influence Area-proposed Zone D). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rctlma.org.
- Staff recommended at hearing: **INCONSISTENT**
- ALUC Commission Action: **CONTINUED to 3-13-14 with the consent of the applicant (Vote 6-0; Recused: Geller)**
- 3.3 Staff report recommended: **ZAP1010RG14 – Lamar Advertising and the City of Perris**
CONSISTENT – City Case Nos. ZTA 13-11-0005 (Zone Text Amendment) and CUP 13-11-0004 (Conditional Use Permit). ZTA 13-11-0005 is a proposal to amend the Sign Regulations and Definitions chapters of the City of Perris Zoning Code to allow for the establishment and operation of Digital Outdoor Advertising Displays (electronic message billboards) within the city limits, in conjunction with a relocation agreement. If approved in conjunction with a Relocation Agreement, the Digital Outdoor Advertising Display could exceed the square footage and height limits otherwise applicable to off-site signage. CUP 13-11-0004 is a proposal to allow for the establishment and operation of six new double-sided digital billboards along Interstate 215. Three of these would be located within Airport Influence Areas. The most northerly billboard would be located easterly of Interstate 215, northerly of Nandina Avenue, and southerly of March Air Reserve Base, approximately 2,000 feet southwesterly of the runway. Billboard No. 2 would be located easterly of Interstate 215, westerly of I-215 Frontage Road East, and northerly of Orange Avenue. Billboard No. 3 would be located westerly of Interstate 215, southerly of an easterly straight line extension of 7th Street. The applicant is requesting a 50-foot height and 672 square feet of sign
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT with additional proposed condition #7 (See 2/13/14 minutes)**
(Vote 7-0)

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area per billboard face, and to allow the advertisement/display to change as frequently as once every four seconds. (Area II of the March Air Reserve Base Airport Influence Area and Zone E of the Perris Valley Airport Influence Area). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rctlma.org.

3.4 Staff report recommended:
CONSISTENT

Staff recommended at hearing:
CONSISTENT

ALUC Commission Action:
**CONSISTENT (Vote 6-0;
Pettis absent for Item 3.4)**

ZAP1062RI13 – Welbrook-Arlington, Ken Magarquee (Representative: Rengel + Co. Architects, Terry Smith) - City of Riverside Case Nos. P13-0885 (Conditional Use Permit) and P13-0886 (Design Review). The Conditional Use Permit and Design Review propose to convert an existing two-story, 40,615 square foot senior apartment building (“Plaza”) located on a 3.5 net acre (4.19 gross acre) parcel at the southeasterly corner of California Avenue and Jefferson Street, southwesterly of Euclid Street, and northwesterly of Willow Avenue, into a licensed senior facility with 82 assisted living units and 23 memory care units, and an expanded common area including dining area, lounge, and kitchen. (Zone D of Riverside Municipal Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.

3.5 Staff report recommended:
INCONSISTENT

Staff recommended at hearing:
INCONSISTENT

ALUC Commission Action:
**CONDITIONAL
CONSISTENCY pursuant to
Countywide Policy 3.3.6 as
amended with two additional
specific findings. (See
2/13/14 minutes)**

(Vote 7-0)

ZAP1056FV13 – CV Communities, LLC (Representative: Ryan Thomas) - County of Riverside Case No. TR36536 (Tentative Tract Map). The Tentative Tract Map proposes to subdivide 29.2 - 29.55 gross acres located easterly of Winchester Road, northerly of Benton Road, westerly of Cognac Street, southerly of Brussels Street, and primarily easterly of Leon Road into 84 single-family residential lots, 1 water quality basin lot, 4 open space lots, and one 7.58 remainder lot for a future dog park and detention basin (Zones C and D of French Valley Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.

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- 3.6 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- ZAP1054FV13 – Universal Health Services (Representative: Jeff Wright, Heliplanners)** – City Case No. PA 13-0141 (Modified Conditional Use Permit) – A proposal to establish a temporary heliport (specifically, a hospital helistop) for the Temecula Valley Hospital, located at 31700 Temecula Parkway along the northerly side of Temecula Parkway, opposite Country Glen Way, and southerly of De Portola Road, in the City of Temecula. The facility will consist of a 48-foot diameter (1,808 square feet) Touchdown and Liffoff Area (TLOF) on a ground mounted concrete landing pad with perimeter lighting and painted markings, within an 87-foot diameter final approach and takeoff area, plus a 16 foot tall ground mounted illuminated wind cone. ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org

4.0 **ADMINISTRATIVE ITEMS**

4.1 Compatibility Plan Status Update

John Guerin, ALUC staff provided an oral update at the February 13 meeting.

5.0 **APPROVAL OF MINUTES**

The ALUC Commission by a vote of 6-0 approved the December 12, 2013 minutes. Abstain: Michael Geller, alternate for Richard Stewart

The ALUC Commission by a vote of 5-0 approved the January 9, 2014 minutes. Abstain: Commissioners Holmes and Geller

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

None

7.0 **COMMISSIONERS' COMMENTS**

Chairman Housman commented that the Air Force enlisted the help of the Civil Air Patrol to publicize that there would be temporary flight restrictions in conjunction with the visit of the President of the United States to the Coachella Valley via the Palm Springs Airport.

Vice Chairman Ballance questioned staff regarding the completion of the March JPA plan and studies. John Guerin, ALUC staff indicated that the Joint Powers Authority is checking with their legal consultant in regards to appropriate language for one of the site exceptions. Mead and Hunt found a discrepancy in acreages.

Chairman Housman informed the Commission that the next ALUC Statewide Consortium will be occurring on March 19-21. ALUC staff John Guerin, Anna Wang, Commissioner Lyon and Chairman Housman will be participating and will have a report on the Statewide conference when they return.

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4

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