

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
SEPTEMBER 11, 2014**

9/25/14

COMMISSIONERS PRESENT: Simon Housman, Rod Ballance, Arthur Butler, John Lyon, Richard Stewart

COMMISSIONERS ABSENT: Greg Pettis, Glen Holmes

2.0 PUBLIC HEARING: CONTINUED CASE

- 2.1 Staff report recommended: **CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 5-0; Absent: Holmes and Pettis)**
- ZAP1055FV13 – Agate Real Estate C/O Cornerstone Communities (Representative: MDMG, Larry Markham)**
- County Case Nos. SP00265A1 (Specific Plan Amendment), CZ07806 (Change of Zone), GPA01123 (General Plan Amendment), and TR36546 (Tentative Tract Map). The Specific Plan Amendment proposes to primarily amend the land use designations and boundaries for the proposed Tentative Tract Map to add Medium Density Residential (2-5 dwelling units per acre) and Medium High Density Residential (5-8 dwelling units per acre) land use designations to the Specific Plan for a total of 269 dwelling units. In addition, the Specific Plan Amendment proposes to adjust the boundaries of the Specific Plan to remove areas annexed into the City of Murrieta and purchased for the French Valley Airport, revise the alignment of Borel Road within the Plan boundaries and update Planning Area acreages per more accurate data. The Change of Zone proposes to amend the Specific Plan Zoning ordinance to comply with the proposed Specific Plan Amendment. The General Plan Amendment proposes to revise the boundaries of the Specific Plan area and designate the area removed from the Specific Plan within the jurisdiction of the County of Riverside as Public Facility (PF). The Tentative Tract Map proposes to subdivide 161.89 gross acres located westerly of Leon Road, southerly of Borel Road, northerly of McGowans Pass, and generally easterly of existing Calistoga Road into 269 residential lots, 2 open space lots, 10 water quality lots, 8 HOA lots, and 4 park lots. (Zones A, B1, B2, C, and D of French Valley Airport Influence Area). Continued from July 10, 2014. ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.

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1

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3.0 PUBLIC HEARING: NEW CASES

- 3.1 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 5-0; Absent: Holmes and Pettis)**
- ZAP1097MA14 – Darrell Butler** – City of Riverside Case Nos. P14-0600 (Rezoning) and P14-0601 (Design Review). The applicant proposes to construct a 121,390 square foot industrial warehouse building (including 7,500 square feet of office space) on 6.22 net acres (6.98 gross acres) located at the southeasterly corner of Mt. Baldy Drive and San Gorgonio Drive. The project also involves rezoning from Commercial Retail, Height of Building 2-stories, with Specific Plan (Sycamore Canyon Business Park) Overlay Zone (CR-S-2-SP) to Business and Manufacturing Park, Height of Building 2-stories, with Specific Plan (Sycamore Canyon Business Park) Overlay Zone (BMP-S-2-SP). (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
- 3.2 Staff report recommended: **CONTINUE to 10/9/14**
Staff recommended at hearing: **CONTINUE to 10/9/14**
ALUC Commission Action: **CONTINUED to 10/9/14 (Vote 5-0; Absent: Pettis and Holmes)**
- ZAP1034HR14 – AT&T (Representative: Trillium Consulting, Tim Miller)** – County Case No. CUP No. 3702 (Conditional Use Permit). Conditional Use Permit No. 3702 proposes to establish an unmanned telecommunications facility consisting of antennas on an 88-foot high monopole tower, with associated equipment shelter, on a 355 square foot lease area within a 20.0-acre parcel located southerly of Florida Avenue/SH-74, easterly of a southerly straight-line extension of Calvert Avenue, and northerly of the westerly extension of Stetson Avenue within the unincorporated community of Green Acres. (Area III of Hemet-Ryan Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org

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- 3.3 Staff report recommended: **INCONSISTENT**
Staff recommended at hearing: **INCONSISTENT**
ALUC Commission Action: **CONTINUED to 11/13/14 (Vote 4-0; Recused: Housman; Absent: Holmes and Pettis)**
- ZAP1017BA14 - City of Banning (Representative: Zai Abu Bakar)** – City Case Nos. 14-2501 (General Plan Amendment) and 14-3501 (Zone Change). The City of Banning proposes to amend the General Plan land use designation and zoning classification on 18.62 acres. Specifically, the City proposes to change the land use designation and zoning of 1.45 acres consisting of nine existing developed lots located on the easterly side of Hargrave Avenue, southerly of Barbour Street (Assessor’s Parcel Numbers 541-320-001 through -009), from Industrial to Low Density Residential (LDR), (0-5 dwelling units per acre), and to change the land use designation and zoning of an additional nine lots (17.17 acres) located along the southerly side of Barbour Street, easterly of Hargrave Avenue and westerly of the intersection of Barbour Street with Juarez Street (Assessor’s Parcel Numbers 541-320-010 through -015, and -018 through -020), from Industrial to Very Low Density Residential (VLDR) (0-2 dwelling units per acre). (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
- 3.4 Staff report recommended: **INCONSISTENT**
Staff recommended at hearing: **CONTINUE to 10-9-14 per applicants request**
ALUC Commission Action: **CONTINUED to 10-9-14 per applicants request. (Vote 4-0; Recused: Housman; Absent: Holmes and Pettis)**
- ZAP1018BA14 – Museum of Pinball, Inc. (Representative: Ramon Aoanan)** – City of Banning Case No. 14-8005 (Conditional Use Permit). The Conditional Use Permit would allow for the conversion of a former manufacturing facility into a pinball machine museum and arcade. Two existing buildings totaling 83,436 square feet would be converted into the museum/arcade and would include exhibit/assembly area, restaurant, bars, and seating areas, lounges, offices, and educational/vocational areas. A third existing building totaling 34,220 square feet would be maintained for warehouse/storage and office uses. The applicant also proposes to provide for RV (42 spaces) camping areas and amenities such as a jogging path, swimming pool and tennis courts. The site consists of approximately 18.17 acres net (19.76 acres gross) located easterly of Hathaway Street, northerly of Westward Avenue, and southerly of Lincoln Street, and bisected by Barbour Street, in the City of Banning. (Airport Compatibility Zones D and B2 of the Banning Municipal Airport Influence Area.) ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org

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4.0 ADMINISTRATIVE ITEMS

4.1 March EIR Status Update

John Guerin, ALUC staff, updated Commissioners on the March EIR status. He also personally acknowledged the hard work of Mr. Philip Wade of Environmental Science Associates (ESA) Airports Division as a primary author of the draft EIR.

4.2 Focus: Day Care Compatibility Plan Criteria

John Guerin, ALUC staff, provided an oral Power Point presentation regarding Compatibility Plan criteria applicable to proposals to establish daycare centers.

5.0 APPROVAL OF MINUTES

The ALUC Commission by a vote of 4-0 approved the July 10, 2014 minutes. Abstain: Housman; Absent: Holmes and Pettis

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

None

7.0 COMMISSIONERS' COMMENTS

Commissioner Stewart announced that his term of office as Council member at the City of Moreno Valley will end in December. He indicated that ALUC's October 9 meeting will be his last meeting, as he will be abroad in November. He will ask his proxy, Mr. Geller, to attend the November meeting. The General Aviation ribbon cutting for the March general aviation building will be on Friday, October 24 at 10 am at the terminal. As a member of the March Joint Powers Commission, Commissioner Stewart invited all the Commissioners who wish to attend. (Note: The ceremony was subsequently postponed.) Vice Chairman Ballance applauded Commissioner Stewart's years of service with the City of Moreno Valley and the March Air Reserve Base. In regard to the new terminal, he stated that there is a meeting room that could serve as a potential site for ALUC meetings. Vice-Chairman Ballance also noted that he and Commissioner Stewart went to Victorville to see the maiden flight of the MQ-9 Predator. Chairman Housman announced that Riverside County will be hosting the Jacqueline Cochran Regional Airport Air Show on October 25. He will be there, with the Civil Air Patrol. Finally, the Commissioners congratulated Director Ed Cooper on the birth of his new daughter.

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4

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