

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
JUNE 11, 2015**

6/29/15

COMMISSIONERS PRESENT: Simon Housman, Rod Ballance, Arthur Butler, Glen Holmes, John Lyon, Steve Manos, Russell Betts, alternate for Greg Pettis

COMMISSIONERS ABSENT: Greg Pettis

2.0 PUBLIC HEARING: NEW CASES

- 2.1 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- ZAP1038HR15 – Joseph J. Valenti (Representative: The Kahlen Group/Greg Kahlen)** – City of Hemet Case Nos.: GPA 15-001 (General Plan Amendment) and ZC 15-001 (Zone Change). GPA 15-001 is a proposal to amend the City of Hemet General Plan land use designation of three parcels (Assessor’s Parcel Numbers [APN] 448-270-004, 448-270-005, and 448-270-006) with a total area of approximately 5.53 acres located on the easterly side of Sanderson Avenue, northerly of Devonshire Avenue and southerly of Menlo Avenue, from Community Commercial (CC) to High Density Residential (HDR) 18.1 – 30.0 dwelling units per acre. ZC 15-001 is a proposal to amend the City of Hemet zoning classification of APN 448-270-006 (1.48 acres) from Neighborhood Commercial (NC) to Multiple-Family Residential (R-3). (Airport Area III of the Hemet-Ryan Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org
- 2.2 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT, deleting Condition #5 from staff report. (Vote 7-0)**
- ZAP1031TH15 – Thermal Operating Company, LLC (Representative: Melissa Perez, Albert A. Webb and Associates)** – County Case No.: PM 36844 (Tentative Parcel Map). Tentative Parcel Map No. 36844 is a proposal to divide 15.81 acres located northerly of 62nd Avenue (Avenue 62), easterly of Tyler Street, and westerly of Polk Street into fifteen (15) numbered lots ranging from 0.58 to 1.93 acre(s) in size (accounting for 12.58 acres), plus two lettered lots (Tower Road as public right-of-way, 0.92 acres; open space frontage on 62nd, 2.31 acres). (Compatibility Zones B1, C, and D of the Jacqueline Cochran Regional 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

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- 2.3 Staff report recommended: **CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT, deleting Condition #5 from staff report. (Vote 7-0)**
- ZAP1030TH15 – Thermal Operating Company, LLC (Representative: Melissa Perez, Albert A. Webb and Associates)** – County Case No.: PM 36735 (Tentative Parcel Map). Parcel Map No. 36735, as amended, is a proposal to divide 46.22 acres located easterly of Tyler Street, northerly of 62nd Avenue, into nine (9) numbered lots, plus four lettered lots for a private street (Jasper Lane), detention basin, and landscaped roadway frontage. (Compatibility Zones C and D of the Jacqueline Cochran Regional Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org
- 2.4 Staff report recommended: **CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- ZAP1057BD15 – Upper Room Bible Church (Representative: Paul Hoesterey)** – County Case No.: PP25798 (Plot Plan). A proposal to utilize a 3,732 square foot suite within an existing 21,000 square foot concrete tilt-up building on a 1.93-acre parcel (Assessor's Parcel Number 626-330-050) located on the easterly side of Leopard Street, northerly of Varner Road, southerly of Wolf Road, and opposite from the easterly terminus of Jackal Drive, to-wit, Suite 200 at 39272 Leopard Street, as a church. (Airport Compatibility Zone C of the Bermuda Dunes Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org
- 2.5 Staff report recommended: **INCONSISTENT**
- Staff recommended at hearing: **INCONSISTENT**
- ALUC Commission Action: **CONTINUED to 7-9-15 (Vote 7-0)**
- ZAP1062FV15 – DMSD Property, LLC (Representative: Scott Barone, Senergy, Inc.)** - County of Riverside Case No.: PP25793 (Plot Plan). A proposal to establish a 4,565 square foot dine-in restaurant (Denny's) and a 2,975 square foot fast food restaurant (El Pollo Loco) with drive-through on two contiguous properties (Assessor's Parcel Numbers 963-060-070 and 963-060-071) with a combined net area of 2.06 acres (2.11 gross acres) located along the easterly side of Winchester Road (State Highway Route 79), southerly of Benton Road, northerly of Magdas Coloradas Street, and westerly of an existing Farmer Boys restaurant in the unincorporated community of French Valley. (Airport Compatibility Zone B1 of the 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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3.0 ADMINISTRATIVE ITEMS

3.1 Director's Approvals – Information Only

4.0 APPROVAL OF MINUTES

The ALUC Commission by a vote of 6-0 approved the May 14, 2015 minutes. Abstain: Russell Betts, alternate for Greg Pettis

5.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

Kathleen Browne, Keefer Consulting, representing applicant Roy Askar, formally requested that the ALUC Commission defer authority to Ed Cooper, ALUC Director, regarding a new CUP project case submittal in Zone C for the establishment of a liquor store/convenience store in a suite of an existing building, Chairman Housman indicated that the Commission would be comfortable with Mr. Cooper exercising his discretion in this situation, even though the project is in Zone C.

Corporal Bill Cuddy, Riverside County Sheriff's Department, came forward requesting clarification regarding a condition on the Thermal Motorsports project limiting racing to the hours of 7 am – 7 pm. The Sheriff Academy would like to conduct training on the track from 6 am to midnight. John Guerin, ALUC staff, advised that Commission input would be appreciated as to whether the intent was to limit simply racing, or to limit all track activity outside the specified time period. Commissioners Ballance, Holmes, and Lyon offered comments regarding the Commission's intent in applying that condition. Chairman Housman suggested that a clear written statement of the proposed activity be provided. ALUC Counsel Anna Wang suggested that the project owner-operator join with the Sheriff in requesting the clarification (or modification, if necessary).

Ed Cooper, ALUC Director, informed the Commission that the Board hearing room will not be available for ALUC Commission use on December 10, as the room has been reserved for a meeting of the California Transportation Commission. Mr. Cooper advised that the room would be available on Thursday, December 3 and Monday, December 14. Commissioners advised that a change in meeting location would be preferable to a change in the date of the meeting. Mr. Cooper advised that staff will identify another location for the December hearing and will bring back a proposal at the next ALUC Commission meeting on July 9. Mr. Cooper also announced that Commissioner Pettis has canceled his attendance at the 2015 Cal-ALUC Symposium in San Diego scheduled for August 26-28. An open slot is available if any other Commissioner would like to attend.

6.0 COMMISSIONER'S COMMENTS

Rod Ballance, Vice Chairman, expressed that he was pleased that Ed Cooper, ALUC Director, attended the recent March JPA Technical Advisory Committee (TAC) meeting. Vice-Chairman Ballance and Chairman Housman shared information relative to the fixed base operator at the new March general aviation facility and Oliphant Aviation construction at Jacqueline Cochran Airport in Thermal.

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