

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
DECEMBER 10, 2015**

12-28-15

COMMISSIONERS PRESENT: Simon Housman, Rod Ballance, Arthur Butler, Glen Holmes, Greg Pettis, Beth LaRock, alternate for John Lyon

COMMISSIONERS ABSENT: John Lyon, Steve Manos

2.0 PUBLIC HEARING: NEW ITEMS

- 2.1 Staff report recommended: **ZAP1158MA15 – Hillwood Investment**
CONSISTENT **(Representative: Kathy Hoffer)** – City of Riverside Case Nos. P14-1082 (Minor Conditional Use Permit) and P14-1081 (Design Review). The applicant proposes to construct two industrial warehouse buildings with a total floor area of 1,433,599 square feet on 71.5 to 73.32 acres located along the westerly side of Lance Drive, northerly of its intersection with Sierra Ridge Drive. The southerly building will have a floor area of 1,012,995 square feet, and the northerly building will have a floor area of 420,604 square feet. Each building will include 10,000 square feet of office space. (Airport Compatibility Zones C1 and D of the March Air Reserve Base/Inland Port Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org
- Staff recommended at hearing: P14-1082 (Minor Conditional Use Permit) and P14-1081 (Design Review). The applicant proposes to construct two industrial warehouse buildings with a total floor area of 1,433,599 square feet on 71.5 to 73.32 acres located along the westerly side of Lance Drive, northerly of its intersection with Sierra Ridge Drive. The southerly building will have a floor area of 1,012,995 square feet, and the northerly building will have a floor area of 420,604 square feet. Each building will include 10,000 square feet of office space. (Airport Compatibility Zones C1 and D of the March Air Reserve Base/Inland Port Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org
- ALUC Commission Action: **CONSISTENT (Vote 6-0; Absent: Manos)**
- 2.2 Staff report recommended: **ZAP1072RI15 – In-N-Out Burgers (Representative: Katie Sanchez)** – City of Riverside Case No. P15-0490 (Rezoning). The applicant proposes to rezone a 0.12-acre parcel (to wit, Assessor's Parcel No. 230-200-005) located on the northerly side of Indiana Avenue, easterly of Madison Avenue and the existing In-N-Out drive-thru facility, from Single Family Residential, 7,000 square foot minimum lot size (R-1-7,000) to Commercial General (CG) in order to allow for an expansion of the drive-thru onto this site and facilitate expansion of the easterly food preparation structure of the existing facility. (No new indoor seating is proposed.) The Commission may further recommend that the project site be rezoned to CG-AP-E (Commercial General, Airport Protection Overlay Zone E). (Airport Compatibility Zone E of the Riverside Municipal Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org
- Staff recommended at hearing: P15-0490 (Rezoning). The applicant proposes to rezone a 0.12-acre parcel (to wit, Assessor's Parcel No. 230-200-005) located on the northerly side of Indiana Avenue, easterly of Madison Avenue and the existing In-N-Out drive-thru facility, from Single Family Residential, 7,000 square foot minimum lot size (R-1-7,000) to Commercial General (CG) in order to allow for an expansion of the drive-thru onto this site and facilitate expansion of the easterly food preparation structure of the existing facility. (No new indoor seating is proposed.) The Commission may further recommend that the project site be rezoned to CG-AP-E (Commercial General, Airport Protection Overlay Zone E). (Airport Compatibility Zone E of the Riverside Municipal Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org
- ALUC Commission Action: **CONSISTENT (Vote 6-0; Absent: Manos)**

CDS:

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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: **ZAP1025FL15 – Secured Income Group, Inc. (Representative: Stefan Lanthier, Cornerstone Land Surveying)** – City of Jurupa Valley Major Action Case No. 1432 (MA 1432) – Tentative Tract Map No. 36649 (Amended). The applicant proposes to divide 5.49 acres located northerly of 36th Street and westerly of Avalon Street (Assessor’s Parcel Number 179-060-027) into 24 single-family residential lots ranging from 6,207 square feet to 11,017 square feet in size and one 7,629 square foot lot for a detention basin. (Airport Compatibility Zones D and E of the Flabob Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org
- CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 6-0; Absent: Manos)**
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- 2.4 Staff report recommended: **ZAP1033PS15 – The Altum Group, for WSW Cat-Ramon, LLC (Representative: Audrey Nickerson)** – City of Cathedral City Case Nos. GPA 14-004 (General Plan Amendment), CZ 14-003 (Change of Zone), PUD 14-002 (Planned Unit Development), and TTM 36819 (Tentative Tract Map). Tentative Tract Map No. 36819 is a proposal to divide 14.13 acres (Assessor’s Parcel Number 673-020-043) located southerly of (and obtaining access from) Ramon Road and easterly of Date Palm Drive into 84 single-family residential lots, 4 open space lots with a total area of 2.875 acres, and 2.217 acres of private streets. PUD 14-002 would provide for a minimum lot size of 3,220 square feet and for the development of 63 two-story dwellings, 21 one-story dwellings, 1.83 acres of recreational areas, including a clubhouse, swimming pool with spa, playground, and open space area, and a 0.97-acre retention basin. GPA 14-004 would amend the land use designation of the site on the City’s General Plan Land Use Map from General Commercial [CG] to Medium Density Residential (4.5-10 dwelling units per acre) [RM], while CZ 14-003 would change the site’s zoning from Planned Community Commercial [PCC] to R2 Multiple-Family Residential District [R2]. (Airport Compatibility Zone E of the Palm Springs International Airport Influence Area). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rctlma.org
- CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 6-0; Absent: Manos)**

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- 2.5 **ZAP1031PS15 and ZAP1032PS15 – Dudek, for New Dimension Energy Company (Representative: Matt Valerio)** – County Case Nos. WCS00011R2 and WCS00012R2 (WECS – Wind Energy Conversion System-Permits No. 11 [Revised No. 2] and 12 [Revised No. 2]). WCS00011R2 is a proposal to install and operate 26 Ogin 100kw (kilowatt) wind turbines up to 150 feet in height and 2 Vestas 3.3 MW (megawatt) wind turbines up to 456 feet in height on a 133-acre parcel (to wit, Assessor’s Parcel Number 668-270-012) located northerly of Dillon Road and westerly of a northerly extension of Karen Road, approximately 2,900 feet easterly of the easterly boundary of the community of Valley View Village. WECS 00012R2 is a proposal to install and operate 94 Ogin 100kw wind turbines up to 150 feet in height and 3 Vestas 3.3 MW wind turbines up to 456 feet in height on 243.11 acres (Assessor’s Parcel Numbers 668-120-018, -020, and -021, and 668-130-023, -024, and -025) located northerly of the transmission lines northerly of and parallel to Dillon Road, southerly of a westerly extension of Two Bunch Palms Trail, approximately 1400 feet easterly of Devers Substation and one-half mile easterly of Diablo Road. ALUC review is required due to the proposal for structures greater than 200 feet in height. (Not in an Airport Influence Area. Closest airport: Palm Springs International Airport). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rctlma.org
- 2.6 Staff report recommended: **CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 6-0; Absent: Manos)**
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- 2.7 Staff report recommended: **INCONSISTENT**
- Staff recommended at hearing: **INCONSISTENT**
- ALUC Commission Action: **CONSISTENT**, accepting the applicant’s calculations of intensity of use (that based on the specific governmental use of this building and nature of its activity, building occupancy would remain at or below 150 persons at all times.) **(Vote 4-2; Opposed: Holmes, Housman; Absent: Manos)**
- ZAP1034PS15 – Ruhnau Ruhnau Clarke and Associates, for Palm Springs Unified School District (Representative: Lance Higgins).** Palm Springs Unified School District proposes to establish a new District Administration Center on a 19.32-acre District-owned property located along the easterly side of District Center Drive, easterly of Gene Autry Trail, westerly of San Joaquin Drive, and southeasterly of the existing District Operations Center building. The new Administration Center building is proposed to be a two-story, 62,336 square foot building, with a 2,341 square foot Board Room for District Board of Education meetings. (Airport Compatibility Zones C and D of the Palm Springs International Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org

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- 2.8 Staff report recommended: **INCONSISTENT**
Staff recommended at hearing: **INCONSISTENT**
ALUC Commission Action: **INCONSISTENT (Vote 6-0; Absent: Manos)**
- ZAP1061BD15 – Sperry Equities, LLC (Representative: Daniel Grandy, AECOM)** – City of Indio Administrative Design Review - A proposal to establish a single-story 30,450 square foot special purpose (orthopedic/joint replacement) hospital, including a surgical suite with three operating rooms, 12 single-occupant inpatient rooms for overnight stays, outpatient clinic, and physicians’ offices, on a 4.48-acre site (Assessor’s Parcel Number 606-060-028) with an address of 42-505 Burr Street, located on the westerly side of Burr Street, extending from Indio Boulevard on the north to Avenue 42 (42nd Street) on the south, within the Northgate Crossing Specific Plan. (Airport Compatibility Zones B1 and C of the Bermuda Dunes Airport Influence Area). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rctlma.org

3.0 **ADMINISTRATIVE ITEMS**

3.1 **Director’s Approvals** – Information Only

3.2 **Resolution No. 2015-02**

Chairman Housman offered a correction to line 8 on page 2, changing the word “are” to the words “may be”. The ALUC Commission by a vote of 6-0 approved Resolution No. 2015-02 as modified. Absent: Manos

4.0 **APPROVAL OF MINUTES**

The ALUC Commission by a vote of 4-0 approved the November 12, 2015 minutes. Abstain: Pettis and LaRock; Absent: Manos

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

John Guerin, ALUC staff, informed the Commission that the City of Banning has agreed to provide funding towards the Commission taking an early action regarding allowances for non-residential intensities in Compatibility Zone D, so that amendment to the Banning ALUCP will be coming forward to the Commission in the next few months. Also, the State Division of Aeronautics has approved the Scope of Work for the Countywide Policies Amendment including the Jacqueline Cochran Policies for Vista Santa Rosa, so that we can move forward over the course of the next 12-18 months.

6.0 **COMMISSIONER’S COMMENTS**

None