

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
JANUARY 12, 2017**

1-30-17

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

COMMISSIONERS ABSENT:

2.0 PUBLIC HEARING: CONTINUED ITEMS

- 2.1 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- ZAP1220MA16 – Rev Wheel LLC (Representative: SDH & Associates, Inc.)** – City of Riverside Planning Case Nos. P15-1035, P16-0556 and P16-0557. A proposal to develop eight industrial buildings (predominately warehouse) ranging from 12,015 to 35,661 square feet in gross floor area, with a cumulative total of 179,710 square feet on 10.4 acres located westerly of Old 215 Frontage Road, northerly of Alessandro Boulevard, southerly of Cottonwood Avenue, and easterly of Interstate 215, and to divide 6.5 acres of the site along the westerly side of Old 215 Frontage Road into six lots so that buildings 1-6 will each be located on a separate lot. The applicant is also proposing to amend the Sycamore Canyon Business Park Specific Plan land use designation from Retail Business Office and Industrial Support to Industrial, and to incorporate development standards for these lots in the Specific Plan. (Airport Compatibility Zone B1-APZ II of the March Air Reserve Base/Inland Port Airport Influence Area). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rctlma.org
- 2.2 Staff report recommended: **INCONSISTENT**
Staff recommended at hearing: **CONDITIONALLY CONSISTENT** subject to FAA OES Review
ALUC Commission Action: **CONDITIONALLY CONSISTENT** based on the revised site plan submitted on 1/12/17 and subject to FAA OES review. **(Vote 6-1; Holmes dissenting)**
- ZAP1067BD16 – Jefferson Development 16, LLC (Representative: William Sharon, McGee Sharon Architects, Inc.)** – City of Indio Planning Case Nos. CUP16-10-1019 (Conditional Use Permit) and DR16-10-404 (Design Review). A proposal to develop a commercial center with retail and restaurant buildings, convenience store with fuel pumps, and self-storage facility on 19.26 acres located along the northerly side of Indio Boulevard, easterly of its overcrossing of Interstate 10, southerly of the rail line and freeway, and westerly of Madio and Madison Streets. The project includes 50,300 square feet in five retail buildings (including a 16,200 square foot building suitable for a chain drug store pharmacy), five freestanding pads along the frontage (four with drive-thru lanes) with a cumulative floor area of 21,000 square feet, a 4,300 square foot convenience store with deli, ten gasoline pumps (20 service locations), and automated drive-thru car wash, and a seven-building 81,915 square foot self-storage facility with on-site caretaker’s residence (Airport Compatibility Zones A and B1 of the Bermuda Dunes Airport Influence Area). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rctlma.org

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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3.0 PUBLIC HEARING: NEW ITEMS

- 3.1 Staff report recommended: **CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- ZAP1041PS16 – M&A Gabae A California Limited Partnership (Representative: Andrew Davies, N Consulting Engineers)** – City of Cathedral City Planning Case Nos. GPA 16-002 (General Plan Amendment), CZ 16-002 (Change of Zone), DR 16-001 (Design Review). The applicant is proposing to demolish the existing Sam’s Club commercial center and develop a three-story, 270-unit apartment complex on 9.75 gross acres located at the northeast corner of Date Palm Drive and Converse Road. The proposed project requires an amendment to the City’s General Plan land use designation of the property from CG (General Commercial) to RH (High Density Residential), and a change of zoning from PCC (Planned Community Commercial) to R4 (Multiple-Family Residential) (Airport Compatibility Zone E of the Palm Springs International Airport Influence Area). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rctlma.org
- 3.2 Staff report recommended: **CONDITIONALLY CONSISTENT**
- Staff recommended at hearing: **CONTINUE to 3-9-17 (applicants request)**
- ALUC Commission Action: **CONTINUED to 3-9-17 (Vote 7-0)**
- ZAP1230MA16 – Majestic Freeway Business Center LLC (Representative: Matthew Vawter, Commerce Construction Co.)** – County of Riverside Planning Case No. PP26102 (Plot Plan). A proposal to develop a 1,138,800 square foot industrial (predominately warehouse) building on 62.92 acres located northerly of Cajalco Expressway, easterly of Seaton Avenue, southerly of Martin Street, and westerly of Harvill Avenue in the unincorporated community of Mead Valley (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rctlma.org

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3.3 Staff report recommended:
**CONSISTENT (GPA, CZ);
INCONSISTENT (SPA, Tract
Map)**

Staff recommended at hearing:
**CONSISTENT (GPA, CZ);
INCONSISTENT (SPA, Tract
Map)**

ALUC Commission Action:
**CONSISTENT (GPA, CZ);
CONSISTENT (SPA, Tract
Map)** based on Policy 3.3.6
findings outlined in the staff
report, and with the addition of the
finding that the project is
encumbered by a natural water
course and is undevelopable
impacting project overall density,
and with the addition of a
condition that the applicant or
successor-in-interest maintain in
perpetuity the required 3.91 acres
of open area consistent with
ALUC standards. (see minutes)
(Vote 7-0)

**ZAP1071FV16 – Riverside Mitland 03, LLC
(Representative: T&B Planning Inc., Grant Henninger)**
– County Planning Case Nos. GPA01163 (General Plan
Amendment), SPA312A2 (Specific Plan Amendment),
CZ07898 (Change of Zone), and TR37053 (Tentative
Tract Map). The applicant is proposing to divide 214.6
acres located northerly of Baxter Road, westerly of Leon
Road, and southerly of Keller Road into 753 single-family
residential lots, plus 87 lots for landscaping, drainage,
open space, trail, basin, park, and school uses.
Amendment No. 2 to the approved Spencer’s
Crossing/French Valley Specific Plan would increase the
area within the Specific Plan by 22.8 acres and the total
number of dwelling units within the Specific Plan by 149
units, reconfigure and renumber various Planning Areas,
and relocate the elementary school site to a location
outside the Airport Influence Area. GPA01163 would
amend the land use designation of 17.3 acres from Low
Density Residential (CD: LDR) to Public Facilities (CD:
PF) on 8.55 acres and Medium Density Residential (CD:
MDR) on 8.75 acres, and from Medium Density
Residential (CD: MDR) to Medium High Density
Residential (CD: MHDR) on 0.69 acre. CZ07898 would
modify the planning area boundaries of SP00312 to
incorporate an additional 20.6 acres, and change the
zoning of these areas from R-R, R-5, and R-1 to SP.
(Airport Compatibility Zones D and E of the French Valley
Airport Influence Area). ALUC Staff Planner: Paul Rull at
(951) 955-6893, or e-mail at prull@rctlma.org

4.0 **ADMINISTRATIVE ITEMS**

4.1 Director’s Approval – Information Only

5.0 **APPROVAL OF MINUTES**

The ALUC Commission by a vote of 7-0 approved the December 8, 2016 minutes.

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

None

7.0 **COMMISSIONER’S COMMENTS**

Commissioner Betts introduced his alternate Mr. Jim Hyatt, City of Calimesa.

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