

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
OCTOBER 8, 2009**

10-19-09

COMMISSIONERS PRESENT: Rod Ballance, Arthur Butler, Melanie Fesmire, Glen Holmes, Simon Housman, Robin Lowe, John Lyon

COMMISSIONERS ABSENT:

2.0 PUBLIC HEARING: NEW BUSINESS

- 2.1 Staff report recommended: **ZAP1006PS09 – Wessman Development Co. (Representative: Palm Springs Unified School District) – City Case No. PA09-003 (Design Review)**. A proposal for the construction of an approximately 79,670 square foot district service center that will consist of a food service, storage, warehouse space, reprographics, and maintenance shop, on 12.3-acres of a 20-acre site, within the City of Palm Springs, located easterly of Gene Autry Trail, westerly of San Joaquin Drive, and northerly of Mission Drive, approximately 1,303 feet easterly of Runway 13L-31R at Palm Springs International Airport. The Palm Springs Unified School District has no current plans for the remaining 7.7 acres. The project site is located within Compatibility Zone C and partially within Compatibility Zone D. ALUC Staff Planner: Brenda Ramirez at (951) 955-0549, or E-mail at brramire@rctlma.org.
- CONTINUE TO 11-12-09**
- Staff recommended at hearing: **CONTINUE TO 11-12-09**
- ALUC Commission Action: **CONTINUED TO 11-12-09 (Vote 7-0)**
- 2.2 Staff report recommended: **ZAP1005BA09 – Inland Behavioral & Health Services, Inc (Representative: Joseph E. Bonadiman & Associates, Inc.) – City Case No. CUP 09-803 (Conditional Use Permit)**. A proposal for the development of a 9,000 square foot medical and dental clinic with a future 6,000 square foot second floor to be added, on a 1.3 gross acre site, within the City of Banning, located southerly of Ramsey Street, westerly of Val Monte Street, and northerly of Interstate 10 freeway, approximately 1,746 feet northwesterly of the westerly runway at Banning Municipal Airport. The project site is located within Compatibility Zone C of the Banning Municipal Airport. ALUC Staff Planner: Brenda Ramirez, Ph: (951) 955-0549, or E-mail at brramire@rctlma.org.
- CONTINUE TO 11-12-09**
- Staff recommended at hearing: **CONTINUE TO 11-12-09**
- ALUC Commission Action: **CONTINUED TO 11-12-09 (Vote 7-0)**

CDS:

1

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

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
OCTOBER 8, 2009**

- 2.3 Staff report recommended: **ZAP1019HR09 – Latham Management & Consulting (Representative: GW Engineering) – City Case No. CUP 09-003 (Conditional Use Permit)**. A proposal for the development of an approximately 233,277 square foot medical office that will include primary care clinics, a medical mall, and a 49-bed hospital, on a 13.45 acre site, within the City of Hemet, located southerly of Florida Avenue, easterly of Gilmore Street, northerly of Acacia Avenue, and westerly of Kirby Street, approximately 6,996 feet northeasterly of Runway 4-22 at Hemet-Ryan Airport. The project is going to be a two-story building that will remodel the existing building on site, as well as add additional square footage to the original building. The project site is located within Airport Area III and partially with the Transition Zone of the Hemet-Ryan Airport Influence Area. ALUC Staff Planner: Brenda Ramirez, Ph: (951) 955-0549, or E-mail at brramire@rctlma.org.
- INCONSISTENT**
- Staff recommended at hearing: **APPLICATION WAS WITHDRAWN BY THE APPLICANT**
- ALUC Commission Action: **NO ACTION TAKEN**

3.0 **ADMINISTRATIVE ITEMS**

3.1 Director's Approval – Information Only

3.2 Election of Officers

The ALUC Commission by a vote of 5-0 re-appointed Simon Housman and Rod Ballance as Chairman and Vice-Chairman, respectively. Abstained: Messrs. Housman and Ballance.

4.0 **APPROVAL OF MINUTES**

The September 10, 2009 minutes were approved by a vote of 5-0. Abstained by Chairman Housman and Vice Chairman Ballance.

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

Ed Cooper brought the proposed year 2010 Commission hearing calendar to the attention of the Commissioners, and inquired as to whether the Commission wanted to provide for a full monthly hearing schedule or to establish any "dark months" when they would not be meeting to consider projects. A discussion ensued among the Commissioners.

The Commissioners discussed the general topic of whether "dark months" should be scheduled in advance. Chairman Housman noted that the Commission was "dark" in July of 2009 and that the 2009 schedule already provides for December 2009 as a "dark month." Vice-Chairman Ballance initially suggested that "dark months" be based on the need for a meeting and not be selected in advance, since future economic conditions and workload are not known. If there are no hearing items scheduled for a particular month, the Commission could schedule a workshop. Mr. Cooper advised that there could be additional, unplanned "dark months" based on workload, but if the Commission specifically selects one or more "dark months," such a decision should be made not later than the last

CDS:

2

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

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
OCTOBER 8, 2009**

meeting of calendar year 2009 (November 12) so that year 2010 project submission deadlines can be established and posted on the Commission's website. Chairman Housman agreed that "dark month" selection should occur as early as possible so that both the Commission and potential project applicants can plan accordingly. Commissioner Lowe felt that this was too early to plan so far ahead, since the workload level is not known. She was especially concerned if it would affect progress in adopting the March Joint Land Use Study as the Airport Land Use Compatibility Plan for the March Air Reserve Base Airport Influence Area. Mr. Cooper advised that, since such adoption would require an Environmental Impact Report, it would be extremely unlikely that such adoption would reach the Commission in calendar year 2010. Commissioner Holmes suggested flexibility. With that in mind, the Commission proceeded to consideration of two planned "dark months" in 2010.

Commissioner Lowe noted that the regularly scheduled date in November (the second Thursday of the month) would fall on November 11, the Veterans Day holiday. Commissioner Fesmire indicated that an August "dark month" would be appropriate, given the light workload. Mr. Cooper noted that the Board of Supervisors is often "dark" for several weeks in August. Chairman Housman indicated that he would prefer that one of the "dark months" be either August or July. Commissioner Holmes suggested August and December. Commissioner Fesmire offered a motion to select August and December as "dark months." Commissioner Lowe noted that the second Thursday of July – July 8 – might not be a convenient date for a meeting due to proximity to the Independence Day weekend, and indicated that it was her understanding that Counsel also had a conflict on that day. Mr. Cooper noted that the July and November meeting dates may have to be moved within the month, or, alternatively, these could be selected as the "dark months." Commissioner Fesmire amended her motion to provide for July and December as the "dark months." The Commission voted unanimously that July would be a "dark month." Commissioner Lowe made a motion for November as the second "dark month." Chairman Housman agreed, noting that it may be difficult to select a hearing date later in November due to the Thanksgiving holiday. Commissioner Fesmire then seconded Commissioner Lowe's motion, which carried unanimously. Thus, July and November were selected as "dark months."

Mr. Cooper reported favorably on progress with regard to the County General Plan update, such that, potentially, it would be possible for the General Plan to be brought into consistency with ALUC's Compatibility Plans for Airport Influence Areas surrounding all but three of the County's public use airports. He indicated that staff is requesting that members of the ALUC subcommittee (Messrs. Housman, Ballance, and Holmes) addressing this issue be available on December 10 (if possible) to review the progress that has been made since the initial subcommittee meeting with County Planning Department representatives. The meeting date and time would be finalized later this month by ALUC Secretary Barbara Santos.

Finally, Mr. Cooper advised that he would be on vacation for the next month, returning on November 16th.

CDS:

3

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

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
OCTOBER 8, 2009**

6.0 COMMISSIONER'S COMMENTS

Commissioner Lyon reported that Flabob Airport would be holding its annual Veterans Day extravaganza on Saturday, November 7. This event draws thousands of people and is free. He acknowledged that it does conflict with the Jacqueline Cochran Air Show, which is planned for the same day.

Vice-Chairman Ballance advised the Commission that he has been attending the meetings of the March Joint Powers Authority on a regular basis. He indicated that he would report back as to items of interest to the Commission, as they may arise. He felt that an ALUC presence was appropriate.

Chairman Housman advised that he would attend the Jacqueline Cochran Air Show on November 7 and recommended that the Commissioners attend. He stated that it is the best air show in the County. The event includes military aircraft performances that one would not see at other air shows in the County. These performances can take place at this location because there is not a lot of development surrounding the airport. He suggested that the Commissioners take this opportunity to see the airport and the surrounding area, and understand why this airport is unique. This air show is also free.

Chairman Housman adjourned the meeting at 9:46 A.M.

Y:\ALUC\ALUC Report of Actions\2009 ROA\ROA10-8-09.doc

CDS:

4

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