

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
FEBRUARY 14, 2013**

3-6-13

COMMISSIONERS PRESENT: Simon Housman, Rod Ballance, Art Butler, John Lyon, Aaron Hepler alternate for Glen Holmes, Michael Geller alternate for Richard Stewart

COMMISSIONERS ABSENT: Richard Stewart, Glen Holmes, Greg Pettis

2.0 PUBLIC HEARING: NEW CASE

- 2.1 Staff report recommended: **ZAP1086MA12 – Stater Bros. Markets (Representative: Scott Limbacher, V.P. Const.)** – City Case Nos.: P12-0442 (General Plan Amendment), P12-0443 (Rezone), P12-0444 (Design Review), and P12-0761 (Conditional Use Permit). These cases relate to the expansion and redevelopment of an existing 5.43-acre Stater Bros. commercial center located at the southeast corner of Mary Street and Lincoln Avenue. P12-0444 proposes to expand the center to 6.3 acres, with a new 44,636 square foot Stater Bros. grocery store, an 11,465 square foot CVS drug store with pharmacy, and an 8,760 square foot pad for future commercial development. P12-0442 proposes to amend the Land Use Designation of the expansion area (0.86 acres) located southerly of the existing center from P-Park to C-Commercial, and to amend the Land Use Designation of up to 1.34 acres located at the northeast corner of Mary Street and Victoria Avenue from LDR-Low Density Residential to P-Park. P12-0443 proposes to rezone the expansion area (0.86 acres) from R-1-13,000-Single Family Residential to CR-NC (Commercial Retail-Neighborhood Commercial Overlay). P12-0761 is a request for a Conditional Use Permit to allow (1) the operation of a drive-thru pharmacy and (2) alcohol sales for off-site consumption. (Area III of the March Air Reserve Base Airport Influence Area). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rctlma.org.
- The General Plan Amendment and Rezone are CONSISTENT. Staff recommends CONTINUANCE of the Conditional Use Permit and Design Review to March 14, 2013, pending FAA submittal.**

Staff recommended at hearing: **The proposed General Plan Amendment and Rezone be found CONSISTENT with the 1984 Riverside County Airport Land Use Plan, as applied to the March Air Reserve Base Airport Influence Area, and that the Design Review and Conditional Use Permit be found CONDITIONALLY CONSISTENT, subject to the conditions included in the staff report and such additional conditions as may be necessary to comply with the requirements of the Federal Aviation Administration.**

ALUC Commission Action: **The General Plan Amendment and Rezone are CONSISTENT. The Design Review and Conditional Use Permit are CONDITIONALLY CONSISTENT, subject to the conditions included in the**

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staff report and such additional conditions as may be necessary to comply with the requirements of the Federal Aviation Administration.

Vote 6-0, Absent: Greg Pettis

3.0 APPROVAL OF MINUTES

The ALUC Commission by a vote of 4-0 approved the January 10, 2013 minutes. Abstain: Michael Geller and Aaron Hepler; Absent: Greg Pettis

4.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

John Guerin, ALUC staff, indicated that staff had just received from C & S Companies a draft revised Airport Layout Plan for the March Air Reserve Base. The March Air Reserve Base does not have a Master Plan, but a Layout Plan would be necessary to serve as a basis for the Compatibility Plan. Mr. Guerin advised that the drawings were available if any of the Commissioners wished to view them. Chairman Housman expressed concern regarding the timing of this Airport Layout Plan revision relative to the ALUCP environmental review process. Staff advised that they expected that there are no major changes other than reflecting the general aviation facilities that the March Joint Powers Authority had previously brought forward to the Commission.

5.0 COMMISSIONER'S COMMENTS

Chairman Housman advised that the Commission would be establishing subcommittees at next month's meeting to participate in the process of formulating the March and Hemet-Ryan ALUCPs, and asked the Commissioners to consider on which subcommittee they would like to serve.

Vice Chairman Rod Ballance thanked staff for their diligence in advising the owners of the Fab School that the location that they had chosen was not appropriate for their proposed use, an educational facility, as it is in the Accident Potential Zone, and for handling the situation in a professional manner. Fab School had bought a building on Sycamore Canyon, near the Alessandro/I-215 interchange, investing a lot of money, but had not been advised that the property was in an Accident Potential Zone. He plans to work with the owners and the March Joint Powers Authority officials to find a safer location.

He noted that the Fab School has a contract with the Veterans Administration to teach welding to veterans, especially the disabled, and that there is a strong demand for persons with these skills in many industries.

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