

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

3-28-13

COMMISSIONERS PRESENT: Simon Housman, Rod Ballance, Art Butler, John Lyon, Greg Pettis, Richard Stewart

COMMISSIONERS ABSENT: Glen Holmes

**2.0 PUBLIC HEARING: NEW CASES**

- 2.1 Staff report recommended: **CONSISTENT** **ZAP1027HR13 – AT&T, Coastal Business Group, and Berean Fellowship Baptist Church (Representative: Mitchell Bryant)** – City Case No. CUP No. 13-001 (Conditional Use Permit). Conditional Use Permit No. 13-001 is a proposal to establish an unmanned telecommunications facility consisting of antennas on a 65-foot high monopine tower, with associated equipment shelter, on an 800 square foot lease area within a 4.62-acre parcel located at 375 North Sanderson Avenue (on the westerly side of Sanderson Avenue, northerly of Devonshire Avenue), within the City of Hemet. (Area III of Hemet-Ryan Airport Influence Area). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 6-0; absent: Glen Holmes)**
- 2.2 Staff report recommended: **CONSISTENT** **ZAP1005RG12 – City of Perris** – A proposal by the City of Perris to adopt an Updated Housing Element for the Plan Years of 2014 through 2021. The Housing Element is an integral part of the City’s overall General Plan, as one of seven required General Plan elements mandated by State law. The Element assesses the current and future housing needs of various demographic groups, formulates goals, policies, and programs to address housing needs in the City, and sets forth an action plan for implementation of those goals during the eight-year planning period. (March Air Reserve Base and Perris Valley Airport Influence Areas). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 6-0; absent: Glen Holmes)**

**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](mailto:basantos@rctlma.org)

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

2.3 Staff report recommended: **ZAP1010PS13 – Palm Springs Unified School District/Reno Contracting (Representative: Toby Foster).** A proposal to amend the open areas exhibit approved pursuant to ZAP1006PS09 and to add solar photovoltaic canopies over parking areas at the District service center located at 150 District Center Drive, easterly of Gene Autry Trail, westerly of San Joaquin Drive, and northerly of Mission Drive, in the City of Palm Springs. (Compatibility Zones C and D of Palm Springs International Airport Influence Area). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

CONSISTENT

Staff recommended at hearing: **CONSISTENT**

ALUC Commission Action: **CONSISTENT (Vote 6-0; absent: Glen Holmes)**

2.4 Staff report recommended: **ZAP1011PS13 – Desert Community College District (Representative: John Criste, Terra Nova Planning & Research, Inc.).** A proposal to establish a West Valley campus of College of the Desert (COD) on 115-119 acres located westerly of Indian Canyon Drive, northerly of Tramview Road, and southerly of the Whitewater River in the City of Palm Springs. The campus would ultimately include multiple buildings with a total gross floor area up to 654,000 square feet, and a solar electric generation facility westerly of the building area. The site is located partially within Compatibility Zones D and E of the Palm Springs International Airport Influence Area and partially outside the Airport Influence Area; however, all of the buildings would be located within Compatibility Zone D. ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

INCONSISTENT

Staff recommended at hearing: **CONTINUE** consideration of this matter to its April 11, 2013 public hearing agenda, pending receipt of additional information needed to clarify the occupancy load of the proposed buildings or to redesign the project. Additionally, the applicant team should submit Forms 7460-1 for the proposed first phase buildings to the Obstruction Evaluation Service of the Federal Aviation Administration.

ALUC Commission Action: **CONTINUED to 4-11-13 (Vote 6-0; absent: Glen Holmes)**

3.0 **ADMINISTRATIVE ITEMS**

3.1 **Establishment of New Fee for “No Impact” Legislative Actions as Determined by Director**

Chairman Housman expressed concern regarding how a policy for these actions would be implemented by future Commissions and Directors. He is concerned with the possible scenario in which staff charges the new fee, but subsequently finds that there are impacts requiring review by the Commission. In that situation, staff would have to contact the jurisdiction and ask for additional fees, which tends to be very difficult. However, he agrees that it makes sense to provide for a new fee, which would make it easier for jurisdictions to comply with the PUC mandate for ALUC review. He suggested that the best plan may be as proposed: a preliminary review by staff to evaluate whether the project could be addressed in a summary manner with the new, “non-impact” fee, and a Director’s decision. Commissioner Lyon commented that a low entry fee would be a good idea. Chairman Housman advised staff to draft a proposal and bring it to the Commission for action in April.

**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](mailto:basantos@rctlma.org)

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

3.2 Appointment of Ad-Hoc Subcommittee Members

The Commission appointed Richard Stewart, Rod Ballance and Greg Pettis to the March ALUCP Ad-Hoc subcommittee, and Arthur Butler, John Lyon and Glen Holmes to the Hemet-Ryan Ad-Hoc subcommittee. Chairman Housman volunteered to be alternate on both March and Hemet-Ryan subcommittees.

4.0 **APPROVAL OF MINUTES**

The ALUC Commission by a vote of 5-0 approved the February 14, 2013 minutes. Abstain: Greg Pettis; Absent: Glen Holmes

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

Dan Schultz, Representative for CVS Pharmacies, came forward requesting reconsideration of ALUC case ZAP1086MA12. There was a clerical error in their application to the FAA, so they are requesting reconsideration of Condition 8 limiting the height of the structure. Staff noted that the reconsideration would be in relation to the Conditional Use Permit and Design Review

The ALUC Commission by a unanimous vote of 6-0 agreed to reconsider ZAP1086MA12 and place it on the agenda for the April 11, 2013 hearing. Absent: Glen Holmes.

6.0 **COMMISSIONER'S COMMENTS**

Commissioner Lyon noted in connection with Item 2.3, some attachments to that submission which included material from the Fraunhofer Corporation on the effects of texturing glass on solar panels, finding it interesting technology.

Simon Housman indicated one of the side effects of the budget sequester is the Air Force and Navy have discontinued their demonstration programs beginning in April. The Blue Angels will be performing in El Centro this weekend at their basic training base.

Y:\ALUC Report of Actions\2013 ROA\ROA3-14-13.doc

**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](mailto:basantos@rctlma.org)