

**AIRPORT LAND USE COMMISSION HEARING  
REPORT OF ACTIONS  
APRIL 11, 2013**

4-25-13

COMMISSIONERS PRESENT: Simon Housman, Rod Ballance, Art Butler, Glen Holmes, John Lyon, Richard Stewart, and Russell Betts, alternate for Greg Pettis

COMMISSIONERS ABSENT: Greg Pettis

**2.0 PUBLIC HEARING: CONTINUED CASE**

- 2.1 Staff report recommended: **CONTINUE to 5-9-13, or find INCONSISTENT**
- Staff recommended at hearing: **CONTINUE to 5-9-13, or find INCONSISTENT**
- ALUC Commission Action: **INCONSISTENT (Vote 5-2, Commissioners Stewart and Betts dissenting)**
- 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 [iquerin@rctlma.org](mailto:iquerin@rctlma.org).

**RECONSIDERATION IN PART (Originally heard on February 14, 2013)**

- 2.2 Staff report recommended: **CONDITIONALLY CONSISTENT**
- Staff recommended at hearing: **CONDITIONALLY CONSISTENT**
- ALUC Commission Action: **CONDITIONALLY CONSISTENT (Vote 7-0)**
- ZAP1086MA12 – Stater Bros. Markets and CVS Drugs (Representative: Dan Schultz, Mile Stone Management)** – City of Riverside Case Nos.: P12-0444 (Design Review) and P12-0761 (Conditional Use Permit). Reconsideration of height limit for drug store (request 36 foot height). 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. P12-0761 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 [iquerin@rctlma.org](mailto:iquerin@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](mailto:basantos@rctlma.org)

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**3.0 PUBLIC HEARING: NEW CASE**

- 3.1 Staff report recommended: **ZAP1057RI13 – Exclusive Towing, Inc. (Representative: Michael Carpenter)** - City Case Nos. P11-0767 (Rezoning), P11-0768 (Conditional Use Permit), P11-0769 (Design Review), and P12-0138 (General Plan Amendment). P12-0138 is a proposal to amend the City of Riverside General Plan land use designation on a 2.07-acre property with a site address of 9920 Arlington Avenue (located at the southeasterly corner of Arlington Avenue and Crest Avenue) from Business/Office Park (B/OP) to Industrial (I). P11-0767 is a proposal to rezone that same property from Business and Manufacturing Park (BMP) to General Industrial (I), or General Industrial-Airport Protection Overlay Zone D (I-AP-D). P11-0768 and P11-0769 propose to establish a towing and impoundment business on the site (Zone D of Riverside Municipal 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 for the GPA, Rezoning, CUP and Design Review (Vote 7-0)**

**4.0 ADMINISTRATIVE ITEMS**

4.1 Director's Approvals – Information only

4.2 Resolution No. 2013-01 Establishing a Fee for Review of Non-Impact Legislative Proposals

The ALUC Commission by a unanimous vote of 7-0 adopted Resolution No. 2013-01.

**5.0 APPROVAL OF MINUTES**

The ALUC Commission by a vote of 5-0 approved the March 14, 2013 minutes. Abstain: Glen Holmes and Russell Betts, alternate for Greg Pettis

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

None

**7.0 COMMISSIONER'S COMMENTS**

Chairman Housman welcomed Commissioner Betts, new alternate for Greg Pettis, to the Airport Land Use Commission and thanked Commissioner Holmes (who had been absent for health reasons) for his presence and participation in the meeting.

Vice Chairman Rod Ballance indicated that he had attended a scholarly session regarding CEQA review hosted by Best Best & Krieger with Senior Partner Michelle Ouellette, CEQA lawyer. Mr. Ballance gave ALUC staff copies of Ms. Ouellette's Power Point presentation for their information. Ed Cooper, ALUC Director, advised of the potential for pending CEQA revisions to affect ALUC's processes.