

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
DECEMBER 12, 2013**

1-21-14

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

COMMISSIONERS ABSENT: Arthur Butler, Glen Holmes, Greg Pettis

2.0 PUBLIC HEARING: CONTINUED CASES

2.1 Staff report recommended:
CONTINUANCE to 1-9-14

Staff recommended at hearing: **CONSISTENCY** for the zone change and general plan amendment and a finding of **CONDITIONAL CONSISTENCY** for the specific plan and tentative tract map, subject to the conditions included in the staff report and such additional conditions as may be required to comply with the requirements of the Federal Aviation Administration.

ALUC Commission Action: **CONSISTENT** for the zone change and GPA; **CONDITIONAL CONSISTENCY** for the specific plan and tentative tract map, subject to the conditions included in the staff report and such additional conditions as may be required to comply with the requirements of the Federal Aviation Administration
(Vote 4-0, Absent: Holmes and Butler; Recused: Housman)

ZAP1012BA13 - Rancho San Gorgonio LLC (Representative: Pitassi Architects, Peter J. Pitassi) - City Case Nos. Specific Plan 13-2001, Zone Change 13-3501, General Plan Amendment 13-2503, Tentative Tract Map 13-4501, Development Agreement 13-1502. Specific Plan 13-2001 is a proposal to develop 848.6 gross acres generally located southerly of Westward Avenue, easterly of Sunset Avenue, northerly of Coyote Trail, and westerly of San Gorgonio Avenue as a master planned community with 3,753 dwelling units, 10 acres of commercial land, and 188.5 acres of open space. Zone Change 13-3501 proposes to change the existing zoning from Very Low/Rural/Medium Density Residential to a Specific Plan. General Plan Amendment 13-2503 proposes to change existing land use from Very Low/Rural/Medium Density Residential to a Specific Plan. Tentative Tract Map 13-4501 proposes to subdivide 848.56 acres into 38 lots for financing, rough grading, and backbone street dedication purposes. Development Agreement 13-1502 proposes to define the parameters for the orderly development of the property with regard to the developer's obligation to provide infrastructure and public improvements and facilities and to define the City's obligations with regard to permitting and approvals. (Zone E of Banning Municipal Airport Influence Area). Continued from September 12 and November 14, 2013. ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.

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
DECEMBER 12, 2013**

- 2.2 Staff report recommended: **CONTINUANCE to 1-9-14**
- Staff recommended at hearing: **CONTINUANCE to 1-9-14**
- ALUC Commission Action: **CONDITIONALLY CONSISTENT as amended, with deletion of Condition No. 6 and amendments to Conditions Nos. 7 and 8. (Vote 4-0, Absent: Holmes and Butler; Recused: Housman)**
- ZAP1014BA13 – Mark Quental – City of Banning Case No. DR 13-7003 (Design Review)**. A proposal to develop a two-story, 73,127 square foot mixed-use (“live/work”) building comprised of 24 individual spaces (“airport industrial work lofts”), with office, manufacturing, storage, and warehouse uses on the first floor and the option for either residential or office uses on the second floor (potential for up to 22 dwelling units) on a 3.57 net acre (3.74 gross acres) site located southerly of Lincoln Street, northerly of Barbour Street, westerly of Hathaway Street, and easterly of Juarez Street in the City of Banning. (Airport Compatibility Zones B1 and D of the Banning Municipal Airport Influence Area). Continued from November 14, 2013. ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.

3.0 PUBLIC HEARING: NEW CASES

- 3.1 Staff report recommended: **INCONSISTENT**
- Staff recommended at hearing: **INCONSISTENT**
- ALUC Commission Action: **CONTINUED to 1-9-14 (Vote 5-0, Absent: Holmes and Butler)**
- ZAP1052BD13 – Continental East Fund IX, LLC – (Representative: Jei Kim, Pacific Coast Land Consultants, Inc.)** – City of Indio Case Nos. CUP 13-7-363 (Conditional Use Permit) and PM 36580 (Parcel Map). CUP 13-7-363 (“Renaissance Village of Indio”) is a proposal to develop an assisted living (State licensed community care) and memory care facility comprised of up to four buildings with a total of 143 living units on a 9.95-acre portion of a 20-acre (gross area) lot located westerly of Jefferson Street and southerly of 40th Avenue in the City of Indio. Parcel Map No. 36580 would divide the 20-acre property into four lots, one of which would be the 9.95-acre facility site. (Airport Compatibility Zone D of the Bermuda Dunes Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.

- 3.2 Staff report recommended: **CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 5-0, Absent: Holmes and Butler)**
- ZAP1091MA13 – Southwest Land Consultants, for Romola General/Rimrock Trust (Representative: Sean Harrison)**. - City of Menifee Case No. 2010-090 - Menifee North Specific Plan No. 260, Amendment No. 3 “Palomar Crossing.” The Specific Plan Amendment proposes to amend the size, boundaries, and primary land uses permitted within Planning Areas 11,12,13, and 14, which together comprise 63.06 acres located adjacent to and northerly of State Highway Route 74, easterly of Palomar Road, and westerly of Menifee Road, both easterly and westerly of Junipero Road and the SCE

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

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
DECEMBER 12, 2013**

easement. The existing Plan excludes the SCE easement and provides for 23 acres of Business Park uses in Planning Areas 11 and 12, 17.6 acres of Commercial/Business Park in Planning Area 13, and 12.4 acres of Commercial in Planning Area 14. The proposed Plan includes the SCE easement and provides for 20.17 acres of High Density Residential in Planning Area 11, 17.92 acres of High Density Residential and/or General Retail and Commercial in Planning Area 12, 15.79 acres of General Retail and Commercial in Planning Area 13, and 9.18 acres of Commercial in Planning Area 14. (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.

4.0 ADMINISTRATIVE ITEMS

4.1 Contract with City of Banning: Amendment to Zone D Nonresidential Criteria

Chairman Housman indicated that, as with all Banning cases, he will recuse from participation when this Compatibility Plan amendment comes forward. He also inquired as to the timing of the March and Hemet Ryan ALUCP consideration. John Guerin, ALUC staff, indicated the March Plan will be slightly delayed to March or April and the Hemet Ryan Plan may be available before June 2014.

4.2 Thermal Motorsports Site Visit

Following the Commission meeting, ALUC staff, Chairman Housman, Commissioners Lyon and Betts went on a site visit to the Thermal Motor Sports facility.

5.0 APPROVAL OF MINUTES

The ALUC Commission by a vote of 4-0 approved the November 14, 2013 minutes. Absent: Butler, Pettis, Holmes; Abstained: Russell Betts, alternate for Pettis

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

None

7.0 COMMISSIONER'S COMMENTS

Chairman Housman thanked the Commissioners for taking the long trip to La Quinta and thanked the City of La Quinta for granting the Commission the opportunity to meet at their City Hall today. Commissioner Ballance thanked staff for this past year of interesting cases and is looking forward to 2014. Commissioner Betts also complimented staff.

Y:\ALUC Report of Actions\2013 ROA\ROA12-12-13.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