

**AIRPORT LAND USE COMMISSION HEARING  
REPORT OF ACTIONS  
NOVEMBER 13, 2014**

11-26-14

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

COMMISSIONERS ABSENT: Greg Pettis

**2.0 PUBLIC HEARING: CONTINUED CASE**

- 2.1 Staff report recommended: **CONTINUE without discussion to 12-11-14**
- Staff recommended at hearing: **CONTINUE without discussion to 12-11-14**
- ALUC Commission Action: **CONTINUED without discussion to 12-11-14 (Vote 5-0, Abstained: Housman; Pettis absent)**
- ZAP1017BA14 - City of Banning (Representative: Brian Guillot)** – City Case Nos. 14-2501 (General Plan Amendment) and 14-3501 (Zone Change). The City of Banning proposes to amend the General Plan land use designation and zoning classification on 18.62 acres. Specifically, the City proposes to change the land use designation and zoning of 1.45 acres consisting of nine existing developed lots located on the easterly side of Hargrave Avenue, southerly of Barbour Street (Assessor's Parcel Numbers 541-320-001 through -009), from Industrial to Low Density Residential (LDR), (0-5 dwelling units per acre), and to change the land use designation and zoning of an additional nine lots (17.17 acres) located along the southerly side of Barbour Street, easterly of Hargrave Avenue and westerly of the intersection of Barbour Street with Juarez Street (Assessor's Parcel Numbers 541-320-010 through -015, and -018 through -020), from Industrial to Very Low Density Residential (VLDR) (0-2 dwelling units per acre). (Zone D of the Banning Municipal Airport Influence Area.). Continued from September 11, 2014. ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at [rbrady@rctlma.org](mailto:rbrady@rctlma.org)

**3.0 PUBLIC HEARING: NEW CASES**

- 3.1 Staff report recommended: **CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 6-0, Absent: Pettis)**
- ZAP1065RI14 - Central Medical Group, LLC (Representative: Edward J. Bonadiman, Joseph E. Bonadiman & Associates, Inc.)** – City of Riverside Case Nos. P14-0508 Rezoning and P14-0509 Design Review. The applicant proposes to rezone a 14,000 square foot area (0.32 acre) consisting of Assessor's Parcel Numbers 225-201-049 and 225-201-051 located on the westerly side of School Circle Drive, southerly of Central Avenue, from R-1-7,000-SP (Single Family Residential, 7,000 square foot minimum lot size, Specific Plan (Magnolia Avenue) Overlay Zone) to MU-V-SP (Mixed Use-Village, Specific Plan (Magnolia Avenue) Overlay Zone). The

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Commission may further recommend that the project site be rezoned to MU-V-SP-AP-E (Mixed Use-Village, Specific Plan (Magnolia Avenue) Overlay Zone, Airport Protection Overlay Zone E). The rezoning is proposed in order to allow for the establishment of a 25-space parking lot for the applicant's medical facility located along the south side of Central Avenue, easterly of School Circle Drive and westerly of Magnolia Avenue. (Zone E of Riverside Municipal Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at [rbrady@rctlma.org](mailto:rbrady@rctlma.org)

3.2 Staff report recommended:  
**CONSISTENT**

Staff recommended at hearing:  
**CONSISTENT**

ALUC Commission Action:  
**CONSISTENT (Vote 5-0,  
Abstained: Housman; Pettis  
absent)**

**ZAP1019BA14 – City of Banning (Representative: Brian Guillot)** – City Case Nos. GPA 14-2502 (General Plan Amendment), ZC 14-3502 (Zone Change), and ZTA 14-97501 (Zone Text Amendment). ZTA 14-97501 would amend the text of the City of Banning Zoning Code through the establishment of an Affordable Housing Opportunity (AHO) Overlay Zone that would or could be applied to properties in the High Density Residential 20 Zone. The AHO Overlay Zone would allow an increase in density from 20 to 24 dwelling units per acre when at least 20 percent of the units are reserved for lower-income households in conformance with Program 5 of the Housing Element. GPA 14-2502 would amend the description of the High Density Residential land use category in the Land Use Element to reflect this zone text amendment and would amend the Housing Element to incorporate text regarding the AHO Overlay Zone and to establish further specifications, including a requirement that projects proposing development at a base density exceeding 20 dwelling units per acre reserve at least 10 percent of the units for very low income households. ZC 14-3502 would apply the AHO Overlay to eight parcels zoned HDR-20 (Assessor's Parcel Numbers 419-140-059, 532-080-004, 534-161-010, 537-110-008, 537-120-034, 540-083-002, 541-110-009, and 541-110-013). (Zones D and E of the Banning Municipal Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at [rbrady@rctlma.org](mailto:rbrady@rctlma.org)

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- 3.3 Staff report recommended: **CONSISTENT** **ZAP1036HR14 – Reinhardt Canyon Associates, LLC/Lansing Industries, Inc. (Representative: United Engineering Group)** – County Case No. CZ 07839 (Change of Zone). A proposal to change the zoning of 176.6 acres located northerly of a westerly extension of Tres Cerritos Avenue and westerly of California Avenue from W-2 (Controlled Development Areas) to R-4 (Planned Residential). The proposed zoning is associated with Tentative Tract Map No. 36337 which proposes to divide the property into 332 residential lots and 29 lettered lots. The tract design clusters lots, maintaining the majority of the project site as open space (Lot “U”). (Area III of Hemet-Ryan Airport Influence Area) ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at [rbrady@rctlma.org](mailto:rbrady@rctlma.org)
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 6-0, Absent: Pettis)**

**4.0 PUBLIC HEARING: MARCH COMPATIBILITY PLAN**

- 4.1 Staff report recommended: **ADOPT** Resolution No. 2014-01 (EIR); **ADOPT** Resolution No. 2014-02 (ALUCP for March ARB) **ZAPEA01MA13 – March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (ALUCP)** – EIR: SCH #2013071042. The Riverside County Airport Land Use Commission (ALUC) proposes to adopt an ALUCP establishing criteria for the evaluation of the compatibility of land uses proposed to be located in the vicinity of March Air Reserve Base/Inland Port Airport, in accordance with ALUC’s duties as set forth in State law. The proposed ALUCP includes an expansion of the airport influence area (which defines potential effects of future aircraft operations) within portions of the County of Riverside and the cities of Menifee, Moreno Valley, Perris, and Riverside. (The airport influence area also includes land under the jurisdiction of the March Joint Powers Authority.) Compatibility criteria in the proposed ALUCP address four types of compatibility concerns: safety, noise, airspace protection and overflight. The provisions of the ALUCP apply only to future development and not existing land uses. The ALUCP does not propose the development or acquisition of land, nor does the ALUC have any jurisdiction over the operation of the airport or aircraft in flight. Continued from October 9, 2014. ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org)
- Staff recommended at hearing: **ADOPT** Resolution No. 2014-01 (EIR); **ADOPT** Resolution No. 2014-02 (ALUCP for March ARB)
- ALUC Commission Action: **CERTIFIED** Final EIR and **ADOPTED** ALUCP for March Air Reserve Base/Inland Port Airport Influence Area; final resolutions consistent with the parameters of the Commission’s November 13 actions shall be presented for approval at the next meeting. (Vote 6-0, Absent: Pettis)

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**5.0 ADMINISTRATIVE ITEMS**

5.1 Director's Approvals – Information Only

**6.0 APPROVAL OF MINUTES**

The ALUC Commission by a vote of 5-0 approved the October 9, 2014 minutes. Abstain: Michael Geller, alternate for Richard Stewart; Absent: Greg Pettis

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

None

**8.0 COMMISSIONER'S COMMENTS**

Chairman Housman thanked staff, Commissioners and consultants for their hard work and accomplishments.

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