

# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY AGENDA

## SPECIAL SESSION

Indio Council Chambers  
150 Civic Center Mall  
Indio, California

Thursday, 9:00 a.m., May 25, 2006

### CHAIR

Simon Housman  
Rancho Mirage

### VICE CHAIRMAN

Charles Washington  
City of Temecula

### COMMISSIONERS

Arthur Butler  
Riverside

Rod Ballance  
Riverside

Jon Goldenbaum  
Riverside

Mark Lightsey  
Hemet

Melanie Fesmire  
Indio

### STAFF

John Guerin  
Cecilia Lara  
Sophia Nolasco  
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Riverside, CA 92501

[www.rcaluc.org](http://www.rcaluc.org)

NOTE: If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Secretary. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s).

In compliance with the Americans with Disabilities Act, if any accommodations are needed, please contact Barbara Santos at (951) 955-5132 or E-mail at [basantos@rctlma.org](mailto:basantos@rctlma.org). Request should be made at least 48 hours or as soon as possible prior to the scheduled meeting.

#### 1.0 INTRODUCTIONS

##### 1.1 CALL TO ORDER

##### 1.2 SALUTE TO FLAG

##### 1.3 ROLL CALL

#### 2.0 APPROVAL OF MINUTES FOR: March 9, April 13 and May 11

#### 3.0 PUBLIC HEARING: 9:00 a.m. or as soon as possible thereafter:

### BERMUDA DUNES AIRPORT

3.1 BD-05-118 – Mirasera – Specific Plan 338, EIR, General Plan Amendment No. 776, and Change of Zone Case No. 7263 for a planned community encompassing 1,756 residential units, 538,700 square feet of commercial and office uses, and a 200 room hotel on 189.8 acres located northeasterly of Varner Road, southerly of 38<sup>th</sup> Avenue, and westerly of Washington Street. Airport Zones C, D, and E County of Riverside unincorporated area. (Continued from April 13, 2006, March 9, 2006, February 9, 2006, January 12, 2006). Project Planner: John Guerin, Ph: (951) 955-1872, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

Staff Recommendation: **CONDITIONALLY CONSISTENT**

**FRENCH VALLEY AIRPORT**

- 3.2 FV-06-105 – Benton Road LLC – SP00106AG (Amend Dutch Village SP), CZ 07214 (R-A-1 and R-A-5 to R-1), TR 32323 (38 residential lots and a 6.2 acre open space lot) on 20.03 acres south of Benton Road and west of Pourroy Road, within the County of Riverside unincorporated area. Airport Zone D. Project Planner: John Guerin, Ph: (951) 955-1872, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

Staff Recommendation: **INCONSISTENT; consider request for review pursuant to Policy 3.3.6**

- 3.3 FV-06-107 – Justice Center Plaza LLC/Sunbelt Properties Mgmt. – GPA 00758 (CR to CO), CZ 06969 (A-1-5 to C-P-S), Plot Plan 19414 to develop 78,000 square ft. 3-story office building with retail use on first floor on 4.17 acres at the southeast corner of Auld Road/Leon Road, within the County of Riverside unincorporated area. Zone D. Project Planner: John Guerin, Ph: (951) 955-1872, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

Staff Recommendation: **INCONSISTENT; consider request for review pursuant to Policy 3.3.6**

**JACQUELINE COCHRAN REGIONAL AIRPORT**

- 3.4 TH-06-105 Riverside County Planning Dept. – Amendment to the Jacqueline Cochran Airport Land Use Compatibility Policies regarding residential densities in Airport Zones C and D. Presently, Airport Zone C limits residential densities to a maximum of 1 DU/5AC. Airport Zone D allows densities of 5 DU/AC or greater and densities not greater than 1 DU/5AC, but does not allow densities greater than 1 DU/5AC and less than 5 DU/AC. Proposal would allow densities of 3 to 15 DU/AC in portions of Airport Zone C and eliminate or relax restrictions on residential densities in portions of Airport Zone D. County of Riverside unincorporated area and City of Coachella. Airport Zones C and D, with one provision affecting Zones B1 and B2. Project Planner: John Guerin, Ph: (951) 955-1872, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

Staff Recommendation: **CONTINUANCE to July 13, 2006 to allow for environmental review**

- 3.5 TH-05-103 - ALUC Staff - An amendment to the ALUCP – The proposed change would utilize net acreage rather than gross acreage as the basis on which compliance with the high density option in Zone “D” is measured in the vicinity of Jacqueline Cochran Regional Airport, within the County of Riverside unincorporated area and City of Coachella. Airport Zone D (Continued from April 13, 2006, March 9, 2006, February 9, 2006, January 12, 2006, and December 2005). Project Planner: John Guerin, Ph: (951) 955-1872, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

Staff Recommendation: **CONTINUE OFF-CALENDAR**

- 3.6 TH-06-102 – Kohl Ranch – TH-06-102 addresses SP No. 303, Amendment No. 2, and Change of Zone Case No. 7216 which propose to amend the allowable land uses and densities in the portion of this specific plan located southerly of 64<sup>th</sup> Avenue. (The full Specific Plan comprises 2,172 acres extending southerly from 60<sup>th</sup> Avenue, easterly from Harrison Street, and westerly from Polk Street). County of Riverside unincorporated area. Overall Specific Plan in Airport Zones A, B1, B2, C, D, and E. Amendment Area in Zones D and E. Project Planner: John Guerin, Ph: (951) 955-1872, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

Staff Recommendation: **CONTINUANCE to July 13, 2006**

- 3.7 TH-06-103 – Kohl Ranch - TH-06-103 addresses Tentative Tract Map No. 33487, which proposes to divide 279 acres into 883 residential lots, within the County of Riverside unincorporated area. Airport Zones D and E (Continued from March 9, 2006 and April 13, 2006). Project Planner: John Guerin, Ph: (951) 955-1872, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

Staff Recommendation: **CONTINUANCE to July 13, 2006**

4.0 ADMINISTRATIVE ITEMS

- 4.1 Notification that Robert C. Johnson, Riverside County Planning Director, will act as interim Executive Director to the Airport Land Use Commission (ALUC). A formal amendment to the ALUC By-Laws will be presented as an Administrative Item on the June 8<sup>th</sup> Agenda.

5.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

6.0 COMMISSIONER'S COMMENTS