

# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY AGENDA

Riverside County Administration Center  
4080 Lemon St., Hearing Room (1st Floor)  
Riverside, California

Thursday, 9:00 a.m., June 8, 2006

CHAIR  
Simon Housman  
Rancho Mirage

VICE CHAIRMAN  
Charles Washington  
City of Temecula

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Arthur Butler  
Riverside

Rod Ballance  
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Riverside

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STAFF  
John Guerin  
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Sophia Nolasco  
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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 25, 2006

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

### **FLABOB AIRPORT**

3.1 FL-06-100 Mastercraft Development – GPA No. 688, Change of Zone Case No. 6921 and TM 31503. Amend land use designation on 40.65 acres from Estate Density Residential within the Community Development Foundation Component and Medium Density Residential to Medium Density Residential on 19.42 acres, and Public Facilities on 21.23 acres. Change of Zoning from R-4 to M-SC on 7.35 acres, Tentative Tract Map to divide 41 acres located westerly of Loring Ranch Road and southerly of Capary Road into 85 residential lots, one park lot and two public facility lots. County of Riverside unincorporated area. Residential lots in Airport Zones B2 and D (Continued from May 11, 2006, April 13, 2006 and March 9, 2006) Project Planner: John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

Staff Recommendation: **CONDITIONALLY CONSISTENT**

**BERMUDA DUNES AIRPORT**

- 3.2 BD-06-101 GMID Architecture – Plot Plan 21408 for a church east of Washington Street and north of 41<sup>st</sup> Avenue, within the County of Riverside. Airport Zone C. (Continued from May 11, 2006, April 13, 2006 and March 9, 2006). Project Planner: John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

Staff Recommendation: **CONTINUANCE to July 13, 2006, if Commission finds policy 3.3.6 applicable; otherwise INCONSISTENT.**

**FRENCH VALLEY AIRPORT**

- 3.3 FV-06-106 –Pointe Murrieta Partners – Commercial/Industrial (Schedule E) Parcel Map No. 34461 and Plot Plan No. 21352 for 170,000 sq. ft. of commercial/service industrial buildings, northerly of Murrieta Hot Springs Road and westerly of Town View Avenue. County of Riverside unincorporated area. Airport Zone B1. (Continued from May 11, 2006, April 13, 2006). Project Planner: John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

Staff Recommendation: **CONTINUANCE to July 13, 2006, with applicant concurrence.**

**RIVERSIDE MUNICIPAL AIRPORT**

- 3.4 RI-06-104- Action Surveys – P04-0914 for 3 buildings comprising 113,844 sq. ft. of office/warehouse space on 8.21 acres located southerly of Central Avenue and westerly of Essex Street, in the City of Riverside. Airport Zones B1 and C. (Continued from May 11, 2006, April 13, 2006) John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

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

**MARCH AIR RESERVE BASE - RECONSIDERATION**

- 3.5 MA-06-108 – Murrieta Madison, LLC/Gates & Haas Investments -RECONSIDERATION – 433 senior residential units on 19.5 acres located easterly of Murrieta Road, southerly of Nuevo Road, and northerly of Mildred Street in the City of Perris – Senior Housing Overlay, Change of Zone, and Tentative Tract Map. Airport Area II. John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

Staff Recommendation: **INCONSISTENT**

**JACQUELINE COCHRAN REGIONAL AIRPORT**

- 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. (Continued from May 25, 2006, May 11, 2006, April 13, 2006 and March 9, 2006). Project Planner: John Guerin, Ph: (951) 955-0982, 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, April 13, 2006, May 11, 2006, May 25, 2006). Project Planner: John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

Staff Recommendation: **CONSISTENT pursuant to Policy 3.3.6**

**4.0 NEW BUSINESS – CONSENT CALENDAR**

- 4.1 MA-06-115 – Eastridge Industrial Group, LLC – City of Riverside Case No. P-06-0415, Design Review, Proposal for two industrial buildings with a total floor area of 18,577 square feet on a 1.12 acre site located at the northeast corner of Box Springs Blvd. and Eastridge Avenue, in the City of Riverside. Airport Area I. (Continued from May 11, 2006). John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

Staff Recommendation: **CONSISTENT**

- 4.2 MA-06-114 – Conrac Alessandro – Amendment to Sycamore Canyon Business Park SP (Case No. P-06-0418), rezoning from MP and O to MP (Case No. P-06-0416), PM to divide into 6 parcels (P-06-0419), and DR (P-06-0421) for 4 warehouse/distribution buildings with a total floor area of 671,875 sq. ft. on 80.07 acres located on NW corner of Alessandro Blvd. and San Gorgonio Drive in the City of Riverside. Airport Areas II and I (Continued from May 11, 2006). John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

Staff Recommendation: **CONSISTENT**

- 4.3 MA-06-119 – The Magnon Companies – City of Riverside Case No. P-06-0464 proposing development of two warehouse/industrial buildings (99,500 sq. ft. and 121,400 sq. ft. floor area) with a total floor area of 220,900 sq. ft. on 11.54 acres located northerly of Eastridge Avenue and westerly of Sycamore Canyon Blvd. in the City of Riverside. Airport Area I (Continued from May 11, 2006). John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

Staff Recommendation: **CONSISTENT**

- 4.4 FL-06-104 – Infinity One, Inc./Nabi Omar – Change of Zone Case No. 07242 proposing to change zoning from R-VC (Rubidoux-Village Commercial) to R-1 on two lots totaling 15,000 square feet at the northeast corner of 37<sup>th</sup> Street and Daly Avenue, within the County of Riverside. Airport Zone D. (Continued from May 11, 2006). John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

Staff Recommendation: **CONSISTENT**

- 4.5 SK-06-100 – Howard Roberts Development Co. – GPA 722 (VHDR to MHDR, CR, and LDR-CD), CZ 7058 (R-R to R-3, C-1/C-P, W-1, and R-R), Tract Map 32785 (71-unit detached condos) on 10.4 acres northwest of Corydon Street, southwest of Union Street, within the County of Riverside. at the northeast corner of 37<sup>th</sup> Street and Daly Avenue, within the County of Riverside. Outside area of significant safety concern. (Continued from May 11, 2006). John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

Staff Recommendation: **CONDITIONALLY CONSISTENT**

## 5.0 NEW BUSINESS – Originally advertised for May 11, 2006

### RIVERSIDE MUNICIPAL AIRPORT

- 5.1 RI-06-107, MA-06-111, FL-06-102 – City of Riverside – Adoption of City's General Plan 2025 Program, including General Plan, Zoning Code, Subdivision Code, Citywide Design Guidelines, and Implementation Plan and Certification of Final Program Environmental Impact Report. March Air Reserve Base, Riverside Municipal, and Flabob Airports, Various Zones. (Continued from May 11, 2006). John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

Staff Recommendation: **CONDITIONALLY CONSISTENT**

- 5.2 RI-06-108 – Jurupa Industrial Group, LLC/Jerry Donahue – Case No. P06-0414 (Design Review) – Development of two industrial buildings with a total of 22,758 square feet of floor area on two parcels with a combined area of 1.48 acres located southerly of Jurupa Avenue and easterly of Wilderness Avenue in the City of Riverside. Airport Zone C (Continued from May 11, 2006). John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

Staff Recommendation: **CONTINUANCE**

### MARCH AIR RESERVE BASE

- 5.3 MA-06-112 – The Magnon Companies – P06-0375 - Proposes 15,700 square foot office building for Department of Motor Vehicles with 243 parking spaces on 3.8 acres located west of Sycamore Canyon Blvd., north of Eastridge Avenue in the City of Riverside. Airport Area I. (Continued from May 11, 2006). John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

Staff Recommendation: **INCONSISTENT**

- 5.4 MA-06-113 – Ram Cam Engineering Group – Zone Change 06-0023, Conditional Use Permit 06-0019, Parcel Map 31677- Development of retail, restaurant, and convenience store uses, drive-through car wash, diesel and auto fueling area on the north side of Ramona Expressway, east of Webster Avenue, in the City of Perris. Airport Areas II and I (Continued from May 11, 2006). John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

Staff Recommendation: **CONTINUANCE**

- 5.5 MA-06-116 – Rabka Development, LLC – Change of Zone Case No. P06-0034 from R-6000 and C to R-6000 and Tentative Tract Map No. 34078 to divide 18.9 acres located at the northwest corner of San Jacinto Avenue and Murrieta Road into 71 residential lots and one detention basin, in the City of Perris. Airport Area II. (Continued from May 11, 2006). John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

Staff Recommendation: **INCONSISTENT – OR DECLINE TO ACT**

- 5.6 MA-06-118 – Ridge Property Trust – GPA 05-0491 (CC to LI on 18 acres), Change of Zone 05-0492 (AI to LI on 90 acres), DPR No. 05-0493 proposing construction of two warehouse buildings (1,309, 710 sq ft. and 597,369 sq. ft.) on 90 acres located at the northwest corner of Perris Blvd. and Morgan Street in the City of Perris. Airport Areas I and II. (Continued from May 11, 2006). John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

Staff Recommendation: **CONSISTENT**

- 5.7 MA-06-120 – Cajalco Harvile Center LLC – Change of Zone Case No. 07230 from M-SC to C-P-S and CUP No. 03468 proposing a convenience store/gasoline station, car wash, two drive-thru restaurants, and a retail commercial store on 3.42 acres located at the northeasterly corner of Cajalco Expressway and Harvill Avenue in the County of Riverside. Airport Area II. (Continued from May 11, 2006). John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

Staff Recommendation: **CONSISTENT**

**6.0 NEW BUSINESS**

**FLABOB AIRPORT**

- 6.1 FL-06-105 – Velocitel/T-Mobile/Megan Reyes – Variance No. 01765 and Plot Plan No. 19857 – Wireless telecommunications facility up to 65 feet in height disguised as a weathered wood water tank within a dog park located southeasterly of Limonite Avenue, northwesterly of Limonite Frontage Road at, or northerly of, its intersection with Emery Street, in unincorporated Riverside County. Airport Zone C. Cecilia Lara, Ph: (951) 955-0549, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

Staff Recommendation: **CONSISTENT**

**FRENCH VALLEY AIRPORT**

- 6.2 FV-06-108 Garrett Group, LLC/Silverhawk Investments, LLC - Plot Plan No. 21733 proposing development of one two-story office building with a total floor area of 39,140 square feet on up to 3.06 gross acres located easterly of Sky Canyon Drive and southerly of Technology Drive in the French Valley area of unincorporated Riverside County. Airport Zone C. John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

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

- 6.3 FV-06-109 Garrett Group, LLC/Silverhawk Investments, LLC– Plot Plan No. 21731 proposing development of three single-story buildings with a total floor area of 64,350 square feet on up to 7.63 gross acres located easterly of Sky Canyon Drive and northerly of Murrieta Hot Springs Road in the French Valley area of unincorporated Riverside County. Airport Zones C and B1. John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

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

**MARCH AIR RESERVE BASE**

- 6.4 MA-06-121 – 215 Riverside LLC/Brett Crowder - Case No P06-0478 (Design Review) – Development of 17,406 square foot industrial building on up to 1.74 acres located easterly of Interstate 215 and northerly of Alessandro Road in the City of Riverside. Airport Zone Area I. Cecilia Lara, Ph: (951) 955-0549, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

Staff Recommendation: **CONTINUANCE**

**RIVERSIDE MUNICIPAL AIRPORT**

- 6.5 RI-06-109 – I. W. Consulting Engineers, Inc. – A proposal for a Change of Zone (P06-0582) from residential to commercial on 0.73 acres located at the northwest corner of Palm Avenue and Central Avenue in the City of Riverside, in order to facilitate the addition of 18 parking spaces. Airport Zone D. Cecilia Lara, Ph: (951) 955-0549, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

Staff Recommendation: **CONSISTENT**

- 6.6 RI-06-110 – Masato Sakai – Case No. P06-0610 (Conditional Use Permit) – Establish a restaurant with a total of 4,026 square feet of floor area within an existing commercial building in a shopping center on 11 ¼ acres located southerly of Arlington Avenue, easterly of its intersection with California Avenue in the City of Riverside. Airport Zones B1, C and D. Cecilia Lara, Ph: (951) 955-0549, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

Staff Recommendation: **CONTINUANCE**

**7.0 ADMINISTRATIVE ITEMS**

7.1 Amendment to By-Laws.

7.2 Request for presentation from Airport Land Use Commission and/or staff.

7.3 Request for clarification: RI-06-100. Would removal of street lights bring project into consistency?

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

9.0 COMMISSIONER'S COMMENTS