



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY SPECIAL MEETING AGENDA

Riverside County Administrative Center
4080 Lemon St., 1st Floor Hearing Room
Riverside, California

Monday 9:00 a.m., May 2, 2011

CHAIR
Simon Housman
Rancho Mirage

VICE CHAIRMAN
Rod Ballance
Riverside

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Riverside

Glen Holmes
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Director
Ed Cooper

John Guerin
Russell Brady
Barbara Santos

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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. Comments shall be limited to 5 minutes and to matters relevant to the item under consideration. 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). Also please be aware that the indicated staff recommendation shown below may differ from that presented to the Commission during the public hearing.

Non-exempt materials related to an item on this agenda submitted to the Airport Land Use Commission or its staff after distribution of the agenda packet are available for public inspection in the Airport Land Use Commission's office located at 4080 Lemon Street, 14th Floor, Riverside, CA 92501 during normal business hours.

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. 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 PUBLIC HEARING: CONTINUED FROM APRIL 14, 2011

RIVERSIDE MUNICIPAL AIRPORT

- 2.1 ZAP1053RI11 – Walmart/Gresham Savage Nolan & Tilden (Representative: Nasland Engineering) – City Case No. P09-0600 (Design Review). A proposal for expansion of an existing Wal-Mart store located at 5200 Van Buren Boulevard (on the west side of Van Buren, southerly of Philbin Avenue and northerly of Wells Avenue and Colorado Avenue) in the City of Riverside. The existing building has a gross floor area of 131,127 square feet, including a Garden Center and a Tire Lube Express. The store will be expanded by approximately 22,272 square feet to provide for fresh grocery items and relocation of the Garden Center. The Tire and Lube Express facility will be removed. (Airport Compatibility Zones D and E of the Riverside Municipal Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.

Staff Recommendation: CONTINUANCE to May 12, 2011

Click on the link below for this agenda item number:

[2.1 Staff Report](#)

3.0 **PUBLIC HEARING: NEW CASE**

FLABOB AIRPORT

3.1 ZAP1019FL11 – Redevelopment Agency for the County of Riverside (Representative: Albert A. Webb and Associates) – County Case Nos.: GPA 01108 (General Plan Amendment), CZ 07758 (Change of Zone), and CUP 03665 (Conditional Use Permit). The project site consists of 29.02 acres located southerly of Mission Boulevard, easterly of Riverview Drive, northerly of 42nd Street /Tilton Avenue, and westerly of Leigh Street in the community of Rubidoux. At present, the site includes 16.68 acres zoned R-VC (Rubidoux-Village Commercial), 6.79 acres zoned R-3-2500, and 5.55 acres zoned C-1/C-P. CZ 07758 would change the zoning to 15.31 acres of C-1/C-P (General Commercial) and 13.71 acres of R-3 (General Residential). CUP 03665 would redevelop the 15.31 acres in the northerly portion of the site by providing for the establishment of new structures with a total area of 118,683 square feet, including a 50,000 square foot supermarket with adjacent retail shops and five freestanding structures/building pads. GPA 01108 would amend Jurupa Area Plan designations on 14.1 acres (from 12.34 acres of High Density Residential and 1.76 acres of Commercial Retail to 13.71 acres of Very High Density Residential and 0.39 acres of Commercial Retail). (Zone D of Flabob Airport Influence Area). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rctlma.org. and Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.

Staff Recommendation: CONSISTENCY for the Change of Zone and General Plan Amendment; CONDITIONAL CONSISTENCY for the Conditional Use Permit.

Click on the link below for this agenda item number:

[3.1 Staff Report](#)

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

5.0 **COMMISSIONER’S COMMENTS**