

**AIRPORT LAND USE COMMISSION
MINUTE ORDER MARCH 13, 2014
RIVERSIDE MEETING**

A regular scheduled meeting of the Airport Land Use Commission was held on March 13, 2014 at the Riverside County Administrative Center, Board Chambers.

COMMISSIONERS PRESENT: Simon Housman, Chairman
Rod Ballance, Vice Chairman
Arthur Butler
Glen Holmes
John Lyon
Richard Stewart

COMMISSIONERS ABSENT: Greg Pettis

STAFF PRESENT: Ed Cooper, ALUC Director
John Guerin, Principal Planner
Russell Brady, Contract Planner
Barbara Santos, ALUC Secretary
Anna Wang, ALUC Counsel

OTHERS PRESENT: Paul Newkirk, Emri-Newkirk Properties

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I. **AGENDA ITEM 2.1:** ZAP1093MA13 – Emri-Newkirk Properties, LLC (Representative: The Planning Associates) – City of Riverside Case Nos. P13-0553 (General Plan Amendment), P13-0583 (Design Review), P13-0554 (Specific Plan Amendment), and P14-0065 (Rezone). P13-0583 is a proposal to develop a 275-unit apartment complex (13 multi-unit buildings and 7 two-unit buildings) on 10.26 acres located easterly of Sycamore Canyon Boulevard, southerly of its intersection with Fair Isle Drive/Box Springs Road, northerly of its intersection with Crest Ridge Drive, and westerly of Interstate 215 and the rail line. P13-0553 is a proposal to amend the General Plan designation of the site from C-Commercial to HDR-High Density Residential. P14-0065 is a proposal to rezone the site from CG-WC-SP (Commercial General, with Specific Plan and Watercourse overlays) to R-4 (Multiple-Family Residential). P13-0554 is a proposal to amend the site’s designation on the Sycamore Highlands Specific Plan from Commercial and Auto Center to Multiple-Family Residential (apartments). (Areas I and II of the March Air Reserve Base Airport Influence Area-proposed Zone D). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rctlma.org.

II. **MAJOR ISSUES**

Pursuant to the 1984 Riverside County Airport Land Use Plan, the site is located within an area where residential development is restricted to one dwelling unit per 2 ½ acres. However, more up-to-date information indicates that the proposed project would be permissible once the new March Air Reserve Base/March Inland Port Airport Land Use Compatibility Plan is adopted. Therefore, the Commission may wish to consider a motion to “take no action,” which would alleviate the requirement for the City to overrule a determination of inconsistency.

The options available to the Commission are to find the project inconsistent, to take no action or decline to act, or to continue the matter. However, a continuance would not provide other decision options unless the matter were to be continued until such time as the new Plan is adopted, which may be four to six months away. The applicant does not support such a continuance. The additional options offered by the project representatives, in the opinion of staff, in consultation with Counsel, are not legally viable.

III. **STAFF RECOMMENDATION**

Staff would prefer that this matter be continued until such time as the new Plan is in effect, but, until that occurs, staff must reluctantly recommend a finding of INCONSISTENCY with the 1984 Riverside County Airport Land Use Plan, as applied to the March Air Reserve Base Airport Influence Area, for each of these cases, given the provisions of the Plan currently in effect.

IV. **PROJECT DESCRIPTION**

The project applicant proposes to develop a 275-unit apartment complex (consisting of 13 multi-unit buildings and seven two-unit buildings) on a 10.26-acre site. The site includes all of Assessor’s Parcel Numbers 263-030-075 and 263-030-076, and a portion of Assessor’s Parcel Number 263-030-073. Additional City of Riverside approvals that would be required to implement the project include an amendment to the site’s General Plan designation (from Commercial to High Density Residential), an amendment to the site’s designation on the Sycamore Highlands Specific Plan (from Commercial and Auto Center to Multiple-Family Residential (apartments)), and a rezone from Commercial General with Specific Plan and Watercourse overlays to R-4 (Multiple-Family Residential).

V. **MEETING SUMMARY**

The following staff presented the subject proposal:
ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.

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The following spoke in favor of the project:
Paul Newkirk, Emri-Newkirk Properties, 9501 Rincon St.

No one spoke in neutral or opposition to the project.

VI. **ALUC COMMISSION ACTION**

The ALUC Commission by a vote of 4-2, **NO ACTION TAKEN**. Absent: Commissioner Pettis;
Nay: Chairman Housman and Vice Chairman Ballance

VII. **CD**

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rctlma.org.

ITEM 2.1: TIME IS 9:07 A.M.

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- I. **AGENDA ITEM 3.1: ZAP1011RG14 – City of Perris - City Case No.: Ordinance Amendment No. 11-02-0003** is a proposal to comprehensively update the Sign Regulations Section (Section 19.75) of the City of Perris Zoning Code (Chapter 19 of the Perris Municipal Code). The ordinance amendment primarily addresses on-site signage. (Outdoor advertising displays, including billboards, were addressed through a previous submittal to ALUC ([City Case No. ZTA 13-11-0004/ZAP1010RG14].) The intent of proposed Ordinance Amendment 11-02-0003 is to recognize new sign technology, particularly electronic display signs, and to provide clear, concise and updated modern standards to improve sign opportunities and the appearance of signs throughout the City. (March Air Reserve Base Airport Influence Area – Areas I, II, and III, and Perris Valley Airport Influence Area – Compatibility Zones A, B1 B2, C, D, and E). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.
- II. **MAJOR ISSUES**
None
- III. **STAFF RECOMMENDATION**
Staff recommends that the proposed zoning text amendment be found CONSISTENT with the 1984 Riverside County Airport Land Use Plan, as applied to the March Air Reserve Base Airport Influence Area, and with the 2010/2011 Perris Valley Airport Land Use Compatibility Plan.
- IV. **PROJECT DESCRIPTION**
ZTA 11-02-0003 is a proposal to amend the Sign Regulations chapter of the City of Perris Zoning Code to recognize new sign technology, particularly electronic display signs, and to provide clear and updated sign standards. No substantial modification to the size or height of signs for particular land use types and sizes is proposed that could be potential hazards to aircraft.

Ordinance amendments are not subject to conditions.
- V. **MEETING SUMMARY**
The following staff presented the subject proposal:
ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.

No one spoke in favor, neutral or opposition to the project.
- VI. **ALUC COMMISSION ACTION**
The ALUC Commission by a unanimous vote of 6-0 found the project CONSISTENT. Absent: Commissioner Pettis
- VII. **CD**
The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rctlma.org.
- ITEM 3.1: TIME IS 9:04 A.M.

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I. **AGENDA ITEM 3.2:** ZAP1063RI14 – Jeff Eshelman (Representative: Adkan Engineers, Mitch Adkison) - City of Riverside Case No. P13-0812 (Conditional Use Permit). The Conditional Use Permit proposes to utilize an existing 8,484 square foot industrial shell building for retail use associated with the currently operating Do It Best Center on a 4.23-acre parcel located northeasterly of Van Buren Boulevard, southerly of Jurupa Avenue, northerly of Central Avenue, and westerly of Acorn Street. The proposal would also include the outdoor storage of building materials and the construction of a 13-foot tall block wall to screen the outdoor storage area from Van Buren Boulevard. (Zones A and C of Riverside Municipal Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.

II. **MAJOR ISSUES**

None

III. **STAFF RECOMMENDATION**

Staff recommends a finding of CONSISTENCY for the Conditional Use Permit, subject to the conditions included herein.

IV. **PROJECT DESCRIPTION**

The Conditional Use Permit proposes to utilize an existing 8,484 square foot industrial shell building for retail use associated with the currently operating Do It Best Center on a 4.23-acre parcel. The proposal would also include the outdoor storage of building materials and the construction of a 13-foot tall block wall to screen the outdoor storage area from Van Buren Boulevard.

CONDITIONS:

1. The following uses shall be prohibited:

- (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
- (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
- (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area, including landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.
- (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
- (e) Children's schools, day care centers, libraries, hospitals, nursing homes, highly noise-sensitive outdoor nonresidential uses, and hazards to flight.

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2. The attached notice shall be provided to all potential purchasers of the property and tenants of the building, and shall be recorded as a deed notice.
3. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky, and shall comply with Riverside County Ordinance No. 655. All outdoor lighting shall be downward facing.
4. No aboveground retention basins are depicted on the site plan. Any new retention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the retention basin(s) (if any) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
5. No structures shall be constructed within the portion of the project area located within Compatibility Zone A.

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rctlma.org.

No one spoke in favor, neutral or opposition to the project.

VI. **ALUC COMMISSION ACTION**

The ALUC Commission by a unanimous vote of 6-0 found the project **CONSISTENT**. Absent: Commissioner Pettis

VII. **CD**

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rctlma.org.

ITEM 3.2: TIME IS 9:06 A.M.

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I. **4.0 ADMINISTRATIVE ITEMS**

4.1 Director's Approvals – Information Only

4.2 Compatibility Plan Status Update

John Guerin, ALUC staff, provided an oral update at the March 13 meeting. With regard to Hemet-Ryan Airport, he noted that he had met with Messrs. Shippy and Wilshire of the Riverside County Economic Development Agency, who advised that, unless there is a need for the runway extension from the point of view of the California Department of Forestry and Fire Protection (CALFIRE), there probably would not be a need for an extension solely on the basis of general aviation activity, which has not increased over the past few years. He invited Mr. Shippy to provide an update to the Commission at its April meeting. Commissioner Holmes indicated that the lack of growth in general aviation traffic may be attributable to the fact that the runway has not been extended. He noted that the Airport is a County asset that has a huge potential if the runway is extended, and that should be considered. Ed Cooper, ALUC Director, explained that current levels of activity are not sufficient for the airport to receive federal funding for an extension and reaffirmed that staff had requested that Mr. Shippy update the Commission at its April meeting. Chairman Housman urged staff to diligently pursue completion of the March environmental process.

II. **5.0 APPROVAL OF MINUTES**

The ALUC Commission by a vote of 5-0 approved the February 13, 2014 minutes. Abstain: Stewart; Absent: Pettis

III. **6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**

None

IV. **7.0 COMMISSIONER'S COMMENTS**

None

V. **8.0 ADJOURNMENT**

Chairman Housman adjourned the meeting at 10:00 A.M.

VI. **CD**

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ITEM 4.0: TIME IS 9:49 A.M.