

**AIRPORT LAND USE COMMISSION HEARING  
REPORT OF ACTIONS  
APRIL 12, 2007**

04/23/07

**COMMISSION ACTION**

**STAFF RECOMMENDATION**

**2.0 EXECUTIVE SESSION:** Commission agreed to a special Executive Session to be held on May 4, 2007.

**3.0 PUBLIC HEARING: 9:00 A.M.**

3.1 CONSISTENT

**ZAP1001TH07 - Coca-Cola Bottling Co./Cadiz-Cadiz Architects- City Case No. 07-02 (Design Review) - Proposal to develop a warehouse distribution center.** Airport Zone C. ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at [clara@rctlma.org](mailto:clara@rctlma.org).

**Staff Recommendation:** CONSISTENT

3.2 CONSISTENT

**ZAP1002TH07 - Desert Highlands Associates/John Corella - City Case Nos. Tentative Tract Map No. 33955, CZ 06-13 (Change of Zone 06-13) - Airport Zone E.** ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at [clara@rctlma.org](mailto:clara@rctlma.org)

**Staff Recommendation:** CONSISTENT

3.3 CONSISTENT

**ZAP1025MA07 – City of Riverside - City Case No. P06-1504 (ANX 113) - Proposal to annex approximately 45 acres into the City of Riverside.** Airport Areas II (east of Barton) and III (west of Barton). ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at [clara@rctlma.org](mailto:clara@rctlma.org).

**Staff Recommendation:** CONSISTENT

3.4 CONSISTENT

**ZAP1004HR07 - Paul Garrett/Suzy Scarborough- City Case No. SP 06-02 (Specific Plan).** Airport Area III. ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at [clara@rctlma.org](mailto:clara@rctlma.org).

**Staff Recommendation:** CONSISTENT

**TAPES:**

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**4.0 PUBLIC HEARING: 9:00 A.M.**

4.1 CONDITIONALLY  
CONSISTENT pending FAA  
approval.

**ZAP1003HR07- Herron & Rumansoff Architects, Inc.- City  
Case No. CUP 06-015 (Conditional Use Permit No. 06-015).**  
Transition Area. ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-  
0549, or E-mail at [clara@rctlma.org](mailto:clara@rctlma.org).

**Staff Recommendation:** INCONSISTENT due to building  
height.

4.2 INCONSISTENT

**ZAP1024MA07 - Investment Building Group- City of  
Perris Case No. P07-0056 (Design Review) - Airport Area I.**  
ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at  
[clara@rctlma.org](mailto:clara@rctlma.org).

**Staff Recommendation:** INCONSISTENT due to lot  
coverage.

**5.0 PUBLIC HEARING: 9:30 A.M.**

5.1 CONTINUED to May 10, 2007.

**ZAPEA01FV06 - Environmental Assessment (E.A.) –  
Airport Land Use Commission Initiative – PROPOSAL:  
Adopt a Land Use Compatibility Plan for French Valley  
Airport.** ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or  
E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

**Staff Recommendation:** CONTINUANCE to May 10, 2007

5.2 RE-ADVERTISE for  
consideration in May.

**ZAP1009FV07 - Ennio Schiappa/Pourroy Road LLC -  
County Case No.TR34689 (Tentative Tract Map No.  
34689).** ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-  
0549, or E-mail at [clara@rctlma.org](mailto:clara@rctlma.org).

**Staff Recommendation:** RE-ADVERTISE for consideration  
in May.

**TAPES:**

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**6.0 PUBLIC HEARING: 10:00 A.M.**

6.1 CONSISTENT with modifications made, indicated to staff by the Chairman. The Commission struck recommendation B regarding maintenance of a separate log of helicopter operations and recommendation C, which referenced non-emergency operations. As modified, the conditions would be based on use of the facility only for emergency operations for medical purposes as defined in State law.

**ZAP1001BA07 – San Geronio Memorial Healthcare District and Heliplanners/Jeff Wright - City Case No. SP 06-201 (Specific Plan 06-201)** - Not in existing Airport Influence Area. ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

**Staff Recommendation:** (Written) - INCONSISTENT due to surrounding land use, but consider for special circumstances due to the need for the helistop to be situated in proximity to the hospital. Oral Recommendation was for a determination of CONSISTENCY, as there are no specific conflicts with ALUC policies, and with revised recommendations for City action.

**7.0 ADMINISTRATIVE ITEMS**

7.1 – Wildlife Hazard Guidance Report – Information only. Staff noted that CDs had been provided to Commissioners, and that the report pertains to Bermuda Dunes and Jacqueline Cochran Regional Airports.

7.2 – Request for Reconsideration – Northgate ZAP1010BD06 – Staff had received a letter from the applicant requesting revision of conditions of ZAP1010BD06 to delete the reference to multi-family residential structures as a prohibited use. Staff also notified the Commission that a Notice of Intent to Overrule has been received from the City of Indio.

Applicant representative John Corella requested that the reference be deleted because multi-family residential structures are not specifically prohibited in Zones B1, B2 and C. He requested that this be “cleaned up” so as to be technically correct. ALUC Counsel B. T. Miller indicated that an amendment to the letter could be handled administratively.

**Motion:** Chairman Housman made a motion to reconsider and instruct staff to make the following changes to the prior rulings. “Conditions of approval numbers 3 and 4, second paragraph, the words “multi-family residential structures” be stricken.” Seconded by Commissioner John Lyon. B. T. Miller noted that staff will issue an amended letter.

7.3 – Executive Director’s Approvals – Information only.

7.4 - County FY08 Budget Process Update – Ed Cooper, ALUC Interim Executive Director, came forward with a brief update of the ALUC budget process. An add back request was submitted to the County Executive Office to include \$410,000 in additional funds for professional support including County Counsel and Aviation specialists, advertisements, Commission support, possibly including stipends, and 2 new ALUC planners. Also, a new ALUC fee structure increase will be introduced to the Commission in June or July 2007. The existing fee structure is 15 years old.

**TAPES:**

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**8.0 APPROVAL OF MINUTES:**

Chairman Housman made some modifications to the November 9, 2006, December 14, 2006 and March 8, 2007 minutes to add an item at the end of each one, reflecting that there was a motion, an approval to adjourn and the time the meeting was adjourned.

11-9-06 Minutes – The ALUC Commission by a unanimous vote of 5-0 approved the November 9, 2006 minutes as amended. **ABSTAIN:** Melanie Fesmire.

12-14-06 Minutes – The ALUC Commission by a unanimous vote of 5-0 approved the December 14, 2006 minutes as amended. **ABSTAIN:** Melanie Fesmire.

3-8-07 Minutes – The ALUC Commission by a unanimous vote of 4-0 approved the March 8, 2007 minutes as amended. **ABSTAIN:** Melanie Fesmire and Rod Ballance.

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

NONE

**10.0 COMMISSIONERS COMMENTS**

Vice Chairman Rod Ballance advised that a new level of air cargo service from the Inland Empire had been inaugurated last week, with the establishment of regular-basis heavy DHL air cargo service from March Global Port to Tokyo. He thanked John Guerin for his attention to duty and command presence this past month, and appreciates his efforts on the Commission's behalf. Chairman Housman offered to serve on the Density Subcommittee in place of Commissioner Holmes. Chairman Housman made a motion that Commissioner Glen Holmes be relieved respectfully and appreciatively of his role on the Density Subcommittee and Chairman Housman will now take his place. Seconded by Commissioner Glen Holmes.

Chairman Housman scheduled the meetings for the subcommittees:

Hemet Ryan subcommittee members: Glen Holmes, Rod Ballance and Robin Lowe.

Date: Glen Holmes will set up a conference call for a date and time of meeting.

Density Subcommittee members: Chairman Housman, Arthur Butler and John Lyon.

Date: May 3, 2007, Thursday at the Banning Farmhouse Restaurant. Time: 12:00 p.m.

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**TAPES:**

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