

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
DECEMBER 13, 2007**

12/28/07

COMMISSIONERS PRESENT: Simon Housman (Chairman), Rod Ballance (Vice Chairman), Arthur Butler, John Lyon, Melanie Fesmire and Robin Lowe.

COMMISSIONERS ABSENT: Glen Holmes

ALUC COMMISSION ACTION

STAFF RECOMMENDATION

PUBLIC HEARING: 9:00 A.M.

2.1 CONSISTENT by a unanimous vote of 5-0. Absent: Robin Lowe and Glen Holmes.

ZAP1025BD07 – Palm Desert 53 Inv., LLC - (Representative: RGP Planning and Development Services) – County Case Nos. General Plan Amendment No. 00881 (GPA 00881), Change of Zone Case No. 07582 (CZ 07582). Airport Zone E and outside influence area. ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at clara@rctlma.org.

Staff Recommendation: CONSISTENT

2.2 CONSISTENT by a unanimous vote of 5-0. Absent: Robin Lowe and Glen Holmes

ZAP1040MA07 – The Magnon Companies/Sycamore VI (Representative: Carter Redish/Carter Group Architects, Inc.) – City Case No. P07-1095 (Design Review). Airport Areas I and II. ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at clara@rctlma.org.

Staff Recommendation: CONSISTENT

2.3 CONSISTENT by a unanimous vote of 5-0. Absent: Robin Lowe and Glen Holmes.

ZAP1042MA07 – TDA Investment Group (Representative: Lee & Sakahara Architects AIA, Inc.) – City Case No. P07-1156 (Design Review). Airport Area II. ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, E-mail at jguerin@rctlma.org. or Brenda Ramirez at (951) 955-0873, E-mail at brramire@rctlma.org.

Staff Recommendation: CONSISTENT

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- 2.4 CONSISTENT by a unanimous vote of 5-0. Absent: R. Lowe and Glen Holmes. **ZAP1044MA07 – Oakmont Harvill Placentia LLC (Representative: Kurt Schlyer) – County Case No. CZ07186 (Change of Zone), PP20711 (Plot Plan), EIR No. 00497 (Environmental Impact Report). Airport Area III. ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at clara@rctlma.org.**

Staff Recommendation: CONSISTENT

PUBLIC HEARING: OLD BUSINESS

- 3.1 CONSISTENT by a vote of 4-1. Opposed: Chairman Simon Housman. Absent: R. Lowe and G. Holmes. **ZAP1016FV07 – Reve Salon and Spa (Steve Brown)/Garrett Group – County Case No. PP19437S6 (Substantial Conformance). Airport Zone C. ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org**

Staff Recommendation: CONSISTENT

- 3.2 CONDITIONALLY CONSISTENT by a unanimous vote of 6-0. Absent: G. Holmes. **ZAP1010HR07 – Nine Hemet Acres, LLC/Medical Real Estate Dev., LLC – City Case No. CUP 07-024 (Conditional Use Permit). Transition Area (inner 660 feet of Area III). ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at clara@rctlma.org.**

Staff Recommendation: CONDITIONAL CONSISTENCY

- 3.3 CONTINUED to 1-10-08 by a unanimous vote of 5-0. Absent: R. Lowe and G. Holmes. **ZAP1022BD07 – Iland Development – (Representative: Coachella Valley Engineers) – County Case No. PP22915 (Plot Plan). Airport Zones A and B2. ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.**

Staff Recommendation: CONTINUE TO JANUARY 10, 2008

- 3.4 CONTINUED to 1-10-08 by a unanimous vote of 5-0. Absent: R. Lowe and G. Holmes. **ZAP1007TH07 - Riverside County Economic Development Agency (EDA) and Riverside County Sheriff (Representative: Mead & Hunt) – County Facility. Airport Zones C and B2. ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.**

Staff Recommendation: CONTINUE TO JANUARY 10, 2008

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PUBLIC HEARING: NEW BUSINESS

- 4.1 CONTINUED to 1-10-08 by a unanimous vote of 5-0. Absent: R. Lowe and G. Holmes. **ZAP1024BD07 – Rob, Tom, and Jill Rosztoczy (Representative: Jonathan L. Zane Architecture) – County Case Nos. CZ07530 (Change of Zone) and PP22846 (Plot Plan). Airport Zone B1.** ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.

Staff Recommendation: CONTINUE TO JANUARY 10, 2008/READVERTISE.

- 4.2 INCONSISTENT by a unanimous vote of 6-0. Absent: Glen Holmes **ZAP1004PS07 – Palm Springs Christian Schools, Inc. - (Representative: Ana Escalante, AIA) – City Case No. 3.3118 MAJ (Major Architectural Application). Airport Zone B1.** ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at clara@rctlma.org.

Staff Recommendation: INCONSISTENT

- 4.3 CONTINUED to 1-10-08 by a unanimous vote of 5-0. Absent: R. Lowe and G. Holmes. **ZAP1008FV07 – Wilshire Greenway I, LLC (Representative: Ebru Ozdil/Advanced Development Solutions) – County Case Nos. SP00284A3 (Specific Plan Amendment), CZ07596 (Change of Zone), PP23146 (Plot Plan), and PM29509 (Parcel Map No. 29509, Amended No. 2). Airport Zones C, B1, and D.** ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.

Staff Recommendation: CONTINUED TO JANUARY 10, 2008

- 4.4 INCONSISTENT by a vote of 5-1. Opposed: R. Lowe. Absent: Glen Holmes. **ZAP1041MA07 – Water Avenue Investments, LLC (Representative: Mel Mercado/Corman Leigh Communities) – City Case Nos. GPA 06-200, ZC 06-199, Tentative Tract Map No. 34582. Airport Areas I and II.** ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.

Staff Recommendation: INCONSISTENT

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- 4.5 NO RECOMMENDATION. A motion to find inconsistent resulted in a tie vote of 3-3. A motion to adopt the staff recommendation resulted in a tie vote of 3-3. Opposed: R. Ballance, A. Butler and J. Lyon. **ZAP1043MA07 – Perris 58 Investments, LLC/P-Murrieta-20 Partners, LLC** (Representative: Mel Mercado) – City of Perris Case Nos. GPA 07-08-023 and ZC 07-08-024, with Zone Text Amendment 07-08-025. Airport Area II. ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.
Staff Recommendation: DECLINE TO ACT
- 4.6 CONSISTENT by a unanimous vote of 5-0. Absent: Robin Lowe and Glen Holmes. **ZAP1032RI07 – Riverside Auto Auction/California Auto Dealers Exchange, LLC/Manheim Corporate Services** (Representative: Kimley-Horn Associates, Inc.) – City Case No. P07-0751 (Design Review). Airport Zones C, B1, and D. ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, E-mail at jguerin@rctlma.org, or Brenda Ramirez at (951) 955-0873, E-mail at bramire@rctlma.org.
Staff Recommendation: CONSISTENT
- 4.7 CONTINUED to 1-10-08 with the consent of the applicant by a unanimous vote of 6-0. Absent: Glen Holmes **ZAP1029RI07 – California Square Partners/R.A. Iglesias** (Representative: TR Design Group) – City Case No. P07-1125 (Conditional Use Permit) (Associated with Design Review Case No. P07-1124). Airport Zone D. ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at clara@rctlma.org.
Staff Recommendation: CONTINUE TO JANUARY 10, 2008
- 4.8 CONTINUED to 1-10-08 by a unanimous vote of 5-0. Absent: R. Lowe and G. Holmes. **ZAP1031RI07 – Riverside Auto Auction/Manheim Auto Auction** (Representative: Kimley-Horn Associates, Inc.) – City Case No. P07-1121 (Conditional Use Permit). (Associated with Design Review Case No. P07-1123). Airport Zones B2 and D. ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.
Staff Recommendation: CONTINUE TO JANUARY 10, 2008
- 4.9 CONDITIONALLY CONSISTENT by a unanimous vote of 6-0. Absent: G. Holmes **ZAP1033RI07 – Airport Partners, LLC** (Representative: Robert Wales) – City Case No. P07-1171 (Conditional Use Permit). Airport Zone C. ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.
Staff Recommendation: CONDITIONAL CONSISTENCY

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- 4.10 INCONSISTENT by a unanimous vote of 6-0. Absent: Glen Holmes.

ZAP1028RI07 – PRP Madison Investors LLC
(Representative: Pierce/Cooley Architects) – City Case No. P06-0474 (Plot Plan), P06-0808 (Change of Zone. Airport Zone D. ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at clara@rctlma.org.

Staff Recommendation: INCONSISTENT

5.0 ADMINISTRATIVE ITEMS

- 5.1 Discussion of ALUC Plan Priorities (Strategic Vision Document) – Ed Cooper, ALUC Director presented the Strategic Vision Document to the Commission in order for staff to get a sense of the Commissions priorities for the 2008 calendar year. Vice Chairman Rod Ballance suggested that the airports be numerically prioritized, with consideration of possible future changes at the airports (such as potential expansions, potential triage, runway extensions, etc.). He indicated a need to work closely with the local municipalities as to their vision for their airports. Chairman Housman listed the airport priorities in three separate groups A, B and C listed below:

Group A – 1) Hemet Ryan, 2) Perris Valley, 3) March Air Reserve Base and 4) Chino.

Group B – 1) French Valley, 2) Riverside Municipal, 3) Jacqueline Cochran, 4) Blythe.

Group C – Bermuda Dunes, Corona, Banning, Palm Springs, Chiriaco Summit and Flabob. No airport numbered order was established at this time.

With regard to common issues, the Commission indicated intermediate residential densities and intensity of meeting places need to be addressed.

Chairman Housman commented on the Strategic Vision Plan that we want to get as much of our land uses into the County's General Plan as we possibly can.

- 5.2 Update on Sanderson Square – Referral from City of Hemet - The City of Hemet determined that rather than approving or disapproving the project at its November 27 hearing, the City of Hemet asked the applicant's team to provide some additional studies depicting Handbook-based safety zones, based on the future runway configurations at Hemet Ryan Airport. ALUC has not yet received a new report from the applicant at this time.

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6.0 APPROVAL OF MINUTES: October 30, 2007 and November 8, 2007

October 30, 2007 Minutes - B. T. Miller, County Counsel noted to staff to add Jamie Baldwin and Mark Dillon from Gatzke, Dillon & Ballance, LLP to the minutes as others present. The ALUC Commission by a unanimous vote of 6-0 approved the minutes for October 30, 2007, subject to the correction made by BT Miller.

November 8, 2007 Minutes – The ALUC Commission by a vote of 5-1 approved the November 8, 2007 minutes. ABSTAIN: Commissioner Melanie Fesmire.

7.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

Ed Cooper, ALUC Director announced that he will provide an administrative update on the Kohl Ranch project and also bring forth the report from the Commission's subcommittee (chaired by Commissioner John Lyon) at the January 10, 2008 meeting.

8.0 COMMISSIONERS' COMMENTS

Chairman Simon Housman and the Commission thanked ALUC staff for their outstanding work throughout the year. The chairman advised that he had participated in a meeting with Kohl Ranch representatives and County staff. Vice Chairman Rod Ballance advised that he had participated in a meeting regarding a proposed hotel within the March Joint Powers Authority area of jurisdiction, and had forwarded the Power Point presentation on the role of ALUC to the applicant.

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