

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
SPECIAL MEETING
MAY 2, 2011**

5-10-11

COMMISSIONERS PRESENT: Simon Housman, Arthur Butler, Glen Holmes, John Lyon, Dan Olson (alternate for Rod Ballance), Sam Toles (alternate for Greg Pettis), and Richard Stewart

COMMISSIONERS ABSENT: Rod Ballance and Greg Pettis

2.0 PUBLIC HEARING: CONTINUED FROM APRIL 14, 2011

- 2.1 Staff report recommended: **CONTINUANCE to 5-12-11** **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 recommended at hearing: **INCONSISTENT; however Commission could consider section 3.3.6**
- ALUC Commission Action: **CONDITIONALLY CONSISTENT under Section 3.3.6 Special Conditions. (Vote 5-2; Commissioners Holmes and Toles, [alternate for Pettis] voted no)**

3.0 PUBLIC HEARING: NEW CASE

- 3.1 Staff report recommended: **CONSISTENCY for the Change of Zone and General Plan Amendment; CONDITIONAL CONSISTENCY for the Conditional Use Permit.** **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
- Staff recommended at hearing: **CONSISTENCY for the Change of Zone and General Plan Amendment; CONDITIONAL CONSISTENCY for the Conditional Use Permit.**

CDS:

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ALUC Commission Action: 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.

**CONSISTENCY for the Change of Zone and General Plan Amendment;
CONDITIONAL
CONSISTENCY for the Conditional Use Permit.
(Vote 7-0)**

4.0 **ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**
None

5.0 **COMMISSIONER'S COMMENTS**
Chairman Housman thanked all the Commissioners for attending the special meeting.

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