

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
AUGUST 15, 2013**

8-29-13

COMMISSIONERS PRESENT: Simon Housman, Art Butler, Glen Holmes, John Lyon, Richard Stewart, Russell Betts, alternate for Greg Pettis and Dan Olson, alternate for Rod Ballance

COMMISSIONERS ABSENT: Rod Ballance, Greg Pettis

2.0 PUBLIC HEARING: CONTINUED CASES

- 2.1 Staff report recommended: **CONSISTENT**
- Staff recommended at hearing: **CONSISTENT, with amendment to Condition No. 6 and addition of Condition No. 10.**
- ALUC Commission Action: **CONSISTENT, subject to conditions as amended. (Vote 7-0)**
- ZAP1018CH13 – Providence Archibald, LLC (Representative: Albert A. Webb Associates, Sandy Chandler)** – City of Eastvale Case Nos. 12-0750 (Development Plan Review) and revised PM35865 (Parcel Map). PP12-0750 is a proposal to develop a total of 738,970 square feet of industrial/office space within 12 shell buildings on 39.32 net acres located westerly of Archibald Avenue, southerly of Limonite Avenue, and northerly of 65th Street, in the City of Eastvale. Revised PM35865 is a proposal to subdivide the 39.32 net acres into 11 parcels [one for each of the proposed buildings, with buildings 4 and 5 sharing a parcel]. (Zones C and D of Chino Airport Influence Area.) Continued from July 11, 2013. ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.
- 2.2 Staff report recommended: **CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 6-1, Holmes dissenting)**
- ZAP1028HR13 – City of Hemet – City Case No. ZC 13-001.** A proposal to establish R-4 zoning on a number of parcels in the City of Hemet. Within the Hemet-Ryan Airport Influence Area (the area of concern for this Commission), this would include: (1) a change of zone from A-5 (Agriculture, 5 acre minimum lot size) to R-4 (Very High Density) on a 12.29-acre site (APN 448-120-010) located on the east side of Myers Street, southerly of Devonshire Avenue and northerly of Florida Avenue (State Highway Route 74); (2) a change of zone from C-1 (Neighborhood Commercial) to R-4 (Very High Density) on a 5.32-acre site (APN 464-270-002) located on the south side of Stetson Avenue, westerly of Elk Street and easterly of Lyon Avenue; (3) a change of zone from R-3 (Multiple-Family/Medium-High Density) to R-4 (Very High Density) on 10.07 acres (APN 464-270-005 and 464-270-006) located on the south side of Stetson Avenue, easterly of Elk Street and westerly of Palm Avenue; and (4) a change of zone from SR-3 (Senior Apartment) to R-4 (Very High Density) on 3.31 acres (APN 442-060-046) located on the south side of Latham Avenue, easterly of Lyon Avenue and westerly of Elk Street, Valley View Drive, and Palm Avenue.

CDS:

1

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(Area III of the Hemet-Ryan Airport Influence Area).
Continued from July 11, 2013. ALUC Staff Planner:
John Guerin at (951) 955-0982, or e-mail at
iguerin@rctlma.org.

3.0 PUBLIC HEARING: NEW CASE

3.1 Staff report recommended:
CONSISTENT

Staff recommended at hearing:
CONSISTENT

ALUC Commission Action:
CONSISTENT (Vote 7-0)

ZAP1061RI13 – Tavaaglione Construction and Development, Inc./Joe Tavaaglione (Representative: Rick Engineering/Robert Stockton) - City of Riverside
Case Nos. P13-0038 (Rezoning) and P13-0441 (Design Review). Case No. P13-0038 is a proposal to change the zoning of a 0.32-acre (net area) parcel located on the east side of Adams Street, southerly of Magnolia Avenue, and northerly of Briarwood Drive from R-1-7,000-SP – Single Family Residential and Specific Plan (Magnolia Avenue) Overlay Zones to the MU-N-SP – Mixed Use-Neighborhood and Specific Plan (Magnolia Avenue) Overlay Zones to allow for the conversion of an existing single-family residence into a live/work unit. The Commission may further recommend rezoning the parcel from R-1-7,000-SP to MU-N-SP-AP-D or a split designation of MU-N-SP-AP-D and MU-N-SP-AP-E. Case No. P13-0441 is a proposal to convert the existing single family residence on this property to a live/work unit, also involving removal of an existing garage and construction of outdoor parking on the same 0.32-acre area. A live/work unit is a residential occupancy that includes cooking space and sanitary facilities in conformance with City building standards and adequate working space accessible from the living area that is reserved for, and regularly used by, one or more persons residing therein. The business activity occupying the live/work unit may utilize employees who do not reside in the unit, provided that at least one of the full-time workers resides therein. (Zones D and E of Riverside Municipal Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.

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2

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4.0 ADMINISTRATIVE ITEMS

4.1 Ken Brody with Mead and Hunt provided an update on the progress of the March Air Reserve Base Airport Land Use Compatibility Plan.

5.0 APPROVAL OF MINUTES

The ALUC Commission by a vote of 5-0 approved the July 11, 2013 minutes. Abstain: Glen Holmes and Dan Olson, alternate for Rod Ballance

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

Russell Betts, alternate for Greg Pettis, inquired as to whether it would be possible to shield the bottom red navigation lights on the wind turbines in the Coachella Valley from the bottom so that they would be of less annoyance to the people on the ground and in their homes. Chairman Housman indicated the lighting requirements are determined by the FAA, but asked staff to investigate whether ALUC could have input as to selection of an FAA-approved lighting system. John Guerin, ALUC staff, advised that the normal situation is for the applicant to propose a particular type of lighting, which FAA usually accepts. ALUC's letters simply echo the FAA's determination. Chairman Housman noted that, due to the unique terrain and the elevation of Interstate 10 at its high point east of Whitewater, eastbound motorists may interpret the aviation safety lighting on wind turbines in the Valley as red lights at road level. Commissioner Lyon suggested that staff review the applicable FAA advisory circulars and speak to FAA officials. John Guerin, ALUC staff, indicated that they can review the FAA advisory circular and provide copies to the Commissioners at the next Commission meeting in September. Commissioner Lyon noted that the applicable FAA advisory circular is AC 70/7460-1K, Obstruction Marking and Lighting.

John Guerin reminded the Commission that the Hemet Ryan Ad Hoc Subcommittee will meet following lunch.

7.0 COMMISSIONER'S COMMENTS

None

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