

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER JULY 11, 2013  
RIVERSIDE MEETING**

A regular scheduled meeting of the Airport Land Use Commission was held on July 11, 2013 at the Riverside County Administrative Center, Board Chambers.

**COMMISSIONERS PRESENT:** Simon Housman, Chairman  
Rod Ballance, Vice Chairman  
Arthur Butler  
John Lyon  
Russell Betts, (alternate for Greg Pettis)  
Richard Stewart

**COMMISSIONERS ABSENT:** Glen Holmes  
Greg Pettis

**STAFF PRESENT:** Ed Cooper, ALUC Director  
John Guerin, Principal Planner  
Russell Brady, Contract Planner  
Barbara Santos, ALUC Secretary  
B. T. Miller, ALUC Counsel

**OTHERS PRESENT:** Paul DePalatis, Rilington Group  
Deanna Elliano, City of Hemet  
James Fagelson, Encore Homes, LLC  
Sean Harrison, Other Interested Person  
Jon Myhre, Emri-Newkirk Properties  
Mickie Riley, The Rilington Group  
Diane Sbardellati, City of Perris  
Mike White, Other Interested Person

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I. **AGENDA ITEM 2.1:** ZAP1053FV13 – CV Communities, LLC - County Case Nos. TR36437 (Tentative Tract Map), CZ07794 (Change of Zone). TR36437 is a proposal to subdivide 40.16 acres located northerly of Yates Road extended easterly, westerly of Charlois Road extended northerly, Temecula Preparatory School, and Temecula Valley Charter School, and southerly of Abelia Street and Cherokee Rose Street into 107 single family residential lots, 9 open space lots, 1 lot for a public park, and 1 lot for water quality/detention. CZ07794 is a proposal to change the zoning of the site from Residential Agricultural 2 ½-acre minimum (R-A-2½) to One-Family Dwelling (R-1). (Zone E of French Valley Airport Influence Area and beyond.)

II. **MAJOR ISSUES**

None

III. **STAFF RECOMMENDATION**

Staff recommends a finding of CONSISTENCY for the zone change and tentative tract map, subject to the conditions included herein for the tentative tract map.

IV. **PROJECT DESCRIPTION**

TR36437 is a proposal to subdivide 40.16 acres into 107 single family residential lots, 9 open space lots, 1 lot for a public park, and 1 lot for water quality/detention. CZ07794 is a proposal to change the zoning of the site from Residential Agricultural 2 ½-acre minimum (R-A-2½) to One-Family Dwelling (R-1).

**CONDITIONS:**

1. 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.
2. 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, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, and incinerators.
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers and/or tenants of the proposed residences.

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4. 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) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

**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](mailto:rbrady@rctlma.org).

The following spoke in favor of the project:

Mike White, Other Interested Person, 1900 Quail Street, Newport Beach, CA

No one spoke in 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 Glen Holmes.

**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](mailto:basantos@rctlma.org).

ITEM 2.1: TIME IS 9:03 A.M.

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I. **AGENDA ITEM 2.2:** ZAP1087MA13 – Optimus Building Corporation (Representative: Southwest Land Consultants, Sean Harrison) – Perris City Case No. SPA 12-10-0006 (Specific Plan Amendment) and DPR 12-10-0005 (Development Plan Review). DPR 12-10-0005 is a proposal to develop two industrial warehouse buildings with a floor area of 1,460,067 square feet on 68.48 acres located easterly of Interstate 215, northerly of Ramona Expressway, and westerly of Webster Avenue, in the City of Perris. SPA 12-10-0006 is a proposal to change the land use designation of the development area within the Perris Valley Commerce Center (PVCC) Specific Plan from “Commercial” (approximately 49 acres) and “Business Professional Office” (approximately 20 acres) to “Light Industrial.” SPA 12-10-0006 would also amend the Circulation Plan of the PVCC Specific Plan by designating the segment of Patterson Avenue northerly of the site as a Major Collector Roadway (78-foot right-of-way), deleting the segment of Patterson Avenue between Perry Street and Ramona Expressway, and deleting the segment of Perry Street within the project site. (Area II of the March Air Reserve Base Airport Influence Area.)

II. **MAJOR ISSUES**  
None

III. **STAFF RECOMMENDATION**  
Staff recommends that the proposed project be found CONSISTENT with the 1984 Riverside County Airport Land Use Plan, as applied to the March Air Reserve Base Airport Influence Area, subject to the conditions included herein.

IV. **PROJECT DESCRIPTION**  
SPA 12-10-0006 is a proposal to change the land use designation of the development area within the Perris Valley Commerce Center (PVCC) Specific Plan from Commercial (approximately 49 acres) and Business Professional Office (approximately 20 acres) to Light Industrial. SPA 12-10-0006 would also amend the Circulation Plan of the PVCC Specific Plan by designating the segment of Patterson Avenue northerly of the site as a Major Collector Roadway (78-foot right-of-way), deleting the segment of Patterson Avenue between Perry Street and Ramona Expressway, and deleting the segment of Perry Street within the project site. DPR 12-10-0005 is a proposal to develop two industrial warehouse buildings with a floor area of 1,460,067 square feet on 68.48 acres.

**CONDITIONS: Revised as of ALUC Commission Meeting, date 7/11/13**

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. 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

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concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include 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) **[applicable only to Case No. DPR 12-10-0005]** Children's schools, day care centers, libraries, hospitals, congregate care facilities, hotels/motels, restaurants, places of assembly (including churches and theaters), noise sensitive outdoor nonresidential uses, and hazards to flight.
3. Prior to issuance of any building permits, the landowner shall convey and have recorded an avigation easement to the March Inland Port Airport Authority. Contact March Joint Powers Authority at (951) 656-7000 for additional information.
  4. The attached notice shall be provided to all potential purchasers and/or tenants of the property.
  5. In the event there is any structure higher than 1,542 feet, that structure will come back to the ALUC for administrative review, in compliance with the FAA requirements.
  6. 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) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

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](mailto:rbrady@rctlma.org).

The following spoke in favor of the project:

Sean Harrison, Other Interested Person

No one spoke in neutral or opposition to the project.

VI. **ALUC COMMISSION ACTION**

The ALUC Commission by a unanimous vote of 6-0 found the project **CONSISTENT**, subject to modified conditions: Condition 2(e) is applicable only to case No. DPR 12-10-0005. Condition #5 is amended to read: In the event there is any structure higher than 1,542 feet, that structure will come back to the ALUC for administrative review, in compliance with the FAA requirements.

Absent: Commissioner Glen Holmes

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](mailto:basantos@rctlma.org). ITEM 2.2: TIME IS 9:18 A.M.

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- I. **AGENDA ITEM 2.3:** 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 65<sup>th</sup> 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.)

II. **MAJOR ISSUES**

The square footage of office areas is increased in relation to the previously approved design. Intensities based on the anticipated uses (as specified on the site plan as submitted) within certain buildings may exceed the single-acre intensity for Compatibility Zone C of 150 persons. Single-acre intensity limits may only be met with reductions in office and manufacturing areas and larger proportions of storage or warehousing areas, in comparison to the numbers proposed on the site plan. Staff has advised the applicant of the limitations proposed herein, and is requesting an amended site plan that corresponds to the reallocation of use within the buildings.

In addition, the open area required for Zones C and D (7.06 and 1.63 acres, respectively) will be provided as indicated on the open area exhibit provided by the applicant. Within Zone C, the exact amount of 7.06 acres of open area is provided, while within Zone D 1.87 acres of open area is provided for a total of 8.93 acres across the site. While the designated areas will be kept clear of all structures and other obstructions greater than four feet in height and four inches in diameter, some of the designated open areas will include parking areas and break areas. However, the applicant has indicated that these areas will not include any feature that would conflict with the four foot height and four inch diameter threshold. These requirements are laid out in proposed conditions 7, 8, and 9.

III. **STAFF RECOMMENDATION**

Provided that the amended site plan is provided to staff and found acceptable prior to the hearing, staff recommends that the proposed project be found CONSISTENT with the 2008 Chino Airport Land Use Compatibility Plan, subject to the conditions included herein. If the amended site plan has not been received and found acceptable, a continuance to August 15 will be necessary.

**STAFF RECOMMENDED AT HEARING**

CONTINUE to August 15, 2013 per applicant's request.

IV. **PROJECT DESCRIPTION**

Development Plan Review Case No. 12-0750 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. 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). Size of each building ranges between 10,600 square feet to 254,810 square feet with anticipated uses primarily consisting of office, manufacturing and storage and potential retail use in building 4 and medical office use in building 5.

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](mailto:rbrady@rctlma.org).

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

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VI. **ALUC COMMISSION ACTION**

The ALUC Commission by a unanimous vote of 6-0 **CONTINUED** the project to August 15, 2013 per applicant's request. Absent: Commissioner Glen Holmes

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](mailto:basantos@rctlma.org).

ITEM 2.3: TIME IS 9:21 A.M.

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- I. **AGENDA ITEM 2.4:** ZAP1049BD13 – Encore Homes, LLC (Representative: James Fagelson, Fagelson Consulting) – County Case No.: TR30966R1 (Revised Tentative Tract Map), a proposal to divide 39.31 – 40.19 acres located northerly of 40<sup>th</sup> Avenue and westerly of Adams Street into 202 single-family residential lots, with one 0.77-acre lot for a community center, one 3.88-acre lot for a drainage channel, and three lots for open space and water detention with a cumulative area of 3.92 acres. (Zones B1, C and D of Bermuda Dunes Airport Influence Area.)

II. **MAJOR ISSUES**

The project proposes residential densities that exceed the density criteria of Compatibility Zones B1 and C. However, this is a revision to a previously reviewed project that was found consistent by the ALUC, which has yet to expire and could develop as previously approved. The proposed revised tentative tract map would reduce the total number of dwelling units from 216 to 202 from the previously approved tentative tract map.

The revision to the tentative tract map proposes 13 dwelling units within Zone B1 (6 of which are partially within Zone B1) and 77 units within Zone C (15 of which are partially within Zone C). The previous approved tentative tract map had 8 dwelling units (1 of which is located partially within Zone B1) and 94 dwelling units within Zone C (10 of which are located partially within Zone C). So, the proposed revision would increase the number of dwelling units within Zone B1 by 5 and decrease the number of dwelling units within Zone C by 17.

In addition, the proposed community center has moved from a more northerly location on the site within Zone D to the southeastern portion of the site within Zone C. Information is not yet available on whether the intensity of the community center has increased or decreased from the previously proposed community center.

III. **STAFF RECOMMENDATION**

Staff recommends a finding of INCONSISTENCY for the tentative tract map, based on the proposed project exceeding residential density criteria for Compatibility Zones B1 and C and non-residential intensity criteria for Compatibility Zone C, unless the Commission is willing to make special circumstance findings pursuant to Countywide Policy 3.3.6.

IV. **PROJECT DESCRIPTION**

TR30966R1 is a proposal to subdivide 39.31 – 40.19 acres into 202 single-family residential lots, with one 0.77-acre lot for a community center, one 3.88-acre lot for a drainage channel, and three lots for open space and water detention with a cumulative area of 3.92 acres.

**FINDINGS FOR A DETERMINATION OF CONSISTENCY PURSUANT TO POLICY 3.3.6 OF THE COUNTYWIDE POLICIES OF THE 2004 RIVERSIDE COUNTY AIRPORT LAND USE COMPATIBILITY PLAN:**

1. This site contains a very large flood channel, which will be maintained as open space on a permanent basis. That flood channel is part of a regional flood plan. The compliance with the regional flood plan has supported the movement of the retention basin to the new proposed location.
2. The other unique terrain characteristic of this specific location is its proximity to Highway 10. The flood channel and the proximity to Highway 10 provide alternate landing areas in the event of an emergency.



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3. As an approved project, Tentative Tract Map No. 30966 constitutes an existing land use, as defined in the 2004 Riverside County Airport Land Use Compatibility Plan. The approved project includes a larger number of residential units. The net impact of the proposed Revised Map is to reduce the total number of residential units on the site (relative to the approved project), thereby improving the current condition.
4. The proposed project is not expected to result in excessive noise exposure. Available documentation and evidence indicates that the project site would be subject to aircraft noise in the 55-60 CNEL range. Use of typical building materials would provide for an exterior-to-interior 20dB noise level reduction with windows closed, resulting in an interior noise level of 40 CNEL, making this project as proposed generally acceptable for noise considerations. Additionally, the aforementioned Highway 10 generates noise affecting this site on a more continuous basis than the aircraft noise.
5. The proposed project, as submitted, will not create an undue safety hazard to people on the ground or aircraft in flight. As stated above, the net impact of the proposed Revised Map is to reduce the number of units, potentially reducing the number of people at this location. The proponents have testified that this will be a senior housing development, with an expected occupancy of two persons per unit. The owner has agreed to a condition that would require the project's covenants, conditions, and restrictions document to include a provision specifying that the capacity of the community center shall be limited to a maximum of 68 persons, thereby bringing that building into conformance with the adopted intensity criteria for Compatibility Zone C.
6. The project is surrounded on three sides by other developments of equal or greater residential density, and on the fourth side by a nonresidential project of greater intensity.

**CONDITIONS:**

1. 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.
2. 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, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, and incinerators.

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- (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
  - (e) Within Compatibility Zone B1: Children's schools, day care centers, libraries, hospitals, nursing homes, buildings with more than 3 aboveground habitable floors, highly noise-sensitive outdoor non-residential uses, and hazards to flight.
  - (f) Within Compatibility Zone C: Children's schools, day care centers, libraries, hospitals, nursing homes, buildings with more than 3 aboveground habitable floors, highly noise-sensitive outdoor nonresidential uses, and hazards to flight.
  - (g) Within Compatibility Zone D: highly noise-sensitive outdoor nonresidential uses, and hazards to flight.
3. The attached notice shall be provided to all potential purchasers and/or tenants of the proposed residences.
  4. 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) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
  5. Prior to issuance of building permits, structures on Lots 10, 11, and 12, and the Community Center building, will require further ALUC review to confirm FAA obstruction evaluation. Any change in pad elevations or building heights that increases height shall also require further ALUC review to confirm whether FAA obstruction evaluation is required.
  6. Prior to issuance of building permits, the landowner shall convey and have recorded an avigation easement to the Bermuda Dunes Airport for all lots within the subdivision. Contact Bermuda Dunes Airport at (760) 776-7091 for additional information.
  7. Prior to recordation of the final map, the subdivider shall submit to ALUC a copy of the proposed Covenants, Conditions, and Restrictions for the proposed subdivision that includes a provision specifying that the capacity of the Community Center, including the pool and pool deck area, shall be limited to a maximum of 68 persons, and that a sign stating the maximum occupancy of 68 be posted in the building's largest public room. After the proposed Covenants, Conditions, and Restrictions are recorded, a copy shall be submitted to ALUC prior to issuance of building permits for the Community Center. Prior to final inspection approval of the Community Center building, a sign indicating its maximum occupancy of 68, including the pool and pool deck area, shall be posted in the building's largest public room.

**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](mailto:rbrady@rctlma.org).

The following spoke in favor of the project:

Paul DePallatis, Rilington Group, 70920 Jasmine Lane, Rancho Mirage, CA

James Fagelson, Representative, Encore Homes, LLC, 480 E. Desert Holly Circle, Palm Springs, CA 92262

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Mickie Riley, The Rilington Group, LLC, 78060 Calle Estado, La Quinta, CA 92253

No one spoke in neutral or opposition to the project.

**VI. ALUC COMMISSION ACTION**

The ALUC Commission by a unanimous vote of 6-0, found the project **CONSISTENT** pursuant to 3.3.6, with six findings for a determination of consistency, and subject to seven conditions (Condition Nos. 5 and 7 amended at hearing). (For additional details, request a copy of the letter dated July 24, 2013.) Absent: Commissioner Glen Holmes

**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@rcilma.org](mailto:basantos@rcilma.org).

ITEM 2.4: TIME IS 9:23 A.M.

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- I. **AGENDA ITEM 2.5:** ZAP1006RG13 – City of Perris – City Case Nos.: Ordinance Amendment Nos. 13-03-0010 and 13-04-0020. Ordinance Amendment No. 13-03-0010 amends the City Zoning Code to permit the following uses “by right,” i.e., without requirement for a Conditional Use Permit: (1) emergency shelters for the homeless in the General Industrial (GI) zone; (2) single room occupancy housing in the Community Commercial (CC) zone and all residential zones; and, (3) residential care facilities and transitional and supportive housing in all residential zones. Ordinance Amendment No. 13-03-0010 would also add definitions of the terms “emergency shelter,” “reasonable accommodation,” “single room occupancy housing,” “supportive housing,” “target population,” “transitional housing,” and “transitional housing development,” and provide development standards for emergency shelters and single room occupancy housing. Ordinance Amendment No. 13-04-0020 amends the Zoning Code to provide for a formal procedure whereby persons with disabilities seeking equal access to housing may request modifications to existing dwelling units, waiver of the rules and policies of a housing provider, or exceptions from city regulations such as setback requirements, when such accommodations may be necessary to afford a person with a disability the equal opportunity to use and enjoy a dwelling. Examples include allowing a person with a disability to have a service animal in a development that does not permit pets, exceptions from parking rules, and allowing disabled tenants to make modifications to rental units such as installing a wheelchair ramp or widening doorways. Finally, it requires new housing developments consisting of three or more dwelling units to be designed and constructed in a manner that allows access to, and use by, disabled persons.

II. **MAJOR ISSUES**

There are no airport land use compatibility issues raised by Ordinance No. 13-04-0020. Ordinance Amendment No. 13-03-0010 does not affect allowable land uses, densities, and development standards applicable within specific plans. There is no residential zoning within Compatibility Zones A, B1, B2, or C of the Perris Valley Airport Influence Area (specific plans excluded), and the City has modified the proposed text dealing with emergency shelters to assure that such facilities will not be developed in those zones.

Ordinance No. 13-03-0010 does not provide density criteria for single room occupancy housing in residential zones or specifically restrict development of such housing in inner airport compatibility zones. Single room occupancy housing and transitional and supportive housing could potentially be developed in Airport Area II of the March Air Reserve Base Airport Influence Area and those portions of Airport Area I southerly of Perris Valley Commerce Center. However, residential subdivision development is also possible pursuant to the Perris Zoning Ordinance in these areas, as a result of the City’s overrule of ALUC’s finding that its General Plan was inconsistent with the 1984 Riverside County Airport Land Use Plan, as applied to the March Air Reserve Base Airport Influence Area. The City has modified the proposed text to provide that transitional and supportive housing be developed in compliance with the provisions of the (City) zone in which it is located. There are no airport land use compatibility concerns that would merit treating transitional and supportive housing differently from any other type of residential development at the same density.

III. **STAFF RECOMMENDATION**

Staff recommends that the Commission find Ordinance Amendment No. 13-04-0020 CONSISTENT with the 1984 Riverside County Airport Land Use Plan, as applied to March Air Reserve Base, and with the Perris Valley Airport Land Use Compatibility Plan (PVALUCP).

Staff recommends that the Commission find Ordinance Amendment No. 13-03-0010 CONSISTENT with the Perris Valley Airport Land Use Compatibility Plan.

Staff recommends that the Commission find Ordinance Amendment No. 13-03-0010

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CONDITIONALLY CONSISTENT with the 1984 Riverside County Airport Land Use Plan, subject to the understanding that proposals for development of residential care facilities, single room occupancy facilities, and new supportive and transitional housing units in Airport Areas I and II of the March Air Reserve Base Airport Influence Area would be distributed to ALUC staff for comments and recommended conditions for the City's implementation, until such time as a new Compatibility Plan is adopted.

**IV. PROJECT DESCRIPTION**

City of Perris Ordinance Amendment No. 13-03-0010 amends the City Zoning Code to permit the following uses "by right," i.e., without requirement for a Conditional Use Permit: (1) emergency shelters for the homeless in the General Industrial (GI) zone; (2) single room occupancy housing in the Community Commercial (CC) zone and all residential zones; and, (3) transitional and supportive housing in all residential zones. Ordinance Amendment No. 13-03-0010 would also add definitions of the terms "emergency shelter," "reasonable accommodation," "single room occupancy housing," "supportive housing," "transitional housing," and "transitional housing development," and provide development standards for emergency shelters and single room occupancy housing.

Ordinance Amendment No. 13-04-0020 amends the Zoning Code to provide for a formal procedure whereby persons with disabilities seeking equal access to housing may request modifications to existing dwelling units, waiver of the rules and policies of a housing provider, or exceptions from city regulations such as setback requirements, when such accommodations may be necessary to afford a person with a disability the equal opportunity to use and enjoy a dwelling. Examples include allowing a person with a disability to have a service animal in a development that does not permit pets, exceptions from parking rules, and allowing disabled tenants to make modifications to rental units such as installing a wheelchair ramp or widening doorways. Finally, it requires new housing developments consisting of three or more dwelling units to be designed and constructed in a manner that allows access to, and use by, disabled persons.

**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](mailto:jguerin@rctlma.org)

The following spoke in favor of the project:

Diane Sbardellati, City of Perris

No one spoke in neutral or opposition to the project.

**VI. ALUC COMMISSION ACTION**

The ALUC Commission by a unanimous vote of 6-0, found Ordinance Amendment 13-04-0020 and Ordinance Amendment 13-03-0010 **CONSISTENT**. Absent: Commissioner Glen Holmes

**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](mailto:basantos@rctlma.org).

ITEM 2.5: TIME IS 10:20 A.M.

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- I. **AGENDA ITEM 2.6:** ZAP1028HR13 – City of Hemet – Case Nos. ZOA 13-001, ZOA 13-006, and ZC 13-001 are proposals to bring the City’s zoning ordinance and zoning map into consistency with the City’s new Housing Element. ZOA 13-001: (1) establishes emergency shelters as a special housing classification, permits existing emergency shelters “by right” in the C-1 zone and allows new emergency shelters with conditional use permit approval in the C-M zone; (2) permits farm worker housing of up to 36 beds or 12 family units “by right” in the A, A-1-C, and A-2-C (agricultural) zones; (3) amends the provisions of the Small Lot Residential zone so as not to be limited to application only to senior housing; and (4) changes the “Senior Housing Overlay Zone” to a “Senior Housing Designation” that may be applied on the Zoning Map to qualifying senior housing developments with recorded covenants, conditions, and restrictions. ZOA 13-006 amends the Multiple-Family Zones section of the City’s zoning ordinance by establishing the R-4 zone classification allowing up to 45 dwelling units per acre, limiting densities in the R-2 zone to a maximum of 8 dwelling units per acre, establishing a list of permitted uses in the R-4 zone and modifying this list in the R-2 and R-3 zones, establishing development standards in the R-4 zone, and modifying development standards in the R-2 and R-3 zones. Finally, ZC 13-001 establishes R-4 zoning on 21 parcels in the City of Hemet, including 4 parcels within the boundaries of an Airport Land Use Plan. (Citywide, including Areas I, II, Transition Area, and III of the Hemet-Ryan Airport Influence Area.)

II. **MAJOR ISSUES**

This proposal includes two ordinance amendments and a zone change. The one-eighth page newspaper advertisement, which is sufficient public notice for the Citywide ordinance amendments, is correct, but the notification to property owners within 300 feet of the proposed site-specific zone changes in the Airport Influence Area incorrectly identified the hearing date as “June 11,” rather than “July 11.” Therefore, it will be necessary to re-advertise and continue ZC 13-001 to the Commission’s next hearing.

ZOA 13-001 would permit employee housing consisting of up to 36 beds in a group quarters or up to 12 dwelling units or spaces to be deemed as an agricultural use permitted “by right” in agricultural zones. Agriculturally zoned land is located within Areas I and II of the Hemet-Ryan Airport Influence Area, where residential densities are restricted. However, agriculture is listed as a permitted use in Areas I and II, and the State law appears to prohibit the treatment of employee housing differently than any other agricultural use. Additionally, the probability that the owner of the property in Areas I and II would utilize this provision is considered remote at this time.

One of the sites proposed for R-4 zoning through ZC 13-001 is located in the vicinity of a straight-line extension of the runway centerline, but high densities at that location are not prohibited pursuant to the existing HRACALUP. Discretionary review would be required.

III. **STAFF RECOMMENDATION**

Staff recommends that the proposed ordinance amendments (ZOA 13-001 and ZOA 13-006) be found CONSISTENT with the 1992 Hemet-Ryan Airport Comprehensive Airport Land Use Plan (HRACALUP). Staff recommends that the site-specific zone changes (ZC 13-001) be re-advertised and continued to August 15, 2013.

IV. **PROJECT DESCRIPTION**

City of Hemet Case Nos. ZOA 13-001, ZOA 13-006, and ZC 13-001 are proposals to bring the City’s zoning ordinance and zoning map into consistency with the City’s new Housing Element.

ZOA 13-001: (1) establishes emergency shelters as a special housing classification, permits existing emergency shelters “by right” in the C-1 zone, and allows new emergency shelters with

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conditional use approval in the C-M zone; (2) permits farm worker housing of up to 36 beds or 12 family units “by right” in the A, A-1-C, and A-2-C (agricultural) zones; (3) amends the provisions of the Small Lot Residential zone so as not to be limited to application only to senior housing; and (4) changes the “Senior Housing Overlay Zone” to a “Senior Housing Designation” that may be applied on the Zoning Map to qualifying senior housing developments with recorded covenants, conditions, and restrictions.

ZOA 13-006 amends the Multiple-Family Zones section of the City’s zoning ordinance by establishing the R-4 zone classification allowing up to 45 dwelling units per acre, limiting densities in the R-2 zone to a maximum of 8 dwelling units per acre, establishing a list of permitted uses in the R-4 zone and modifying this list in the R-2 and R-3 zones, establishing development standards in the R-4 zone, and modifying development standards in the R-2 and R-3 zones.

ZC 13-001 establishes R-4 zoning on 21 parcels in the City of Hemet, including parcels within the boundaries of the Hemet-Ryan Airport Influence Area.

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](mailto:jguerin@rctlma.org)

The following spoke in favor of the project:

Deanna Elliano, City of Hemet, 445 E. Florida Ave, Hemet, CA 92543

No one spoke in neutral or opposition to the project.

VI. **ALUC COMMISSION ACTION**

The ALUC Commission by a unanimous vote of 6-0, found the project **CONSISTENT** for (ZOA 13-001 and ZOA 13-006) and **CONTINUED** ZC 13-001 to August 15, 2013. Absent: Commissioner Glen Holmes

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](mailto:basantos@rctlma.org).

ITEM 2.6 TIME IS 11:29 A.M.

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I. **3.0 PRESENTATION/INQUIRY:**

Emri-Newkirk Properties - Proposed apartment project located along Sycamore Canyon Boulevard, City of Riverside – Information only

II. **4.0 ADMINISTRATIVE ITEMS**

4.1 August Meeting

John Guerin, ALUC staff advised that Ed Cooper, ALUC Director, has scheduled an additional Commission meeting to be held on August 15th at 9:30 am in Riverside. The consultant for the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (Ken Brody, of Mead and Hunt) will be present to provide the Commission with information regarding the results of the scoping session that will be held on August 1, 2013 at the March Joint Powers Authority. Additionally, the Commission will consider any cases that may be continued from the July 11<sup>th</sup> agenda and any cases submitted beyond the deadline for the July hearing through the end of the day (July 11).

4.2 Follow-up: December 12, 2013 ALUC Commission Meeting Rescheduling

The ALUC Commission agreed to hold its December 12, 2013 meeting at the City of La Quinta Council Chambers (La Quinta City Hall).

III. **5.0 APPROVAL OF MINUTES**

The ALUC Commission by a vote of 5-0, approved the June 13, 2013 minutes. Abstain: Russell Betts, alternate for Greg Pettis; Absent: Glen Holmes

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

BT Miller, ALUC Legal Counsel announced that he will be going back into retirement at the end of August, and that Anna Wang of the Office of Riverside County Counsel will assume Counsel duties thereafter.

V. **7.0 COMMISSIONER'S COMMENTS**

Vice Chairman Ballance advised that Metrolink's plans to extend commuter rail service south to March Air Reserve Base will be allowed to proceed, now that the lawsuit blocking such an extension has been settled.

VI. **8.0 ADJOURNMENT**

Chairman Housman adjourned the meeting at 12:04 p.m.

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@rcilma.org](mailto:basantos@rcilma.org).

ITEM 4.0: TIME IS 9:19 A.M.