

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
FEBRUARY 8, 2007**

02/09/07

COMMISSION ACTION

STAFF RECOMMENDATION

3.0 PUBLIC HEARING: CONSISTENCY UNDER ONE MOTION

3.1 CONSISTENT

ZAP1012BD06 – Bertha Leija et al. - County Case No. CZ06965 – Change the zoning of a 9.3-9.7 acre parcel located at 38-755 Jefferson Street. ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at clara@rctlma.org.

Staff Recommendation: CONSISTENT

3.2 CONSISTENT, with the change of condition deleting the 24 foot height requirement.

ZAP1005BD06 - The Damone Group/BLP Desert and Polk Meadows – County Case Nos. PP22079 and CZ07472. ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at clara@rctlma.org.

Staff Recommendation: CONSISTENT

4.0 PUBLIC HEARING: OLD BUSINESS

4.1 CONTINUANCE OFF CALENDAR

ZAP1001CO06 – Sharon Orit and Ron Benetzhak/RMA-Riverside, Inc. City Case No. CUP 05-006 (Conditional Use Permit). ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.

Staff Recommendation: CONTINUANCE OFF CALENDAR

4.2 CONTINUANCE OFF CALENDAR

ZAP1007RI06 – Fern Moss/Citicom Development LP - City Case Nos. P06-1187 (Rezone) and P06-1188 (Design Review). Airport Zones B1 and C. ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.

Staff Recommendation: CONTINUANCE OFF CALENDAR

4.3 CONTINUED to March 8, 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-

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The entire discussion of numbered agenda items can be found on CDs as indicated. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rctlma.org

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0982, or E-mail at jguerin@rctlma.org.

Staff Recommendation: CONTINUANCE to March 8, 2007

- 4.4 Approved staff recommendation which was changed to Conditionally Consistent; applicant provided documentation of FAA submittal. **ZAP1010RI06 – Charles Brown, Architect, for G.F.T., L.L.C. and Unique Carpets – City Case No. P06-1530 (Design Review). Airport Zone C.** ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at clara@rctlma.org.

Staff Recommendation: CONTINUANCE to March 8, 2007 unless documentation of submittal to FAA is provided.

5.0 PUBLIC HEARING: NEW BUSINESS

- 5.1 CONSISTENT; Parking Space Method is appropriate in this case. **ZAP1011BD06 – Pacific/Costanza-Lewis - County Case Nos. GPA00809, CZ07340, PP22185 – A proposal to develop three retail commercial buildings.** ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.

Staff Recommendation: INCONSISTENT if Building Code Method is used. Provide direction as to whether use of Parking Space Method is appropriate.

- 5.2 CONSISTENT with modifications made by staff and ALUC Commission at the hearing. Requested that ALUC be notified upon adoption by the Board of Supervisors. **ZAP1001RG07ORD - Riverside County Planning Department - Riverside County Draft Land Use and Development Ordinance (Ordinance No. 850).** ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.

Staff Recommendation: CONSISTENT, subject to the text amendments included in the attached Exhibit A.

6.0 ADMINISTRATIVE ITEMS

6.1 – By Laws - Chairman Simon Housman signed adopted Resolution No. 07-01 amending the ALUC By-Laws.

6.3 – Density in Specific Plans - Chairman Housman will discuss densities on next item 6.4.

6.4 – Possible Creations of Subcommittees - Chairman Housman indicated that he had two specific subcommittees in mind: 1) Density in Specific Plans and 2) Methods for determining concentrations of people (Uniform Building Code vis-a-vis Parking Space Method. Also requested Vice Chairman Rod Ballance represent the ALUC subcommittee regarding the March Land Use Study.

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Commissioner Glen Holmes suggested a subcommittee for the development plan of Hemet Ryan Airport. Ed Cooper suggested that, due to staff workload, the Commission prioritize the sequence of subcommittees. Chairman Housman asked that this item be brought back at the next scheduled meeting in March.

6.5 – Report by Chairman Simon Housman on ALUC Workshop with Eastern County Local Jurisdictions - Chairman Simon Housman commented that this would be a continuing process in reaching out to the other jurisdictions to educate them, and the need to smoothly integrate the mechanics of how projects move, which is the part of the subcommittee plan.

6.6 – Vista Santa Rosa - Jerry Jolliffe will address Vista Santa Rosa at the next ALUC meeting in March.

7.0 APPROVAL OF MINUTES: JANUARY 11, 2007

Chairman Housman noted Commissioner Glen Holmes' request to have an attendance sheet included in the minutes. Chairman Housman, commenting on item 5.7, where the staff requested direction about the hotel analysis, requested that the minutes be amended to add: "The Commission directed the staff to distinguish between a hotel/motel with a lobby and a few meeting rooms and a large convention hotel which includes large meeting rooms. The lobby and meeting rooms in a hotel/motel should not be analyzed separately. But in a large convention hotel, the convention space should be analyzed separately."

Commissioner Glen Holmes requested that the minutes for item 5.9 Northgate include Chairman Housman's comments and the reference by Mr. Corella to the position of the City of Indio.

8.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

Staff received a letter from the City of Riverside indicating an intent to override the Airport Land Use Commission on a project that was under consideration by the Commission in 2005 regarding a proposal for additional buildings and Conditional Use Permit for Harvest Christian Fellowship Church. The Commission authorized staff to prepare a response, as staff may deem appropriate.

9.0 COMMISSIONERS COMMENTS

NONE

Meeting was adjourned at 12:14 p.m.

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