

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
MAY 10, 2007**

05/16/07

COMMISSION ACTION

STAFF RECOMMENDATION

3.0 PUBLIC HEARING: 9:00 A.M.

- 3.1 Adopt staff recommendation with amended condition #6; libraries and religious institutions be permitted in planning areas 2,7,8,9 and 10.
- ZAP1004CH07 – MDC Eastvale, LLC/Master Development Corp. – County Case Nos. SP00358, GPA00827, CZ07345. Proposal to adopt “The Ranch at Eastvale” Specific Plan No. 358.** Airport Areas II and III. ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.
- Staff Recommendation:** CONSISTENT with 1984 Plan.
- 3.2 Consistent with the conditions in the staff report deleting from condition #6, the words “retail sales.”
- ZAP1005CH07 – Hillcrest Nexus 2 LLC/Steve Hathaway/Stelzer Family Trust - County Case No. PP 22277 (Amended) – Development of a commercial/industrial center.** Airport Areas II and III. ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org
- Staff Recommendation:** CONSISTENT with 1984 Plan.
- 3.3 **Staff recommended at hearing:** Conditionally Consistent subject to conditions listed in the staff report and additional conditions as may be required pursuant to the FAA letter.
ALUC Commission Action: Conditionally Consistent as recommended by staff.
- ZAP1005HR07 – Jason Shelley – City Case No. CUP-07-001 – Proposal to develop a recreational vehicle and boat storage facility.** Transition Zone. ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at clara@rctlma.org.
- Staff Recommendation:** CONTINUANCE to June 14, 2007 unless documentation of FAA submittal is provided.
- 3.4 CONSISTENT
- ZAP1006HR07- Seven Hills Resorts Corporation - City Case No. SPA 06-003 - Proposal to amend the Seven Hills Planned Community Development Master Plan.** Airport Area III. ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at clara@rctlma.org.
- Staff Recommendation:** CONSISTENT

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3.5 CONSISTENT **ZAP1026MA07** – **Alessandro Investments LLC/Cottonwood Development LLC/Hunsaker Associates** – City Case Nos. P07-0327 and P07-0301. Tentative Parcel Map No. 35484 and Design Review Case No. P07-0301 propose the development of six office buildings. Airport Area I. ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.

Staff Recommendation: CONSISTENT

3.6 CONSISTENT **ZAP1016RI07 - Alamo Development/Ed Bonanni** - City Case No. P04-1493 (Parcel Map No. 33033) - A proposal to develop eight industrial buildings. Airport Zone C. ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at clara@rctlma.org.

Staff Recommendation: CONSISTENT

4.0 PUBLIC HEARING: 9:30 A.M.

4.1 CONTINUE without discussion to June 14, 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) 955-0982, or E-mail at jguerin@rctlma.org.

Staff Recommendation: CONTINUE without discussion to June 14, 2007.

4.2 TAKE NO ACTION **ZAP1009FV07 – Ennio Schiappa/Pourroy Road LLC** – County Case No. TR 34689 (Tentative Tract Map No. 34689). ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at clara@rctlma.org.

Staff Recommendation: TAKE NO ACTION

4.3 TAKE NO ACTION **ZAP1010FV07-Incepta Equities, LLC/Joseph Holasek** - City Case No. PP22147. ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at clara@rctlma.org.

Staff Recommendation: TAKE NO ACTION

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5.0 PUBLIC HEARING: 10:00 A.M.

- 5.1 CONTINUANCE to June 14, 2007. **ZAP1015BD07 – CB Indio Properties, LLC/Industrial West – City Case Nos. GPA 07-4-86, CZ 07-4-655, and DR 07-4-260.** Airport Zones B1 and A. Airport ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.

Staff Recommendation: CONTINUANCE to June 14, 2007, with consent of the applicant.

- 5.2 CONSISTENT **ZAP1002PS07 – Mountain View Power Partners IV/AES Corporation – City Case No. CUP 5.1081 – A proposal to establish 49 wind turbines (wind energy conversion systems).** Zone D and outside AIA. ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.

Staff Recommendation: CONSISTENT

- 5.3 INCONSISTENT **ZAP1015RI07 - Melissa Creacy/Faith Lutheran Church – City Case No. CUP P07-0259 – Revised Conditional Use Permit to add a pre-school.** Airport Zones C and B1. ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at clara@rctlma.org.

Staff Recommendation: INCONSISTENT; but consider possible application of policies 3.3.1 and 3.3.6.

6.0 ADMINISTRATIVE ITEMS

6.1 – Development of Compatibility Plan for Perris Valley Airport – BT Miller informed Commission that they do have jurisdiction to develop a plan and review projects for the Perris Valley Airport. Chairman Simon Housman requested that staff come up with a strategy to develop a plan in the future, but for now just continue to use the Airport Land Use Planning Handbook.

6.2 - Executive Director’s Approvals - Information Only

6.3 – Sample Case Presentation in Power Point Format - Cecilia Lara presented a sample Power Point presentation to the Commissioners.

7.0 APPROVAL OF MINUTES: APRIL 12, 2007

Chairman Housman noted that he had discussed with staff inclusion of the motion to adjourn in the minutes. Vice Chairman Rod Ballance motioned to approve the minutes for April 12, 2007 as amended. Seconded by Glen Holmes. Carried unanimously by a vote of 5-0.

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8.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

Bob Beers from Friends of Riverside Airport, LLC requested a reconsideration of a past action made by the Board. Chairman Housman commented that the case will be put on the June agenda as a threshold issue of whether to reconsider. If the case is reconsidered it will be placed on the July agenda.

9.0 COMMISSIONERS COMMENTS

Chairman Housman commented on a survey being done by Ken Brody regarding reviewing the intensity of use analysis in non-residential uses. Chairman Housman would like staff to continue to keep in contact with Ken Brody in regards to modifying our policies. Vice Chairman Rod Ballance commented on how jurisdictions fail to give adequate direction to applicants as to requirements for submittal to, and review by, the ALUC, and suggested additional educational or outreach sessions with the local jurisdictions. John Guerin commented that out of all the jurisdictions, the City of Riverside is near the top in advising applicants of ALUC review requirements.

ADJOURNMENT

Commissioner John Lyon moved to adjourn the meeting at 1:00 p.m. Rod Ballance seconded the motion. Carried unanimously by a vote of 5-0.

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