

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
JUNE 14, 2007**

06/18/07

COMMISSION ACTION

STAFF RECOMMENDATION

3.0 PUBLIC HEARING: 9:00 A.M.

3.1 CONSISTENT

ZAP1028MA07 – Tiffany Coach/Limos by Tiffany – County Case No. PP22532 (Plot Plan). A proposal to develop a limousine and boat manufacturing facility. ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at clara@rctlma.org.

Staff Recommendation: CONSISTENT

3.2 CONSISTENT

ZAP1029MA07 - The Magnon Companies/Sycamore III – Design Review Case No. P06-0471 - A proposal to develop a 464,000 square foot industrial warehouse building. ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at clara@rctlma.org.

Staff Recommendation: CONSISTENT

3.3 CONSISTENT

ZAP1002BA07 – MIC Holdings, LLC/Jeffrey Gordon – City Case No. TPM 34335 (Parcel Map No. 34335). ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org

Staff Recommendation: CONSISTENT

3.4 CONSISTENT, with an amendment to Condition 3, striking out the portion of the first sentence limiting the height of the structures.

ZAP1016BD07 – BLP Desert and Polk Meadows/The Damone Group – County Case Nos. General Plan Amendment No. 853 (GPA 00853), Change of Zone Case No. 7472 (CZ 07472), and Conditional Use Permit Case No. 3550 (CUP 03550). ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at clara@rctlma.org.

Staff Recommendation: CONSISTENT

3.5 CONSISTENT

ZAP1007HR07 - DBJ Development Corporation – City of Hemet Case Nos. SP06-4 (Florida Promenade Specific Plan) and Tentative Parcel Map No. 35350. Proposal to develop a community shopping center. ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at clara@rctlma.org.

Staff Recommendation: CONSISTENT

TAPES:

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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3.6 CONSISTENT

ZAP1018RI07 - The William Fox Group/Mario Ornelas - City Case No. P07-0522 (Design Review) – Development of two (2) industrial buildings. 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 CONTINUED to July 12th, with staff authorized to circulate public documents as soon as possible, so that the Commission may proceed with a public hearing in August.

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: DISCUSS and consider whether to continue to July 12 or schedule a new hearing date.

4.2 TAKE NO ACTION

ZAP1011FV07 - VPI Murrieta Office, LLC/Trip Hord Associates – County Case No. Plot Plan No. 22493 (PP22493) - Development of 8 office buildings. ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at clara@rctlma.org.

Staff Recommendation: TAKE NO ACTION

5.0 PUBLIC HEARING: 10:00 A.M.

5.1 Approved staff recommendation with a change in Condition 8, to delete the phrase “unit or suite” and insert the word “building”.

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

Staff Recommendation: CONSISTENT (General Plan Amendment and Change of Zone); CONDITIONALLY CONSISTENT (Design Review).

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- 5.2 CONTINUED off calendar with the consent of the applicant. **ZAP1001PV07 – Ion Communities/Palomar 10 Group/FORMA – City Case Nos. PDO 07-0037 (Planned Development Overlay), DPR 07-0038 (Development Plan Review), and Tentative Tract Map No. 34317.** ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at clara@rctlma.org.

Staff Recommendation: That the Commission recommend that the City of Perris either require redesign in conformance with Federal Aviation Administration requirements and State Airport Land Use Planning Handbook guidelines, or deny the project.

6.0 ADMINISTRATIVE ITEMS

6.1 – ALUC Commission Election of Officers - Commissioner Arthur Butler made a motion to nominate Chairman Housman and Vice Chairman Rod Ballance to continue in their respective offices. Seconded by Commissioners John Lyon and Glen Holmes. Both Chairman Housman and Vice Chairman Rod Ballance accepted continued service in their positions. Vote of 5-0. **ABSENT:** Commissioners Melanie Fesmire and Robin Lowe.

6.3 - Report from Counsel – Request from City of Riverside and Friends of Riverside Airport, LLC for Reconsideration of ALUC Action on RI-05-130 and Other Matters Subject to Development Agreement in 2003 - A motion was made by Vice Chairman Rod Ballance to reconsider the project based on a pre-existing development agreement and information unavailable at the time the project was submitted for a mandatory review, and reconsider the project in full as a discretionary review at the next meeting. Seconded by Commissioner John Lyon. Vote of 5-1. **OPPOSED:** Chairman Housman. **ABSENT:** Commissioner Robin Lowe

6.4 – Update to the FY08 Budget Process - Ed Cooper, ALUC Interim Executive Director reported that the Executive Office supported the full amount of ALUC’s supplemental budget request at the recent June 4th budget hearings. Budgets will be formally adopted by the County on Tuesday, June 26, 2007 and at that point it will be known if the funding request has been granted. ALUC is also looking for an additional planner to move forward with some of the back log of plan adoption and plan amendments, as well as continue staff’s efforts to bring cases to the Commission in a timely manner.

7.0 APPROVAL OF MINUTES: May 4, 2007 and May 10, 2007

Vice Chairman Rod Ballance motioned to approve the May 4, 2007 minutes. Seconded by Commissioner Arthur Butler. Vote of 5-0. **Absent:** Commissioners Melanie Fesmire and Robin Lowe.

Commissioner John Lyon motioned to approve the May 10, 2007 minutes. Seconded by Vice Chairman Rod Ballance. Vote of 5-0. **Absent:** Commissioners Melanie Fesmire and Robin Lowe.

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8.0 SCHEDULED PUBLIC PRESENTATION: John Dunlevie

Mr. Dunlevie came forward and spoke on two parcels of land adjacent to the Bermuda Dunes Airport.

9.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

John Guerin advised that he received a verbal communication from Perris Valley Airport Management indicating that they would like the Commission to view a DVD. (Viewing was postponed due to the length of the Executive Session).

10.0 COMMISSIONERS COMMENTS

None

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