

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
OCTOBER 11, 2007**

10/24/07

COMMISSIONERS PRESENT: Chairman Simon Housman, Vice Chairman Rod Ballance, Arthur Butler, Glen Holmes, Melanie Fesmire, and John Lyon.

COMMISSIONERS ABSENT: Robin Lowe

ALUC COMMISSION ACTION

STAFF RECOMMENDATION

PUBLIC HEARING: OLD BUSINESS

- 2.1 CONSISTENT, with addition of a condition to be prepared by ALUC staff and County Counsel, with applicant input, relating to a possible avigation easement. **ZAP1004FL07 – ELBA, Inc./Hill View Development/Charles Joseph Associates – County Case No. GPA00810, CZ07343, TR34795, PP22701. Airport Zone D.** ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at clara@rctlma.org.

Staff Recommendation: CONSISTENT

- 2.2 INCONSISTENT (due to project intensity). **ZAP1023RI07 – Magnolia Avenue Baptist Church - City Case Nos. P07-0810 (Conditional Use Permit), P07-0811 (Design Review). Airport Zone D.** ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at clara@rctlma.org.

Staff Recommendation: INCONSISTENT

3.0 PUBLIC HEARING: NEW BUSINESS

- 3.1 CONSISTENT (with correction to staff report regarding length of Flabob Airport runway). **ZAP1005FL07 – Gamaliel Mercado/Mari Medina – County Case No. Change of Zone No. 07520 (CZ 07520). Airport Zone D.** ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at clara@rctlma.org.

Staff Recommendation: CONSISTENT

- 3.2 CONSISTENT **ZAP1036MA07 – MR-56 LLC & MR-27, LLC – County Case Nos. SP 00260A2 and CZ 07195. Amendment No. 2 to Specific Plan No. 260. “Menifee North”. 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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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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3.3 CONSISTENT

ZAP1004TH07 – Sergio Duran - County Case Nos. GPA 00867 and CZ 07541. A proposal to amend the General Plan designation and zoning of 25.7. Airport Zone E. ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at clara@rctlma.org.

Staff Recommendation: CONSISTENT

3.4 CONSISTENT

ZAP1005TH07 – Desert Diamond Properties, LLC – County Case Nos. GPA 00865, CZ 07537, and TR 35577. A proposal to amend the Eastern Coachella Valley Area Plan designation of 95.68 – 96.69 acres. Airport Zone E. ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at clara@rctlma.org.

Staff Recommendation: CONSISTENT

4.0 PUBLIC HEARING: NEW BUSINESS

4.1 CONDITIONALLY
CONSISTENT

ZAP1008HR07 – Cawston Properties, LLC – City Case No. SPA007-02- “Brethren Square”. An amendment to Page Ranch Specific Plan so as to allow for establishment of (1) A service station with a 2,900 square foot convenience store and car wash and (2) A 9,803 square foot commercial retail building on 1.54 acres. Airport Area III (partially within inner 660 feet). ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at clara@rctlma.org.

Staff Recommendation: CONDITIONAL CONSISTENCY

5.0 PUBLIC HEARING: NORTH COUNTY

5.1 CONDITIONALLY
CONSISTENT (with correction to
staff report regarding number of
proposed detached units-should be
20 rather than 28).

ZAP1037MA07 – Air Force Village West, Inc. – JPA Case No. SP 07-01 - Proposed amendment to Air Force Village West Specific Plan. Airport Area II. ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.

Staff Recommendation: CONDITIONALLY CONSISTENT

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- 5.2 CONSISTENT (all four cases: Plot Plan, General Plan Amendment, Zone Change and Parcel Map). **ZAP 1038MA07 – Andland Properties, LLC (Clarke Ashton) – City Case Nos. PA 05-0105, 05-0106, 05-0107, and 05-0108. “Gateway Business Park.” A proposal to develop a 16-building business park with 253,740 square feet of floor area on 19.56 acres. Airport Area I. ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.**

Staff Recommendation: Plot Plan INCONSISTENT. General Plan Amendment, Zone Change, and Parcel Map CONSISTENT.

6.0 PUBLIC HEARING: EAST COUNTY

- 6.1 CONDITIONALLY CONSISTENT except that the condition requiring an avigation easement shall be modified so as to require that the easement be conveyed to both Bermuda Dunes Airport and the County of Riverside. **ZAP1021BD07 – BBNE Investments – City Case No. CUP 07-8-900 - A proposal to establish a recreational vehicle sales and service center (Giant RV) including a two-story 34,677 square foot building, on 7.05 acres. Airport Zones B2 and D. ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.**

Staff Recommendation: CONDITIONALLY CONSISTENT

- 6.2 The conditional use permit is INCONSISTENT. The parcel map is CONSISTENT. **ZAP1003PS07 – D.R. West LLC/The Nicholas Group – City Case Nos. CUP 5.1161 and Parcel Map No. 33507 (“Gene Autry Plaza”) – A proposal to establish a four-building retail commercial center with a total gross floor area of 62,358 square feet on 6.47-6.54 acres. Airport Zone B1. ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.**

Staff Recommendation: The conditional use permit is INCONSISTENT. The parcel map is CONSISTENT.

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7.0 APPROVAL OF MINUTES: September 13, 2007
Vice Chairman Rod Ballance motioned to approve the September 13, 2007 minutes. Seconded by Commissioner John Lyon. Vote of 5-0. **ABSTAIN:** Chairman Simon Housman.

8.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA
Commissioner Glen Holmes indicated to ALUC staff that, if a case on the agenda goes to the Hemet City Council to override, he would like to represent ALUC and have a 15 minute time limit instead of the 3 minutes given. He asked ALUC staff to request that the City of Hemet allow for a 15 minute presentation by ALUC on the Sanderson Square project.

Commissioner Holmes also asked staff to coordinate and set up a meeting of the Hemet-Ryan Airport subcommittee with the Hemet City Planning Director to facilitate the incorporation of new guidelines for the Hemet Ryan Airport into the City's General Plan. Mr. Holmes also inquired as to whether the City's Notice of Overrule has been received. Staff indicated that it had not been received yet.

Vice Chairman Rod Ballance inquired as to whether Commissioner Robin Lowe had appointed an alternate, and inquired as to whether Commission action was warranted in light of Commissioner Lowe's attendance record. Chairman Housman asked staff to prepare a report to track attendance and monitor whether a Commissioner has missed the requisite number of consecutive meetings as to require the Director to submit a letter to the appointing body pursuant to ALUC By-Laws. If so, staff is asked to draft a letter and notify the Chairman and the affected Commissioner.

9.0 COMMISSIONER'S COMMENTS
Chairman Housman advised that the Brown Act/Conflict of Interest course he and Commissioner Ballance attended was very enlightening, and would recommend it to everyone.

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