

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

11/30/07

COMMISSIONERS PRESENT: Chairman Simon Housman, Vice Chairman Rod Ballance, Arthur Butler, Glen Holmes, James Downes (Alternate), Robin Lowe and John Lyon.

COMMISSIONERS ABSENT: Melanie Fesmire

ADMINISTRATIVE ITEMS

2.1 Director's Approvals

John Guerin, ALUC Staff Planner advised that these were provided for informational purposes.

2.2 Availability of Commissioners for Special Meeting: November 26 – December 11

Ed Cooper, ALUC Director, requested that the Commission be available for a special hearing regarding a County-initiated General Plan Amendment (GPA) in the community of Wildomar. The Office of First District Supervisor Bob Buster had requested that this amendment be brought forward as soon as possible. Nelson Miller, Contract Planner for the Riverside County Planning Department, came forward and briefly discussed the importance of the Wildomar GPA, requesting consideration prior to December 5. The ALUC Commission discussed the dates they were available to attend so a special hearing can later be scheduled. The Commissioners indicated November 26, December 6 and December 7 as possible hearing dates. The Chairman asked that staff work with Mr. Miller to develop an airport overlay. [Note: County Counsel later determined that an ALUC hearing would not be required, as Skylark is not a public use airport.]

2.3 Notice of Intent to Overrule on Sanderson Square

John Guerin, ALUC Staff Planner, advised the Commission that the Hemet City Council would hold its hearing on the overrule on November 27. The Chairman advised that Vice-Chairman Ballance would provide the official ALUC position. Commissioner Holmes advised that he would also speak on the matter.

2.4 Hemet Ryan Subcommittee

Mr. Guerin announced that the Hemet-Ryan Subcommittee would meet with the City of Hemet Planning Director at 1:00 p.m. to discuss the City General Plan Update and airport expansion.

ALUC COMMISSION ACTION

STAFF RECOMMENDATION

PUBLIC HEARING: 9:00 A.M.

3.1 CONSISTENT (Vote of 6-1,
Opposed: Glen Holmes).

ZAP1011HR07 – Hickory Investors, LLC (Representative: T&B Planning) – City Case Nos. GPA 05-002 (General Plan Amendment) and SP 05-001 (Specific Plan). “Emerald Acres.” Airport Area III (partially within 660 feet of Area II). ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at clara@rctlma.org.

Staff Recommendation: CONSISTENT

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- 3.2 CONSISTENT (Unanimous vote) **ZAP1039MA07 – Sycamore III/Magnon Companies (Representative: Carter Group Architects) – City Case No. P07-1013. (Design Review). “Sycamore Canyon 3 Business Center Phase 2.” Airport Area I.** ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at clara@rctlma.org.

Staff Recommendation: CONSISTENT

PUBLIC HEARING: 9:30 A.M.

- 4.1 CONTINUED to December 13th, with staff directed to determine ownership and consider issues of coverage and land use. **ZAP1010HR07 – Nine Hemet Acres, LLC/Medical Real Estate Dev., LLC – City Case No. CUP 07-024 (Conditional Use Permit). Transition Zone (inner 660 feet of Airport Area III).** ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at clara@rctlma.org.

Staff Recommendation: CONDITIONALLY CONSISTENT

PUBLIC HEARING: 9:30 A.M.

- 5.1 CONTINUED to December 13th, with staff directed to return with additional information regarding hours of operation for the church on the property. **ZAP1016FV07 – Reve Salon and Spa (Steve Brown)/Garrett Group – County Case No. PP19437S6 (Substantial Conformance). Airport Zone C.** ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.

Staff Recommendation: CONSISTENT

- 5.2 INCONSISTENT, by a vote of 4-3 (Lowe, Lyon, Downes opposed), due to amendment from industrial to residential, and in light of future safety issues as runway is extended and activity increases. **ZAP1009HR07 – Hemet 63 Investments, LLC/Corman Leigh Communities – (Representative: RGP Planning & Development & Services) – City Case No. GPA 05-4 (Revised) and ZC 05-4 (Revised). Transition Zone (inner 660 feet of Area III).** ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.

Staff Recommendation: CONSISTENT

PUBLIC HEARING: 10:00 A.M.

- 6.1 CONTINUED to December 13th, as requested by the applicant. **ZAP1022BD07 – Iland Development – (Representative: Coachella Valley Engineers) – County Case No. PP22915 (Plot Plan). Airport Zones A and B2.** ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.

Staff Recommendation: INCONSISTENT

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6.2 **CONDITIONALLY CONSISTENT**, including the grant of a 16 percent bonus based upon use of concrete walls, no skylights, and no windows on the airport side and with Condition No. 11 amended to allow 33% office space in the westerly 210 feet of the building (Chairman Housman abstained).

ZAP1023BD07 – Ruben Grijalva and Don and Julia Lawson (Representative: Design Build Structures, Inc.) – County Case No. PP21421 (Plot Plan). Airport Zones B1 and A. ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.

Staff Recommendation: INCONSISTENT

6.3 **INCONSISTENT**, by a vote of 4-2 (Chairman Housman abstained), Opposed: Lowe and Holmes.

ZAP1020BD07 – Manuel and Flora Abarca – (Representative: Pacific Engineering and Associates) – County Case Nos. GPA 00871 (General Plan Amendment) and PM 33432 (Parcel Map). Airport Zone C. ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at clara@rctlma.org.

Staff Recommendation: INCONSISTENT

6.4 **CONTINUED OFF CALENDAR**, by a vote of 6-1 (Opposed: A. Butler).

ZAP1006TH07 – Christ is Salvation Church (Representative: Gabriel Lujan and Associates) – County Case No. PP22980 (Plot Plan). Airport Zone D. ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.

Staff Recommendation: INCONSISTENT

6.5 **CONTINUED** to December 13th, to allow for preparation of a noise study.

ZAP1007TH07 - Riverside County Economic Development Agency (EDA) and Riverside County Sheriff (Representative: Mead & Hunt) – County Facility. Airport Zones C and B2. ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.

Staff Recommendation: CONTINUANCE

7.0 RESOLUTION: Adoption of French Valley Airport Land Use Compatibility Plan
The Resolution for the French Valley ALUC Compatibility Plan was adopted subject to the correction of a scrivener error on the first line of the second page of the text attachment, the word “abolishment”.

8.0 APPROVAL OF MINUTES: October 11, 2007
The October 11, 2007 minutes were approved by a unanimous vote of 6-0. ABSTAIN: Robin Lowe.

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9.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

Ed Cooper, ALUC Director, provided the Commission with its 2008 Commission Meeting schedule, and asked that the Commission advise staff if they would prefer to meet at other locations of the County for regular Commission Meetings.

10.0 COMMISSIONERS' COMMENTS

Commissioner Glen Holmes commented on the status of additional ALUC staff help. Ed Cooper, ALUC Director, replied that we currently have a half-time contract planner from Hogle Ireland. Ed noted that County policies regarding employee payment for retirement constrain recruitment of experienced persons from other jurisdictions.

Chairman Housman asked that the Subcommittee on Conditions and Override Procedures report back in December, and asked staff to set up a workshop with the County Planning Department, City of Murrieta, City of Temecula, and the Commission sometime in the middle of December or early January to address the issue of allowable residential densities in Zone D of the French Valley Airport.

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