

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
JANUARY 10, 2008**

1/23/08

COMMISSIONERS PRESENT: Rod Ballance, Arthur Butler, John Lyon, Melanie Fesmire, Glen Holmes and James Hottois (alternate for Chairman Housman).

COMMISSIONERS ABSENT: Simon Housman (Chairman), Robin Lowe.

ALUC COMMISSION ACTION

STAFF RECOMMENDATION

PUBLIC HEARING: 9:00 A.M.

- 2.1 **CONSISTENT** (Vote 5-0).
Absent: Hottois (Alternate attending for Housman) and Lowe

ZAP1020FV07 – City of Temecula (Representative: **Emery Papp**) – **City Case No. PA06-0340. Proposed Citywide General Plan Amendment to accurately reflect the built environment and preserve open space. Airport Zones D and E.** ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.

Staff Recommendation: **CONSISTENT**

- 2.2 **CONSISTENT** (Vote 5-0).
Absent: Hottois (Alt.) and Lowe

ZAP1008TH07 – David Gough/Pacific Real Estate Invest. Group, Inc. – (Representative: **Lawrence McDermott**) - **County Case Nos. GPA 00860 (General Plan Amendment), CZ 07519 (Change of Zone), and CUP 03148R1 (Revised Conditional Use Permit). Airport Zone D.** ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at clara@rctlma.org.

Staff Recommendation: **CONSISTENT**

PUBLIC HEARING: OLD BUSINESS CONTINUED ITEMS

- 3.1 **CONTINUED** to February 14, 2008 (Vote 5-0). Absent: Hottois (Alt.) and Lowe

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: **CONTINUE to February 14, 2008**

TAPES:

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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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- 3.2 The Change of Zone is **CONSISTENT**. The Plot Plan was **CONTINUED** to February 14, 2008 pending FAA approval and further discussion of the occupancy restriction. (Vote 5-0). Absent: Hottois (Alt.) and Lowe
- ZAP1024BD07 – Rob, Tom, and Jill Rosztochy and AA Equipment** (Representative: Jonathan L. Zane Architecture) – County Case Nos. CZ07530 (Change of Zone) and PP22846 (Plot Plan). Airport Zone B1. ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.
- Staff Recommendation:** The change of zone is **CONSISTENT**. The Plot Plan is recommended for **CONTINUANCE** to February 14, 2008
- 3.3 **CONTINUED** to February 14, 2008 (Vote 5-0). Absent: Hottois (Alt.) and Lowe
- ZAP1008FV07 – Wilshire Greenway I, LLC** (Representative: Ebru Ozdil/Advanced Development Solutions) – County Case Nos. SP00284A3 (Specific Plan Amendment), CZ07596 (Change of Zone), PP23146 (Plot Plan), and PM29509 (Parcel Map No. 29509, Amended No. 2). Airport Zones C, B1, and D. ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.
- Staff Recommendation:** **CONTINUED** to February 14, 2008
- 3.4 **CONSISTENT** (Vote 5-0). Absent: Hottois (Alt.) and Lowe
- ZAP1029RI07 – California Square Partners/R.A. Iglesias** (Representative: TR Design Group) – City Case No. P07-1125 (Conditional Use Permit) (Associated with Design Review Case No. P07-1124). Airport Zone D. ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at clara@rctlma.org.
- Staff Recommendation:** **CONSISTENT**
- 3.5 **CONTINUED** to February 14, 2008 (Vote 5-0). Absent: Hottois (Alt.) and Lowe
- ZAP1031RI07 – Riverside Auto Auction/Manheim Auto Auction** (Representative: Kimley-Horn Associates, Inc.) – City Case No. P07-1121 (Conditional Use Permit). (Associated with Design Review Case No. P07-1123). Airport Zones B2 and D. ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.
- Staff Recommendation:** **CONTINUE** to February 14, 2008

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3.6 The heliport was found **CONSISTENT. CONDITIONAL CONSISTENCY** for the County Sheriff's facility only, not including the educational buildings, and with Condition 1 being stricken. The finding of conditional consistency is based on the understanding that County EDA will file form 7460-1 with the FAA and will request that the Berger Foundation grant an aviation easement. The other buildings will be taken **OFF CALENDAR**. (Vote 6-0).
Absent: Robin Lowe

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: The restricted-use heliport is **CONSISTENT**. The review of the buildings is recommended for **CONTINUANCE to February 14, 2008**

PUBLIC HEARING: NEW BUSINESS

4.1 **CONSISTENT** (Vote 5-0).
Absent: Hottois (Alt.) and Lowe

ZAP1045MA07 – Christian Singletary (Representative: Timothy Wilkes) – City of Riverside Case No. P06-1620 (Design Review). Airport Area II. ALUC Staff Planner: Brenda Ramirez at (951) 955-0873, E-mail at brramire@rctlma.org.

Staff Recommendation: **CONSISTENT**

4.2 **INCONSISTENT** (Vote 6-0).
Absent: Robin Lowe

ZAP1019FV07 – FV Commons, LLC/Regency Centers LP (Representative: MDMG, Inc.) – City of Murrieta Case Nos. 004-057 (General Plan Amendment), 004-062 (Conditional Use Permit), 005-057 (Change of Zone), and 004-058 (Parcel Map No. 32123). Airport Zones B1 and C. ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.

Staff Recommendation: **INCONSISTENT**

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5.0 ADMINISTRATIVE ITEMS

5.1 – Directors Approvals – Information only

5.2 – Report of Committee on Conditions - Commissioner John Lyon commented that the committee felt we could improve our communication with respect to conditions accompanying an override in two basic ways: 1) That letters provide more detailed information as to what the law requires under the Public Utilities Code, and 2) That ALUC initiate an outreach and educational effort to improve understanding of the overrule process to better explain conditions. Extensive discussion followed. Counsel commented on the options. The report was referred to staff for further study.

5.3 – Notice of Intent to Override – Magnolia Avenue Baptist Church (ZAP1023RI07) – Commissioner Lyon commented that this notice reinforced the Committee’s opinion that an outreach and educational program regarding required findings would be appropriate. The Code is difficult to understand, even for attorneys. The findings in the City’s draft resolution, in his opinion, have no relationship to the findings required as set forth in the code and provided in more detail in the Airport Land Use Planning Handbook. All planning and governing bodies must follow the Handbook. The City has made none of the findings about how the proposed project will benefit or protect the airport. The Commission requested that staff’s letter in response to the overrule include a comment that the findings do not appear to the Commission to be those required by law, and that relevant sections of the Handbook (regarding the required findings) be enclosed with the letter.

5.4 – Densities in Zone D of the French Valley Airport Workshop – Ed Cooper advised that a workshop regarding densities in Zone D of the French Valley Airport will be held on January 28, 2008. Commissioner John Lyon and County Counsel BT Miller requested hard copies of the new adopted 2007 French Valley Airport Compatibility Plan. Staff agreed to send copies to each Commissioner and to Mr. Miller in conjunction with notification to the State Division of Aeronautics.

5.5 – December 13, 2007 Minutes – will be provided at the next meeting in February – Information Only.

5.6 – Strategic Vision Document Update – The new updated colored ALUC Strategic Vision Charts were given to the Commissioners based on the prioritization established by the Commission.

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

John Guerin, ALUC Principal Planner, announced that staff had just received an overrule notice from the City of Palm Springs regarding the pre-school project that was found inconsistent by the Commission last month.

7.0 COMMISSIONER’S COMMENTS

NO COMMENTS

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