

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
FEBRUARY 14, 2008**

2-27-08

COMMISSIONERS PRESENT: Simon Housman, Rod Ballance, Arthur Butler, John Lyon, Melanie Fesmire, and Robin Lowe.

COMMISSIONERS ABSENT: Glen Holmes

2.0 PUBLIC HEARING: NEW BUSINESS

- 2.1 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (VOTE 6-0, Commissioner Holmes absent)**
- ZAP1047MA07 Ramona Promenade, LLC/Stratford Ranch, LLC**- City Case Nos. **GP 07-10-0029, ZC 07-10-0030, CUP 07-10-0034, VAR 07-10-0031, TR 07-10-0032, DPR 07-10-0033.** ZC 07-10-0030 proposes to change the zoning from R-10,000 on 46.3 acres to CC (Community Commercial) on 37.7 acres and to R-22 (Residential, 14-15 dwelling units per acre) on 8.5 acres. DPR 07-10-0033 proposes a shopping center with 426,516 square feet of retail, restaurant, and bank uses on 37.7 acres located northerly of Ramona Expressway, easterly of Evans Road and westerly of Lake Perris Drive in the City of Perris. GP 07-10-0029 proposes to change the General Plan designation on 8.5 acres located directly north of the proposed shopping center site from Community Commercial to Multiple-Family Residential. CUP 07-10-0034 would allow for drive-thru restaurants. TR 07-10-0032 proposes the establishment of 14 commercial lots and one remainder lot for residential use. VAR 07-10-0031 proposes a variance from the City's height limit of 20 feet for signs, to allow a sign up to fifty (50) feet in height. Airport Area III. ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at clara@rctlma.org.

3.0 PUBLIC HEARING: OLD BUSINESS

- 3.1 Staff report recommended: **CONTINUE to March 13, 2008**
Staff recommended at hearing: **CONTINUE to March 13, 2008**
ALUC Commission Action: **CONTINUED to March 13, 2008 (VOTE 6-0, Commissioner Holmes absent)**
- ZAP1022BD07** – **(Representative: Coachella Valley Engineers) – County Case No. PP22915 (Plot Plan)** – A proposal to develop a 19,388 square foot industrial/office building for multi-tenant use (7,388 square feet to be basement area, primarily underground parking) on 0.66-0.70 acres located on the south/southwesterly side of Country Club Drive, north/northeasterly of Bermuda Dunes Airport, easterly of Adams Street, and westerly of Jefferson Street in the unincorporated Riverside County community of Bermuda Dunes. Airport Zones A and B2. **Note: The applicant's engineer has agreed to a continuance.** ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.

CDS:

1

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**AIRPORT LAND USE COMMISSION HEARING
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FEBRUARY 14, 2008**

- 3.2 Staff report recommended: **CONTINUE to March 13, 2008**
Staff recommended at hearing: **CONSISTENT for the Plot Plan pending FAA approval subject to the conditions included in the staff report and such additional conditions as may be required by FAA determination.**
ALUC Commission Action: **CONDITIONALLY CONSISTENT, pending FAA approval. (VOTE 6-0, Commissioner Holmes absent)**
- ZAP1024BD07 – Rob, Tom, and Jill Rosztoczy and AA Equipment (Representative: Jonathan L. Zane Architecture) – County Case No. PP22846 (Plot Plan).** A proposal to develop an 18,000 square foot building as a John Deere dealership for the sales and service of turf maintenance equipment (such as fairway mowers, riding greens mowers, and tractors) on 4.03 – 4.08 acres located southerly of Country Club Drive and westerly of Carter Lane in the unincorporated Riverside County community of Bermuda Dunes. **Staff is awaiting documentation demonstrating that FAA has been provided sufficient information to enable an aeronautical study to be conducted. Staff’s recommendation may change if this information is received prior to the hearing.** Airport Zone B1. ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.
- 3.3 Staff report recommended: **CONTINUE to March 13, 2008**
Staff recommended at hearing: **CONTINUE to March 13, 2008**
ALUC Commission Action: **CONTINUED to March 13, 2008 (VOTE 6-0, Commissioner Holmes absent)**
- 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).** A proposal to add 4,740 square feet of additional floor space to an existing building located on an 8-acre parcel with an address of 6446 Fremont Street. The property is on the west side of Fremont Street, northerly of Central Avenue, in the City of Riverside. Airport Zones B2 and D. **Staff requests that the Commission direct staff as to evaluation of intensity for the lobby, vestibule, waiting room, and cafeteria.** ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.
- 3.4 Staff report recommended: **CONTINUE to March 13, 2008**
Staff recommended at hearing: **CONTINUE to March 13, 2008**
ALUC Commission Action: **CONTINUED to March 13, 2008 (VOTE 6-0, Commissioner Holmes absent)**
- 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).** Plot Plan No. 23146 proposes to establish a mixed use commercial/office/industrial project consisting of 13 buildings plus two freestanding pads with a total of 351,975 square feet of floor area on 34.59 net acres (37.73 gross acres) located westerly of Leon Road, southerly of Benton Road, and northerly of Auld Road in the unincorporated Riverside County community of French Valley. SP00284A3 proposes to change the Specific Plan designation of the site from Office/Industrial Park to Commercial/Office/Industrial Park, and from Industrial Park to Commercial/Industrial Park, CZ07596 proposes to amend the

CDS:

**AIRPORT LAND USE COMMISSION HEARING
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FEBRUARY 14, 2008**

zoning ordinance for Specific Plan No. 284 to allow commercial uses in Planning Areas 1 and 2. PM29509 proposes to divide the property into six commercial/industrial parcels and one open space parcel. **Staff's recommendation may change if the applicant submits requested information prior to the hearing.** Airport Zones C, B1, and D. ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.

4.0 PUBLIC HEARING: NEW BUSINESS

- 4.1 Staff report recommended: **INCONSISTENT**
Staff recommended at hearing: **INCONSISTENT**
ALUC Commission Action: **INCONSISTENT (VOTE 6-0, Commissioner Holmes absent)**
- ZAP1035RI07- Jurupa Western, Inc and KDB Management Services, LLC (Representative: Robert M. Beers) - City Case Nos. P07-0381 (General Plan Amendment), P07-0382 (Zone Change), P07-1372 (PRD) and P07-1374 (Tract Map No. 35531).** A proposal to change the land use designation from Commercial to Medium Density Residential on 5.29 acres located at the southeast corner of Tyler Avenue and Jurupa Avenue in the City of Riverside, to rezone the property from CR (Commercial Retail) to R-1-7000 (Single Family Residential, 7,000 square foot minimum lot size), and to subdivide the property for the establishment of a Planned Residential Development comprised of 14 buildings containing 42 attached condominium units. Airport Zone C. ALUC Staff Planner: Cecilia Lara at (951) 955-0549, E-mail at clara@rctlma.org.
- 4.2 Staff report recommended: **CONTINUE to March 13, 2008**
Staff recommended at hearing: **INCONSISTENT**
ALUC Commission Action: **CONDITIONALLY CONSISTENT (VOTE 4-2, opposed by Commissioner Melanie Fesmire and Vice Chairman Rod Ballance. Absent: Commissioner Glen Holmes)**
- ZAP1046MA07 – Perris Alere LLC and First Industrial – City of Perris Case No. DPR 06-0432 (Development Plan Review) with EIR** – Development of 642,072 square foot warehouse/distribution center on 28.2 acres located northerly of Rider Street, westerly of Redlands Avenue, easterly of Johnson Avenue, and southerly of the Metropolitan Water District right-of-way in the City of Perris. Airport Areas I and II. **Staff's recommendation may change if the applicant submits requested information prior to the hearing.** ALUC Staff Planner: John Guerin at (951) 955-0982, E-mail at jguerin@rctlma.org.

CDS:

**AIRPORT LAND USE COMMISSION HEARING
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- 4.3 Staff report recommended: **INCONSISTENT**
Staff recommended at hearing: **INCONSISTENT**
ALUC Commission Action: **INCONSISTENT (VOTE 6-0, Commissioner Holmes absent)**
- ZAP1013HR08 and ZAP1002HR07 – Sanderson Associates, LLC – City Case Nos. SP 05-3 (Amended) and GPA 05-1 (Sanderson Square).** Amended proposal to establish a Specific Plan for 23 acres of retail commercial uses and 17 acres of business park uses (with amended site plan) on a 40-acre site located easterly of Sanderson Avenue, northerly of Wentworth Drive and the rail line, and southerly of Acacia Avenue in the City of Hemet, and to amend the site’s General Plan designation from Industrial to Specific Plan. Airport Areas I and II. ALUC Staff Planner: John Guerin at (951) 955-0982, E-mail at jguerin@rctlma.org.

5.0 ADMINISTRATIVE ITEMS

- 5.1 Notice of Intent to Override – City of Palm Springs, Desert Son-Shine Preschool and Kindergarten (ZAP1004PS07).
John Guerin, ALUC Principal Planner, announced that the City of Palm Springs Overrule Meeting will be held on February 20th. Simon Housman advised that he will be attending that meeting and will present the Commission’s position.
- 5.2 Possible ALUC Commission Meetings in the Desert.
Staff advised that locations for meetings are considered partially based on location of projects and proposed that the March 13 meeting be held at Eastern Municipal Water District (EMWD) in Perris. The Commission discussed possible meeting locations in Coachella, La Quinta, Palm Desert, Indian Wells, and Jacqueline Cochran Airport. The Commission agreed to having the March 13, 2008 ALUC Commission meeting at EMWD. No dates were set for future Commission meetings located in the desert at this time. Staff suggested keeping this on the agenda for further study.
- 5.3 Proposed Format for Letters Advising Jurisdictions of Determinations of Inconsistency (Follow-up to Report from Committee on Conditions).
BT Miller, County Counsel submitted the proposed letter for determination of inconsistency to the Commission for their review and comments. Commissioner John Lyon commented that the letter can be further improved. He recommended that extracts from the State Aeronautics Act be limited to Section 21670, and those portions dealing with overrules. He advocated that the letter be clear. In the first paragraph, he suggested that “has the power to overrule” be inserted in place of “may overrule” and that “provided that such an overrule meets the requirements” be inserted in place of “pursuant to the requirements.” An overrule must advance the purposes of the State Aeronautics Act - “Protecting People from the Airports and Airports from the People”. Vice Chairman Rod Ballance commented that we need to work with the jurisdictions and that it is important to

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think of the best interest of our airports. He suggested including the reference to CEQA included in several staff reports. Commissioner Robin Lowe commented that there is a new attitude of cooperation to find a solution that meets the goals of the Commission. She suggested that ALUC make a presentation at a League of Cities meeting. Commissioner Melanie Fesmire commented that we need to find ways to explain the importance of our local airports, including their possible role in emergency preparedness, and emphasized partnership in preserving our resources. Ed Cooper noted that the attachments are an interim measure until a succinct pamphlet is prepared.

- 5.4 Announcement: Hemet-Ryan Subcommittee Meeting, Conference Room 1B, 1:00 p.m.
Information only.

6.0 APPROVAL OF MINUTES: December 13, 2007 and January 10, 2008

Commissioner Melanie Fesmire motioned to approve the December 13, 2007 minutes. Seconded by Vice Chairman Rod Ballance. Carried unanimously by a vote of 6-0. Absent: Commissioner Glen Holmes.

Commissioner Arthur Butler motioned to approve the January 10, 2008 minutes. Seconded by Commissioner Melanie Fesmire. (Vote 4-0). Abstain: Chairman Simon Housman and Commissioner Robin Lowe. Absent: Commissioner Glen Holmes.

7.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

Kassen Klein addressed the Commission, advising that his client, Pac Ten Partners, is considering buying properties in a recorded parcel map for nonresidential development. He is requesting a workshop to allow dialogue so as to gain input from the Commission on some issues relative to interpretation of criteria. Chairman Housman advised that the Commission normally does not discuss criteria with applicants unless a specific application has been filed, but this could be an item for consideration by a subcommittee. The Chairman expressed concern that a Commission discussion without full knowledge of the project may result in the proponent being misled. Staff advised that this involved an issue of interpretation regarding whether, and the extent to which, rights-of-way could be counted toward open land in determining the open land bonus. Counsel B.T. Miller suggested that the applicant could submit questions to staff, and that staff could place the issues on the Administrative Items calendar for discussion at the next meeting. The Chairman directed staff to proceed accordingly.

Joel Morse of T&B Planning Consultants noted that his firm represents a number of clients who have proposed, or are contemplating submittal of, Specific Plans. He requested that the Commission clarify its position regarding residential densities in Specific Plans, an issue that had been left unresolved when last considered as an Administrative Item. He advised that the issue was whether each residential Planning Area must meet the density criteria for a Specific Plan to be consistent, or whether consistency could be determined based on the overall density of the residential areas within the Specific Plan. The Chairman agreed to schedule two meetings of the Density and Intensity subcommittee to address this issue, and asked staff to notify Mr. Morse of the dates and times of such meetings.

CDS:

5

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8.0 COMMISSIONER'S COMMENTS

Commissioner John Lyon inquired as to the effect of the adoption of the International Building Code on intensity calculation methodology. Staff agreed to follow up with the State Division of Aeronautics. Rod Ballance commented on the need to analyze the unfortunate disasters that create teachable moments, for example the Corona crash incident. BT Miller provided copies of the SB1118 (Senate Bill) with regards to ALUC and advised that he had been on a panel at an Airport Executives conference with Chris Ferrell from State Aeronautics. He stated that the State is considering its next Handbook revision. Commissioner Lyon noted that there was a series of workshops before that last Handbook was adopted. Simon Housman reported on the results of the Residential Intensity Subcommittee (Commissioners Arthur Butler, Glen Holmes, and the Chair) who met with representatives from Temecula and Murrieta addressing areas around the French Valley Airport.

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CDS:

6

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