

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

5-1-08

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

COMMISSIONERS ABSENT:

**2.0 PUBLIC HEARING: OLD BUSINESS**

- 2.1 Staff report recommended: **CONSISTENT**  
Staff recommended at hearing: **CONSISTENT**  
ALUC Commission Action: **CONSISTENT (Vote 6-0)**  
**Absent: Robin Lowe**
- ZAP1007CH08 – SC Eastvale Development Corp. (Representative: Albert A. Webb Associates) – County Case Nos. GPA 00887 (General Plan Amendment), CZ 07589 (Change of Zone), and TR 35751 (Tract Map).** A proposal to change the land use designation from Medium Density Residential (2 to 5 dwelling units per acre) to High Density Residential (8 to 14 dwelling units per acre) on 19.52 acres located southerly of Schleisman Road and easterly of Cucamonga Creek in the unincorporated Riverside County community of Eastvale, to change the zoning of the property from A-2-1 (Heavy Agriculture, one acre minimum lot size) to R-3 (General Residential), and to subdivide the property into 24 lots for the establishment of 240 condominium units. Airport Area III (Proposed Airport Zone D). ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.
- 2.2 Staff report recommended: **CONSISTENT**  
Staff recommended at hearing: **CONSISTENT**  
ALUC Commission Action: **CONSISTENT (Vote 6-0)**  
**Absent: Robin Lowe**
- ZAP1036RI08 – City of Riverside – City Case Nos. P07-0686 (General Plan Amendment) and P07-0685 (Rezoning).** A proposal to amend the General Plan designation of three parcels located on the north side of Gould Street, easterly of Jones Avenue and westerly of Tyler Street, and one parcel located on the south side of Gould Street in the same block, from High Density Residential to Medium Density Residential. A proposal to change the zoning in an area located southerly of Arlington Avenue and westerly of Tyler Street as follows: (1) from R-3-2500 to RR on two parcels with 18 dwelling units each on the west side of Jones Avenue; (2) from R-3-1500 to RR on 12 parcels located southerly of Gould Street, easterly of Jones Avenue and on 2 parcels located northerly of Gould Street, easterly of Jones Avenue; and (3) from R-3-1500 to R-1-7000 on 3 parcels located northerly of Gould Street, easterly of Jones Avenue. Airport Zones D and E. ALUC Staff Planner: Brenda Ramirez, Ph: (951) 955-0873, or E-mail at brramirez@rctlma.org.

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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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**3.0 PUBLIC HEARING: OLD BUSINESS**

- 3.1 Staff report recommended: **CONTINUE OFF CALENDAR**
- Staff recommended at hearing: **CONTINUE OFF CALENDAR**
- ALUC Commission Action: **CONTINUED OFF CALENDAR (Vote 7-0)**
- 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. ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).
- 3.2 Staff report recommended: **CONTINUE TO MAY 8, 2008**
- Staff recommended at hearing: **CONTINUE TO MAY 8, 2008**
- ALUC Commission Action: **Have the project referred back to the City of Riverside In light of their having adopted a General Plan consistent with the Airport Land Use Plan, and they be provided with the staff report for the purpose of evaluating the project under their new General Plan. (Vote 7-0).**
- 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](mailto:jguerin@rctlma.org).

**4.0 PUBLIC HEARING: NEW BUSINESS**

- 4.1 Staff report recommended: **INCONSISTENT**
- Staff recommended at hearing: **INCONSISTENT**
- ALUC Commission Action: **CONTINUED TO MAY 8, 2008 (Vote 6-0). (Melanie Fesmire abstained and left the room prior to consideration of this item.)**
- ZAP1006TH07 – Christ is Salvation Church (Representative: Gabriel Lujan and Associates) – County Case No. PP22980 (Plot Plan)** – A proposal to establish a 42,250 square foot, two-story church building, with a 6,400 square foot maintenance/storage building and a 1,440-1,500 square foot caretaker's quarters, on 5 acres located on the west side of Olive Street, southerly of Church Street and northerly of 57<sup>th</sup> Avenue, in the unincorporated Riverside County community of Thermal. The church building is proposed to include sixteen classrooms, two multi-purpose rooms, and a 649 seat sanctuary. Airport Zone D. ALUC Staff Planner: John Guerin at (951) 955-0982, E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

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- 4.2 Staff report recommended: **INCONSISTENT**
- Staff recommended at hearing: **CONTINUE TO MAY 8, 2008**
- ALUC Commission Action: **CONTINUED TO MAY 8, 2008 (Vote of 6-0) Absent: Glen Holmes**
- ZAP1026BD08 – Clinton Street Business Partners, LLC and Chalmers Corp. (Representative: De Palatis Associates, Inc.) – City Case Nos. DR 07-5-262 (Design Review) and PM 07-5-360 (Parcel Map).** A proposal to develop “Clinton Freeway Business Park”, a mixed use business park with 324,010 square feet of building area in 19 buildings on a 21.59-22.08 acre site located northerly of Interstate 10, westerly of Clinton Street, and easterly of the All-American Canal flood control channel in the City of Indio. The parcel map proposes to divide the property into 19 lots so as to allow each building to be located on a separate lot. ALUC Staff Planner: John Guerin at (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).
- 4.3 Staff report recommended: **INCONSISTENT**
- Staff recommended at hearing: **INCONSISTENT**
- ALUC Commission Action: **INCONSISTENT (Vote 6-0) Absent: Glen Holmes**
- ZAP1048MA08 – Coudures Family Limited Partnership (Representative: Kelly Buffa) – City Case Nos. SP05-0423 (Specific Plan), GPA 08-03-0007 (General Plan Amendment), ZC 08-03-0008 (Change of Zone).** “Harvest Landing.” A Specific Plan proposing 1,860 residential dwelling units (predominantly in areas with densities of 12 or more dwelling units per acre), 88.5 acres of business uses, 25 acres of parks, an 11.1-acre lake, paseos, a recreation center, roads, and drainage/detention areas within a 341-acre master planned community located easterly of Interstate 215, southerly of Placentia Avenue, westerly of Perris Boulevard, and northerly of Nuevo Road in the City of Perris, with a General Plan Amendment from Business Park and Community Commercial to Specific Plan and a change of zone from Light Agriculture and Community Commercial to Specific Plan. Airport Areas II and III. ALUC Staff Planner: John Guerin at (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).
- 4.4 Staff report recommended: **INCONSISTENT**
- Staff recommended at hearing: **INCONSISTENT**
- ALUC Commission Action: **DECLINE TO ACT (Vote 6-0) Absent: Glen Holmes**
- ZAP1020MA06 – The Coudures Family Ltd, Partnership (Representative: Kelly Buffa) – Tentative Parcel Map No. 35087** – A proposal to divide 35.51-36.19 acres located westerly of Indian Avenue, southerly of Orange Avenue, and easterly of Interstate 215 in the City of Perris into two lots, with the proposed smaller lot being 2 acres in area and including the existing residence at 2364 Indian Avenue. Airport Area II. ALUC Staff Planner: John Guerin at (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

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**5.0 ADMINISTRATIVE ITEMS**

- 5.1 Elections of Officers – Commissioner John Lyon motioned to re-elect existing officers. Vote of 6-0. Abstain: Chairman Simon Housman.
- 5.2 Vista Santa Rosa – John Guerin, ALUC Principal Planner, presented information regarding the Vista Santa Rosa Concept Plan and airport land use compatibility issues. Chairman Simon Housman noted that two subcommittee meetings were scheduled. The first meeting was with Planning Department staff members, was held at the County Administrative Center, and was attended by all three subcommittee members (Commissioners Arthur Butler, Glen Holmes, and the Chair.) The Chair also participated in a meeting with community and property owner representatives at the Coachella Valley Water District. Chairman Housman advised that the approach being presented today would allow for the common interests of the community and ALUC to be satisfied. The proposal allows developers to choose from three options and requires eleven modifications to the proposed text. In response to a question from the Chairman, Jerry Jolliffe of the Planning Department advised that he had no objections to making the requested modifications to the text of the plan. Commission discussion ensued. Charles Rechlin, Ellen Trover, and John Powell addressed the Commission in support of the options developed pursuant to the discussions at the Coachella meeting. Commissioner Fesmire suggested that the options developed through this process be made available to other communities, and that the circumstances under which these options would be made available be delineated. Alternatively, the uniqueness of this area should be specified, so that this area is distinguished from other areas where these options have not been offered. Commissioner Holmes suggested that these options be made available to properties on the east side of Harrison Street as well. He would like them to be eligible, since they are right across the street. Commissioner Lyon noted that the concept is that Options B and C could be used in lieu of amending the Compatibility Plan. He noted that he believed that Section 3.3.6 could be used, in that special circumstances are not limited to terrain issues, but to circumstances where the project would benefit the long-term interests of the airport. Commissioners Robin Lowe and Rod Ballance commended the participants on finding common ground. Chairman Housman noted that aviation easements would be required in conjunction with use of either Option B or Option C, and that this would address the noise-related litigation concern that had fostered the policy prohibiting intermediate residential densities. He advised that the Vista Santa Rosa Concept Plan came from the community and that the area is historically unique. These provisions will work for Vista Santa Rosa, but may not be appropriate in other areas. The Commission agreed with the proposal of the staff report and directed that a letter from ALUC staff to the Planning Department be prepared, indicating support for the Concept Plan, with the amendments recommended by staff and inclusion of the three development options.
- 5.3 SB1118 – BT Miller, County Counsel, reported that the bill passed out of the committee with support from a number of entities and a few opponents. Commissioner John Lyon advised that there was now only one opponent, the City of Highland, and that the bill is now at the Appropriations Committee. BT Miller announced that the Chair has written a letter in support. Commissioner Fesmire asked how other Commissions have been dealing with the issues that Riverside County ALUC addresses. BT Miller advised that he has had discussions with the State Division of Aeronautics. Commissioners Lyon and Lowe stressed the need for greater communications, perhaps through statewide organizations such as CSAC and the California Airport Association. BT Miller noted that State Aeronautics has coordination responsibilities.

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5.4 Hemet Ryan Subcommittee Meeting – Announcement only

**6.0 APPROVAL OF MINUTES: March 13, 2008**

The March 13<sup>th</sup> minutes will be provided at the May 8<sup>th</sup> Commission Hearing.

**7.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**

Vice Chairman Rod Ballance urged everybody to look at Google Earth and punch in KZ Perris Valley Airport. Rod Ballance commented that the City of Perris is marching to a different drummer than we are on some issues, and suggested that staff take a closer look at the future role of the Perris Valley Airport, so we don't have any problems in the future.

**8.0 COMMISSIONER'S COMMENTS**

Commissioner Melanie Fesmire expressed her thanks and appreciation of staff's ingenuity and desire to provide the Commission with alternatives to allow more flexibility, and for staff's clear explanation of such options.

Chairman Simon Housman thanked staff and adjourned the meeting at 12:25 p.m.

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