

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
MAY 8, 2008**

5-15-08

COMMISSIONERS PRESENT: Simon Housman, Rod Ballance, Arthur Butler, John Lyon, Aaron Hepler (alternate for Glen Holmes), James Downes (alternate for Melanie Fesmire), and Robin Lowe.

COMMISSIONERS ABSENT: Melanie Fesmire and Glen Holmes

2.0 PUBLIC HEARING: OLD BUSINESS

- 2.1 Staff report recommended: **CONSISTENT/APPROVAL**
Staff recommended at hearing: **CONSISTENT/APPROVAL**
ALUC Commission Action: **CONSISTENT WITH THE 1984 RIVERSIDE COUNTY AIRPORT LAND USE PLAN. (VOTE 7-0)**
- ZAP1009CH08 – Spectrum Surveying & Engineering, Inc. – County Case No. PP 21438 (Plot Plan).** A proposal to install an unmanned telecommunications facility for Verizon Wireless, consisting of a “broadleaf monotree” antenna tower with a height of up to 59 feet at top of leaf, outdoor equipment cabinets, GPS antennas, and fencing, within a 600 square foot leased area located at James C. Huber Park, at 6411 Rolling Meadow Street, easterly of Archibald Avenue and southerly of Limonite Avenue, in the unincorporated Riverside County community of Eastvale. Airport Zones C and D. ALUC Staff Planner: Brenda Ramirez, Ph: (951) 955-0873, or E-mail at brramire@rctlma.org.
- 2.2 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (VOTE 7-0)**
- ZAP1022FV08 – Martin, Mary, and Joseph Turley (Representative: Hunsaker & Associates Irvine, Inc.) – County Case Nos. TR 35161 (Tentative Tract Map) and CZ 07647 (Change of Zone).** Tentative Tract Map No. 35161 proposes to divide 19.34 acres located southerly of Thompson Road and easterly of Pourroy Road (including the southeasterly corner thereof) in the unincorporated Riverside County community of French Valley into 54 residential lots, plus a one-acre water detention basin and three landscaping lots with a combined area of 0.5 acres. The property is located within Planning Area 34 of Specific Plan No. 286 (Winchester 1800) and is zoned SP (Specific Plan). Change of Zone Case No. 7647 proposes to change the development standards for Planning Area 34 so as to delete the requirement that proposed lots have a minimum average width of 100 feet, a minimum average depth of 150 feet, and a rear yard of 50 feet to allow a minimum average width of 60 feet, a minimum average depth of 100 feet, and a rear yard of not less than ten feet. Airport Zone E. ALUC Staff Planner: Brenda Ramirez, Ph: (951) 955-0873, or E-mail at brramire@rctlma.org.

CDS:

1

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

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
MAY 8, 2008**

- 2.3 Staff report recommended: **CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (VOTE 7-0)**
- ZAP1023FV08 – Soselu Trust and JBL Investments c/o Gene Tobin/ MDMG Inc – County Case No. PM33817 (Parcel Map), CZ07347 (Change of Zone), and SP00106A17 (Specific Plan Amendment).** A proposal to amend Specific Plan No. 106 by modifying the zoning designation (Change of Zone) on 30.6 acres. The amendment would change existing zoning easterly of Elliot Road from R-5 (Open Area Combining Zone - Residential Developments) and C-O (Commercial Office) to C-P-S (Scenic Highway Commercial) Zone, and all parcels westerly of Elliot Road from I-P (Industrial Park) to M-SC (Manufacturing – Service Commercial) Zone. In addition the project is proposing to divide the parcel into three commercial lots. The site is located southerly of Jean Nicholas Road, westerly of Winchester Road/Highway 79, and southerly of Monaco Court within the unincorporated Riverside County community of French Valley. Airport Zone E. ALUC Staff Planner: Brenda Ramirez, Ph: (951) 955-0873, or E-mail at brramire@rctlma.org.
-
- 2.4 Staff report recommended: **CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (VOTE 7-0)**
- ZAP1014HR08 – Reinhardt Canyon Properties, LLC/United Engineering Group California/McRae Group (Representative: AEI-CASC) – City Case Nos. SP 05-2 (Specific Plan), EA 05-13, EIR05-13 (Environmental Impact Report), ANX 05-152 (Annexation).** “Canyon Trails.” A Specific Plan proposing 665 residential dwelling units, within Planning Areas with densities ranging from 0.8 to 8.0 dwelling units per acre, a 19-acre park with equestrian center and community center, and 144.6 acres of open space within a 363.6-acre master planned community located northerly of Tres Cerritos Avenue, both easterly and westerly of California Avenue, in an area of unincorporated Riverside County proposed for annexation to the City of Hemet. (The proposed residential units would be located entirely westerly of California Avenue). The project would surround the existing Maze Stone Village Mobile Home Park. Airport Area III and outside Airport Influence Area. ALUC Staff Planner: Brenda Ramirez, Ph: (951) 955-0873, or E-mail at brramire@rctlma.org.

CDS:

2

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

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
MAY 8, 2008**

3.0 PUBLIC HEARING: OLD BUSINESS

- 3.1 Staff report recommended:
CONTINUE TO JUNE 12, 2008
- Staff recommended at hearing:
CONTINUE TO JUNE 12, 2008
- ALUC Commission Action:
**CONTINUED TO JUNE 12, 2008
(VOTE 7-0)**
- 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 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. Airport Zones C, B1, and D. (Continued from March 13, 2008). ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.
- 3.2 Staff report recommended:
CONTINUE TO JULY 10, 2008
- Staff recommended at hearing:
CONTINUE TO JULY 10, 2008
- ALUC Commission Action:
**CONTINUED TO JULY 10, 2008
(VOTE 7-0)**
- ZAP1018FV07 – Excel Engineering for Abbott Vascular (Representative: Matthew Fagan Consulting Services) – County Case No. PP12246 R1 (Plot Plan - Revised Permit).** A proposal to add an additional 293 parking spaces, with associated lighting fixtures up to 31 feet in height, on the 17.47-acre property with an address of 30690 Cochise Circle, located easterly of Winchester Road (State Highway Route 79) and Briggs Road, southerly of Benton Road, and northerly of Auld Road, in the unincorporated Riverside County community of French Valley. Airport Zones B1 and A. (Continued from March 13, 2008). ALUC Staff Planner: Brenda Ramirez, Ph: (951) 955-0873 or E-mail at brramire@rctlma.org.

CDS:

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
MAY 8, 2008**

- 3.3 Staff report recommended: **CONTINUE TO JUNE 12, 2008**
- Staff recommended at hearing: **CONTINUE TO JUNE 12, 2008**
- ALUC Commission Action: **CONTINUED TO JUNE 12, 2008 (VOTE 7-0)**
- 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 57th 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. (Continued from April 10, 2008). ALUC Staff Planner: John Guerin at (951) 955-0982, or E-mail at jguerin@rctlma.org.
- 3.4 Staff report recommended: **CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT, ADOPTING CONDITION #10, STRIKING CONDITIONS 11-14, AND GRANTING A 15% RISK REDUCTION DESIGN BONUS. (VOTE 7-0)**
- 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. Airport Zones C and D. (Continued from April 10, 2008). ALUC Staff Planner: John Guerin at (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: **CONTINUANCE, REQUESTED BY THE APPLICANT**
- ALUC Commission Action: **CONTINUED TO JUNE 12, 2008 (VOTE 6-0)
ABSENT: COMMISSIONER ROBIN LOWE**
- ZAP1049MA08 – Oakmont Ramona Expressway, LLC/Oakmont Industrial Group, LLC (Representative: Kurt Schlyer) – City Case No. DPR 07-0029** – Development of five industrial buildings with a total building area of up to 1,611,000 square feet (including 90,907 square feet of office area) and 1,417 parking spaces on 81.92 – 87 acres located northerly of Ramona Expressway, southerly of Markham Street, easterly of Brennan Avenue, and westerly of Barrett Avenue in the City of Perris. Most of the project site is located westerly of Indian Street. Airport Area I (Accident Potential Zones I and II). ALUC Staff Planner: John Guerin at (951) 955-0982, or E-mail at jguerin@rctlma.org.

CDS:

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
MAY 8, 2008**

- 4.2 Staff report recommended: **CONTINUE TO JUNE 12, 2008**
- Staff recommended at hearing:
***CONDITIONALLY CONSISTENT**
- ALUC Commission Action:
***CONDITIONALLY CONSISTENT,
STRIKING THE SECOND
PARAGRAPH OF CONDITION
#5. (VOTE 6-0)
ABSENT: COMMISSIONER
ROBIN LOWE.**
- ZAP1028BD08 – Jefferson Street Ventures, LLC/J & V IV, LLC (Representative: James Ragsdale) – City Case Nos. CUP 08-3-913 (Conditional Use Permit) and DR 08-3-294 (Design Review). “Shadow Hills Market Place.”** A proposal to develop a five-building, 38,489 square foot retail shopping center (including restaurant and food-related uses), with 173 parking spaces, on a 4.03-acre site located northerly of Varner Road and easterly of Jefferson Street, in the City of Indio. Airport Zone D. ALUC Staff Planner: John Guerin at (951) 955-0982, or E-mail at jguerin@rctlma.org.
- *Subject to such additional condition(s) as may be necessary to reflect the FAA determination(s).
-
- 4.3 Staff report recommended: **CONSISTENT**
- Staff recommended at hearing:
CONSISTENT
- ALUC Commission Action:
**CONSISTENT (VOTE 6-0)
ABSENT: COMMISSIONER
ROBIN LOWE.**
- ZAP1027BD08 – Michael, Brenda, and George Mitchell/Mitchell’s Gas & Mini-Mart – City Case Nos. CUP 05-12-851A (Conditional Use Permit) and DR 05-12-205A (Design Review).** A proposal to develop a multiple use commercial, office, and storage project consisting of two new office/retail buildings with a combined gross floor area of 11,906 square feet, a 2,347 square foot restaurant, seven mini-storage buildings with a total floor area of 34,512 square feet, and 137 covered spaces for storage of recreational vehicles and boats on 5.45 – 5.56 acres located southerly of Indio Boulevard, easterly of Madison Street, northerly of Paludosa Drive, and westerly of the Coachella Valley Water District storm water channel in the City of Indio. There are currently four commercial buildings and a gas station on the property. Airport Zone C. ALUC Staff Planner: John Guerin at (951) 955-0982, or E-mail at jguerin@rctlma.org.

CDS:

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
MAY 8, 2008**

5.0 ADMINISTRATIVE ITEMS

5.1 – Director's Approvals – Information Only

5.2 – Mileage Reimbursement – Subcommittee Meetings – Chairman Housman advised that there are presently five active subcommittees: (1) Density and Concentrations of People; (2) Alternate Conditions upon a Finding of Inconsistency; (3) Hemet-Ryan; (4) Coordination with County Planning for the County's updated General Plan; and (5) Calculation of Intensity for Meeting Places and Intermittent Uses. Upon hearing from Commissioner Lyon that the subcommittee on Alternate Conditions upon a Finding of Inconsistency had completed its mission of designing a new model letter for advising jurisdictions of an inconsistency finding, the Chairman dissolved that subcommittee. After consulting with Commissioner Butler, the Chairman advised that the subcommittee on Density and Concentrations of People had completed its assignment relating to evaluation of Specific Plan Planning Area densities and dissolved that subcommittee. In response to an inquiry from staff, the Chairman advised that it would be prudent to dissolve subcommittees once their assignment has been completed. The Commission reserves the right to re-establish the subcommittee or initiate a new subcommittee as circumstances may dictate. The Chairman noted that the ALUC budget did not anticipate mileage reimbursement for subcommittee meetings and asked that Commissioners keep this in mind. He also recommended that subcommittee meetings be scheduled on the same day as Commission meetings, when possible.

5.3 - Report from Subcommittee: Calculation of Intensity for Meeting Places and Intermittent Uses Commissioner John Lyon reported that, on April 28th, he sent Robin Lowe, Glen Holmes and staff a draft e-mail of the subcommittee report for comments. He indicated that Commissioner Lowe had advised him that she agreed with the report. Staff advised that the Commission had been provided an earlier version of Commissioner Lyon's comments, as well as comments from Ken Brody of Mead and Hunt, but that staff had not included the final report. Staff advised that it would provide a copy to the Commission at its next meeting. Chairman Housman requested that this item remain on the agenda for discussion at next month's meeting.

6.0 APPROVAL OF MINUTES:

Vice Chairman Rod Ballance motioned to approve the March 13, 2008 minutes. Seconded by Arthur Butler. Abstain: Aaron Hepler (alternate for Glen Holmes). Absent: Commissioner Robin Lowe. Vote 5-0.

Commissioner Arthur Butler motioned to approve the April 10, 2008 minutes. Seconded by Commissioner John Lyon. Abstain: Aaron Hepler (alternate to Glen Holmes) and James Downes (alternate to Melanie Fesmire). Absent: Commissioner Robin Lowe. Vote 4-0.

7.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

None

8.0 COMMISSIONER'S COMMENTS

None

Y:\ALUC\ROA5-8-08.doc

CDS:

6

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