

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

8-26-08

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

COMMISSIONERS ABSENT: Melanie Fesmire

**2.0 PUBLIC HEARING: NEW BUSINESS**

**ITEMS FOR WHICH STAFF RECOMMENDS CONSISTENCY UNDER ONE MOTION UNLESS A COMMISSION MEMBER OR MEMBER OF THE PUBLIC DESIRES TO DISCUSS THE MATTER.**

- 2.1 Staff report recommended: **CONSISTENT**  
Staff recommended at hearing: **CONSISTENT**  
ALUC Commission Action: **CONSISTENT (Vote 6-0, Commissioner Lowe absent)**
- ZAP1005PS08 – Cathedral Hotel Group, Ltd. (Representative: Jon Berg/Dudek Engineering and Environmental) – City Case Nos. CUP 08-006 and GPA 08-004** – Conditional Use Permit No. 08-006 is a proposal to develop a 135,827 square foot, four-story extended-stay hotel with 162 units and 3,500 square feet of meeting space on 12.3 acres located southerly of 30<sup>th</sup> Avenue, westerly of Landau Boulevard, and easterly of the Whitewater River and Cimmaron Golf Course in the City of Cathedral City. General Plan Amendment No. 08-004 is a proposal to increase the maximum density in the Resort Residential General Plan land use designation from 6.5 dwelling units per acre to 10 dwelling units per acre. Additionally, the applicant proposes an amendment to the City’s zoning ordinance to allow for a 50-foot height limit in the Resort Residential zone. Airport Zone E. ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).
- 2.2 Staff report recommended: **CONSISTENT**  
Staff recommended at hearing: **CONSISTENT**  
ALUC Commission Action: **CONSISTENT (Vote 6-0, Commissioner Lowe absent)**
- ZAP1041RI08 – City of Riverside - (Owner: Arlington Animal Hospital, c/o James F. Hicks) – City Case No. P06-1295 (Rezoning)**. A proposal to change the zoning of a 0.72-acre parcel [with an address of 4229 Van Buren Boulevard] located on the east side of Van Buren Boulevard, northerly of California Avenue, in the City of Riverside, from R-3-1500 (Multiple-Family Residential/High Density, 1,500 square foot minimum net lot area per dwelling unit) to CR (Commercial Retail). Airport Zone E. ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

**CDS:**

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**3.0 ITEMS THAT STAFF RECOMMENDS BE CONTINUED WITHOUT DISCUSSION**  
**(Presentation available upon Commissioners request)**

- 3.1 Staff report recommended: **CONTINUE to Sept. 11, 2008**
- Staff recommended at hearing: **CONTINUE to Sept. 11, 2008**
- ALUC Commission Action: **CONTINUED to Sept. 11, 2008 (Vote 6-0, Commissioner Lowe absent)**
- ZAP1008FV07 – Wilshire Greenway I, LLC (Representative: Ebru Ozdil/Advanced Development Solutions) – County Case Nos. 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. 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, May 8, June 12, and July 10, 2008). ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.

**4.0 PUBLIC HEARING – OLD BUSINESS**

- 4.1 Staff report recommended: **CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **The Commission found the helipad to be CONSISTENT as long as the properties have common ownership. (Vote 7-0)**
- The Commission amended Condition No. 7 to read as follows:** In the event that the common ownership of the two parcels located at 35550 (heliport parcel) and 35560 De Portola Road (residence parcel) is severed in the future, the owner of the heliport parcel shall obtain a further noise and overflight study addressing the impacts of continued heliport operations on the residence parcel. (Vote 7-0)
- ZAP1025FV08 – Cole and Tracy Burr/Heliport Consultants (Representative: Ricarda Bennett) – County Case No. CUP 03551 (Conditional Use Permit).** A proposal to develop a private use, ground level helistop for the take off and landing of a helicopter on 28.58-29.34 acres of contiguously owned property located at 35550 and 35560 De Portola Road, on the northerly side of De Portola Road, easterly of Anza Road and westerly of Pauba Road in the “Valle De Los Caballos” Policy Area of unincorporated Riverside County. The County anticipates limiting usage to a maximum of two round trips per day, and to the hours of 7:00 a.m. to 7:00 p.m. daily. Not located within an existing Airport Influence Area. (Continued from June 12, and July 10, 2008). ALUC Staff Planner: John Guerin at (951) 955-0982, or E-mail at jguerin@rctlma.org.

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**Letter to the Planning Dept.**

**Have staff include a recommendation to the Planning Department that the Conditional Use Permit be subject to a condition that a review of the noise impacts upon adjoining properties be conducted five years after the granting of the CUP. (Vote 6-1, R. Lowe opposed)**

4.2 Staff report recommended:  
**CONTINUE to Sept. 11, 2008**

Staff recommended at hearing:  
**CONTINUE to Sept. 11, 2008**

ALUC Commission Action:  
**CONTINUED to Sept. 11, 2008  
(Vote 7-0)**

**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). (Continued from May 8, June 12, and July 10, 2008). ALUC Staff Planner: John Guerin at (951) 955-0982, or E-mail at jguerin@rctlma.org.

**5.0 PUBLIC HEARING: NEW BUSINESS**

5.1 Staff report recommended:  
**INCONSISTENT**

Staff recommended at hearing:  
**INCONSISTENT**

ALUC Commission Action:  
**CONTINUED to Sept. 11, 2008  
to give staff an opportunity to  
prepare special findings  
regarding Policy 3.3.6  
exception. (Vote 7-0)**

**ZAP1010TH08 – Robert J. Mainiero, for Arnulfo and Teresa Rodriguez, and Jose and Maria Meza - County Case No. CZ07495 (Change of Zone)**. A proposal to change the zoning of a 10.16-acre parcel located westerly of Fillmore Street and Desert Cactus Drive, northerly of 57<sup>th</sup> Avenue, and easterly of the Coachella Valley Water District Flood Control Channel, in the portion of the unincorporated Riverside County community of Thermal located east of the railroad, from R-A-20 (Residential Agricultural, 20 acre minimum lot size) to R-A-2 (Residential Agricultural, 2 acre minimum lot size), in order to allow division of the property into three parcels. Airport Zones D and E. ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.

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- 5.2 Staff report recommended: **CONTINUE TO OCT. 9, 2008**  
Staff recommended at hearing: **CONTINUE TO OCT. 9, 2008**  
ALUC Commission Action: **CONTINUED to Nov. 13, 2008 (Chairman Housman will not be available on October 9<sup>th</sup>, so the motion was amended to November 13th). Vote 7-0**
- ZAP1004BA08 – Liberty XXIII Biofuels Power, LLC** (Representative: Michael Bracken/Development Management Group, Inc.) – City Case Nos. CUP 07-806, GPA 07-2501, and ZC 08-3502. A proposal to construct and operate a new biomass power plant including three power generation units with a combined generation capacity of 17.4 megawatts (gross) on 20.3 acres located at the eastern terminus of Westward Avenue in the southeastern portion of the City of Banning. The site is located southerly of Westward Avenue and Banning Airport, easterly of Scott Street and Hathaway Street, northerly of Smith Creek, and southwesterly of Morongo Tribal lands. The general plan amendment and zone change would change the designation and zoning of an 8-acre portion of the project site from Rural Residential to Industrial. The remainder of the site is already designated and zoned Industrial. Airport Zone E. ALUC Staff Planner: John Guerin at (951) 955-0982, or E-mail at jguerin@rctlma.org.
- 5.3 Staff report recommended: **CONDITIONAL CONSISTENCY**  
Staff recommended at hearing: **CONDITIONAL CONSISTENCY**  
ALUC Commission Action: **CONDITIONALLY CONSISTENT (Vote 7-0)**
- ZAP1039RI08 – County of Riverside Building Services for County of Riverside Animal Services ( Representatives: Riverside County Economic Development Agency and STK Architecture, Inc.) – West Riverside Animal Shelter** – A proposal to establish a new animal shelter facility consisting of 12 structures with a combined area of 65,000 square feet, including a two-story staff headquarters building, facilities for housing dogs and cats, a barn, a horse corral, and a feed storage area and freezer, on a 12.56-acre site located westerly and southwesterly of Van Buren Boulevard, southerly and easterly of its intersection with Pedley Road, northerly and northeasterly of the Santa Ana River, and opposite the intersection of Van Buren Boulevard and Clay Street in the unincorporated Riverside County community of Pedley. Airport Zone D. ALUC Staff Planner: John Guerin at (951) 955-0982, or E-mail at jguerin@rctlma.org.
- 5.4 Staff report recommended: **CONTINUE TO SEPT. 11, 2008**  
Staff recommended at hearing: **CONTINUE TO SEPT. 11, 2008**  
ALUC Commission Action: **CONTINUED TO SEPT. 11, 2008 (Vote 6-0, Commissioner Lyon recused and left the room prior to consideration)**
- ZAP1011FL08 – Riverside County Economic Development Agency, for Riverside County Regional Park and Open-Space District - (Representative: Jill Efron/RHA Landscape Architects Planners Inc.) – Rancho Jurupa Sports Park** – A park with soccer fields, including lighted soccer fields, picnic shelters, playground, and restroom/concession building, on a 36.54-acre site located northerly of Crestmore Road and 46<sup>th</sup> Street, westerly of Loring Ranch Road, and southerly of Flabob Airport in the unincorporated Riverside County community of Rubidoux. Airport Zone B2 and D. ALUC Staff Planner: John Guerin at (951) 955-0982, or E-mail at jguerin@rctlma.org.

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**6.0 ADMINISTRATIVE ITEMS**

6.1 Hemet Ryan Subcommittee Meeting Scheduled at 1:00 p.m.  
Announcement Only

6.2 Director's Approvals  
Information Only

**7.0 APPROVAL OF MINUTES**

The ALUC Commission by a vote of 5-0 approved the July 10, 2008 minutes. Abstain: Chairman Simon Housman and Commissioner Glen Holmes.

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

Ed Cooper, ALUC Director, advised the Commission that the proposed Airport Land Use Compatibility Plan for Chino Airport is scheduled for the September 11, 2008 Commission Hearing. The proposed Plan documents, along with the Chino Airport Initial Study and Mitigated Negative Declaration, were provided to the Commissioners to facilitate their review in advance of the hearing.

**9.0 COMMISSIONER'S COMMENTS**

None

**10.0 EXECUTIVE SESSION**

The meeting was adjourned to closed session at 11:23 am to discuss potential exposure to litigation. BT Miller, County Counsel, reported back that no action was taken at the closed session. The meeting was adjourned at 12:08 p.m.

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