

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
DECEMBER 11, 2008**

12-16-08

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

COMMISSIONERS ABSENT:

2.0 PUBLIC HEARING: OLD BUSINESS
CONTINUED CASES

- 2.1 Staff report recommended: **CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT as amended with revised conditions 4, 8 and 9 and the deletion of Condition 11 which was added to the recommendation, and no change to Condition 10. (VOTE 7-0)**
- ZAP1011CH08 – MMI/BDI Riverside Archibald Avenue LLC** (Representative: Roger Prend, Albert A. Webb Associates) – County Case Nos. PP23219 (Plot Plan) and PM35865 (Parcel Map). Plot Plan No. 23219 is a proposal to develop fourteen industrial buildings with a total gross floor area of 738,432 square feet on 53.37 acres located westerly of Archibald Avenue, easterly of Cucamonga Creek Storm Drain, northerly of 65th Street, and southerly of the westerly straight-line extension of Limonite Avenue in the unincorporated Riverside County community of Eastvale. Parcel Map No. 35865 is a proposal to divide the property into 14 industrial parcels. Airport Compatibility Zones C and D. ALUC Staff Planner: John Guerin at (951) 955-0982, or E-mail at jguerin@rctlma.org.

REVISED CONDITIONS:

Condition 4 – Any changes in locations of buildings for those shown on the exhibits prepared, dated 8-27-08, which does not alter the density within any single airport use zone or the open space area.

Condition 8 - A minimum of 9.04 acres of open areas as defined by Countywide Policy 4.2.4 of the 2004 Riverside County Airport Land Use Compatibility Plan shall be provided on-site (inclusive of the 78-foot industrial collector roadways), of which not less than 7.42 acres shall be located within the portion of the site within Compatibility Zone C. Such open areas, **including the 78-foot industrial collector roadways**, shall have a minimum width of 75 feet and a minimum length of 300 feet, and shall not be obstructed by walls, trash enclosures, large trees or poles greater than 4 inches in diameter at a height greater than 4 feet, or overhead wires.

Condition 9 - A minimum width of 75 feet by a minimum length of 300 feet, within the 78-foot industrial collector roadways, shall not permit parking on these roadways, street lights, or trees greater than four feet in height.

CDS:

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**3.0 PUBLIC HEARING – OLD BUSINESS
RECONSIDERATION CASES**

- 3.1 Staff report recommended: **CONDITIONALLY CONSISTENT (GPA); CONSISTENT (Change of Zone)** **ZAP1043RI08 – City of Riverside – (Representative: Patricia Brenes, Planning Division, Community Development Department) – City Case Nos. P08-0215 (General Plan Amendment) and P08-0216 (Rezoning) –**
A proposal by the City of Riverside to amend the General Plan land use designation of 19.25 acres located both northerly and southerly of Gould Street, westerly of Crest Avenue (in the City neighborhood bounded by Arlington Avenue on the north, Cypress Avenue on the south, Tyler Street on the west, and Crest Avenue on the east) from HDR (High Density Residential) to MDR (Medium Density Residential), and to change the zoning from R-3-1500 (Multiple Family Residential: High Density, 1,500 square foot minimum lot area per dwelling unit) to R-1-7000 (Single Family Residential, 7,000 square foot minimum lot area), or R-1-7000-AP-D (same as above, with Airport Protection Overlay Zone D). Airport Compatibility Zone D. ALUC Staff Planner: John Guerin at (951) 955-0982, or E-mail at jguerin@rctlma.org.
- Staff recommended at hearing: **CONDITIONALLY CONSISTENT (GPA); CONSISTENT (Change of Zone)**
- ALUC Commission Action: **CONDITIONALLY CONSISTENT (GPA); CONSISTENT (Change of Zone)**
- VOTE 5-2, OPPOSED BY R. LOWE AND G. HOLMES**

4.0 PUBLIC HEARING – NEW BUSINESS

- 4.1 Staff report recommended: **CONSISTENT** **ZAP1031BD08 – Richard Warfield and Robert Wright (Representative: Lench Design Studio, Inc) – County Case No. CZ07677 (Change of Zone).** A proposal to change the existing zoning from R-1-12,000 (One Family Dwelling, 12,000 square foot minimum lot size) to M-SC (Manufacturing-Service Commercial) on two parcels located easterly of Adams Street, northerly of Cliff Street, and southerly of 41st Avenue, in the unincorporated Riverside County community of Bermuda Dunes. Airport Compatibility Zones B1, B2, and C. ALUC Staff Planner: Brenda Ramirez, Ph: (951) 955-0549, or E-mail at brramire@rctlma.org.
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (VOTE 6-1, Opposed by S. Housman)**
- 4.2 Staff report recommended: **CONTINUE TO 1-8-09** **ZAP1030FV08 - FV Crossings, LP – City Case No. DPO-004-249 (Development Plan).** A proposal to develop a nine-building, 69,730 square foot retail commercial center on 11.05 net acres (13.74 gross acres) of land located northwesterly of Winchester Road, westerly of the new alignment of Clinton Keith Road at its intersection with Winchester Road, and southerly of Porth Road in the City of Murrieta. Airport Compatibility Zones B1 and C. ALUC Staff Planner: John Guerin at (951) 955-0982, or E-mail at jguerin@rctlma.org.
- Staff recommended at hearing: **CONTINUE TO 1-8-09**
- ALUC Commission Action: **CONTINUED to 1-8-09, with the consent of the applicant. (VOTE 7-0)**

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5.0 ADMINISTRATIVE ITEMS

5.1 Results of Staff's Analysis Of Whether Proposed Project In The Flabob Airport Influence Area Presented By Emilio Ramirez, EDA Meets Policy 3.3.2.(a) Requirements

BT Miller, County Counsel reported after meeting with ALUC staff and communicating with our consultant Mead and Hunt, Policy 3.3.2.(a) would not apply to this project, but would apply under the 3.3.6 special conditions, under which the Commission would consider, if and when this project came before it. Emilio Ramirez, Director of Affordable Housing, Riverside County EDA commented that with the direction and comfort they received from the ALUC Commission and staff, they will move forward with the project and bring it back to the Commission in the future.

5.2 Director's Approvals – Information Only

6.0 APPROVAL OF MINUTES

Vice Chairman Rod Ballance motioned to approve the November 13, 2008 minutes. Seconded by Commissioner Robin Lowe. Abstained: Commissioner Melanie Fesmire. Vote 6-0.

7.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

Brenda Ramirez, ALUC Contract Planner informed the Commission that we received a letter notification of overruling from the City of Hemet, ZAP1016HR08, Rancho Diamante 2. The Hemet City Council Hearing will not be scheduled until after January 2009.

Vice Chairman, Rod Ballance thanked Ed Cooper, ALUC Director on an e-mail he sent regarding a newspaper article (airplane crash in a San Diego neighborhood) that happened on Monday, December 8, 2008. He also commented on the City of Perris overruling our decision, and stated that electives and developers need to realize that things happen and should be teachable moments to all.

8.0 COMMISSIONER'S COMMENTS

Chairman Housman and the Commission extending their heart felt support for John Guerin, ALUC Principal Planner for a quick recovery. Ed Cooper, ALUC Director informed the Commission that Mr. Guerin broke his right arm and will be out of the office for a month. He also informed the Commission that the March JPA is delaying the second meeting on the draft JLUS, the meeting scheduled for Monday, December 15th is now cancelled and will be pushed back to January 2009. Chairman Housman commented that he and Vice Chairman Rod Ballance would like to attend the March JPA meeting in January 2009.

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