

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
MAY 9, 2013**

5-30-13

COMMISSIONERS PRESENT: Simon Housman, Rod Ballance, Art Butler, Glen Holmes, John Lyon, Richard Stewart

COMMISSIONERS ABSENT: Greg Pettis

2.0 PUBLIC HEARING: NEW CASES

- 2.1 Staff report recommended: **CONSISTENT** **ZAP1058RI13 – Housing Authority of the City of Riverside (Representative: David Hetherington, Wakeland Housing)** – City of Riverside Case Nos. P13-0198 (General Plan Amendment), P13-0199 (Rezoning), P13-0201 (Site Plan). P13-0201 is a proposal to develop 30 residential units in one and two-story buildings and redevelop the existing officer’s club as a community center and rehabilitation center on a 2.14-acre site located easterly of Picker Street, northerly of Philbin Avenue, westerly of Wohlstetter Street, and southerly of Cypress Avenue. Case No. P13-0198 is a proposal to change the General Plan designation of the 2.14-acre site from Medium Density Residential to High Density Residential. Case No. P13-0199 is a proposal to change the zoning of the site from R-1-7,000 (Single Family Residential) to R-3-2500 (Multiple Family Residential), or R-3-2500-AP-D (Multiple Family Residential, Airport Protection Overlay Zone D). (Zone D of Riverside Municipal Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 6-0, Greg Pettis absent)**
- 2.2 Staff report recommended: **CONSISTENT** **ZAP1059RI13 – City of Riverside** – City Case Nos. P13-0235 (Rezoning), P13-0111 (Specific Plan Amendment). P13-0235 is a proposal to add the Specific Plan Overlay (and, possibly, Airport Protection Overlay Zone AP-E) to an approximate 6.65-acre area consisting of 11 parcels located southerly of SR-91, westerly of Madison Street, northerly of Casa Blanca Street, and easterly of the extension of Depot Street north. Case No. P13-0111 is a proposal to amend the Riverside Auto Center Specific Plan to add the subject area to the Specific Plan. (Zone E of Riverside Municipal Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 6-0, Greg Pettis absent)**

CDS:

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 9, 2013**

- 2.3 Staff report recommended: **CONSISTENT** **ZAP1050FV13 – Regent Nicolas 73, LLC** – City Case Nos. PA12-0131 (General Plan Amendment), PA12-0132 (Zone Change), PA12-0133 (Tentative Map). PA12-0131 is a proposal to amend the City of Temecula General Plan land use designation on 73.3 acres located southerly of Nicolas Road and easterly of Via Lobo Road from Very Low Density Residential (VLDR) to Low Density Residential (LDR). PA12-0132 is a proposal to change the zoning of the site from Very Low Density Residential (VL) to Low Density Residential (L), with Planned Development Overlay (PDO), and to amend the text of the zoning ordinance to include the Arbor Vista PDO. PA12-0133 is a proposal to subdivide 73.3 acres into 83 single family residential lots, 2 open space lots, 1 lot for a public park, and 2 lots for water quality/detention. (Zone E of French Valley Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 6-0, Greg Pettis absent)**
- 2.4 Staff report recommended: **CONSISTENT** **ZAP1051FV13 – Golden Eagle Multi-Family Properties, LLC (Representative: John Capelli)** – City of Murrieta Case Nos. GPA 2012-3266 (General Plan Amendment), ZC 2012-3265 (Zone Change), DP 2012-3267 (Development Plan). DP 2012-3267 is a proposal for the development of 112 apartment units in six buildings up to three stories in height, along with tennis court, club house, gym, and pool on 7.51 acres located northerly of Murrieta Hot Springs Road, southeasterly of Clearbrook Drive, and southerly of Branwin Street in the City of Murrieta. GPA 2012-3266 is a proposal to amend the land use designation on a 1.06-acre portion of the site from Parks and Open Space to Multiple-Family Residential. ZC 2012-3265 is a proposal to change the zoning on that same 1.06-acre portion of the site from Private Recreation (PR) to Multi-Family 1 Residential (MF-1). (Zone D of French Valley Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 5-1, Glen Holmes dissenting; Absent: Greg Pettis)**

CDS:

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 9, 2013**

3.0 ADMINISTRATIVE ITEMS

3.1 Director's Approvals – Information only

3.2 Proposed Overrule: Desert Community College District

Ed Cooper, ALUC Director, indicated that staff prepared a draft letter to the Desert Community College District in response to the District's proposed Findings of Fact to overrule ALUC's determination that the proposed West Valley Campus is inconsistent, for the Commissioners' review and comments. Chairman Housman indicated that he had a significant amount of input on the draft letter. Vice Chairman Rod Ballance recommended that the Chair or designee attend the District overrule meeting to represent ALUC to address any questions and relay our safety concerns. Commissioner Holmes inquired as to whether the section of the Public Utilities Code addressing the effects of an overrule on liability in the event of an aircraft accident should be included in the letter, but Chairman Housman advised that such reference could be construed as a legal opinion and probably should not be included in the letter. Per Mr. Ballance's recommendation, Chairman Housman advised that he will try to attend the meeting scheduled for May 17, but that he had a potential conflict. He requested that staff contact one of the other ALUC Commissioners to take his place if he cannot attend the meeting.

4.0 APPROVAL OF MINUTES

The ALUC Commission by a unanimous vote of 6-0 approved the April 11, 2013 minutes. Absent: Greg Pettis

5.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

Ed Cooper, ALUC Director, informed the Commission that the Notice to Proceed was formally issued to Mead and Hunt allowing commencement of work on the Hemet Ryan Airport Land Use Compatibility Plan. He advised that he will keep the Commission posted in regard to any subcommittee meetings that may be necessary in the near future. Commissioner Holmes asked when the subcommittee would meet. Mr. Cooper noted that the first step would be the preparation of a production schedule. At some point in the near future, the subcommittee will need to tackle the issue of whether to use composite zones or individual noise and safety layers. In response to a series of questions from Commissioner Holmes, Mr. Cooper advised that the State of California was financing 90 percent of the cost. The remaining 10 percent would be from the ALUC budget, plus any overages. The grant agreement has been signed and executed with the State. The contract for services with Mead & Hunt has also been signed and executed. The total project cost is estimated at \$130,000, with the State grant covering \$117,000. The projected time to completion is eight to twelve months. The first step is to produce a time line, which will be provided to the Commission upon its receipt.

6.0 COMMISSIONER'S COMMENTS

None

Y:\ALUC Report of Actions\2013 ROA\ROA5-9-13.doc

CDS:

3

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