

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
JULY 11, 2013**

7-31-13

COMMISSIONERS PRESENT: Simon Housman, Rod Ballance, Art Butler, John Lyon, Richard Stewart, Russell Betts, alternate for Greg Pettis

COMMISSIONERS ABSENT: Glen Holmes, Greg Pettis

2.0 PUBLIC HEARING: NEW CASES

- 2.1 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 6-0; Absent: Holmes)**
- ZAP1053FV13 – CV Communities, LLC** - County Case Nos. TR36437 (Tentative Tract Map), CZ07794 (Change of Zone). TR36437 is a proposal to subdivide 40.16 acres located northerly of Yates Road extended easterly, westerly of Charlois Road extended northerly, Temecula Preparatory School, and Temecula Valley Charter School, and southerly of Abelia Street and Cherokee Rose Street into 107 single family residential lots, 9 open space lots, 1 lot for a public park, and 1 lot for water quality/detention. CZ07794 is a proposal to change the zoning of the site from Residential Agricultural 2 ½-acre minimum (R-A-2½) to One-Family Dwelling (R-1). (Zone E of French Valley Airport Influence Area and beyond.) ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.
- 2.2 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT, subject to modified conditions: Condition 2(e) is applicable only to case No. DPR 12-10-0005. Condition #5 is amended to read: In the event there is any structure higher than 1,542 feet, that structure will come back to the ALUC for administrative review, in compliance with the FAA requirements. (Vote 6-0; Absent: Holmes)**
- ZAP1087MA13 – Optimus Building Corporation (Representative: Southwest Land Consultants, Sean Harrison)** – Perris City Case No. SPA 12-10-0006 (Specific Plan Amendment) and DPR 12-10-0005 (Development Plan Review). DPR 12-10-0005 is a proposal to develop two industrial warehouse buildings with a floor area of 1,460,067 square feet on 68.48 acres located easterly of Interstate 215, northerly of Ramona Expressway, and westerly of Webster Avenue, in the City of Perris. SPA 12-10-0006 is a proposal to change the land use designation of the development area within the Perris Valley Commerce Center (PVCC) Specific Plan from “Commercial” (approximately 49 acres) and “Business Professional Office” (approximately 20 acres) to “Light Industrial.” SPA 12-10-0006 would also amend the Circulation Plan of the PVCC Specific Plan by designating the segment of Patterson Avenue northerly of the site as a Major Collector Roadway (78-foot right-of-way), deleting the segment of Patterson Avenue between Perry Street and Ramona Expressway, and deleting the segment of Perry Street within the project site. (Area II of the March Air Reserve Base Airport Influence Area.) ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.

CDS:

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- 2.3 Staff report recommended: **ZAP1018CH13 – Providence Archibald, LLC**
CONSISTENT
(Representative: Albert A. Webb Associates, Sandy Chandler) – City of Eastvale Case Nos. 12-0750 (Development Plan Review) and revised PM35865 (Parcel Map). PP12-0750 is a proposal to develop a total of 738,970 square feet of industrial/office space within 12 shell buildings on 39.32 net acres located westerly of Archibald Avenue, southerly of Limonite Avenue, and northerly of 65th Street, in the City of Eastvale. Revised PM35865 is a proposal to subdivide the 39.32 net acres into 11 parcels [one for each of the proposed buildings, with buildings 4 and 5 sharing a parcel]. (Zones C and D of Chino Airport Influence Area.) ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.
- Staff recommended at hearing: **CONTINUED to 8-15-13 per applicant's request**
- ALUC Commission Action: **CONTINUED to 8-15-13 per applicant's request (Vote 6-0; Absent: Holmes)**
- 2.4 Staff report recommended: **ZAP1049BD13 – Encore Homes, LLC (Representative: James Fagelson, Fagelson Consulting)** – County Case No.: TR30966R1 (Revised Tentative Tract Map), a proposal to divide 39.31 – 40.19 acres located northerly of 40th Avenue and westerly of Adams Street into 202 single-family residential lots, with one 0.77-acre lot for a community center, one 3.88-acre lot for a drainage channel, and three lots for open space and water detention with a cumulative area of 3.92 acres. (Zones B1, C and D of Bermuda Dunes Airport Influence Area.) ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.
- Staff recommended at hearing: **INCONSISTENT**
- ALUC Commission Action: **CONSISTENT pursuant to 3.3.6, with six findings for a determination of consistency, and subject to seven conditions (Condition Nos. 5 and 7 amended at hearing). (For additional details, request a copy of the letter dated July 24, 2013.) (Vote 6-0; Absent: Holmes)**
- 2.5 Staff report recommended: **ZAP1006RG13 – City of Perris** – City Case Nos.: Ordinance Amendment Nos. 13-03-0010 and 13-04-0020. Ordinance Amendment No. 13-03-0010 amends the City Zoning Code to permit the following uses “by right,” i.e., without requirement for a Conditional Use Permit: (1) emergency shelters for the homeless in the General Industrial (GI) zone; (2) single room occupancy housing in the Community Commercial (CC) zone and all residential zones; and, (3) residential care facilities and transitional and supportive housing in all residential zones. Ordinance Amendment No. 13-03-0010 would also add definitions of the terms “emergency shelter,” “reasonable accommodation,” “single room occupancy housing,” “supportive housing,” “target population,” “transitional housing,” and “transitional housing development,” and
- Staff recommended at hearing: **Ordinance Amendment 13-04-0020 CONSISTENT; Ordinance Amendment 13-03-0010 CONDITIONALLY CONSISTENT**

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ALUC Commission Action:
**Ordinance Amendment 13-04-0020 CONSISTENT;
Ordinance Amendment 13-03-0010 CONSISTENT
(Vote 6-0; Absent: Holmes)**

provide development standards for emergency shelters and single room occupancy housing. Ordinance Amendment No. 13-04-0020 amends the Zoning Code to provide for a formal procedure whereby persons with disabilities seeking equal access to housing may request modifications to existing dwelling units, waiver of the rules and policies of a housing provider, or exceptions from city regulations such as setback requirements, when such accommodations may be necessary to afford a person with a disability the equal opportunity to use and enjoy a dwelling. Examples include allowing a person with a disability to have a service animal in a development that does not permit pets, exceptions from parking rules, and allowing disabled tenants to make modifications to rental units such as installing a wheelchair ramp or widening doorways. Finally, it requires new housing developments consisting of three or more dwelling units to be designed and constructed in a manner that allows access to, and use by, disabled persons. ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rctlma.org

2.6 Staff report recommended:
**CONSISTENT(ZOA 13-001
and ZOA 13-006); CONTINUE
ZC 13-001 to August 15, 2013**

Staff recommended at hearing:
**CONSISTENT(ZOA 13-001
and ZOA 13-006); CONTINUE
ZC 13-001 to August 15, 2013**

ALUC Commission Action:
**CONSISTENT(ZOA 13-001
and ZOA 13-006); CONTINUE
ZC 13-001 to August 15, 2013
(Vote 6-0; Absent: Holmes)**

ZAP1028HR13 – City of Hemet – Case Nos. ZOA 13-001, ZOA 13-006, and ZC 13-001 are proposals to bring the City's zoning ordinance and zoning map into consistency with the City's new Housing Element. ZOA 13-001: (1) establishes emergency shelters as a special housing classification, permits existing emergency shelters "by right" in the C-1 zone and allows new emergency shelters with conditional use permit approval in the C-M zone; (2) permits farm worker housing of up to 36 beds or 12 family units "by right" in the A, A-1-C, and A-2-C (agricultural) zones; (3) amends the provisions of the Small Lot Residential zone so as not to be limited to application only to senior housing; and (4) changes the "Senior Housing Overlay Zone" to a "Senior Housing Designation" that may be applied on the Zoning Map to qualifying senior housing developments with recorded covenants, conditions, and restrictions. ZOA 13-006 amends the Multiple-Family Zones section of the City's zoning ordinance by establishing the R-4 zone classification allowing up to 45 dwelling units per acre, limiting densities in the R-2 zone to a maximum of 8 dwelling units per acre, establishing a list of permitted uses in the R-4 zone and modifying this list in the R-2 and R-3 zones, establishing development standards in the R-4 zone, and modifying development standards in the R-2 and R-3 zones. Finally, ZC 13-001 establishes R-4 zoning on 21 parcels in the City of Hemet, including 4 parcels within the boundaries of an Airport Land Use Plan. (Citywide, including Areas I, II, Transition Area, and III of the Hemet-Ryan Airport Influence Area.) ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rctlma.org

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3.0 PRESENTATION/INQUIRY:

Emri-Newkirk Properties - Proposed apartment project located along Sycamore Canyon Boulevard, City of Riverside – Information only

4.0 ADMINISTRATIVE ITEMS

4.1 August Meeting

John Guerin, ALUC staff advised that Ed Cooper, ALUC Director, has scheduled an additional Commission meeting to be held on August 15th at 9:30 am in Riverside. The consultant for the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (Ken Brody, of Mead and Hunt) will be present to provide the Commission with information regarding the results of the scoping session that will be held on August 1, 2013 at the March Joint Powers Authority. Additionally, the Commission will consider any cases that may be continued from the July 11th agenda and any cases submitted beyond the deadline for the July hearing through the end of the day (July 11).

4.2 Follow-up: December 12, 2013 ALUC Commission Meeting Rescheduling

The ALUC Commission agreed to hold its December 12, 2013 meeting at the City of La Quinta Council Chambers (La Quinta City Hall).

5.0 APPROVAL OF MINUTES

The ALUC Commission by a vote of 5-0, approved the June 13, 2013 minutes. Abstain: Russell Betts, alternate for Greg Pettis; Absent: Glen Holmes

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

BT Miller, ALUC Legal Counsel announced that he will be going back into retirement at the end of August, and that Anna Wang of the Office of Riverside County Counsel will assume Counsel duties thereafter.

7.0 COMMISSIONER'S COMMENTS

Vice Chairman Ballance advised that Metrolink's plans to extend commuter rail service south to March Air Reserve Base will be allowed to proceed, now that the lawsuit blocking such an extension has been settled.

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