

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
MAY 14, 2015**

5/21/15

COMMISSIONERS PRESENT: Simon Housman, Rod Ballance, Arthur Butler, Glen Holmes, John Lyon, Steve Manos

COMMISSIONERS ABSENT: Greg Pettis

2.0 PUBLIC HEARING: NEW CASES

- 2.1 Staff report recommended: **ZAP1116MA15 – Ramona Exp./Perris Inv. (Representative: Blue Peak Engineering)** – City of Perris Case No.: CUP15-00010 (Conditional Use Permit).
CONSISTENT
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 6-0, absent: Pettis)**
A proposal to construct and operate a fast food restaurant (Del Taco) consisting of a 2,067 square foot building with dining and kitchen areas, an exterior patio dining area, a drive-thru, and 33 parking spaces on a 0.8-acre site located along the southerly side of Ramona Expressway, easterly of Perris Boulevard and directly easterly of the gas station at the southeast corner. The site includes portions of two parcels with a combined area of 4.24 acres within a larger shopping center. (Airport Compatibility Zone C1 of the March Air Reserve Base/Inland Port Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org
- 2.2 Staff report recommended: **ZAP1112MA15 – Alfa Limited/Clifton S. Jones III (Representative: SDH & Associates, Inc.)** – City of Riverside Case Nos.: P14-0683 (General Plan Amendment), P14-0684 (Rezone), P14-0685 (Site Plan Review). P14-0685 is a proposal to develop 220 apartment units within 13 buildings, plus a clubhouse building, fitness building, pool and spa on 12.7 acres within a 30.9-acre area located northerly of Central Avenue and westerly of Quail Run Road in the community of Canyon Crest. P14-0683 is a proposal to amend the City of Riverside General Plan land use designation of an 11.8-acre portion of the site (all of Assessor's Parcel Number [APN] 253-240-020 and portions of APN 253-240-028) from Open Space/Natural Resources (OS/NR) to Medium High Density Residential (MHDR)(maximum 14.5 dwelling units per acre). P14-0684 is a proposal to rezone the same 11.8-acre area (of which 8.7 acres are presently zoned Public Facilities [PF] and 3.1 acres are presently zoned Single Family Residential, 7000 square foot minimum lot size [R-1-7,000]) to Multiple-Family Residential, 3,000 square foot minimum area per dwelling unit (R-3-3,000). (Airport Compatibility Zones D and E of the March Air Reserve Base/Inland Port Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@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

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- 2.3 Staff report recommended: **CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 6-0, absent: Pettis)**
- ZAP1061FV15 – Hennie and Michael Monteleone/The Meadows, Inc. (Representative: Jack Munroe, JMM Consultant)** – County Case Nos.: GPA 00928D1 (General Plan Amendment), CZ 07863 (Change of Zone), and CUP 03681 (Conditional Use Permit). The Conditional Use Permit proposes to authorize the continuing use of an existing special events/wedding/reception facility (“Monteleone Meadows”) located along the south side of Augie Court, approximately 825 feet westerly of Briggs Road (as it extends northerly from its intersection with Winchester Road) in the unincorporated community of French Valley. GPA 00928D1 is a proposal to amend the General Plan (Southwest Area Plan) land use designation of this 9.09-acre site from Rural: Rural Residential (R:RR) (5 acre minimum) to Community Development: Commercial Tourist (CD:CT). CZ 07863 is a proposal to change the zoning classification of the site from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S). (Airport Compatibility Zones D and E of the French Valley Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org
- 2.4 Staff report recommended: **CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 6-0, absent: Pettis)**
- ZAP1006CO15 – Mike Raahauge Shooting Enterprises (Representative: The Prizm Group, Vincent Kleppe)** – County Case No.: CUP 03709 (Conditional Use Permit). The Conditional Use Permit proposes to authorize the continuing use of the existing Mike Raahauge Shooting Enterprises Shooting Range facility, which includes pistol and rifle ranges, shotgun sporting clay ranges and duck ponds, and hosts a duck hunting club, hunters’ safety training, shooting sports fair and other special events. The site is located in the Prado Basin, off River Road, northerly of the Santa Ana River, southerly of McCarty Road, and westerly of Hellman Avenue. (Airport Compatibility Zone E of the Corona Municipal Airport Influence Area and outside the Corona Municipal Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org

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3.0 ADMINISTRATIVE ITEMS

3.1 Director's Approvals – Information Only

4.0 APPROVAL OF MINUTES

The ALUC Commission by a unanimous vote of 6-0 approved the April 9, 2015 minutes.
Absent: Greg Pettis

5.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

None

6.0 COMMISSIONER'S COMMENTS

Vice Chairman Ballance commented that he had the opportunity to attend the ribbon cutting for the new FBO building at the March Air Reserve Base.

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3

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