

**AIRPORT LAND USE COMMISSION HEARING  
REPORT OF ACTIONS  
JULY 9, 2015**

7/30/15

COMMISSIONERS PRESENT: Simon Housman, Rod Ballance, Arthur Butler, Glen Holmes, John Lyon, Greg Pettis

COMMISSIONERS ABSENT: Steve Manos

**2.0 PUBLIC HEARING: CONTINUED CASE**

- 2.1 Staff report recommended: **CONTINUE WITHOUT DISCUSSION to 8/13/15**
- Staff recommended at hearing: **CONTINUE WITHOUT DISCUSSION to 8/13/15**
- ALUC Commission Action: **CONTINUED to 8/13/15 (Vote 5-0, absent: Manos and Pettis)**
- ZAP1062FV15 – DMSD Property, LLC (Representative: Scott Barone, Senergy, Inc.)** - County of Riverside Case No.: PP25793 (Plot Plan). A proposal to establish a 4,565 square foot dine-in restaurant (Denny's) and a 2,975 square foot fast food restaurant (El Pollo Loco) with drive-through on two contiguous properties (Assessor's Parcel Numbers 963-060-070 and 963-060-071) with a combined net area of 2.06 acres (2.11 gross acres) located along the easterly side of Winchester Road (State Highway Route 79), southerly of Benton Road, northerly of Magdas Coloradas Street, and westerly of an existing Farmer Boys restaurant in the unincorporated community of French Valley. (Airport Compatibility Zone B1 of the French Valley Airport Influence Area). Continued from June 11, 2015. ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at [rbrady@rctlma.org](mailto:rbrady@rctlma.org)

**3.0 PUBLIC HEARING: NEW CASES**

- 3.1 Staff report recommended: **CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 5-0, absent: Manos and Pettis)**
- ZAP1068RI15 – Paradise Jurupa LLC (Representative: Matthew Fagan Consulting Services)** – City of Jurupa Valley Master Application No. 14115 (Paradise Knolls Specific Plan No. 1402, General Plan Amendment [GPA] No. 1408, Change of Zone [CZ] No. 1496, and Tentative Tract Map (TTM) No. 36823). The applicant proposes a Specific Plan for the reuse of the Paradise Knolls Golf Course located southerly of Limonite Avenue, westerly of Downey Street, and northerly of the Santa Ana River. The 107.2-acre golf course would be replaced with a mix of predominantly urban and suburban density housing (650 dwelling units, 2.2 acres of Commercial Retail, 22.2 acres of Open Space/Greenway, and 13.7 acres of streets.) GPA 1408 would amend the land use designation of the site from 107.2 acres of Open Space-Recreation to Specific Plan No. 1402 [Medium High Density Residential (8-14 dwelling units per acre [DU/AC]), Medium Density Residential (2-5 DU/AC), Very High Density Residential (14-24 DU/AC), Low Density Residential (0-2 DU/AC), Commercial Retail, and Open Space]. CZ 1496 would

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change the zoning classification of the site from A-1-4 (Light Agriculture, 4 acre minimum lot size) and A-2-5 (Heavy Agriculture, 5 acre minimum lot size) to SP (Specific Plan No. 1402) and establish an SP Zoning Ordinance for the site. Tentative Tract Map No. 36823 would divide the 24.63 gross (16.87 net) acres proposed to be designated as Medium Density Residential into 100 single-family residential lots with a minimum lot size of 6,000 square feet. (Partially within Airport Compatibility Zone E of the Riverside Municipal Airport Influence Area [AIA], and partially outside the AIA). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at [rbrady@rctlma.org](mailto:rbrady@rctlma.org)

3.2 Staff report recommended:  
**CONSISTENT**

Staff recommended at hearing:  
**CONSISTENT**

ALUC Commission Action:  
**CONSISTENT (Vote 5-0,  
absent: Manos and Pettis)**

**ZAP1120MA15 – Nuevo Road Properties, LLC**  
**(Representative: Albert A. Webb and Associates)** –  
County of Riverside Case Nos. CZ07869 (Change of Zone), TR 36665 (Tentative Tract Map), and PM36664 (Tentative Parcel Map). CZ07869 is a proposal to change the zoning of 266.23 acres located southerly of Nuevo Road, easterly of (but not bordering) Dunlap Drive, westerly of (but not bordering) Pico Avenue, and northerly of the San Jacinto River from R-R (Rural Residential) to R-4 (Planned Residential) on 235.21 acres and C-1/C-P (General Commercial) on 31.02 acres. Assessor's Parcel Numbers [APNs] 309-020-041, 310-230-007, 310-230-009, 310-230-028, 310-230-029, 310-230-030, 310-230-039, and 310-230-040 are proposed for R-4 zoning. APNs 310-230-027, 310-270-011, 310-270-012, 310-270-013, and 310-270-014 are proposed for C-1/C-P zoning. TR36665 is a proposal to divide 173.31 acres into 587 single-family residential lots (plus 7 lots for open space, 3 for water quality basins, 2 for parks, 2 for Eastern Municipal Water District sewer lift stations, and 1 for future commercial development). PM36664 is a proposal to divide the entirety of the site (266 acres) into 8 parcels (each at least 20 gross acres in size). (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](mailto:rbrady@rctlma.org)

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- 3.3 Staff report recommended: **ZAP1122MA15 – Bixby Land Company**  
**CONSISTENT**  
**(Representative: Albert A. Webb Associates)** – County Case Nos.: GPA01126 (General Plan Amendment), CZ07811 (Change of Zone), and TR36668 (Tentative Tract Map). The applicant/landowner proposes to amend the General Plan (Highgrove Area Plan) land use designation of 65.2 acres located southerly of Center Street and easterly of California Avenue in the unincorporated community of Highgrove from Community Development: Light Industrial to Community Development: Medium Density Residential (2 to 5 dwelling units per acre). The area proposed for change includes land both northerly (37.96 acres) and southerly (27.15 acres) of Spring Street. CZ07811 is a proposal to change the zoning classification of the site from M-SC (Manufacturing-Service Commercial) on 60.28 acres and I-P (Industrial Park) on 4.83 acres to R-1 (One-Family Residential). TR36668 is a proposal to divide the site into 200 single-family residential lots and 16 lettered lots (two park sites, 11 open space lots, and 3 detention basin lots). (Portion southerly of Spring Street in Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA); portion northerly of Spring Street is outside AIAs). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org)
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 6-0, absent: Manos)**
- 3.4 Staff report recommended: **ZAP1119MA15 – Darrell Butler** – City of Riverside Case Nos. P14-1070 (Design Review) and P15-0064 (Tentative Parcel Map No. 36888). The applicant proposes to construct a 245,170 square foot industrial warehouse building (including up to 10,000 square feet of office space and 5,090 square feet of mezzanine storage space) on 13.23 net acres within eight parcels located westerly of Old 215 Frontage Road, southerly of its intersection with Cottonwood Avenue and northerly of its intersection with Alessandro Boulevard. The eight parcels (which have a total area of 18 acres) are Assessor's Parcel Numbers 263-080-006, 263-080-007, 263-080-008, 263-080-009, 263-080-019, 263-091-015, 263-240-041, and 263-240-044. This vacant land is located in the City's BMP-SP Zone (Business and Manufacturing Park, Specific Plan [Sycamore Canyon Business Park] Overlay). Tentative Parcel Map No. 36888 proposes to divide 20.67 acres (including these parcels, plus portions of Old 215 Frontage Road proposed to be vacated) into five lots for development consistent with the BMP-SP zone. (Airport Compatibility Zone B1-APZ II 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](mailto:rbrady@rctlma.org)
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 6-0, absent: Manos)**

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- 3.5 Staff report recommended: **CONSISTENT** **ZAP1123MA15 (Revision to ZAP1105MA14) – Hagop Kofdarali/Alessandro Property Investments, LLC (Representative: Empire Design Group, Greg Hann) –**  
Riverside City Case Nos.: P14-0841 (General Plan Amendment), P14-0842 (Specific Plan Amendment), P14-0843 (Rezoning), P14-0844 (Conditional Use Permit), P14-0845 (Conditional Use Permit), and P14-0847 (Design Review). The Design Review is a proposal to develop one 7,000 square foot retail building, one 8,000 square foot retail building, a 74,082 square foot industrial building, and diesel fueling pumps and canopy, and to relocate a car wash on 9.13 net acres located northerly of Alessandro Boulevard, easterly of Interstate-215, westerly of Old 215 Frontage Road, and southerly of Cottonwood Avenue in the City of Riverside. The Conditional Use Permits propose to relocate the existing vehicle wash facility and establish the diesel fueling station. The Specific Plan Amendment proposes a text change to allow for commercial uses on this property. The General Plan Amendment proposes to change the land use designation of 3.69 acres of the site from (B/OP) to (C). The Rezoning proposes to change the zoning classification of the 3.69-acre area from (BMP-SP) to (CR-SP). (Compatibility Zone B1-APZII 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](mailto:rbrady@rctlma.org)
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 6-0, absent: Manos)**
- 3.6 Staff report recommended: **CONSISTENT** **ZAP1018RG15 – City of Riverside** – City Planning Case No. 12-0468 (Ordinance Amendment). The City of Riverside proposes a comprehensive update to the General Sign Provisions section (Chapter 19.620) of the City of Riverside Zoning Code (Title 19 of the Riverside Municipal Code). The new text includes provisions that would permit freeway oriented signs up to 60 feet in height above the grade of freeway lanes. Additional amendments include: (1) reorganization and consolidation of existing Code provisions; (2) creation of a new section on design principles, prohibited signs, and exempt signs; (3) new or modified development standards related to building, freestanding, special use and temporary signs; (4) new or modified procedures for review of temporary signs, sign permits, and sign programs; (5) creation of a procedure to allow minor modifications to sign requirements; and, (6) clarifying, revising, adding, and deleting sign definitions. (Citywide: Riverside Municipal Airport, Flabob Airport, and March Air Reserve Base/Inland Port Airport Influence Areas). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org)
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 6-0, absent Manos)**

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- 3.7 Staff report recommended: **CONTINUE to 8/13/15**
- Staff recommended at hearing: **CONDITIONAL CONSISTENCY**
- ALUC Commission Action: **CONDITIONALLY CONSISTENT pending FAA approval (Vote 6-0, absent: Manos)**
- ZAP1021CH15 – Moons Family Trust (Representative: Summit Development Corporation, Bryan Bentrott and Taylor Gerry)** – City of Eastvale Case No. 15-0783 (Specific Plan Amendment [SPA], Tentative Parcel Map [TPM 36787], and Major Development Plan [MDP]. The SPA proposes an amendment to the Ranch at Eastvale Specific Plan located southerly of the San Bernardino County line, easterly of Hellman Avenue, and westerly of Cucamonga Creek Channel in the City of Eastvale to change the land use designation of Planning Area 2 from Commercial/Retail to Mixed Use, modify the boundaries between, and acreages of, the Planning Areas, and modify the permitted uses within each Planning Area. Limonite Avenue will ultimately be extended through this site to connect to Kimball Avenue in the City of Chino. The TPM proposes to subdivide 82.16 net acres (97.98 gross acres) into 15 parcels. The MDP proposes to develop a total of 945,000 square feet of industrial space within 7 shell buildings on 50.09 net acres (56.03 gross acres) (Lots 1-7 of the TPM). Size of each building ranges between 50,000 square feet to 300,000 square feet with anticipated uses primarily consisting of warehousing with supporting offices. (Compatibility Zones B1 and C of Chino Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at [rbrady@rctlma.org](mailto:rbrady@rctlma.org)

4.0 **ADMINISTRATIVE ITEMS**

4.1 **Director's Approvals** – Information Only

4.2 **Legislative Items in the March Airport Influence Area Zone E**

John Guerin, ALUC staff, asked whether the Commission wishes to authorize the ALUC Director to act on legislative cases relating to specific properties in Zone E of the March Air Reserve Base/Inland Port Airport Influence Area. Commissioner Lyon inquired as to whether Resolution No. 2011-02 already provides that authority. Mr. Guerin replied that the intent of Resolution No. 2011-02 was to address jurisdiction-initiated amendments, rather than parcel-specific proposals by private applicants. Chairman Housman suggested that staff prepare a resolution to be placed on a subsequent agenda. Commissioner Lyon suggested that staff work with ALUC Counsel Anna Wang. ALUC Director Ed Cooper agreed that staff would return with a resolution. Chairman Housman expressed concern with the institutional effect of such delegation of authority in the long term and was not sure whether he would ultimately support the concept. Vice Chairman Ballance reiterated the role of the Commission and indicated that the time from submittal to ALUC hearing is not excessive in light of the essential nature of the Commission's task of protecting the public from aircraft hazards and protecting aircraft from hazards to flight. Commissioner Pettis asked whether delegation could occur in the interim while the resolution is being prepared. Mr. Cooper responded that cases will continue to be brought to the Commission in the interim. Due to a heavy agenda in August, Vice Chairman Ballance suggested that the resolution be brought to the Commission in September. [Subsequently, it was determined that both the Chairman and the ALUC Director will be unable to attend the September meeting, and consideration was moved forward to August.]

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4.3 Correction of Minutes: April 9, 2015

John Guerin, ALUC staff, provided background. Commissioner Lyon asked if a motion for correction was in order. Anna Wang, ALUC Counsel, advised the Commission that the appropriate time to approve the April 9 corrected minutes would fall under Item 5.0, "Approval of Minutes".

4.4 Election of Commission Officers

The ALUC Commission by a vote of 5-0 re-elected Simon Housman as Chairman and Rod Ballance as Vice Chairman. Abstain: Simon Housman; Absent: Manos

4.5 December 2015 ALUC Meeting – Available Venues and Alternative Days

Chairman Housman commented that he prefers to change the venue rather than the date of the December meeting. Commissioner Pettis also prefers keeping the same date and offered the use of the City of Cathedral City's Board Chambers. Chairman Housman advised staff to check with the City as to availability of their facilities. If not available, the next preference would be the City of La Quinta.

5.0 **APPROVAL OF MINUTES**

The ALUC Commission by a vote of 5-0 approved the June 11, 2015 minutes. Abstain: Pettis; Absent: Manos

The ALUC Commission by a vote of 5-0 approved the April 9, 2015 revised minutes (including the corrections identified in Item 4.3). Abstain: Pettis; Absent: Manos.

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

None

7.0 **COMMISSIONER'S COMMENTS**

Commissioner Holmes noted the comments of various applicants regarding the helpful service ALUC staff has provided and contrasted that with experiences he has had in dealing with the Planning Department. ALUC Director Ed Cooper responded that Planning Departments have to address more environmental and public facility issues when reviewing development applications. In contrast, ALUC staff has the luxury of concentrating on a single issue.

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