

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
AUGUST 10, 2006**

8/10//06

COMMISSION ACTION

STAFF RECOMMENDATION

3.1 Approved recommendation as amended to also: a) Direct staff to take action necessary to comply with CEQA and b) Authorize County Counsel to proceed with an appeal of Superior Court decision.

OPEN SESSION: ALUC Legal Counsel – Suspension of the French Valley Airport Land Use Compatibility Plan – 2004. (TAPE 1A)

Staff Recommendation: See attached motion

3.2 Approved recommendation to use the FVACLUP (old plan) during such time that the application of FVALUCP is suspended as directed by the court, but not to consider the exemption for specific plan properties in determination of consistency, based on the Attorney General's opinion.

OPEN SESSION: ALUC legal Counsel – Interim Use of French Valley Airport Comprehensive Land Use Plan (1996)(TAPE 1A)

Staff Recommendation: See attached motion

4.0 CONSENT CALENDAR

4.1 CONTINUED TO 9-14-06

Resolution for TH-06-105 – Riverside County Planning Department and Environmental Assessment No. 40817. ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org. (TAPE 1A)

Staff Recommendation: ADOPTION of Resolution No. TH-06-001 Adopting a De Minimis Finding, Adopting a Mitigated Negative Declaration for Environmental Assessment No. 40817, Denying the amendment as proposed, and approving Alternative Three.

4.2 CONSISTENT

MA-06-124 – Silver Oak Development - Case No. P06-0713 (Design Review) - Development of small office buildings with a total of 84,600 square feet total gross building area on 6.0 acres. Airport Area II. ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at clara@rctlma.org. (TAPE 1A)

Staff Recommendation: CONSISTENT

TAPES:

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4.3 CONSISTENT **MA-06-126 – Spectrum Surveying and Engineering – Case No. PP21714 - Installation of an unmanned telecommunications facility.** ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at clara@rctlma.org. (TAPE 1A)

Staff Recommendation: CONSISTENT

4.4 CONSISTENT **MA-06-127 – City of Riverside/Philip Hannawi - Case No. EPW-06-003 (Public Street Right of Way). Airport Areas II and III.** ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at clara@rctlma.org. (TAPE 1A)

Staff Recommendation: CONSISTENT

4.5 CONSISTENT **MA-06-128 – Gregory S. Hann - Case No. CUP #P06-0815 - Addition of a 1,866 square foot drive thru car wash and vacuum area for five cars to a fully developed Shell gas station with a convenience store. Airport Area II.** ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at clara@rctlma.org. (TAPE 1A).

Staff Recommendation: CONSISTENT

4.6 ADOPTED RESOLUTION PS-06-001 as recommended by staff. **Resolution for PS-05-100 – ALUC Staff.** ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org. (TAPE 1A)

Staff Recommendation: ADOPTION of Resolution No. PS-06-001

5.0 OLD BUSINESS

5.1 CONTINUED BY CONSENT **FV-06-106 –Pointe Murrieta Partners – Commercial/Industrial (Schedule E) Parcel Map No. 34461 and Plot Plan No. 21352 for 170,000 sq. ft. of commercial/service industrial buildings. Airport Zone B1.** ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org. (TAPE 1A)

Staff Recommendation: CONDITIONALLY CONSISTENT with 1997 CLUP due to exemption within specific plans, but not advisable.

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- 5.2 CONSISTENT **FV-06-108 Garrett Group, LLC/Silverhawk Investments, LLC - Plot Plan No. 21733 proposing development of one two-story office building. Airport Zone C.** ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org..(TAPE 1A)
- Staff Recommendation:** CONSISTENT with 1997 CLUP
- 5.3 CONTINUED TO 9-14-06 **FV-06-109 Garrett Group, LLC/Silverhawk Investments, LLC- Plot Plan No. 21731 proposing development of three single-story buildings. Airport Zones C and B1.** ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org. (TAPE 1A&B)
- Staff Recommendation:** CONDITIONALLY CONSISTENT with 1997 CLUP; redesign preferable
- 5.4 CONDITIONALLY CONSISTENT with the 1997 CLUP as outlined by staff. **FV-06-107 – Justice Center Plaza LLC/Sunbelt Properties Mgmt. – (RECONSIDERATION) - GPA 00758 (CR to CO), CZ 06969 (A-1-5 to C-P-S), Plot Plan 19414.** ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org. (TAPE 1B)
- Staff Recommendation:** CONDITIONALLY CONSISTENT with 1997 CLUP, with referral to staff for FAA clearance.
- 5.5 CONTINUED BY CONSENT **BD-06-100 – Marsha Vincelette – Plot Plan 21072 for 90,000 sq. ft. office building.** ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.(TAPE 1B)
- Staff Recommendation:** CONTINUANCE to September 14, 2006, with applicant concurrence.
- 5.6 DECLINE TO ACT **MA-06-112 – The Magnon Companies – (RECONSIDERATION) - P06-0375 - Proposes 15,700 square foot office building for Department of Motor Vehicles.** ALUC Staff Planner. John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org. (TAPE 1B)
- Staff Recommendation:** INCONSISTENT or DECLINE TO ACT

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6.0 NEW BUSINESS

6.1 INCONSISTENT

BD-06-103 – Valley Landscape Service - Plot Plan No. 20513, a proposal to develop a three-suite building. Airport Zones B2 and A. ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org. (TAPE 2A)

Staff Recommendation: INCONSISTENT, but consider finding of CONSISTENCY pursuant to Policy 3.3.6.

6.2 CONSISTENT also
Commissioner Lyon motioned that communication from the commission be sent to the Planning Dept. expressing the concerns that Mr. Guerin raised regarding the aeronautical implications of the GPA.

FV-06-111 – NNR Briggs, LLC - GPA No. 00806 amending designation from Commercial Retail to Medium Density Residential and Change of Zone Case No. 7328. Airport Zone C. Extended Runway Centerline Zone (1996). ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org. (TAPE 2A)

Staff Recommendation: CONDITIONALLY CONSISTENT with 1996 Plan, but NOT ADVISABLE pursuant to 2002 handbook.

6.3 CONTINUED TO 9-14-06

HR-06-100 – Hemet 63 Investments, LLC/Corman Leigh Communities - Case Nos. GPA 05-4 and ZC 05-4 – Amend General Plan designation from Commercial/Industrial to Mixed Use, and change zoning. Transition Area. John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.(TAPE 2A -B)

Staff Recommendation: CONSISTENT, but not preferable

6.4 CONTINUED TO 9-14-06

HR-06-101 – JAKS, LLC/Meyers, Nave, Riback, Silver and Wilson - GPA 04-07 amending the General Plan designation on 25.6 acres from Industrial to Commercial, and CZ 04-13 changing the zoning. Area I, Area II, and Transition Area. ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org..(TAPE 2B)

Staff Recommendation: CONDITIONALLY CONSISTENT, but NOT ADVISABLE; large commercial retail facilities would be found inconsistent.

6.5 CONTINUED TO SEPTEMBER pending receipt of FAA clearance.

RI-05-133 – MMI Titan, Inc. - Case No. P-05-1070 (Conditional Use Permit). Airport Zones B2 and A. ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org. (CD)

Staff Recommendation: CONTINUANCE to September 14, 2006, pending receipt of FAA clearance.

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6.6 CONTINUED BY CONSENT **RI-06-116 – Lindborg and Urbano – Case Nos. P-06-0719 and P-06-0714- Change zoning from R-1-65 to MP. Airport Zones B1 and A.** John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org. (CD)

Staff Recommendation: CONTINUANCE to September 14, 2006 for redesign; otherwise inconsistent.

6.7 Three buildings are
CONDITIONALLY
CONSISTENT based on the
condition that you obtain FAA
approval for those 3 buildings
and that the application be
amended to delete reference to
the other two buildings.

RI-06-119 – Hogle – Ireland Inc., for Birtcher Riverside General LLC - CZ 07312 and PP21371 – Change zoning from M-SC to M-H and develop five industrial buildings. Airport Zone D. ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at clara@rctlma.org. (CD)

Staff Recommendation: CONDITIONAL CONSISTENCY with referral to staff if FAA Notice sent; otherwise, CONTINUANCE to September 14, 2006.

6.8 CONTINUED **TH-06-106 – Van Buren Estates, LLC - Case Nos. GPA 00787, CZ 07291, and Tract Map No. 34556. Airport Zones D and E.** John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org. (CD)

Staff Recommendation: INCONSISTENT within Airport Zone D; consider CONTINUANCE to allow for redesign.

7.0 ADMINISTRATIVE ITEMS

7.1 – March Joint Land Use Study Presentation – Dan Fairbanks, MarchJPA

- 1) Revising a study/draft form.
- 2) Schedule a community meeting at a future date.
- 3) CEQA review with ALUC as lead agency.
- 4) Adoption of project in the January/February 2007 time frame.

7.2 – Mentor Aviation Airport Presentation – Paul Pribble

Mr. Pribble came forward with Information only (gave Commission some historical material), and informed commission that he will be on next months agenda.

7.3 – Vote for new ALUC Logos

Commission voted for Composition number 7 (new ALUC Logo).

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9.0 – Commissioner’s Comments

Commissioner Ballance would like to revisit our hours of operation. Chairman Housman suggested a second meeting for long agendas and to have Executive Sessions separate and communicated by telephone. Ed Cooper from the Planning Department suggested ALUC meetings start at 8:00 am. Rod Ballance motioned to have a special meeting starting next month at 8:00 am – 12:00 pm and the Executive Session/Administrative Items be held a week before or following the ALUC meeting date.

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