

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
OCTOBER 19, 2006**

10/19//06

COMMISSION ACTION

STAFF RECOMMENDATION

3.0 CONSISTENCY UNDER ONE MOTION

3.1 CONSISTENT

ZAP1003RI06 Empire Market Centers, LLC/Douglas Franz Architects - City Case No. P06-1102 (Design Review). Airport Zone C. ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at clara@rctlma.org.

Staff Recommendation: CONSISTENT

3.2 CONSISTENT

ZAP1004RI06-Bonanni Development – City Case Nos. P06-0212 (GPA), P06-0544 (Rezone), P06-0545 (Tentative Tract 34794), P06-0544 (PRD Permit), P06-0655 (Design Review). Airport Zone E. ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at clara@rctlma.org.

Staff Recommendation: CONSISTENT

3.3 CONSISTENT

ZAP1003MA06 – Adams Consulting Engineers - City Case Nos. ZC 05-0340, CUP 05-0343, DPR 05-0341, TTM 34131 (05-0342) – Perris Market Place/Walmart. Airport Areas II and III. ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at clara@rctlma.org.

Staff Recommendation: CONSISTENT

3.4 CONSISTENT

ZAP1005MA06 – Barratt American Inc./Barratt-Pelican Ontario, LLC- City Case Nos. GPA 06-0216, ZC 06-0217, Tract Map 34716. Airport Area III. ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at clara@rctlma.org..

Staff Recommendation: CONSISTENT

3.5 CONSISTENT

ZAP1006MA06 Lyons Warren/Barton Center LLC - City Case No. P06-1127 (Conditional Use Permit) – Airport Area II. ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at clara@rctlma.org..

Staff Recommendation: CONSISTENT

TAPES:

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The entire discussion of numbered agenda items can be found on CD'S 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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4.0 CONDITIONAL CONSISTENCY, SUBJECT TO FAA APPROVAL

4.1 CONSISTENT and to adopt the amended conditions.

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.

Staff Recommendation: CONDITIONALLY CONSISTENT, subject to FAA approval.

4.2 CONDITIONALLY CONSISTENT, subject to FAA approval.

ZAP1004MA06 – City of Riverside Public Utilities Department – Extend height of existing tower at the City’s Orange Terrace radio site. Airport Area II. ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at clara@rctlma.org.

Staff Recommendation: CONDITIONALLY CONSISTENT, subject to FAA approval.

5.0 NEW BUSINESS

5.1 CONTINUE for 1 month (November) in order for staff to prepare proposed findings pursuant to Section 3.3.6.

ZAP1002BD06 Mike Filing/Global Select Capital/Bulls-Eye Dev. & Const. Co. – Plot Plan Case No. 21840 – Develop a 7,650 square foot office building. Airport Zones A and B2. ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.

Staff Recommendation: INCONSISTENT due to encroachment of office structure into Zone A by two feet; consider whether Policy 3.3.6 may be applicable.

5.2 CONTINUE for 1 month (November) to allow staff to review based on the 1984 Plan.

ZAP1001CH06 Silviera Dairy Investment, LLC/Stratham Cloverdale, Inc. – Case Nos. GPA 00807, SP 00357, CZ 07073, TR 32821. Airport Zone D on Draft Chino Plan. ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.

Staff Recommendation: CONSISTENT with 1991 Plan. GPA CONSISTENT with Draft Plan. Project design INCONSISTENT with Draft Plan due to insufficient open area.

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6.0 ADMINISTRATIVE ITEMS

6.1 Clarification – Calculation of Residential Densities in Specific Plans.

John Guerin came forward with 2 options to determine consistency: 1) Option A – Based on the average residential density of all residential planning areas within that zone. 2) Option B - Based on the residential density of each planning area within the zone. After consultation with the Executive Director staff is recommending Option A with the concept of meeting the density criteria for the overall community rather than addressing this requirement on a piecemeal basis.

John Lyon respectfully suggested that we decline to provide any more guidance to staff on this matter at this time based on what we have, and let the interpretation develop as it comes out of matters we consider. Chairman Housman was unsure of what staff is asking, had no answer at this time and would like to continue to work on the problem with staff.

6.2 Request for Reconsideration – BD-06-103

Chairman Housman motioned a request for reconsideration and to put back on the agenda for next month, after we get information from the airport manager Mike Smith.

8.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

Barbara Lichman representing the Garrett Group came forward and expressed problems with staff interpretation of actions the Commission took at the September 14, 2006 meeting. Michael Massaro expressed similar concerns on behalf of Pacific Pointe Partners.

9.0 COMMISSIONERS COMMENTS

Chairman Housman requested staff to put the amendment Jacqueline Cochran CLUP back on the agenda for November. If the November agenda is full Chairman Housman would prefer a second meeting rather than one all-day meeting.

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TAPES:

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