

**AIRPORT LAND USE COMMISSION HEARING  
REPORT OF ACTIONS  
DECEMBER 14, 2006**

12/19/06

**COMMISSION ACTION**

**STAFF RECOMMENDATION**

**2.0 ADMINISTRATIVE ITEMS**

John Guerin ALUC planner announced to Commission the appointment of a new Commissioner Melanie Fesmire of the City of Indio. Executive Director Robert Johnson has left the County of Riverside and Ed Cooper will be serving as Interim ALUC Executive Director. Jayson Ward from the Planning Department issued lap top computers to all Commissioners. MA-05-138 – City of Perris: Commissioner John Lyon motioned that staff send a letter maintaining that the project remains inconsistent with the plan and specifying findings that would be required for an overrule. Specific Plan Amendment – City of Perris: Commissioner John Lyon motioned that staff proceed with a letter regarding the override by the City of Perris.

**4.0 PUBLIC HEARING: OLD BUSINESS**

4.1 INCONSISTENT

**ZAP1004BD06 – Robert Mainiero for Wafick Zaky - County Case Nos. GPA 00822 and TR 33994 – Airport Zone C.** ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

**Staff Recommendation:** INCONSISTENT

4.2 60 DAY CONTINUANCE

**ZAP1007RI06 – Fern Moss/Citicom Development LP - City Case Nos. P06-1187 (Rezone) and P06-1188 (Design Review) Airport Zones B1 and C.** ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

**Staff Recommendation:** INCONSISTENT

4.3 CONTINUE to January 11, 2007;  
Provide property owners with  
notice within 500 feet of project.

**ZAP1001CO06 – Sharon Orit and Ron Benetzhak/RMA-Riverside, Inc. - City Case No. CUP 05-006 (Conditional Use Permit) – Not in an airport influence area.** ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

**Staff Recommendation:** CONTINUE to January 11, 2007

**TAPES:**

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](mailto:basantos@rctlma.org)

**AIRPORT LAND USE COMMISSION HEARING  
REPORT OF ACTIONS  
DECEMBER 14, 2006**

- 4.4 CONTINUE to January 11, 2007 **ZAPEA01FV06 - Environmental Assessment (E.A.) – Airport Land Use Commission Initiative – PROPOSAL: Adopt a Land Use Compatibility Plan for French Valley Airport.** ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

**Staff Recommendation:** CONTINUE receiving testimony, discuss, provide direction, and CONTINUE to January 11, 2007.

**5.0 PUBLIC HEARING: CONSISTENCY UNDER ONE MOTION**

- 5.1 CONSISTENT **ZAP1018MA06 - City of Riverside and City of Moreno Valley – Riverside Case Nos. ANX104, P06-1019 and Moreno Valley Case No. ANX PA06-0148 - Airport Area I.** ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at [clara@rctlma.org](mailto:clara@rctlma.org).

**Staff Recommendation:** CONSISTENT

- 5.2 CONSISTENT **ZAP1015MA06 - City of Riverside - City Case Nos. ANX107 and P06-0453- Airport Area III.** ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at [clara@rctlma.org](mailto:clara@rctlma.org).

**Staff Recommendation:** CONSISTENT

**6.0 PUBLIC HEARING: NEW BUSINESS**

- 6.1 CONTINUE to January 11, 2007 and READVERTISE. **ZAP1004FV06 – KCT Consultants, Inc. for French Valley Development PRT, LLC and Fred Fleming – Commercial Parcel Map No. 35212.** ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

**Staff Recommendation:** CONTINUE/READVERTISE for January 11, 2007

- 6.2 TAKE NO ACTION **ZAP1006FV06 – Development Companies, LLC/Silverhawk Investments, LLC – County Case No. PP22352 – Development of 17 office buildings with a total floor area of 162,000 square feet on a 12.08-acre site (10.02 net acres).** ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

**Staff Recommendation:** TAKE NO ACTION

**TAPES:**

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](mailto:basantos@rctlma.org)

**AIRPORT LAND USE COMMISSION HEARING  
REPORT OF ACTIONS  
DECEMBER 14, 2006**

- 6.3 CONSISTENT with 1984 Plan **ZAP1002CH06 – Steve Hathaway/Hillcrest Nexus 2LLC/Stelzer Family – County Case Nos. GPA00834, CZ07445, PP22277 – Airport Areas II and III on 1991 Plan; Zones C and D on Draft Plan.** ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org)
- Staff Recommendation:** Request Commission Direction; CONSISTENT with 1984 Plan; NOT CONSISTENT with 1991 S.B. County Plan.
- 6.4 CONSISTENT with staff recommendations **ZAP1003CH06 – SC Eastvale Dev. Corp./Bootsma Family/Albert Webb Associates - County Case Nos. CZ07430 and PM35173 – Change zoning of 19.16 – 20.97 acres. Airport Area III on 1991 Plan; Zone D on Draft Plan.** ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org)
- Staff Recommendation:** CONSISTENT with 1984 and 1991 Plans; Possibly INCONSISTENT with Draft Plan.
- 6.5 INCONSISTENT with the existing March Plan unless staff, in further consultation with the City/applicant, concludes that the remaining 8-9 lots cannot be subdivided due to their existing size and shape. **ZAP1016MA06 - City of Riverside - ANX111 and P06-0742 - Annexation of 106 acres. Airport Area II.** ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at [clara@rctlma.org](mailto:clara@rctlma.org).
- Staff Recommendation:** DECLINE TO ACT
- 6.6 CONTINUE to January 11, 2007 and READVERTISE. **ZAP1017MA06 – City of Riverside – City Case Nos. ANX103 with P05-0607 and ANX112 with P06-1154 – Annexation of 151 acres. Airport Area II.** ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at [clara@rctlma.org](mailto:clara@rctlma.org).
- Staff Recommendation:** CONTINUE/READVERTISE for January 11, 2007.
- 6.7 CONTINUE to January 11, 2007 and READVERTISE. **ZAP1014MA06 – Michael Lansing etal. – County of Riverside Case Nos. CZ07089 and TR32965 - Change the zoning of 19.75 – 23.95 acres.** ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at [clara@rctlma.org](mailto:clara@rctlma.org).
- Staff Recommendation:** CONTINUE/READVERTISE for January 11, 2007.

**TAPES:**

3

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](mailto:basantos@rctlma.org)

**AIRPORT LAND USE COMMISSION HEARING  
REPORT OF ACTIONS  
DECEMBER 14, 2006**

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

Ed Cooper Interim ALUC Executive Director informed Commission that Vice Chairman Rod Ballance expressed an interest in having business cards printed for the Commissioners. Chairman Housman and Commissioners were all interested in business cards and would like to add ALUC staff phone number on cards. Ed Cooper is also continuing to work on getting badges for the Commissioners.

**9.0 COMMISSIONERS COMMENTS**

Chairman Housman referred back to Commissioner Rod Ballance's comments about a letter to March JPA and requested that staff prepare a letter from Chairman Housman to March JPA urging that March JPA officials move forward with the development of a Plan and appropriate CEQA process.

Commissioner John Lyon moved that the Commission express its gratitude to former Executive Director Robert Johnson for his service to the Commission and especially his efforts in bringing the work of the Commission into a greater visibility. Commissioner John Lyon requested that a resolution with letter be prepared for transmittal to Robert Johnson.

Commissioner Glen Holmes commented on possible need for staff to write a letter to the Planning Department to make sure they notify all the prospective developers and property owners about ALUC requirements, so that inquiring property owners get the total picture from them. Ed Cooper, Interim ALUC Executive Director, noted concern and will address the issue in meeting with the Planning Director Ron Goldman.

Y:\ALUC\ROA121406.doc

**TAPES:**

4

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