

**AIRPORT LAND USE COMMISSION HEARING  
REPORT OF ACTIONS  
MARCH 13, 2014**

3-31-14

COMMISSIONERS PRESENT: Simon Housman, Rod Ballance, Arthur Butler, Glen Holmes, John Lyon, Richard Stewart

COMMISSIONERS ABSENT: Greg Pettis

**2.0 PUBLIC HEARING: CONTINUED CASE**

- 2.1 Staff report recommended: **INCONSISTENT**
- Staff recommended at hearing: **INCONSISTENT**
- ALUC Commission Action: **NO ACTION TAKEN (Vote 4-2; Absent: Pettis; Nay: Housman and Ballance)**
- ZAP1093MA13 – Emri-Newkirk Properties, LLC (Representative: The Planning Associates)** – City of Riverside Case Nos. P13-0553 (General Plan Amendment), P13-0583 (Design Review), P13-0554 (Specific Plan Amendment), and P14-0065 (Rezone). P13-0583 is a proposal to develop a 275-unit apartment complex (13 multi-unit buildings and 7 two-unit buildings) on 10.26 acres located easterly of Sycamore Canyon Boulevard, southerly of its intersection with Fair Isle Drive/Box Springs Road, northerly of its intersection with Crest Ridge Drive, and westerly of Interstate 215 and the rail line. P13-0553 is a proposal to amend the General Plan designation of the site from C-Commercial to HDR-High Density Residential. P14-0065 is a proposal to rezone the site from CG-WC-SP (Commercial General, with Specific Plan and Watercourse overlays) to R-4 (Multiple-Family Residential). P13-0554 is a proposal to amend the site’s designation on the Sycamore Highlands Specific Plan from Commercial and Auto Center to Multiple-Family Residential (apartments). (Areas I and II of the March Air Reserve Base Airport Influence Area-proposed Zone D). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

**3.0 PUBLIC HEARING: NEW CASES**

- 3.1 Staff report recommended: **CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 6-0; Absent: Pettis)**
- ZAP1011RG14 – City of Perris - City Case No.: Ordinance Amendment No. 11-02-0003** is a proposal to comprehensively update the Sign Regulations Section (Section 19.75) of the City of Perris Zoning Code (Chapter 19 of the Perris Municipal Code). The ordinance amendment primarily addresses on-site signage. (Outdoor advertising displays, including billboards, were addressed through a previous submittal to ALUC ([City Case No. ZTA 13-11-0004/ZAP1010RG14].) The intent of proposed Ordinance Amendment 11-02-0003 is to recognize new sign technology, particularly electronic

**CDS:**

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display signs, and to provide clear, concise and updated modern standards to improve sign opportunities and the appearance of signs throughout the City. (March Air Reserve Base Airport Influence Area – Areas I, II, and III, and Perris Valley Airport Influence Area – Compatibility Zones A, B1 B2, C, D, and E). 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 6-0;  
Absent: Pettis)**

**ZAP1063RI14 – Jeff Eshelman (Representative: Adkan Engineers, Mitch Adkison)** - City of Riverside Case No. P13-0812 (Conditional Use Permit). The Conditional Use Permit proposes to utilize an existing 8,484 square foot industrial shell building for retail use associated with the currently operating Do It Best Center on a 4.23-acre parcel located northeasterly of Van Buren Boulevard, southerly of Jurupa Avenue, northerly of Central Avenue, and westerly of Acorn Street. The proposal would also include the outdoor storage of building materials and the construction of a 13-foot tall block wall to screen the outdoor storage area from Van Buren Boulevard. (Zones A and C of Riverside Municipal 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 **Compatibility Plan Status Update**

John Guerin, ALUC staff, provided an oral update at the March 13 meeting. With regard to Hemet-Ryan Airport, he noted that he had met with Messrs. Shippy and Wilshire of the Riverside County Economic Development Agency, who advised that, unless there is a need for the runway extension from the point of view of the California Department of Forestry and Fire Protection (CALFIRE), there probably would not be a need for an extension solely on the basis of general aviation activity, which has not increased over the past few years. He invited Mr. Shippy to provide an update to the Commission at its April meeting. Commissioner Holmes indicated that the lack of growth in general aviation traffic may be attributable to the fact that the runway has not been extended. He noted that the Airport is a County asset that has a huge potential if the runway is extended, and that should be considered. Ed Cooper, ALUC Director, explained that current levels of activity are not sufficient for the airport to receive federal funding for an extension and reaffirmed that staff had requested that Mr. Shippy update the Commission at its April meeting. Chairman Housman urged staff to diligently pursue completion of the March environmental process.

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5.0 **APPROVAL OF MINUTES**

The ALUC Commission by a vote of 5-0 approved the February 13, 2014 minutes. Abstain: Stewart; Absent: Pettis

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

None

7.0 **COMMISSIONERS' COMMENTS**

None

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