



**AIRPORT LAND USE COMMISSION MEETING
MINUTES
NOVEMBER 12, 2020**

11-23-20

COMMISSIONERS PRESENT LIVE: Russell Betts, Arthur Butler, John Lyon, Richard Stewart

COMMISSIONERS PRESENT REMOTELY: Steve Manos, Steven Stewart (attended 9:45 am)

COMMISSIONERS ABSENT: Gary Youmans

2.0 PUBLIC HEARING: CONTINUED ITEMS

NONE

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: Youmans, Steven Stewart)
Motion: John Lyon
Second: Richard Stewart
- ZAP1434MA20 – Sean St. Peter** – County of Riverside Case No. CUP200026 (Conditional Use Permit). A proposal to establish a 4,646 square foot cannabis distribution and retail facility as part of an approved but not yet constructed 8,892 square foot commercial building on a 1.27 acre parcel located northerly of Cajalco Expressway, easterly of Harvill Avenue, southerly of Messenia Lane, and westerly of Interstate 215 (The original proposal to construct two retail commercial buildings totaling 12,872 square feet and two restaurant buildings with drive-thru totaling 6,686 square feet at this site had been found consistent by the ALUC) (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org
- 3.2 Staff report recommended: **INCONSISTENT**
Staff recommended at hearing: **INCONSISTENT**
ALUC Commission Action: **CONSISTENT** subject to the amended condition created at the meeting, that the occupancy generated in the self-storage facility shall not exceed the Compatibility Zone B2 intensity criteria maximum of 100 people per average acre and 250 people in any given acre area. (Vote 6-0; Absent: Youmans)
Motion: John Lyon
Second: Richard Stewart
- ZAP1436MA20 – Greens Inv. 11, LLC (Representative: Adam Corral)** – March Joint Powers Authority Case Nos. GPA20-01 (General Plan Amendment), SPA20-02 (Specific Plan Amendment), PPA16-02 (Plot Plan Amendment), CUP20-04 (Conditional Use Permit), CZ20-01 (Change of Zone), PM20-06 (Tentative Parcel Map No. 37116-2). A proposal to construct a 100,000 square foot warehouse building with mezzanine and a 3-story 138,152 square foot self-storage facility on a 6.6 acres, located northerly of Van Buren Boulevard, easterly of Opportunity Way, and westerly of the 215 Freeway. The applicant also proposes amending the site's General Plan land use designation and Meridian Specific Plan designation, and zoning, from Commercial to Business Park, add car wash as an allowable use in the Commercial Zone, and other minor changes to the text and figures. The applicant also proposes to divide the 6.6 acres into two commercial lots (Airport Compatibility Zones B2 and C1 of the March Air Reserve Base/Inland Port Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

VIDEO:

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A video recording of the entire proceedings is available on the ALUC website at www.rcaluc.org. If you have any questions please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rivco.org

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- 3.3 Staff report recommended: **ZAP1100RI20 – Inland Harbor, LLC (Representative: MDS Consulting)** – City of Jurupa Valley Case Nos. MA20065 [CZ20002, TTM37714, SDP20035] (Change of Zone, Tentative Tract Map, Site Development Plan). A proposal to construct a single-family residential development plan on a total 67.67 acres, including a residential subdivision consisting of 254 single family residential lots on 25.73 acres, 14.11 acres of parks, 10.78 acres of preserved open space, 1.81 acres of open space/landscaping, 1.83 acres of water treatment basin, and 3.10 acres of public roads, located southerly of Limonite Avenue, easterly of Pedley Road, westerly of Clay Street, and northerly of the Union Pacific Railroad. The applicant also proposes a change of zone for the site from M-SC (Manufacturing Service Commercial) to R-4 (Planned Residential) (Airport Compatibility Zones D and E of the Riverside Municipal Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org
- CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT** (Vote 6-0; Absent: Youmans)
- Motion: Richard Stewart**
Second: Art Butler

4.0 **ADMINISTRATIVE ITEMS**

4.1 Director's Approvals – Information Only

4.2 Update March Air Reserve Base Compatibility Use Study (CUS). Request appointment of a second Commissioner to the Policy Committee.

Simon Housman, ALUC Director recommended Jamil Dada of Riverside, a financial advisor for Provident Bank and a community activist to take his seat as second Commissioner to the Policy Committee due to his role as presenter as well. Mr. Dada has accepted the position. The ALUC by a vote of 6-0 approved the appointment of Jamil Dada as second Commissioner to the Policy Committee, therefore removing Simon Housman. Mr. Housman also added that they are continuing to review RFP proposals to find the best consulting firm to work with ALUC on the project.

4.3 Jacqueline Cochran Regional Airport Off-Field Landing.

Paul Rull, ALUC staff presented Power Point slides informing the Commission of the Zone D off-field landing in the Jacqueline Cochran Regional Airport Influence area.

4.4 Presentation of Publicly Reported Efforts to Close the Banning Airport.

Information only. FAA has no plans to close the airport so far. Russell Betts, Chair requested staff update for further development.

4.5 Discuss ALUC Glare Reviews and obtain direction from the Commission on how to best handle these.

Russell Betts, Chair directed staff to propose a Residential Solar Study Review Policy to discuss and approve at the next Commission meeting on December 10.

4.6 Approval and Adoption of Revised Record Retention Procedure.

Commissioner Butler motioned to adopt the revise retention policy. Seconded by Commissioner Lyon. (Vote 6-0; Absent: Youmans)

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5.0 **APPROVAL OF MINUTES**

Steven Stewart, Vice Chair motioned to approve the October 8, 2020 minutes. Seconded by Commissioner Lyon. Absent: Commissioner Youmans (Vote 6-0)

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

None

7.0 **COMMISSIONER'S COMMENTS**

None

8.0 **ADJOURNMENT**

Russell Betts, Chair adjourned the meeting at 10:53 a.m.

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