

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
DECEMBER 11, 2014**

12-29-14

COMMISSIONERS PRESENT: Simon Housman, Arthur Butler, John Lyon, Steve Manos, Russell Betts, alternate for Greg Pettis, and Dan Olson, alternate for Rod Ballance

COMMISSIONERS ABSENT: Glen Holmes, Greg Pettis, Rod Ballance

2.0 PUBLIC HEARING: CONTINUED CASE

- 2.1 Staff report recommended: **CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 6-0, absent: Holmes)**
- ZAP1017BA14 - City of Banning (Representative: Brian Guillot)** – City Case Nos. 14-2501 (General Plan Amendment) and 14-3501 (Zone Change). The City of Banning proposes to amend the General Plan land use designation and zoning classification on 18.62 acres. Specifically, the City proposes to change the land use designation and zoning of 1.45 acres consisting of nine existing developed lots located on the easterly side of Hargrave Avenue, southerly of Barbour Street (Assessor's Parcel Numbers 541-320-001 through -009), from Industrial to Low Density Residential (LDR), (0-5 dwelling units per acre), and to change the land use designation and zoning of an additional nine lots (17.17 acres) located along the southerly side of Barbour Street, easterly of Hargrave Avenue and westerly of the intersection of Barbour Street with Juarez Street (Assessor's Parcel Numbers 541-320-010 through -015, and -018 through -020), from Industrial to Very Low Density Residential (VLDR) (0-2 dwelling units per acre). (Zone D of the Banning Municipal Airport Influence Area.). Continued from September 11 and November 13, 2014. ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org

3.0 ADMINISTRATIVE ITEMS

- 3.1 Director's Approvals – Information Only
- 3.2 Final Adoption Documents. Resolutions Certifying and Adopting March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan
Chairman Housman advised the Commission that he had executed the Resolutions adopted last month by the Commission and reported we now have a new March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. Chairman Housman thanked staff, Commissioners and everyone who worked on the project for their hard work and accomplishments.
- 3.3 Strategic Plan: Moving Forward
John Guerin, ALUC staff, presented the revised Strategic Vision Plan Chart for the Commissioners' review. Commissioner Lyon expressed gratitude to staff for its work on the plan.

CDS:

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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

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4.0 PUBLIC HEARING: NEW CASES

- 4.1 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 6-0, absent: Holmes)**
- ZAP1100MA14 – Strata Crest LLC (Attn: Eric Flodine) (Representative: Jennifer Gillen, Rick Engineering)** – City of Riverside Case Nos. P14-0246 (Annexation) and P14-0901 (Pre-Zoning). This is a proposal to pre-zone a 9.77-acre (net area) site located northerly of Central Avenue, westerly of Sycamore Canyon Boulevard, and southerly of Interstate 215/Highway 60 (to wit, Assessor’s Parcel Number 250-050-012) as Commercial General (CG), and to annex the property into the City of Riverside. (At present, the site is designated Commercial Retail on the Highgrove Area Plan and zoned C-P-S (Scenic Highway Commercial) by the County of Riverside.) (Compatibility Zone E within the March Air Reserve Base/Inland Port Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org
- 4.2 Staff report recommended: **CONSISTENT** (Parcel Map and Specific Plan Amendment); **INCONSISTENT** (Development Plan Review)
Staff recommended at hearing: **CONSISTENT** (Parcel Map and Specific Plan Amendment); **INCONSISTENT** (Development Plan Review)
ALUC Commission Action: **CONSISTENT** (Parcel Map and Specific Plan Amendment); **CONDITIONALLY CONSISTENT** (Development Plan Review) with amended conditions and pending FAA review. See minutes.
(Vote 6-0, absent: Holmes)
- ZAP1102MA14 – Optimus Building Corporation (Representative: Southwest Land Consultants, Sean Harrison)** – Perris City Case Nos.: SPA14-04-0001 (Specific Plan Amendment), DPR 14-01-0015 (Development Plan Review), and Parcel Map No. 36678. DPR 14-01-0015 is a proposal to develop two industrial warehouse buildings with a combined floor area of 1,037,811 square feet on 48.4 net acres located northerly of Markham Street, easterly of Patterson Avenue, and westerly of Webster Avenue in the City of Perris. The larger building will be a high-cube logistics warehouse with 912,338 square feet of floor area (including 15,000 square feet of office space), while the smaller building will have 125,473 square feet of floor area (including 10,000 square feet of office space). The project will provide 305 automobile parking spaces and 321 stalls for truck trailers. SPA 14-04-0001 is a proposal to change the land use designation of the easterly portion of the site (22.34 net acres) within the Perris Valley Commerce Center (PVCC) Specific Plan from “General Industrial” to “Light Industrial.” Parcel Map No. 36678 is a proposal to consolidate the 55 existing lots on this site into two industrial lots. (Compatibility Zones B1-APZI, B2 and C1 of the March Air Reserve Base/Inland Port Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org

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- 4.3 Staff report recommended: **ZAP1103MA14 – Ridge Crest Real Estate (Representative: Alicen Wong, Gresham Savage Nolan & Tilden, PC)** – City of Riverside Case Nos. P14-0472
CONTINUE to 1-8-15
Staff recommended at hearing: **CONDITIONALLY CONSISTENT**
ALUC Commission Action: **CONDITIONALLY CONSISTENT (Vote 6-0, absent: Holmes)**
(Planned Residential Development Permit) and Tentative Tract Map No. 39534. Tentative Tract Map No. 39534 is a proposal to divide 13.53 acres located northerly of Grove Community Drive, easterly of Trautwein Road, and southerly of John F. Kennedy Drive into 85 residential lots, 4 common area lots, and 3 private street lots. The project is being proposed as a Planned Residential Development (PRD), with residential lot sizes ranging from 3,600 to 5,396 square feet. (Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org
- 4.4 Staff report recommended: **ZAP1104MA14 – Standard Portfolio-Riverside, LLC (Representative: Keith Gardner, Keefer Consulting)** – County Case No. SP00250A1 (Amendment No. 1 to Specific Plan No. 250 [Gateway Center]) and CZ07815 (Change of Zone). The amended Specific Plan would provide for up to 2,146 dwelling units, a 30.2-acre mixed use area with a Metrolink rail station, 1.9 acres of commercial uses, 15.5 acres of parks, 96.3 acres of open space, and 22.6 acres of roads on 317.4 acres located easterly of Interstate 215/Highway 60 and Watkins Drive, westerly of Morton Road, and northerly of Box Springs Road, on the opposite side of the freeway from the unincorporated community of University City. (The existing Specific Plan proposes up to 553 dwelling units, 92.8 acres of commercial, office, and business park uses, 19.5 acres for public and religious uses, 75.7 acres of open space and parks, and 26.3 acres of roads.) CZ07815 is a proposal to modify the existing Specific Plan zoning ordinance for SP00250 to reflect the proposed designations and boundaries of the Planning Areas, as amended, and to establish the list of permissible land uses and design standards for each of the Planning Areas. (Compatibility Zones D and E of the March Air Reserve Base/Inland Port Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org
CONSISTENT
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 6-0, absent: Holmes)**

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- 4.5 Staff report recommended: **ZAP1025TH14 – Thermal Operating Company, LLC**
CONSISTENT (Parcel Map); **(Representative: Melissa Perez, Albert A. Webb and**
INCONSISTENT (Plot Plan) **Associates)** – County Case Nos.: PP25677 (Plot Plan)
and PM 36735 (Tentative Parcel Map). PP25677 would
establish a BMW Performance Driving School on 34.05
acres of a 51.18-acre site located easterly of Tyler Street,
Staff recommended at hearing: **CONSISTENT** (Parcel Map);
INCONSISTENT (Plot Plan) northerly of 62nd Avenue, and southerly of 60th Avenue in
the unincorporated community of Thermal. The facility will
include a one-mile (approximate) driver training track, a
49,087 square foot skid pad (for accident avoidance and
steering control training), an 8,850 square foot
visitor/conference building, a 2,800 square foot
maintenance building, garage and car wash structures, two
shade structures with a total floor area of 4,400 square
feet, a 740 square foot sales trailer, and an 800 square foot
guard house. PM36735 is a proposal to divide the site
ALUC Commission Action: **CONSISTENT** for the Parcel
Map and Plot Plan. (excluding the on-site Coachella Valley Water District
drainage easements) into nine numbered lots (the 34.05-
acre facility, plus eight additional lots ranging from 15,951
to 25,263 square feet in size), plus three lettered lots for a
private street (Jasper Lane), detention basin, and roadway
frontage. (Compatibility Zones C and D of the Jacqueline
Cochran Regional Airport Influence Area). ALUC Staff
Planner: Russell Brady at (951) 955-0549, or e-mail at
rbrady@rctlma.org
- (Vote 5-1, Housman dissenting; Absent: Holmes)**

- 5.0 **APPROVAL OF MINUTES**
The ALUC Commission by a vote of 5-0 approved the November 5, 2014 minutes.
Abstain: Manos; Absent: Holmes

Consideration of the November 13, 2014 minutes was continued to the January 8, 2015
Commission Meeting, as only three of the Commissioners present on November 13 were
present on December 11.

- 6.0 **ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**
Greg Malinao and Rob Carian, Duggins Construction & Double Date Facility came forward
to discuss timing concerns regarding a proposed agricultural processing facility in Zone C
in Coachella. Chairman Housman directed staff to process the project pursuant to staff
review/Director's approval procedures.

- 7.0 **COMMISSIONER'S COMMENTS**
Commissioners Lyon and Betts thanked staff for its work during 2014. Chairman
Housman also thanked his fellow Commissioners and welcomed new Commissioner
Steve Manos to the Airport Land Use Commission.