

**AIRPORT LAND USE COMMISSION HEARING  
REPORT OF ACTIONS  
SEPTEMBER 10, 2015**

9/28/15

COMMISSIONERS PRESENT: Arthur Butler, Glen Holmes, John Lyon, Steve Manos, Steven Stewart, alternate for Simon Housman, Richard Stewart, alternate for Rod Ballance

COMMISSIONERS ABSENT: Simon Housman, Rod Ballance, Greg Pettis

**2.0 PUBLIC HEARING: CONTINUED ITEM**

- 2.1 Staff report recommended: **CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 6-0, absent Pettis)**
- ZAP1021CH15 – Moons Family Trust (Representative: Summit Development Corporation, Bryan Bentrott and Taylor Gerry)** – City of Eastvale Case No. 15-0783 (Specific Plan Amendment [SPA], Tentative Parcel Map [TPM 36787], and Major Development Plan [MDP]. The SPA proposes an amendment to the Ranch at Eastvale Specific Plan located southerly of the San Bernardino County line, easterly of Hellman Avenue, and westerly of Cucamonga Creek Channel in the City of Eastvale to change the land use designation of Planning Area 2 from Commercial/Retail to Mixed Use, modify the boundaries between, and acreages of, the Planning Areas, and modify the permitted uses within each Planning Area. Limonite Avenue will ultimately be extended through this site to connect to Kimball Avenue in the City of Chino. The TPM proposes to subdivide 82.16 net acres (97.98 gross acres) into 15 parcels. The MDP proposes to develop a total of 940,000 square feet of industrial space within 6 shell buildings on 50.09 net acres (56.03 gross acres) (Lots 1-7 of the TPM). Size of each building ranges between 50,000 square feet to 300,000 square feet with anticipated uses primarily consisting of warehousing with supporting offices. **FURTHER CONSIDERATION: This project is being reconsidered due to changes in locations of required open areas.** (Compatibility Zones B1 and C of Chino Airport Influence Area). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org)

**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](mailto:basantos@rctlma.org)

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**3.0 PUBLIC HEARING: NEW ITEMS**

- 3.1 Staff report recommended: **CONSISTENT**  
Staff recommended at hearing: **CONSISTENT**  
ALUC Commission Action: **CONSISTENT (Vote 6-0, absent Pettis)**
- ZAP1138MA15 – R.C. Jenson, Inc., dba Jenson USA (Representative: Jim Broeske, Broeske Architects & Associates, Inc.)** - City of Riverside Building Department. The applicant proposes to add 2,500 square feet of first floor office area and 2,730 square feet of second floor office area within an existing industrial warehouse building with an address of 1615 Eastridge Avenue, located at the southeasterly corner of Eastridge Avenue and Lance Drive. These improvements would increase the net building area to 73,652 square feet. (Airport Compatibility Zone C1 of the March Air Reserve Base/Inland Port Airport Influence Area). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org)
- 3.2 Staff report recommended: **CONTINUE to 10-8-15**  
Staff recommended at hearing: **CONTINUE to 10-8-15**  
ALUC Commission Action: **CONTINUED to 10-8-15 (Vote 6-0, absent Pettis)**
- ZAP1135MA15 – Jack Kofdarali and Ino Cruz/French Valley Benton Rd., LP** – City of Moreno Valley Case No.: PA15-0032 (Conditional Use Permit). The applicant proposes to develop and operate a 48,833 square foot industrial warehouse (including 5,446 square feet of office space), a gasoline and diesel service station with 14 pumps, a 3,800 square foot convenience store, three fast-food restaurants with a combined gross floor area of 9,200 square feet, and a car wash on 6.31 acres located northerly of Cactus Avenue, easterly of Commerce Center Drive, and southerly of Goldencrest Drive in the City of Moreno Valley. (Assessor's Parcel Numbers 297-130-052, -053, and -054) (Airport Compatibility Zone B2 of the March Air Reserve Base/Inland Port Airport Influence Area). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org)
- 3.3 Staff report recommended: **CONSISTENT**  
Staff recommended at hearing: **CONSISTENT**  
ALUC Commission Action: **CONSISTENT (Vote 6-0, absent Pettis)**
- ZAP1033TH15 – Ross & Sons Refrigeration & Construction, for Anthony Vineyards, Inc. (Representative: Audrey Nickerson, The Altum Group)** – City of Coachella Architectural Review Case No. 15-05. The landowner proposes to construct a new 33,560 square foot freezer (cold storage) building and a 14,816 square foot open canopy to supplement the existing cold storage building and canopy at the Anthony Vineyards facility located on 8.48 acres at the northwest corner of Enterprise Way and Industrial Way. (Airport Compatibility Zone C of the Jacqueline Cochran Regional Airport Influence Area). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org)

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3.4 Staff report recommended: **CONSISTENT**      **ZAP1032TH15 – Fullerton Architects PC (Nick Fullerton), for Allen Russak** – County Case No. BRS 150586 (Building Permit). The applicant proposes to install and operate roof mounted photovoltaic solar panels on a private member's seasonal residence/garage located at 61776 Fullerton Drive (Lot 202 of Thermal Club – Assessor's Parcel Number 759-220-028) within the motorsports facility located northerly of 62nd Avenue, easterly of Tyler Street, westerly of Polk Street, and southerly of 60th Avenue in the unincorporated community of Thermal (Zone D of the Jacqueline Cochran Regional Airport Influence Area). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org)

Staff recommended at hearing: **CONSISTENT**

ALUC Commission Action: **CONSISTENT (Vote 6-0, absent Pettis)**

3.5 Staff report recommended: **INCONSISTENT**      **ZAP1059BD15 – Wagner Architecture Group, Inc., for GEOVEL, Inc. (Representative: Jessica Peat or Walt Wagner)** – City of Indio Case Nos. CUP 15-6-009 (Conditional Use Permit) and DR 15-5-387 (Design Review). A proposal to establish an automobile dealership (Chrysler Dodge Jeep Ram) within a 4-acre portion of a 17.94-acre parcel located on the northerly side of Varner Road, easterly of its intersection with Adams Street. (The parcel - Assessor's Parcel Number 607-230-002 – extends northerly to 40th Avenue.) The applicant proposes a 41,413 square foot main building (36,921 square feet excluding canopy) and a 1,300 square foot car wash. An additional 12,115 square foot building and outdoor parking spaces are proposed on an adjacent 4.95 acres of the same parcel. (Airport Compatibility Zones B1, B2 and D of the Bermuda Dunes Airport Influence Area). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org)

Staff recommended at hearing: **INCONSISTENT**

ALUC Commission Action: **INCONSISTENT (Vote 6-0, absent Pettis)**

4.0 **ADMINISTRATIVE ITEMS**

4.1 **Director's Approvals** – Information Only

4.2 **Video/Live Streaming of Meetings Held in the County Administrative Center Board Room**  
The ALUC Commission by a vote of 6-0 agreed to support the Video/Live Streaming of ALUC meetings held in the County Administrative Center Board Room. Absent: Commissioner Pettis

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

None

6.0 **COMMISSIONER'S COMMENTS**

Commissioners asked about minutes of the August meeting. Staff advised that they would be ready for Commission action at the October meeting.

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