

**AIRPORT LAND USE COMMISSION HEARING  
REPORT OF ACTIONS  
NOVEMBER 12, 2015**

11-30-15

COMMISSIONERS PRESENT: Simon Housman, Arthur Butler, Glen Holmes, John Lyon, Steve Manos

COMMISSIONERS ABSENT: Rod Ballance, Greg Pettis

**2.0 PUBLIC HEARING: CONTINUED ITEM**

- 2.1 Staff report recommended: **ZAP1147MA15 – John Mulvihill/One Sun Life (Representative: Karina Fidler, Kimley-Horn and Associates)** – March JPA Case No.: Variance 15-02  
**CONTINUANCE to 12-10-15** [Associated case: Plot Plan 13-02 A3]. Previously approved Plot Plan 13-02 was a proposal to develop a 510,000 square foot industrial warehouse building on 25.74 acres located northerly and easterly of Opportunity Way, easterly of Meridian Parkway, westerly of Interstate 215, and northerly of Van Buren Boulevard, within the land use jurisdiction of the March Joint Powers Authority. Plot Plan 13-02 A3 would amend the previously approved Plot Plan by increasing the maximum building height from 44 feet to 48 feet and increasing the maximum top point elevation to 1,606 feet above mean sea level. The Variance is required in that the building height at up to 48 feet above ground level exceeds both the Specific Plan standard of 35 feet (Table III-2 of Specific Plan No. 5) and the proposed minimum rear yard setback of 44 feet. (A Variance would not have been required had all setbacks been at least 48 feet.) (Airport Compatibility Zone B2 of the March Air Reserve Base/Inland Port Airport Influence Area, within the March Business Center/Meridian Exception Site 1). Continued from October 8, 2015. ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at [rbrady@rctlma.org](mailto:rbrady@rctlma.org)
- Staff recommended at hearing: **CONDITIONAL CONSISTENCY pending FAA review.**
- ALUC Commission Action: **CONDITIONALLY CONSISTENT pending FAA review. (Vote 5-0; Absent: Ballance, Pettis)**

**3.0 PUBLIC HEARING: NEW ITEMS**

- 3.1 Staff report recommended: **ZAP1159MA15 – Gary Wang & Associates for Yum Yum Donuts** – City of Moreno Valley Case No. PA14-0013. A proposal to construct and operate a 4,750 square foot Winchell's donut shop/convenience store on two contiguous parcels (Assessor's Parcel Numbers 263-230-012 and 263-230-013) with a combined net area of 0.61 acre located at the northwest corner of Alessandro Boulevard and Day Street in the City of Moreno Valley. (Airport Compatibility Zone 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](mailto:rbrady@rctlma.org)
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 5-0; Absent: Ballance, Pettis)**

**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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- 3.2 Staff report recommended: **CONSISTENT**  
Staff recommended at hearing: **CONSISTENT**  
ALUC Commission Action: **CONSISTENT (Vote 5-0; Absent: Ballance, Pettis)**
- ZAP1157MA15 – Crown Castle-WTA Property (Representative: Justin Davis)** – City of Riverside Case No. P15-0051 (Design Review). P15-0051 is a proposal to establish an unmanned wireless telecommunications facility consisting of antennas on a new 70-foot high monopine tower with related equipment cabinets on the grounds of Amelia Earhart Middle School, located at 20202 Aptos Street, easterly of its intersection with Gumtree Lane (Assessor’s Parcel Number 294-030-039). (An existing 57-foot tower would be removed.) (Airport Compatibility Zone C2 and High Terrain Zone 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](mailto:rbrady@rctlma.org)
- 3.3 Staff report recommended: **CONDITIONAL CONSISTENCY**  
Staff recommended at hearing: **CONDITIONAL CONSISTENCY pending FAA review**  
ALUC Commission Action: **CONDITIONALLY CONSISTENT pending FAA review. (Vote 5-0; Absent: Ballance, Pettis)**
- ZAP1156MA15 – Miguel and Antonio Garcia (Representative: Jonathan L. Zane, Architect)** – City of Perris Case No. DPR 14-10-0008. A proposal to establish a truck repair facility including a 10,724 square foot building on a 0.64-acre parcel (Assessor’s Parcel Number 294-190-064) with an address of 1379 Jet Way located at the southeast corner of Western Way and Jet Way in the City of Perris. (Airport Compatibility Zone B2 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](mailto:rbrady@rctlma.org)
- 3.4 Staff report recommended: **CONSISTENT; rezoning must include airport overlay**  
Staff recommended at hearing: **CONSISTENT; rezoning must include airport overlay**  
ALUC Commission Action: **CONSISTENT (with airport overlay zoning suffix). (Vote 5-0; Absent: Ballance, Pettis)**
- ZAP1070RI15 – R. C. Hobbs Company (Representative: Jeff Moore)** – City of Riverside Case Nos. P15-0862 (General Plan Amendment), P15-0863 (Rezoning), P15-0864 (Tentative Tract Map No. 36994), and P15-0865 (Major Site Plan Review). P15-0865 is a proposal to develop 36 residential dwelling units (attached townhomes) in ten buildings (8 with 4 units each and 2 with 2 units each), plus a restroom/storage structure and swimming pool, on 2.96 acres (to wit, Assessor’s Parcel Number 227-150-025) located on the easterly/northeasterly side of Jefferson Street, northerly/northwesterly of its intersection with Willow Avenue in the City of Riverside. P15-0864 (Tentative Tract Map No. 36994) is a one-lot condominium map that would provide for the proposed structures, common areas, and private open space areas. P15-0862 is a proposal to amend the City of Riverside General Plan land use designation of the site from Public Facilities/Institutional (PF) to Medium High Density Residential (MHDR) (maximum 14.5 dwelling units per acre). P15-0863 is a

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proposal to rezone the site from Single Family Residential, 7,000 square foot minimum lot size (R-1-7000) to Multiple-Family Residential, 3,000 square foot minimum area per dwelling unit (R-3-3,000). The Commission may further recommend that the project site be rezoned to R-3-3,000-AP-D. (Multiple-Family Residential, 3,000 square foot minimum area per dwelling unit, Airport Protection Overlay Zone D). (Airport Compatibility Zone D of the 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)

3.5 Staff report recommended:  
**CONSISTENT (GPA, CZ);  
CONTINUE Plot Plans to  
12-10-15**

Staff recommended at hearing:  
**CONSISTENT (GPA,CZ);  
CONDITIONAL  
CONSISTENCY (Plot Plans)  
pending FAA review.**

ALUC Commission Action:  
**CONSISTENT (GPA,CZ);  
CONDITIONALLY  
CONSISTENT (Plot Plans)  
pending FAA review.**

**(Vote 5-0; Absent: Ballance,  
Pettis)**

**ZAP1150MA15 – Trammell Crow (Representatives:  
Mike and Lydia Bastian, Henry-Ann Company)** – County Case Nos.: GPA 01151 and GPA 01152 (General Plan Amendments), CZ 07872 and CZ 07873 (Change of Zone proposals), and PP 25837 and PP 25838 (Plot Plans). GPA 01151, CZ 07872, and PP 25838 pertain to 37.48 acres located southerly of Oleander Avenue and easterly of Decker Road (the “east site”). GPA 01151 is a proposal to amend the Mead Valley Area Plan (General Plan) land use designation on the southwesterly 10 acres of the east site from Business Park (BP) to Light Industrial (LI). CZ 07872 is a proposal to change the zoning of the east site from I-P (Industrial Park), R-R (Rural Residential) and M-M (Manufacturing-Medium) to I-P. PP 25838 is a proposal to develop a 702,645 square foot industrial warehouse building (including 15,000 square feet of office space and 10,000 square feet of mezzanine space) (“Building D”) on the east site. GPA 01152, CZ 07873, and PP 25837 pertain to 33.62 acres located southerly of Oleander Avenue and westerly of Decker Road (the “west site”). GPA 01152 is a proposal to amend the Mead Valley Area Plan (General Plan) land use designation on the west site from 29.45 acres of Business Park (BP) and 4.17 acres of Rural Community-Very Low Density Residential (RC-VLDR) to Light Industrial (LI). CZ 07873 is a proposal to change the zoning of the west site from 20.01 acres of R-R-1/2 (Rural Residential, one-half acre minimum lot size), 9.45 acres of I-P (Industrial Park), and 4.17 acres of A-1-1 (Light Agriculture, one acre minimum lot size) to I-P. PP25837 is a proposal to develop a 555,615 square foot industrial warehouse building (including 15,000 square feet of office space and 10,000 square feet of mezzanine space) (“Building E”) on the west site. (Airport 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](mailto:rbrady@rctlma.org)

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**4.0 ADMINISTRATIVE ITEMS**

4.1 Director's Approvals – Information Only

4.2 2016 ALUC Commission Meeting Schedule

The ALUC Commission approved the proposed 2016 project meeting schedule. Chairman Housman reminded the Commissioners to advise their alternates to attend if they are not available to attend a scheduled meeting. John Guerin, ALUC staff, reminded the Commissioners to be sure they have an alternate on file with the ALUC secretary.

4.3 Blythe Energy Project Phase II Now Sonoran Energy Project – Information Only

**5.0 APPROVAL OF MINUTES**

The ALUC Commission by a unanimous vote of 5-0 approved the September 10, 2015 minutes.  
Absent: Ballance and Pettis

The ALUC Commission by a unanimous vote of 5-0 approved the October 8, 2015 minutes.  
Absent: Ballance and Pettis

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

A person who owns property near the ZAP1150MA site inquired as to whether the developer was planning to use his property for warehousing. Chairman Housman explained that the application only pertains to land that the developer owns or controls, and suggested that he contact the developer.

**7.0 COMMISSIONER'S COMMENTS**

Chairman Housman commented that he attended the first French Valley Air Show and that it was a tremendous success. Commissioner Lyon commented that Flabob Airport held its 11<sup>th</sup> Annual Tribute to Veterans on November 7 honoring those who served. Mr. Guerin reminded the Commissioners that their next meeting will be held in Cathedral City.