

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
JANUARY 11, 2018**

2-1-18

COMMISSIONERS PRESENT: Rod Ballance, Russell Betts, Arthur Butler, Glen Holmes, John Lyon, Steven Stewart

COMMISSIONERS ABSENT: Steve Manos

2.0 PUBLIC HEARING: CONTINUED ITEMS

NONE

3.0 PUBLIC HEARING: NEW ITEMS

- 3.1 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 6-0, Manos absent)**
- ZAP1025CH17 – Chase Orbis Eastvale, LLC and City of Eastvale (Representatives: Grant Ross [Orbis], Malinda Lim [City])** – City of Eastvale Case No. PLN 17-20036 (Ordinance Amendment). A proposal to amend Table 3.3-1 of the City of Eastvale Zoning Code to add gasoline service stations (with or without the concurrent sale of beer and wine for off-premises consumption) and car and truck washes as permissible uses in the Industrial Park (I-P) zone, with approval of a Conditional Use Permit. Additionally, the City proposes that drive-in or drive-through operations or facilities, currently listed as a permitted use in the I-P zone, require approval of a Conditional Use Permit, as is required in the City's commercial zones (C-1/C-P, C-P-S, and C-O). (Airport Compatibility Zones C and D of the Chino Airport Influence Area, Ontario International Airport Influence Area). Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rivco.org
- 3.2 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 6-0, Manos absent)**
- ZAP1295MA17 – Timothy Campbell, Campbell Properties/Chino Transporting, Inc. (Representatives: Mike Naggar & Associates)** – City of Perris Case No. SPA 17-05242. The applicant proposes amending the Perris Valley Commerce Center Specific Plan land use designation on 16.13 acres (Assessor's Parcel Numbers 314-170-004 and 314-170-009 through 314-170-011) located westerly of Webster Avenue and southerly of Markham Street from Business Professional Office to Light Industrial. (Airport Compatibility Zones C1 and B1-APZ-I of the March Air Reserve Base/Inland Port Airport Influence Area). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.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@rivco.org

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- 3.3 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 6-0, Manos absent)**
- ZAP1286MA17 – MS Van Buren II, LLC, (Representative: SDH & Associates, Rob Van Zanten)**
– March Joint Powers Authority Case Nos. GPA17-02 (General Plan Amendment), SP17-01 (Specific Plan Amendment), PP17-05 (Plot Plan), TPM17-02 (Tentative Parcel Map). Plot Plan No. PP17-05 is a proposal to construct eleven (11) “shell” buildings ranging from 7,180 square feet to 32,628 square feet to be used as industrial/flex/showroom/retail/office buildings, for a cumulative building area total of 162,041 square feet on 13.60 acres located on the northwest corner of Van Buren Boulevard and Meridian Parkway. The applicant proposes amending the designation of the 13.6-acre area (Units 4, Lots 8, 10, and 11, as delineated on the March JPA General Plan and Meridian Specific Plan SP-5) from Office to Mixed Use (Unit 4 Lot 9 will remain designated as Office). The applicant also proposes subdividing the 13.60 acre site into eleven (11) separate parcels so that each building will be on a separate parcel. (Airport Compatibility Zone C1 of the March Air Reserve Base/Inland Port Airport Influence Area). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

4.0 **ADMINISTRATIVE ITEMS**

4.1 Director’s Approvals – Information only

5.0 **APPROVAL OF MINUTES**

The ALUC Commission by a vote of 6-0 approved the December 14, 2017 minutes. Absent: Manos

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

Simon Housman, ALUC Director, announced that Chairman Rod Ballance will be moving out of Riverside County and is, therefore, resigning from the Commission. As a result, there will be elections scheduled for the next Commission meeting in March since we are DARK in February (no meeting).

Chairman Ballance congratulated Clerk of the Board staff for upgraded technology at the dais. Director Housman added his thanks to the technical staff.

7.0 **COMMISSIONER’S COMMENTS**

Commissioners Lyon and Betts commented that Chairman Ballance will be missed and wished him success. Mr. Ballance advised that he is moving to New Hampshire, thanked the Commissioners and ALUC staff, and expressed that it has been a high honor to serve on the Airport Land Use Commission for many years and also as Chairman.