

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
NOVEMBER 10, 2016**

11-22-16

COMMISSIONERS PRESENT: Simon Housman, Rod Ballance, Russell Betts, Arthur Butler, Glen Holmes, John Lyon, Linda Krupa, alternate for Steve Manos

COMMISSIONERS ABSENT: Steve Manos

2.0 PUBLIC HEARING: CONTINUED ITEMS

- 2.1 Staff report recommended: **ZAP1206MA16 – Optimus Building Corporation**
CONTINUE to 12-8-16
(Representative: Gary Hamro) – City of Perris Case No. DPR 14-01-0015 (Development Plan Review). The applicant is proposing a revision to plans for a two-building warehousing project previously determined to be consistent pursuant to ALUC Case No. ZAP1102MA14, specifically to increase the office area in Building A (which is not located in an Accident Potential Zone) from 15,000 square feet to 45,000 square feet. As amended, Building A would provide 45,000 square feet of office area and 867,338 square feet of warehouse area. No changes are proposed for Building B. The overall floor areas of Buildings A (912,338 square feet) and B (125,437 square feet) would remain the same as originally proposed. The 53.56-acre (gross) project site is located easterly of Patterson Avenue, northerly of Markham Street, westerly of Webster Avenue, and southerly of Nance Street (Airport Compatibility Zones B1-APZ I, B2, and C1 of the March Air Reserve Base/Inland Port Airport Influence Area). Continued from September 8, August 11 and October 13, 2016. ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rctlma.org
- Staff recommended at hearing: **CONTINUE to 12-8-16**
- ALUC Commission Action: **CONTINUED to 12-8-16 (Vote 7-0)**
- 2.2 Staff report recommended: **ZAP1204MA16 – Duke Realty, Adam Schmid**
CONTINUE to 12-8-16
(Representative: Albert A. Webb Associates, Nicole Torstvet) – City of Perris Case No. PLN 16-00008 (Development Plan Review). The applicant is proposing to develop a 668,381 square foot warehouse/distribution center on 30.7 acres. The building floor plan consists of 649,481 square feet of warehouse area and 19,200 square feet of office area. The project site is located southerly of Markham Street, westerly of Indian Avenue, easterly of Barrett Avenue and northerly of Perry Street. (Airport Compatibility Zones B1-APZ I, B2, and C1 of the March Air Reserve Base/Inland Port Airport Influence Area). Continued from September 8, August 11, and October 13, 2016. ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rctlma.org
- Staff recommended at hearing: **CONTINUE to 12-8-16**
- ALUC Commission Action: **CONTINUED to 12-8-16 (Vote 7-0)**

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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- 2.3 Staff report recommended: **ZAP1064BD16 – Shadow Hills RV Resort (Representative: Coachella Valley Engineers)** – City of Indio Planning Case No. CUP 16-1-1012 (Conditional Use Permit). The applicant is proposing to modify and expand the operation of the existing Shadow Hills RV Resort and establish guidelines for special events that temporarily allow additional RV camping and tent campsites on 14 acres. The project site is located westerly of Jefferson Street and northerly of Varner Road. (Airport Compatibility Zone D of the Bermuda Dunes Airport Influence Area). Continued from October 13, 2016. ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rctlma.org
- CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 7-0)**

3.0 PUBLIC HEARING: NEW ITEMS

- 3.1 Staff report recommended: **ZAP1081RI16 – Wolf Nejedly V, LLC** – City of Riverside Planning Case Nos. P16-0617 (Rezone) and P16-0618 (Design Review). The applicant proposes rezoning of 0.94 acres located northerly of Indiana Avenue, southerly of the 91 freeway, easterly of Jefferson Street and westerly of Winstrom Street from R-1-7000-SP Single Family Residential Specific Plan Overlay to CG-SP Commercial General Specific Plan Overlay. The Commission may further recommend that the site be rezoned to CG-SP-AP-E (Commercial General Specific Plan Overlay, Airport Protection Overlay Zone E). The applicant also proposes to construct a 1,652 square foot addition to an existing 900 square foot building to be used as a sales office for an Enterprise Car Sales dealership. (Airport Compatibility Zone E of the Riverside Municipal Airport Influence Area). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rctlma.org
- CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (7-0)**

- 3.2 Staff report recommended: **ZAP1072FV16 – KTM North America (Representative: MDMG Inc.)** – County of Riverside Planning Case No. PP25714 (Amended Plot Plan). The applicant is proposing to develop a private KTM dirt bike testing facility consisting of a 2,160 square foot building for motorcycle maintenance (with an observation deck) and 5.9 acres of dirt bike test tracks on a 9.07 gross acre parcel. The test track facility will not be open for public use or viewing. The project site is located easterly of Sky Canyon Drive, northerly of Technology Drive, and southerly of Borel Road (Airport Compatibility Zone B1 and C of the French Valley Airport Influence Area). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rctlma.org
- CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 7-0)**

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- 3.3 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- ZAP1215MA16 – Clarion Partners (Representative: Solar City Corporation)** – City of Moreno Valley Planning Case No. P16-090 (Plot Plan). The applicant is proposing installation of a 4014.36 kilowatt solar rooftop panel system (ONT6) on the existing 1,173,709 square foot Amazon warehouse/distribution center on a 35.4 acre parcel (Assessor’s Parcel Number: 316-170-023) located at 24208 San Michele Road (on the northwest corner of San Michele Road and Indian Avenue). (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@rctlma.org
- 3.4 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- ZAP1216MA16 – FR Cal Moreno Valley LLC (Representative: Solar City Corporation)** – City of Moreno Valley Planning Case No. P16-091 (Plot Plan). The applicant is proposing installation of a 1020.6 kilowatt solar rooftop panel system (ONT8) on the existing 769,320 square foot Amazon warehouse/distribution center on a 35.1 acre parcel (Assessor’s Parcel Number: 316-180-013) located at 24300 Nandina Avenue. (on the northwest corner of Nandina Avenue and Indian Avenue). (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@rctlma.org
- 3.5 Staff report recommended: **CONDITIONALLY CONSISTENT**
Staff recommended at hearing: **CONDITIONALLY CONSISTENT**
ALUC Commission Action: **CONDITIONALLY CONSISTENT** with an additional condition that reflective materials are prohibited on the roof of the structure. (see minutes) (Vote 7-0)
- ZAP1217MA16 – Sares-Regis (Representative: Herdman Rierson Architecture and Design Inc.)** – City of Moreno Valley Planning Case No. P16-0002. The applicant is proposing to amend previously approved ALUC case ZAP1185MA16 to increase the wall heights of the proposed concrete tilt-up warehouse/distribution building from 43 feet to 47.5 feet. The project is located westerly of Indian Street, southerly of its intersection with Grove View Road, easterly of Heacock Street, and northerly of Harley Knox Boulevard (Airport Compatibility Zones B2 and 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@rctlma.org

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- 3.6 Staff report recommended: **CONSISTENT** ZAP1018BA14 – Museum of Pinball, Inc. (Representative: Watermark Development Inc.) – City of Banning Planning Case No. CUP-14-8005 (Conditional Use Permit). The applicant is proposing to convert a former manufacturing facility into a pinball museum and arcade for private special events. One of the existing buildings totaling 44,323 square feet would be converted into the museum/arcade and would include exhibit/assembly area, restaurant, bars, seating areas, lounges, and offices. A second and third existing building totaling 73,684 square feet would be maintained for warehouse/storage and office uses. The applicant also proposes to provide for RV camping (43 spaces) and amenities such as a jogging path, swimming pool, and tennis courts. The site consists of approximately 16.45 acres. The project site is located easterly of Hathaway Street, northerly of Westward Avenue, and southerly of Barbour Street (Airport Compatibility Zone D of the Banning Municipal Airport Influence Area). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rctlma.org
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT** with a change in condition #5, the obstacles and obstructions shall not be greater than 4 feet in height or 4 inches in diameter. (see minutes)
- (Vote 6-0; Recused: Housman)

4.0 **ADMINISTRATIVE ITEMS**

4.1 Director's Approval – Information Only

5.0 **PRESENTATION**

Draft Hemet-Ryan Airport Land Use Compatibility Plan – Ken Brody, Mead & Hunt

Ken Brody, Mead & Hunt and John Guerin, ALUC staff gave a brief presentation of the draft Hemet-Ryan Airport Land Use Compatibility Plan. Deanna Elliano, City of Hemet provided comments regarding the draft plan.

6.0 **APPROVAL OF MINUTES**

The ALUC Commission by a vote of 5-0 approved the October 13, 2016 minutes. Abstained: Commissioners Krupa and Ballance

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

Chairman Housman commented that Riverside County conducted the Jackie Cochran airshow last weekend that was a phenomenal event. Commissioner Lyon announced that Saturday, November 12th is Flabob's annual Veterans Day Observance, admission is free and everybody is invited to attend. Vice Chairman Ballance announced that today is the two hundred and forty first birthday of the United States Marine Corp.

8.0 **COMMISSIONER'S COMMENTS**

None

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