

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
APRIL 12, 2018**

4-20-18

COMMISSIONERS PRESENT: Russell Betts, Arthur Butler, Glen Holmes, John Lyon, Steve Manos, Steven Stewart, Richard Stewart

COMMISSIONERS ABSENT: None

2.0 PUBLIC HEARING: CONTINUED ITEMS

- 2.1 Staff report recommended: **CONTINUE to 5-10-18** **ZAP1079FV18 – W. Development Partners of Temecula (Representative: Michael Schweitzer, SWS Engineering)** - County Planning Case Nos. CUP03777 (Conditional Use Permit) and PM 37399 (Tentative Parcel Map). The applicant proposes to develop fifteen commercial buildings with a combined gross floor area of 144,315 square feet on 14.19 acres located on the northerly side of Benton Road, easterly of its intersections with Winchester Road and Penfield Lane, and westerly of a northerly straight line extension of Leon Road. The applicant envisions 7 office/warehouse buildings and 8 retail buildings (4 of which may include restaurants). Tentative Parcel Map No. 37399 would divide the project site into 15 lots ranging from 0.35 to 2.21 acres in size, providing individual lots for most of the proposed buildings. (Airport Compatibility Zones C, B1, and D of the French Valley Airport Influence Area). Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rivco.org
- Staff recommended at hearing: **CONTINUE to 5-10-18**
- ALUC Commission Action: **CONTINUED to 5-10-18 (Vote 7-0)**

3.0 PUBLIC HEARING: NEW ITEMS

- 3.1 Staff report recommended: **CONSISTENT** **ZAP1249MA17 – Duke Realty, Adam Schmid (Representative: Albert A. Webb Associates)** – City of Perris Planning Case Nos.17-05074 (Specific Plan Amendment) and 17-00002 (Development Plan Review). This notice is a correction to the City case numbers and project description used in the previous ALUC notice for a public hearing dated May 11, 2017 (i.e. “PLN17-00002 Specific Plan Amendment, Design Review”). The correct City case numbers are 17-05074 (Specific Plan Amendment) and 17-00002 (Development Plan Review), and the correct case description is as follows: a proposal to develop a 1,189,860 square foot industrial building on 54.71 acres located easterly of Perris Boulevard, southerly of Markham Street, and northerly of Perry Street, extending easterly toward Redlands Avenue. The industrial building will be primarily for warehousing purposes (1,169,860 square feet of warehousing area,
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 7-0)**

CDS:

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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with 20,000 square feet of office area). The applicant also proposes to amend the Perris Valley Commerce Center Specific Plan land use designation on the westerly 35.45 acres of the site from Business Professional Office to Light Industrial (the easterly 19.26 acres are already designated Light Industrial), and amend the Circulation Plan to remove Golden View Drive, Johnson Avenue, and Via Verona Street. (Airport Compatibility Zone D of the March Air Reserve Base/Inland Port Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

3.2 Staff report recommended:
CONSISTENT

Staff recommended at hearing:
CONSISTENT

ALUC Commission Action:
CONSISTENT (Vote 7-0)

ZAP1299MA18 – Ming Chin Nozawa (Representative: Tritech Engineering Associates) – County of Riverside Case Nos. CZ7954 (Change of Zone) and PM37340 (Tentative Parcel Map). The applicant proposes to divide a 2.27 gross acre site (Assessor’s Parcel Number 280-060-003) located at 15600 Chicago Avenue (on the easterly side of Chicago Avenue), southerly of Gentian Avenue, and northerly of Hibiscus Avenue in the unincorporated community of Woodcrest into two parcels and change the property’s zoning from Light Agriculture 10 acre minimum (A-1-10) to Light Agriculture 1 acre minimum (A-1-1). (Airport Compatibility Zone D of the March Air Reserve Base/Inland Port Airport Influence Area. Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

3.3 Staff report recommended:
CONSISTENT (GPA, Change of Zone); CONDITIONALLY CONSISTENT (Development Plan Review, Tract Map)

Staff recommended at hearing:
CONSISTENT (GPA, Change of Zone, Development Plan Review, Tract Map) subject to updated conditions submitted at the meeting which includes FAA OES conditions

ALUC Commission Action:
CONSISTENT (GPA, Change of Zone, Development Plan Review, Tract Map) subject to updated conditions submitted at the meeting which includes FAA OES conditions (Vote 7-0)

ZAP1014PV18 – SDH & Associates, Inc., for Family Realty Development, LLC/Anchor Alliance Developments, Inc. – City of Perris Planning Case Nos. GPA16-05151 (General Plan Amendment), ZC16-05152 (Zone Change), DPR16-00009 (Development Plan Review), PUD16-05153 (Planned Unit Development), TTM16-05154 (Tentative Tract Map No. 37516). The applicant proposes to construct a 70-unit townhome complex (via condominium map) with open space amenities and a clubhouse on a 6.4 acre site located northerly of Alpine Drive, westerly of A Street, and southerly of Mountain Avenue. The applicant also proposes to amend the General Plan designation and zoning of the site from R-10,000 to MFR 14, and to apply a Planned Development Overlay zone (Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area and Zone E of the Perris Valley Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

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4.0 ADMINISTRATIVE ITEMS

4.1 Director's Approvals – Information Only

4.2 Election of Airport Land Use Commission Officers

Commissioner Holmes nominated Vice Chairman and Acting Chairman Steve Manos to serve as Chairman. The nomination was seconded by Commissioner Lyon, and was unanimously approved. Mr. Manos accepted the position, Commissioner Holmes volunteered to be Vice Chairman which was unanimously approved.

4.3 Resolution No. 18-01 Amending ALUC By-laws

The ALUC by a unanimous vote of 7-0 approved Resolution No. 18-01 amending the ALUC By-laws.

4.4 Resolution No. 18-02 Extending the Authorization of the ALUC Director to Take Action on Legislative Items in Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area

The ALUC by a unanimous vote of 7-0 approved Resolution No. 18-02 extending the authorization of the ALUC to take action on Legislative Items in Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area

4.5 ALUC Director's Report: The Path Forward Following the Release of the 2018 Air Installation Compatible Use Zones Report for March Air Reserve Base/Inland Port Airport

Simon Housman, ALUC Director was advised by the March Joint Powers Authority Technical Advisory Committee (TAC) to postpone its decision for a month so they can analyze ALUC staff John Guerin's detailed study of properties impacted by the Air Force Protection Zones, and for the Air Force to re-examine their interpretation of the Air Force Instructions (AFI's). The ALUC Director's Report will return at the next ALUC Commission meeting on May 10, 2018.

5.0 APPROVAL OF MINUTES

The ALUC Commission by a vote of 5-0 approved the March 8, 2018 minutes. Abstain: Commissioners Richard Stewart and Glen Holmes

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

None

7.0 COMMISSIONER'S COMMENTS

Commissioner Richard Stewart expressed that he is glad to be back serving on the Airport Land Use Commission. The Commissioner's welcomed Mr. Stewart's return to the ALUC.

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