



**AIRPORT LAND USE COMMISSION MEETING
MINUTES
April 13, 2023**

4-27-23

COMMISSIONERS PRESENT: Michael Geller, John Lyon, Steve Manos, Richard Stewart, Vernon Poole, Larry Smith (alternate for Russell Betts), Michael Lewis (alternate for Steven Stewart)

COMMISSIONERS ABSENT: Russell Betts, Steven Stewart

2.0 PUBLIC HEARING: CONTINUED ITEMS

None

3.0 PUBLIC HEARING: NEW CASES

3.1 Staff report recommended: **CONSISTENT**
CONSISTENT
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 7-0)**
Motion: Michael Lewis
Second: Richard Stewart

ZAP1121FV22 – Rancon MHS 20, LLC (Representative: Rancon Group) – City of Murrieta Case Nos. GPA2020-2580 (General Plan Amendment), ZC2022-2581 (Zone Change), DP2022-2579 (Development Plan), TTM2022-2583 (Tentative Tract Map). A proposal to construct a mixed-use development including a multi-family 151-unit apartment complex, and 5 commercial retail/restaurant/office buildings totaling 37,966 square feet on 18.05 acres located southerly of Murrieta Hot Springs Road, westerly of Date Street, easterly of Calle del Lago, and northerly of Calle de Fortuna. The applicant also proposes amending the site’s general plan land use designation from Commercial to Multi-Family 2 Residential, Commercial and Open Space, and changing the site’s zoning from CC (Community Commercial) to MF-3 (Multiple Family 3 Residential), CC (Community Commercial), and OS (Open Space). The applicant also proposes a tentative tract map to divide the site into 10 commercial parcels (Airport Compatibility Zone D of the French Valley Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

3.2 Staff report recommended: **CONSISTENT**
CONSISTENT
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 7-0)**
Motion: Michael Geller
Second: Larry Smith

ZAP1561MA23 – Brookhill Corporation (Representative: The Kaidence Group) – City of Perris Case Nos. SPA22-05349 (Specific Plan Amendment), DPR22-00032 (Development Plan Review). A proposal to construct a 300-unit multifamily apartment complex with recreational amenities on 16.68 acres, located southerly of Rider Street, westerly of Evans Road, and westerly of Murrieta Road. The applicant also proposes to amend the May Ranch Specific Plan Land Use Designation, changing the sites zoning from Commercial (C) to Multi Family Residential (MFR-22). (Airport Compatibility Zone D of the March Air Reserve Base/Inland Port Airport Influence Area). Staff Planner: Jackie Vega at (951) 955-0982, or e-mail at Javega@rivco.org

VIDEO:

A video recording of the entire proceedings is available on the ALUC website at www.rcaluc.org. If you have any questions 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: **ZAP1562MA23 – TTLC Riverside Chicago, LLC (Representative: T&B Planning Inc.)** – County of Riverside Case Nos. GPA220009 (General Plan Amendment), CZ2200031 (Change of Zone), TTM38510 (Tentative Tract Map). A proposal to divide 140.8 acres into 232 single-family residential lots, located on the northwest corner of Chicago Avenue and Iris Avenue. The applicant also proposes to amend the site’s land use designation from Very Low Density Residential (VLDR) to Low Density Residential (LDR) and change the site’s zoning from Light Agricultural to One-Family Dwelling. (Airport Compatibility Zone D of the March Air Reserve Base/Inland Port Airport Influence Area). Staff Planner: Jackie Vega at (951) 955-0982, or e-mail at Javega@rivco.org
- CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- Motion: Michael Geller
Second: Michael Lewis**
- 3.4 Staff report recommended: **ZAP1074TH23 – Santa Rosa Business Park, LLC (Representative: Terra Nova Planning & Research)** City of Coachella Case No. GPA23-01 (General Plan Amendment). A proposal to amend the General Plan land use designation on 38.80 acres from Urban Employment Center to Industrial District, located on the southeast corner of 54th street and Tyler Street. No development is proposed at this time (Airport Compatibility Zones C and D of the Jacqueline Cochran Regional Airport Influence Area). Staff Planner: Jackie Vega at (951) 955-0982, or e-mail at Javega@rivco.org
- CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- Motion: Richard Stewart
Second: Steve Manos**
- 3.5 Staff report recommended: **ZAP1090BD23 – HRI Development (Representative: Hamo Rostamian)**– County of Riverside Planning Department Case Nos. GPA210003 (General Plan Amendment), CZ210010 (Change of Zone), PPT210015 (Plot Plan), TPM38113 (Parcel Map). A proposal to construct a 9,900 square foot day care center for children with a 12,500 square foot outdoor playground on 2.44 acres, located at 42500 Washington Street, northerly of Hidden River Road and southerly of 42nd Avenue. The applicant also proposes to amend the site’s land use designation from High Density Residential and Medium Density Residential to Mixed-Use and change the site’s zoning from General Residential (R-3-2000) and One-Family Dwellings (R-1-12000) to Mixed Use (MU). The applicant also proposes to divide the site into two parcels (Airport Compatibility Zone E of the Bermuda Dunes Airport Influence Area). Staff Planner: Jackie Vega at (951) 955-0982, or e-mail at Javega@rivco.org
- CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- Motion: Michael Geller
Second: Richard Stewart**

VIDEO:

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4.0 PUBLIC HEARING: MISCELLANEOUS ITEMS

None

5.0 ADMINISTRATIVE ITEMS

5.1 Director's Approvals – Information only

5.2 Update March Air Reserve Base Compatible Use Study (CUS)

Simon Housman, Director of MCUS informed the Commission that we finally received the final draft from Matrix. The 95% draft came out on the last day of March and was sent out to all the members of the working group and the policy committee for their comments. You can log into the ALUC website for the Compatible Use Study and look at the final draft.

5.3 Election of Officers (Chair/Vice Chair) and Re-election of At-Large position

Commissioner Larry Smith nominated Steve Manos as Chair, Commissioner Richard Stewart seconded. (Vote 7-0)

Commissioner Michael Lewis nominated Russell Betts as Vice Chair, Commissioner Larry Smith seconded. (Vote (7-0)

Chair Manos motioned to nominate Commissioner John Lyon to continue to serve as At Large. Seconded by Commissioner Geller (Vote 7-0)

6.0 APPROVAL OF MINUTES

Commissioner Geller motioned to approve the March 9, 2023 minutes, Commissioner Lyon seconded. Abstain: Commissioner Richard Stewart (Vote 6-0)

7.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

None

8.0 COMMISSIONER'S COMMENTS

Commissioner Richard Stewart announced that there will be an airshow at the March Air Reserve Base on April 22 and 23.

9.0 ADJOURNMENT

Steve Manos, Chair adjourned the meeting at 11:09 a.m.

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VIDEO:

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