



**AIRPORT LAND USE COMMISSION MEETING  
MINUTES  
June 8, 2023**

6-12-23

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

**COMMISSIONERS ABSENT:**

**2.0 PUBLIC HEARING: CONTINUED ITEMS**

None

**3.0 PUBLIC HEARING: NEW CASES**

3.1 Staff report recommended:  
**CONSISTENT**

Staff recommended at hearing:  
**CONSISTENT**

ALUC Commission Action:  
**CONSISTENT (Vote 7-0)**

**Motion: Russell Betts  
Second: Richard Stewart**

**ZAP1570MA23 – Hillwood (Representative: Albert A. Webb & Associates)**– City of Perris Case Nos. GPA22-0532 (General Plan Amendment), ZC22-05327 (Change of Zone), DPR22-00030 (Development Plan Review), TPM22-05328 (Tentative Parcel Map). A proposal to construct a 412,348 square foot manufacturing building with mezzanines on 20 acres, located northerly of Ethanac Road, westerly of Sherman Road, and easterly of Trumble Road. The applicant also proposes to amend the General Plan Land use designation and change the sites zoning from Commercial to Light Industrial. The applicant also proposes merging eight existing parcels into one. (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](mailto:javega@rivco.org)

3.2 Staff report recommended:  
**CONSISTENT**

Staff recommended at hearing:  
**CONSISTENT**

ALUC Commission Action:  
**CONSISTENT (Vote 7-0)**

**Motion: Richard Stewart  
Second: Maartin Rossouw**

**ZAP1569MA23 – Seven Multi-Site Solutions (Representative: EoS Fitness)** – City of Riverside Case No. PR-2023-001492 (Minor Conditional Use Permit). A proposal to establish a fitness center in an existing vacant 37,651 square foot tenant space, within an existing multi-tenant commercial shopping center on 9.35 acres, located at 341 E. Alessandro Boulevard, westerly of Mission Grove Parkway, and northerly of Mission Village Drive (Airport Compatibility Zone C2 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](mailto:javega@rivco.org)

**VIDEO:**

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A video recording of the entire proceedings is available on the ALUC website at [www.rcaluc.org](http://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](mailto:basantos@rivco.org)

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3.3 Staff report recommended: **ZAP1125FV23 – Wallace Design Group (Representative: West Coast Self Storage)** – County of Riverside Case No. PP20682R01 (Plot Plan Revision). A proposal to construct four self-storage buildings totaling 129,816 square feet and a 1,135 square foot office building on 5.18, located easterly of Leon Road and westerly of Winchester Road. The applicant also proposes to remove previously proposed car wash and RV storage. (ZAP1066FV16 was previously found consistent by the Commission on this site) (Airport Compatibility Zones C of the French Valley Airport Influence Area).  
**CONSISTENT**  
Staff recommended at hearing: **CONSISTENT**  
ALUC Commission Action: **CONSISTENT (Vote 7-0)**  
Staff Planner: Jackie Vega at (951) 955-0982, or e-mail at [javega@rivco.org](mailto:javega@rivco.org)  
**Motion: Michael Lewis**  
**Second: Richard Stewart**

3.4 Staff report recommended: **ZAP1029PV23 – IDI Logistics (Representative: T&B Planning)** – City of Perris Case Nos. PLN22-05265 (Major Modification Review), TPM38518 (Tentative Parcel Map). A proposal to construct three industrial warehouse buildings totaling 3,343,584 square feet on three parcels on 166.36 total acres, located southerly of Mapes Street, westerly of Goetz Road, and easterly of A Street. The applicant also proposes to divide the parcel into three commercial parcels. (Airport Compatibility Zone D and E of the Perris Valley Airport Influence Area and Zone E of the March Air Reserve/Inland Port Airport Influence Area).  
**CONSISTENT**  
Staff recommended at hearing: **CONSISTENT**  
ALUC Commission Action: **CONSISTENT (Vote 6-0; Recuse: Manos)**  
Staff Planner: Jackie Vega at (951) 955-0982, or e-mail at [javega@rivco.org](mailto:javega@rivco.org)  
**Motion: Michael Lewis**  
**Second: Richard Stewart**

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 Compatibility Use Study (CUS)

Simon Housman, Project Director March CUS, informed the Commission that they are moving out of the final draft phase and into the adoption process phase, and waiting for the final version of the report from Matrix expected sometime soon.

6.0 **APPROVAL OF MINUTES**

Commissioner Lewis motioned to approve the May 11, 2023 minutes. Seconded by Maartin Rossouw. Abstain: Vice Chair Betts. (Vote 6-0)

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

Commissioner Richard Stewart questioned in reference to the width of open space in accordance to our rules/guidance. Paul Rull, ALUC Director replied that the minimum width is 75 feet and the length is a minimum of 300 feet.

8.0 **COMMISSIONER'S COMMENTS**

None

9.0 **ADJOURNMENT**

Steve Manos, Chair adjourned the meeting at 10:05 a.m.

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