



RIVERSIDE COUNTY

AIRPORT LAND USE COMMISSION

9:30 A.M.

July 11, 2024

AGENDA

County Administrative Center
4080 Lemon Street, 1st Floor Board Chambers
Riverside, California, 92501
www.rcaluc.org

CHAIR

Steve Manos
Lake Elsinore

VICE CHAIR

Russell Betts
Desert Hot Springs

COMMISSIONERS

John Lyon
Riverside

Steven Stewart
Palm Springs

Richard Stewart
Moreno Valley

Michael Geller
Moreno Valley

Vernon Poole
Murrieta

STAFF

Director
Paul Rull

Simon A. Housman
Barbara Santos
Jackie Vega

County Administrative Center
4080 Lemon St, 14th Floor
Riverside, CA 92501
(951) 955-5132

Any person wishing to speak at the meeting must complete a "Speaker Identification Form" and submit it to the Hearing Secretary. Public access to the meeting will be limited and social distancing will be enforced. To speak remotely, please see below. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information but wish to be on record, provide your name, address, and state that you agree with the previous speaker(s).

This meeting will be conducted at the Place of Hearing, as listed above. Public Comments will also be accepted remotely via teleconference. To submit your request to speak remotely please visit: <http://www.rcaluc.org/Speak> and complete the electronic form prior to the meeting. You will receive an email confirming your request that will provide further instructions. Additional information is available on the ALUC website.

The staff report and related documentation for each agenda item are available online on our website at www.rcaluc.org. Written comments may be submitted to the Riverside County ALUC by e-mail or by U.S. mail to Riverside County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, California 92501. All correspondence received during or after the meeting will be distributed to the ALUC or retained for the official record. Any person wishing to make a presentation that includes printed material, video or another form of electronic media must provide the material to the Project Planner at least 48 hours prior to the meeting.

In compliance with the Americans with Disabilities Act, if any accommodations are needed, please contact Barbara Santos, ALUC Commission Secretary at (951) 955-5132 or E-mail at basantos@rivco.org. Request should be made at least 72 hours prior to the scheduled meeting.

1.0 INTRODUCTIONS

1.1 CALL TO ORDER

1.2 SALUTE TO FLAG

1.3 ROLL CALL

2.0 PUBLIC HEARING: CONTINUED ITEMS

None

3.0 PUBLIC HEARING: NEW CASES

MARCH AIR RESERVE BASE

3.1 ZAP1610MA24 – Stable Jiu Jitsu Riverside (Representative: Jarod Salas) – March Joint Powers Authority Case No. CUP24-01 (Conditional Use Permit) a proposal to establish a 1,725 square foot Jui Jitsu studio within an existing commercial office building totaling 8,097 square feet on 1.31 acres, located on the northeast corner of Meridian Parkway and Van Buren Boulevard (Airport Compatibility Zone C1 of the March Air Reserve Base/Inland Port Airport Influence Area). Jackie Vega at (951) 955-0982, or e-mail at javega@rivco.org

Staff Recommendation: CONSISTENT

MARCH AIR RESERVE BASE

- 3.2 ZAP1608MA24 – Lake Creek Industrial LLC (Representative: Christine Saunders & Associates, LLC) – City of Perris Case Nos. PLN22-05298 (Specific Plan Amendment), DPR21-00015 (Development Plan Review), PLN23-05103 (TPM38550, Tentative Parcel Map). A proposal to construct a 578,265 square foot warehouse building with mezzanines on 28.77 acres, located on the northeast corner of Wilson Avenue and Placentia Avenue. The applicant also proposes to amend the Perris Valley Commerce Center Specific Plan to vacate paper street connecting Wilson Avenue to Murrieta Road and a portion of Murrieta Road north of Placentia Avenue. The applicant also proposes merging twelve parcels into one. (Airport Compatibility Zones C1 and 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

Staff Recommendation: CONSISTENT

- 3.3 ZAP1605MA24 – Mike Naggar and Associates Inc. (Representative: Mike Naggar) – City of Perris Case Nos. SPA22-05280 (Specific Plan Amendment), DPR22-00028 (Development Plan Review), CUP22-05295 (Conditional Use Permit), TPM38567, TPM38985 (Tentative Parcel Maps). A proposal to construct 11 commercial buildings and 1 self-storage facility totaling 166,517 square feet on 20.28 acres located on the northeast corner of Ramona Expressway and the I-215 freeway. The applicant also proposes amending the Perris Valley Commerce Center Specific Plan to allow self-storage units in commercial zoning. The applicant also proposes dividing the 20.28 acres into 8 separate parcels (via two separate parcel maps) (Airport Compatibility Zone C1 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

Staff Recommendation: CONSISTENT (SPA); CONDITIONALLY CONSISTENT (DPR, CUP, PARCEL MAPS)

- 3.4 ZAP1611MA24 – Forever 21 (Representative: PowerFlex Systems, LLC) – City of Perris Case No. PMT24-01751 (Building Permit). A proposal to construct a solar panel system totaling 95,439 square feet on an existing commercial building on 30.75 acres, located at 4323 Indian Avenue. (Airport Compatibility Zone B1 APZ I & B2 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

Staff Recommendation: CONTINUE TO 8-8-24

PALM SPRINGS INTERNATIONAL AIRPORT

- 3.5 ZAP1104PS24 – RED Architectural Group (Representative: Building and Systems Engineering UPS) – City of Palm Springs Case Nos. CUP24-0003 (Conditional Use Permit), AR24-0013 (Minor Architectural). A proposal to expand the existing 24,467 square foot UPS Distribution Facility building by 1,609 square feet and expand the existing parking area on 5.62 acres located at 650 North Commercial Road (Airport Compatibility Zones B1 and C of the Palm Springs International Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

Staff Recommendation: CONSISTENT

4.0 **PUBLIC HEARING: MISCELLANEOUS ITEMS**
None

5.0 **ADMINISTRATIVE ITEMS**

5.1 Director's Approvals

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

6.0 **APPROVAL OF MINUTES**

June 13, 2024

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

8.0 **COMMISSIONER'S COMMENTS**

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