



**AIRPORT LAND USE COMMISSION MEETING
MINUTES
January 12, 2023**

1-17-23

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

COMMISSIONERS ABSENT: John Lyon, Richard Stewart, Steven Stewart

2.0 PUBLIC HEARING: CONTINUED ITEMS

2.1 Staff report recommended: **ZAP1544MA22 – PR Partners, LLC (Representative: Mike Naggar & Associates)** – City of Perris Case Nos. PLN19-00012 (Specific Plan Amendment), PLN19-05287 (Zone Change), DPR19-00012 (Development Plan Review). A proposal to construct a mixed-use industrial/commercial development including a 304,572 square foot e-commerce warehouse building with mezzanines, a 2,010 square foot restaurant building with drive-thru, and a 4,950 square foot retail/restaurant building with drive-thru on a 16.12 acre parcel, located on the southwest corner of Perris Boulevard and Ramona Expressway. The applicant also proposes amending the Perris Valley Commerce Specific Plan (SPA No. 13) and changing 14.1 acres of the site’s zoning from Commercial to Light Industrial (with 1.99 acres of the site remaining Commercial). (The Commission previously found consistent on this site ZAP1390MA19, a proposal to construct a 347,919 square foot industrial e-commerce and warehouse building on 16.1 acres, and a proposal to amend the Perris Valley Commerce Center Specific Plan, and change the site’s zoning from Commercial to Light Industrial (Airport Compatibility Zones B1-APZ-II and C1 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.

CONTINUE to 2-9-23

Staff recommended at hearing: **CONSISTENT**

ALUC Commission Action: **CONSISTENT (Vote 6-0; Absent: John Lyon)**

**Motion: Russell Betts
Second: Michael Geller**

3.0 PUBLIC HEARING: NEW CASES

3.1 Staff report recommended: **ZAP1550MA22 – Armstrong Brooks (Representative: Thrifty Oil Co.)**– County of Riverside Case No. PPT220047 (Plot Plan). A proposal to construct a 192,249 square foot industrial building with mezzanines on 9.14 acres, located on the northeast corner of Tobacco Road and Water Street (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

CONSISTENT

Staff recommended at hearing: **CONSISTENT**

ALUC Commission Action: **CONSISTENT (Vote 6-0; Absent: John Lyon)**

**Motion: Michael Lewis
Second: Larry Froehlich**

VIDEO:

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- 3.2 Staff report recommended: **INCONSISTENT**
Staff recommended at hearing: **INCONSISTENT**
ALUC Commission Action: **INCONSISTENT, based on the facts identified in the staff report, and that an additional letter outlining the ALUC concerns be sent to the City of Riverside Planning Commissioners. (Vote 6-0; Absent: John Lyon)**
Motion: Russell Betts
Second: Michael Geller
- ZAP1107RI22 – Riverside Property Owner, LLC (Representative: Jamie Chapman)** City of Riverside Case Nos. PR-2022-001252 (General Plan Amendment, Rezone, Plot Plan, Tentative Parcel Map No. 38638). A proposal to construct a mixed-use multi-family/commercial development consisting of 388 multifamily residential units, a 20,320 square foot grocery store building, and a 5,000 square foot retail building on 17.37 acres, located at the formers Sears building (which will be demolished) site at 5261 Arlington Avenue southerly of Sierra Street, easterly of Streeter Avenue, and westerly of Capistrano Way. The applicant also proposes amending the site’s general plan land use designation from Commercial to Mixed Use Village, and rezoning the site from Commercial General Zone to Mixed Use-Village Zone. The applicant also proposes a tentative parcel map to divide the site into two parcels (Airport Compatibility Zones B1, C, D of the Riverside Municipal Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org.
- 3.3 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 6-0; Absent: John Lyon)**
Motion: Vernon Poole
Second: Michael Geller
- ZAP1108RI22– Gilbane Development Company(Representative: The 3-wB Group)** City of Riverside Case No. PR-2022-001434 (General Plan Amendment, Change of Zone, Development Review). A proposal to construct 121 multi-family units on 3.9 acres, located southerly of Railroad Avenue, westerly of Madison Street, and northerly of Evans Street. The applicant also proposes to amend General Land Use designation from MDR-Medium Density Residential and C- Commercial to HDR-High density residential, and to rezone the property from R-1-7000 Single Family Residential to R-3-200 Multiple Family Residential. (Airport Compatibility Zone E of the Riverside Municipal Airport Influence Area). Staff Planner: Jackie Vega at (951) 955-0982, or e-mail at Javega@rivco.org
- 3.4 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 6-0; Absent: John Lyon)**
Motion: Michael Geller
Second: Michael Lewis
- ZAP1073TH22 – JTM Land Company, LLC (Representative: Albert A. Webb Associates)** County of Riverside Case No. MTE220031 (Minor Temporary Event). A proposal for a Minor Temporary Event to host an ‘IndyCar Open Test Event’ from February 1, 2023, to February 4, 2023, between the hours of 7:00 a.m. to 6:00 p.m. on the 139 acres Thermal Motorclub facility, located southerly of Avenue 60, westerly of Polk Street, northerly of Avenue 62, and easterly of Tyler Street. The event will be strictly private invitation-only event not open to the public. No tickets will be sold. Food and live entertainment will also be provided within the existing buildings (Airport Compatibility Zones B1, C, and D of the Jacqueline Cochran Regional Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org.

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, Project Director for the March CUS reported that they anticipate receiving the final draft of the March Compatible Use Study later this month, followed by circulating the draft to the working group and the policy committee.

6.0 APPROVAL OF MINUTES

Vice Chair Betts motioned to approve the December 15, 2022 minutes. Seconded by Chair Manos. Abstain: Michael Geller; Absent: John Lyon (Vote 5-0)

7.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

Simon Housman, Project Director for the March CUS informed the Commission regarding the City of Moreno Valley Clear Zone Parking Lot Project and explained the process of how the Aeronautics Act of California interacts with other parts of the law.

8.0 COMMISSIONER'S COMMENTS

None

9.0 ADJOURNMENT

Steve Manos, Chair adjourned the meeting at 11:05 a.m.

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VIDEO:

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