



**AIRPORT LAND USE COMMISSION MEETING
MINUTES
February 9, 2023**

2-15-23

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

COMMISSIONERS ABSENT: John Lyon, Steven Stewart, Richard Stewart

2.0 PUBLIC HEARING: CONTINUED ITEMS

NONE

3.0 PUBLIC HEARING: NEW CASES

3.1 Staff report recommended: **ZAP1071HR22 – The Focus Group (Representative: David Church)** – City of Hemet Case Nos. ZC22-001 (Change of Zone), CUP22-001 (Conditional Use Permit), a proposal to construct a 1,008

Staff recommended at hearing: **CONSISTENT, subject to the updated conditions submitted at the meeting**

ALUC Commission Action: **CONSISTENT, subject to the updated conditions submitted at the meeting (Vote 6-0; Absent: Lyon)**

**Motion: Michael Geller
Second: Michael Lewis**

square foot carry-out only restaurant building with drive-thru on 0.75 acres, located on the northwest corner of Tanya Avenue and Sanderson Avenue. The applicant also proposes to change the sites zoning from M-2 (General Manufacturing) to M-1 (Limited Manufacturing). (Airport Compatibility Zone D of the Hemet-Ryan Airport Influence Area). Staff Planner: Jackie Vega at (951) 955-0982, or e-mail at Javega@rivco.org

3.2 Staff report recommended: **ZAP1553MA22 – Capital Properties, LLC (Representative: T&B Planning)** County of Riverside Case Nos. GPA220003 (General Plan Amendment), CZ220003 (Change of Zone), PPT220004 (Plot Plan), TPM38337 (Tentative Parcel Map). A proposal to construct a 591,203

Staff recommended at hearing: **CONSISTENT**

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

**Motion: Michael Lewis
Second: Michael Geller**

square foot manufacturing building with mezzanines on 40.88 acres located northerly of Walnut Street, southerly of Rider Street, and westerly of Patterson Avenue The applicant also proposes amending the site’s general plan land use designation from Medium Density Residential (MDR) to Light Industrial (LI), and also changing the sites zoning from One-Family Dwellings (R-1), Light Agriculture (A-1-1), and Rural Residential (R-R-1) to Industrial Park (I-P). The applicant also proposes a tentative parcel map to merge existing eight parcels into one parcel (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

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: **ZAP1556MA22 – Bridge Investment Group (Representative: T&B Planning, Inc.)** – County of Riverside Case No. PPT220024 (Plot Plan). A proposal to construct a 106,931 square foot industrial building with mezzanines on 5.26 acres, located southerly of Cajalco Road and westerly of Patterson Avenue (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: Lyon)**

**Motion: Michael Lewis
Second: Michael Geller**

3.4 Staff report recommended: **ZAP1557MA22 – Truck Terminal Properties (Representative: Joseph E. Bonadiman & Associates, Inc.)** – City of Perris Case Nos. SPA22-05173 (Specific Plan Amendment), CUP22-05172 (Conditional Use Permit). A proposal to establish a 219-space truck trailer parking facility with a 720 square foot office building on 8.34 acres, located on the northeast corner of Markham Street and Perris Boulevard. The applicant also proposes amending the Perris Valley Commerce Center Specific Plan, changing the sites zoning from Business Park (BP) to Light Industrial (LI). (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 6-0; Absent: Lyon)**

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

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 of the March CUS, presented Power Point slides. The objective was to give the Commissioners a bird’s eye view of the scope of the MCUS and to reach out to him if they would like to spend an hour or more one on one going through the study.

6.0 **APPROVAL OF MINUTES**

Vice Chair Betts motioned to approve the January 12, 2023. Seconded by Michael Geller. Absent: John Lyon (Vote 6-0)

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

None

8.0 **COMMISSIONER’S COMMENTS**

None

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- 9.0 **ADJOURNMENT**
Steve Manos, Chair adjourned the meeting at 10:16 a.m.

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VIDEO:

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