



**AIRPORT LAND USE COMMISSION MEETING  
MINUTES  
APRIL 8, 2021**

4-15-21

COMMISSIONERS PRESENT LIVE: Richard Stewart, Steven Stewart, John Lyon, Steve Manos, Arthur Butler (attended meeting until 11:15 am)

COMMISSIONERS PRESENT REMOTELY: Russell Betts, Gary Youmans

COMMISSIONERS ABSENT: None

**2.0 PUBLIC HEARING: CONTINUED ITEMS**

- 2.1 Staff report recommended: **ZAP1444MA20 – Jared Riemer/PR III/CHI Freeway BC, LLC (Representative: Glassman Planning Associates, MG2, and MIG, Inc.)** – March Joint Powers Authority Case No. PP14-02 (Plot Plan/Determination of Substantial Conformance No. 2). The applicant proposes to revise the occupancy use and floor plan of an existing (but vacant) 709,083 square foot high-cube industrial warehouse building to allow for a Delivery Parcel Hub facility on 39.42 acres, located southerly of Alessandro Boulevard, easterly of Interstate 215, westerly of Old 215 Frontage Road, and northerly of Cactus Avenue. There is no increase to the building's footprint. The building, as amended, would provide for 258,000 square feet of high-cube warehouse area, 8,000 square feet of office area, a 1,500 square foot break room, 126 loading/queuing van spaces, and 70 indoor van parking spaces. The original shell building project (ZAP1107MA14), which proposed 694,083 square feet of high-cube logistics warehouse, 12,000 square feet of first floor office area, and 3,000 square feet of second floor office mezzanine, was found consistent by ALUC in 2015. A subsequent revision to the high-cube warehouse building (ZAP1394MA19) was proposed to provide an additional 10,000 square feet of office area (by reducing warehouse area by the same square footage) was also found consistent by ALUC in 2020 (Airport Compatibility Zones B1-APZ-I and B1-APZ-II of the March Air Reserve Base/Inland Port Airport Influence Area). Continued from March 11, 2021. Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rivco.org](mailto:prull@rivco.org)
- CONTINUE to 5-13-21
- Staff recommended at hearing: CONTINUE to 5-13-21
- ALUC Commission Action: CONTINUED to 5-13-21 (Vote 7-0)
- Motion: Richard Stewart  
Second: Steven Stewart

**3.0 PUBLIC HEARING: NEW CASES**

- 3.1 Staff report recommended: **ZAP1093PS21 – AG Land Investments (Representative: Sanborn Architects)** – City of Palm Springs Case No. 5.1521 (General Plan Amendment, Change of Zone) and TTM38049 (Tentative Tract Map). The applicant proposes to divide 2.53 acres into 8 single-family residential lots located on the northeast corner of Alejo Road and Juanita Drive. The applicant also proposes to amend the site's General Plan land use designation from Industrial (IND) to Very Low Density Residential (VLDR), and change the site's zoning from Planned Research and Development Park (M-1-P) to Single-Family Residential (R-1-C) (Airport Compatibility Zone C of the Palm Springs International Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rivco.org](mailto:prull@rivco.org)
- CONSISTENT
- Staff recommended at hearing: CONSISTENT
- ALUC Commission Action: CONSISTENT (Vote 7-0)
- Motion: Steve Manos  
Second: Richard Stewart

**VIDEO:**

1

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)

**AIRPORT LAND USE COMMISSION MEETING  
MINUTES  
APRIL 8, 2021**

- 3.2 Staff report recommended: **ZAP1109FV21 – Bear Creek Consulting Group, Inc. (Representative: Alan Long)** – County of Riverside Case No. CUP190048 (Conditional Use Permit). A proposal to construct a 2,500 square foot retail cannabis building on 1.19 acres, located easterly of Temeku Street, southerly of Benton Road, westerly of Penfield Lane, and northerly of Auld Road (Airport Compatibility Zone B1 of the French Valley Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rivco.org](mailto:prull@rivco.org)
- CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- Motion: Richard Stewart**  
**Second: Steve Manos**
- 3.3 Staff report recommended: **ZAP1108FV21 – David Beshay (Representative: Marks Architects, Gabriela Marks)** – County of Riverside Case No. PPT210004 (Plot Plan), TPM37990 (Tentative Parcel Map). A proposal to construct two separate restaurant buildings totaling 4,847 square feet with drive thrus on 3.68 acres located easterly of Winchester Road, southerly of Benton Road, westerly of Briggs Road, and northerly of Auld Road. The applicant also proposes to divide the site into two commercial parcels (Airport Compatibility Zones B1 and C of the French Valley Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rivco.org](mailto:prull@rivco.org)
- CONDITIONALLY CONSISTENT**
- Staff recommended at hearing: **CONDITIONALLY CONSISTENT** subject to the conditions included herein, and such conditions as may be required by the Federal Aviation Administration Obstruction Evaluation Service
- ALUC Commission Action: **CONDITIONALLY CONSISTENT** subject to the conditions included herein, and such conditions as may be required by the Federal Aviation Administration Obstruction Evaluation Service  
**(Vote 7-0)**
- Motion: Richard Stewart**  
**Second: Steve Manos**
- 3.4 Staff report recommended: **ZAP1454MA21 – LDC Industrial Realty LLC (Representative: HPA, LLC)** – City of Moreno Valley Case Nos. PEN20-0160 (General Plan Amendment), PEN20-0161 (Change of Zone), PEN20-0162 (Plot Plan), a proposal to construct a 164,489 square foot warehouse building with mezzanines on 8.06 acres, located on the northeast corner of Day Street and Alessandro Boulevard. The applicant also proposes amending the site’s General Plan land use designation from Residential: Max 30 du/ac (R30) to Business Park/Light Industrial (BP), and changing the site’s zoning from Residential: Max 30 du/ac (R30) to Light Industrial (LI) (Airport Compatibility Zone 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](mailto:prull@rivco.org)
- CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- Motion: Steve Manos**  
**Second: Gary Youmans**

**VIDEO:**

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)

**AIRPORT LAND USE COMMISSION MEETING  
MINUTES  
APRIL 8, 2021**

- 3.5 Staff report recommended: **CONTINUE to 5-13-21**
- Staff recommended at hearing: **CONTINUE to 5-13-21**
- ALUC Commission Action: **CONTINUED to 5-13-21 (Vote 7-0)**
- Motion: Richard Stewart**  
**Second: Steve Manos**
- ZAP1456MA21 – Penske Truck Leasing Co., L.P/CD Moreno Holding LLC.** – City of Moreno Valley Case No. PEN21-0025 (Plot Plan) a proposal to construct a 21,155 square foot Penske Truck facility building and a 1,936 square foot truck fueling island on 9.10 acres located southerly of Alessandro Boulevard, easterly of Old 215 Frontage Road, and northerly of Cactus Avenue. Originally, a 16 building industrial business park (located partially on the proposed site) was proposed (ZAP1038MA7) and found consistent by the Commission in 2007. A revision to the project was proposed (ZAP1333MA18) that included 10 industrial warehouse buildings and a 15,280 square foot Penske Truck facility building, was found consistent by the Commission in 2018 (Airport Compatibility Zones B1-APZ-I and B1-APZ-II 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](mailto:prull@rivco.org)
- 3.6 Staff report recommended: **CONTINUE to 5-13-21**
- Staff recommended at hearing: **General Plan Amendment, Specific Plan Amendment, and Rezone be found CONSISTENT with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, and the Design Review also be found CONSISTENT, subject to the conditions included herein**
- ALUC Commission Action: **General Plan Amendment, Specific Plan Amendment, and Rezone be found CONSISTENT with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, and the Design Review also be found CONSISTENT, subject to the conditions included herein (Vote 7-0)**
- Motion: Steve Manos**  
**Second: Richard Stewart**
- ZAP1452MA21 – OZI Alessandro, LLC (Representative: Matt Englhard)** – City of Riverside Case Nos. PR2020-000519 (General Plan Amendment, Specific Plan Amendment, Rezone, Design Review), a proposal to construct a 115,410 square foot warehouse building with mezzanine on 8.82 acres located northerly of Alessandro Boulevard, easterly of Interstate-215, westerly of Old 215 Frontage Road, and southerly of Cottonwood Avenue. The applicant also proposes amending 8.82 acres General Plan land use designation from Commercial (C) to Business/Office Park (B/OP), changing its zoning from CR-SP (Commercial Retail and Specific Plan ‘Sycamore Canyon Business Park’ Overlay Zones) to BMP-SP (Business and Manufacturing Park and Specific Plan ‘Sycamore Canyon Business Park Overlay Zones), and amending the Sycamore Canyon Business Park Specific Plan to change the land use from Industrial Support to Industrial. Originally, a mixed commercial-industrial project was proposed (ZAP1105MA14) and found inconsistent by the ALUC in 2015. A revised mixed commercial industrial project was proposed (ZAP1123MA15) and found consistent by the ALUC in 2015. (Airport Compatibility Zone B1-APZ-II 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](mailto:prull@rivco.org)

**VIDEO:**

**AIRPORT LAND USE COMMISSION MEETING  
MINUTES  
APRIL 8, 2021**

**4.0 PUBLIC HEARING: MISCELLANEOUS ITEMS**

4.1 Commissioner's Consideration to Adopt a Hybrid Intensity Policy for Parcel Delivery Facilities

Commissioner Manos motioned to continue the matter to May 13, 2021. Seconded by Richard Stewart. (Vote 6-0, absent Butler)

**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 (MCUS) informed the Commission that we are still waiting for the Riverside County Board of Supervisors to approve the contract for the consultant. Once that is completed we will be moving into the next phase which is the meetings with the policy committee and working groups sometime next week.

5.3 Commissioner's Reappointments and Officer Selections for April Meeting

Both Commissioners Richard Stewart and Steven Stewart were reappointed to the Airport Land Use Commission for another four year term effective May 2021.

Commissioner Richard Stewart nominated Steven Stewart as the new Chair (Vote 6-0, absent Butler). Commissioner Lyon motioned to nominate Steve Manos as the new Vice Chair. Seconded by Steven Stewart. (Vote 6-0, absent Butler)

**6.0 APPROVAL OF MINUTES**

Commissioner Manos motioned to approve the March 11, 2021 minutes. Seconded by Steven Stewart. (Vote 6-0; Absent: Butler)

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

Paul Rull, ALUC Director reported that on Monday, April 5, 2021 the ALUC staff and Commissioners took a tour of the March Air Reserve Base and special thanks to Colonel Martin and Jamal Dada for coordinating the tour and accommodating us very well.

**8.0 COMMISSIONER'S COMMENTS**

Chair Betts expressed that he enjoyed serving as Chair for the past year and congratulations to the new Chair and Vice Chair.

**9.0 ADJOURNMENT**

Russell Betts, Chair adjourned the meeting at 11:26 a.m.

**VIDEO:**

4

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)