

**AIRPORT LAND USE COMMISSION HEARING  
REPORT OF ACTIONS  
OCTOBER 13, 2016**

10-24-16

COMMISSIONERS PRESENT: Simon Housman, Russell Betts, Arthur Butler, Glen Holmes, John Lyon, Steve Manos, Richard Stewart, alternate for Rod Ballance

COMMISSIONERS ABSENT: Rod Ballance

**2.0 PUBLIC HEARING: CONTINUED ITEMS**

- 2.1 Staff report recommended: **CONTINUE to 11-10-16**  
Staff recommended at hearing: **CONTINUE to 11-10-16**  
ALUC Commission Action: **CONTINUED to 11-10-16 (Vote 7-0)**
- ZAP1206MA16 – Optimus Building Corporation (Representative: Gary Hamro)** – City of Perris Case No. DPR 14-01-0015 (Development Plan Review). The applicant is proposing a revision to plans for a two-building warehousing project previously determined to be consistent pursuant to ALUC Case No. ZAP1102MA14, specifically to increase the office area in Building A (which is not located in an Accident Potential Zone) from 15,000 square feet to 45,000 square feet. As amended, Building A would provide 45,000 square feet of office area and 867,338 square feet of warehouse area. No changes are proposed for Building B. The overall floor areas of Buildings A (912,338 square feet) and B (125,437 square feet) would remain the same as originally proposed. The 53.56-acre (gross) project site is located easterly of Patterson Avenue, northerly of Markham Street, westerly of Webster Avenue, and southerly of Nance Street (Airport Compatibility Zones B1-APZ I, B2, and C1 of the March Air Reserve Base/Inland Port Airport Influence Area). Continued from September 8 and August 11, 2016. ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rctlma.org
- 2.2 Staff report recommended: **CONTINUE to 11-10-16**  
Staff recommended at hearing: **CONTINUE to 11-10-16**  
ALUC Commission Action: **CONTINUED to 11-10-16 (Vote 7-0)**
- ZAP1204MA16 – Duke Realty, Adam Schmid (Representative: Albert A. Webb Associates, Nicole Torstvet)** – City of Perris Case No. PLN 16-00008 (Development Plan Review). The applicant is proposing to develop a 668,381 square foot warehouse/distribution center on 30.7 acres. The building floor plan consists of 649,481 square feet of warehouse area and 19,200 square feet of office area. The project site is located southerly of Markham Street, westerly of Indian Avenue, easterly of Barrett Avenue and northerly of Perry Street. (Airport Compatibility Zones B1-APZ I, B2, and C1 of the March Air Reserve Base/Inland Port Airport Influence Area). Continued from September 8 and August 11, 2016. ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rctlma.org

**CDS:**

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The entire discussion of numbered agenda items can be found on CDs as indicated. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rctlma.org

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**3.0 PUBLIC HEARING: NEW ITEMS**

3.1 Staff report recommended: **CONSISTENT**  
Staff recommended at hearing: **CONSISTENT**  
ALUC Commission Action: **CONSISTENT (Vote 7-0)**

**ZAP1039HR16 – Hemet 55 SP, LLC (Representative: Joe Ham)** – City of Hemet Planning Case No. CUP 16-005 (Conditional Use Permit). The applicant is proposing to construct a gas station facility including a 5,881 square foot convenience store, 6,511 square foot 10 pump fueling area, and a 1,270 square foot automated car wash tunnel on a 1.8 acre parcel within an existing commercial shopping center, located on the northeast corner of W. Florida Avenue and Myers Street. This matter comes before the Airport Land Use Commission because service stations involved hazardous materials (gasoline). (Area III of the Hemet-Ryan Airport Comprehensive Airport Land Use Plan). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rctlma.org

3.2 Staff report recommended: **CONTINUE to 11-10-16**  
Staff recommended at hearing: **CONSISTENT**  
ALUC Commission Action: **CONTINUED to 11-10-16 (applicant’s request) (Vote 7-0)**

**ZAP1064BD16 – Shadow Hills RV Resort (Representative: Coachella Valley Engineers)** – City of Indio Planning Case No. CUP 16-1-1012 (Conditional Use Permit). The applicant is proposing to modify and expand the operation of the existing Shadow Hills RV Resort and establish guidelines for special events that temporarily allow additional RV camping and tent campsites on 14 acres. The project site is located westerly of Jefferson Street and northerly of Varner Road. (Airport Compatibility Zone D of the Bermuda Dunes Airport Influence Area). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rctlma.org

**4.0 ADMINISTRATIVE ITEMS**

4.1 Director’s Approval – Information Only

4.2 Specific Delegation of Authority: Amendment to City of Riverside General Plan and Sycamore Canyon Business Park Specific Plan

Adriana Castillo representing Hillwood requested that the Commission delegate authority to have their case reviewed by the ALUC Director and staff. The ALUC Commission by a vote of 7-0 granted the delegation of authority to the ALUC Director.

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**5.0 APPROVAL OF MINUTES**

The ALUC Commission by a vote of 6-0 approved the September 8, 2016 minutes. Abstain: Richard Stewart, alternate for Rod Ballance

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

John Guerin, ALUC staff informed the Commission that the Hemet-Ryan Airport Land Use Compatibility Plan (ALUCP) is progressing and will be coming to the Commission for hearings before the end of this year. Prior to that an additional Stakeholders meeting is tentatively set for Tuesday, October 25 at 3:30 pm. It is anticipated that a presentation will take place at the November 10 Commission meeting, and a public hearing on December 8. Chairman Housman advised that he would like three Commissioners attend the meeting if possible. Commissioner Holmes volunteered to attend the Stakeholders meeting.

**7.0 COMMISSIONER'S COMMENTS**

Chairman Housman informed the Commission that the December 8 Commission meeting will be at the Eastern Municipal Water District in Perris.

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**CDS:**

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