

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
MARCH 10, 2016**

4-4-16

COMMISSIONERS PRESENT: Simon Housman, Rod Ballance, Arthur Butler, John Lyon, Steve Manos, Russell Betts, alternate for Greg Pettis

COMMISSIONERS ABSENT: Glen Holmes, Greg Pettis

2.0 PUBLIC HEARING: CONTINUED ITEMS
NONE

3.0 PUBLIC HEARING: NEW ITEMS

- 3.1 Staff report recommended: **CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 6-0; Absent: Holmes)**
- ZAP1066FV16 – CA Watson Properties (Representative; Owen Wickstrand)** – County Case Nos. CZ 07180 (Change of Zone), PP 20682 (Plot Plan), PM 33750 (Parcel Map). The applicant proposes to develop a mini-warehousing facility and a car wash on 6.84 acres of a 10.38-acre parcel (Assessor's Parcel Number 480-170-014) located along the west side of Winchester Road, northerly of its intersection with Max Gilliss Boulevard, and easterly of the alignment of Leon Road southwesterly of Penny Cress Lane, in the unincorporated Riverside County community of French Valley. The mini-warehouse project includes four self-storage buildings with a combined floor area of 118,912 square feet and a 3,129 square foot office and apartment, along with 38 portable storage pods with a total area of 4,700 square feet and 15 recreational vehicle storage spaces. The car wash tunnel building will be 4,795 square feet in gross floor area. Tentative Parcel Map No. 33750, Amended No. 4, would divide 12.76 acres (the parcel, plus a portion of the right-of-way of Leon Road that would be vacated) into four parcels (plus 0.08 acres that would be right-of-way of Winchester Road). CZ 07180 would change the zoning of the proposed 1.66 acre car wash parcel from I-P (Industrial Park) to M-SC (Manufacturing-Service Commercial). (Airport Compatibility Zones C and D of the French Valley Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@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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- 3.2 Staff report recommended: **ZAP1172MA16 – Kyle Investment Trust –**
CONSISTENT
Representative: Robert Furey, Groundwork, Inc. – City of Perris Planning Case Nos. GPA 14-0094 (General Plan Amendment), ZC 14-0095 (Zone Change), PUD 14-0093 (Planned Unit Development), and TTM 14-0091 Tentative Tract Map No. 37038. The applicant proposes to develop 114 detached residential condominium units (“Citrus Court”) on 14.5 gross (13.17 net) acres located westerly of Dunlap Road, northerly of Lemon Avenue and southerly of Orange Avenue, in the City of Perris. In order to attain the requested density, the applicant proposes to amend the General Plan designation and zoning of the project site from R-6,000 (Single-Family Residential, 6,000 square foot minimum lot size) to MFR-14 (Multi-Family Residential, up to 14 dwelling units per acre), with a Planned Unit Development (PUD) Overlay. Tentative Tract Map No. 37038 provides for the subdivision that allows each unit to be purchased, while the Planned Unit Development provides the site layout and allows for variation from the lot size, dimension, coverage, setback and other requirements of the MFR-14 zone. The project would include a recreation area, two water quality management basins, and use of private streets. (Airport Compatibility Zone D of the March Air Reserve Base/Inland Port Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 6-0; Absent: Holmes)**
- 3.3 Staff report recommended: **ZAP1177MA16 – AFG, LLC (Representative: Jim Guthrie)** – County Case Nos. CZ 07884 (Change of Zone) and TR 36763 (Tentative Tract Map No. 36763). The applicant proposes to change the zoning of a 24.86-acre lot (Assessor’s Parcel Number 245-220-008) located at the westerly end of Roberts Road (also westerly of Samaniego Road, Pauls Lane, and Broaden Lane), northerly of Kross Road, and southerly of a westerly straight-line extension of John F. Kennedy Drive from R-A-2 1/2 (Residential Agricultural, 2 1/2 acre minimum lot size) to R-A-1 (Residential Agricultural, one acre minimum lot size), in order to allow for the subdivision of this parcel into one-acre lots. Tentative Tract Map No. 36763 is a proposal to divide this parcel into 24 single family residential lots with a minimum lot size of 0.51 acre, one common lot that would include an infiltration basin, several private streets, and a westerly extension of Roberts Road. (Airport Compatibility Zone D of the March Air Reserve Base/Inland Port Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 6-0; Absent: Holmes)**

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- 3.4 Staff report recommended: **CONTINUE to 4-14-16 (Plot Plan)**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 6-0; Absent: Holmes)**
- ZAP1175MA16 – Trammell Crow Company, c/o David Drake** – (Representative: Albert A. Webb and Associates) – County of Riverside Case No.: PP25954 (Plot Plan). The applicant proposes to construct a 767,410 square foot industrial warehouse (logistics/distribution center) building (including 15,000 square feet of mezzanine area and 10,000 square feet of office area) on 35.12 net acres located northerly of Harley Knox Boulevard, southerly of Nandina Avenue, easterly of Decker Road, and westerly of Blanding Way and Harvill Avenue in the unincorporated Riverside County community of Mead Valley. The project is associated with Tentative Parcel Map No. 37054, which would consolidate 13 existing Assessor’s parcels into one legal lot and vacate the segment of Diablo Drive extending from Nandina Avenue on the north to Harley Knox Boulevard on the south. (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org
- 3.5 Staff report recommended: **CONDITIONALLY CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 6-0; Absent: Holmes)**
- ZAP1179MA16 – Brian Cornell and Amstar-Kaliber, LLC (Representative: Tom Simmons, Black Ridge)** – County Case No.: PP25422 (Plot Plan) – The applicant proposes to develop two industrial (predominantly warehousing/distribution) buildings on 54.4 acres (Assessor’s Parcel Nos. 297-080-007 through 297-080-010) located southerly of Alessandro Boulevard, easterly of Gem Lane and Camino Del Sol, westerly of a straight-line southerly extension of San Gorgonio Drive, and westerly of Meridian Parkway in an unincorporated area south of the City of Riverside. The northerly building will have a gross floor area of 598,190 square feet and will be separated from the residences to the west by a 200-foot-wide conservation easement. The southerly building will have a gross floor area of 216,440 square feet. (Airport Compatibility Zones B1 and B2 of the March Air Reserve Base/Inland Port Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org

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- 3.6 Staff report recommended: **INCONSISTENT**
Staff recommended at hearing: **INCONSISTENT**
ALUC Commission Action: **CONSISTENT**, pursuant to Countywide Policy 3.3.6, subject to the conditions included in the staff report. (See minutes for detailed findings). (Vote 5-1; [Housman dissenting]; Absent: Holmes)
- ZAP1178MA16 – Broncs, Inc., dba WesCoast Textiles (Representative: Joel Chun)** – City of Perris Planning Case No. PLN16-00001 (Development Plan Review). The applicant proposes to construct a 185,500 square foot industrial building and establish a textile manufacturing facility therein. The 9.11 (net) acre project site (Assessor’s Parcel Number 302-030-001) is located at 24455 Nance Street, at the southwesterly corner of Nance Street and Indian Avenue in the City of Perris. The applicant is the project end user and has indicated that the majority of the interior floor area would be for warehousing. The project includes 15,200 square feet of office space, of which 5,800 square feet would be on a second story level. The ground floor would include 5,000 square feet of knitting machinery, 5,000 square feet of dyeing tanks, 9,400 square feet of office areas, a recreation room for employees, 63,500 square feet of materials storage and almost 100,000 square feet of warehouse area. (Airport Compatibility Zones B1-APZ I and B2 of the March Air Reserve Base/Inland Port Airport Influence Area). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rctlma.org
- 3.7 Staff report recommended: **INCONSISTENT**
Staff recommended at hearing: **INCONSISTENT**
ALUC Commission Action: **INCONSISTENT (Vote 6-0; Absent: Holmes)**
- ZAP1176MA16 – Perris Group LLC – Representative: Peter Kulmaticki, J. D. Pierce Co.** – City of Perris Planning Case Nos. 15-05207 (General Plan Amendment), 15-05206 (Zone Change), 15-00014 (Development Plan Review), and 15-05205 PM 37014 (Tentative Parcel Map). The applicant proposes development of a 228-unit apartment project on 15.95-16.9 acres located on the easterly side of Barrett Street, westerly of Perris Boulevard, southerly of Placentia Street, and northerly of Orange Avenue in the City of Perris. The apartments will be in 38 buildings, each with six units. The project will also include a 4,813 square foot recreation building, maintenance building, automobile garages, swimming pool, soccer field, playground, and detention basin. PLN Case Nos. 15-05207 and 15-05206 propose to change the General Plan land use designation and zoning on 0.92 acres within the project site from CC (Community Commercial) to MFR-14 (Multi-Family Residential 14) so as to match the existing General Plan designation and zoning of the majority of the site. The associated Tentative Parcel Map No. 37014 would consolidate the existing parcels into a single lot. (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rctlma.org

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- 3.8 Staff report recommended: **CONSISTENT with AIRPORT OVERLAY (Rezoning); INCONSISTENT (Design Review)**
- Staff recommended at hearing: **CONSISTENT with AIRPORT OVERLAY (Rezoning); INCONSISTENT (Design Review)**
- ALUC Commission Action: **CONSISTENT** pursuant to Countywide Policy 3.3.6, the special circumstances being the fact that it is a very small parcel, that it is split between two zones and the character of the surrounding uses, and that the finding of consistency be made subject to the conditions proposed in the staff report. (Vote 6-0; Absent: Holmes)
- ZAP1073RI16 – Arlington PDRC LP (Representative: Glen Pierce, G.K. Pierce Architects, Inc.)** – City of Riverside Case Nos. P15-0979 (Rezoning), P15-0980 (Conditional Use Permit), and P15-0981 (Design Review). The applicant proposes to establish a 2,200 square foot restaurant (“Cowboy, Jr.”) with drive-thru (including 585 square feet of interior dining area) on a 0.54 (net) acre (0.61 gross) parcel (Assessor’s Parcel Number 190-322-015) located at 5573 Arlington Avenue, on the northerly side of Arlington Avenue, easterly of Phoenix Avenue (easterly of the Taco Bell and westerly of the Housing Authority offices). In order to allow for the “restaurant with drive-thru” use, the applicant proposes that the site be rezoned from O-Office to GC-General Commercial. The Commission may further recommend that the project site be rezoned to GC-AP-B1 and GC-AP-C, as the site is split between Airport Compatibility Zones B1 and C, or to O-AP-B1 and O-AP-C, in the event that the change to General Commercial is not supported. (Airport Compatibility Zones B1 and C of the Riverside Municipal Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org
- 3.9 Staff report recommended: **CONTINUE to 4-14-16**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 5-0; Recused: Lyon; Absent: Holmes)**
- ZAP1026FL16 – Lamb Energy WRL, LLC and Stronghold Engineering (Representative: Jonathan Shardlow, Gresham Savage Nolan & Tilden)** – City of Jurupa Valley Case Nos. MA 15148 (Major Application) and SDP 31534 (Site Development Permit). A proposal to construct and operate an 8.1685 to 9.67 megawatt solar photovoltaic energy generation facility on 74 acres located on the site of the former West Riverside Landfill, northerly of State Highway Route 60, easterly of Hall Avenue, and westerly of the Santa Ana River in the City of Jurupa Valley. (Airport Compatibility Zone E of the Flabob Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org

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3.10 Staff report recommended: **CONTINUE to 4-14-16** **ZAP1038PS16 – Palm Springs Unified School District (Representative: John Vega)** - Environmental Impact Report State Clearinghouse No. 2015031105. Palm Springs Unified School District proposes to replace existing buildings at Agua Caliente Elementary School located at 30-800 San Luis Rey Drive inside San Gabriel Drive Circle in Cathedral City with five new buildings at different areas within the school’s existing campus. The project would facilitate an increase in the capacity of the school so as to allow for an enrollment of up to 850 students, specifically including the addition of 120 pre-kindergarten students. (Airport Compatibility Zone D of the Palm Springs International Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org

Staff recommended at hearing: **CONTINUE to 4-14-16**

ALUC Commission Action: **CONTINUED to 4-14-16 (Vote 6-0; Absent: Holmes)**

4.0 **ADMINISTRATIVE ITEMS**

4.1 Director’s Approvals – Information Only

5.0 **APPROVAL OF MINUTES**

The ALUC Commission by a unanimous vote of 6-0 approved the February 11, 2016 minutes.
Absent: Holmes

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

None

7.0 **COMMISSIONER’S COMMENTS**

7.1 **March Joint Powers Authority TAC Report Update by Commissioner Ballance**
Nothing to report