

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
MARCH 9, 2017**

3-27-17

COMMISSIONERS PRESENT: Simon Housman, Rod Ballance, Russell Betts, Arthur Butler, Glen Holmes, Steve Manos

COMMISSIONERS ABSENT: John Lyon

2.0 PUBLIC HEARING: CONTINUED ITEMS

- 2.1 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONTINUE to 6-8-17**
(applicant's request)
ALUC Commission Action: **CONTINUED to 6-8-17 (Vote 6-0, absent: Lyon)**
- ZAP1230MA16 – Majestic Freeway Business Center LLC (Representative: Matthew Vawter, Commerce Construction Co.)** – County of Riverside Planning Case No. PP26102 (Plot Plan). A proposal to develop a 1,138,800 square foot industrial (predominately warehouse) building on 62.92 acres located northerly of Cajalco Expressway, easterly of Seaton Avenue, southerly of Martin Street, and westerly of Harvill Avenue in the unincorporated community of Mead Valley (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rctlma.org

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: Lyon)**
- ZAP1012PV17 – Consuelo and Carlos Mendoza (Representative: Jose Marin)** – City of Perris Planning Case No. PLN17-05002 (Zone Change). The applicant is proposing a zone change of 0.7 acres from Single-Family Residential (R-6,000) to Community Commercial (CC). There is an existing commercial retail center on the property. (“Indian Hills Center”) The site is located at 802 Navajo Road (on the northerly side of that road), westerly of Indian Hills Circle, Arapaho Road and State Highway Route 74 and southerly of Geronimo Road (Airport Compatibility Zone E of the Perris Valley Airport and Zone E of March Air Reserve Base/Inland Port Airport Influence Area). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rctlma.org

CDS:

1

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

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
MARCH 9, 2017**

- 3.2 Staff report recommended: **ZAP1084RI17 – The Motorcycle Company (Representative: Adkan Engineers)** – City of Riverside Planning Case Nos. P16-0891 (General Plan Amendment), P16-0892 (Rezone), P16-0894 (Design Review). The applicant proposes to construct an 18,900 square foot warehouse building (for storage of motorcycles) with 140 to 200 square feet of office area on 3.82 to 4.15 acres located in the area of Riverside that is southerly of Indiana Avenue and the 91 Freeway, specifically between Railroad Avenue and the rail line, westerly of Madison Street and easterly of Jefferson Street. To facilitate this, the applicant also proposes to amend the City of Riverside General Plan land use designation of the properties involved (Assessor's Parcel Numbers 230-233-013, 230-245-013, 230-245-015, and 230-253-010) from Medium Density Residential to Commercial, and to rezone that same area from Residential R-1-7000 to Commercial General. [The Commission may further recommend that the site be rezoned to CG-AP-E (Commercial General Airport Protection Overlay Zone E).] (Airport Compatibility Zone E of the Riverside Municipal Airport Influence Area). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rctlma.org
- CONSISTENT** (Rezone);
CONDITIONALLY CONSISTENT (Design Review)
- Staff recommended at hearing:
CONSISTENT (Rezone);
CONSISTENT (Design Review) with FAA conditions
- ALUC Commission Action:
CONSISTENT (Rezone);
CONSISTENT (Design Review) with FAA conditions
(Vote 6-0, absent: Lyon)
- 3.3 Staff report recommended: **ZAP1241MA17 – Meridian Park West, LLC (Representative: Jeff Gordon)** – March Joint Powers Authority Case Nos. GPA16-01 (General Plan Amendment), Z16-01 (Zone Change), PP16-04 (Plot Plan), TTM37107 (Tentative Tract Map). A proposal to develop five industrial (predominately warehouse) buildings ranging from 110,000 square feet to 1,000,000 square feet in gross floor area, with a cumulative total of 2,207,000 square feet, on 120 acres located southerly of Alessandro Boulevard, westerly of Meridian Parkway, and northerly of Opportunity Way, and to divide the property into five lots. The applicant also proposes to amend the General Plan land use designation for these lots from Industrial, Business Park, and Mixed Use to Industrial and Mixed Use, and to establish Industrial and Mixed Use zoning within this area (Airport Compatibility Zones B1-APZ-II, B2, and C1 of the March Air Reserve Base/Inland Port Airport Influence Area). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rctlma.org
- CONSISTENT** (GPA, Zone Change); **CONDITIONALLY CONSISTENT** (Plot Plan, Tract Map)
- Staff recommended at hearing:
CONSISTENT (GPA, Zone Change); **CONSISTENT** (Plot Plan, Tract Map)
- ALUC Commission Action:
CONSISTENT (GPA, Zone Change); **CONSISTENT** (Plot Plan, Tract Map) with amended conditions No. 2 and 5, and FAA Conditions. (see minutes)
(Vote 6-0, absent: Lyon)

CDS:

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

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
MARCH 9, 2017**

- 3.4 Staff report recommended: **CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 6-0, absent: Lyon)**
- ZAP1045PS17 – JMN Services Inc.** – City of Palm Springs Planning Case 3.3999 MAJ (Major Architectural) and LUP 165-075 (Land Use Permit). The applicant is proposing to develop an outdoor contractor's storage yard for pool construction equipment with a 3,465 square foot office building and 4,320 square feet of outdoor storage containers on 1.37 gross acres located easterly of Research Drive, southerly of Computer Way, northerly of Tamarisk Road, and westerly of Palm Springs International Airport. (Airport Compatibility Zone B1 of the Palm Springs International 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 Approvals** – Information Only

4.2 **Resolution No. 2017-01 Adopting the Hemet-Ryan Airport Land Use Compatibility Plan**

John Guerin, ALUC staff, presented a change to draft Resolution No. 2017-01 requested by ALUC Counsel. He also noted a series of minor clarifications to the text of the Hemet-Ryan ALUCP – Policy 1.1 on page HR-1, Policy 2.1 (e) on page HR-3, and Policy 2.6 on page HR-5, and the change in the date of the Airport Layout Plan in the Background section. With these changes, staff recommended adoption of Resolution No. 2017-01 as modified and the minor clarifications to the text of the Hemet-Ryan ALUCP. The Commission adopted the Resolution and accepted the minor clarifications to the ALUCP, by a 6-0 vote. (Absent: Lyon).

4.3 **Potential Amendments to RCALUC Website**

Paul Rull, ALUC staff, informed the Commission regarding updates to the ALUC website.

5.0 **APPROVAL OF MINUTES**

The ALUC Commission by a vote of 6-0 approved the February 9, 2017 minutes. Absent: Lyon

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

Ed Cooper, ALUC Director announced his retirement from the County and informed the Commission that, subject to Board approval, Chairman Housman will be the next ALUC Director starting on April 1.

7.0 **COMMISSIONER'S COMMENTS**

Commissioner Betts commented that he is very proud to serve on the Airport Land Use Commission. Commissioners Manos and Ballance congratulated Ed Cooper, ALUC Director, on his retirement from the County. Vice Chairman Ballance congratulated Chairman Housman on the Director's position.

Y:\ALUC Report of Actions\2017 ROA\ROA3-9-17.doc

CDS:

3

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