

**AIRPORT LAND USE COMMISSION HEARING  
REPORT OF ACTIONS  
AUGUST 11, 2016**

8-23-16

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

COMMISSIONERS ABSENT:

**2.0 PUBLIC HEARING: CONTINUED ITEMS**

- 2.1 Staff report recommended: **ZAP1070FV16 – RTN Development Inc. (Representative: Rick Neugebauer)** – County of Riverside Planning Case Nos. CUP03744 (Conditional Use Permit) and CZ07909 (Change of Zone). The applicant is proposing a microbrewery and a warehouse facility (primarily for storage of wine) on 3.68 acres (2.1 acres net) (Assessor's Parcel Numbers: 963-070-002, 963-070-003, 963-070-004), located westerly of Briggs Road, easterly of Winchester Road (Highway 79), southerly of the westerly extension of Magdas Coloradas Street, and northerly of the westerly extension of Cochise Circle. The project proposes a 36,278 square foot building which includes: 3,246 square foot microbrewery production area, 28,995 square foot warehouse/storage area, 2,713 square foot office area, and 699 square foot tasting and bar area. The project also has a 1,420 square foot outdoor seating and gaming area attached to the building. The building will be two stories and have a maximum height of 35 feet. The applicant also proposes to change the zoning of the proposed 3.68 acre parcel from Industrial Park (I-P) to Manufacturing-Service Commercial (M-SC). (Airport Compatibility Zones B1 and C of French Valley Airport Influence Area). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rctlma.org](mailto:prull@rctlma.org)
- CONSISTENT (Change of Zone);  
INCONSISTENT (CUP)**
- Staff recommended at hearing:  
**CONSISTENT (Change of Zone);  
INCONSISTENT (CUP)**
- ALUC Commission Action:  
**Adopt staff recommendation for the intensity bonus based on the structure of the building; and accept the applicants calculations of occupancy finding the Change of Zone and CUP CONSISTENT subject to the conditions in the staff report. (Vote 7-0)**

**3.0 PUBLIC HEARING: NEW ITEMS**

- 3.1 Staff report recommended: **ZAP1058FV14 – Justice Insurance Services c/o Melissa Lippert (Representative: MDMG, Inc. Larry Markham)** – County of Riverside Planning Case No. PP26047 (Plot Plan). The applicant proposes to develop a one-story office building with 2,880 square feet of leasable space on a 0.71-acre site located at the southeasterly corner of Auld Road and Sky Canyon Drive in the unincorporated community of French Valley (Airport Compatibility Zone B2 of the French Valley Airport Influence Area). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rctlma.org](mailto:prull@rctlma.org)
- CONSISTENT**
- Staff recommended at hearing:  
**CONSISTENT**
- ALUC Commission Action:  
**CONSISTENT (Vote 7-0)**

**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](mailto:basantos@rctlma.org)

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- 3.2 Staff report recommended: **ZAP1206MA16 – Optimus Building Corporation**  
**CONSISTENT**  
**(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). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rctlma.org](mailto:prull@rctlma.org)
- Staff recommended at hearing: **CONTINUE to 9-8-16 per applicant's request at the meeting**
- ALUC Commission Action: **CONTINUED to 9-8-16 with the consent of the applicant (Vote 6-0; absent: Manos)**
- 3.3 Staff report recommended: **ZAP1204MA16 – Duke Realty, Adam Schmid**  
**CONTINUE to 9-8-16**  
**(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). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rctlma.org](mailto:prull@rctlma.org)
- Staff recommended at hearing: **CONTINUE to 9-8-16 per applicant's request**
- ALUC Commission Action: **CONTINUED to 9-8-16 (Vote 7-0)**

**CDS:**

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**4.0 ADMINISTRATIVE ITEMS**

4.1 Director's Approvals – Information Only

4.2 Election of Commission Officers

The ALUC Commission by a vote of 5-0 re-elected the current officers, Chairman Simon Housman and Vice Chairman Rod Ballance, for the Chair and Vice Chairman. Abstained: Chairman Housman and Vice Chairman Ballance

**5.0 APPROVAL OF MINUTES**

The ALUC Commission by a vote of 5-0 approved the July 1, 2016 minutes. Abstained: Commissioner Ballance and Lyon

The ALUC Commission by a vote of 7-0 approved the July 14, 2016 minutes.

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

John Guerin, ALUC staff advised the Commission that Paul Rull, ALUC Planner will be directing the Commission meeting on September 8, 2016, due to the absence of staff John Guerin and Ed Cooper, ALUC Director that day.

**7.0 COMMISSIONER'S COMMENTS**

Chairman Housman informed the Commission that the current Resolution 2015-01 of the ALUC authorizing the ALUC Director to take action on legislative items in Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area is expiring at the end of August 2016. For next month's ALUC meeting, the Commission agreed to extend the Resolution timeframe of the Sunset Provision to two years (instead of one year).

Commissioner Lyon informed the Commission that the City of Jurupa Valley and Flabob Airport have once again applied to the FAA for grant of funds under the FAA's pilot program for purchase of airport development rights. Commissioner Lyon expressed that this could have an effect on airport funding.

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