

**AIRPORT LAND USE COMMISSION HEARING  
REPORT OF ACTIONS  
SEPTEMBER 8, 2016**

9-22-16

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: **CONTINUE to 10-13-16**  
Staff recommended at hearing: **CONTINUE to 10-13-16**  
ALUC Commission Action: **CONTINUED to 10-13-16 (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). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rctlma.org
- 2.2 Staff report recommended: **CONTINUE to 10-13-16**  
Staff recommended at hearing: **CONTINUE to 10-13-16**  
ALUC Commission Action: **CONTINUED to 10-13-16 (Vote 6-1; Holmes dissenting)**
- 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). 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: **ZAP1078RI16 – Walter’s Automotive Group (Representative: Whitfield Associates, Inc.)** – City of Riverside Planning Case Nos. P16-0546 (Rezone), P16-0404 (Design Review) and P16-0545 (Conditional Use Permit). The applicant proposes to construct and establish a 41,311 square foot two story auto dealership building including 19,403 square foot indoor repair facility, 1,683 square foot parts area, 17,623 square foot showroom and office areas (1<sup>st</sup> floor), and 2,317 square foot showroom area (2<sup>nd</sup> floor), and outdoor display lot on a 2.17 acre site, located at 8505-8543 Indiana Avenue, easterly of Bernard Street, westerly of Vance Street, and southerly of SR-91 Freeway. The applicant also proposes to change the zoning of 1.62 acres of the property from Office (O) to Commercial General (CG). The Commission may further recommend that the 1.62-acre area or the entire site be rezoned to CG-AP-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](mailto:prull@rctlma.org)
- CONSISTENT (Rezoning);  
CONDITIONALLY  
CONSISTENT (CUP)**
- Staff recommended at hearing: **CONSISTENT (Rezoning);  
CONDITIONALLY  
CONSISTENT (CUP)**
- ALUC Commission Action: **CONSISTENT (Rezoning);  
CONDITIONALLY  
CONSISTENT (CUP)  
(Vote 7-0)**
- 3.2 Staff report recommended: **ZAP1007CO16 – Harrington Village, LLC (Representative: KWC Engineers)** – City of Corona Planning Case Nos.: GPA 15-003 (General Plan Amendment); SPA 15-005 [DPR 15-019] (Specific Plan Amendment); TTM36427 [DPR 15-018] (Tentative Tract Map); PP 06-009M2 [DPR 15-020] (Modification to Precise Plan). The applicant proposes to develop a residential condominium project consisting of 36 buildings accommodating 148 dwelling units (townhomes) on 8.48 acres (Assessor’s Parcel Numbers 119-190-022, 119-190-025, and 119-190-029) located along the southerly side of Harrington Street, easterly of Lincoln Avenue (PP 06-009M2). Tentative Tract Map No. 36427 proposes to include the 8.48-acre site in one lot for residential condominium purposes. The General Plan designation of the easterly 1.1 acres (Assessor’s Parcel No. 119-190-029) located approximately 1,000 feet easterly of Lincoln Avenue is proposed to be amended from Light Industrial (LI) to High Density Residential (HDR) (GPA 15-003). Additionally, this area is proposed to be annexed into the Township in Corona Specific Plan within Planning Area 9, with a Specific Plan designation of HDR (a change from its present zoning of M-1 (Light Manufacturing)), and the allowable number of dwelling units in Planning Area 9 would be reduced to 148. (SPA 15-005). (Airport Compatibility Zone D of the Corona Municipal Airport Influence Area). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rctlma.org](mailto:prull@rctlma.org)
- CONSISTENT (GPA, SPA);  
CONDITIONALLY  
CONSISTENT (Tentative  
Tract Map, Plot Plan)**
- Staff recommended at hearing: **CONSISTENT (GPA, SPA);  
CONDITIONALLY  
CONSISTENT (Tentative  
Tract Map, Plot Plan)**
- ALUC Commission Action: **CONSISTENT (GPA, SPA);  
CONDITIONALLY  
CONSISTENT (Tentative  
Tract Map, Plot Plan)  
(Vote 7-0)**

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**4.0 ADMINISTRATIVE ITEMS**

4.1 Director's Approval – Information Only

4.2 Resolution No. 2016-02 extending the authorization of 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

The ALUC Commission by a vote of 7-0 adopted Resolution No. 2016-02.

**5.0 APPROVAL OF MINUTES**

The ALUC Commission by a vote of 7-0 approved the August 11, 2016 minutes.

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

None

**7.0 COMMISSIONER'S COMMENTS**

Rod Ballance, Vice Chairman advised that he will be attending a \$10 workshop put on by the Riverside Society of Parliamentarians on the Roberts Rules of Order at the Riverside Main Library. He also commented that he ran into David Slauson a member of the Eastern Municipal Water District (EMWD) in Perris who was very pleased to host our last Commission meeting in August, and extended an invitation to use their facility in the future. Commissioner Holmes expressed his concerns regarding the dollars spent on the new equipment upgrades in the Board Chambers. Chairman Housman replied that the County of Riverside has been advancing their technological capabilities in order to make the activities of the County Government more transparent digitally and to reach out to more people. In conclusion, Chairman Housman thanked the RCIT staff for their time and efforts in helping assist with the new County voting system.

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