

**AIRPORT LAND USE COMMISSION HEARING  
REPORT OF ACTIONS  
MAY 12, 2016**

5-31-16

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

COMMISSIONERS ABSENT: Greg Pettis

**2.0 PUBLIC HEARING: CONTINUED ITEM**

- 2.1 Staff report recommended: **CONSISTENT**  
Staff recommended at hearing: **CONSISTENT**  
ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- ZAP1185MA16 – Vogel Properties (Representative: Nick Johnson)** – City of Moreno Valley Case No. PA16-0002 (Site Plan Review). The applicant is proposing to develop a 446,350 square foot manufacturing/distribution center on 19.61 acres. The building floor plan consists of 347,080 square feet of warehouse area, 89,270 square feet of manufacturing area, and 10,000 square feet of 2<sup>nd</sup> floor mezzanine/office area. The project site is located northerly of Harley Knox Boulevard, southerly of the westerly extension of Grove View Road, easterly of Heacock Street, and westerly of Indian Street. (Airport Compatibility Zones 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)

**3.0 PUBLIC HEARING: NEW ITEMS**

- 3.1 Staff report recommended: **CONSISTENT (GPA, CZ);  
CONDITIONALLY  
CONSISTENT (Tract Map)**  
Staff recommended at hearing: **CONSISTENT (GPA, CZ,  
Tract Map) - FAA received  
for Tract Map. Amend  
Condition No. 5 and add  
Condition Nos. 6 through 9.**  
ALUC Commission Action: **CONSISTENT (GPA, CZ, Tract  
Map) with amended and  
added conditions, as  
recommended. (Vote 7-0)**
- ZAP1067FV16 – Davidson Communities, LLC (Representative: Sean Kilkenny)** - City of Murrieta Case Nos. GPA 2015-684 (General Plan Amendment), CZ 2015-685 (Zone Change), and Tentative Tract Map No. 37108. The applicant proposes to divide 67.58 acres (Assessor's Parcel Numbers 963-060-001, 963-060-004, and 963-060-069) located westerly of Briggs Road, northerly of Porth Road, and easterly of Liberty Road into 229 single-family residential lots, plus additional lots for open space, detention and water quality basins, and landscaping ("Liberty Fields"). In order to attain the requested density, the applicant proposes to amend the General Plan designation of the project site from Large Lot Residential (0.1 to 1.0 dwelling units per acre) to Single Family Residential (1.1 to 10.0 dwelling units per acre) and to change the zoning of the property from Rural Residential (0.1 to 0.4 dwelling units per acre) to SF-2 [Single Family Residential 2] (5.1 to 10.0 dwelling units per acre, 5,000 square foot minimum lot size). (Airport Compatibility Zones C and D of the French Valley Airport Influence Area – no homes proposed in Zone C). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rctlma.org](mailto:prull@rctlma.org)

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3.2 Staff report recommended:  
**CONSISTENT(GPA, Zone Change); CONDITIONALLY CONSISTENT (Development Plan Review)**

Staff recommended at hearing:  
**CONSISTENT (GPA, Zone Change, Development Plan Review) – FAA received for DPR. Amend Condition No. 8 and add condition Nos. 9 through 12.**

ALUC Commission Action:  
**CONSISTENT (GPA, Zone Change, Development Plan Review) with amended and added conditions as recommended. (Vote 7-0)**

**ZAP1009PV16 – Metz & A, LLC/Nicholas Brose (Representative: Jei Kim, Pacific Coast Land Consultants)** – City of Perris Planning Case Nos. GPA 16-05031 (General Plan Amendment), Zone ZC 16-05030 (Zone Change) and DPR 16-00002 (Development Plan Review). The applicant is proposing a General Plan Amendment and Zone Change to change the City of Perris General Plan land use designation and zoning classification of 17.29 acres (Assessor’s Parcel Numbers 311-040-013, -015, -021, -024, and -026) located at the northeast corner of “A” Street and Metz Road from R-6000 (Single-Family Residential, 6,000 square foot minimum lots) to MFR-22 (Multi-Family Residential, up to 22 dwelling units per acre), and a Development Plan Review to construct a 376 unit apartment complex on the property, consisting of 28 apartment buildings with a maximum building height of 40 feet, 518 parking spaces with a mixture of covered and uncovered stalls, a single-story 4,482 square foot clubhouse with a 616 square foot covered outdoor gallery/corridor, and 1 drainage/detention basin. (Airport Compatibility Zone D of March Air Reserve Base/Inland Port Airport Influence Area and partially in Airport Compatibility Zone E of Perris Valley Airport Influence Area).\_\_ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rctlma.org](mailto:prull@rctlma.org)

3.3 Staff report recommended:  
**CONSISTENT (SPA, Parcel Map); CONDITIONALLY CONSISTENT (Development Plan Review)**

Staff recommended at hearing:  
**CONSISTENT (SPA, Parcel Map, Development Plan Review) - FAA received for DPR. Amend Condition No. 9 and add Condition Nos. 10 through 13.**

ALUC Commission Action:  
**CONSISTENT (SPA, Parcel Map, Development Plan Review) with amended and added conditions, as recommended. (Vote 7-0)**

**ZAP1192MA16 – Nicol Investment Company/NIC Oleander LLC (Representative: Dierdre McCollister, MIG Hogle-Ireland)** – City of Perris Planning Case Nos. PLN16-00003 (Specific Plan Amendment), PLN16-05050 (Development Plan Review), and PLN16-05049 (Parcel Map). The applicant proposes to construct/develop a 380,000 square foot industrial warehouse/distribution building on 21.89 acres (Assessor’s Parcel Numbers 294-210-008, -034, -035, -037, -038, -044, -046, and -056) located northerly of West Oleander Avenue, southerly and westerly of Harley Knox Boulevard, and easterly of Interstate 215 in the City of Perris. The building floor plan provides for 347,000 square feet of warehouse area, 10,000 square feet of first floor office area, and 23,000 square feet of second floor mezzanine office area. In order to provide for this use, the applicant is also proposing to amend the Perris Valley Commerce Center Specific Plan land use designation of this property from Commercial to Light Industrial. The associated Parcel Map would merge the eight existing parcels so as to include the entire facility on a single lot. (Airport Compatibility Zone B2 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)

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- 3.4 Staff report recommended: **CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- ZAP1191MA16 – Perris Mini-Storage Inc. (Representative: Charles Ware)** – City of Perris Planning Case Nos. 16-05075 (Major Modification to Conditional Use Permit [CUP] No. 02-0061), 16-05076 (Minor Adjustment to CUP No. 02-0061), and 16-05077 (Specific Plan Amendment). The applicant proposes a Major Modification to CUP No. 02-0061 in order to construct five mini-storage buildings totaling 34,848 square feet (single-story buildings with a maximum height of 22-feet) on 1.57 acres (Assessor’s Parcel Number 305-030-052) located along the westerly side of Perris Boulevard, northerly of Walnut Street and southerly of Rider Street, as an expansion of the existing mini-storage facility to the southwest. The applicant also proposes an amendment to the Perris Valley Commerce Center Specific Plan and use designation of both this parcel and the existing facility parcel (Assessor’s Parcel Number 305-030-050) from Commercial to Light Industrial (total amendment area of 7.48 acres), and a Minor Adjustment to CUP No. 02-0061 to allow a maximum lot coverage of 56%, rather than 50%. (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](mailto:prull@rctlma.org)
- 3.5 Staff report recommended: **CONTINUE to 6-9-16**
- Staff recommended at hearing: **CONTINUE to 6-9-16 with the consent of the City**
- ALUC Commission Action: **CONTINUED to 6-9-16 with the consent of the City (Vote 7-0)**
- ZAP1194MA16 – City of Riverside (Representative: Doug Darnell)** – City Case No. P15-1010 (General Plan Amendment). A proposal by the City of Riverside to amend its General Plan 2025 so as to bring that Plan into consistency with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. Accordingly, the proposal includes amendments to the Land Use and Urban Design, Public Safety, Noise, and Circulation and Community Mobility Elements of the General Plan, as well as the Introduction section. (Airport Compatibility Zones B1-APZ II, B1, C1, C2, D, and E 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](mailto:jguerin@rctlma.org)

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- 3.6 Staff report recommended: **INCONSISTENT**
- Staff recommended at hearing: **CONTINUE to 6-9-16 (Applicant's request)**
- ALUC Commission Action: **CONTINUED to 6-9-16 with the consent of the applicant (Vote 7-0)**
- ZAP1010PV16 – Raintree Investment Corporation (Representative: Melissa Perez, Albert A. Webb and Associates)** – City of Perris Case No. 15-05181 (Tentative Tract Map No. 36988). A proposal to divide 37.65 acres (Assessor's Parcel Numbers 330-150-015 and 330-150-016) located westerly of Murrieta Road and northerly of Ethanac Road into 168 single-family residential lots and four open space lots. The proposed subdivision is located within the Green Valley Specific Plan in the City of Perris. (Airport Compatibility Zones D and E of the Perris Valley Airport Influence Area and Airport Compatibility Zone E 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)
- 3.7 Staff report recommended: **INCONSISTENT**
- Staff recommended at hearing: **CONTINUE to 6-9-16 (Applicant's request)**
- ALUC Commission Action: **CONTINUED to 6-9-16 with the consent of the applicant (Vote 7-0)**
- ZAP1011PV16 – Raintree Investment Corporation (Representative: Melissa Perez, Albert A. Webb and Associates)** – City of Perris Planning Case No. 15-05180 (Tentative Tract Map No. 36989). A proposal to divide 37.09 acres (Assessor's Parcel Numbers 330-150-011, 330-150-012, 330-150-013) located westerly of Murrieta Road, northerly of Ethanac Road, and easterly of Goetz Road into 147 single-family residential lots and three open space lots. The proposed subdivision is located within the Green Valley Specific Plan in the City of Perris. (Airport Compatibility Zones C and D of the Perris Valley Airport Influence Area and Airport Compatibility Zone E 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)
- 3.8 Staff report recommended: **INCONSISTENT**
- Staff recommended at hearing: **INCONSISTENT**
- ALUC Commission Action: **INCONSISTENT (Vote 6-1, Holmes dissenting)**
- ZAP1076RI16 – Alta Vista Public Charter, Inc. (Representative: Kyle Knowland)** – City of Riverside Planning Case No. P16-0161 (Conditional Use Permit). The applicant proposes to utilize a 10,250 square foot suite of an existing building located at 5188 Arlington Avenue in the Heritage Plaza shopping center on the south side of Arlington Avenue, easterly of its intersection with California Avenue/Streeter Avenue and westerly of its intersection with Madison Street, as a resource center for Alta Vista Public Charter School. The center would serve adolescents of high school age (14-19) pursuing an independent study program. Students would come to the resource center once a week for a one-hour individual session with their teachers. The number of persons in the suite at any given time is not expected to exceed the

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number that would be present if the suite were used as an office or a counseling center. A resource center is identified in California Education Code 47605.1 (c) (1) as a "facility [that] is used exclusively for the educational support of pupils who are enrolled in non classroom-based independent study." (Airport Compatibility Zones C and D 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)

**4.0 ADMINISTRATIVE ITEMS**

4.1 Director's Approvals - Information Only

4.2 Specific Delegation of Authority: Animal Hospital in March Zone C2

Nancy Hall, project representative, requested that the Commission delegate authority for a finding of consistency for this project. She stated that the previous tenant was a taekwondo studio. This project is a one-veterinarian animal hospital. There would not be more than 15 people there at any one time. Riverside City Planning had missed this requirement. Having to wait for a June ALUC hearing would mean having to wait until late July or August to obtain the City permit, but the lessee has been paying rent since May 1. Commissioner Holmes expressed concern regarding Planning Departments not fully informing applicants regarding the need for ALUC review. Commissioner Manos advised that commercial lease contracts should include contingencies so that lessees do not have to pay rent until all City or County permits have been granted. Commissioner Holmes wondered whether the Commission should authorize expedited consideration and delegation on a regular basis in these situations. Chairman Housman believed it would be best to continue handling on a case-by-case basis. He asked ALUC Director Ed Cooper if he would be willing to accept the delegation of authority in this case. Mr. Cooper responded in the affirmative. The Commission authorized the specific delegation by a 7-0 vote.

**5.0 APPROVAL OF MINUTES**

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

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

None

**7.0 COMMISSIONER'S COMMENTS**

Commissioner Betts noted that the Chairman had to request several times that an exhibit be retained on the screen in situations where the video was showing one of the Commissioners or a speaker. Chairman Housman explained that the screens are showing the live streaming, which is required in order to use the Board of Supervisors' hearing room. The record of Commission hearings has been by audio CD, but is now by video (with audio backup). The technical staff have to balance what the Commissioners wish to view with what the public may wish to see. However, Commissioners may request a different image at any time, and the request would be honored.

The Chairman referred to the Commission's action in March finding the textile factory project consistent. The Air Force had a substantially different opinion on the matter. He noted that ALUC staff has subsequently had several meetings with the Air Force in order to more effectively address their concerns, and to have a better understanding of the reasons for the Air Force's

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position regarding types and intensities of land use in Accident Potential Zones. He commended ALUC Director Ed Cooper and Base Commander Brig. Gen. Russell Muncy for their efforts in improving communications, and noted that, as a result of these meetings, the Air Force and the local jurisdictions are now working much more closely.

Vice Chairman Ballance noted that Perris Valley Airport is now also serving the needs of the military and should be considered when evaluating the contributions of the military to the local economy. He also advised the Commissioners regarding a display of remotely piloted aircraft to occur on Saturday (May 14) at 9 a.m. at March Air Museum.

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