



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

DEVELOPMENT ADVISORY COMMITTEE (“DAC”) INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: March 26, 2019

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riverside County Flood Control
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading

Riv. Co. Building & Safety – Plan Check
Riv. Co. Regional Parks & Open Space
P.D. Environmental Programs Division
P.D. Geology Section
Riv. Co. Waste Resources Management Dept.

PRE-APPLICATION REVIEW NO. 190009 – Marwan Alabbasi – Engineer: Albert A. Webb Associates – First Supervisorial District – Area Plan: Mead Valley Area Plan – Zoning Area/District: Good Hope Area – General Plan: Community Development, Mixed Use Area (CD:MUA) – Location: West of Highway 74, South of 7TH Street, North of Ellis Avenue, East of Clayton Street – 15.62 Gross Acres – Zoning: Mixed Use (MU) – **Project Description:** Pre-Application Review (PAR) for a horizontal mixed-use development. The commercial portion of the mixed use development proposes: 19,908 square feet of retail, 14,200 square feet of drive-thru restaurants, and a 5,775 Convenience Store with a drive-thru and a 20-stall gas station. To the West of the proposed commercial development is a 153 unit (1-3 bedroom) multi-family residential development consisting of 14, 2-story buildings. The multi-family residential development also includes a proposal for a swimming pool and a 3,600 square foot recreation building. The project would provide approximately 518 parking stalls – APN: 326-240-079, 326-250-040 – **BBID: 257-399-962**

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the PLUS routing on or before the above date. This case is scheduled for a **DAC internal review on April 11, 2019.** Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner’s name. Thank you.

