



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

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

DATE: March 16, 2021

TO:

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

P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Board of Supervisors - Supervisor:
Jeffries

Planning Commissioner: Shaffer
City Of Lake Elsinore Sphere of Influence
Western Municipal Water District (WMWD)

CHANGE OF ZONE NO. 2000009 and CONDITIONAL USE PERMIT NO. 200006 – 2nd Submittal – (CEQ200015) – Applicant: Karaki-Western States c/o Joseph Karaki – Engineer/Representative: Karaki-Western States c/o Joseph Karaki – First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan – Policy Area: Warm Springs Policy Area – Community Development: Business Park (CD: BP) – Location: North of Conard Avenue, South of Ardenwood Way, East of 8th Street, and West of Highway 74/Central Avenue – 2.57 Gross/1.70 Net Acres – Existing Zone: Scenic Highway Commercial (C-P-S) – Proposed Zone: Industrial Park (I-P) – **REQUEST:** Change of Zone No. 2000009 proposes to change the existing zone from Scenic Highway Commercial (C-P-S) to Industrial Park (I-P). Conditional Use Permit No. 200006 is a proposal for a small retail center consisting of the following: Building A would be a 4,050 sqft. convenience market with a 1,440 sqft second floor mezzanine storage area; Building B would be a 1,510 sqft drive-thru restaurant and a 2,015 sqft. retail tenant; and Building C would be a 4,425 sqft. multi-tenant retail building with a 1,400 sqft second floor office space. The convenience market will include the sale of beer and wine sales for off-site consumption. Parking provided is 62 parking stalls (including 3 accessible vehicle and 4 electric vehicle stalls). Project’s area of disturbance is 1.27 acres; with the remaining of the subject property undisturbed. No signage proposed. – APN: 377-372-038 – Related Projects: PAR190002 **BBID:459-482-621**

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.



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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 March 25, 2021**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Any questions regarding this project, should be directed to Tim Wheeler, Project Planner at (951) 955-6060, or e-mail at twheeler@rivco.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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