

# PARKING LOAD ANALYSIS

LAND USE / REQUIREMENTS 01	PARKING LOAD FORMULA	QTY. UNDER CONSIDERATION	FORMULA CALCULATION	PARKING REQUIRED		PARKING PROVIDED	
				STANDARD	ACCESSIBLE	STANDARD	ACCESSIBLE
INDUSTRIAL USES	1 SPACE/2 EMPLOYEES OF LARGEST SHIFT, AND 1 SPACE/VEHICLE KEPT IN CONNECTION WITH THE USE	10 EMPLOYEES	(10 ÷ 2) + 1 = 6	5 SPACES	1 (1 VAN)	7 SPACES	1 (1 VAN)
<b>TOTAL PARKING REQUIRED</b>				<b>6 SPACES</b>		<b>7 SPACES</b>	
				<b>TOTAL PARKING PROVIDED</b>		<b>8 SPACES</b>	

01 RIVERSIDE COUNTY - CODE OF ORDINANCES - SECTION 17.188.030

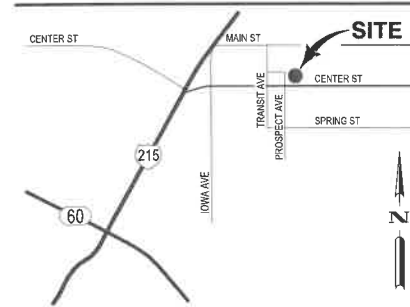
# LOT COVERAGE (EXISTING)

EXIST. BUILDING 1 (NO CHANGES)	9,600 SQ.FT.	14.27%
EXIST. BUILDING 2 (NO CHANGES)	1,645 SQ.FT.	2.44%
EXISTING HARDSCAPE (PAVEMENT, CONC., ETC.)	56,039 SQ.FT.	83.29%
LANDSCAPE & PERMEABLE SURFACES	0 SQ.FT.	0%
<b>TOTAL SITE AREA:</b>	<b>(1.545 ACRES)</b>	<b>100.00%</b>

# PROJECT INFO

APN	247-063-002, 013, & 019
APPLICATION TYPE	CONDITIONAL USE PERMIT
ZONING	M-SC (MANUFACTURING - SERVICE COMMERCIAL)
EX. LAND USE	PALLET STORAGE
PROPOSED LAND USE	PALLET STORAGE
EXISTING BLDG.	COMMERCIAL / INDUSTRIAL

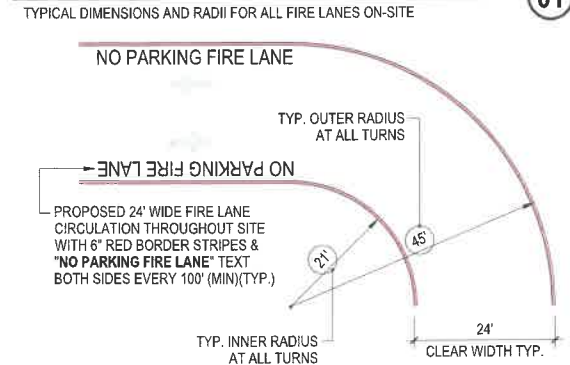
# VICINITY MAP



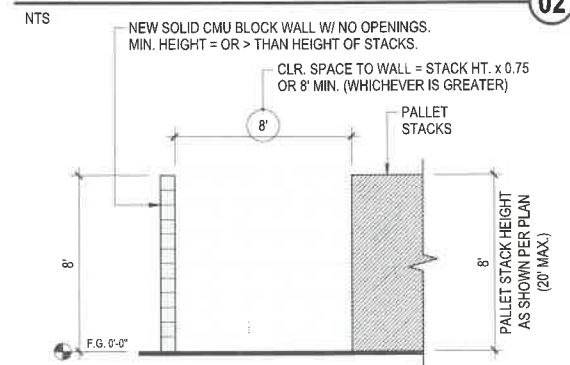
# FIRE CODE REQS.

- PALLET STORAGE AREAS SHALL BE KEPT FREE AND CLEAR OF VEGETATION, COMBUSTIBLE DEBRIS, AND STORAGE OF OTHER COMBUSTIBLE MATERIALS.
- MAXIMUM PALLET STACK DIMENSIONS SHALL BE 20 FEET X 20 FEET WITH A MAXIMUM AREA OF 400 SQUARE FEET.
- MAXIMUM PALLET STACK HEIGHT SHALL BE 20 FEET.
- MAXIMUM PALLET STACK VOLUME SHALL BE 8,000 CUBIC FEET.
- INDIVIDUAL PALLET STACKS SHALL BE ORGANIZED INTO ORDERLY PALLET STACK ARRAYS.
- MINIMUM SEPARATION BETWEEN PALLET STACKS WITHIN ARRAYS SHALL BE 8 FEET.
- MAXIMUM PALLET STACK ARRAY AREA INCLUDING INTERNAL SEPARATIONS SUCH AS, 8 FOOT AISLES AND FIRE APPARATUS ACCESS ROADS, SHALL BE 36,000 SQUARE FEET.
- PALLET STACK ARRAY AREAS SHALL NOT EXCEED THE AVAILABLE FIRE-FLOW AT THE ARRAY LOCATIONS.
- FIRE APPARATUS ACCESS ROADS IN ACCORDANCE WITH CFC SECTION 503 SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE PALLET STACKS.
- PERMANENT DELINEATION OF PALLET STACK, PALLET ARRAY AND ON-SITE FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED AS APPROVED BY OFM.

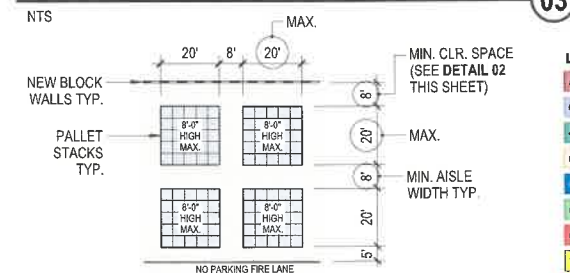
# TYP. FIRE ACCESS ROAD SCALE: 1" = 15'-0" 01



# NEW WALLS & PALLET STACKS 02



# TYP. PALLET STACK SPACING 03



**LEGEND**

- BROWN = BUILDING & SAFETY DIVISION COMMENTS
- PURPLE = PLANNING DEPARTMENT COMMENTS
- GREEN = ENVIRONMENTAL PROGRAMS DEPARTMENT COMMENTS
- LIGHT ORANGE = TRANSPORTATION DEPARTMENT COMMENTS
- LIGHT GREEN = REGIONAL PARKS & OPEN SPACE DISTRICT COMMENTS
- RED = FIRE DEPARTMENT COMMENTS
- YELLOW = ENVIRONMENTAL HEALTH DEPARTMENT COMMENTS
- ORANGE = WASTE MANAGEMENT DEPARTMENT COMMENTS

CASE: PPT230001

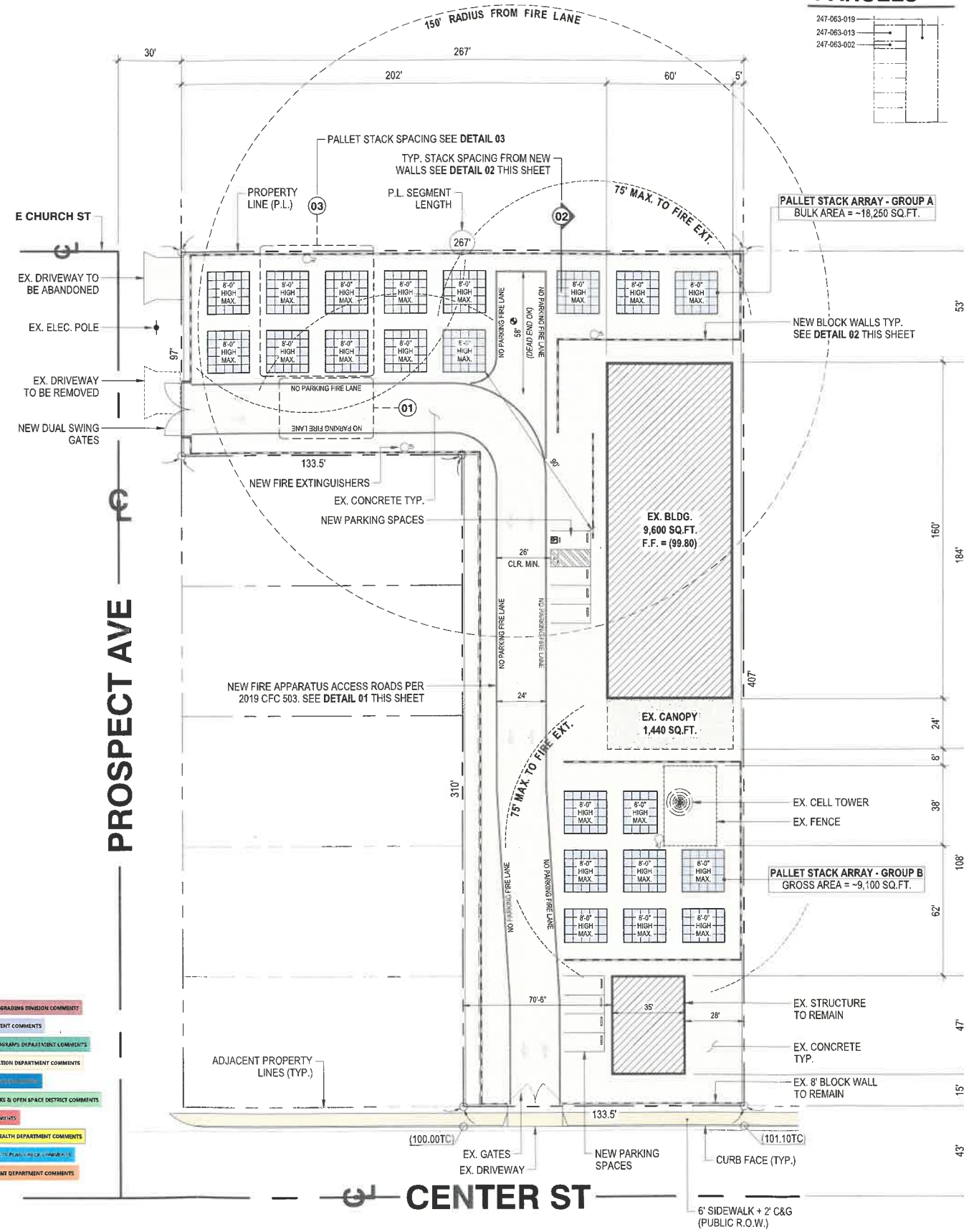
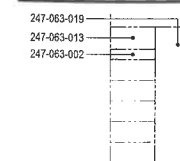
EXHIBIT: Site Plan

DATE: 2/2/2023

PLANNER: Jennifer Lopez

- Meeting
- Comment Agenda
- Final

# PARCELS



ARCHITECT OF RECORD:

# L & S ARCHITECTS, INC.

JACK M. LANPHERE III, ARCHITECT C-38052

38516 AMATEUR WAY, BEAUMONT, CA 92223  
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LSARCHINC.COM

CONSULTANT:

NO	PLAN CHECK REVISION	DATE
△	-	-/-/-
△	-	-/-/-
△	-	-/-/-

PROJECT FOR:

# ESTRELLA PALLETTS, INC.

909 CENTER ST  
RIVERSIDE, CA 92507

**CUP ENTITLEMENT PLANS**

PLAN CHECK NO:	APN:
-	247-063-002, 013, & 019

PROJECT TYPE: COMMERCIAL

DATE	REVISED	VERSION (INTERNAL USE ONLY):
11/21/2022	12/02/2022	1.00

SCALE: PER PLAN

PAGE SIZE: 24" X 36"

# TITLE SHEET & SITE PLAN

SHEET NO.

# A-1.00

# PROPOSED SITE PLAN

SCALE: 1" = 30'-0"

PROJECT DESCRIPTION:  
THE OWNER PROPOSES TO USE THIS SITE TO TAKE IN WOOD PALLETTS FOR STORAGE AND RECYCLING PURPOSES.

