



RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand
Planning Director

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

DATE: December 13, 2022

TO:

Geology
Paleontology
Biology
Cultural
Parks and Open Space Planning Trails
WQMP
Traffic Study

Grading Transportation
LSCP Landscape Transportation
Surveyor
Code Enforcement
ALUC
Building and Safety
Environmental Health Dept.

Fire Marshall (Riverside)
Flood Control
Riv Co. Sheriff's Dept.
Riv. Co. Waste Resources Management Dept.
Board of Supervisors: Supervisor Jeffries
Planning Commission: Commissioner Awad
Western Municipal Water District

PRE APPLICATION REVIEW NO. 220090 – Applicant: Luis C. Stahl – First Supervisorial District – South Elsinore Area (Lakeland Village Policy Area- Neighborhood 6)– Elsinore Area Plan: Community Development: Mixed Use Area (CD:MUA) (FAR: N/A) – Location: North Side of Grand Avenue, in between Stoneman Street and Morrison Place– 5.39 Acre – Zoning: Rural Residential (R-R) – **REQUEST:** Pre Application Review No. 220090 for a mixed use development with 21,336 square feet of commercial/retail; and 88 multifamily residential townhomes with parking, pool and landscaping throughout. APN: 371-231-010, 011, 012, and 013. –Project Planner: Rafael Garcia at 951-955-5719 or via email at rafgarci@rivco.org. **BBID: 287-708-531**

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 Land Management System (LMS) 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 LMS routing on or before the above date. This case is scheduled for a **DAC meeting on December 22, 2022.** 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.



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Any questions regarding this project, should be directed to Rafael Garcia, Project Planner at (951)-955-5719 or email at rafgarci@rivco.org

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

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.

Tenant Improvement for:
Stoneman Mixed Use Project

Stoneman Street and Grand Avenue
 Lake Elsinore, CA 92530

Stoneman Mixed Use
 Stoneman Street and Grand Avenue
 Lake Elsinore, CA 92530

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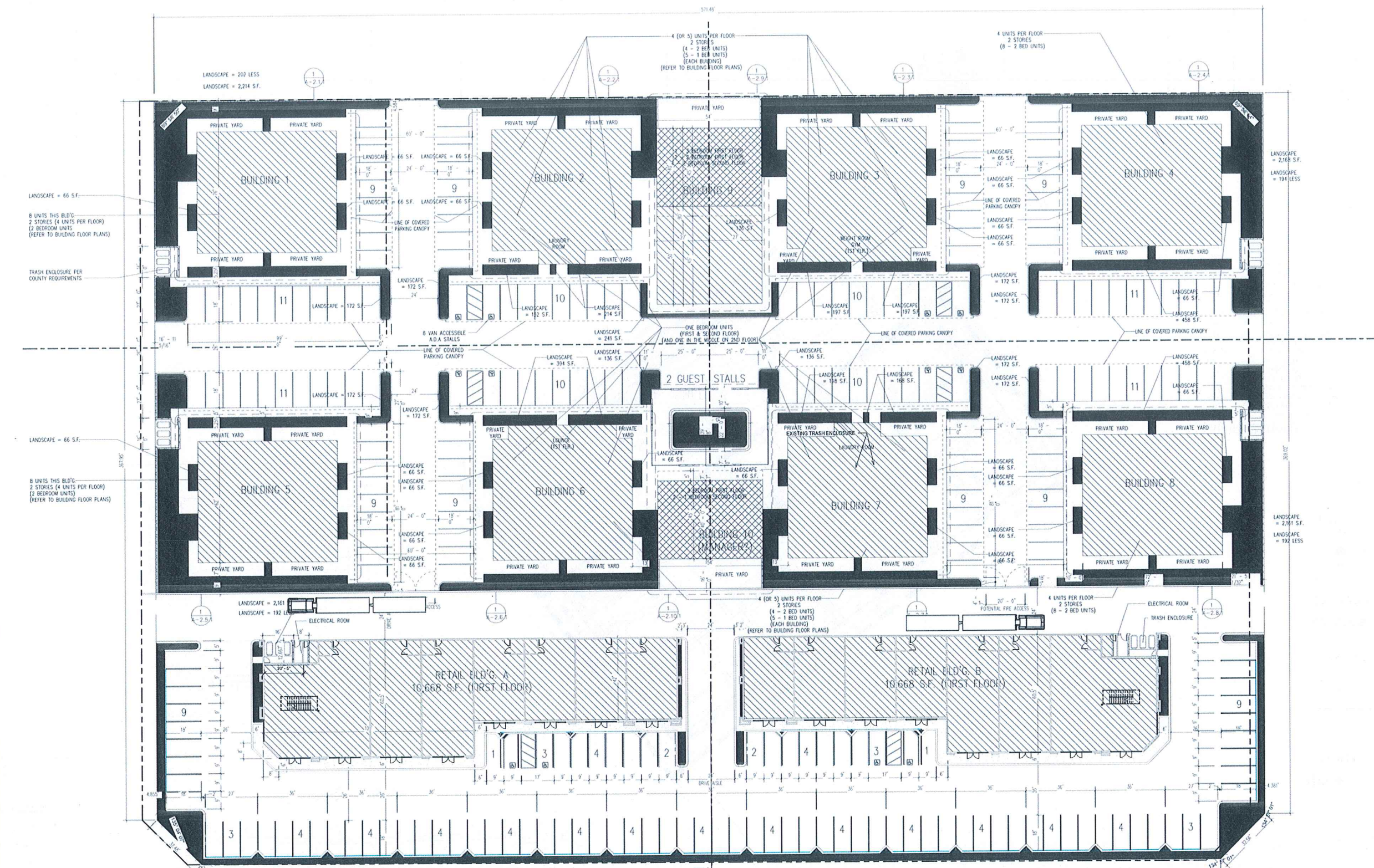


REVISIONS:	No.	Date	Description

Drawing Title:
Site Plan

Date Issued:	10/09/15
Scale:	
Drawn By:	ECS
Checked:	DA
Job Name and Number:	Stoneman Mixed Use Project
Drawn Number:	

A1.1



RETAIL INFORMATION:
 96 STALLS TOTAL x 250 / S.F. = 24,000 S.F. ALLOWABLE
 (INCLUDES 4 A.D.A. VAN ACCESSIBLE STALLS)
 PROPOSED:
 10,668.5 S.F. (RETAIL BUILDING A - ALL GROUND LEVEL)
 10,668.5 S.F. (RETAIL BUILDING B - ALL GROUND LEVEL)
 21,337 S.F. TOTAL BLD'G. A & B

RESIDENTIAL PARKING REQUIREMENTS:
 THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BY PRODUCTS, SOIL, PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED, OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAINAGE SYSTEM.
 THIS SITE PLAN IS FOR SCHEMATIC LOCATION OF THE STRUCTURE AND RELATED IMPROVEMENTS ONLY. FOR EXACT LOCATIONS AND DETAILED GRADING INFORMATION, PLEASE SEE THE GRADING PLANS AND SURVEYS IF APPLICABLE.

RESIDENTIAL INFORMATION: (BY BUILDING)
 BUILDING 1, 4, 5 AND 8: (2 STORY)
 1ST FLR. 4 - 2 BEDROOM
 2ND FLR. 4 - 2 BEDROOM
 (18 STALLS PER BLD'G. REQUIRED X 4 = 72 REQUIRED STALLS)
 32 UNITS TOTAL
 BUILDING 2, 3, 6 AND 7: (2 STORY)
 1ST FLR. - 2 - 2 BEDROOM & 2 - 1 BEDROOM & LAUNDRY OR EXERCISE ROOM
 2ND FLR. - 2 - 2 BEDROOM & 3 - 1 BEDROOM
 (15.25 STALLS PER BLD'G. REQUIRED X 4 = 61 REQUIRED STALLS)
 36 UNITS TOTAL
 AREA OF LANDSCAPING:
 RESIDENTIAL AREA: = 20,297.0 S.F.
 COMMERCIAL AREA: = 4,742.0 S.F. TOTAL = 25,039.0 S.F.

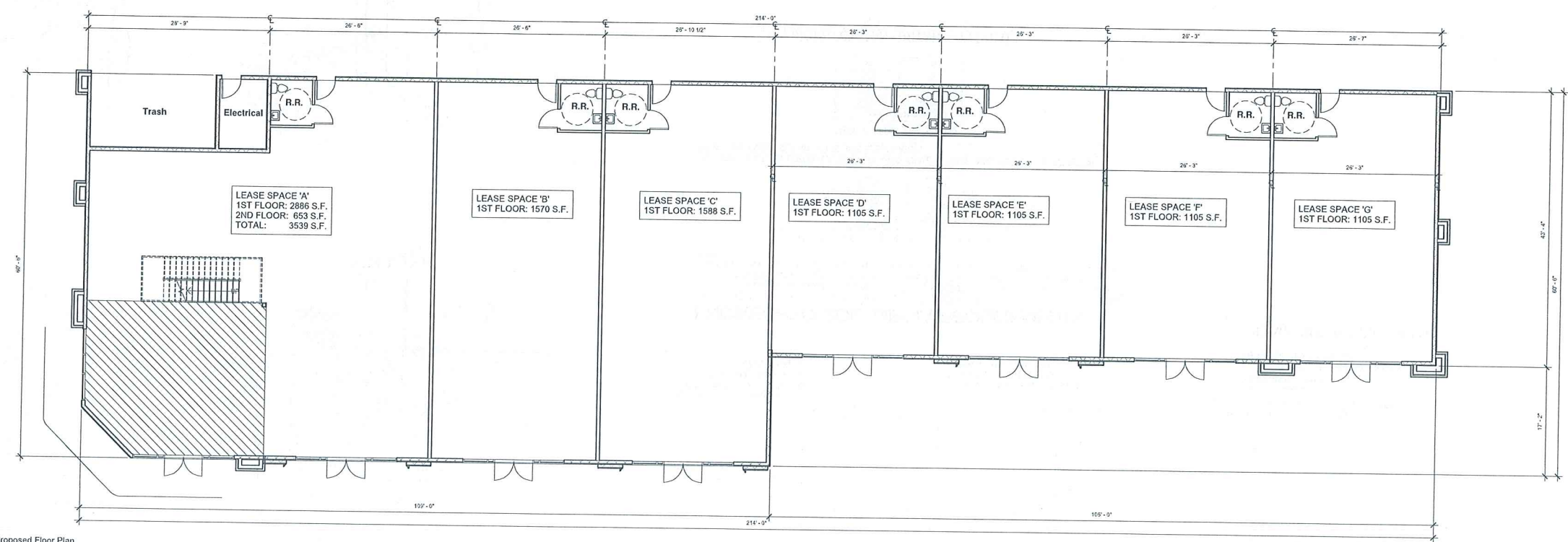
RESIDENTIAL INFORMATION: (BY BUILDING) CONT.
 BUILDING 9: (2 STORY)
 1ST FLR. - 1 - 3 BEDROOM & 2 - 2 BEDROOM
 2ND FLR. - 4 - 2 BEDROOM
 (16.25 STALLS REQUIRED FOR THE BUILDING)
 7 UNITS TOTAL
 BUILDING 10: (2 STORY)
 1ST FLR. - 1 - 3 BEDROOM
 2ND FLR. - 2 - 1 BEDROOM
 (5.25 STALLS REQUIRED FOR THE BUILDING)
 3 UNITS TOTAL
 78 UNITS TOTAL
 PARKING REQUIRED = 154.5 (155 STALLS)

RESIDENTIAL PARKING PROVIDED (BY BUILDING):
 BUILDING 1 = 20 STALLS
 BUILDING 2 = 19 STALLS
 BUILDING 3 = 19 STALLS
 BUILDING 4 = 20 STALLS
 BUILDING 5 = 20 STALLS
 BUILDING 6 = 19 STALLS
 BUILDING 7 = 19 STALLS
 BUILDING 8 = 20 STALLS
 BUILDING 9 = 0 STALLS
 BUILDING 10 = 2 STALLS
 158 TOTAL STALLS PROVIDED
 RESIDENTIAL PARKING REQUIRED: 154.5 (155 STALLS NEEDED)
 158 STALLS PROVIDED

CASE: PAR20090
 EXHIBIT: Site Plan
 DATE: 12-22-2022
 PLANNER: Rafael Garcia



2 Front Elevation
 1/8" = 1'-0"



1 Proposed Floor Plan
 1/8" = 1'-0"

Tenant Improvement for:
Stoneman Mixed Use Project
 Stoneman Street and Grand Avenue
 Lake Elsinore, CA 92530

Job Name

Stoneman Mixed Use
 Stoneman Street and Grand Avenue
 Lake Elsinore, CA 92530

The Owner and the Designer agree to hold each other harmless and agree to defend, for any and all claims and damages.



REVISIONS:

No.	Date	Description

Drawing Title:
**Preliminary Floor Plan
 Preliminary Front Elevation**

Date Issued: 04/04/22
 Scale:
 Drawn By: Author
 Checked:
 Noted/Annot: Checker

Job Name and Number: Stoneman Mixed Use Project
 Drawing Number:



Job Name
 Tenant Improvement for:
Stoneman Mixed Use Project
 Stoneman Street and Grand Avenue
 Lake Elsinore, CA 92530

Stoneman Mixed Use
 Stoneman Street and Grand Avenue
 Lake Elsinore, CA 92530

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Architect's Stamp

REVISIONS:	No.	Date	Description

Drawing Title:
Architectural Renderings

Date Issued: 04/21/20
 Scale: _____

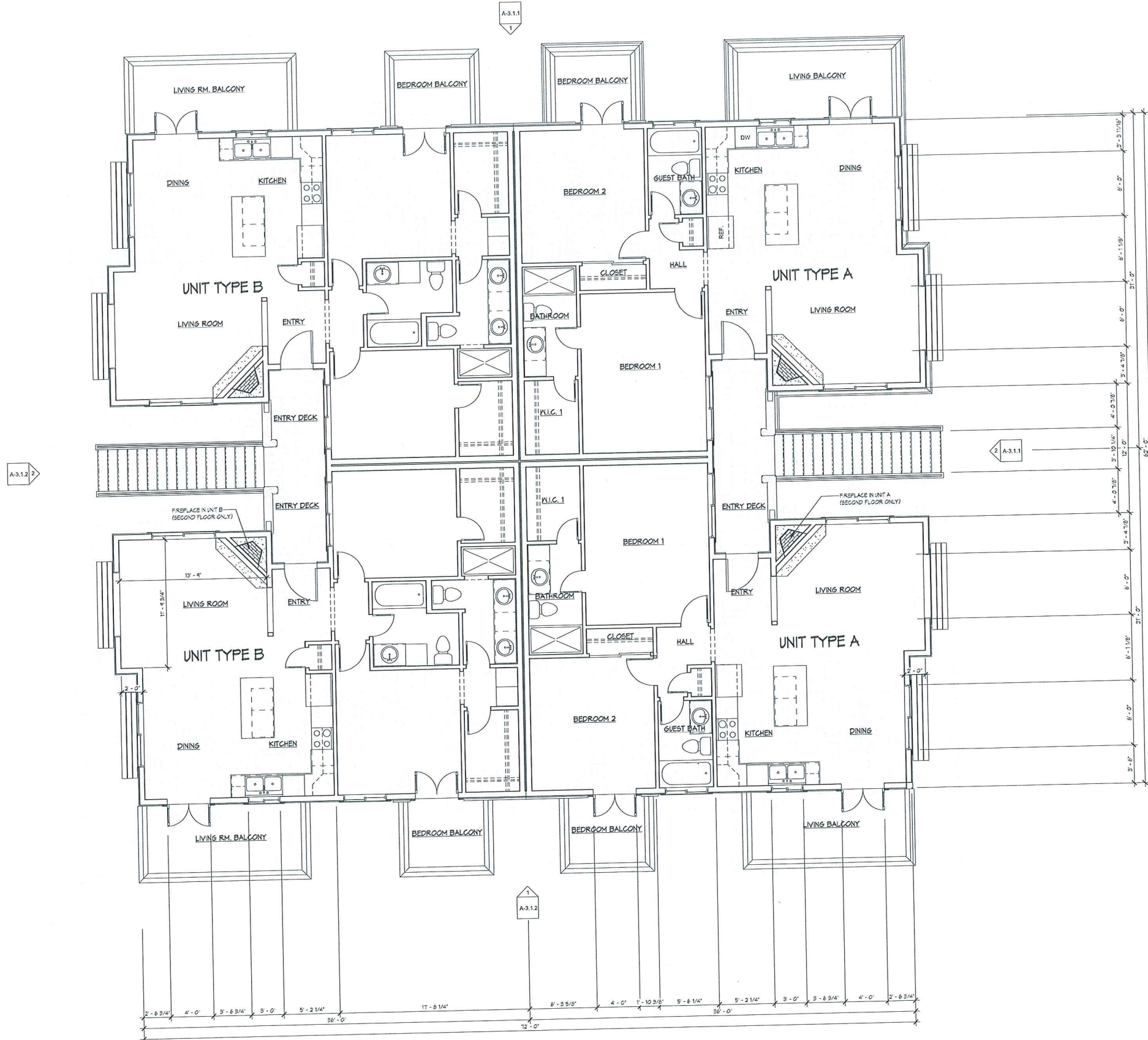
Drawn By: _____
 Author: _____

Checked: _____
 Checker: _____

Job Name and Number: Stoneman Mixed Use Project
 Drawing Number: _____

Stoneman Apartments

PROJECT LOCATION:
 Grand Ave. & Stoneman



SECOND FLOOR PLAN - UNITS A & B

SCALE 1/4" = 1'-0"

1

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Architect's Stamp

Revisions:

No.	Date	Revision

DRAWING TITLE:
 BUILDING 1 (4, 5, & 8 SIM.)
 UNIT TYPE A & B - SECOND FLOOR

PROJECT ISSUE DATE:
 SCALE: 1/4" = 1'-0"
 DRAWN BY: R. L. Sawn
 CHECKED: DCA
 PROJECT NAME AND NUMBER:
 STONEMAN APARTMENTS
 21-119

DRAWING NO:
A-2.1.2
 OF #Sheets SHEETS
 SHEET ISSUE DATE: 09/10/2011
 Preliminary Design Review Set

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