



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Planning Director

DEVELOPMENT ADVISORY COMMITTEE (DAC) TRANSMITTAL FORM

PROJECT / CASE NUMBER(S):

PLANNER NAME and CONTACTS (phone / email):

DISTRICT No.: SUBMITTAL No.: BLUEBEAM ID (if already assigned):

BLUEBEAM FILES LOCATION (add hyperlink or server path):

REQUESTED DAC DATE (e.g. July 13, 2023):

DAC TYPE (check one): Meeting Internal

PLANNING DEPARTMENT OFFICE LOCATION (Check one):

- RIVERSIDE OFFICE PALM DESERT OFFICE
 PO Box 1409, Riverside, 92502-1409 77-588 El Duna Court, Suite "H," Palm Desert, CA 92211

DISTRIBUTION LIST (Check all that apply and/or fill in under "Other:")

- | | | | |
|--|---|--|---|
| <input checked="" type="checkbox"/> 01 - Planning | <input checked="" type="checkbox"/> 04 - Biology | <input checked="" type="checkbox"/> 07 - WQMP | <input checked="" type="checkbox"/> 08 - Development Review |
| <input checked="" type="checkbox"/> 02 - Geology | <input checked="" type="checkbox"/> 05 - Cultural | Transportation: <input checked="" type="checkbox"/> 09 - Traffic Study | <input checked="" type="checkbox"/> 10 - Landscaping |
| <input checked="" type="checkbox"/> 03 - Paleontology | <input checked="" type="checkbox"/> 06 - Parks, Open Space and Trails | <input checked="" type="checkbox"/> 11 - Grading | |
| <input type="checkbox"/> 12 - Building/Safety: Plan Check | | | |
| Environmental Health: <input checked="" type="checkbox"/> 13 - Riverside | <input type="checkbox"/> 14 - Palm Desert | <input checked="" type="checkbox"/> 18 - Flood Control | |
| Fire: <input checked="" type="checkbox"/> 15 - Riverside | <input type="checkbox"/> 16 - Palm Desert | <input checked="" type="checkbox"/> 19 - Waste Resources Management | |
| <input type="checkbox"/> 17 - Idyllwild | | | |

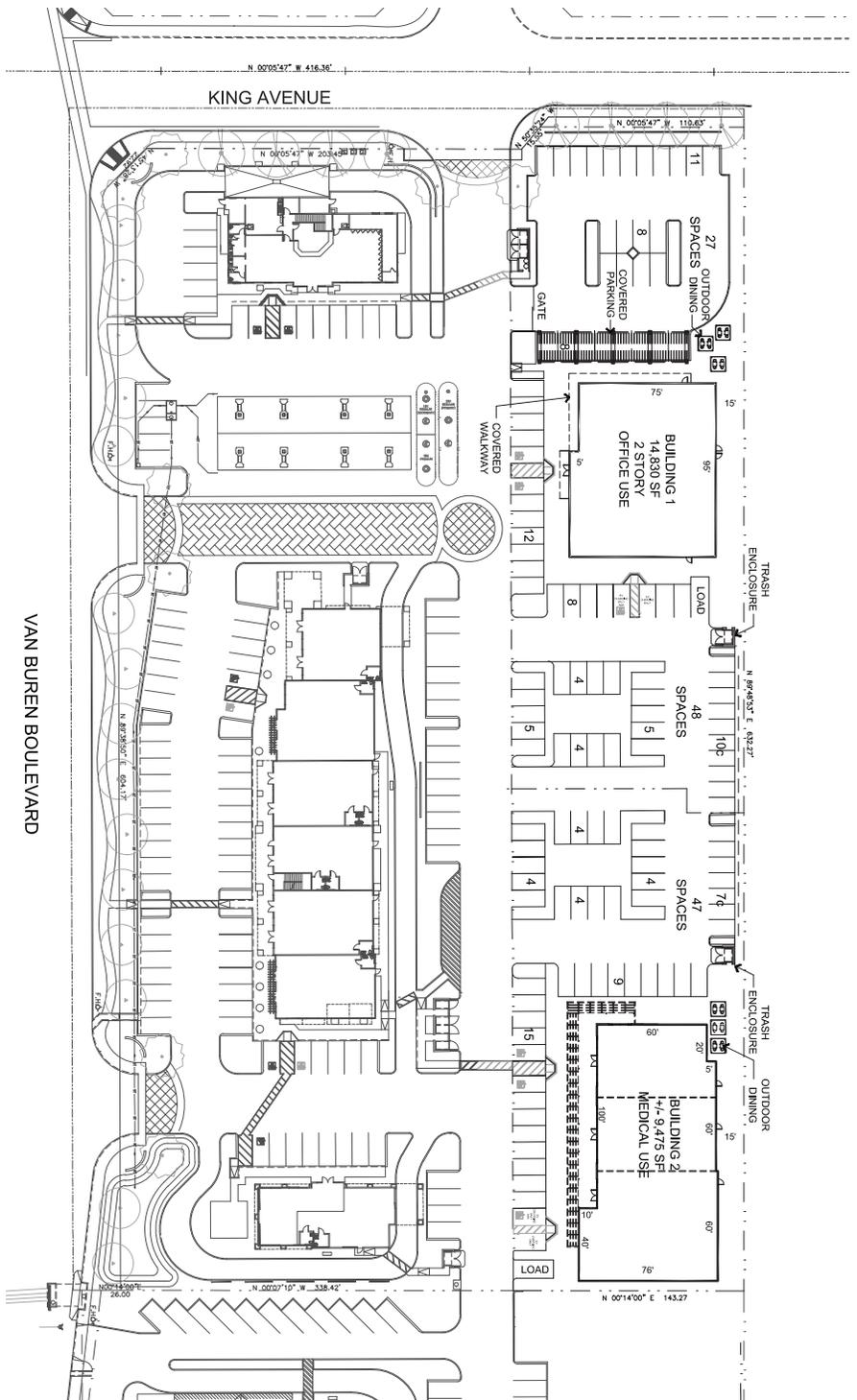
34 - Board of Supervisors: Supervisor 35 - Planning Commission: Commissioner

Other (Fill in name(s) of agencies and/or entities):

PROJECT STRIP (Fill in below):

1st Submittal – PRE APPLICATION REVIEW NO. 230055 – Applicant: Corinne Mostad, Alabbasi Construction and Engineering – Engineer: Zilelioglu Onur, Saxon Engineering – Second Supervisorial District – Woodcrest Zoning District – Lake Matthews/Woodcrest Area Plan – Community Development: Commercial Retail (CD: CR) – Location: north of Van Buren Boulevard, south of Palamino Place, east of King Avenue, and west of Washington Street – 4.86 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – REQUEST: PAR230055 is a proposal for two (2) two story buildings that approximately total to 24,305 square feet. Building 1 is approximately 14,830 square feet and is proposed as an Alabbasi Construction and Engineering headquarters. Building 2 is approximately 9,475 square feet and is proposed for medical office use tenants are not yet determined – APN: 273-141-009 – Project Planner: Joseluis Aparicio at 951-955-6035 or email at jlaparicio@rivco.org.

REVIEWER COMMENTS (Fill in below):



VAN BUREN BOULEVARD

Building Summary

Building 1	14,830 sf
Building 2	9,475 sf
Total	24,305 sf

Parking Summary

Requirements:
1 space per 200 SF

Building 1	75 spaces
Building 2	47 spaces
Required	122 spaces required
Provided	122 spaces provided

OWNER
Mars Construction & Engineering
7455 Progress Street, Suite 2
Peris, CA 92751

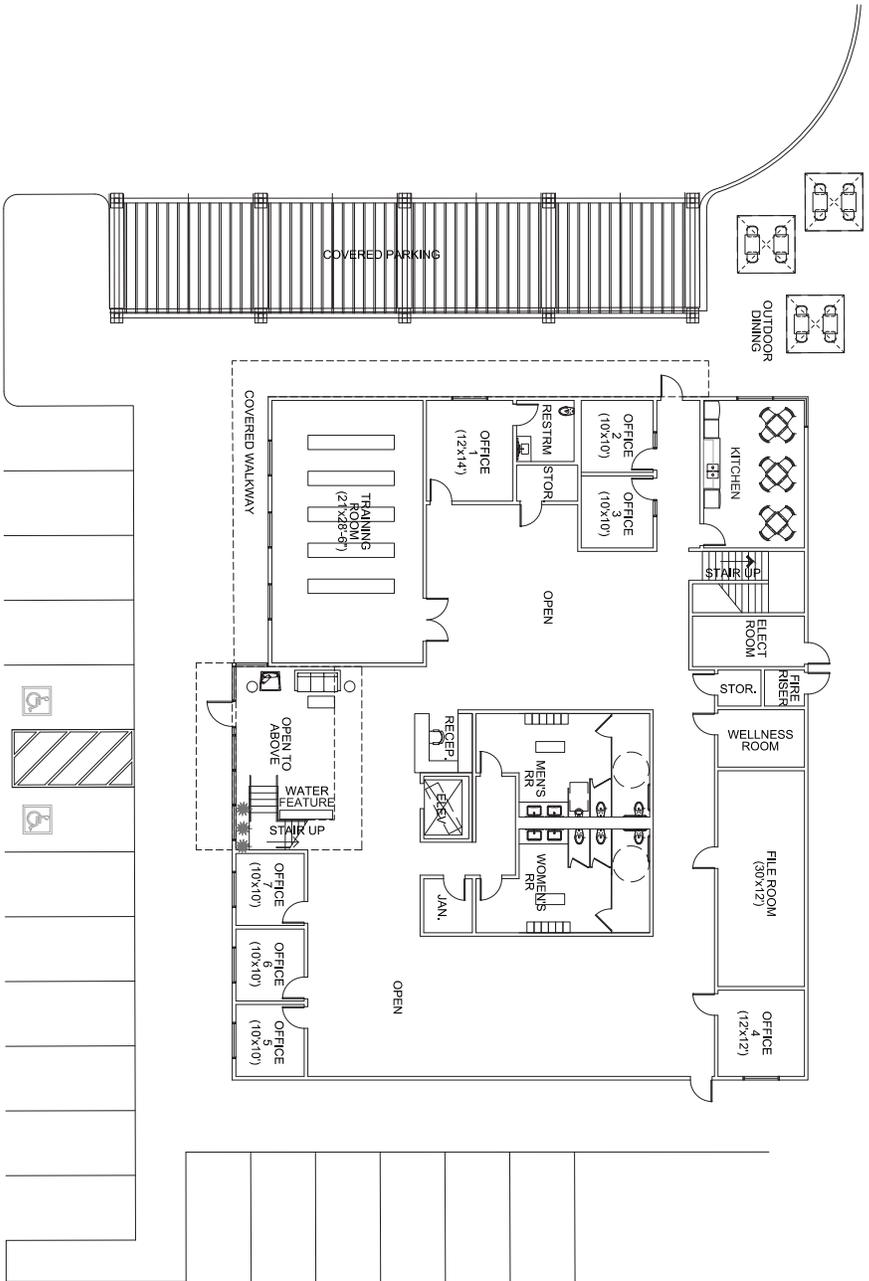
Architect
SMS Architects
100 Progress, Suite 250
Irvine, CA 92618

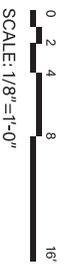
SITE PLAN



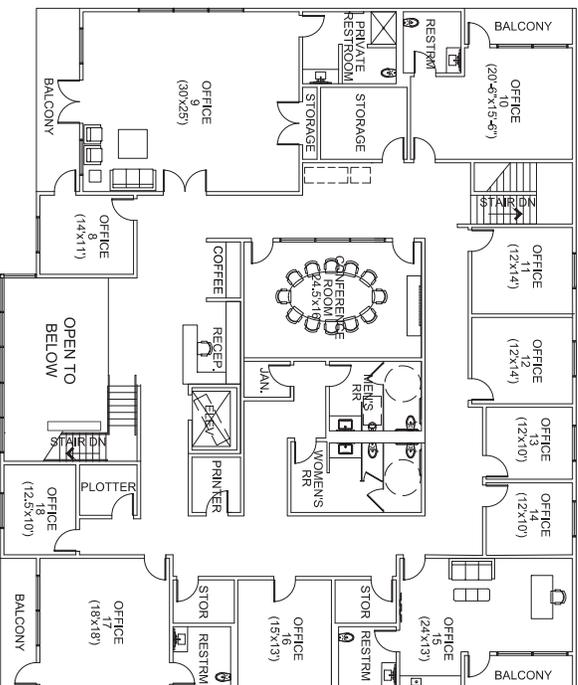


FIRST FLOOR PLAN

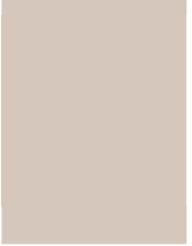




SECOND FLOOR PLAN



MATERIALS AND COLORS



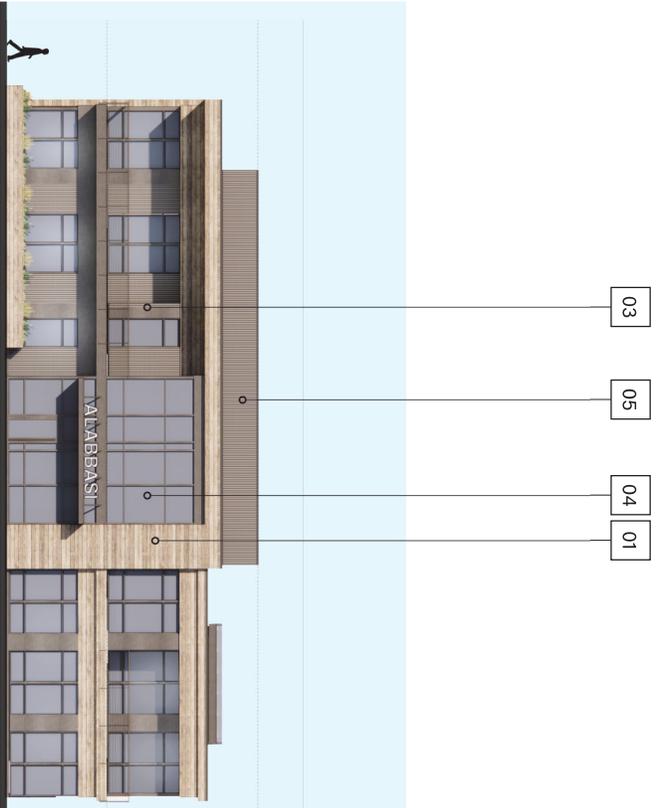
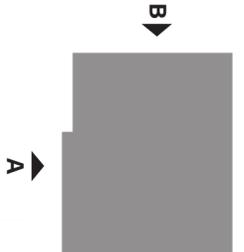
01 WOOD CLADDING
TERRAMAL
LOST COAST REDWOOD
SIDING - FOG

02 PAINTED STUCCO
SHERWIN WILLIAMS
STUCCO SW 7569

03 DARK GRAY METAL PANELS
KINGSPAN PANEL
PEWTER

04 GLASS
VITRO GLASS
STARPHIRE

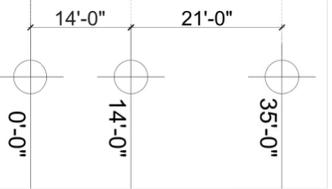
05 CORRUGATED METAL
MOZ DESIGNS
DARK GRAY



A - SOUTH ELEVATION



B - WEST ELEVATION



ALABBASI OFFICE & MEDICAL BUILDING
Woodcrest, California

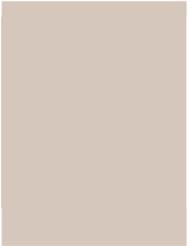


OFFICE BUILDING



SMS ARCHITECTS

MATERIALS AND COLORS



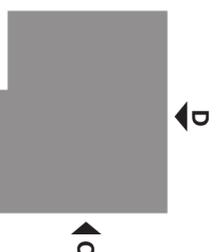
01 WOOD CLADDING
TERRAMAI
LOST COAST REDWOOD
SIDING - FOG

02 PAINTED STUCCO
SHERWIN WILLIAMS
STUCCO SW 7569

03 DARK GRAY METAL PANELS
KINGSPAN PANEL
PEWTER

04 GLASS
VITRO GLASS
STARPHIRE

05 CORRUGATED METAL
MOZ DESIGNS
DARK GRAY

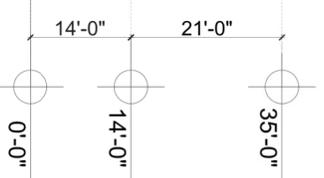


C - SOUTH ELEVATION

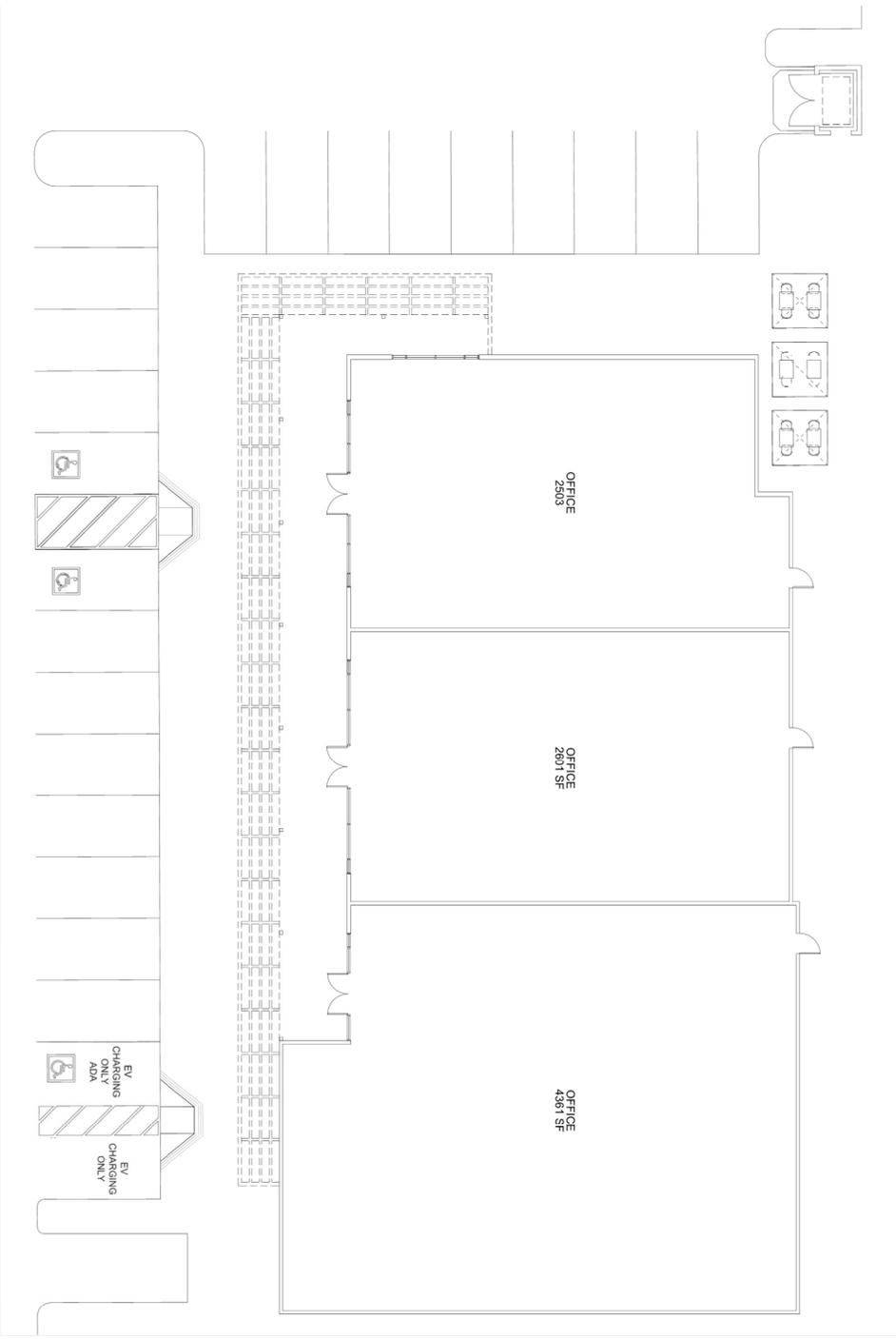
D - EAST ELEVATION

ALABASI OFFICE & MEDICAL BUILDING
Woodcrest, California

OFFICE BUILDING



SMS ARCHITECTS



FIRST FLOOR PLAN



MATERIALS AND COLORS

- 

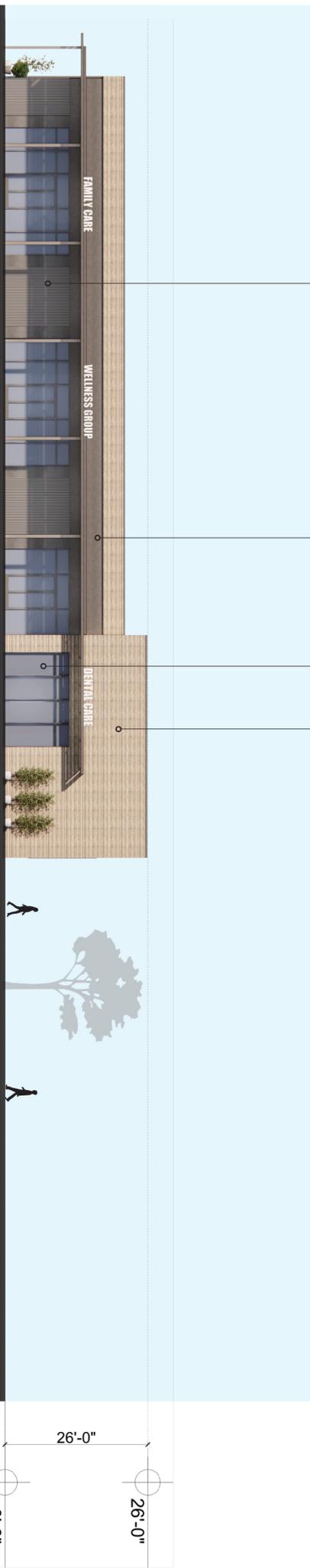
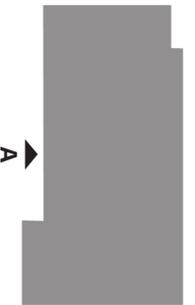
01 WOOD CLADDING
TERRAMAL
LOST COAST REDWOOD
SIDING - FOG
- 

02 PAINTED STUCCO
SHERWIN WILLIAMS
STUCCO SW 7569
- 

03 DARK GRAY METAL PANELS
KINGSPAN PANEL
PEWTER
- 

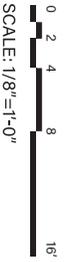
04 GLASS
VITRO GLASS
STARPHIRE
- 

05 CORRUGATED METAL
MOZ DESIGNS
DARK GRAY



A - SOUTH ELEVATION

ALABASI OFFICE & MEDICAL BUILDING
Woodcrest, California



MEDICAL BUILDING



SMS ARCHITECTS

MATERIALS AND COLORS

- 

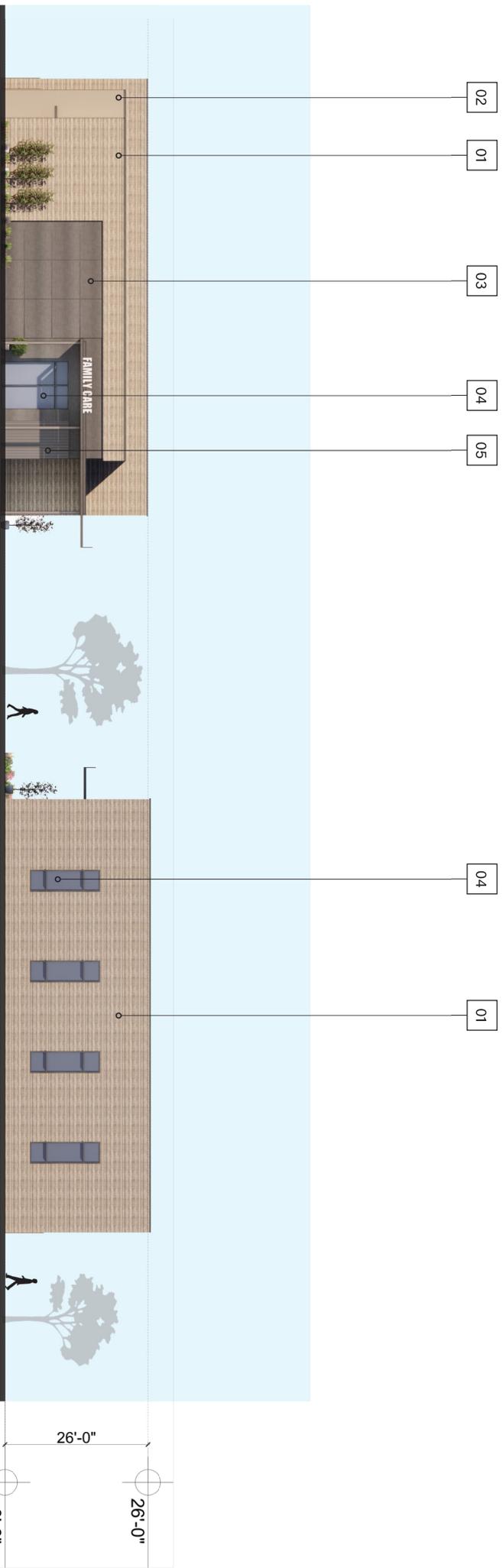
01 WOOD CLADDING
TERRAMAL
LOST COAST REDWOOD
SIDING - FOG
- 

02 PAINTED STUCCO
SHERWIN WILLIAMS
STUCCO SW 7569
- 

03 DARK GRAY METAL PANELS
KINGSPAN PANEL
PEWTER
- 

04 GLASS
VITRO GLASS
STARPHIRE
- 

05 CORRUGATED METAL
MOZ DESIGNS
DARK GRAY



B - EAST ELEVATION

C - WEST ELEVATION

ALABASI OFFICE & MEDICAL BUILDING
Woodcrest, California

MEDICAL BUILDING

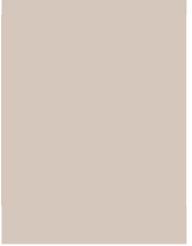


SMS ARCHITECTS

MATERIALS AND COLORS



01 WOOD CLADDING
TERRAMAL
LOST COAST REDWOOD
SIDING - FOG



02 PAINTED STUCCO
SHERWIN WILLIAMS
STUCCO SW 7569



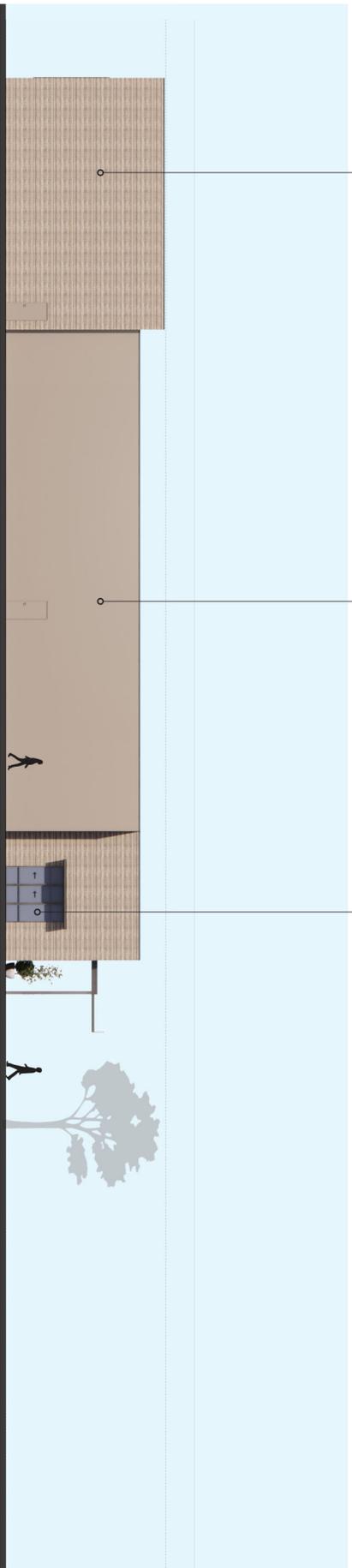
03 DARK GRAY METAL PANELS
KINGSPAN PANEL
PEWTER



04 GLASS
VITRO GLASS
STARPHIRE



05 CORRUGATED METAL
MOZ DESIGNS
DARK GRAY



D - NORTH ELEVATION

ALABASI OFFICE & MEDICAL BUILDING

Woodcrest, California

MEDICAL BUILDING



SMS ARCHITECTS

May 25, 2023 | 10