



John Hildebrand
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

DEVELOPMENT ADVISORY COMMITTEE (DAC) TRANSMITTAL FORM

PROJECT / CASE NUMBER(S): CUP240015, CZ2400036, GPA240087

PLANNER NAME and CONTACTS (phone / email): Blanca Bernardino

DISTRICT No.: 2 SUBMITTAL No.: 1 BLUEBEAM ID (if already assigned): 318-252-165

BLUEBEAM FILES LOCATION (add hyperlink or server path): Y:\Planning Case Files-Riverside office\CUP240015\Exhibits & Pictures+

REQUESTED DAC DATE (e.g. July 13, 2023): 9/5/24

DAC TYPE (check one): ☒ Meeting ☐ Internal

PLANNING DEPARTMENT OFFICE LOCATION (Check one):

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

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

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

PROJECT STRIP (Fill in below):

CONDITIONAL USE PERMIT NO. 240015 (CUP240015), CHANGE OF ZONE NO. 2400036 (CZ2400036) AND GENERAL PLAN AMENDMENT NO. 240087 (GPA240087) – Applicant: William Szymczak – Engineer/Representative: EPD Solutions – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan – Community Development: Commercial Retail (CD: CR): El Cerrito Zoning District – Location: west of Temescal Canyon Rd., east of 15 fwy and southwest of Foster Rd. – 2.24 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – REQUEST: CUP240015 is to permit the constructing of a 103,195 square foot, 3-story self-storage building (mini-warehouse) with approximately 732 units and 12 parking/loading spaces. CZ2400036 is a proposal to change the zoning of the 2.24 acre property from Scenic Highway Commercial (C-P-S) to General Commercial (C-1/C-P). GPA240087 would amend the land use designation from Community Development: Commercial Retail (CD: CR) to Community Development: Commercial Office (CD:CO). APN: 282-140-020.

PROJECT DATA

LAND OWNER		ZONING		
NAME	PRESERVATION PARTNERS / WILLIAM SZYMCAK	EXISTING	PROPOSED	
STREET ADDRESS	21515 HAWTHORNE BLVD, SUITE 150	ZONE CHANGE	C-P-S	C-1-C-P
CITY, STATE & ZIP	TORRANCE, CA 90503	LAND USE CHANGE	DD-CR	DD-DO
EMAIL ADDRESS	bill@preservationpartners.org.com	BASIS OF DESIGN		
EXHIBIT PREPARER		BUILDING HEIGHT WITH C-1-C-P	35 to 50 FEET	42 FEET
NAME	JORDAN ARCHITECTS	FLOOR AREA RATIO WITH DD-DO	1.0	1.0
STREET ADDRESS	131 CALLE IGLESIA, STE 100	FRONT SETBACK (ROW) C-1-C-P	34 FEET	34 FEET
CITY, STATE & ZIP	SAN CLEMENTE, CA 92672	INTERIOR SETBACK SIDE C-1-C-P	14 FEET	40+ FEET
EMAIL ADDRESS	mmasera@jordanarchitects.com 949-385-0900 x 138	REAR SETBACK C-1-C-P	14 FEET	51+ FEET
DISCUSSION OF PROJECT: THE PROPOSED PROJECT IS A BATHING-THREAT SELF STORAGE FACILITY COMPOSED OF APPROXIMATELY 100,000 SQUARE FEET OF A 3-STORY BUILDING.		PARKING PER 3 EMPLOYEES	4 SPACES	6 SPACES
		LOADING SPACES	6 SPACES	6 SPACES

SITE DATA				
ADDRESS: 27165 TEMESCAL CANYON ROAD, CARMONA, CA 92838				
APN		282-140-020		
LOT AREA		±104,121	SQ. FT.	
USE		#2.28	ACRES	
BUILDING AREA TABULATIONS (Square Feet)		INDUSTRIAL	SELF STORAGE (PHOTOSHOP)	
BUILDING		SELF STORAGE	OFFICE	TOTAL
BUILDING A	1ST FLOOR	33,379	942	34,321
	2ND FLOOR	34,437		34,437
	3RD FLOOR	34,437		34,437
TOTAL GROSS AREA		102,253	942	103,195
ESTIMATED NET RENTABLE		\$78,026 SF		
BUILDING CONSTRUCTION TYPE: IIB				

10

- ANALYTICAL SECTION: PLAN
- A2.1 FIRST FLOOR PLAN
- A2.2 SECOND FLOOR PLAN
- A2.3 THIRD FLOOR PLAN
- A2.4 ROOF PLAN
- A.1 ELEVATIONS
- A.2 PHOTO EXHIBIT
- P.1 PHOTOMONTIC

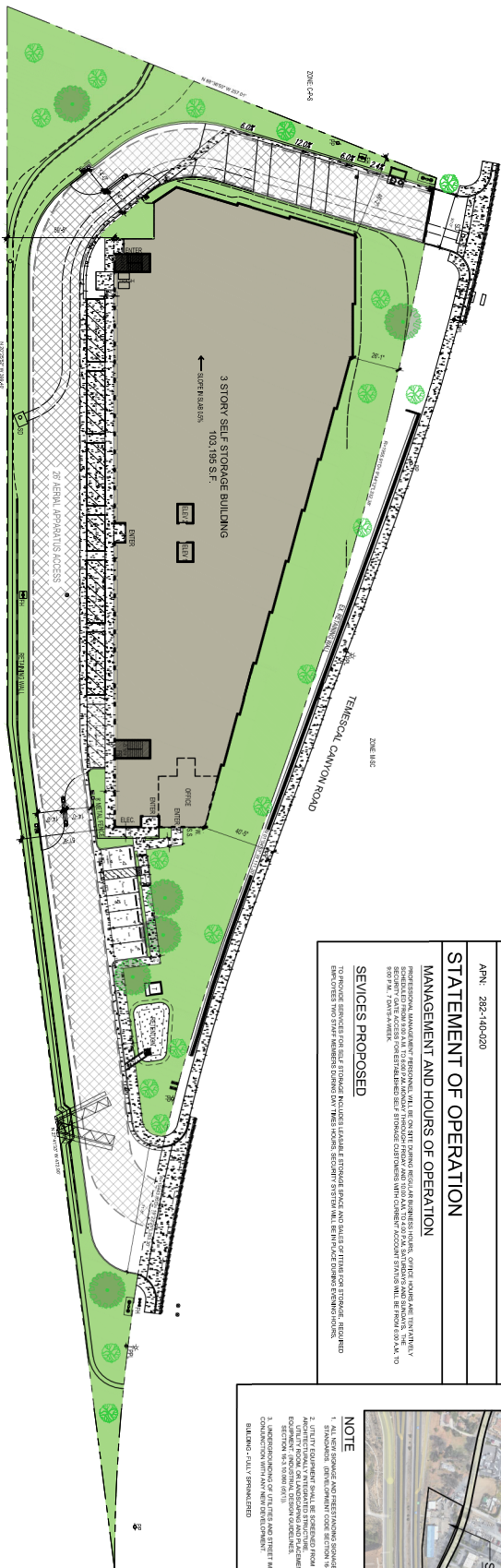
CIVIL

- C.1 SITE MAP
- C.2 CONSTRAINTS
- C.3 CONCEPTUAL GRADING PLAN
- C.4 DRAINAGE
- C.5 DRAINAGE
- C-6 SECTIONS

LANDSCAPE

- L-1.0 COVER SHEET
- L-2.0 CONCEPTUAL PLANTING
- L-3.0 CONCEPTUAL PLANTING LIST
- L-4.0 CONCEPTUAL IRRIGATION WATER USE

1. ALL NEW SIGNING AND PRESTAMPING SIGNING SHALL COMPLY WITH TITLE 16 STANDARDS (DEVELOPMENT CODE SECTION 16-3.2.1 (a) - TABLE 22-4).
2. UTILITY EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW VIA LOCATION WITHIN AN ARCHITECTUALLY INTEGRATED SET STRUCTURE.
3. EQUIPMENT SHALL BE SCREENED AND PLACEMENT SUFFICIENT TO SCREEN SUCH EQUIPMENT FROM PUBLIC VIEW OF SCREENED AREA.
4. SCREENING SHALL BE SCREENED (SECTION 16-3.2.10 (a) (1)).
5. UNDESIRABLE USES OF UTILITIES AND TREE REMOVALS ARE PROHIBITED IN CONJUNCTION WITH ANY NEW DEVELOPMENT.



THE INFORMATION ON THIS PLAN WAS PREPARED BY THE ARCHITECT OR ENGINEER
 REGISTERED IN THE STATE OF CALIFORNIA. THE INFORMATION IS TO BE USED FOR THE
 PROJECT AND SITE SPECIFICALLY IDENTIFIED ON THE PLAN. IT IS NOT TO BE USED FOR
 ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT OR
 ENGINEER. THE ARCHITECT OR ENGINEER IS NOT RESPONSIBLE FOR ANY OTHER
 INFORMATION ON THIS PLAN.

JOB NUMBER: 23-038
 SCALE: 1" = 30'-0"
 DATE: 08/28/2024

JORDAN ARCHITECTS
 131 CALLEGUISA SUITE 100
 SAN CLEMENTE, CA 92672
 949.388.8090

JOB NUMBER: 23-108
SCALE: 1" = 30'-0"
DATE: 06/26/2024

JOB NUMBER: 23-108 949.388.8090
SCALE: 1" = 30'-0"
DATE: 06/26/2024

PRESERVATION PARTNERS
TEMESCAL CANYON SS
RIVERSIDE COUNTY, CA

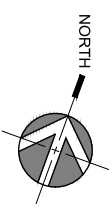
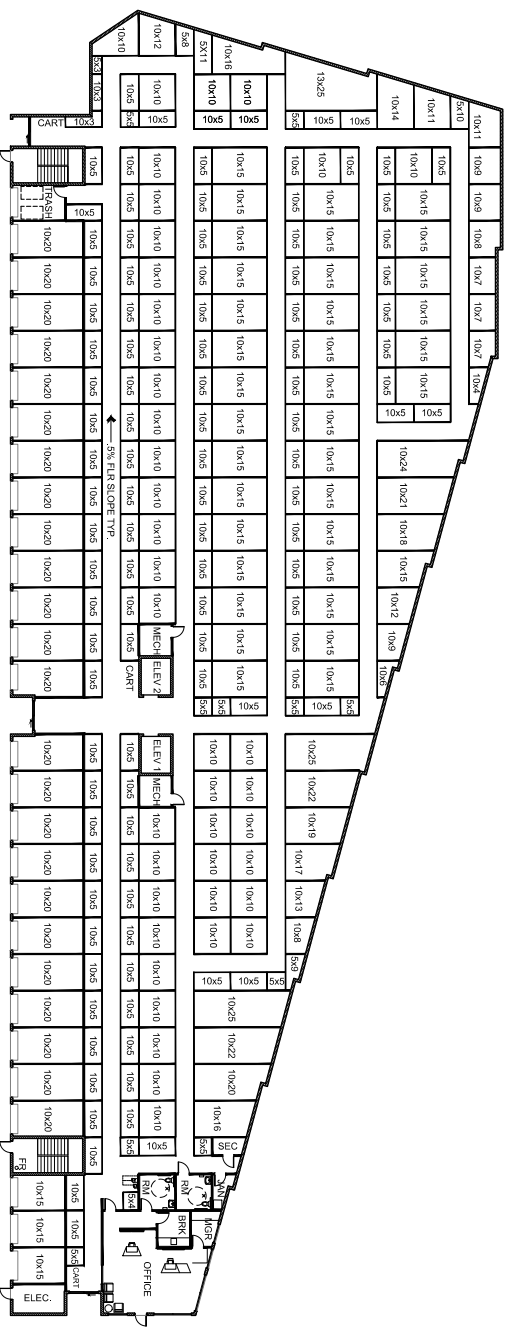
SCHEME B A2.1
PRELIM 1ST FLOOR PLAN

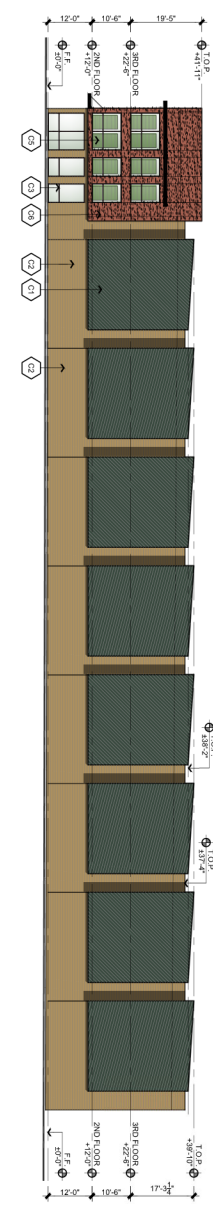
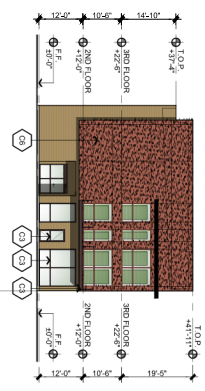
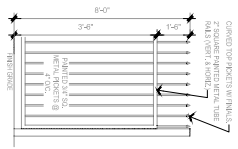
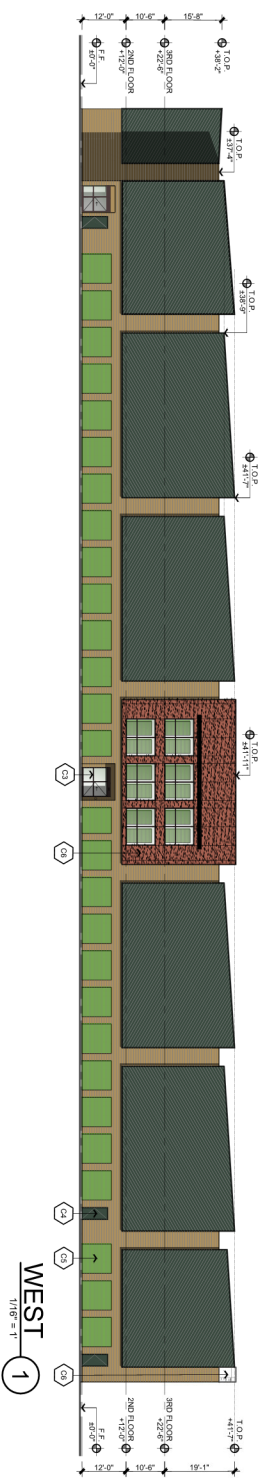
148. Jordan Architects is not responsible for the accuracy of the information provided in this plan. The information is provided for informational purposes only and is not intended to be used for any other purpose. The information is provided as is, without any warranty, express or implied. The information is provided for informational purposes only and is not intended to be used for any other purpose. The information is provided as is, without any warranty, express or implied.

JOB NUMBER: 23-408
SCALE: 1/16"=1'-0"
DATE: 06/28/2024

JORDAN
ARCHITECTS
131 CALLE IGLESIA, SUITE 100
SAN CLEMENTE, CA 92672
949.388.8090

FLOOR PLAN-LEVEL 1
1/16" = 1'-0"





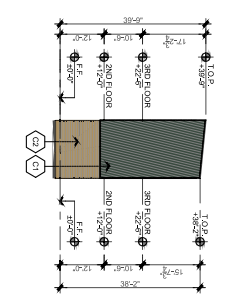
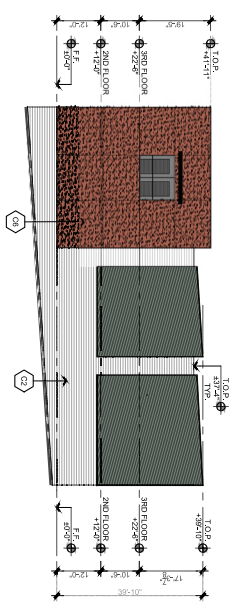
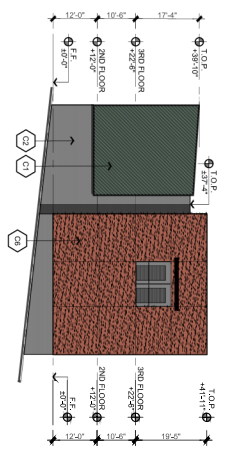
FENCE 4
3/8" = 1'

SOUTH 3
1/16" = 1'

EAST - SOUTH 2
1/16" = 1'

COLOR & FINISH MATERIAL LEGEND:

- C1 DARK GREEN ROOFING MATERIAL, 3/8" THICK, 1/4" RISE
- C2 LIGHT BROWN STUCCO, 1/4" THICK, 1/4" RISE
- C3 LIGHT BROWN STUCCO, 1/4" THICK, 1/4" RISE
- C4 LIGHT BROWN STUCCO, 1/4" THICK, 1/4" RISE
- C5 LIGHT BROWN STUCCO, 1/4" THICK, 1/4" RISE
- C6 LIGHT BROWN STUCCO, 1/4" THICK, 1/4" RISE
- C7 LIGHT BROWN STUCCO, 1/4" THICK, 1/4" RISE
- C8 LIGHT BROWN STUCCO, 1/4" THICK, 1/4" RISE
- C9 LIGHT BROWN STUCCO, 1/4" THICK, 1/4" RISE



EAST NORTH 7
1/16" = 1'

NORTH 6
1/16" = 1'

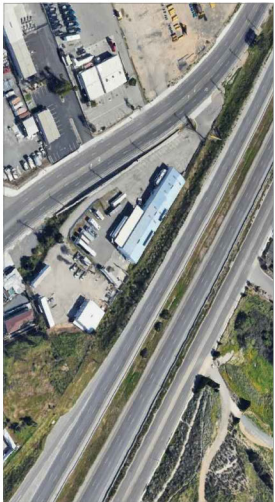
NORTH WEST 5
1/16" = 1'

PRESERVATION PARTNERS
TEMESCAL CANYON SS
RIVERSIDE COUNTY, CA

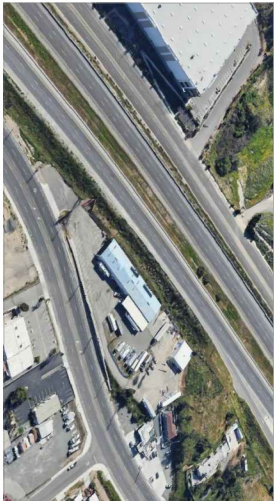
SCHEME B A3.1
PRELIM ELEVATIONS

JORDAN ARCHITECTS
131 CALLE IGLESIA, SUITE 100
SAN CLEMENTE, CA 92672
949.388.8090

JOB NUMBER: 23-408
SCALE: 1/16" = 1'
DATE: 06/28/2024



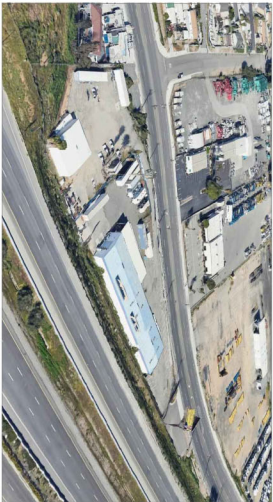
AERIAL VIEW 1



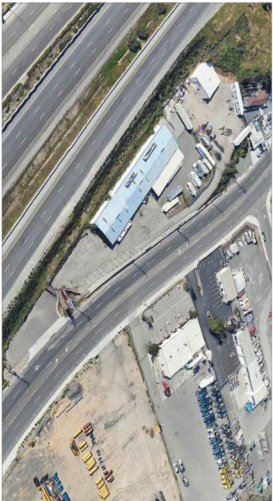
AERIAL VIEW 3



STREET VIEW FROM I-15 5



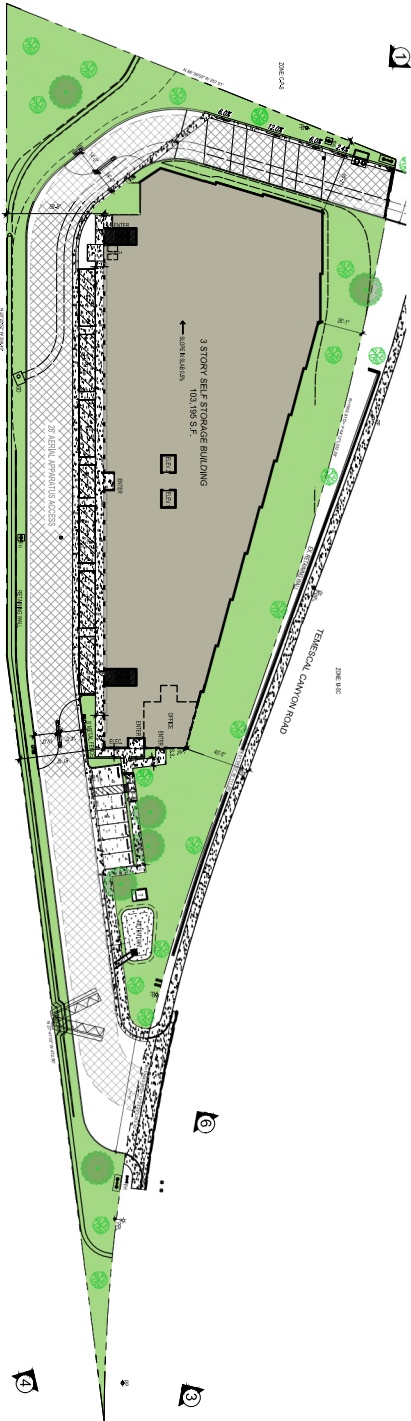
AERIAL VIEW 2



AERIAL VIEW 4



STREET VIEW FROM TEMESCAL CANYON RD 6



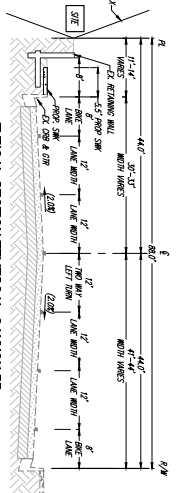
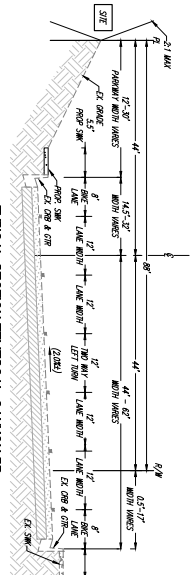
KEYPLAN 7

PRESERVATION PARTNERS TEMESCAL CANYON SS RIVERSIDE COUNTY, CA

SCHEME B A4.1 EXISTING PHOTO EXHIBIT

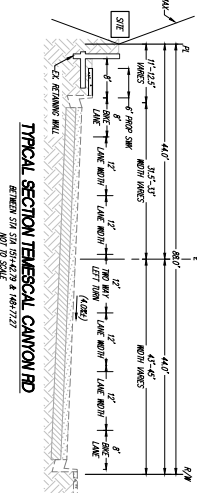
JOB NUMBER: 23-408
SCALE: 1/16"=1'-0"
DATE: 06/28/2024

Jordan Architects
131 CALE IGLESIA, SUITE 100
SAN CLEMENTE, CA 92672
949.388.8090

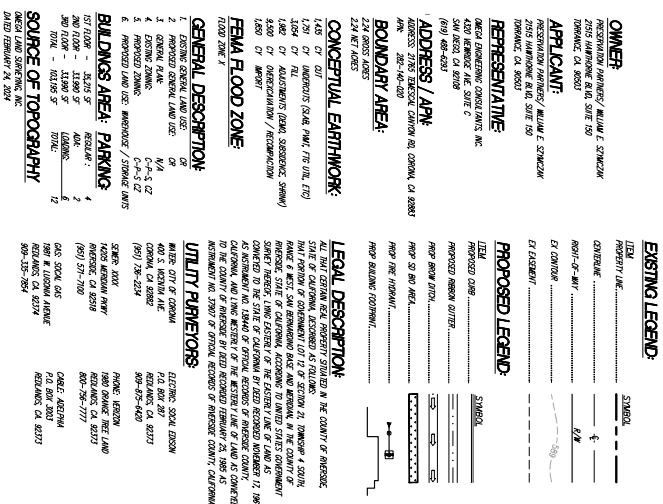


TYPICAL SECTION TEMESCAL CANYON RD
 BETWEEN STA 155+18.49 & STA 152+62.29

TYPICAL SECTION TEMESCAL CANYON RD
 BETWEEN STA 152+62.79 & STA 151+42.79



TYPICAL SECTION TEMESCAL CANYON RD
RETENTION STA STA 1514.42 TO & 1493.77+27



SITEMAP

C-1

MEGA
ENGINEERING CONSULTANTS
4320 TEMPERANCE AVE. SUITE C
SAN DIEGO, CA 92123
PH: (619) 534-8620 FAX: (619) 534-8622

MEGA Engineering Consultants, Inc. is a professional engineering firm with offices in San Diego and San Francisco, California. We are currently seeking experienced and motivated individuals for the following positions:

- **Senior Structural Engineer** - Must have 10+ years of experience in the design and analysis of steel and concrete structures. Must be a licensed Professional Engineer in the State of California.
- **Structural Engineer** - Must have 5+ years of experience in the design and analysis of steel and concrete structures. Must be a licensed Professional Engineer in the State of California.
- **Structural Designer** - Must have 3+ years of experience in the design and analysis of steel and concrete structures. Must be a licensed Professional Engineer in the State of California.
- **Structural Analyst** - Must have 3+ years of experience in the design and analysis of steel and concrete structures. Must be a licensed Professional Engineer in the State of California.

For consideration, please send your resume and references to: MEGA Engineering Consultants, Inc., 4320 Temperance Ave., Suite C, San Diego, CA 92123. We are an Equal Opportunity Employer.

JOB NUMBER: 23-408
DATE: 06/19/2024

JORDAN
ARCHITECTS
131 CALLE IGLESIA, SUITE 100
SAN CLEMENTE, CA 92672

949.388.8090

