



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: January 3, 2023

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
Riverside Transit Agency

CHANGE OF ZONE NO. 2200061, TENTATIVE PARCEL MAP NO. 38506 & SPECIAL MULTI FAMILY DEVELOPMENT NO. 220001 – Applicant: Peter Qian – First Supervisorial District – Lakeland Village District – Elsinore Area Plan: Community Development: Mixed Use Area (CD:MUA) (2.0 FAR) – Location: South side of Grand Avenue, approximately 150 feet northwest of Adelfa Street – 12.1 Acre Site located south of Grand (1.9 Acre Retention Basin located north of Grand) – Zoning: General Commercial (C-1/C-P) – **REQUEST:** Change of Zone No. 2200061, Tentative Parcel Map No. 38506 and Special Multi Family Development No. 220001 for a 216-unit multifamily apartment project with a leasing office, recreation center, pool, spa, tot lot, open space, landscaping, attached two-car garage per unit as well as additional parking throughout and a water retention basin across the street on the north side Grand Avenue. The project proposes also proposed a change of zone for the parcel located south of Grand Avenue from General Commercial (C-1/C-P) to Mixed Use (MU). APN: 381-261-001, 381-130-010 and 381-140-001 – Project Planner: Rafael Garcia, Ph. 951-955-5719, Email. rafgarci@rivco.org
BBID: 279-781-980

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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*John Hildebrand
Planning Director*

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 January 12, 2023**. 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 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: _____

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