



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

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

DATE: February 7, 2020

TO:

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Public Health Dept.  
Riv. Co. Fire Department (Riv. Office)  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check

Riv. Co. Regional Parks & Open Space  
P.D. Geology Section  
Riv. Co. Trans. Dept. – Landscape Section  
P.D. Archaeology Section  
Riv. Co. Surveyor  
Riv. Co. Sheriff’s Dept.

Riv. Co. Waste Resources Management Dept.  
Board of Supervisors - Supervisor: Kevin Jeffries  
Western Municipal Water District (WMWD)  
Southern California Edison Co. (SCE)  
Southern California Gas Co.

**PRE APPLICATION REVIEW NO. 190062** – Applicant: Robert Liu – First Supervisorial District – Lakeland Village District – Elsinore Area Plan: Medium Density Residential (MDR) (2 – 5 du/ac) – Location: North of Grand Avenue, East of Magdaleno Court, South of Golondrina Street, and West of Machado Street – 4.86 Acres – Zoning: One-Family Dwellings (R-1) – **REQUEST:** Pre Application Review 190062 proposes to construct a new apartment complex on an approximate 5 acre parcel. The project consists of 4 buildings ranging between 2 to 3 floors high, with an enclosed garage at the ground level. In addition, a zone change from existing R-1 to R-3 zoning is being requested as a part of this proposal – APN: 379-352-020 – **BBID: 769-690-080**

**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 Public Land Management System (PLUS) 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 PLUS routing on or before the above date. This case is scheduled for a **DAC internal review on February 27, 2020**. 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 Mina Morgan, Project Planner at (951) 955-6035, or e-mail at [mimorgan@rivco.org](mailto:mimorgan@rivco.org) / MAILSTOP #: 1070

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

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

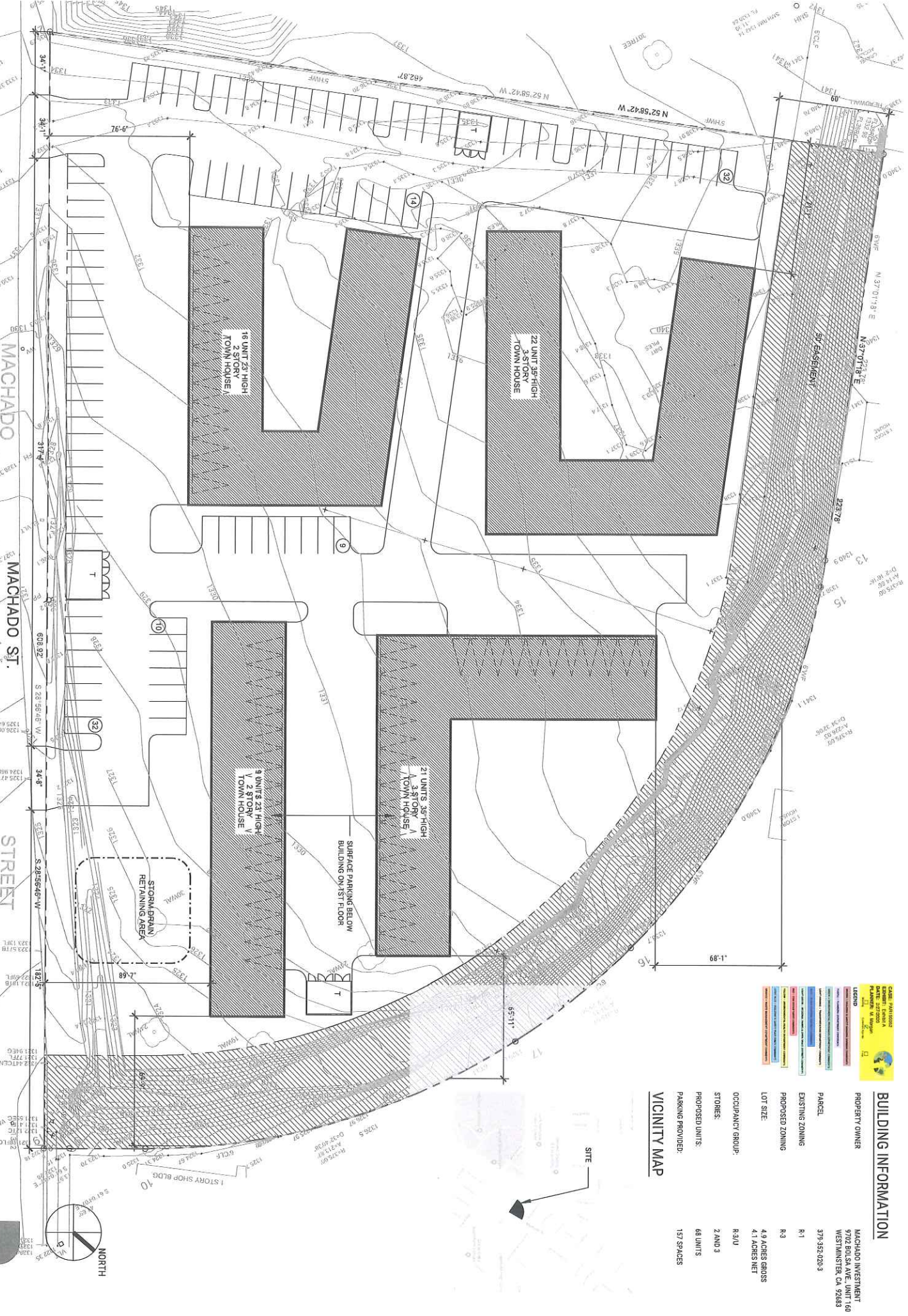
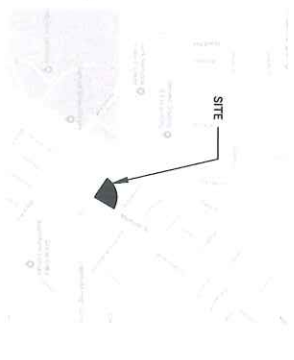
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**BUILDING INFORMATION**

PROPERTY OWNER	MACHADO INVESTMENT 9702 BOULSA AVE, UNIT 150 WESTMINSTER, CA 92683
PARCEL	379-552-020-3
EXISTING ZONING	R1
PROPOSED ZONING	R3
LOT SIZE	4.9 ACRES GROSS 4.1 ACRES NET
OCCUPANCY GROUP:	R3/U
STORIES:	2 AND 3
PROPOSED UNITS:	68 UNITS
PARKING PROVIDED:	157 SPACES

**VICINITY MAP**



**MACHADO GARDEN**

SCALE: 1" = 30'

E2 DESIGN GROUP  
199 W. HILLCREST DRIVE  
THOUSAND OAKS, CA 91360  
(805) 719-2223



CASE: PAR150002  
EXHIBIT: Project Descr  
DATE: 2/27/2020  
PLANNER: M. Morgan  
City of Seattle  
Public Works Department



**LEGEND**

- 10000 - Building & Safety department comments
- 20000 - Planning department comments
- 30000 - Environmental Planning department comments
- 40000 - Transportation department comments
- 50000 - Public Works department comments
- 60000 - Public Works department comments
- 70000 - Public Works department comments
- 80000 - Public Works department comments
- 90000 - Public Works department comments

Machado Garden Project Description:

Parcel 379-352-020-3

We are requesting a change from existing zoning R-1 to R-3. With such change, we are designing a complex of 68 apartment units.

This proposed project consists of 4 buildings varies from 2-3 story high with enclosed garage at the ground level. Each building will have 9-22 residential units with 1-3 bedroom each. The project integrating a courtyard into each complex with landscape placed along the street. Lower buildings are situated far back from the street and higher buildings at the rear to reduce visual impact on the fabric of neighborhood. A landscape area will be along Machado to enhance the street scape.