



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: July 14, 2020

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health Dept.
Riverside County Flood Control
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. Environmental Programs Division
P.D. Geology Section
P.D. Archaeology Section
Riv. Co. Waste Resources Management Dept.

Riv. Co. Airport Land Use Commission
March Air Reserve Base
Board of Supervisors - Supervisor: Jeffries
Planning Commissioner: Shaffer
City of Perris Sphere of Influence

CONDITIONAL USE PERMIT NO. 200017 – CEQ200046 – Applicant: Pravin Shukla – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Community Development: Mixed-Use Area (MUA) – Location: North of Cajalco Road, East of Mead Street, South of Wells Street, and West of Brown Street – 0.73 Gross Acres – Zoning: Mixed Use (MU) – **REQUEST:** Conditional Use Permit No. 200017 proposes to construct a new plaza consisting of a 2 story mixed-use commercial building with a liquor, kitchen, and general retail use on the first floor and three (3) office suites on the second floor in addition to associated parking for the proposed development – APN: 319-052-015 & 319-052-029 – Related Cases: CUP180011 – **BBID: 898-847-354**

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 Use 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 July 30, 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.



RIVERSIDE COUNTY PLANNING DEPARTMENT

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Any questions regarding this project, should be directed to Gabriel Villalobos, Project Planner at (951) 955-6184, or e-mail at gvillalo@rivco.org / MAILSTOP #: 1070

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

COMMENTS:

DATE: _____ SIGNATURE: _____

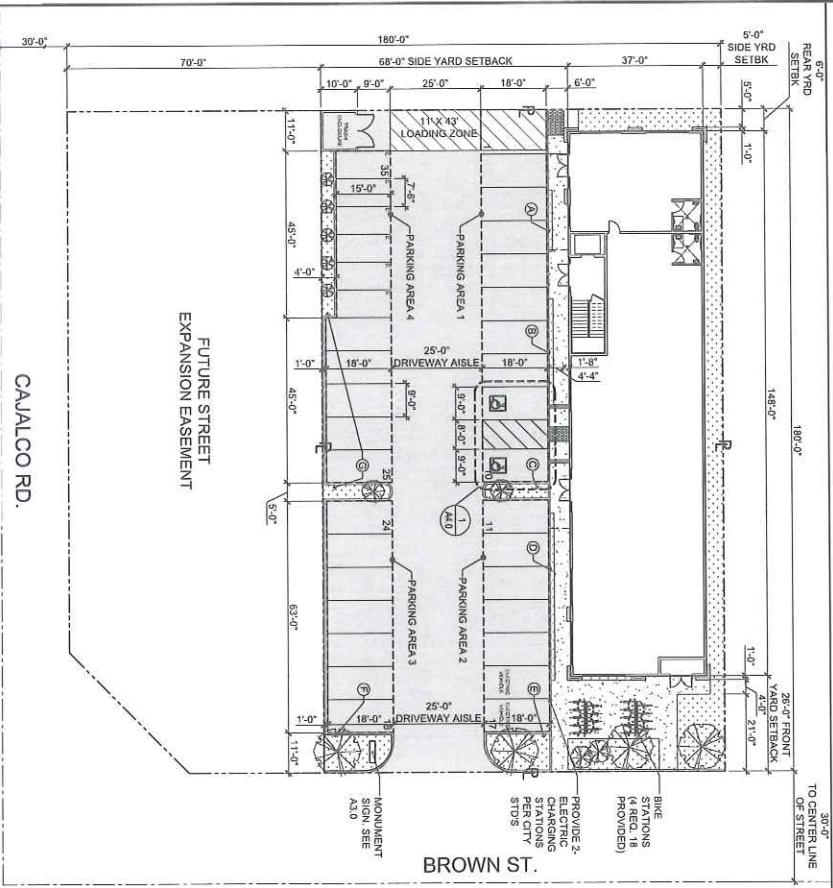
PLEASE PRINT NAME AND TITLE: _____

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.

Mead Valley Plaza

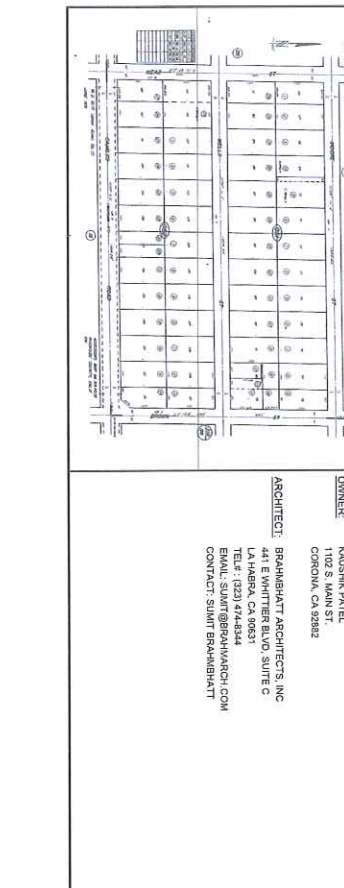
MEAD VALLEY, CA 92570



PROJECT DIRECTORY

OWNER: KAUSHIK PATEL
1102 S. MAIN ST.
CORONA, CA 92882

ARCHITECT: BRAHMBHATT ARCHITECTS, INC
441 E WHITTIER BLVD, SUITE 6
LA HABRA, CA 90631
TEL: (714) 964-8484
WWW.BRAHMBHATT.COM
CONTACT: SUJIT BRAHMBHATT



PARKING CALCULATIONS

LAND USE	REQUIRED NUMBER OF SPACES	TOTAL OF PARKING SPACES PROVIDED	TOTAL OF A.D.A. PARKING SPACES PROVIDED	A.D.A. PARKING SPACES PROVIDED
LIQUOR AREA	1,200 SQ. FT. BLDG. / 1,200 SQ. FT.	5	5	1
GENERAL RETAIL AREA	5.5 / 1000 SQ. FT.	2,067 SQ. FT. BLDG. / 1,000 SQ. FT.	3	4
OFF. SUITES	1 / 200 SQ. FT.	5,132 SQ. FT. BLDG. / 200 SQ. FT.	26	
LOADING ZONE	1	1	1	
BIKE STALLS	4	4	14 (4 ENTRAL STALLS SEE DETAIL)	18
TOTAL PARKING REQUIRED		35	TOTAL OF PARKING PROVIDED (INCLUDING BIKES)	40

LANDSCAPE CALCULATION

REQUIRED: 7.5% OF PARKING SHALL BE LANDSCAPED

PARKING AREA LANDSCAPE AREA PROVIDED FOR LOT

REQUIRED (7.5%) = 417.8 SQ. FT.

REMOVED AREAS:

- AREA 1 = 1,818 SQ. FT.
- AREA 2 = 1,134 SQ. FT.
- AREA 3 = 1,134 SQ. FT.
- AREA 4 = 1,485 SQ. FT.
- AREA 5 = 4,078 SQ. FT. (REMOVED)
- AREA 6 = 254 SQ. FT.

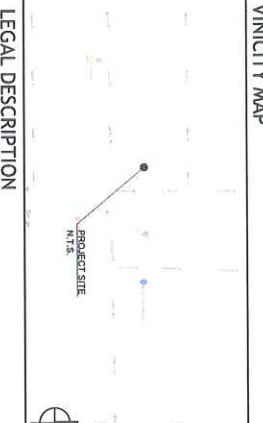
TOTAL REQUIRED AREA = 417.8 SQ. FT. < 780 SQ. FT. PROVIDED THEREFORE O.K.

INDEX OF DRAWINGS

GENERAL	INDEX OF DRAWING, SCOPE OF WORK & PROJECT INFORMATION
T1.0	INDEX OF DRAWING, SCOPE OF WORK & PROJECT INFORMATION
C1.0	SITE SURVEY
C2.0	CONCEPTUAL GRADING PLAN
A1.0	FIRST AND SECOND FLOOR PLANS
A2.0	EXTERIOR ELEVATIONS
A3.0	COLOR COORD EXTERIOR ELEVATIONS
A4.0	DETAILS SHEET

LEGEND

	PROPERTY LINE
	LANDSCAPE AREA
	HARDSCAPE
	ASPHALT



LEGAL DESCRIPTION

APN: 319452-015 AND 319452-029

TRACT/LOT DESCRIPTION:
LOT 131 AND 132 OF UPTON ACRES NO. 10 IN THE COUNTY OF RIVERSIDE STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 18 PAGE 8 OF MAPS IN THE COUNTY RECORDER OF RIVERSIDE, CALIFORNIA

ZONING: C-R-S/CR

LOT AREA: 73 ACRES (31955.5 SQ. FT.) 12,055.5 SQ. FT. WILL BE DEDICATED TO THE REST OF THE ACRES (19,800 SQ. FT.)

BUILDING STORES: 2 STORY

CONSTRUCTION TYPE: V

DEFERRED APPROVALS

- D.A. 1000 - FIRE SPRINKLER AND FIRE ALARM SYSTEM. DRAWINGS ARE TO BE SUBMITTED TO CITY PERMIT TO BE ISSUED PRIOR TO START OF CONSTRUCTION. FIRE SPRINKLER CONTRACTOR TO COORDINATE DEFERRED SUBMITTAL DRAWINGS WITH THE PERMITTED BUILDING PLANS AND SPRINKLER HEAD SHALL BE INSTALLED ABOVE THE SPRINKLER PVA COL.

- D.A. 0002 - SIGNAGE: ALL EXTERIOR SIGNAGES (POLE MOUNT, MONUMENT AND BUILDING MOUNT) LOCATIONS ARE SHOWN ON PLANS DETAILED PLANS TO BE SUBMITTED FOR CITY REVIEW AND APPROVAL.

APPLICABLE CODES

ALL WORK WILL BE PERFORMED IN ACCORDANCE WITH THE CALIFORNIA CODES AND RIVERSIDE COUNTY MUNICIPAL CODES IN EFFECT AT THE TIME OF BUILDING PERMIT APPLICATION.

- CALIFORNIA BUILDING CODE 2019 EDITION
- CALIFORNIA RESIDENTIAL CODE 2019 EDITION
- CALIFORNIA ELECTRICAL CODE 2019 EDITION
- CALIFORNIA PLUMBING CODE 2019 EDITION
- CALIFORNIA MECHANICAL CODE 2019 EDITION
- CALIFORNIA GREEN BUILDING STANDARDS CODE 2019 EDITION
- CALIFORNIA FIRE CODE 2019 EDITION
- CITY OF RIVERSIDE COUNTY MUNICIPAL CODE 2019 EDITION
- CALIFORNIA ENERGY CODE 2019 EDITION
- CALIFORNIA ENERGY CODE 2019 EDITION
- LA COUNTY FIRE CODE 2017 EDITION

BUILDING AREA BREAKDOWN

1ST FLOOR AREA = 6,475 SQ. FT.

2ND FLOOR AREA = 5,062 SQ. FT.

TOTAL BUILDING AREA = 11,537 SQ. FT.

SCOPE OF WORK

THE FOLLOWING DESCRIPTION OF WORK IS PROVIDED IN CONJUNCTION WITH ALL OTHER INFORMATION AND DOCUMENTS AND SHALL BE NECESSARY AS THAT IS OBTAINED BY THE CONTRACTOR TO COMPLETE THE PROJECT. THE BID PRESENTED HEREIN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING WORK:

A. NEW PLAZA WHICH WILL INCLUDE A 1,000 SQ. FT. LIQUOR AREA, 3,000 SQ. FT. GENERAL RETAIL AREA, 1,000 SQ. FT. OFFICE SUITES WITH RESTROOMS, 5,000 SQ. FT. AND THE COMMON UNDEVELOPED AREA WILL BE 555 SQ. FT. OR A GRAND TOTAL OF 11,595 SQ. FT.

B. A NEW 10' X 11' TRASH ENCLOSURE AT THE NEW PARKING AREA

C. A NEW PARKING AREA WITH THE FOLLOWING:

- 1 - VAN ACCESSIBLE STALL (9'X13'1" - ACCESSIBLE CAR STALL BOTH SIDE AND FRONT SETBACK)
- 2 - 26 - 8'X18' STALLS
- 3 - 1 - VAN ACCESSIBLE STALL (9'X13'1" - ACCESSIBLE CAR STALL BOTH SIDE AND FRONT SETBACK)
- 4 - 6 - 7'X15' COMPACT STALLS
- 5 - 18 - BIKE PARKING RACK

NO.	DATE	REVISION

PROJECT: 0301-174-07-0-000

DATE: 7/8/2020

CLIENT: KAUSHIK PATEL
1102 S. MAIN STREET
CORONA, CA. 92882

ARCHITECT: BRAHMBHATT ARCHITECTS

SCALE: AS SHOWN

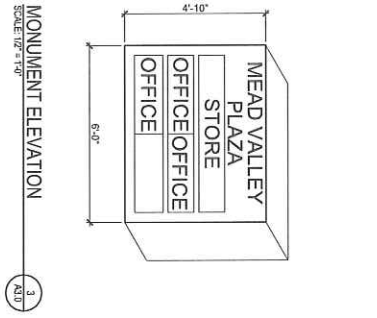
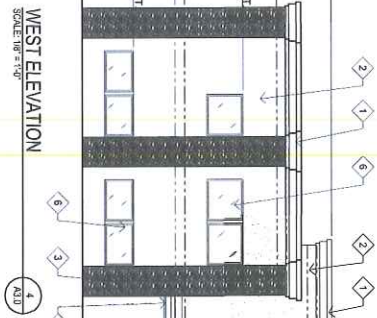
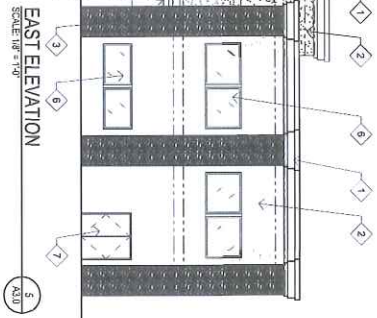
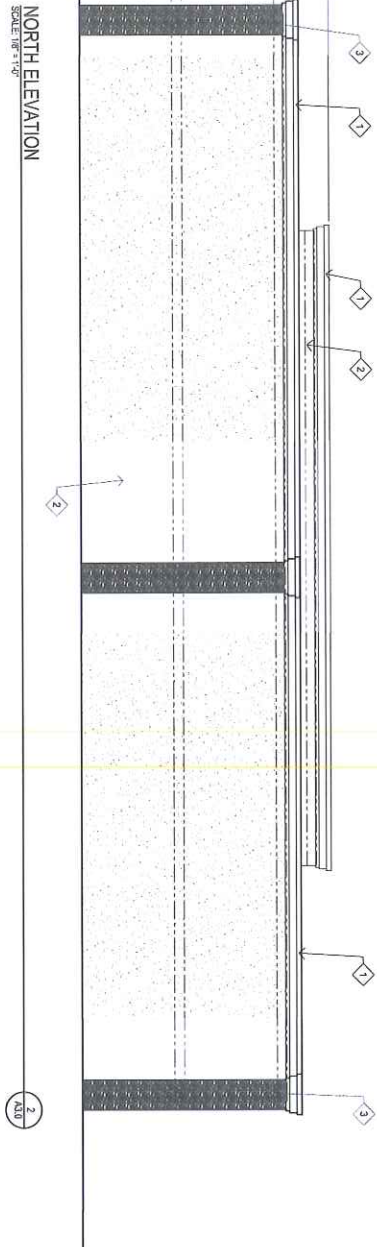
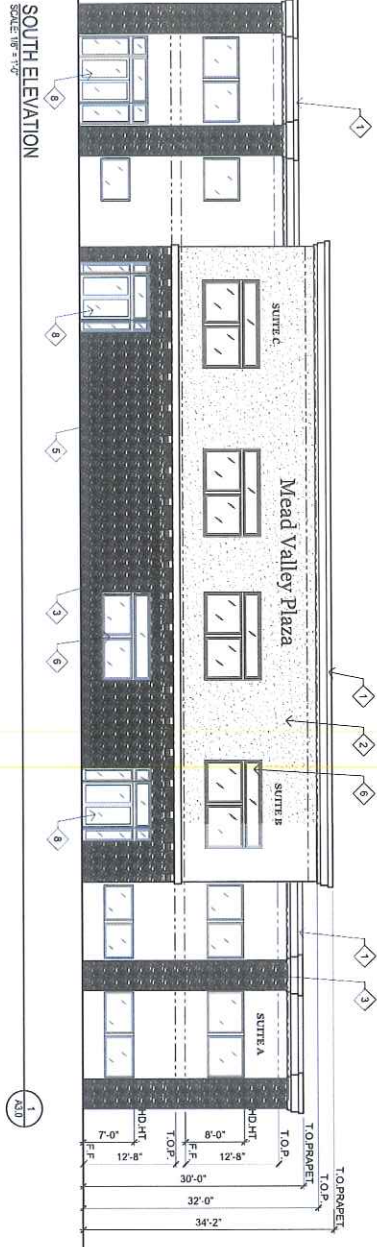
TITLE: INDEX OF DRAWING, SCOPE OF WORK AND PROJECT INFORMATION

SHEET: T1.0

EXHIBIT: CONSULTANT
 EXHIBIT: EXHIBIT
 EXHIBIT: EXHIBIT
 EXHIBIT: EXHIBIT

LEGEND

- 1. CORNICE DETAIL
- 2. PLASTER FINISH
- 3. TRIM DETAIL
- 4. CORBEL DETAIL
- 5. GLAZING SYSTEM PER PLAN
- 6. DOOR FINISH SYSTEM
- 7. SIGN SYSTEM



- ELEVATION KEYNOTES**
1. CORNICE DETAIL
 2. PLASTER FINISH
 3. TRIM DETAIL
 4. CORBEL DETAIL
 5. GLAZING SYSTEM PER PLAN
 6. DOOR FINISH SYSTEM
 7. SIGN SYSTEM

NO.	DATE	REVISION

BRAMBHATT ARCHITECTS

ARCHITECTS

1102 S. MAIN STREET
 CORONA, CA 92382

DATE: 7/8/2020

SCALE: 1/8" = 1'-0"

PROJECT: 0301-174-07-0-000

CLIENT: KAUSHIK PATEL
 1102 S. MAIN STREET
 CORONA, CA 92382

MONUMENT ELEVATION

SCALE: 1/2" = 1'-0"

3. A3.0

WEST ELEVATION

SCALE: 1/8" = 1'-0"

4. A3.0

EAST ELEVATION

SCALE: 1/8" = 1'-0"

5. A3.0

SOUTH ELEVATION

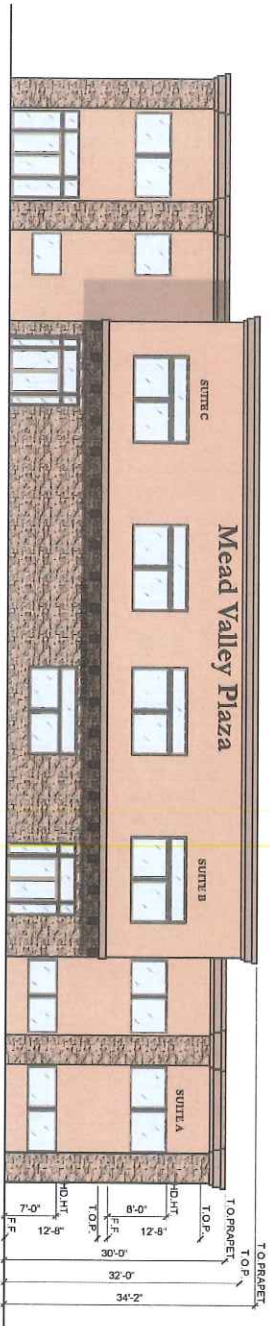
SCALE: 1/8" = 1'-0"

1. A3.0

NORTH ELEVATION

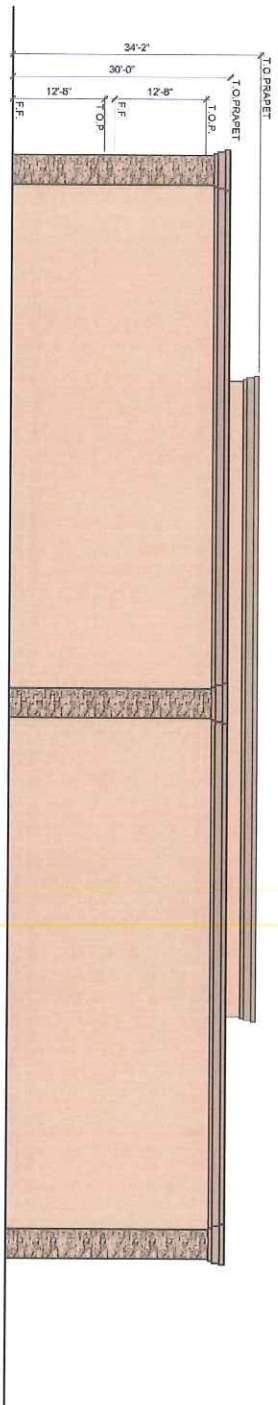
SCALE: 1/8" = 1'-0"

2. A3.0



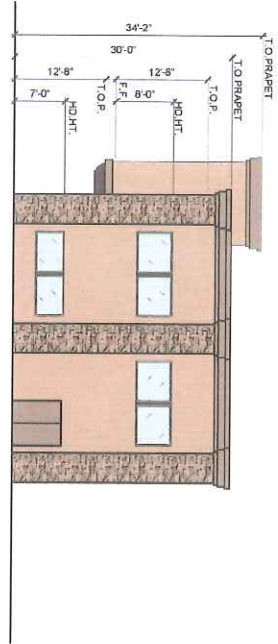
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

1
A3.0



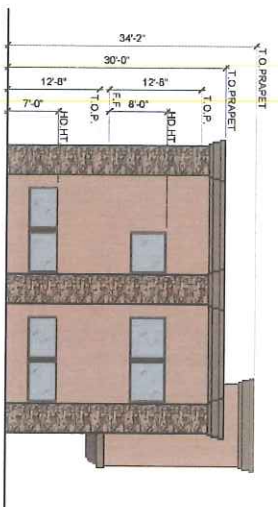
NORTH ELEVATION
SCALE: 1/8" = 1'-0"

2
A3.0



EAST ELEVATION
SCALE: 1/8" = 1'-0"

4
A3.0




WEST ELEVATION
SCALE: 1/8" = 1'-0"

3
A3.0

PROFESSIONAL STAMP

NO.	DATE	REVISION

BRAMBHATT ARCHITECTS

 ARCHITECTS

CONSULTANT
 DATE: 7/8/2020
 PROJECT: 0801-17401-0-000
 CLIENT: KAUSHIK PATEL
 1102 S. MAIN STREET
 CORONA, CA. 92682
 DRAWN BY: ATR
 CHECKED BY: SE
 TITLE: EXTERIOR ELEVATIONS
 SCALE: 1/8" = 1'-0"
 SHEET: A3.0 OF 14

A3.0