



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: July 19, 2021

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental 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. Environmental Programs Division
P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Resources Management Dept.

Board of Supervisors - Supervisor: Kevin Jeffries
Planning Commissioner: Carl Bruce Shaffer
Lake Elsinore Sphere of Influence

PRE-APPLICATION REVIEW NO. 210038 – Applicant: Norman Yousif – Engineer/Representative: Kurt Gibbs – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan – Community Development: Medium Density Residential (CD: MDR) – Location: north of Buena Vista Street, south of Olive Street, east of Ester Street, and west of Grand Avenue – 0.28 Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST:** Pre-Application Review No. 210038 proposes a Commercial Cannabis Retailer Storefront on 0.28 acres within the Lakeland Village Policy Area. The cannabis retailer would convert the existing 1,909 sqft residential dwelling; add 415 sqft, to create a 2,324 sqft cannabis retailer storefront. The layout of the cannabis retailer storefront would consist of, but not limited to, a lobby/check-in and security area that would allow entry into the retail area. Floor plan would also consist of an inventory storage room, an office, and delivery room. The project would create 19 parking spaces, including one ADA parking space. The project would include a relocated water tank, a new trash enclosure, and project landscaping. – APN: 381-284-001.

BBID: 664-558-990

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 July 29, 2021**. 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 Tim Wheeler, Project Planner at (951) 955-6060, or e-mail at twheeler@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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