

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: November 5, 2018

TO:		
Riv. Co. Transportation Dept.	Riv. Co. Regional Parks & Open Space	Riv. Co. Waste Resources Management Dept.
Riv. Co. Environmental Health Dept.	P.D. Environmental Programs Division	Board of Supervisors - Supervisor: 1 st District
Riv. Co. Fire Department (Riv. Office)	P.D. Geology Section	Planning Commissioner: 1 st District
Riv. Co. Building & Safety – Grading	Riv. Co. Trans. Dept. – Landscape Section	Western Municipal Water District (WMWD)
Riv. Co. Building & Safety – Plan Check	P.D. Archaeology Section	

PRE-APPLICATION REVIEW NO. 180052 – Applicant: Jimmy Sloan & Garret Hodson – Engineer/Representative: Group Design c/o Garret Hodson – First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan: Community Development: Very Low Density Residential (CD: VLDR) (1 Acre Minimum) – Location: East of Highway 74, north of Richard Street, and west of Robert Street – 0.98 ac – Zoning: Rural Residential (R-R) – **REQUEST:** A pre-application review for a carwash drive-thru facility with 16 parking stalls for self-service vacuuming. Additionally the project proposes a drive-thru/walk-up coffee shop restaurant. The small commercial complex will provide 8 parking spaces (including 1 ADA parking space) and a trash enclosure. The proposed project will require a General Plan Amendment from CD: VLDR to CD: CR and a Change the Zone from R-R to C-P-S. APN 345-200-011. **BBID: 406-198-023**

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 November 15, 2018**. 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: _____

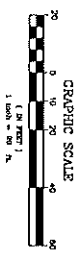
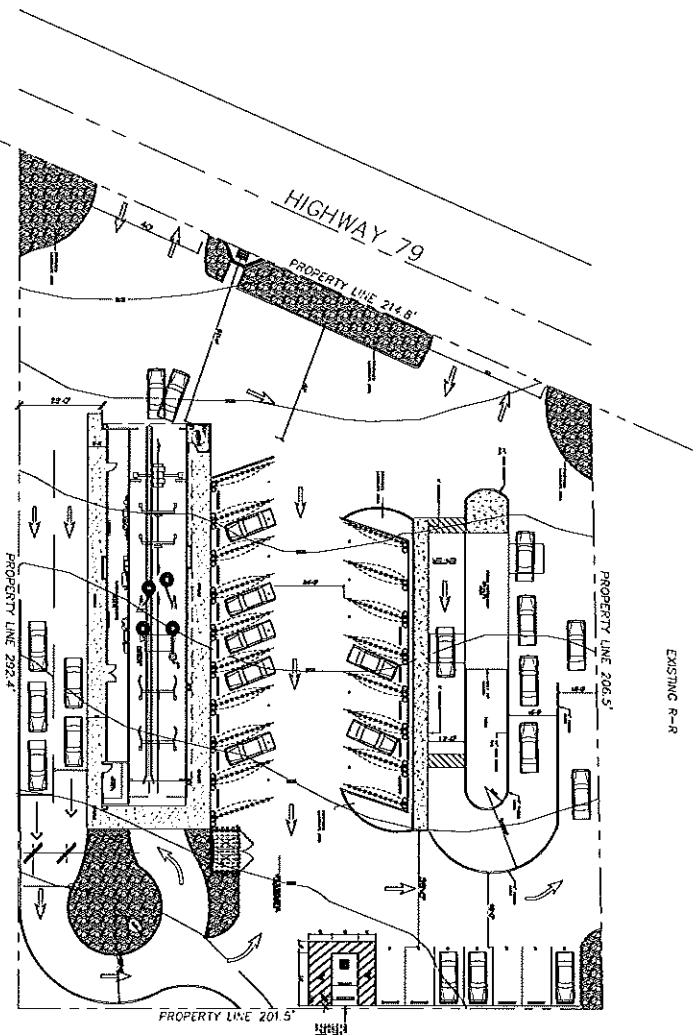
TELEPHONE: _____

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.

74

HIGHWAY 79 CARWASH

PERRIS, CA APN#345-200-011
(PRE-APPLICATION REVIEW)



SITE DATA
 ADDRESS: HIGHWAY 79, PERRIS, CA
 APN: 345-200-011-8
 LOT AREA: .08 ACRES
 DISTRICT ZONE: R-R
 PROPOSED ZONE CHANGE: C-1
 PRE ZONE: VERY HIGH
 CITY: PERRIS
 COUNTY: RIVERSIDE

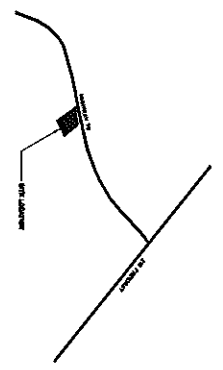
OWNER
 JIMMY SLOAN
 8118 W. VERNON AVE.
 PHOENIX, AZ 85037

APPLICANT / AGENT
 GROUP DESIGN
 28545 OLD TOWN FRONT STREET #205
 TONICULA, CA 92390
 ONSANDESIGN@YAHOO.COM
 (951) 250-0668

SCOPE OF WORK

- APPLICABLE CODES:**
 2016 CALIFORNIA MECHANICAL CODE (CMC)
 2016 CALIFORNIA PLUMBING CODE (CPC)
 2016 CALIFORNIA ELECTRICAL CODE (CEC)
 2016 CALIFORNIA ENERGY CODE (CEC)
 2016 CALIFORNIA FIRE ALARM CODE (CFAC)
 2016 CALIFORNIA IRRIGATION CODE (CIRC)
 2016 CALIFORNIA SIGN BUILDING CODE (CSBC)
 2016 CALIFORNIA SLOPE CODE (CSC)
 2016 CALIFORNIA WINDBorne CODE (CWB)
 2016 CALIFORNIA BUILDING CODE (CBC)
- INDEX OF DRAWINGS**
 431 ARCHITECTURAL SITE PLAN

VICINITY MAP

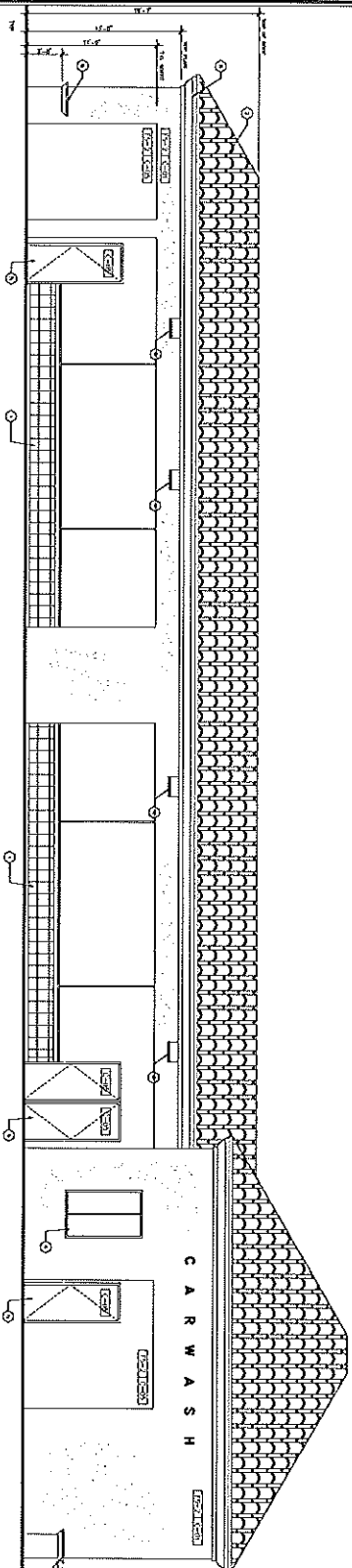


GROUF DESIGN
 28545 OLD TOWN FRONT STREET #205
 TONICULA, CA 92390
 TEL: 951-250-0668
 WWW.GROUFDDESIGN.COM

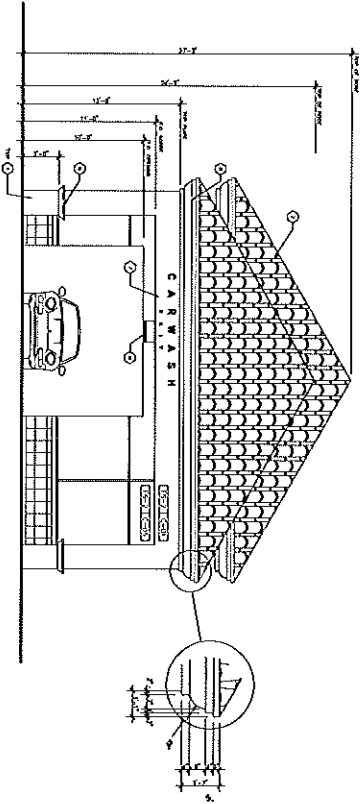
PRE-APPLICATION REVIEW
 HIGHWAY 79 CARWASH
 PERRIS, CA
 APN # 345-200-011

SITE PLAN

AS1



NORTH ELEVATION
SIDE



REAR SOUTH ELEVATION

KEYED NOTES

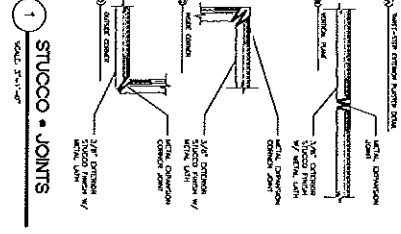
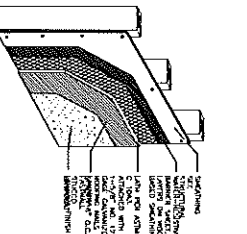
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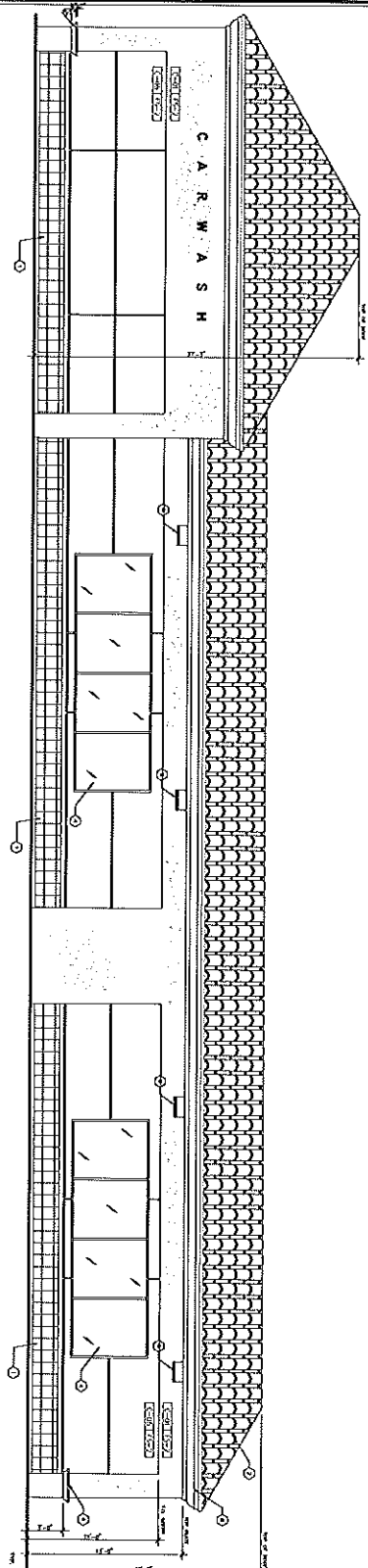
EXTERIOR FINISHES

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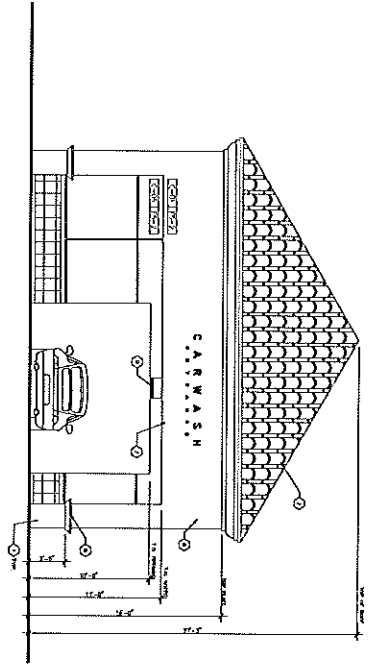
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SOUTH ELEVATION
SCALE 1/8" = 1'-0"



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

KEYED NOTES

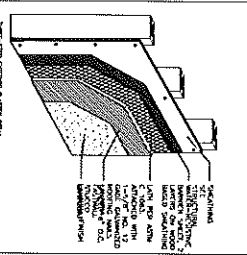
- 1. 1/2" x 1/2" ANGLE IRON AT JOINTS (TYPICAL) (SEE PLAN)
- 2. 1/2" x 1/2" ANGLE IRON AT JOINTS (TYPICAL) (SEE PLAN)
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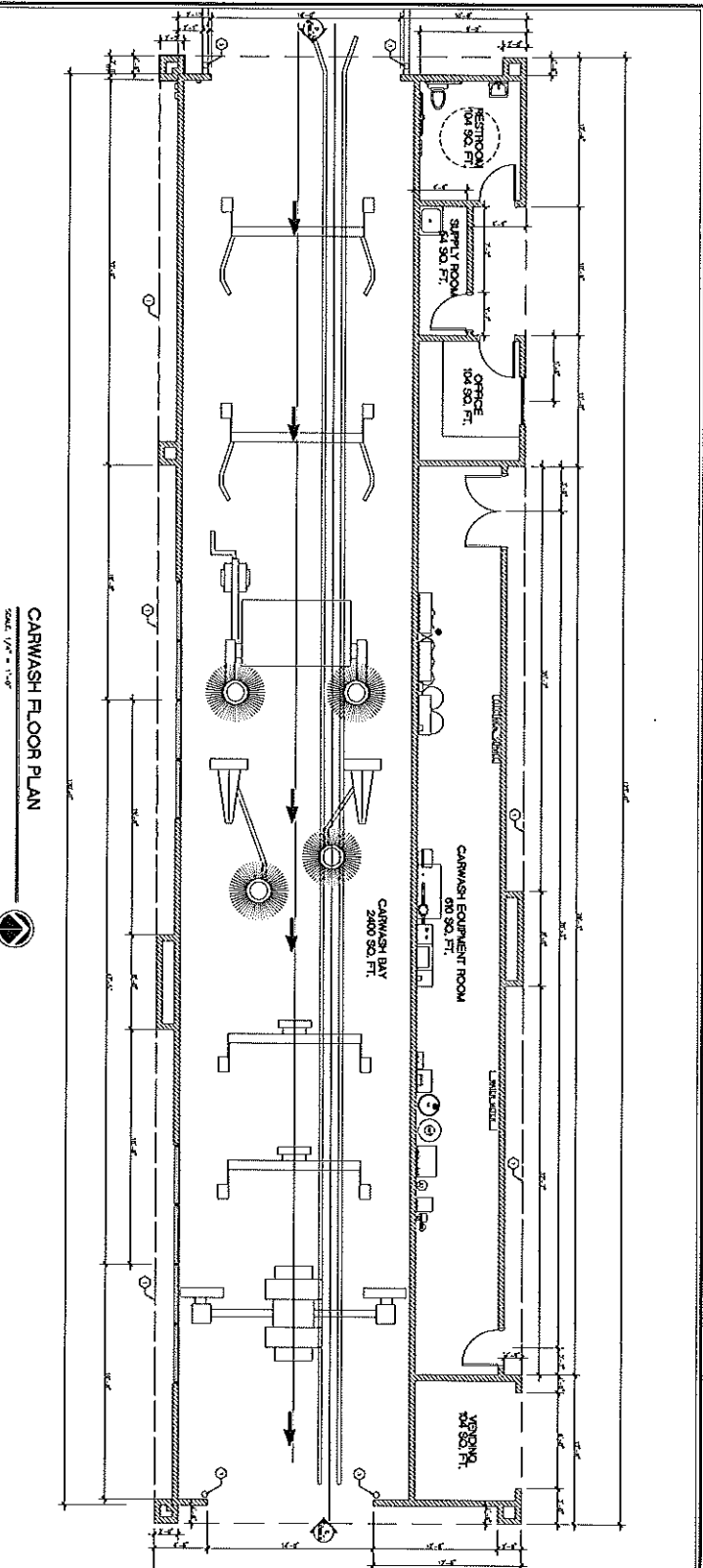
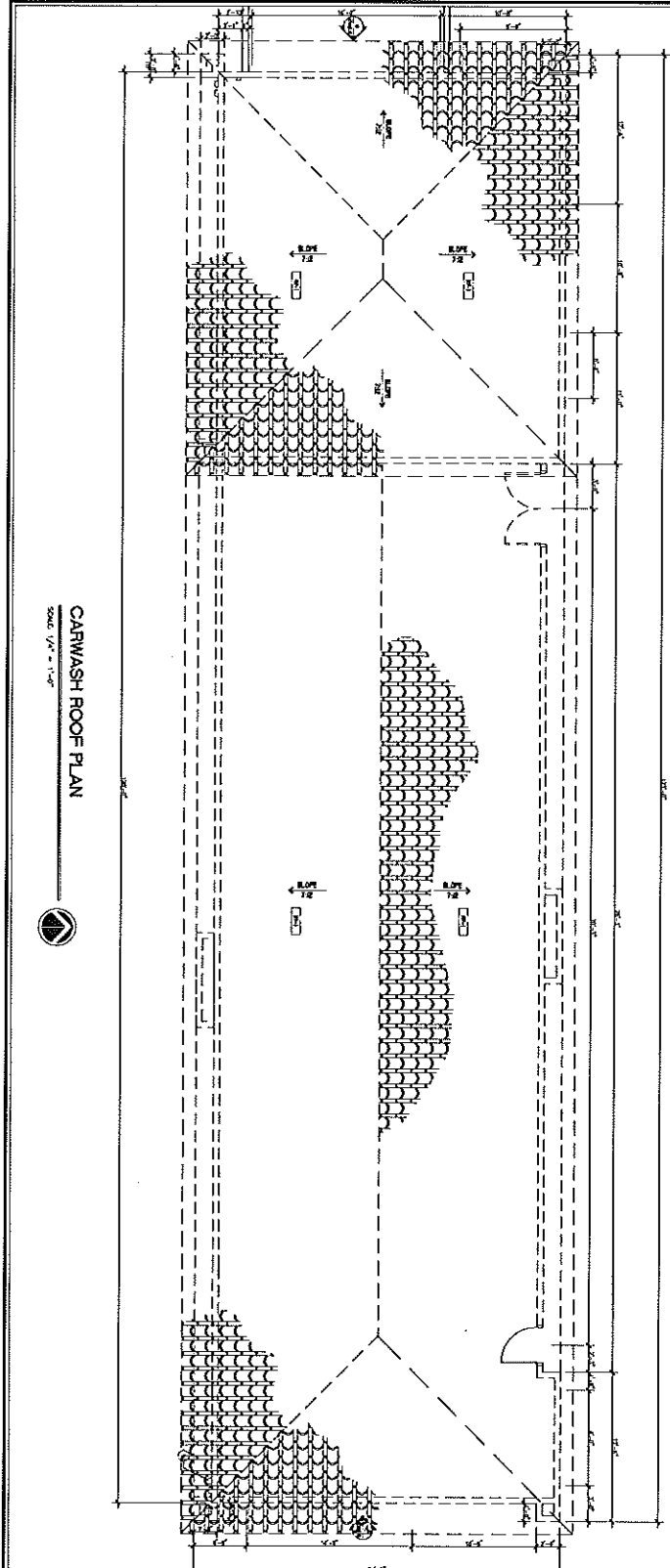
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HIGHWAY 74 - CAR WASH
PERRIS, CA
APN # 345-200-011

GROUP DESIGN
10000 S. HIGHWAY 74
PERRIS, CA 92370
TEL: 951-255-8888
WWW.GROUPDESIGN.COM

FLOOR PLAN

NO.	DESCRIPTION	DATE
1	REVISION	
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	



KEYED NOTES:

- 1) SHOWN LOC. OF VENTS ABOVE (FR. 1)
- 2) SHOWN LOC. OF SCHEDULE ROOF
- 3) * FLOOR SLAB, 8" THICK (FR. 2)
- 4) * FLOOR SLAB, 8" THICK (FR. 2)
- 5) ROOF AND STRUCTURAL FRAME ELEVATION LOCATIONS
- 6) SEE WALL SECTION AT THIS POINT OF THE BAY
- 7) SEE WALL SECTION AT THIS POINT OF THE BAY
- 8) SEE WALL SECTION AT THIS POINT OF THE BAY
- 9) SEE WALL SECTION AT THIS POINT OF THE BAY
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- 18) SEE WALL SECTION AT THIS POINT OF THE BAY
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- 20) SEE WALL SECTION AT THIS POINT OF THE BAY

GENERAL NOTES:

1. GENERAL NOTES TO BE READ IN CONJUNCTION WITH ALL OTHER NOTES AND SPECIFICATIONS.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
3. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE AND SHALL BE SUBJECT TO INSPECTION AND TESTING.
4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
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ROOFING:

1. ROOFING SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.

2. ALL ROOFING MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE AND SHALL BE SUBJECT TO INSPECTION AND TESTING.

3. ALL ROOFING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

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WALL LEGEND:

1. WALL TYPE 1: 8" CMU WITH INTERIOR FINISH AND EXTERIOR STUCCO.

2. WALL TYPE 2: 8" CMU WITH INTERIOR FINISH AND EXTERIOR STUCCO.

3. WALL TYPE 3: 8" CMU WITH INTERIOR FINISH AND EXTERIOR STUCCO.

4. WALL TYPE 4: 8" CMU WITH INTERIOR FINISH AND EXTERIOR STUCCO.

5. WALL TYPE 5: 8" CMU WITH INTERIOR FINISH AND EXTERIOR STUCCO.

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HIGHWAY 74 - CAR WASH
PERRIS, CA
APN # 345-200-011

GROUP DESIGN
 12345 Main Street
 Suite 100
 Perris, CA 92370
 Tel: 951-253-8888
 Fax: 951-253-8889

CW-1.0

FLOOR PLAN