



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: January 10, 2018

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
P.D. Environmental Programs Division

P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riv. Co. Airport Land Use Commission
Board of Supervisors - Supervisor: 1st District-
Jeffries

Planning Commissioner: 1st District- Shaffer
Riverside Sphere of Influence

GENERAL PLAN AMENDMENT NO.1200, CHANGE OF ZONE NO. 1700003, CONDITIONAL USE PERMIT NO. 170002 – Applicant: Irene Frakes – Engineer/Representative: A.K.A and Associates, Inc - First Supervisorial District - Woodcrest Zoning District – Lake Mathews / Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) – Location: North of Krameria Avenue, east of Porter Avenue, south of Van Buren Avenue, and west of Gardner Avenue – 2 Gross Acres - Zoning: Residential-Agriculture (R-A) - **REQUEST: A Foundation and Land Use Designation amendment from RC:VLDR to Community Development: Light Industrial (CD:LI). A Change of Zone from R-A to Scenic Highway Commercial (C-P-S), and to establish a Contractors Storage Yard with a two story Garage and Storage Facility totaling 4,441 square feet.. – APN: 274-070-003. BBID: 625-425-510**

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 internal review on January 25, 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: 1/19/18 SIGNATURE: [Signature]
PLEASE PRINT NAME AND TITLE: Robert E. Magee, First District
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

*Charissa Leach, P.E.
Assistant TLMA Director*

Any questions regarding this project, should be directed to Kevin White, Project Planner at (951) 955-1417, or e-mail at kewwhite@rivco.org / MAILSTOP #: 1070

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

COMMENTS:

Comments on GPA 1200, CZ 1700003 & CUP 170002

1. Landscaping enhancements should be added to the Van Buren frontage.
2. The sidewalk shall be extended along the property frontage.
3. Outside storage shall be kept behind front yard setback.

DATE: 1/19/18

SIGNATURE: *Robert E. Maguire*

PLEASE PRINT NAME AND TITLE: Robert E. Maguire

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.

GPA 1200 -- VLDR to LI

CUP 1700002

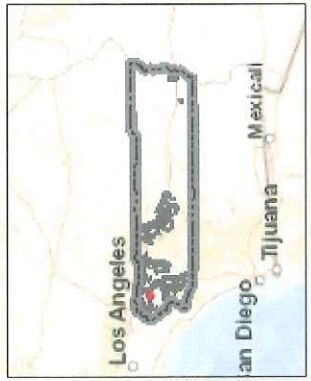


274-030-020	274-060-022	274-060-020	274-060-019	274-060-017	274-060-016	274-060-015	274-060-025
274-040-018	274-070-001	274-070-002	274-070-003	274-070-035	274-070-013	274-070-011	274-070-034
274-040-017	274-070-017	274-070-030	274-070-027	274-070-026	274-070-033	274-070-034	
274-040-016	274-040-023	274-040-023	274-040-023	274-040-023	274-040-023	274-040-023	274-040-024

Legend

- Parcel APNs
- Parcels
- Blue-line Streams
- City Areas

Porter Ave



Notes

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



0 188 376 Feet

REPORT PRINTED ON... 1/16/2018 2:35:45 PM

© Riverside County GIS



VICINITY MAP

LEGAL DESCRIPTION

SQUARE FOOTAGE

FIRST FLOOR GARAGE	= 2480	SQ. FT.
SECOND FLOOR BOX STORAGE	= 1250	SQ. FT.
POUGH AREA	= 211	SQ. FT.
GRAND TOTAL	= 4441	SQ. FT.

LOT	57
BLOCK	
TRACT	
MAP BOOK	
CITY	
COUNTY	
STATE	
A.P.N.	274-070-003

BUILDING ANALYSIS

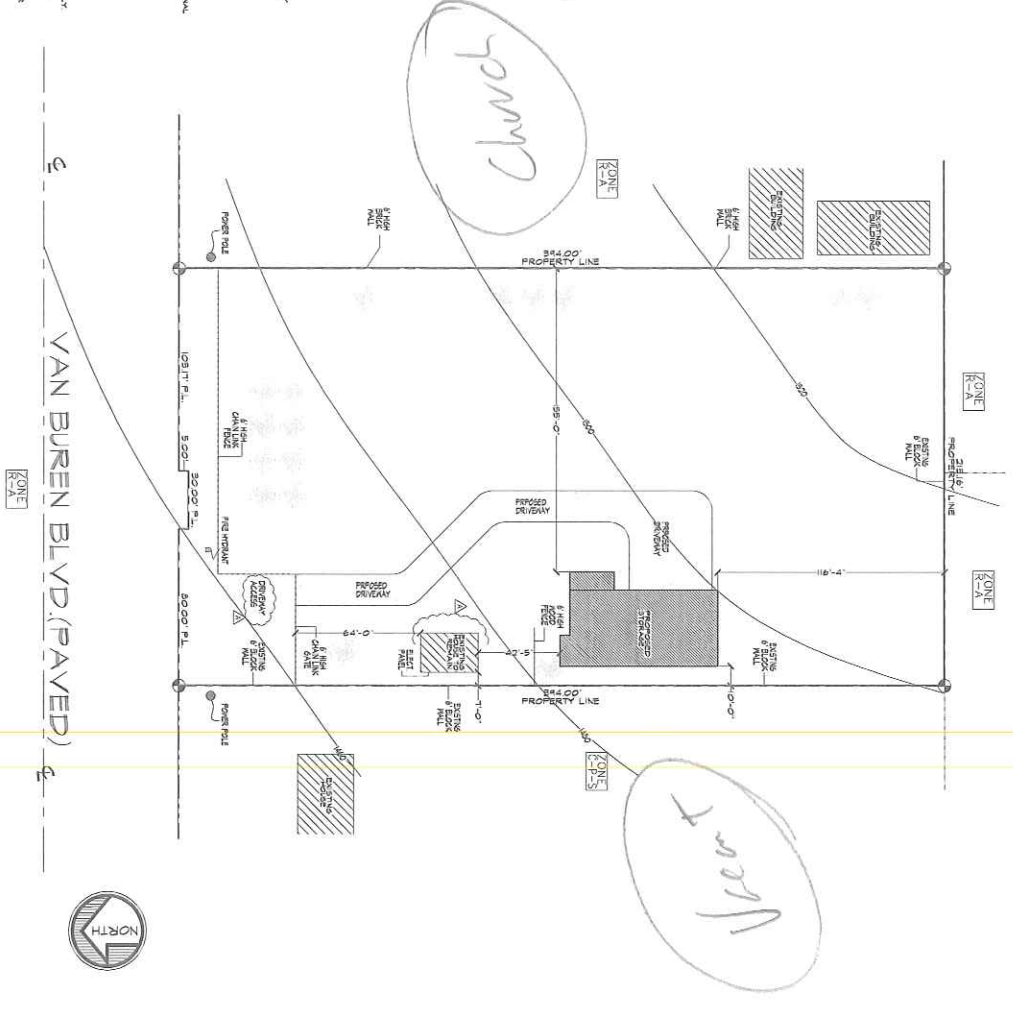
BUILDING ZONE TYPE	R-4 / LIGHT INDUSTRIAL
CONSTRUCTION TYPE	Y1B
BUILDING	Y1B
GARAGE	Y1B
OCCUPANCY	
BUILDING	
GARAGE	
NUMBER OF STORIES	2
BUILDING	1
GARAGE	1

LEGAL DESCRIPTION

BUILDING ANALYSIS

BUILDING ZONE TYPE	R-4 / LIGHT INDUSTRIAL
CONSTRUCTION TYPE	Y1B
BUILDING	Y1B
GARAGE	Y1B
OCCUPANCY	
BUILDING	
GARAGE	
NUMBER OF STORIES	2
BUILDING	1
GARAGE	1

- CONTRACTOR SHALL MEET TO CONTRACTOR OR OWNER AT THE SITE TO REVIEW THE DESIGN AND VERIFY THE LOCATION OF ALL UTILITIES AND EXISTING STRUCTURES. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL WORK AND MATERIALS INCLUDING THOSE NEEDED FOR THE WORK AND MATERIALS.
- ALL EXISTING UTILITIES SHALL BE PROTECTED AND NOT TO BE MOVED OR DELETED. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND EXISTING STRUCTURES. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL WORK AND MATERIALS INCLUDING THOSE NEEDED FOR THE WORK AND MATERIALS.
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LEGAL DESCRIPTION:

RECORDED IN THE PUBLIC RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, VOLUME 44, PAGE 12345.

OWNER: MR. & MRS. FRAKES, 17333 VAN BUREN BLVD., RIVERSIDE, CA 92513

APPLICANT: MR. & MRS. FRAKES, 17333 VAN BUREN BLVD., RIVERSIDE, CA 92513

UTILITIES: 120V SINGLE PHASE SERVICE, 200 AMP SERVICE, 4" WATER MAIN, 6" SANITARY SEWER MAIN, 8" GAS MAIN

EXHIBIT PREPARER: A.K.A. & ASSOCIATES INC., 2222 KANSAS AVE., SUITE D, RIVERSIDE, CA 92501

DATE EXHIBIT PREPARED: 08/15/2013

EXISTING ZONING: R-4 (RESIDENTIAL AGRICULTURAL)

EXISTING ZONE: R-4 (RESIDENTIAL AGRICULTURAL)

TOWNSHIP: T-10S

RANGE: R-14E

SECTION: 36

NOTES:

- NO EXISTING UTILITIES ARE SHOWN ON THE PLANS.
- ALL UTILITIES SHALL BE PROTECTED AND NOT TO BE MOVED OR DELETED.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND EXISTING STRUCTURES.
- CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL WORK AND MATERIALS INCLUDING THOSE NEEDED FOR THE WORK AND MATERIALS.

PROJECT DESCRIPTION:

DESIGN & CONSTRUCTION OF STORAGE BUILDING AND GARAGE.

DESIGNER: A.K.A. & ASSOCIATES INC.

DATE: 08/15/2013

SCALE: AS SHOWN

PROJECT NUMBER: 1

A.K.A. & ASSOCIATES INC.

BUILDING DESIGNERS / ENGINEERS

2222 KANSAS AVE. SUITE D

RIVERSIDE, CA. 92501 (951) 664-4222

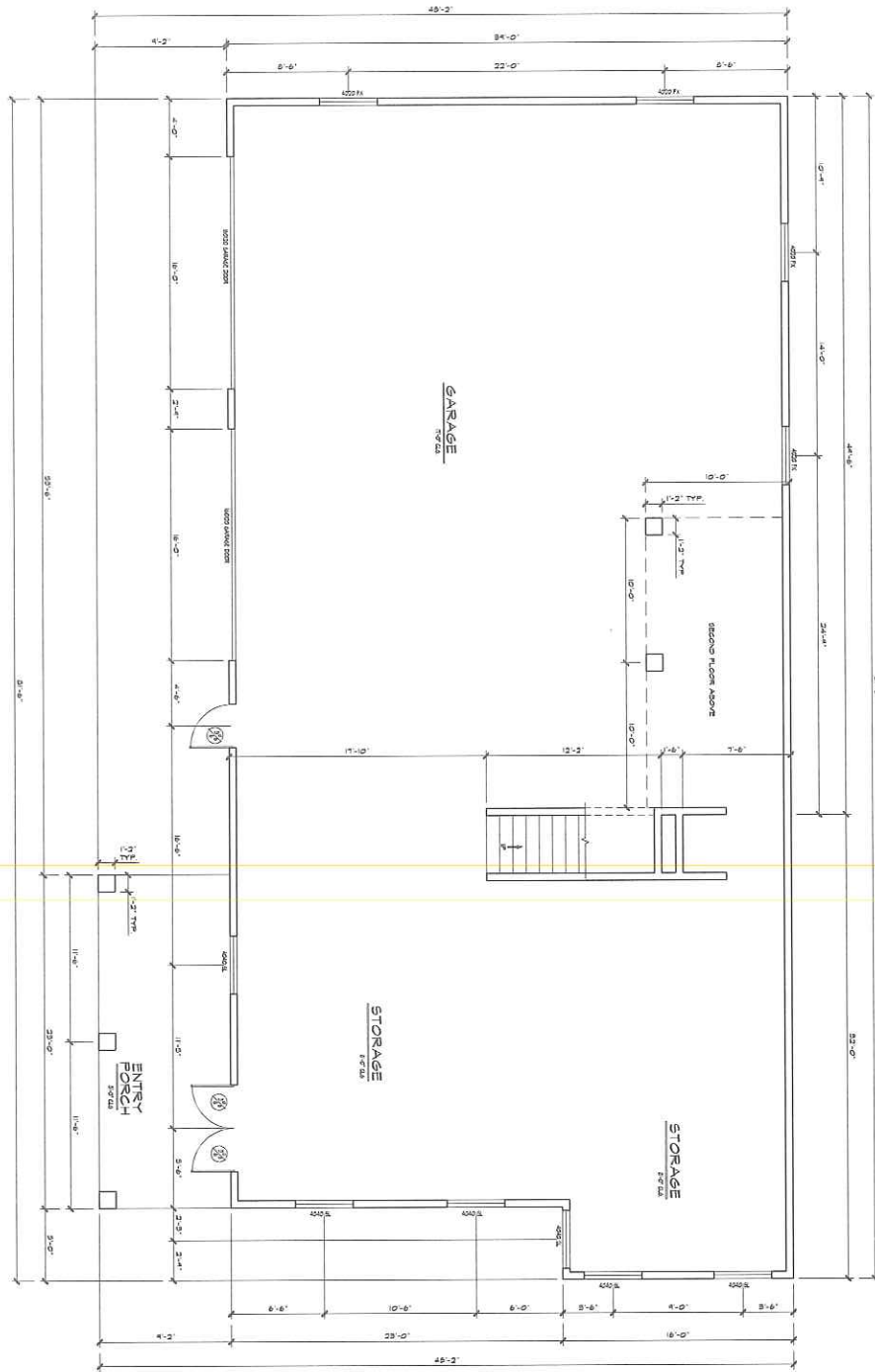
MR. & MRS. FRAKES

17333 VAN BUREN BLVD.

RIVERSIDE, CA.

REVISIONS	BY

FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



DATE	10/10/10
BY	JK
CHECKED	JK
APPROVED	JK
PROJECT	2222 KANSAS AVE. SUITE K
REVISIONS	
NO.	DESCRIPTION
1	ISSUE FOR PERMITTING
2	ISSUE FOR CONSTRUCTION

SQUARE FOOTAGE

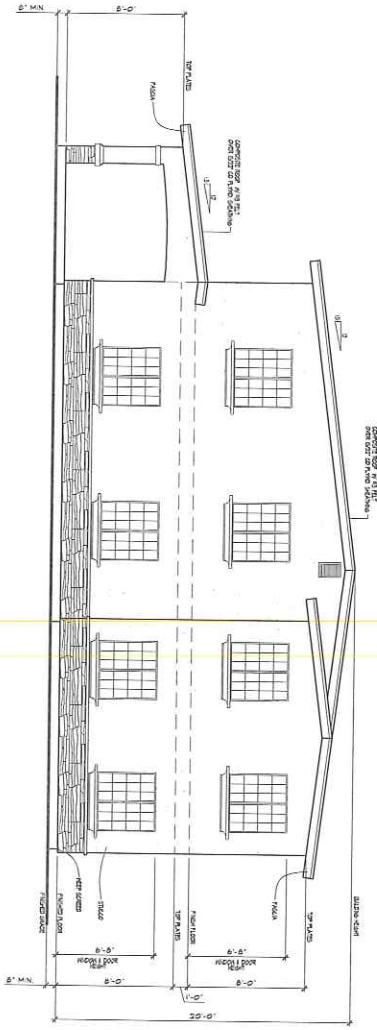
FIRST FLOOR GARAGE	1,980	SQ. FT.
SECOND FLOOR BOX STORAGE	1,280	SQ. FT.
PORCH AREA	1,211	SQ. FT.
GRAND TOTAL	4,471	SQ. FT.

NO.	2
DATE	10/10/10
BY	JK
CHECKED	JK
APPROVED	JK

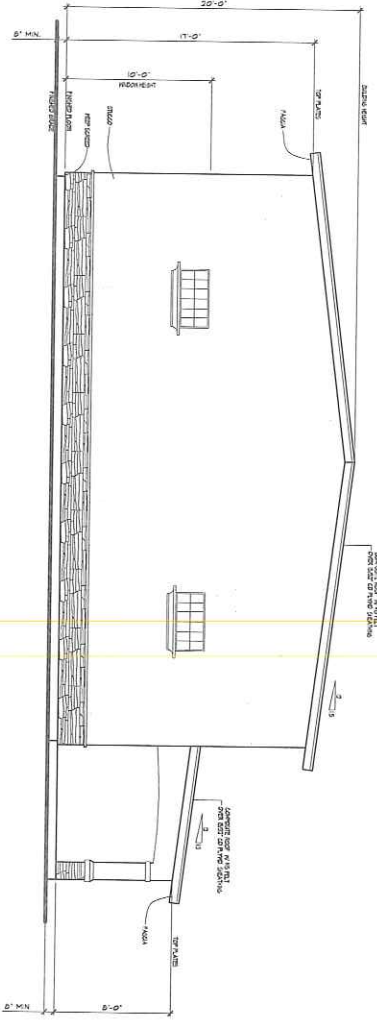
A.K.A.A. & ASSOCIATES INC.
 BUILDING DESIGNERS / ENGINEERS
 2222 KANSAS AVE. SUITE K
 RIVERSIDE, CA 92501 (951) 684-4222

FIRST FLOOR PLAN

NO.	2
DATE	10/10/10
BY	JK
CHECKED	JK
APPROVED	JK



RIGHT ELEVATION
SCALE 1/4" = 1'-0"



LEFT ELEVATION
SCALE 1/4" = 1'-0"

5 SHEET NO.	
1/4" = 1'-0" SCALE	20' x 20' SIZE
10/10/10 DATE	10/10/10 YEAR


A.K.A. & ASSOCIATES INC.
 BUILDING DESIGNERS / ENGINEERS
 2222 KANSAS AVE. SUITE K
 RIVERSIDE, CA . 92501 (951) 684-4222

ELEVATIONS

REVISIONS	BY

