



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Planning Director

DEVELOPMENT ADVISORY COMMITTEE (DAC) TRANSMITTAL FORM

PROJECT / CASE NUMBER(S):

PLANNER NAME and CONTACTS (phone / email):

DISTRICT No.: SUBMITTAL No.: BLUEBEAM ID (if already assigned):

BLUEBEAM FILES LOCATION (add hyperlink or server path):

REQUESTED DAC DATE (e.g. July 13, 2023):

DAC TYPE (check one): Meeting Internal

PLANNING DEPARTMENT OFFICE LOCATION (Check one):

- RIVERSIDE OFFICE PALM DESERT OFFICE
 PO Box 1409, Riverside, 92502-1409 77-588 El Duna Court, Suite "H," Palm Desert, CA 92211

DISTRIBUTION LIST (Check all that apply and/or fill in under "Other:")

- 01 - Planning 04 - Biology 07 - WQMP 08 - Development Review
 02 - Geology 05 - Cultural Transportation: 09 - Traffic Study 10 - Landscaping
 03 - Paleontology 06 - Parks, Open Space and Trails 11 - Grading
 12 - Building/Safety: Plan Check
 Environmental Health: 13 - Riverside 14 - Palm Desert 18 - Flood Control
 Fire: 15 - Riverside 16 - Palm Desert 17 - Idyllwild 19 - Waste Resources Management

34 - Board of Supervisors: Supervisor 35 - Planning Commission: Commissioner

Other (Fill in name(s) of agencies and/or entities):

PROJECT STRIP (Fill in below):

PLOT PLAN TRANSMITTAL NO. 230036 – Applicant/Owner: Michelle Gonzalez, Paragon Institute of Innovations – First Supervisorial District – University District – Community Development Zoning: Scenic Highway Commercial (C-P-S) – General Plan: Community Development: Commercial Retail (CD:CR) – Sphere of Influence: Riverside – Location: The property is located on two parcels totaling 0.35-acres at 250 Iowa Avenue, approximately 160 foot north of Center Street and approximately 800 foot east of Hwy 60 – REQUEST: The applicant is proposing a two phase project to establish and office with trading school. Phase I includes the demolition of an existing 5,412 square foot building located on the east side of the property, removal of existing asphalt, the renovation of the existing 1,845 square-foot office building with a 222 square-foot addition located on the west side of the property. Phase II includes the construction of a new 2,346 square foot detached building to the east side of the property. The site improvements will include fencing, ingress and egress access, parking, landscape fence, and gate. The APN's: 247-042-018 and 247-042-019. Project Planner: Haide Aguirre at 951-955-1006 or

REVIEWER COMMENTS (Fill in below):