

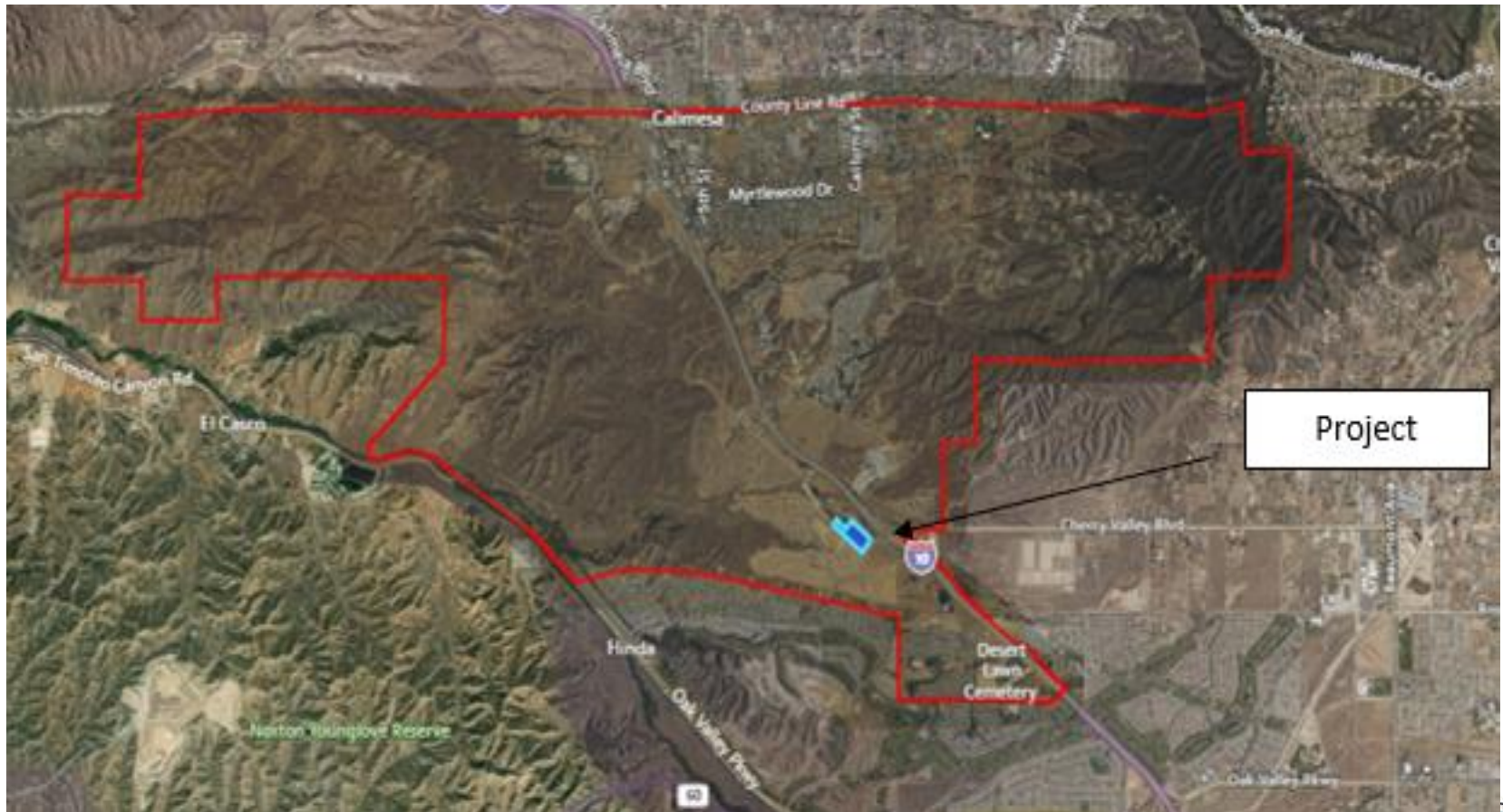


Planning Commission

July 27, 2020

EA 20-02, DPR 19-02, CUP 19-01, CUP 19-02, CUP 19-03,
VTM 37739, and VAR 19-02

Project Vicinity

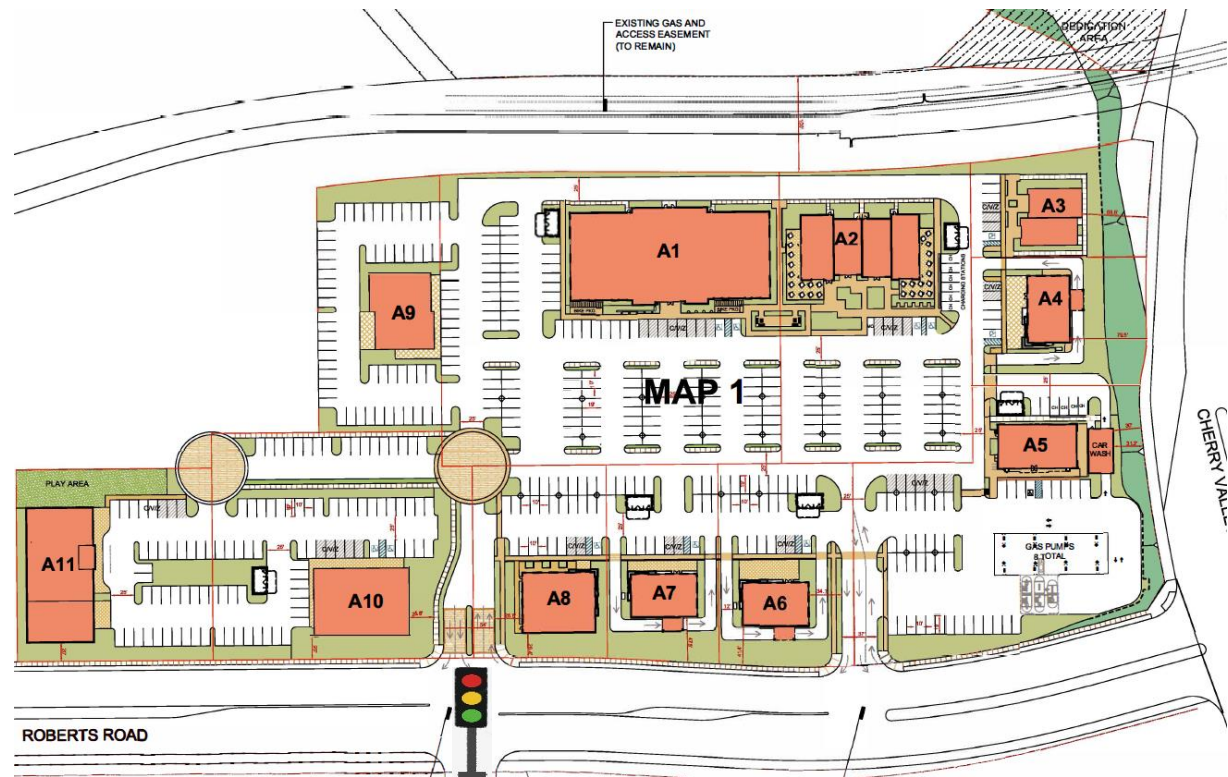


Project Location



Summerwind Commons

- EA 20-02 finding the project entitlements within the scope of and consistent with the previously Summerwind Ranch certified EIR and its previously adopted MMRP (SCH#2004061035)
- DPR 19-02 for the site design and layout of the 11.44-acre commercial center
- VAR 19-02 to allow the sign program to be adopted as proposed
- CUP 19-01 is to allow the shopping center to operate drive-thru facilities
- CUP 19-02 is the fuel station operator (Building A5) to obtain an ABC license and related PCN
- CUP 19-03 is to allow the sale of gasoline at Building A5
- TPM 37379 to subdivide 11.44-acres into eleven lots



Proposed Uses

A1 - MULTI-TENANT/FITNESS	20,000 SF	2.11 AC. PAD (91,767sf)
A2 - QUICK SERVE REST.	8,500 SF	1.90 AC. PAD (82,481 sf)
A3 - MULTI-TENANT RETAIL	5,000 SF	0.69 AC. PAD (29,817 sf)
A4 - FAST FOOD	2,500 SF	0.71 AC. PAD (31,045 sf)
A5- GAS STN / CIRCLE K	3,800 SF	1.70 AC. PAD (73,826 sf)
A6 - FAST FOOD	2,500 SF	0.74 AC. PAD (32,238 sf)
A7 - FAST FOOD	2,500 SF	0.56 AC. PAD (24,494 sf)
A8 - URGENT CARE	5,000 SF	0.48 AC. PAD (21,044 sf)
A9 - MULTI-TENANT RETAIL	5,000 SF	0.72 AC. PAD (31,253 sf)
A10 - URGENT CARE / MEDICAL OFFICE	12,000 SF	1.02 AC. PAD (44,566 sf)
A11 - DAYCARE / VETERINARIAN	8,000 SF	0.81 AC. PAD (35,275 sf)
TOTAL	497,806 SF	11.44 AC.



Proposed Architecture



FRONT ELEVATION

ELEVATION KEY NOTES :

- 1 FIBER CEMENT BUTTERBOARD
- 2 FIBER CEMENT HORIZONTAL SIDING
- 3 1/2" FIBER CEMENT HORIZONTAL SIDING
- 4 DECORATIVE STONEWORK VENER
- 5 2" FIBER CEMENT HORIZONTAL SIDING
- 6 ASPHALT SHINGLE ROOF
- 7 300 PINKED GABLE - 12' OVERHANG
- 8 300 PINKED GABLE - 12' OVERHANG
- 9 300 PINKED GABLE - 12' OVERHANG
- 10 DECORATIVE LIGHT FIXTURE
- 11 STOREFRONT WINDOWS
- 12 LIGHT WEIGHT METAL FRAMING
- 13 DECORATIVE TRILLIUM
- 14 STOREFRONT BRANDED ROOF
- 15 STOREFRONT DOORS
- 16 FIBER CEMENT SOFFIT TRIM
- 17 FIBER CEMENT HORIZONTAL SIDING
- 18 FIBER CEMENT FINISHED CHIMNEY



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

KEY PLAN



Proposed Colors & Materials



**SIDING
SHERWIN-WILLIAMS:**
224-C5
SW 6242
BRACING BLUE



**SIDING
SHERWIN-WILLIAMS:**
215-C5
SW 6186
DRIED THYME



**TRIM/ACCENT
SHERWIN-WILLIAMS:**
256-C1
SW 7757
HIGH REFLECTIVE WHITE



EL DORADO STONE: ALLOCATED FOR ARCHITECTURE
WHISKEY CREEK
MOUNTAIN LEDGE PANELS



EL DORADO STONE:
WHISKEY CREEK
MOUNTAIN LEDGE PANELS



**SIDING
SHERWIN-WILLIAMS:**
232-C6
SW 9099
SADDLE UP



**SIDING
SHERWIN-WILLIAMS:**
244-C6
SW 7019
GAUNTLET GRAY



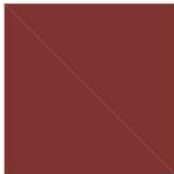
**METAL
SHERWIN-WILLIAMS:**
251-C3
SW 6991
BLACK MAGIC



EL DORADO STONE: ALLOCATED FOR ARCHITECTURE
PIONEER
MOUNTAIN LEDGE PANELS



EL DORADO STONE:
WHISKEY CREEK
MOUNTAIN LEDGE PANELS



**SIDING
SHERWIN-WILLIAMS:**
275-C2
SW 7582
SALUTE



**SIDING
SHERWIN-WILLIAMS:**
265-C3
SW 6112
BISCUIT



EL DORADO STONE: ALLOCATED FOR SITE MONUMENTS
CHESAPEAKE SHADOW ROCK

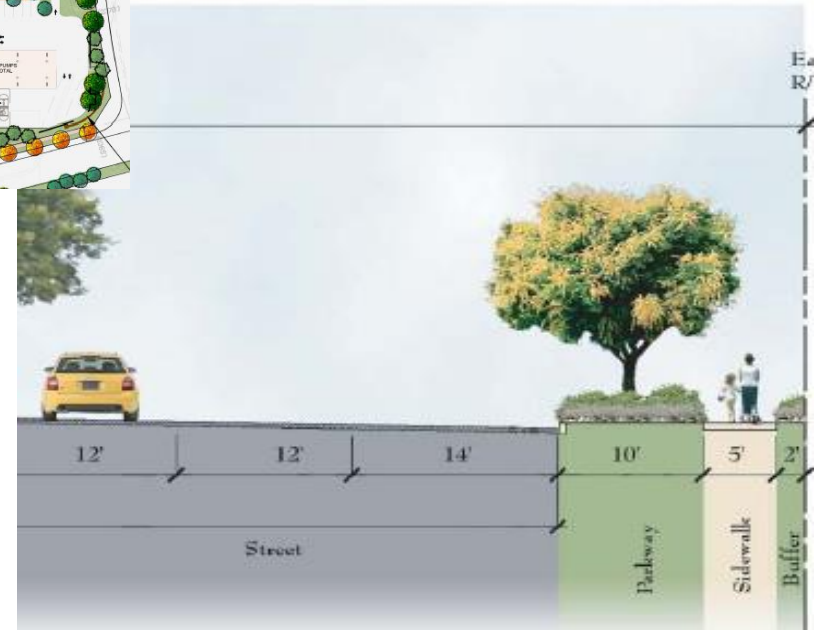
CONCEPTUAL COLOR & MATERIALS



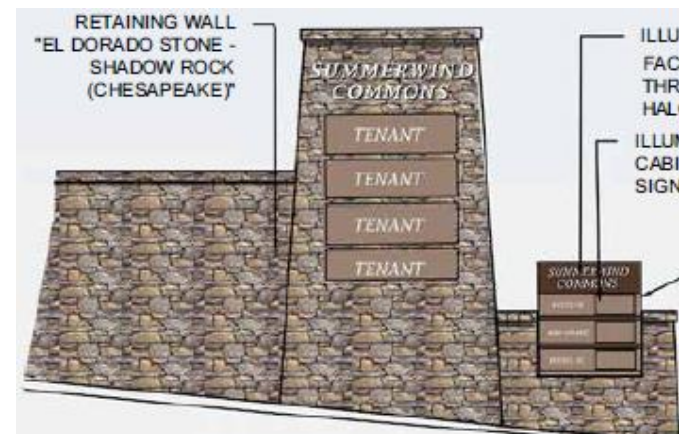
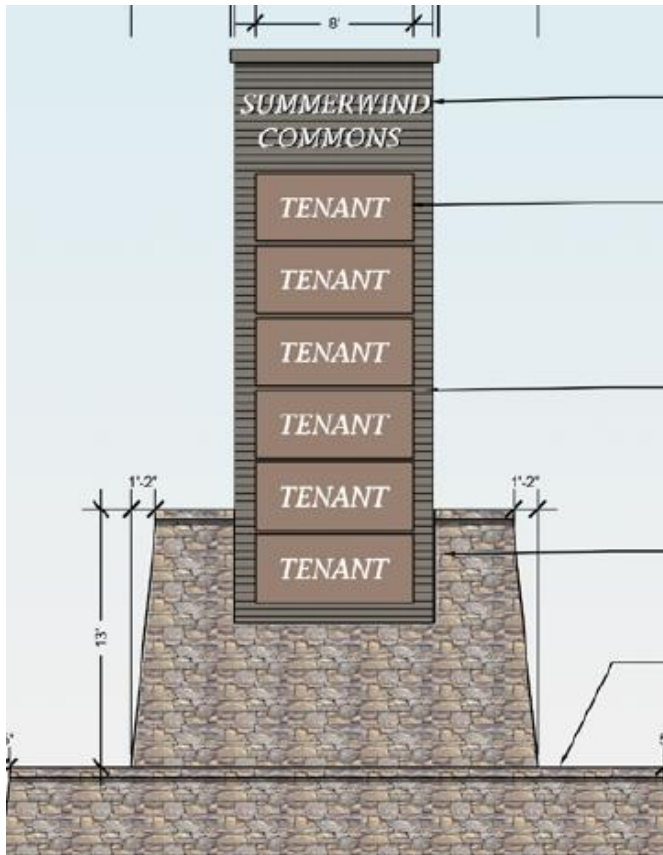
Landscaping



Apx. 292,475 sf of total landscape area to include trees, shrubs, and groundcover both onsite and in the landscaped parkway



Master Sign Program/Variance Request



Variance 19-02 – Freeway Pylon

Allowed:

- One (1) freeway pylon that is 20 ft tall with 100 sq ft of total sign area



Requested:

- One (1) freeway pylon that is 40 ft tall and apx 360 sq ft of total sign area



Variance 19-02 – Freeway Pylon

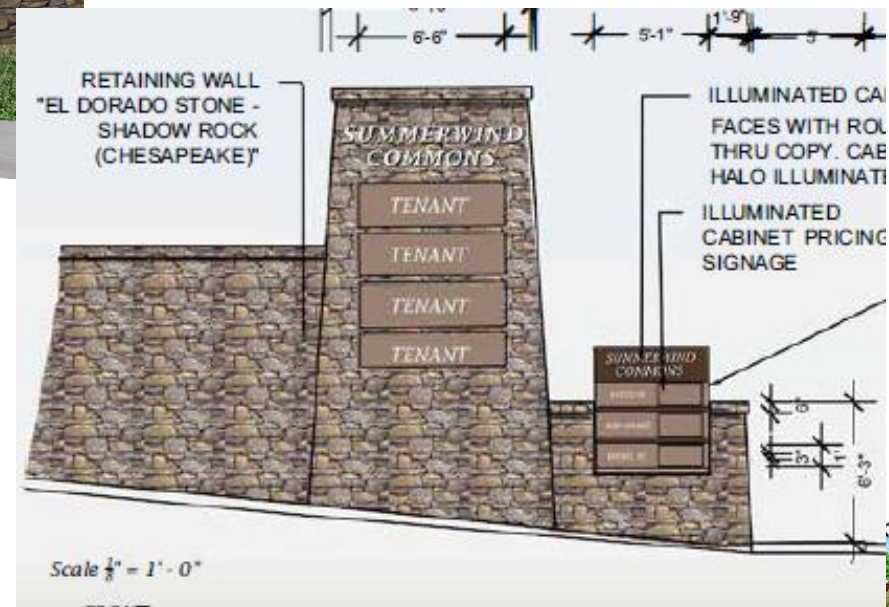


Allowed:

- Two (2) complex ID monuments with a max height of 6 ft and 100 sq ft of total sign area

Requested:

- 6 total – 2 on Cherry Valley Blvd (1 retaining wall that is 3' tall and 1 monument that is 20' tall that has a sign area of apx 400 sq ft; 4 on Roberts Road that range from 120-450 sq. ft of max sign area and 8'-18' in height



CUP 19-01 – Drive through facilities

The proposal to include drive through facilities is compliant with CMC subject to conditions of approval. Conditions of approval include:

- Speakers must meet City noise requirements
- Drive aisles must accommodate at least eight cars
- Drive through windows must be covered



CUP 19-02 – Alcohol Sales and Finding of Public Convenience & Necessity

- The proposed alcohol sales are compliant with CMC subject to conditions of approval and approval of a PCN.
- The proposed alcohol sales use is also compliant with CMC. The location meets all required minimum distances from residential uses, public parks, schools, and religious institutions.
- City is under moratorium by the State due to overconcentration of Type 20 alcohol license. However, the business may obtain an alcohol license if the local jurisdiction makes a finding of “Public Convenience and Necessity.”



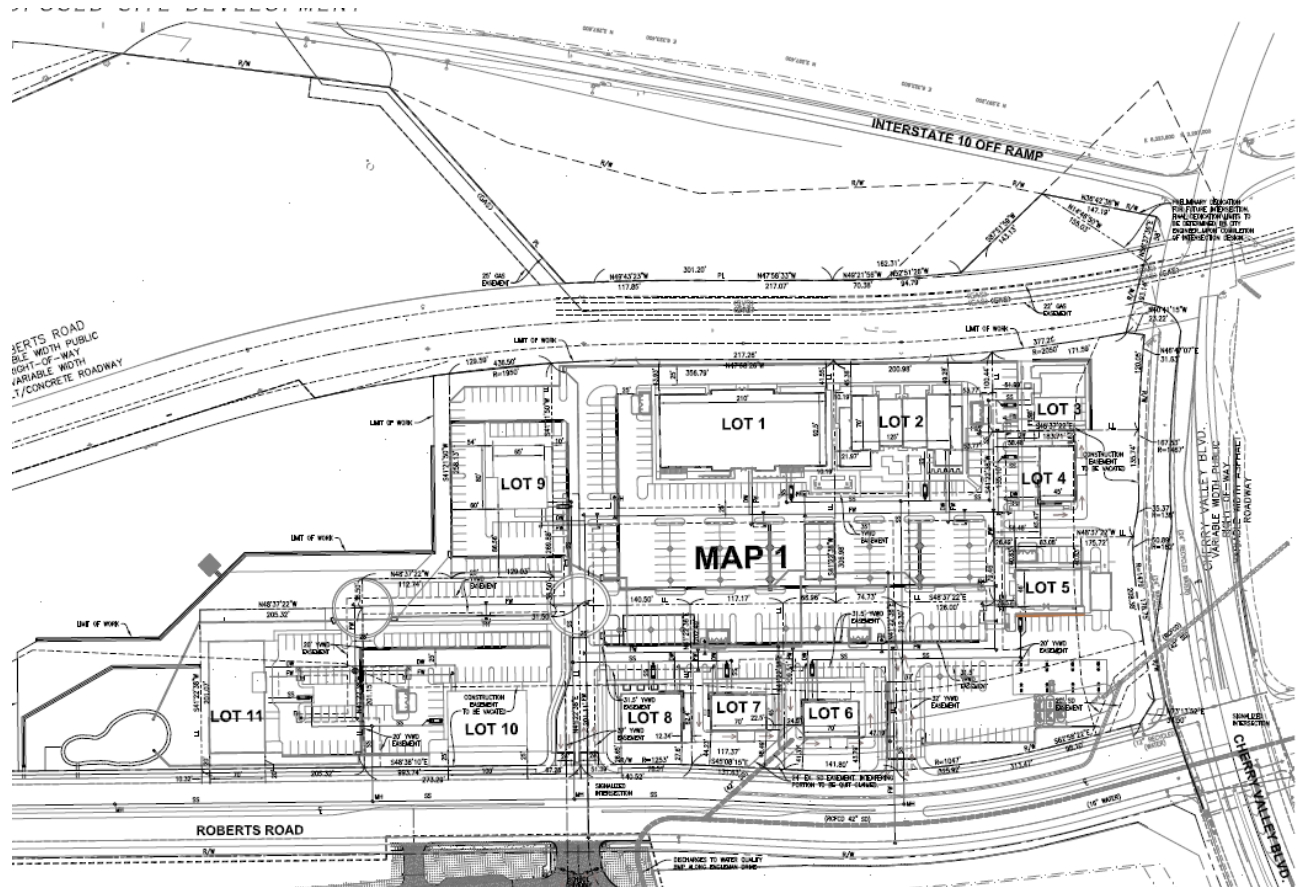
CUP 19-03 – Fuel Sales

- The proposed fuel station use is compliant with CMC subject to conditions of approval, which include:
 - Permits are required by the Riverside County Environmental Health Department for USTs (underground storage tanks)
 - The operator must notify Env health in the event of a leak, spill, or overfill
 - Car wash activities must be entirely self-contained



Vesting Tentative Parcel Map 37739

- VTTM 37739 is to subdivide 11.44 acres into eleven lots, subject to conditions of approval



Recommendation

That the Planning Commission find the project entitlements within the scope of and consistent with the previously Summerwind Ranch certified EIR and its previously adopted MMRP (SCH#2004061035), approve EA 20-02, DPR 19-02, CUP 19-01, CUP 19-02, CUP 19-03, VAR 19-02, and TPM 37739, and adopt PC Resolutions 2020-08; -09; -10; -11; -12; -13; -14



Questions?

