

SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

326B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
April 23, 2004

SUBJECT: FAST TRACK NO. 2002-09 - CONDITIONAL USE PERMIT NO. 3385 / TENTATIVE PARCEL MAP NO. 30693 / VARIANCE NO. 1746 - EA38754 - Regency Centers LP - Third Supervisorial District - Southwest Area - 16.05 acres - 12 proposed lots - Schedule E - C-P-S; I-P; and SP zoning - Located on the north east corner of Benton and Highway 79 - REQUEST: CUP 3385, proposes to construct a 16.05 acre local shopping center with one 44,093 square foot grocery store, 3 (three) major stores; 2 (two) strips of variable size shops; 4 (four) drive-thru businesses ranging from 2,200 to 4,600 square feet; 1 (one) 4,500 square foot restaurant and 1 (one) service station with a market and car wash. / PM 30693, proposes to divide 16.05 acres into 12 smaller lots. / VAR 1746, proposes to allow 2 (two) additional signs, for a total of 4 (four), for the shopping center proposed in the CUP.

RECOMMENDED MOTION:

The Planning Department recommends to the Board of Supervisors:

ADOPTION of a Mitigated Negative Declaration for Environmental Assessment No. 38754, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of Conditional Use Permit No. 3385, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of Tentative Parcel Map No. 30693, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of Variance No. 1746, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Robert C. Johnson
Planning Director

RCJ:ar

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 4/23/04

Departmental Concurrence

Dep't Recomm.: Policy Policy
 Consent Consent
Per Exec. Ofc.:

Prev. Agn. Ref.

District: Third

Agenda Number:

16.2