



**PLANNING COMMISSION HEARING DATE: MARCH 7, 2019  
AGENDA ITEM NO.: 3**

**PROPOSED PROJECT**

<i>Case Numbers</i>	P18-0370 (Rezone) and P18-0369 (Site Plan Review)	
<i>Request</i>	To consider the following entitlements for the construction of a mixed use development consisting of 92 units and 750 square feet of commercial space, on seven contiguous parcels totaling 2.92 acres, partially developed with single family residences: 1) a Zoning Code Amendment to change the zone from R-1-7000-SP – Single Family Residential Zone and Specific Plan (Magnolia Avenue) Overlay Zones to MU-V-SP – Mixed Use - Village and Specific Plan (Magnolia Avenue) Overlay Zones; and 2) a Site Plan Review of project plans.	
<i>Applicant</i>	Aleksandar Nadazdin	
<i>Project Location</i>	3907-3929 Polk Street and 10670-10680 Stetson Avenue, situated on the east side of Polk Street between Cochran and Magnolia Avenues	
<i>APNs</i>	143-270-009, 143-270-010, 143-270-011, 143-270-012, 143-280-001, 143-280-002, 143-280-054	
<i>Project area</i>	2.92 acres	
<i>Ward</i>	6	
<i>Neighborhood</i>	La Sierra	
<i>Specific Plan</i>	Magnolia Avenue Specific Plan	
<i>General Plan Designation</i>	MU-V – Mixed Use - Village	
<i>Zoning Designation</i>	R-1-7000-SP – Single Family Residential Zone and Specific Plan (Magnolia Avenue) Overlay Zones	
<i>Staff Planner</i>	Candice Assadzadeh, Senior Planner 951-826-5667 CAssadzadeh@riversideca.gov	



## RECOMMENDATION

Staff recommends that the Planning Commission approve:

1. The applicant request for a continuance until March 21, 2019 to complete traffic related information for the project.

## EXHIBIT LIST

1. Applicant's Continuance Request

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Prepared by: Candice Assadzadeh, Senior Planner  
Reviewed by: Patricia Brenes, Principal Planner  
Approved by: Mary Kopaskie-Brown, City Planner

**From:** Andrew Walcker [<mailto:andrew@overlanddevco.com>]

**Sent:** Tuesday, February 19, 2019 12:07 PM

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**Subject:** [External] Request for Continuance - P18-0369 and P18-0370 Pol Street Apartments

Please consider this e-mail as a request to move our March 7 CPC date to March 21 so that we may complete the Traffic Report recently requested of staff. Thank you!

Regards,

AW

**Overland Development Company**

**Andrew Walcker, President**

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