



**PLANNING COMMISSION HEARING DATE: MAY 25, 2023
AGENDA ITEM NO.: 4**

PROPOSED PROJECT

Case Number	PR-2023-001502 (Tentative Tract Map)		
Request	To consider a Tentative Tract Map (TM-37279) to subdivide a vacant 1.6-acre parcel into seven (7) residential lots.		
Applicant	Mohammed Hossain of H2O, LLC		
Project Location	1008 Clark Street, situated on the north side of Paschels Way, east of Cozumel Court		
APN	206-100-054		
Project Area	1.6-acres		
Ward	1		
Neighborhood	Northside		
General Plan Designation	NSP – Northside Specific Plan		
Specific Plan Designation	NSP – Northside Specific Plan		
Zoning Designation	NSP-MDR – Northside Specific Plan – Medium Density Residential Overlay Zones		
Staff Planner	Suhaim Bawany, Associate Planner 951-826-5658 sbawany@riversideca.gov		

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Staff requests continuance to an off-calendar City Planning Commission meeting to complete additional grading analysis related to the project.

Prepared by: Suhaim Bawany, Associate Planner

Reviewed by: Brian Norton, Principal Planner

Approved by: Maribeth Tinio, City Planner