



**PLANNING COMMISSION HEARING DATE: MAY 2, 2019
AGENDA ITEM NO.: 2**

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's request for a continuance until May 16, 2019.

EXHIBIT LIST

1. Applicant's Continuance Request

Prepared by: Candice Assadzadeh, Senior Planner

Reviewed by: Patricia Brenes, Principal Planner

Approved by: Mary Kopaskie-Brown, City Planner

From: [Andrew Walcker](#)
To: [Assadzadeh, Candice](#)
Subject: [External] RE: Polk Street
Date: Thursday, April 18, 2019 1:38:57 PM

CA-

Dr. Nadazdin and I appreciate the time spent with you and staff on the Polk Street Apartment project yesterday afternoon. We discussed two different options on how best to move forward with this project and we are ready to proceed with taking the project forward to CPC under the Housing Accountability Act. I understand that this will impose an additional delay to our project proceeding to CPC on May 2 and therefor am requesting a two week continuance for May 16 to give staff time to revise their report. Please let me know if you have any questions on this and once again, thank you for your continued help and support of this project!

Regards,

AW

Overland Development Company

Andrew Walcker, President

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