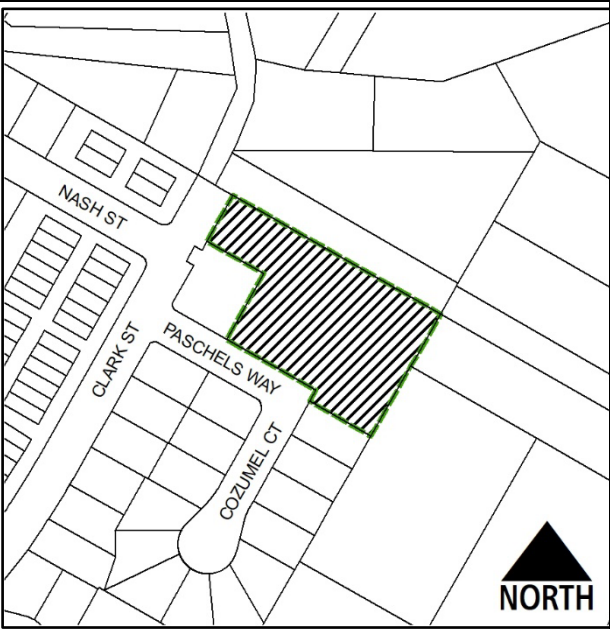




**PLANNING COMMISSION HEARING DATE: MAY 11, 2023
AGENDA ITEM NO.: 4**

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. Applicant requests continuance to the May 25, 2023, City Planning Commission meeting to complete additional grading analysis related to the project.

Attachment:

1. Applicants request to continue to May 25, 2023

Prepared by: Suhaim Bawany, Associate Planner

Reviewed by: Brian Norton, Principal Planner

Approved by: Maribeth Tinio, City Planner