



DIRECTOR'S HEARING REPORT OF ACTIONS AUGUST 31, 2020

1.0 CONSENT CALENDAR:

- 1.1 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 36837** – Applicant: Dalton Bogel – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Community Development: Commercial Office (CD-CO) (0.35 - 1.0 FAR) – Location: Northerly of Easthaven Road, easterly of Washington Street, southerly of Avenue 41, and westerly of Sparkey Way – 4.17 Acres – Zoning: General Residential – Minimum 4,000 sq. ft. lots (R-3-4000) – Approved Project Description: A Schedule “H” subdivision of a 4.17 acre parcel into two (2) commercial parcels to accommodate two (2) office buildings – **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 36837, extending the expiration date to August 29, 2023. Project Planner: Rob Gonzalez at (951) 955-9549 or email at rgonzalez@rivco.org. **APPROVED** First Extension of Time Request for Tentative Parcel Map No. 36837, extending the expiration date to August 29, 2023.

2.0 HEARINGS – CONTINUED ITEMS 1:30 p.m. or as soon as possible thereafter:

NONE

3.0 HEARINGS – NEW ITEMS 1:30 p.m. or as soon as possible thereafter:

- 3.1 **PLOT PLAN NO. 190023 – Intent to Adopt a Negative Declaration** – CEQ190008 – Applicant: David Schneider – Engineer/Representative: Advanced Civil Group c/o Steve Austin – First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan – Warm Springs Policy Area: Community Development: Light Industrial (CD-LI) – Location: Northerly of Highway 74, easterly of Crater Drive, and westerly of Trellis Lane – 4.14 Net Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** Plot Plan No. 190023 proposes a business commerce center which would include the following building external square-footages: Building A, would consist of a 11,013 sq. ft. industrial office building and showrooms and a 1,000 sq. ft. caretakers unit; Building B, would consist of a 3,055 sq. ft. industrial office and a 3,753 sq. ft. self-storage unit facility; Building C, would consist of a 12,036 sq. ft. self-storage unit facility; and Building D, would consist of a 5,118 sq. ft. self-storage unit facility. Additionally the proposed Project would consist of a covered and uncovered trailer/boat storage facility area north of the dry creek that runs through the subject property. Separate access to be provided from Crater Drive, through west neighboring facility (PP20247 under same ownership) to proposed RV storage facility. Furthermore, main access to this proposed project would come from Highway 74 and created an access aisle to the neighboring facility as well. Project proposes 66 parking spaces to service the various business uses on site, which include three (3) disabled person parking spaces, three (3) electric vehicle parking spaces, and the additional parking accessible from the existing neighboring project PP20247. The Project also consists of five (5) bio-retention basins. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.
- Staff Report Recommendation:
ADOPT a Negative Declaration for Environmental Assessment No. 190081; and,
APPROVE Plot Plan No. 190023, subject to the conditions of approval.
- Staff's Recommendation:
ADOPT a Negative Declaration for Environmental Assessment No. 190081; and,
APPROVE Plot Plan No. 190023, subject to the conditions of approval.
- Planning Director's Actions:
ADOPTED a Negative Declaration for Environmental Assessment No. 190081; and,
APPROVED Plot Plan No. 190023, subject to the conditions of approval.

4.0 SCOPING SESSION: 1:30 p.m. or soon as possible thereafter:

NONE

5.0 PUBLIC COMMENTS: