



**DIRECTOR'S HEARING
REPORT OF ACTIONS
JULY 17, 2017**

1.0 CONSENT CALENDAR:

NONE

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 TENTATIVE PARCEL MAP NO. 36837/PLOT PLAN NO. 25686

– Intent to Adopt a Negative Declaration – Owner/Applicant: Omni Washington Street Medical, LLC – Engineer/Representative: A&B Consulting Engineers – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Community Development: Commercial Office (CD-CO) (0.25 – 1.00 Floor Area Ratio) – Location: Southerly of 41st Avenue, easterly of Washington Street, and westerly of Sparkey Way – 4.17 Acres – Zoning: General Residential – 4,000 sq. ft. (R-3-4000) – **REQUEST:** Tentative Parcel Map proposes to subdivide four (4) acres into two (2) parcels (Schedule H) of approximately two (2) acres each containing an existing two-story medical office building (14,171 sq. ft. footprint, 28,489 sq. ft. rentable/leasable space) on proposed Parcel 1 up to approximately 38 feet in height, and, Plot Plan proposes a new two-story medical office building (14,171 sq. ft. footprint, 28,711 sq. ft. rentable/leasable space) up to approximately 38 feet in height on proposed Parcel 2, with overall site containing approximately 287 parking spaces (257 spaces, 30 vanpool credits), with drainage facilities and landscaping. Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@rivco.org.

Staff Report Recommendation:

ADOPTION of a Negative Declaration for Environmental Assessment No. 42732; and

APPROVE Tentative Parcel Map No. 36837; and

APPROVE Plot Plan No. 25686.

Staff's Recommendation:

ADOPTION of a Negative Declaration for Environmental Assessment No. 42732; and

APPROVAL of Tentative Parcel Map No. 36837; and

APPROVAL of Plot Plan No. 25686.

Planning Director's Actions:

ADOPTED a Negative Declaration for Environmental Assessment No. 42732; and

APPROVED Tentative Parcel Map No. 36837; and

APPROVAL of Plot Plan No. 25686, subject to the conditions of approval.

4.0 SCOPING SESSION:

NONE

5.0 PUBLIC COMMENTS: