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RECEIVED IN THE
BUILDING DEPARTMENT

JAN - 6 2011

CITY OF
DESERT HOT SPRINGS

January 6, 2011

Hand Delivered

City of Desert Hot Springs
Planning Department
65950 Pierson Blvd.
Desert Hot Springs, CA 92240

RE: NOTICE OF PUBLIC HEARING – January 11, 2011 – 6:00 p.m.
General Plan Amendment No. 02-08
Zoning Map Amendment No. 02-08
Development Plan Permit No. 03-08
Design Review No. 04-08
Conditional Use Permit No. 05-08
Pierson Professional Plaza LP
Lewis Roland, an individual
Tahiti Partners, LLC
G. S. Delta, LLC, a Delaware Corporation

Gentlemen:

I am in receipt of the notice entitled City of Desert Hot Springs – NOTICE OF PUBLIC HEARING, a copy of which is attached hereto as Exhibit "A".

My name is Linda Lennon-Roth and I am a co-owner of the single family residence located at 65681 Buena Vista Avenue, Desert Hot Springs, CA 92240. I hold an active California Real Estate Sales License and I am familiar with zoning and property values within the County of Riverside, most specifically the City of Desert Hot Springs.

I plan to attend the Public Hearing on the above matter to voice my opinion and concerns.

I oppose the General Plan Amendment, Zone Change, Develop Permit, Design Review and Conditional Use Permit for the following reasons:

Financial Transparency and Disclosure

1. The Public is entitled to know the "true" personal and financial relationships between Lewis Roland, Pierson Professional Plaza, LP, Tahiti Partners, LLC and G. S. Delta, LLC., to include any and all sales and retention of future interests.

2. As a property owner my current Property Tax bill is twice or double that of the same assessed value in the County of Riverside as I am supporting the City of Desert Hot Springs. I am entitled to know if the City has granted or intends to grant any tax or utility consideration to the Owners and/or Developer or future tenants of the Pierson Professional Plaza.

3. We are all familiar with the "mistake" entitled Seaway Properties, Inc. which sits half-completed and abandoned at the corner of Mission Lakes Blvd and Little Morango. What surety or performance bonding and/or irrevocable letter of credit assigned to the City of Desert Hot Springs will guaranty completion of the project, if approved?

4. I have been advised that retail and professional leases have been pre-executed by future tenants of the Pierson Professional Plaza. I would like to have this information verified by a third party as approximately twenty-five percent (25%) of the retail space in Desert Hot Springs is empty and for rent or lease. Why are we adding to the city's vacancy factor?

5. I am entitled to know if the City of Desert Hot Springs has paid or intends to pay any money to the owners or developers of the project.

6. Are any members of City government active or silent partners in the project?

7. If approved, will the Developer hire a professional project management firm such as Arcadis, to manage the project from inception to completion?

8. Upon completion, will the Developer retain 100% interest in the project or will the property be sold to investors?

Architectural, Design and Neighborhood Conformation Issues:

1. I believe that any re-zoning and/or commercial use of the southern half of the Plot bordering Buena Vista Avenue on the South, Cholla on the East and Via Loreto on the West will have a negative impact on the property values of the entire *Rancho Buena Vista* tract, most specifically, the six homes on the South side of Buena Vista Avenue. When originally sold prices were between \$309,000. and \$400,000. The current value is approximately \$150,000. Should a commercial plaza back up to Buena Vista Avenue there will be no chance of financial recovery not only for the homes on Buena Vista Avenue, but any future development on the fifteen remaining undeveloped lots within the tract.

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2. Should the project move forward, I object to the minimal Buena Vista Avenue set-back as outlined on the Developer's Plot Plan. The project's set back should conform to the same standards as residential R-1. The Buena Vista Avenue side should have a mandatory block wall inside the set-back and approximately 20 to 30 feet within this set back should have a bike-path type cement walk way with desert planting and lighting to enhance and compliment the existing homes on Buena Vista Avenue.

3. Buena Vista Avenue must be blocked at both the Via Loreto and Cholla ends as without this protection, Buena Vista Avenue will become a busy thoroughfare and will loose it's residential status. Buena Vista Avenue must be re-designed as a cul de sac as small children ride their bikes and play on the street.

4. Any buildings on the South section of the Plaza must be restricted to single story as a two story building would block our mountain view.

5. The architecture of the Pierson Professional Plaza does not conform to the existing architecture or style of the surrounding neighborhood. The adjacent homes are built in the Spanish theme with tile roofs, etc. The design style as shown on the plan is quite modern and one would not compliment the other. While I realize that modern and box-like is a cheaper way to build, consideration must be given to the overall flavor of the neighborhood. Any new project must conform.

6. The 9.4 acre parcel sits approximately four to six feet higher in grade to Buena Vista Avenue. We need to review a grading permit. Also, there is no consideration for a mandatory flood or catch basin within the plans which should be required. A catch basin should be constructed across the entire Buena Vista Avenue side of the project which would give Buena Vista an additional barrier from the commercial center and provide required flood-run off. A similar basin is located at the corner of Pearson and Golden Eagle Road.

The above statements and concerns are submitted in accordance with Government Code Section 65009. My neighbors and I will be at the July 11, 2011 meeting to discuss the above issues and any additional concerns and objections.

Sincerely,



Linda Lennon-Roth

Exhibit "A"

City of Desert Hot Springs

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NOTICE IS HEREBY GIVEN that the **Desert Hot Springs Planning Commission** will hold a public hearing at **6:00 PM on Tuesday, January 11, 2011** in the Carl May Community Center located at 11711 West Drive, Desert Hot Springs, California to consider the following items:

Project Name and Description: ~~Tahiti Partners, LLC proposes a General Plan Amendment and Zone Change from Residential Low Density (R-L, 0-5 du/ac) to Neighborhood Commercial (C-N); and proposes a Development Permit, Design Review and a Conditional Use Permit to develop the Pierson Professional Plaza, an 80,000 commercial center to include medical offices, retail and restaurants on a 9.4 acre parcel.~~

Project Location: The project is located on the southwest corner of Pierson Boulevard and Cholla Drive. [Assessor Parcel Number: 663-290-003].

NOTICE IS FURTHER GIVEN that an Initial Study has been completed pursuant to the California Environmental Quality Act (CEQA) for the proposed project. On the basis of the Initial Study it was concluded that the project will not have a significant adverse impact on the environment and a Mitigated Negative Declaration will be filed.

Any persons wishing to speak for or against the matter should attend the public hearing. Any persons wishing to provide written comments on this matter must do so prior to the Planning Commission meeting. Written comments may be sent via U.S. Mail, or by hand delivery, to the City of Desert Hot Springs City Hall, 65950 Pierson Boulevard, Desert Hot Springs, California 92240. Please feel free to contact Emery J. Papp, Interim Associate Planner, at City Hall, 760-329-6411, x258. If this matter should at some future date go to court, court testimony may be limited to only those items that were raised at the hearing as per Government Code Section 65009. All information regarding these items is available for review at City Hall.

In the City's efforts to comply with the requirements of the Americans with Disabilities Act, the Development Department requires that any person in need of any type of special equipment, assistance or accommodation(s) in order to communicate at a City public meeting, must inform the City Clerk/Development Department a minimum of 48 hours prior to the scheduled meeting.

Tahiti Partners, LLC

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