

Bermuda Dunes Community Council

Minutes

6:00 p.m. Thursday, January 13, 2022

VIA VIDEOCONFERENCE

In the interest of public health, and pursuant to Assembly Bill 361, this meeting will be conducted via Zoom Webinar/teleconference. There will be no in-person public access to the meeting location.

- I. **Pledge of Allegiance** Meeting called to order at 6:03 Pm. Leslie did Pledge of Allegiance
- II. **Roll Call** Leslie , Jeff and Mike present. Jacob late
- III. **Approval of the Minutes – November 4, 2021** Jeff moved, Mike second. Approved
- IV. **Staff Reports:** Presenters must direct their report to the council. At the conclusion of the presentation, Chair may allow questions. Each speaker must first be recognized by the Chair.
 1. Office of Supervisor V. Manuel Perez – Esmeralda Perez, 760-863-8211, Esperez@rivco.org
Covid still out there. Testing sites available on website, Vaccines on website. Community clean up Dept of Waste Feb 19 at the airport. Free to the community. Council vacancies. 3 applicants now. Hopefully a new member at March meeting. Jeff questions. CHP speeders by school. Low-income housing. Robert Flores clarified last meeting. Railroad tamarisk trees. Completion date not yet. Jeff... Update on SB9 next meeting item. Vacant lot next to Jeff being subdivided. Robert Flores can explain SB9 to whoever reaches out to him.
 2. Sheriff's Department – Lt. Randy Vasquez, 760-863-8990, rvasquez@riversidesherriff.org
Sgt. Porfirio Rubio, 760-863-8805, prubio@riversidesherriff.org
Sgt Rubio reported .421 call for service. Catalytic converters have been a problem. Mike commented on vandalism being reported on the Ring Doorbell. Sgt Rubio said they have not seen much of that. Two deputies covering BD. Jeff asked about increased funding for more deputies. They are possibly going to add 1 deputy. Randy commented on adding Block Cameras. Deputies cover all the way to Chiraco Summit to Thermal. Dept is looking to add more4 deputies. Jeff asked if they are having trouble finding deputies. Process could take a year. Ann asked about positions of cameras. stationary cameras.
 3. CAL Fire – Battalion Chief Matt Kotz, (760) 772-4391 matt.kotz@fire.ca.gov
Absent
 4. CHP – Officer Rafael Espinosa, 760-772-5300, rafael.espinosa@chp.ca.gov
Officer Espinosa reported 2021 40 Collisions. 21 traffic collisions ,4 hit and run. Abandon Vehicles are a priority. Speed on 42nd street. Stop sign across from the airport being monitored. Bus issue may be over. Gifts for kid's holiday program a success. Jeff question how long a car can be parked on street. 72 hours per Esmeralda. CHP covers north bound lanes of Washington. South bound lanes Palm Desert Sherriff. Fred Waring and Washington. 4 agencies including Rancho Mirage PD cover that corner.
 5. Code Enforcement – Juan Vega, 760-393-3344, JVega@Rivco.org
Esmeralda reported. Special events budget approved in January.
 6. Bermuda Dunes Airport - Ann Goodwyn, 760-345-2558, agoodwyn@bermudadunesairport.org
Angel Medina, 760-345-2558, amedina@bermudadunesairport.org
Crown Arrow new owners are great. Maintenance project 300,000 asphalt runway project. Would like signage on 10 freeway off ramp at Jefferson. Restaurant is also a possibility. Broad interest. Cleanup was a success. Leslie asked if the club is going to be reopened. Jeff tamarisk trees project being finished timely. County Airport Commission was discussed. ALUC is the agency Ann communicates with.
 7. Desert Recreational District – Tatiana Hinkle, 760-347-3484, thinkle@drd.us.com

Maura Parkhurst, mparkhurst@drd.us.com

Maura is new. First week. Jeff asked does she have email addresses for all residents for email blasting. Not sure but will look into it. BD Blog would be something the community would like to get going again that Donna did. Jeff wants residents to be aware of the community programs. Desert Rec book was brought up by Leslie. Mike asked who was the admin of the Website blog. Jeff will inquire.

8. Desert Sands Unified School District – Sean M. Webb, sean.webb@desertsands.us
Christy from James Monroe on Zoom. Sean reported fund raiser raised 17k. two links on our zoom chat for updates on Pandemic. Desert Sands Dashboard for covid stats per school. Christy reported school has achieved two CA distinguished school awards. National blue-ribbon school. Also recognized as one of the 1000 highest ranked in the nation. Gem of a school. Covered Vaccine status. Resident Stephanie on PTO.
Leslie thanked her for meeting. BD has two of the best schools in the desert. Working on traffic issues. Michael commented on solving the traffic issue. Jeff thanked Christy.
Sean commented on the amount of fed dollars the district got for covid. Sean to get back with us.
9. Desert Christians Academy – Tyler Jacobus, 760-345-2848, Tjacobus@desertchristianacademy.org
Tyler said the Desert Walk a Thon was a success. Raised 280k. Nov 16 acquired 2.6 Acres behind. Total 20 acres now. Maybe a park with joint use with Bermuda Dunes. Working through the county. Everyone back to school. 3-week Christmas break going be the norm. 45th Year. Jeff said Walk a Thon kids were great.
10. Other departments/agencies

V. **New Business:** Presenters must direct their report to the council. At the conclusion of the presentation, Chair may allow questions. Each speaker must first be recognized by the Chair.

1. Project: TLE Bermuda Dunes / 42500 Washington St. Apartments (Action)

- a) **Background:** The development consists of an approximately 9,990 sf commercial building for a day care/early education use complimented by an approximately 12,500 sf playground on the Western portion of the property. A 43-unit market-rate apartment building is proposed for the Eastern portion of the property.
- b) **Location/Address:** 42500 Washington St, Cross Street: Ave of the States
 - **APN Number(s)** 609-020-024-3
- c) **Planning Department Case Number(s)** OAPL2100143, TPM38113, GPA210003, CZ2100010, PPT210015, TPM38113
- d) **County Planner:** Robert Flores rflores@rivco.org (951) 955-1195; Manny Baeza mbaeza@rivco.org (951) 955-9294
- e) **Zoning/General Plan (GP) Designation** R-1-12000, R-3-2000.
Change to Mixed Use (MU) Zoning
- f) **Land Use Exception** = Commercial Use at the front of property. Reasoning: Our proposed project is in conformance with the land use plan/designation as it relates to the apartment building. A General Plan Amendment is being processed to bring into conformance the proposed commercial use under a mixed-use designation. Additionally, the proposed uses are consistent with existing surrounding uses.
- g) **Residential Parcel** = 1.479 AC, 43 Units, $43/1.479 = 29$ Dwelling Units/AC
- h) **Commercial project:** TLE Building = 9,990 SF, APT Building = 59,000; Total Building SF = 68,990
- i) **Contact information: Developer:** Hamo Rostamian hamo.rostamian@hridevelopment.com, (626) 243-5288, 20 N Raymond Ave, Pasadena, CA, 91103, hridevelopment.com.
Architect: Dan Beauchamp danb@beauchamparchitects.com, (949) 727-3840

PDF Presentation Docs on File. Hamo Rostamian presented. Pasadena company that builds to spec. Got major push back from Council on the proposed building. Traffic concerns were the key issue with the overall elevation also being an issue with regards to the neighbors that will be next to this Apartment complex. They would build a business component (Starbucks and sell that off in the front). The apartment building would be owned and maintained by the builder. Hamo is

the owner of the development company. Child Care building as well. Builder to get back to us with our concerns. Residents voiced concerns about the project as well. Overcrowding the school.

Hamo asked if they re-positioned the apartment building to the front of the property would that work?

Leslie suggested that Hamo get all the agencies input on the project before going forward.

Robert from Planning Dept suggested a redesign and issues with traffic concerns. Jeff suggested that builders should come to the Board before they get too deep into a project for our input and guidance. Mike commented on the past issue with the property at 42 and Yucca some years ago. Jeff suggested a letter to Supervisor Perez from the council pushing back on this proposal

2. Project: Plot Plan PPT 20020 (Information)

a) **Background:** Three multifamily residence units

b) **Is this project consistent with the BD Land Use Map and Concept Plan?** Yes

c) **Location/Address:** 78747 42nd Ave and Coral Dr Alley, Bermuda Dunes CA. 92203
• **APN Number(s)** 607-222-006-7

d) **County Planner:** Jay Olivas JOLIVAS@rivco.org

e) **Zoning/General Plan (GP) Designation :** Zone: R-2-40000 / Land Use: HDR

f) **Residential project: Dwelling units per acre?**

Unit 1: 1,860 sqft

Unit 2: 1,350 sqft

Unit 3: 1,350 sqft

g) **Contact: Salvador Carbajal, 760-673-2550, salcarbajal@s-acm.com**

Salvador presented. Presentation docs on file. 3 units on 42 and Washington. Concerns about elevation regarding the next-door neighbors. Jeff is opposed to two stories on avenue 42nd.asked Esmeralda if the councils opinion matters. Mike said we can send a letter, but Esmeralda said she reports back to Perez and that would be sufficient. Final decision on a letter to the Supervisor was not voted on so it was left to Esmeralda to report back to the Supervisor.

Salvador asked what his next move is. Robert said to take the plans back to Planning. Esmeralda commented that Planning Dept used to be at every meeting. Good resource.

3. Review of 2022 Calendar: Jan 13, Mar. 10, May 12, Sep. 8, Nov. 10.

Approved

VI. **Public Comments:** All persons wishing to address the Council on items not specifically on the agenda or on matters of general interest should do so at this time. Please limit your remarks to 3 minutes.

Resident Stephanie commented on James Monroe. Gave history on school traffic issue and defended the school for its handling of it. Was critical of the neighbors that took issue with the traffic. Stephanie will communicate with PTO and community going forward.

Luan Sampson brought up Water District is with connecting to the Sewer

VII. **Councilmember Reports and Comments**

Jeff wants more info on SB 9. Esmeralda will send Jeff the Zoom from last meeting. Jeff also asked about the Hopewell Project. Mike said Coachella stuff on next meeting

VIII. **Agenda Items for next meeting**

Members to send

IX. **Adjourn meeting**