

Major Project Update

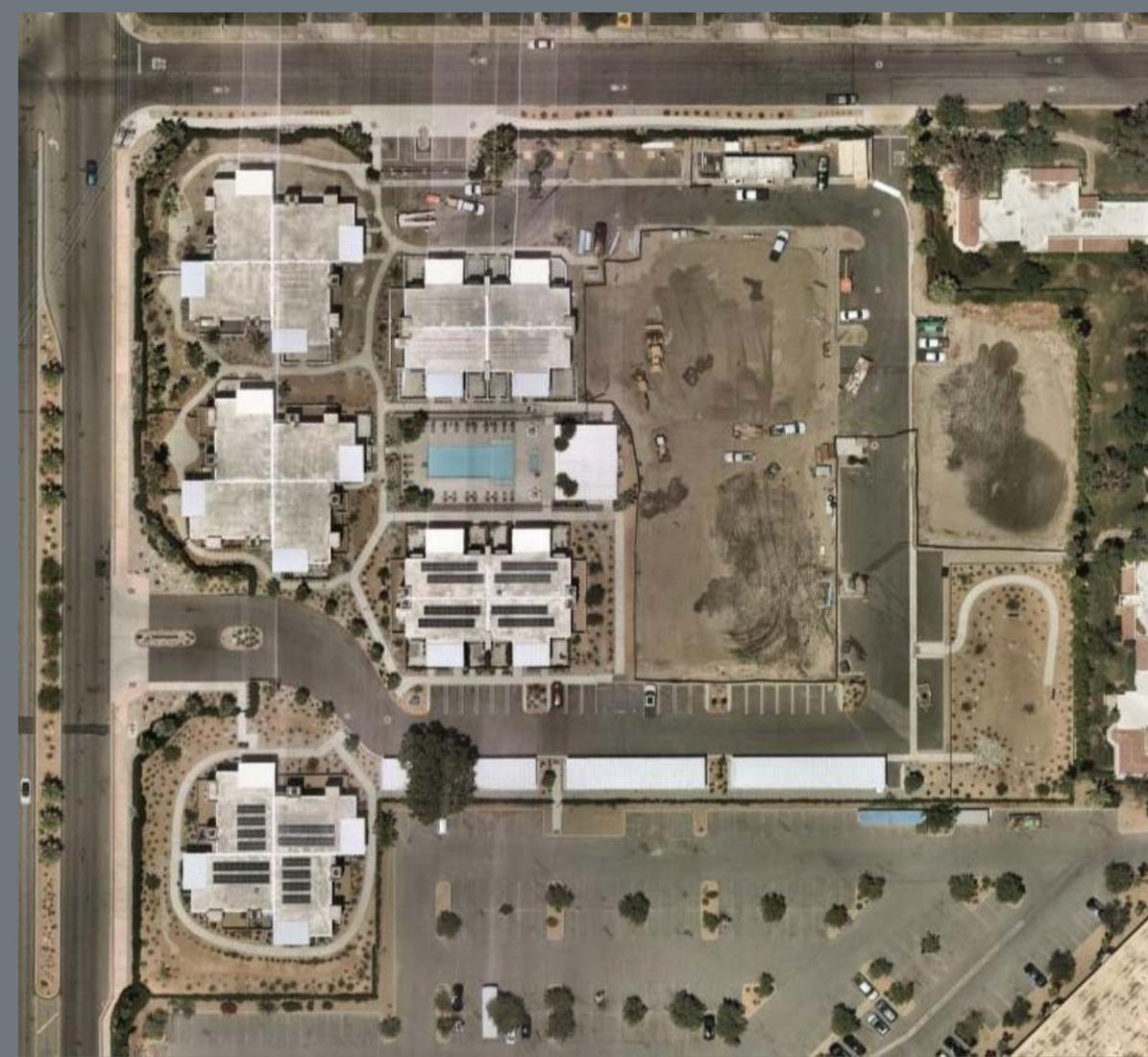
July 9, 2020



Residential Projects



Major Project Update
July 9, 2020



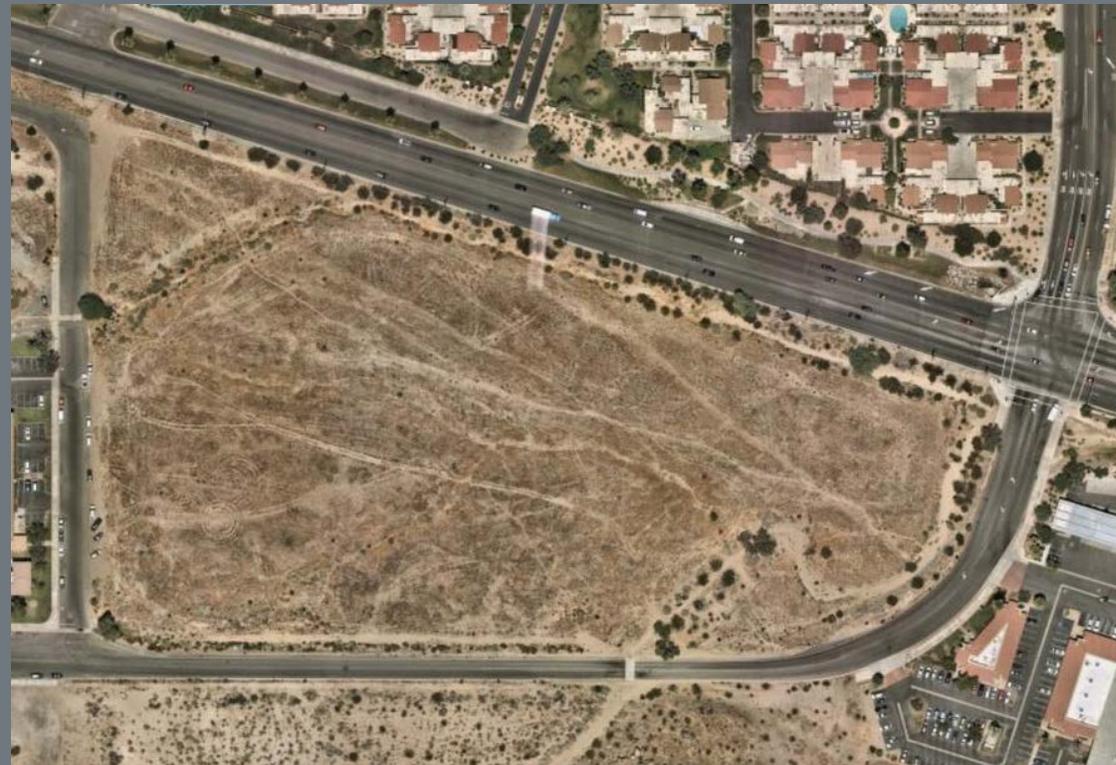
64 @ Riv – Tract Map 37210, Case 5.1395, PD 383
64 Condominium Units;
SE corner N. Indian Canyon Dr. / Via Escuela

ON SCHEDULE

- Tentative Map and Final PD approved by Council in February 2017
- 64 new condominium units
- Construction commenced in 2017
- Building permits issued for all 64 condominium units
- 50 condos sold, 14 available
- Construction of project is substantially complete



64 @ Riv – Tract Map 37210, Case 5.1395, PD 383
64 Condominium Units;
SE corner N. Indian Canyon Dr. / Via Escuela



Canyon View; Tentative Map 36969, Case No. 5.1384, PD 381
 80 single family units
 SW corner of E. Palm Canyon Dr. / Matthew Dr.

- City Council approved Tentative Map and Preliminary PD in July 2017
- Project is located in 100-year FEMA floodplain
- Riverside County Flood Control is completing design to install major storm drain improvements to eliminate floodplain (“Line 41”)
- Developer is postponing project until County completes Line 41 project
- City Council approved 2-year time extension on December 19, 2019
- Final design to be completed pending County’s completion of Line 41 project
- Revised landscape plans to be submitted in July for City approval, eliminating temporary perimeter drainage channels that are no longer necessary



Canyon View; Tentative Map 36969, Case No. 5.1384, PD 381
80 single family units
SW corner of E. Palm Canyon Dr. / Matthew Dr.



CHOC Affordable Housing Project, "Monarch"; Case No. 3.3333
60 – 1, 2 and 3 bedroom income restricted apartment units
SW corner of Indian Canyon Dr. / San Rafael Dr.

- Planning Commission approved project on January 23, 2019, pursuant to SB-35 streamline process for affordable housing projects
- City Council approved Disposition / Development Agreement on Feb. 6, 2019, to sell City's affordable housing property for the project, subject to performance schedule and tax credit financing to fully fund project.
- Property remains in escrow until fully financed, with outside closing date of June 1, 2021
- Agreement terminates if project not fully funded by June 1, 2021



CHOC Affordable Housing Project, "Monarch"; Case No. 3.3333
60 – 1, 2 and 3 bedroom income restricted apartment units
SW corner of Indian Canyon Dr. / San Rafael Dr.

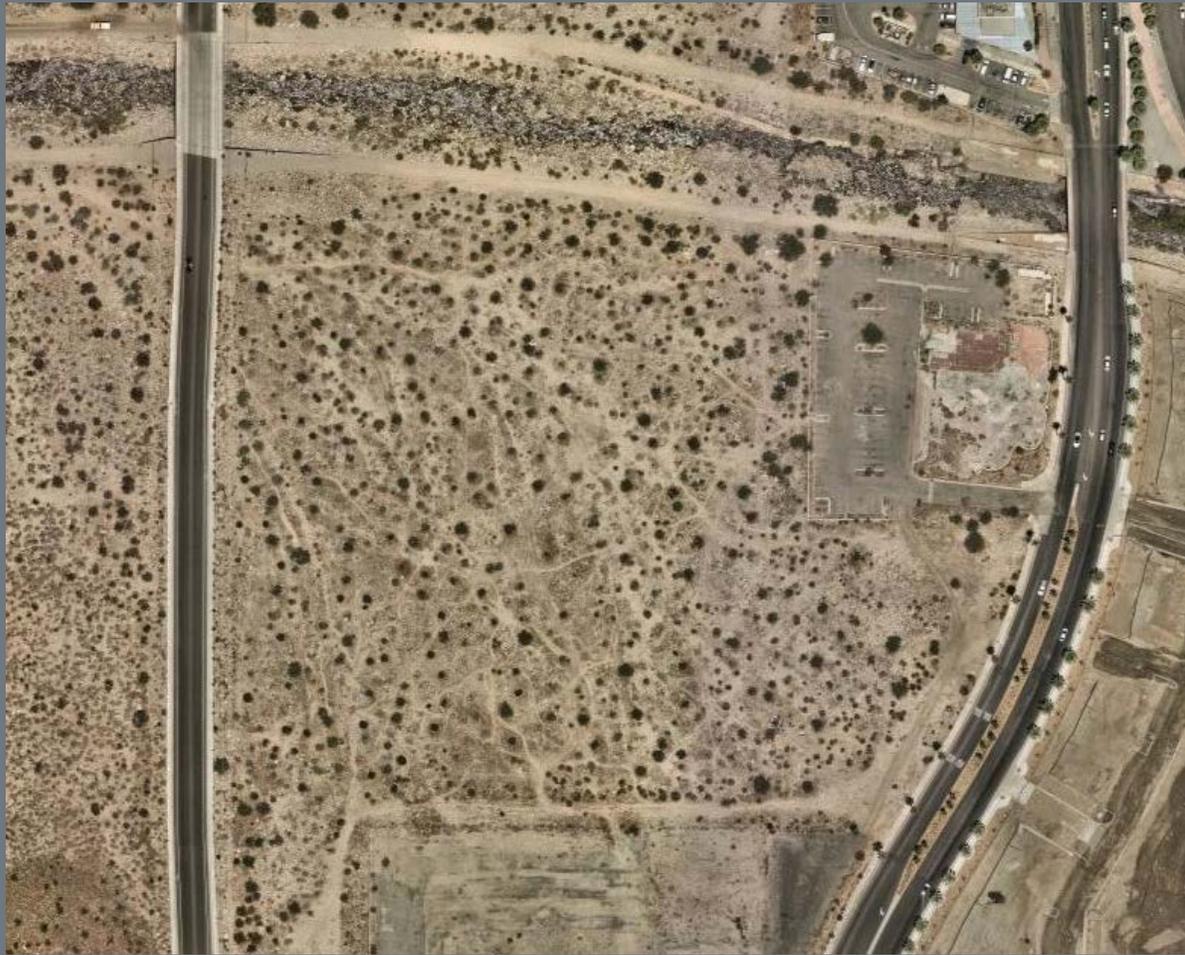


Cody Place; Tract Map 33575, Case No. 5.1056, PD 314
26 live-work units, 80 condominium units; 15,000 SF commercial
NE corner of S. Palm Canyon Dr. / Mesquite Ave.

- City Council approved Preliminary PD in July 2006
- Development suspended during economic recession
- Off-site street and landscaping improvements completed in 2018/2019
- Property sold to Toll Brothers in March 2019
- On-site construction completed (streets, utilities), community building under construction
- Building permits under review for Model Complex, construction to start in July/August
- Open for sales in September



Cody Place; Tract Map 33575, Case No. 5.1056, PD 314
26 live-work units, 80 condominium units; 15,000 SF commercial
NE corner of S. Palm Canyon Dr. / Mesquite Ave.



Elan; Tentative Map 36914, Case No. 5.1378, PD 379
25 condominium units and 56 single family units
NW corner of S. Palm Canyon Dr. / Mesquite Ave.

- City Council approved Preliminary PD in September 2016
- Entitlements extended in 2018
- Property acquired by Far West Industries in October 2018
- Plans submitted to City for review and approval
- Stockpile plan approved, import of soil completed for future grading
- Preliminary grading to start in July/August
- Building plans submitted for plan check
- Model complex and on-site construction to start in October



Elan; Tentative Map 36914, Case No. 5.1378, PD 379
25 condominium units and 56 single family units
NW corner of S. Palm Canyon Dr. / Mesquite Ave.



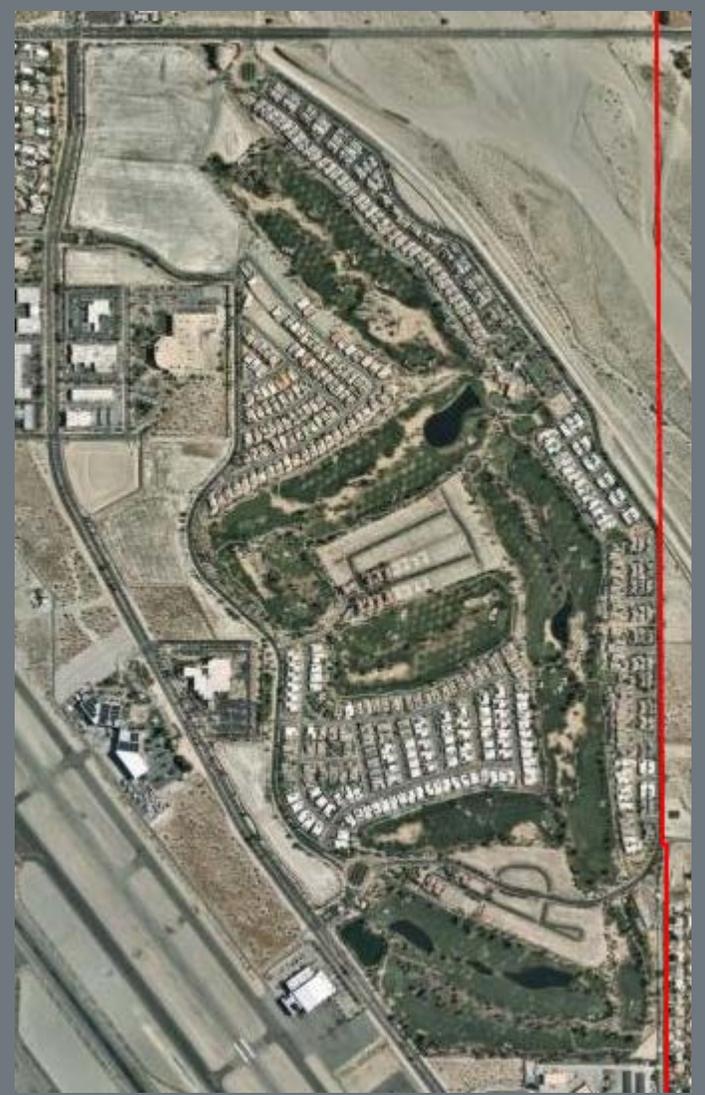
Enclave; Tract Map 37245, Case No. 3.4007, 7.1519
30 condominium units
NW corner of Baristo Road / Hermosa Drive

- Application filed in 2017
- Planning Commission approved Architectural Application in May 2017
- City Council approved Tentative Map in July 2017
- Final map approved by City Council in July 2018
- Construction commenced in 2018
- Model complex opened May 2020
- To date: 15 permits issued, 8 sold
- Completion / build-out expected by December 2021

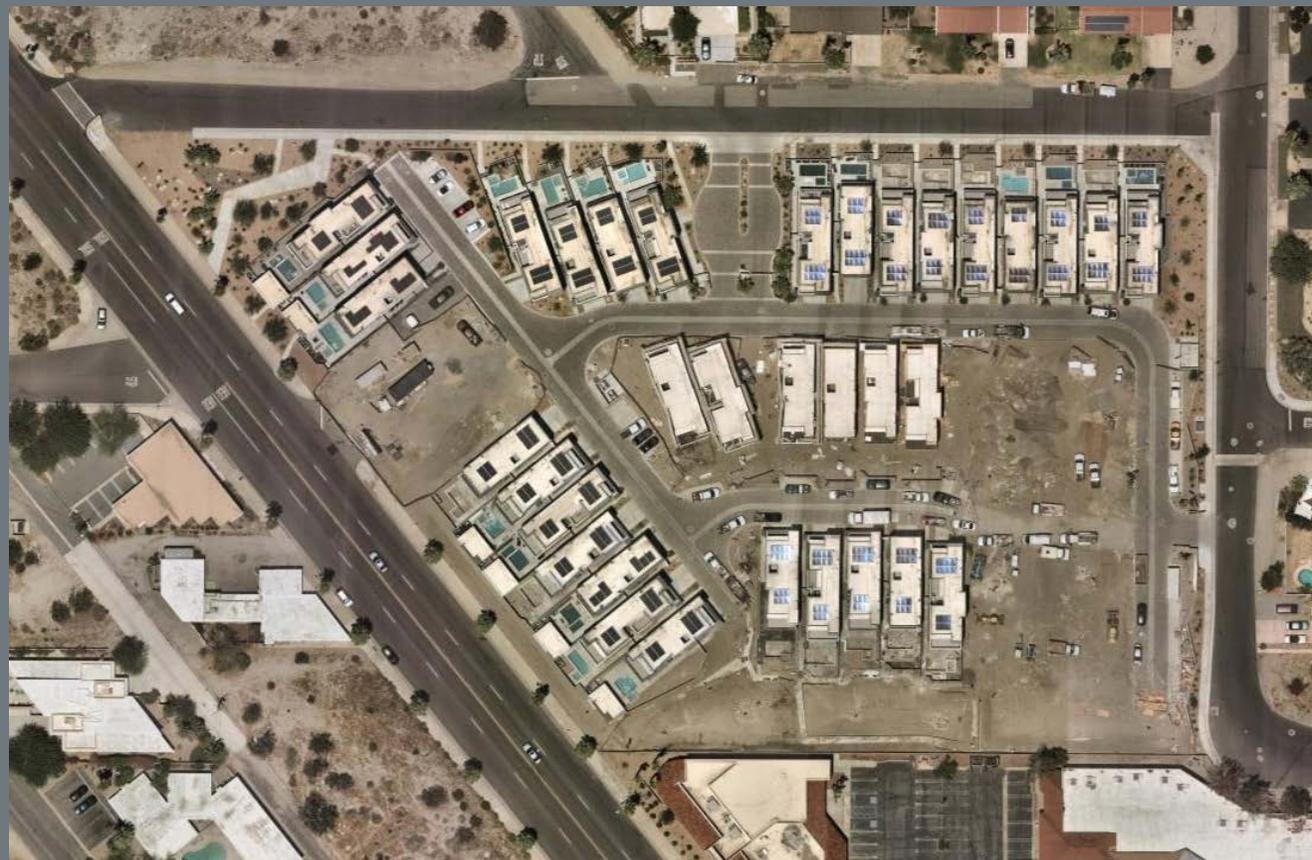


Enclave; Tract Map 37245, Case No. 3.4007, 7.1519
30 condominium units
NW corner of Baristo Road / Hermosa Drive

- Originally approved as “Palm Springs Classic” in 1994 with 1,450 units, hotel and golf course
- Acquired by Lennar Communities and developed as “Escena”, 550 single family home sites developed and sold to other builders in multiple phases
- Escena approved in 2004
- Final maps for first 4 phases approved in 2005
- Economic recession suspended construction from 2008-2012
- Final maps for 5th and 6th phases approved in 2013/2014
- Housing construction continues, with 99 lots remaining
- New tentative map approved by Council in November 2019 for 7th phase with 40 new single family lots



Escena – Tract Map 32233, Case 5.0666, PD 231
550 single family homes, hotel, golf course development



Icon – Tract Map 36725, Case 5.1340, PD 370
46 Condominium Units;
SE corner N. Palm Canyon Dr. / Calle Alvarado

- Tentative Map and PD approved by Council in January 2015
- 46 new condominium units
- Final PD approved by Planning Commission in April 2016
- Construction commenced in 2017
- Building permits issued for all 46 condominium units
- 36 condominium units sold
- Completion anticipated by August 2020



Icon – Tract Map 36725, Case 5.1340, PD 370
46 Condominium Units;
SE corner N. Palm Canyon Dr. / Calle Alvarado



Living Out; Tentative Map 37602, Case No. 5.1449, PD 389
105 condominium units and 5,000 SF commercial retail spaces
NW corner of Tahquitz Canyon Way / Hermosa Drive

- Application filed in August 2018
- AAC approved February 2019
- PC approved March 2019
- City Council approved June 2019
- Plans submitted for review
- Construction to commence later this year



Living Out; Tentative Map 37602, Case No. 5.1449, PD 389
105 condominium units and 5,000 SF commercial retail spaces
NW corner of Tahquitz Canyon Way / Hermosa Drive

- Final maps recorded for both phases.
- Amenity Center / Club House will be completed in September.
- Plans approved for 3 phases of single family homes (164 units)
- 3 Builders: Christopher Homes, Gallery Homes and Woodbridge Homes
- Model homes for 1 builder are open – all units in first phase SOLD
- Model homes for other builders will be open in September



Miralon – Tract Map 31848, Case 5.0982, PD 290
1,150 Units (752 single family / 398 multi-family)

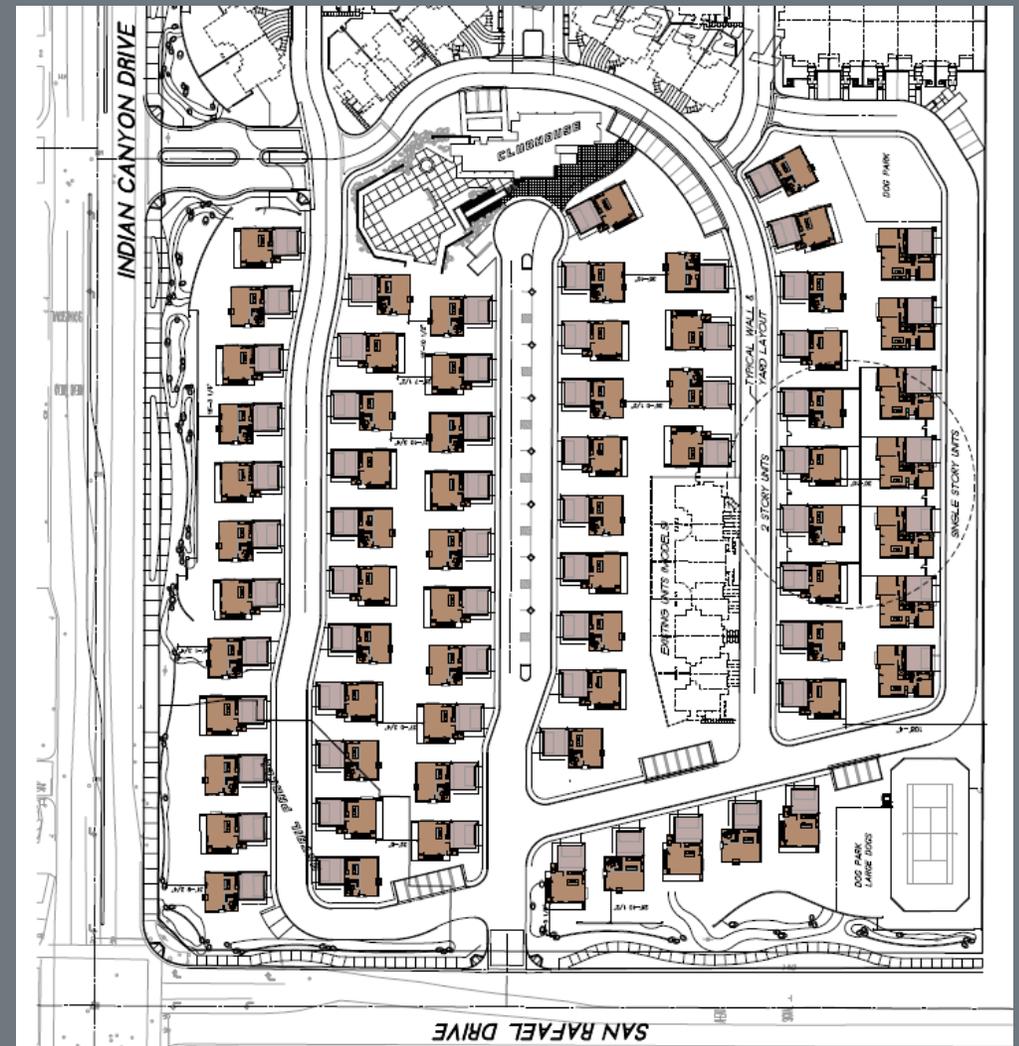
DELAYED

- Located at the NE corner of Indian Canyon Dr. / San Rafael Dr.
- Originally approved in 2005
- 123 of the 211 condominium units were constructed
- Club house and 2 swimming pools constructed
- Remaining property subject to foreclosure and subsequently sold to various developers



Palermo – Tract Map 33561, Case 5.1029, PD 315
211 Condominium Units with 11,000 SF Commercial Retail

- Current owner is Palermo 88 Group, LLC
- Pre-Application filed in 2018 to consider development of 69 single family homes on remaining property
- Planning Commission held meetings in October 2018 and provided comments
- No formal application filed to date
- Code enforcement action initiated with owner regarding completion of perimeter fencing and landscaping



Palermo – Tract Map 33561, Case 5.1029, PD 315
211 Condominium Units with 11,000 SF Commercial Retail

DELAYED

- Residential development converts the abandoned Palm Springs Country Club golf course, approved in September 2016.
- Development Agreement approved July 2018, sets forth performance schedule for phased construction
- AAC denied Final Development Plan in March
- Developer was working with builders who have withdrawn from project due to COVID
- Staff continues to coordinate with developer on status/schedule



Serena Park – Tentative Map 36691, Case 5.1327, PD 366
386 Units (294 single family / 92 multi-family)



Vibe; Tract Map 36689, Case No. 5.1046, PD 232
72 single family homes, 114 condominium units
SE corner of Tahquitz Canyon Way / Farrell Drive

- Application filed in 2013
- City Council approved Preliminary PD in September 2014
- Planning Commission approved Final PD in February 2017
- Construction commenced in 2017
- Final map approved by City Council in June 2018
- Housing construction commenced in 2018
- To date: 54 permits issued for single family with 49 sold
- To date: 72 permits issued for condominium units with 62 sold
- Completion / build-out expected by next summer



Vibe; Tract Map 36689, Case No. 5.1046, PD 232
72 single family homes, 114 condominium units
SE corner of Tahquitz Canyon Way / Farrell Drive



The Racquet Club – Tentative Tract Map 33334, Case 5.1052, PD 313
 Mixed Use – 71 Condominium Units with Commercial Uses

DELAYED

- Originally approved in 2006 to renovate and restore the Bamboo Room, Albert Frey House, and existing bungalows; 55 new condominium units in 9 new buildings
- Construction of 1 new condominium building commenced but was not completed
- Entitlements have expired
- Historic designation of site pending
- Registered as a vacant property, requiring maintenance and security



The Racquet Club – Tentative Tract Map 33334, Case 5.1052, PD 313
Mixed Use – 71 Condominium Units with Commercial Uses

Hotel Projects



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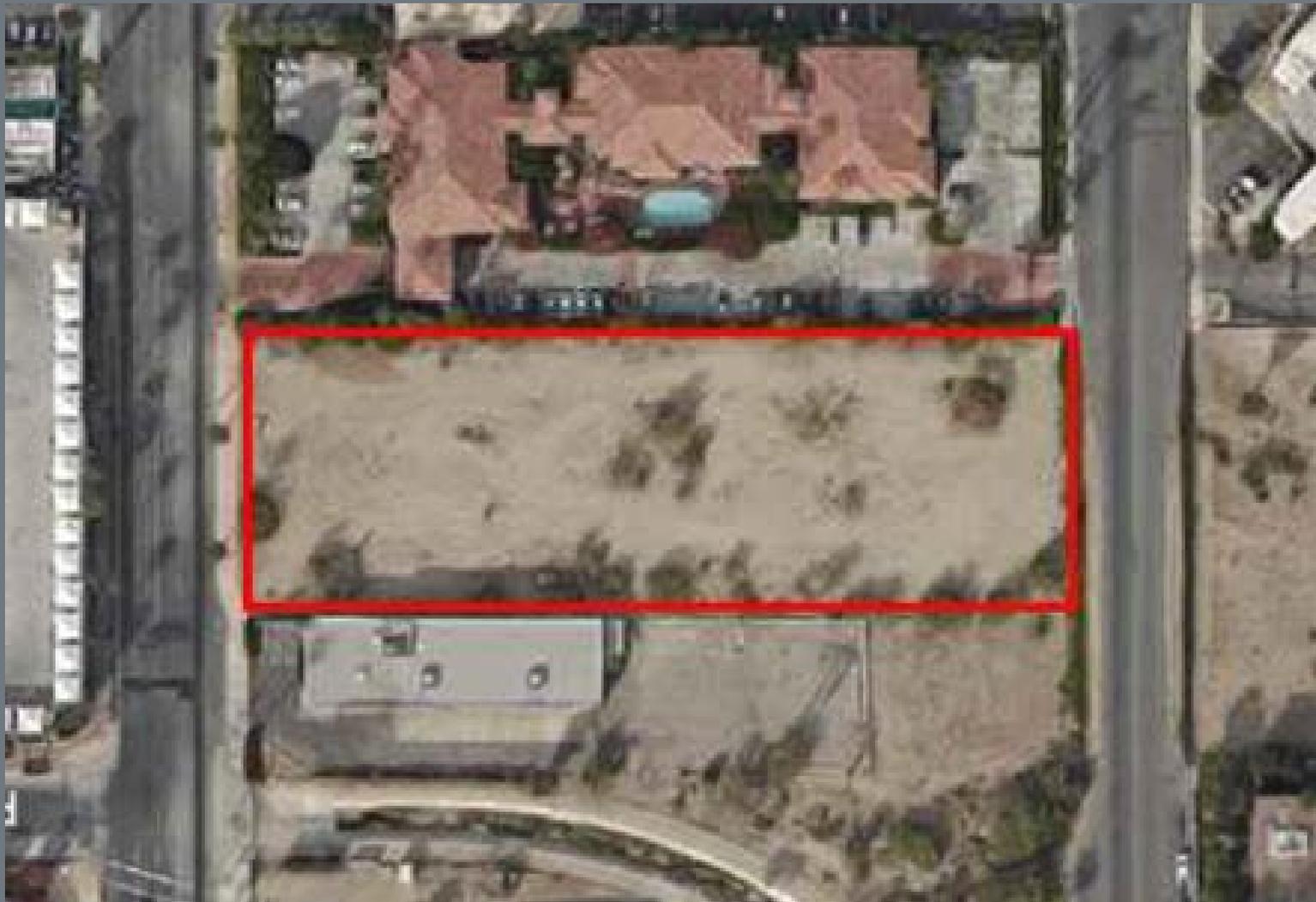
Andaz Hotel; Case No. 5.1091, PD 324
150 rooms and 26,600 SF commercial retail spaces

DELAYED

- Originally approved in 2006 as a mixed use residential/commercial project with 118 condominium units; City approved revisions to project in 2008, 2011, 2013, and 2015
- Final development drawings approved by City Council in March 2015 for 150 hotel rooms with 26,600 SF commercial space
- Building plans approved in 2016, construction commenced June 2016
- Construction stopped in August 2019 as a result of dispute with contractor
- Lender acquired property in March 2020; building permit extended to November
- Lender has approved contract to secure property, perform site investigation/analysis, and contracts with architect and engineers to update plans to resolve construction issues
- Lender working to re-bid construction with intent to restart work by end of year.



Andaz Hotel; Case No. 5.1091, PD 324
150 rooms and 26,600 SF commercial retail spaces



Bode Hotel; Case No. 5.1448; 30 hotel suites (84 bedrooms)
282 S. Indian Canyon Dr. at Baristo Rd.



Bode Hotel; Case No. 5.1448; 30 hotel suites (84 bedrooms)
282 S. Indian Canyon Dr. at Baristo Rd.

ON SCHEDULE

- New hotel project approved by Planning Commission in December 2018
- Grading completed
- Building plans approved, permit to be issued next month
- Off-site construction nearly completed
- On-site utility construction underway
- 18-month construction schedule
- Opening anticipated Summer 2021



Bode Hotel; Case No. 5.1448; 30 hotel suites (84 bedrooms)
282 S. Indian Canyon Dr. at Baristo Rd.



Dream Hotel; Case No. 5.1132, PD 333
156 rooms and 40 condominium units
NW corner of Avenida Caballeros / Amado Road

DELAYED

- New hotel project originally approved in July 2007 with 200 rooms and 143 condominium units; revised project approved by City Council in November 2017 with 170 rooms and 35 condominium units, and Hotel Operations Covenant (TOT rebate) with Performance Schedule
- Revision to project approved by City Council in July 2019 with 156 rooms and 40 condominium units
- Subject to Performance Schedule; construction of underground garage commenced in 2018, vertical construction of hotel was scheduled to start Feb. 1, 2020
- Enforcement letters sent to owner, Developer requested extension of time
- Developer has invoked force majeure clause of agreement due to COVID pandemic



Dream Hotel; Case No. 5.1132, PD 333

156 rooms and 40 condominium units

NW corner of Avenida Caballeros / Amado Road



Orchid Tree Hotel Renovations; Case No. 5.1345

Located on the block between Arenas Road – Baristo Road and Cahuilla Road – Belardo Road



ON SCHEDULE

- New hotel project approved in November 2016; entitlement extended in 2018 and 2019
- November 2019 City Council approved Hotel Operations Covenant (TOT rebate) with Performance Schedule and automatic default
- Revised project approved by City Council May 7, 2020
- Performance schedule requires: May 2021 = building permit; November 2022 = substantial completion; January 2023 = open hotel
- Failure to comply with Performance Schedule = default of TOT rebate



Orchid Tree Hotel Renovations; Case No. 5.1345

Located on the block between Arenas Road – Baristo Road and
Cahuilla Road – Belardo Road

DELAYED

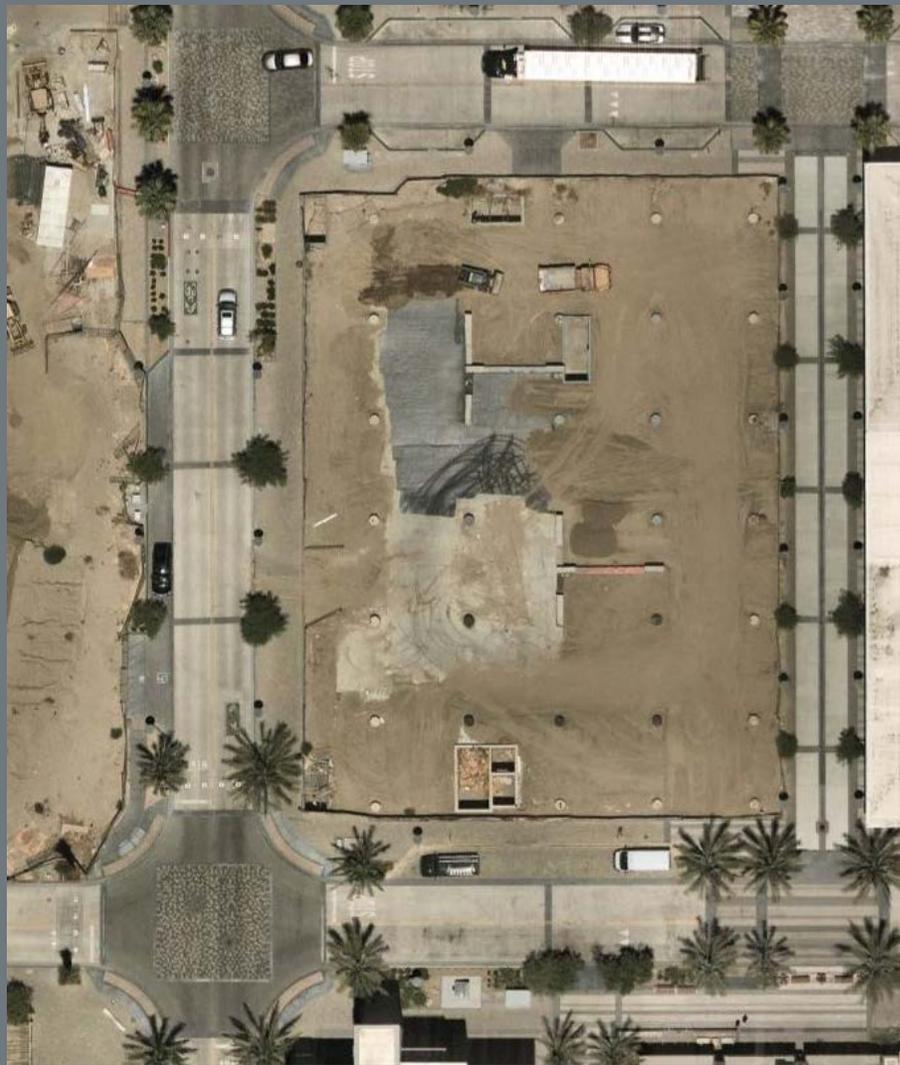
- Former Shiloh Inn – closed 2016
- Renovation to a new Marriott Autograph Hotel branded the “TOVA” approved April 2017
- Major demolition completed in 2017
- Revisions to project submitted in 2018 to add underground parking and new restaurant / spa
- Revised project approved Feb. 2019
- Enforcement letter sent to owner
- Code enforcement action filed, multiple citations issued = \$69,000 to date
- Legal action to be filed to allow City to abate the nuisance



TOVA Hotel, 1875 N. Palm Canyon Dr.; Case No. 5.1382
95 rooms with 12,800 SF lobby building and 15,200 SF restaurant / lounge building



TOVA Hotel, 1875 N. Palm Canyon Dr.; Case No. 5.1382



Virgin Hotel; Case No. 3.3908, 5.1427; 142 rooms
Block B-1, Downtown Project

ON SCHEDULE

- New hotel project originally approved in April 2016
- City Council approved Hotel Operations Covenant (TOT rebate) for Virgin Hotel in April 2016
- City Council approved Development Agreement for Virgin Hotel in November 2017
- City Council approved amendment to Development Agreement in January 2019
- Development Agreement imposes Performance Schedule for completion of Virgin Hotel and to receive benefit of Hotel Operations Covenant:
 - Complete building plan check: 9/30/22
 - Complete bidding: 11/30/22
 - Secure construction loan: 1/31/23
 - Complete vertical construction: 12/31/24
 - Grand opening: 3/1/25

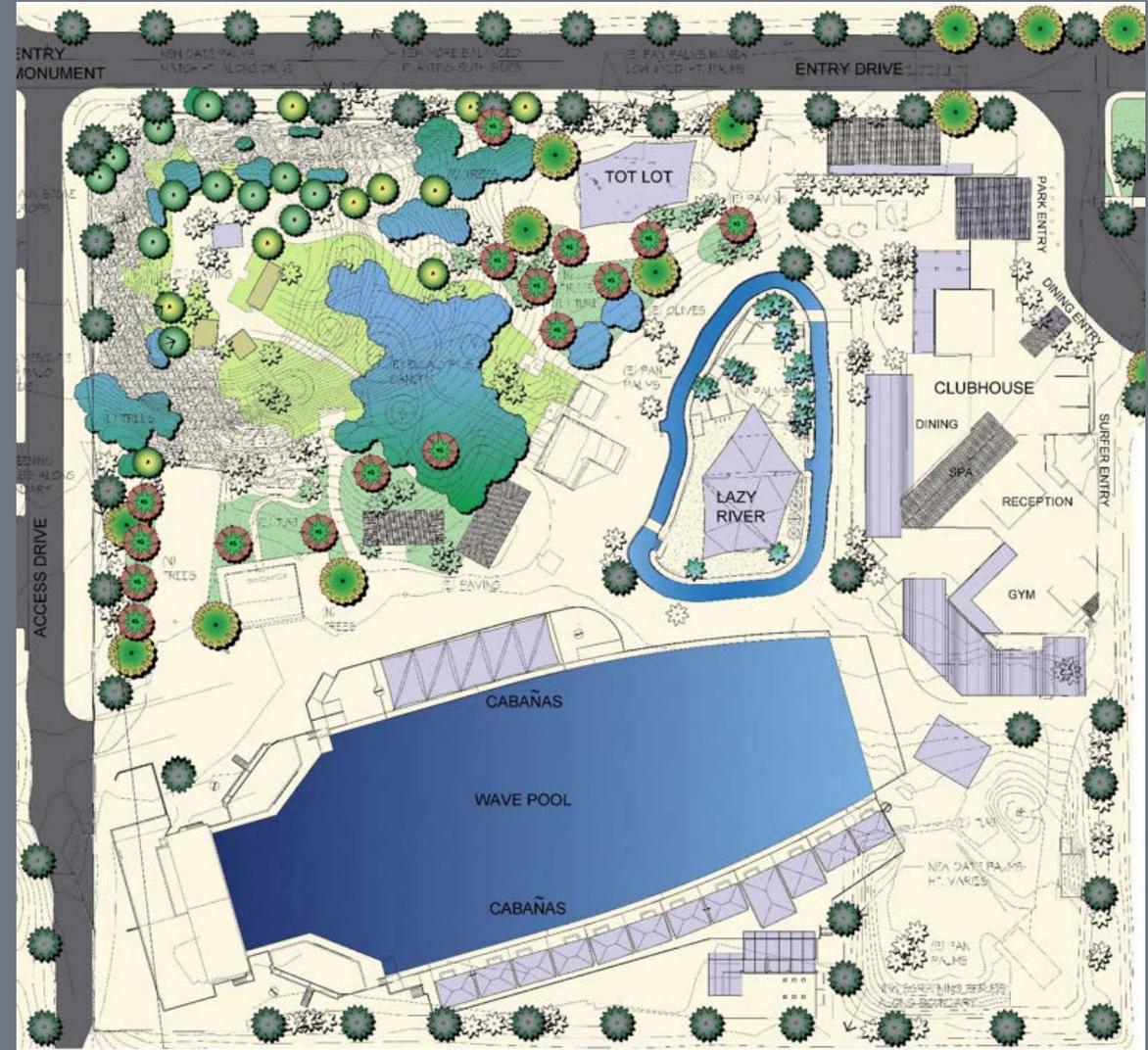


Virgin Hotel; Case No. 3.3908, 5.1427; 142 rooms
Block B-1, Downtown Project

Commercial Projects



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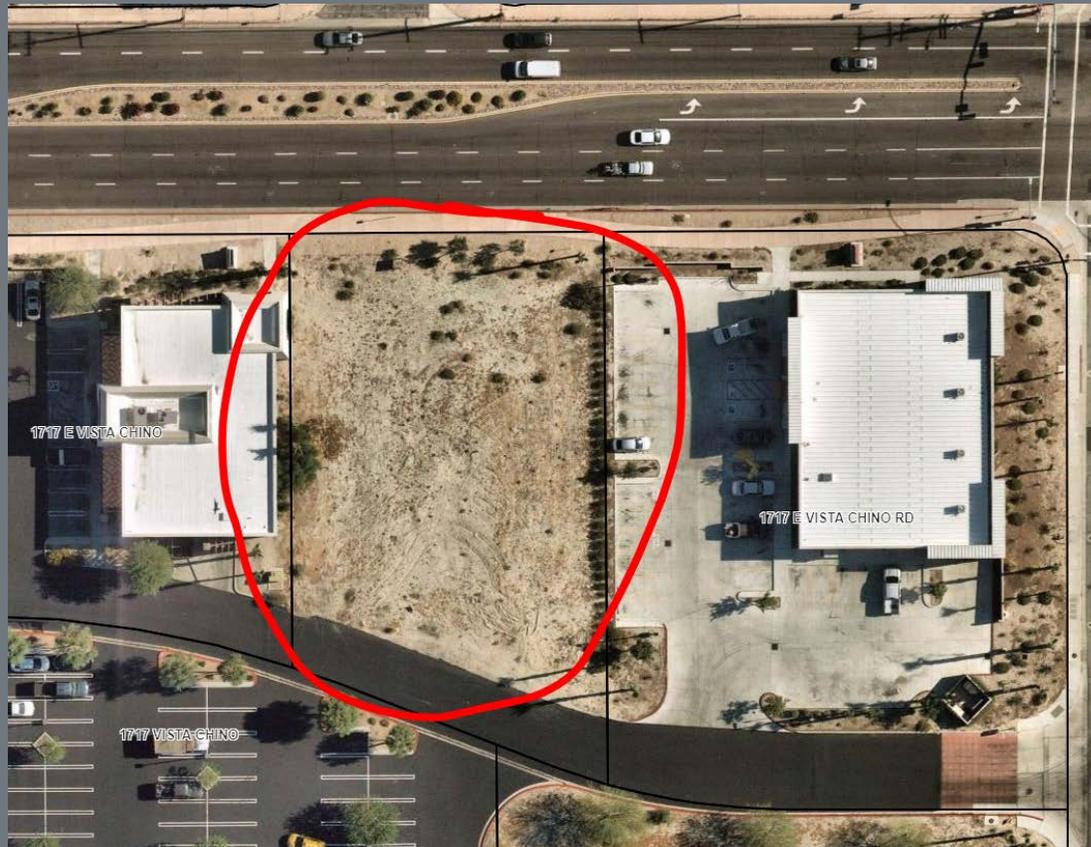
Palm Springs Surf Club, 1500 S. Gene Autry Trail; Case No. 5.0356
Remodel of Water Park, restaurant/lounge, fitness/spa

ON SCHEDULE

- Renovation of former Knott's Soak City water park approved by Planning Commission on October 23, 2019
- Architectural Advisory Committee approved January 21, 2020
- Project has 3 Phases; Phase 1 – renovate existing mechanical; Phase 2 – expand wave pool; Phase 3 – renovate restaurant/lounge and fitness/spa areas
- Phase 1 has received building permits and in active construction
- Phase 2 has been submitted for building plan check
- Phase 3 is under design



Palm Springs Surf Club, 1500 S. Gene Autry Trail; Case No. 5.0356
Remodel of Water Park, restaurant/lounge, fitness/spa



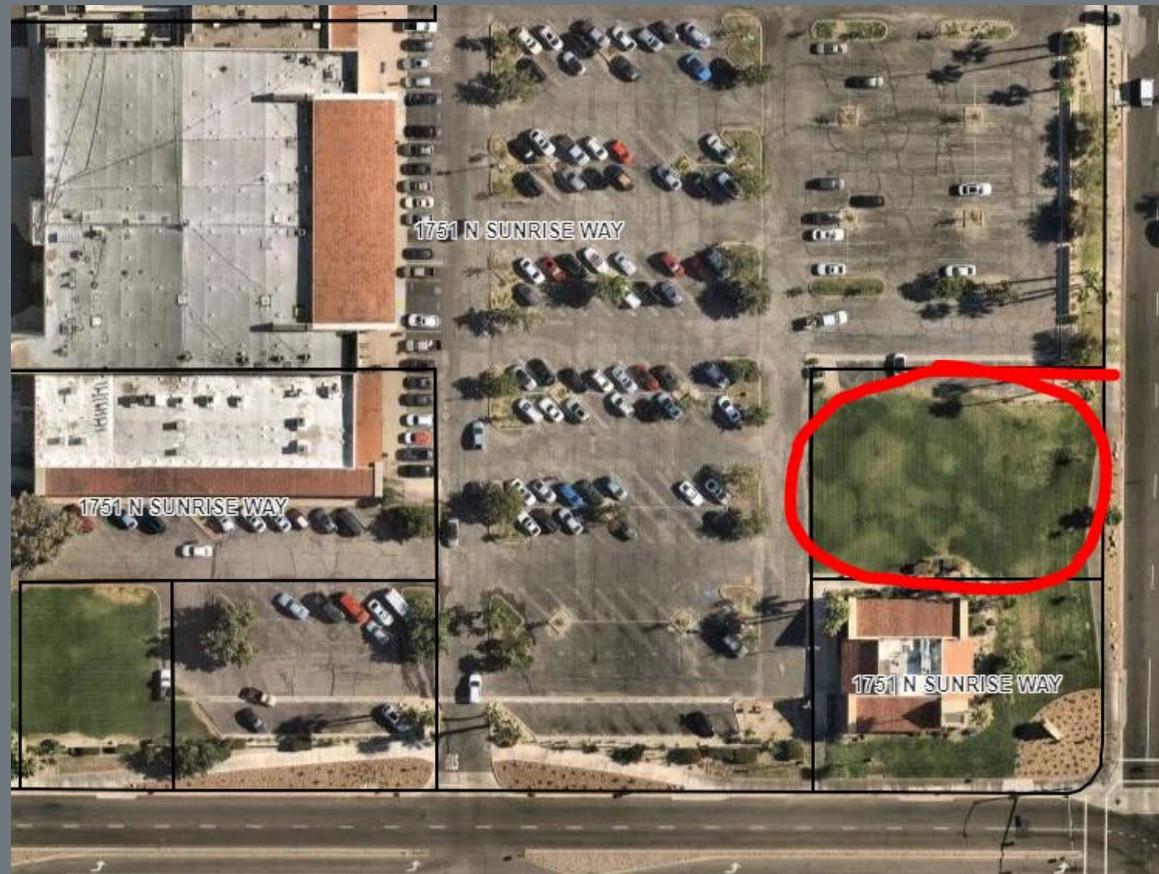
Quick Quack Carwash; 1717 E. Vista Chino; Case No. 5.1445 / 3.4090
New automatic car wash facility

ON SCHEDULE

- Construction of new automatic car wash facility on vacant commercial pad in the State Brothers Shopping Center
- Approved by Planning Commission on September 12, 2018
- All plans have been approved
- Construction permits issued
- Construction to start later this year



Palm Springs Surf Club, 1500 S. Gene Autry Trail; Case No. 5.0356
Remodel of Water Park, restaurant/lounge, fitness/spa



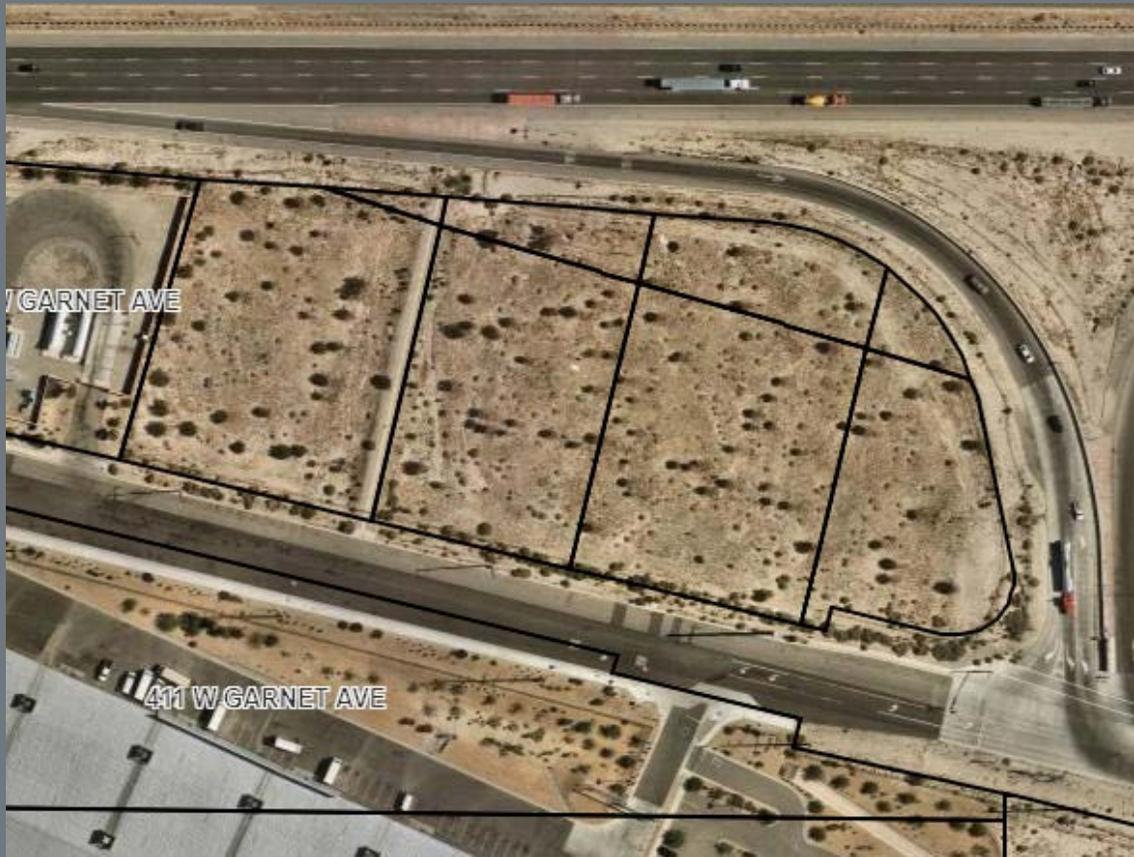
New Starbucks Drive-Thru & Retail, 1755 N. Sunrise Way
Case No. 5.1502 / 3.4153

ON SCHEDULE

- Construction of new 3,452 square foot retail and new drive-thru Starbucks in the Sunrise Square Shopping Center
- Approved by Planning Commission on March 25, 2020
- Plans submitted for review and approval
- Construction scheduled later this year



New Starbucks Drive-Thru & Retail, 1755 N. Sunrise Way
Case No. 5.1502 / 3.4153



New 103,600 SF Commercial Complex, 550 W. Garnet Ave.
 Case No. 5.1434 / 3.4068



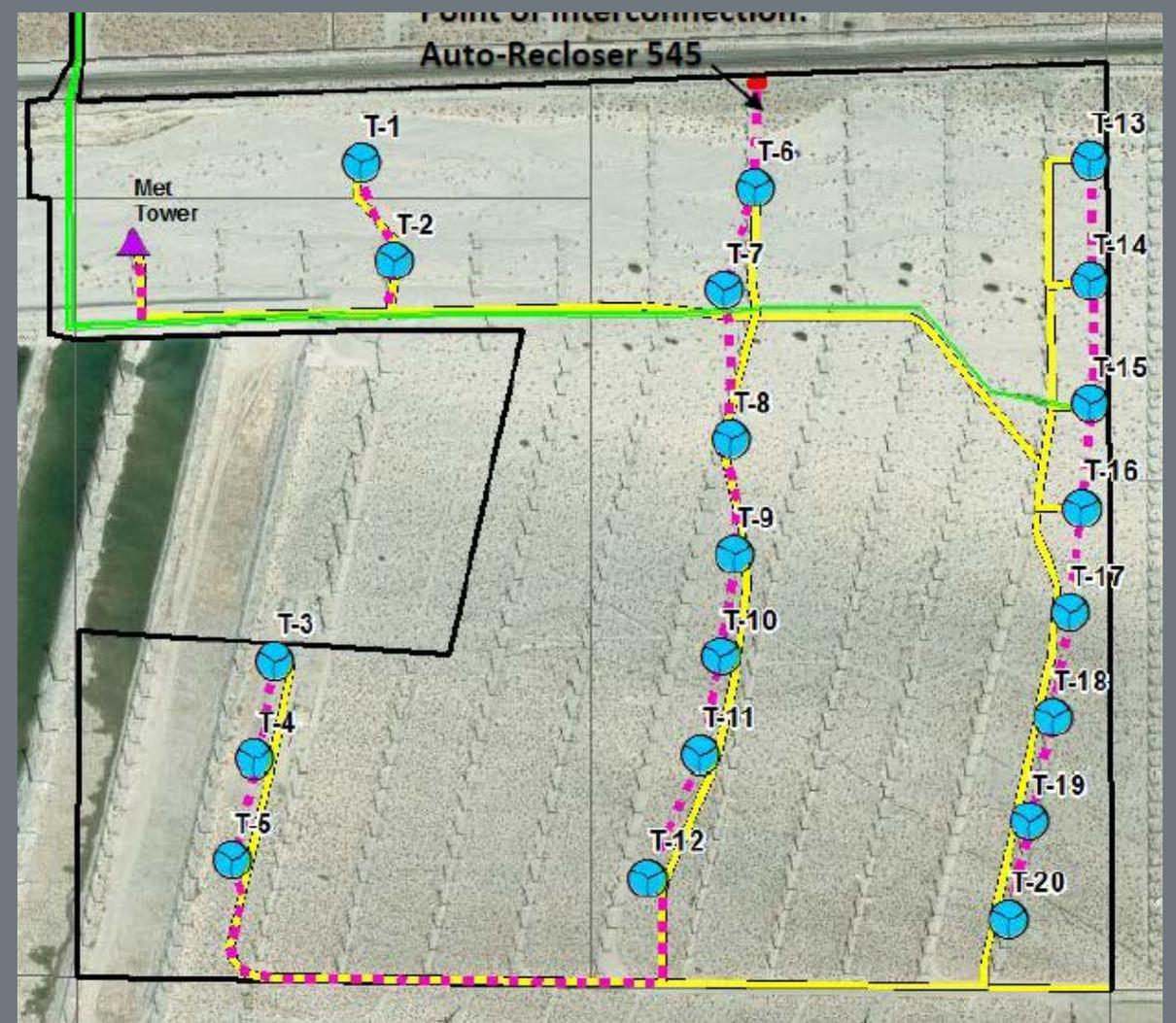
New 103,600 SF Commercial Complex, 550 W. Garnet Ave.
Case No. 5.1434 / 3.4068

ON SCHEDULE

- Construction of new 103,600 square foot cannabis operation and dispensary facility consisting of 4 new commercial buildings
- Approved by Planning Commission on December 12, 2018
- Plans submitted for review and approval
- Construction scheduled later this year



New 103,600 SF Commercial Cannabis Facility, 550 W. Garnet Ave.
Case No. 5.1434 / 3.4068



Coachella Flats – Decommissioning / removal of 363 wind turbines
Construction of 20 new wind turbines (499 feet tall)
Case No. 5.1429 / 6.551



Coachella Flats – Decommissioning / removal of 363 wind turbines
Construction of 20 new wind turbines (499 feet tall)
Case No. 5.1429 / 6.551

ON SCHEDULE

- Decommission / removal of 363 older technology smaller wind turbines
- Construction of 20 new 499-foot tall new wind turbines
- Approved by Planning Commission on January 23, 2020
- Plans submitted and approved
- Building permits issued for foundations
- Construction scheduled later this year



Coachella Flats – Decommissioning / removal of 363 wind turbines
Construction of 20 new wind turbines (499 feet tall)
Case No. 5.1429 / 6.551