

Major Project Update

Quarterly Update to the City Council

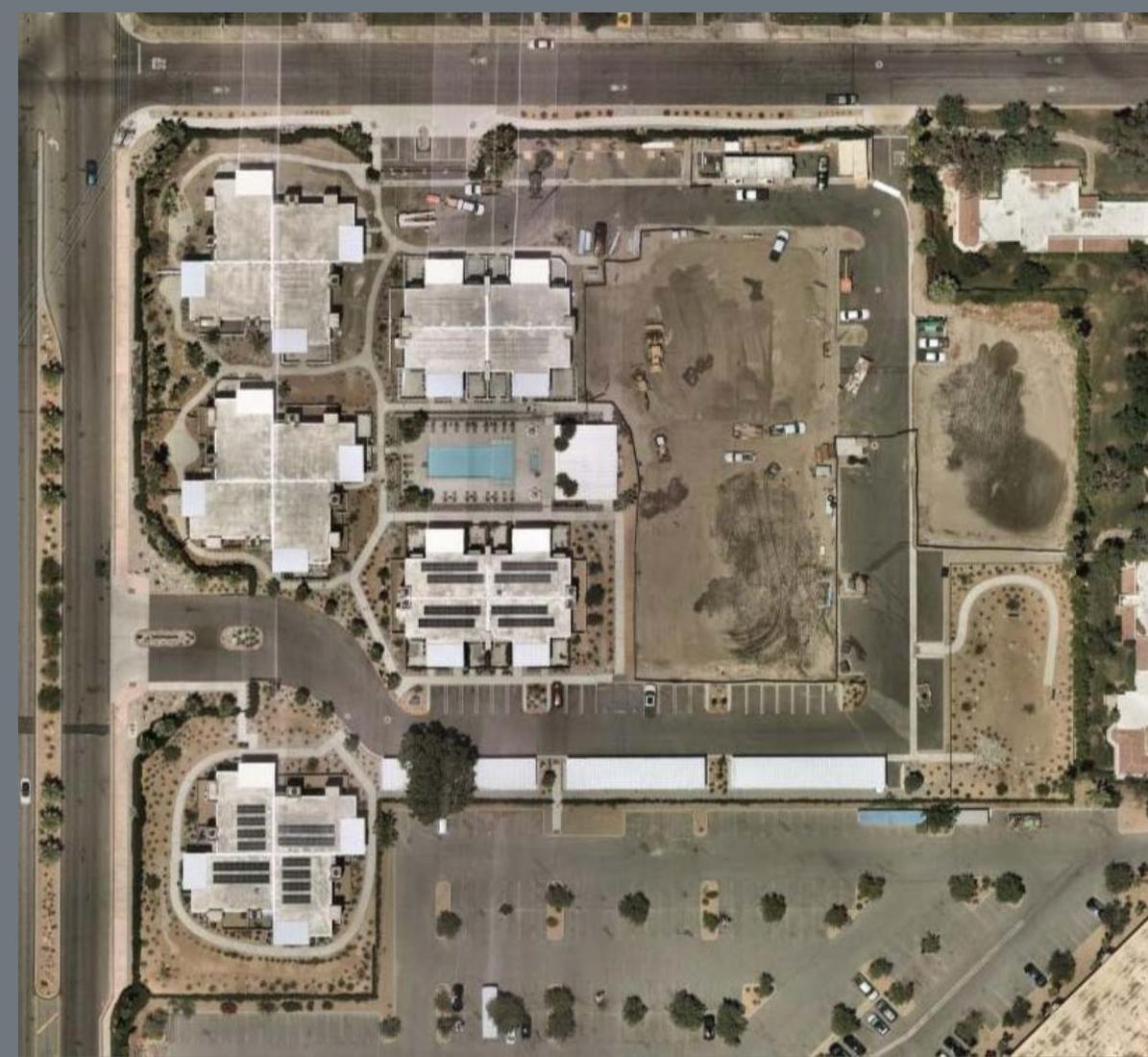
January 30, 2020



Residential Projects



Quarterly Update to the City Council
January 30, 2020



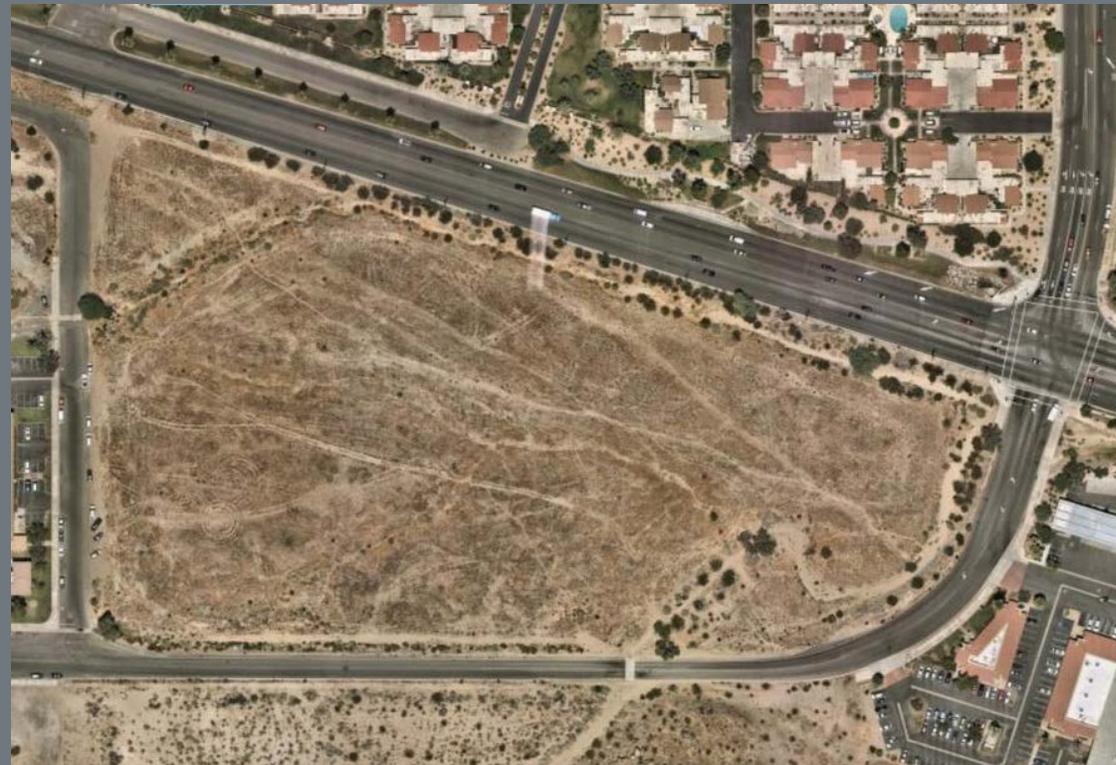
64 @ Riv – Tract Map 37210, Case 5.1395, PD 383
64 Condominium Units;
SE corner N. Indian Canyon Dr. / Via Escuela

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
- 41 condominium units sold
- Completion anticipated by May 2020



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.

ON SCHEDULE

- 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



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.

ON SCHEDULE

- 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.



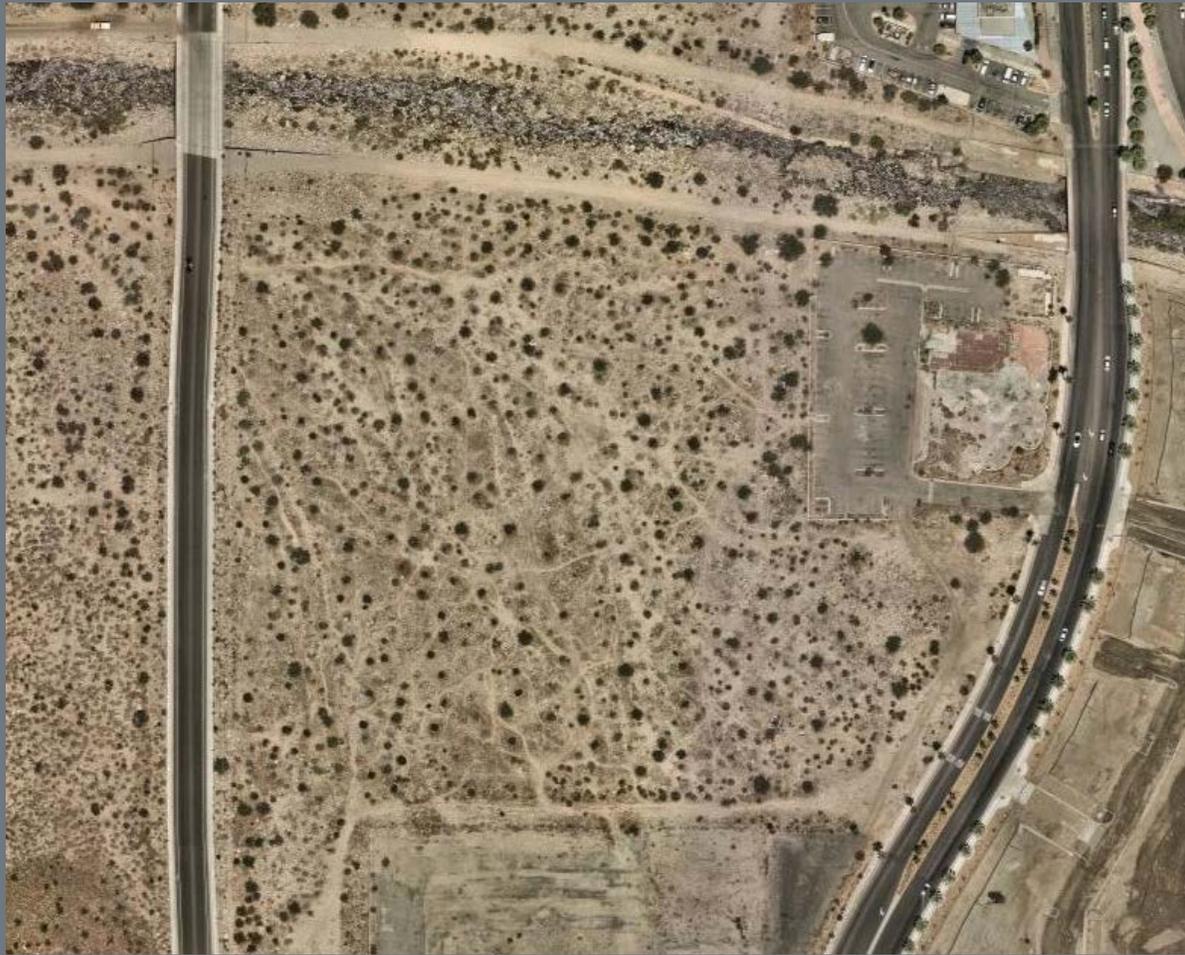
Cody Place; Tract Map 33575, Case No. 5.1056, PD 314
26 live-work units, 80 condominium units; 15,000 SF commercial
NE corner of S. Palm Canyon Dr. / Mesquite Ave.

ON SCHEDULE

- City Council approved Preliminary PD in July 2006
- Development suspended during economic recession
- Entitlements extended from 2008 through 2015
- Final map approved by Council in July 2015
- Final PD approved by Council in July 2017
- Off-site street and landscaping improvements completed in 2018/2019
- Property sold to Toll Brothers in March 2019
- On-site construction underway



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.

ON SCHEDULE

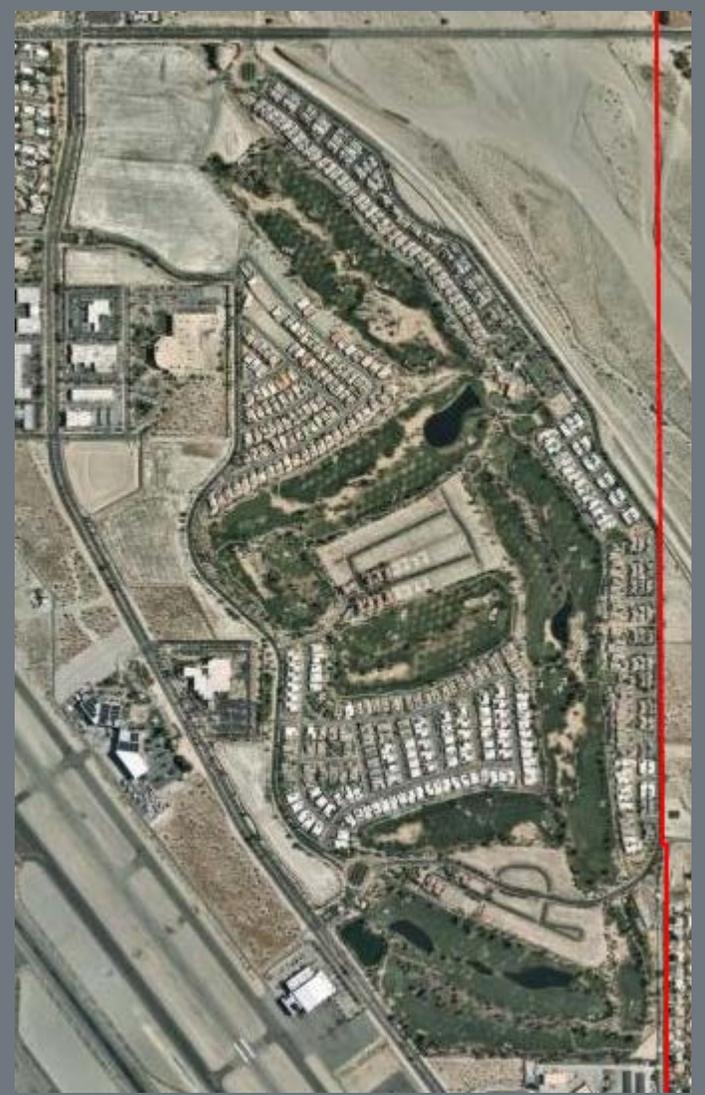
- City Council approved Preliminary PD in September 2016
- CEQA litigation filed by ABCD in November 2016, settlement agreement approved in March 2017
- Entitlements extended in 2018
- Property acquired by Far West Industries in October 2018
- Plans submitted to City for review and approval
- Stockpile plan approved, import of soil to start this month from Palm Canyon Wash
- On-site construction scheduled to start by April / May



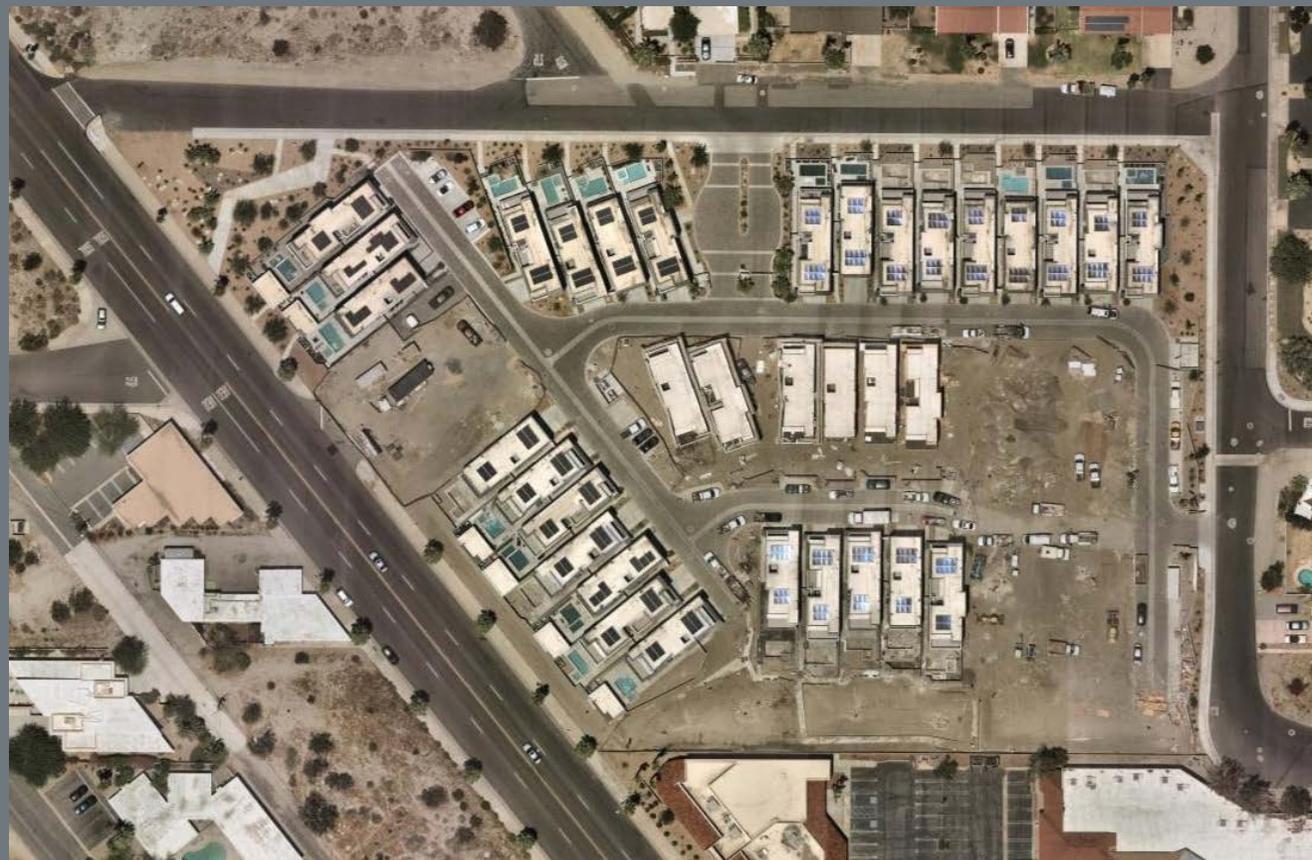
Elan; Tentative Map 36914, Case No. 5.1378, PD 379
25 condominium units and 56 single family units
NW corner of S. Palm Canyon Dr. / Mesquite Ave.

ON SCHEDULE

- 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

ON SCHEDULE

- 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
- 28 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

ON SCHEDULE

- 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

ON SCHEDULE

- Final maps recorded for both phases.
- Amenity Center under construction.
- Club House under construction.
- Plans approved for 3 phases of single family homes (164 units)
- 3 Builders: Christopher Homes, Gallery Homes and Woodbridge Homes
- Model homes under construction



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

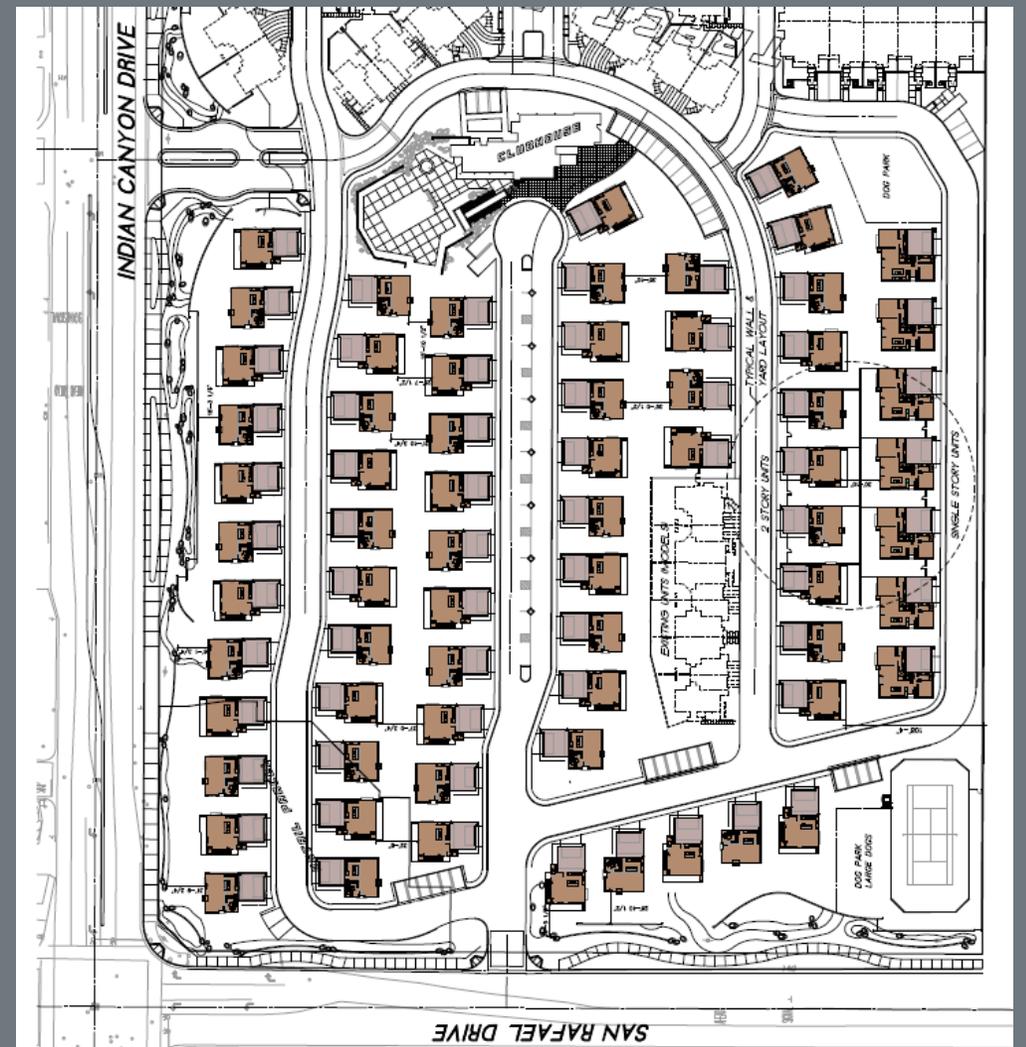
DELAYED

- 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
- Enforcement letter to be sent to 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

ON SCHEDULE

- Residential development converts the abandoned Palm Springs Country Club golf course, approved in September 2016.
- Development Agreement approved July 2018, sets forth performance schedule:
 - 06/2020: start Phase 1 improvements
 - 09/2020: start Phase 2 improvements
 - 03/2021: close first house in Phase 1
 - 04/2021: start Phase 3 improvements
 - 08/2021: close first house in Phase 2
 - 01/2022: close first house in Phase 3
 - 04/2022: start Phase 4 improvements
 - 01/2023: close first house in Phase 4



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



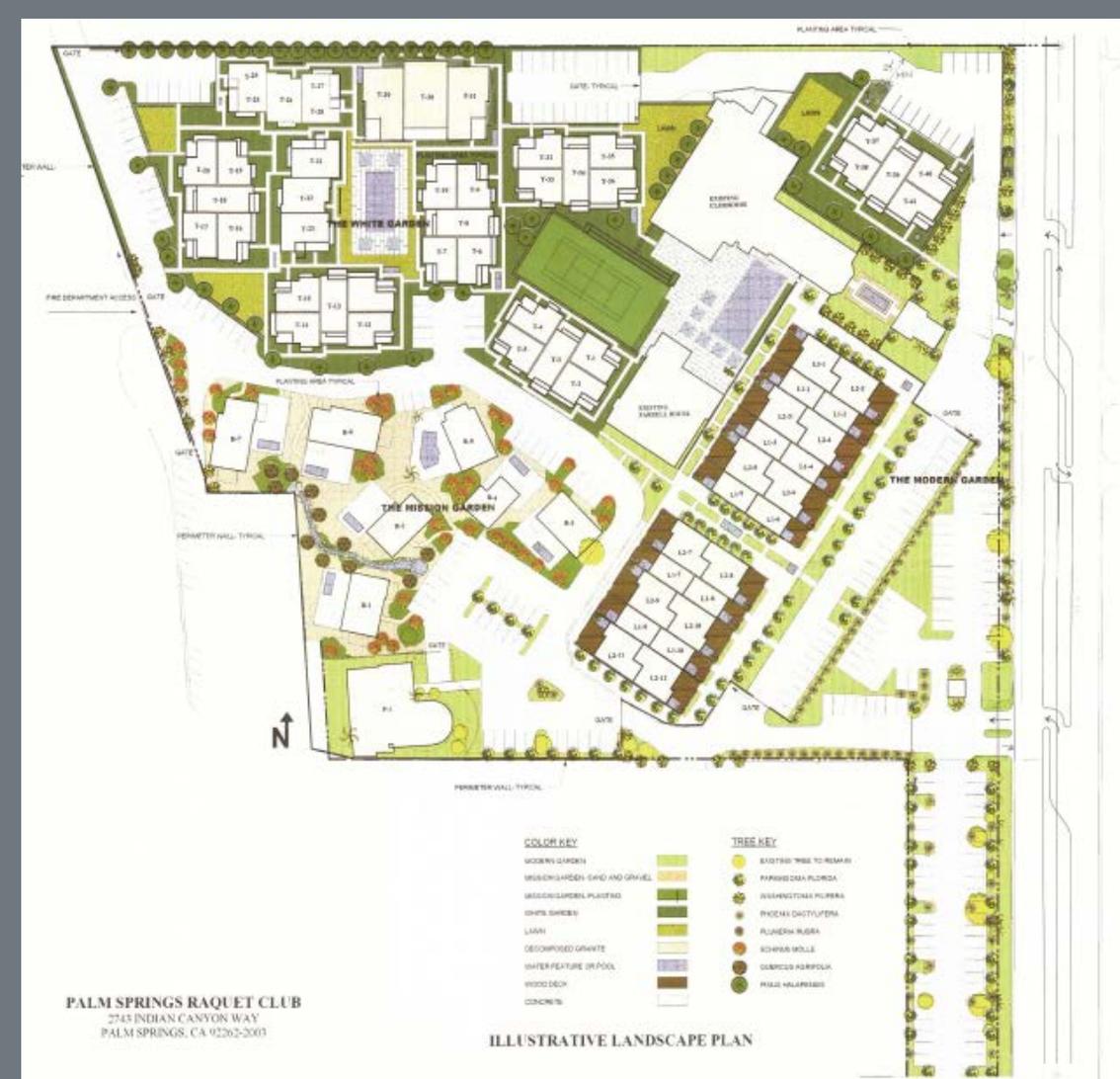
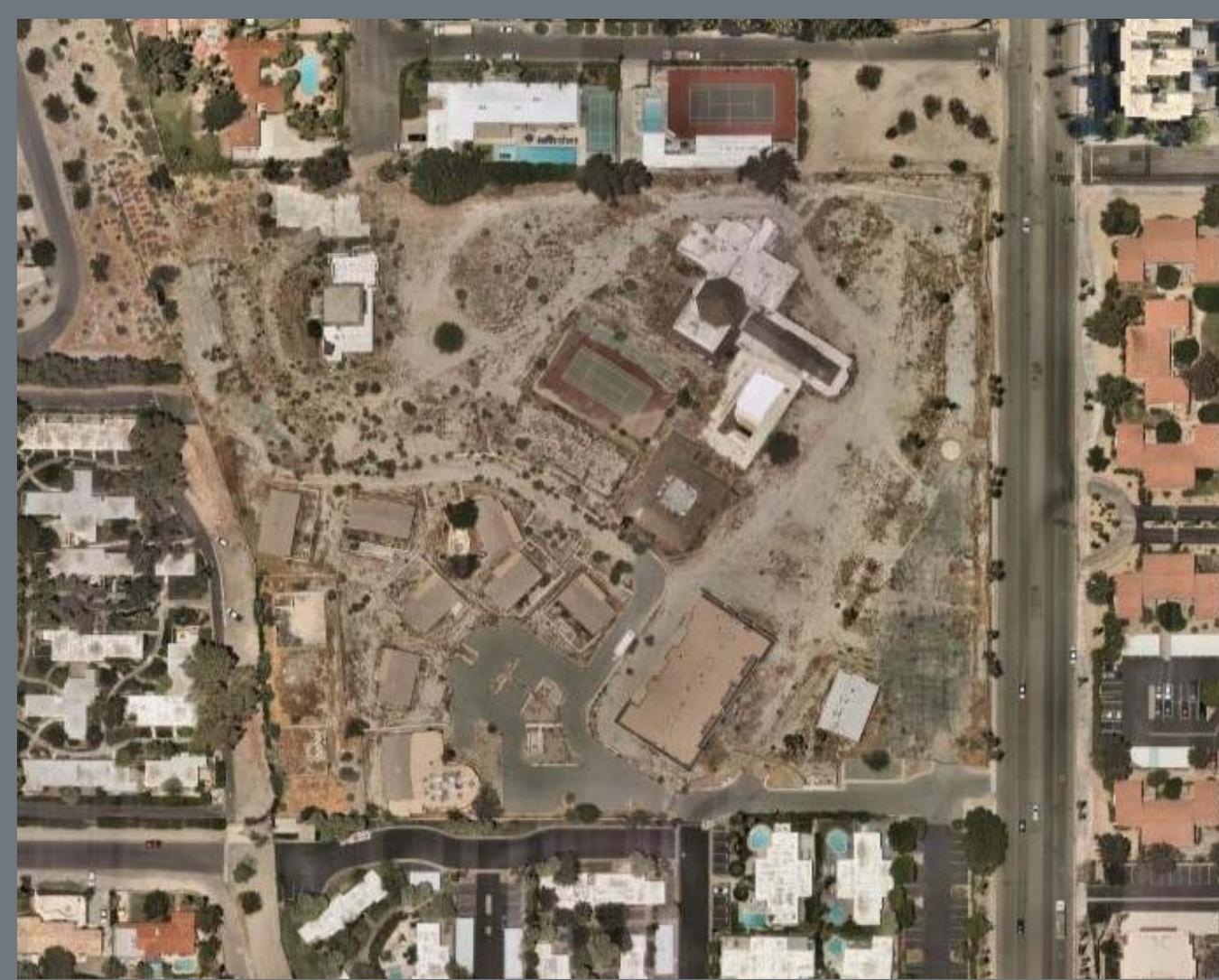
Vibe; Tract Map 36689, Case No. 5.1046, PD 232
72 single family homes, 114 condominium units
SE corner of Tahquitz Canyon Way / Farrell Drive

ON SCHEDULE

- 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: 26 permits issued for single family, and permits issued for all 93 condominium units



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



Quarterly Update to the City Council
January 30, 2020



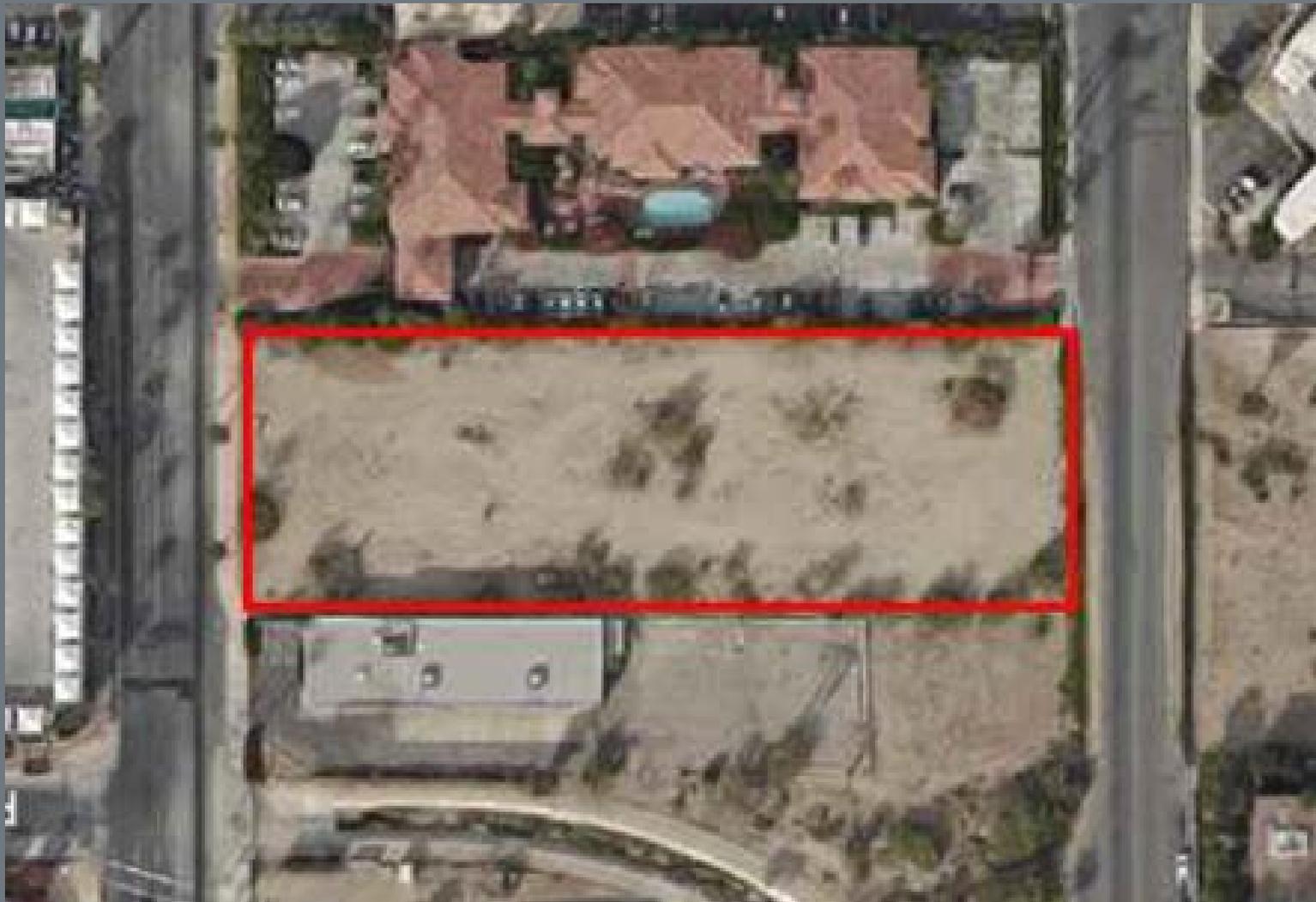
Andaz Hotel; Case No. 5.1091, PD 324
150 rooms and 26,600 SF commercial retail spaces

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 2017 as a result of dispute with contractor, restarted in November 2017 with new contractor, subsequently stopped in August 2019 as a result of dispute with new contractor
- Enforcement letter sent to owner regarding status of project
- Construction scheduled to resume next month



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 underway and nearly complete
- Building plans under review, anticipate start of construction in March 2020
- 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 to start Feb. 1, 2020, opening by Feb. 28, 2022
- Enforcement letters sent to owner, meetings on status of construction held
- Developer is requesting extension of time to commence construction of hotel



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 submitted currently under review by HSPB, AAC and Planning Commission with final approval anticipated by April 2020
- Performance schedule requires: April 2021 = building permit; October 2022 = substantial completion; December 2022 = 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

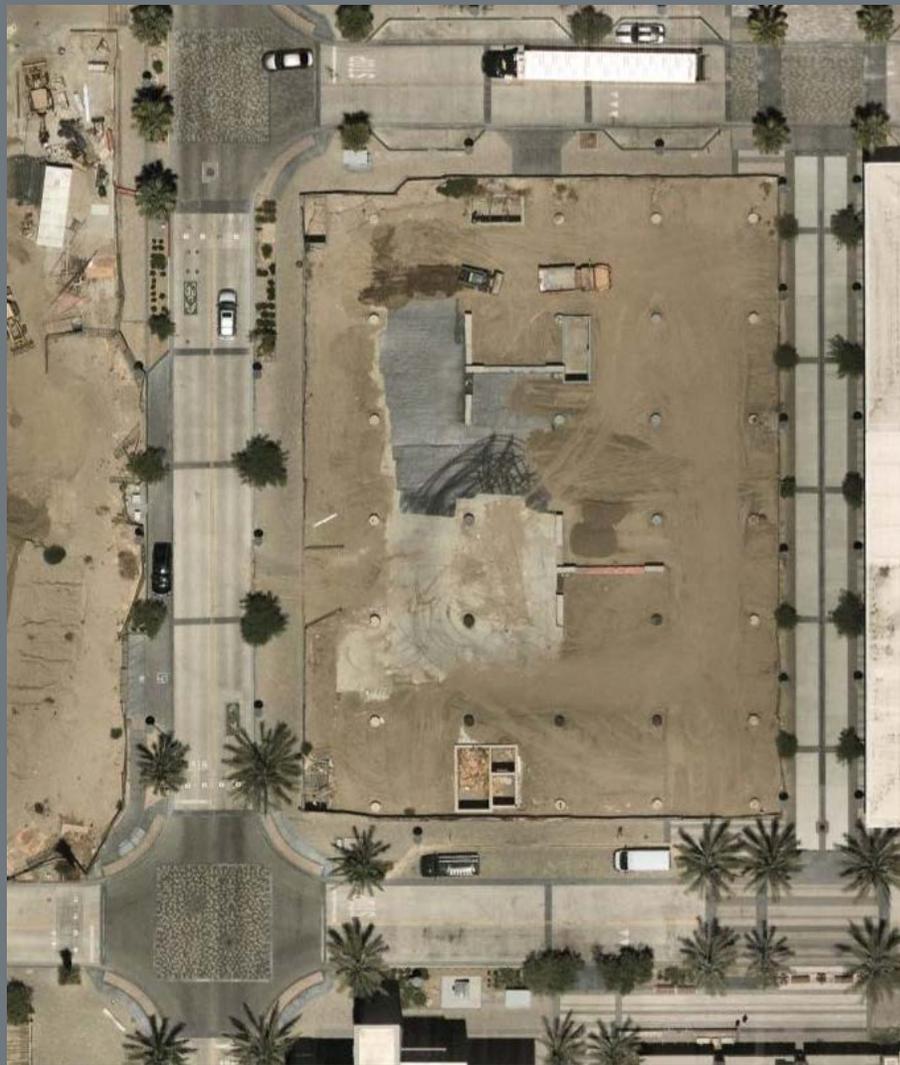
- Former Shiloh Inn – closed 2016
- Renovation to a new Marriott Autograph Hotel branded the “TOVA” approved April 2017
- Major demolition completed in 2017
- Revisions to project submitted in 2018 to add underground parking and new restaurant / spa
- Revised project approved Feb. 2019
- Enforcement letter sent to owner; negotiating agreement with Owner on Performance Schedule and penalties
- Owner is obtaining financing
- Construction anticipated to start this spring



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