



ARCHITECTURAL REVIEW COMMITTEE MEMORANDUM

DATE: APRIL 15, 2024 **NEW BUSINESS**

SUBJECT: AN APPLICATION BY SELENE PALM SPRINGS, LLC, SEEKING ARCHITECTURAL APPROVAL OF AN AMENDMENT TO THE PREVIOUSLY APPROVED FINAL DEVELOPMENT PLANS FOR THE DREAM HOTEL LOCATED AT THE NORTHWEST CORNER OF AVENIDA CABALLEROS AND AMADO ROAD (APN 508-034-020); ZONE PDD 333, SECTION 14 (CASE 5.1132-PD 333 / TTM 35236).

FROM: Department of Planning Services

PROJECT DESCRIPTION:

On July 18, 2007, the City Council approved Planned Development District #333 for development of a 200-room hotel with 143 residential condominiums, landscaping and subterranean parking on an approximately 7.8-acre L-shaped site at the northwest corner of Avenida Caballeros and Amado Road. Since that time, the project has been revised numerous times and was most recently approved by the City Council on June 5, 2023 to be comprised of 156 hotel units, 69 residential condominium units, 303 off-street parking spaces (mostly comprised in subterranean parking areas), various accessory uses and associated landscape.

At its meeting of June 5, 2023, the City Council requested the applicant to revise and resubmit the architecture of the condominium units and the common area landscape design for review and approval by the Architectural Review Committee.

Today's review is focused on only the North and South Villas residential condominium buildings, three (3) townhouse units and the common recreational / open space landscaped areas.¹

RECOMMENDATION:

That the Architectural Review Committee recommend the project to be revised and resubmitted with direction to:

- Provide improved solar control on the balconies, terraces, and the full height walls of glass, especially for morning and afternoon solar exposure such as sliding metal

¹ The abbreviation "S14SP" in this staff report refers to the Section 14 Specific Plan dated July 14, 2014.

screens and extended roofs.

- Lower the height of the perimeter poured-in-place concrete site walls to not more than 6 feet as measured on the public street side and relocate the walls further into the site at least 5 feet, consistent with the zoning code, to better accommodate pedestrian movement and provide a more pleasant pedestrian experience along the public streets.
- Widened sidewalks to be around 8 or 9 feet in width along the public streets recognizing the higher amount of pedestrian traffic around the Convention Center².
- Revised landscape and lighting plans addressing the concerns noted in this staff report. (Crowding of trees, coordinate trees and pole-mounted lighting fixtures; and revise the photometric site plan to conform to the outdoor lighting ordinance, including demonstrating minimal light spillage onto adjacent residential properties.) and reference the suggested plant lists in the S14SP.
- Redesign the rooftop mechanical screening with materials and configuration that is better integrated with the materials and architecture of the buildings pursuant Zoning Code 93.03.
- Use frosted or obscure glass at terrace and balcony railings to screen the view of furnishings on the various balconies.
- Provide elevations and sections of the service building including the roof deck / pool for the South Villas block.

BUSINESS PRINCIPAL DISCLOSURE:

The subject property is owned by Selene Palm Springs, LLC, a California Limited Liability Company. The completed Public Integrity Disclosure Form, as required by Section 2.60.050 of the Municipal Code, is included as an attachment to this report.

BACKGROUND INFORMATION:

<i>Related Relevant City Actions</i>	
November 20, 2006	AAC recommended approval of a hotel and condominium project.
July 18, 2007	City Council adopted a Mitigated Negative Declaration ("MND") and approved preliminary Planned Development District ("PDD #333") for the Dolce Hotel (now renamed the Dream Hotel).
March 9, 2009	AAC recommended approval of revisions to architecture & landscaping.
March 9, 2009	AAC recommended approval for a requested project amendment application.
April 22, 2009	Planning Commission approved an amendment to the project.
2011, 2012, 2015, 2016	Planning Commission granted time extensions to the project.

² This is not a requirement of the S14SP, but a staff recommendation given the likely pedestrian volume along Amado between this site, the convention center and the downtown

<i>Related Relevant City Actions</i>	
April 22, 2013	AAC recommended approval of amendments to the project.
2013, 2017 & 2019	PC and CC approved amendments to the project.
June 17, 2019	AAC recommended approval of the amended project.
June 5, 2023	City Council approved an amendment to the final PDD resulting in a project comprised as a 156-room hotel with 69 residential condominium units, 303 off-street parking spaces and open space landscaping and outdoor activity areas.

STAFF ANALYSIS:

<i>Site Area</i>	
Net Acres	7.8 Acres

<i>Conformance to Development Standards</i>	
Conformance to Development Standards	The Planning Commission & the City Council reviewed several amendments to the project & determined all of them including the most recent proposal reviewed on June 5, 2023 conform to the development standards as established in PDD #333.

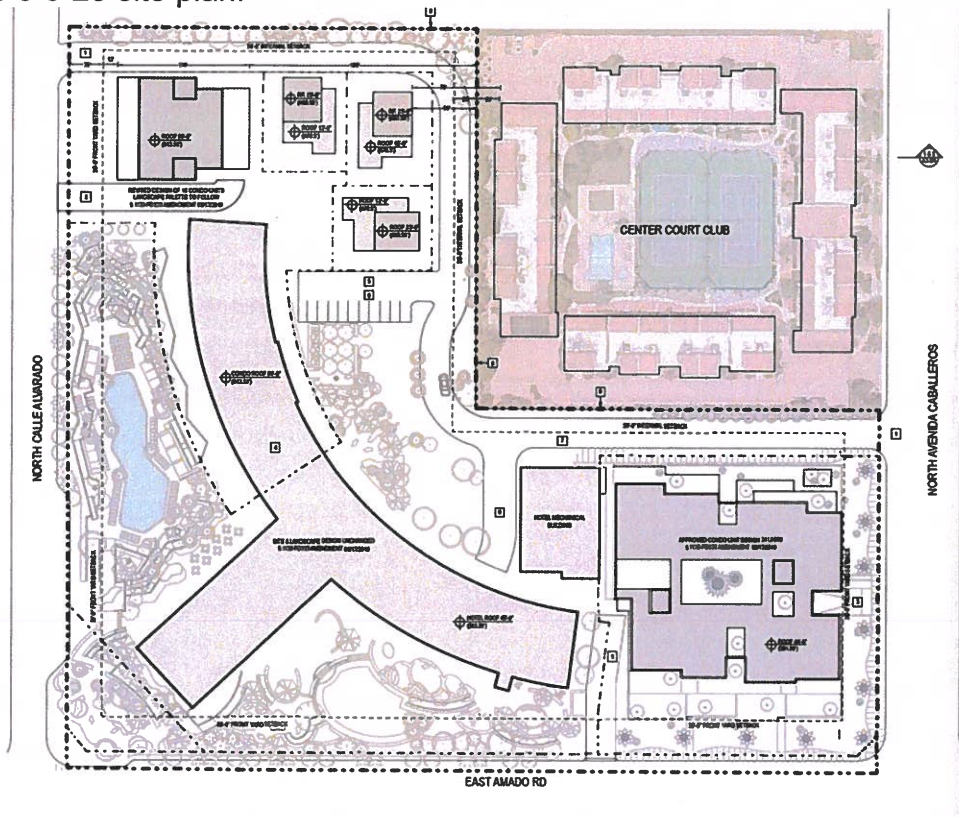
The project is comprised of a total of eight (8) buildings as follows:

1. The hotel tower (roof height at 45'-9")
2. The condominium tower (roof height at 56')
3. The north villas condominium block (roof height at 56')
4. The (3) north townhouses (roof height at 24')
5. The south villas condominium block (roof heights at 33' and 45')
6. The hotel mechanical building / condo roof pool terrace (roof height at 15')

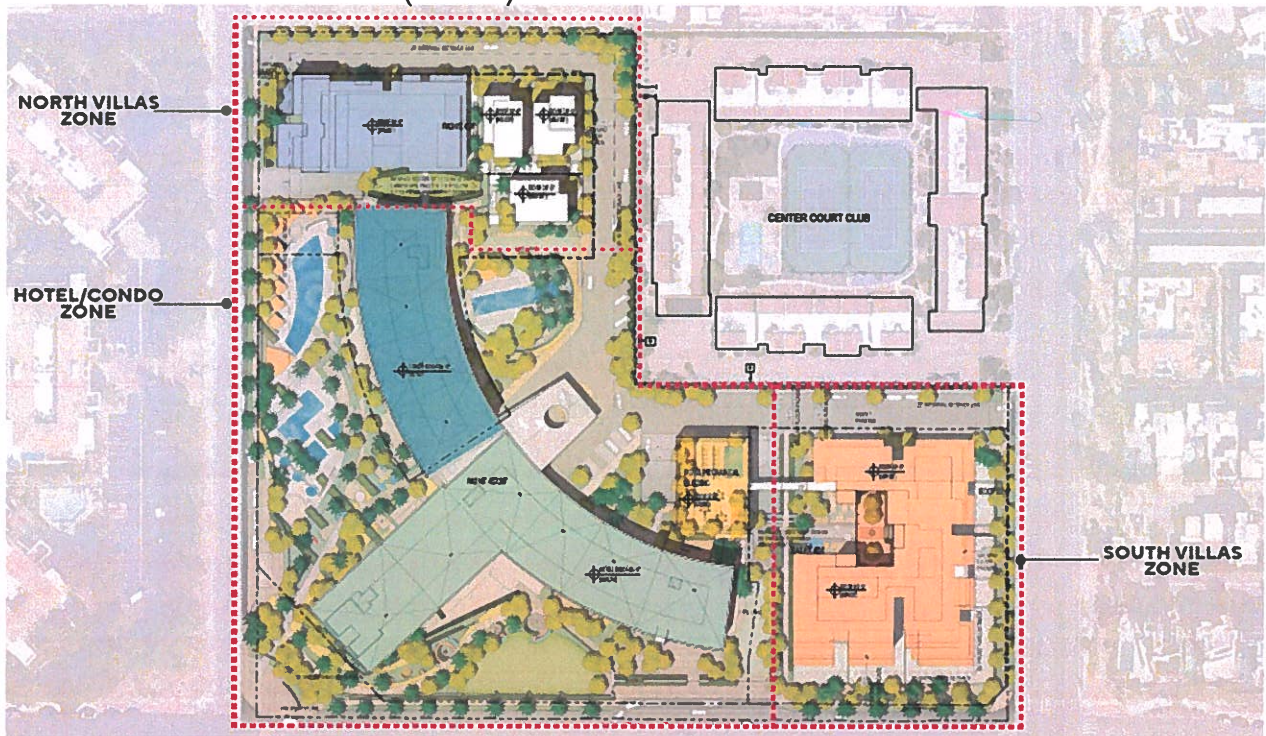
The scope of this review entails the architecture of the North Villa block, the South Villa block, the three townhouses, hotel mechanical building which includes the rooftop pool terrace for the South Villas and the common landscape / open space. A conceptual site plan is shown on the following page shown in comparison with the 6-5-23 submittal.

The architecture of the crescent-shaped buildings containing condominiums and hotel uses were previously approved by the City Council and are not subject to today's review.

Below the 6-5-23 site plan:



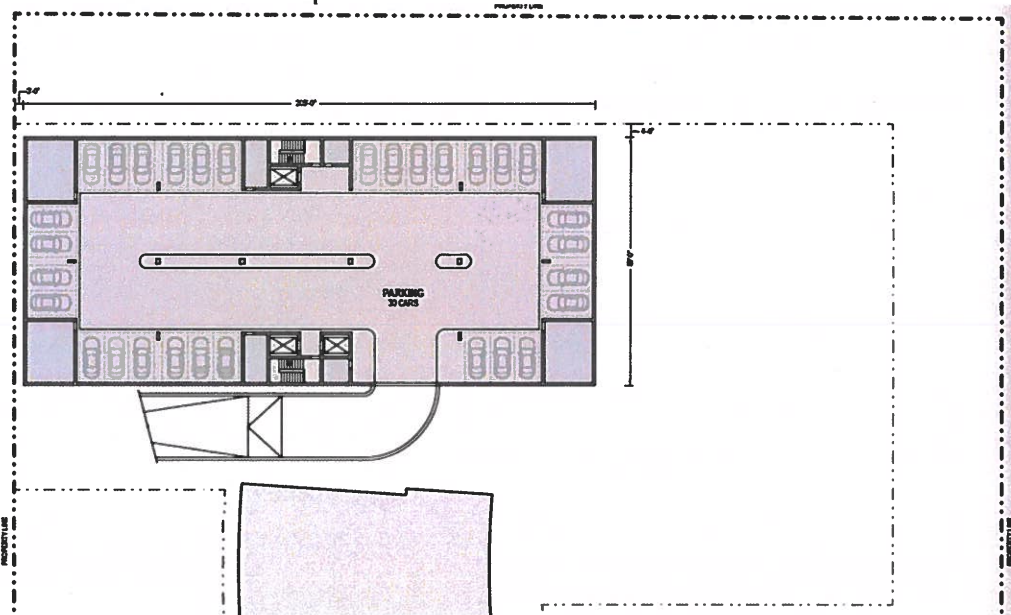
Below the current submittal (4-4-24):



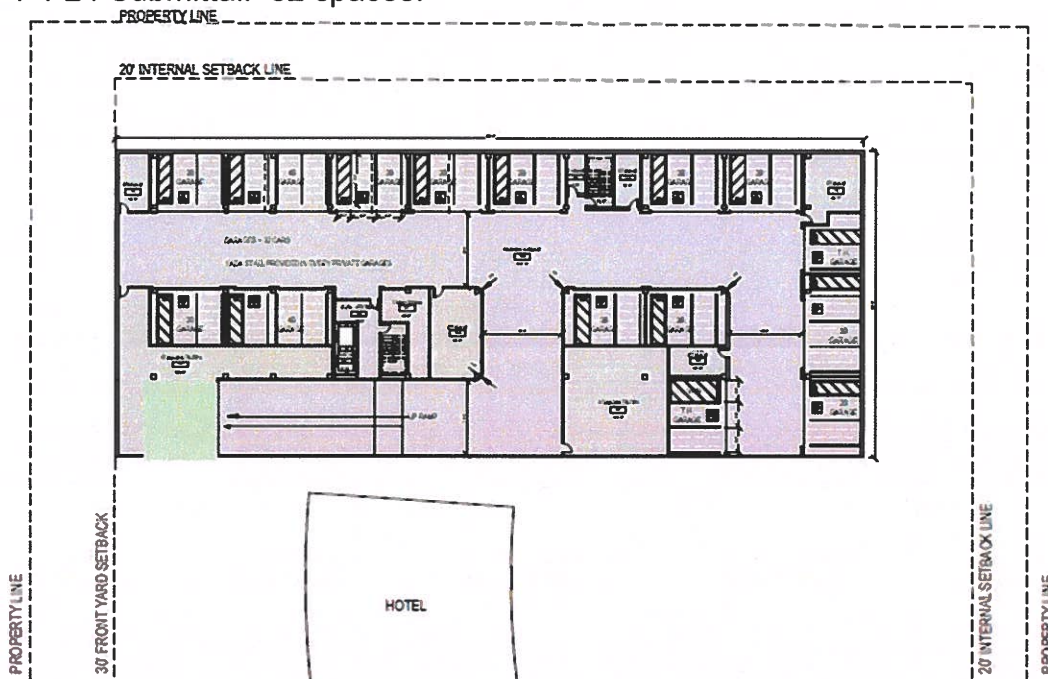
Following are the basement, first and third floor plans reviewed by the City Council on June 5, 2023 in comparison to the current submittal for Architectural Review for the North Villas & Townhouses:

Basement (subterranean parking) The floor plan has shifted east align with setbacks, is narrower in the north/south dimension, and expanded in length so it now includes parking below the three townhouses.

6-5-23 Submittal: 30 spaces.

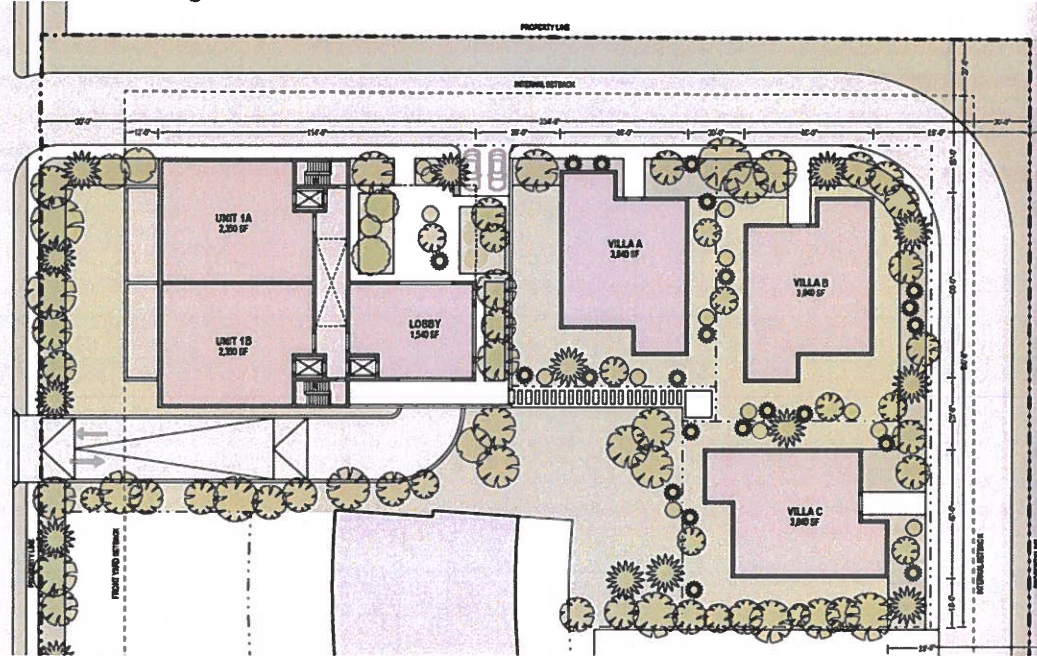


4-4-24 Submittal: 32 spaces.

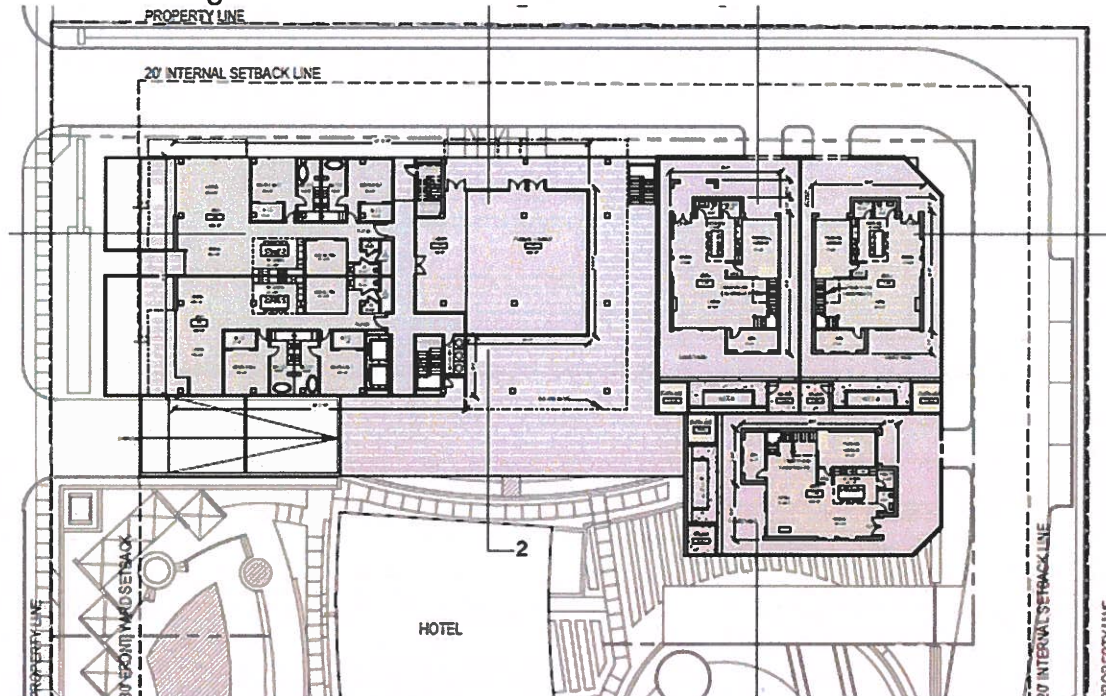


First (Ground) floor: The North Villas block building floor area has increased, garages and driveways for the townhouses added, perimeter privacy walls, spas, saunas and exercise rooms added at the townhouse units.

Below 6-5-23 ground floor submittal:

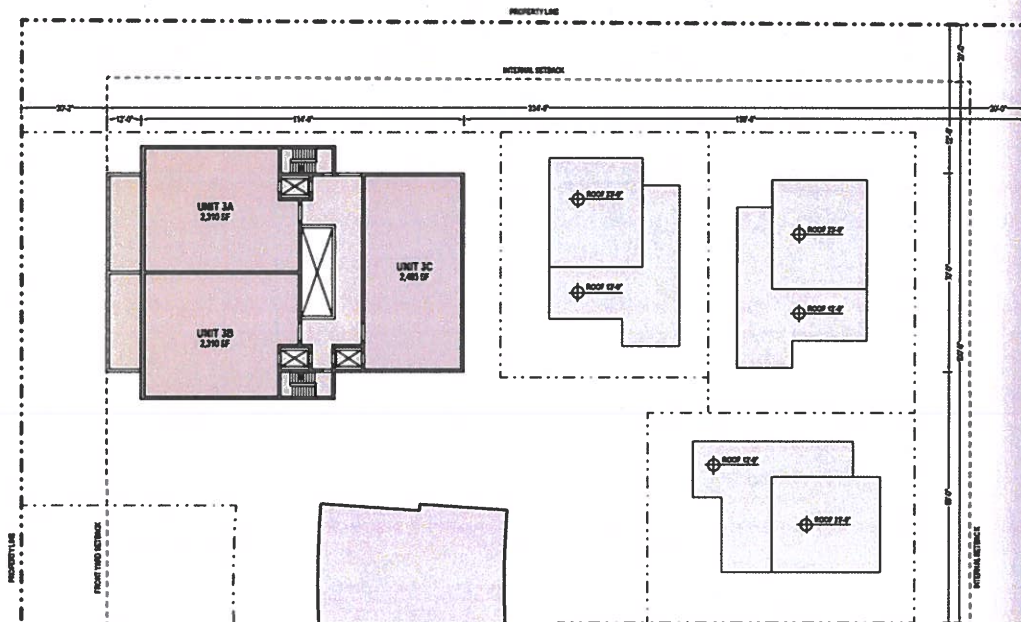


Below 4-4-24 ground floor submittal

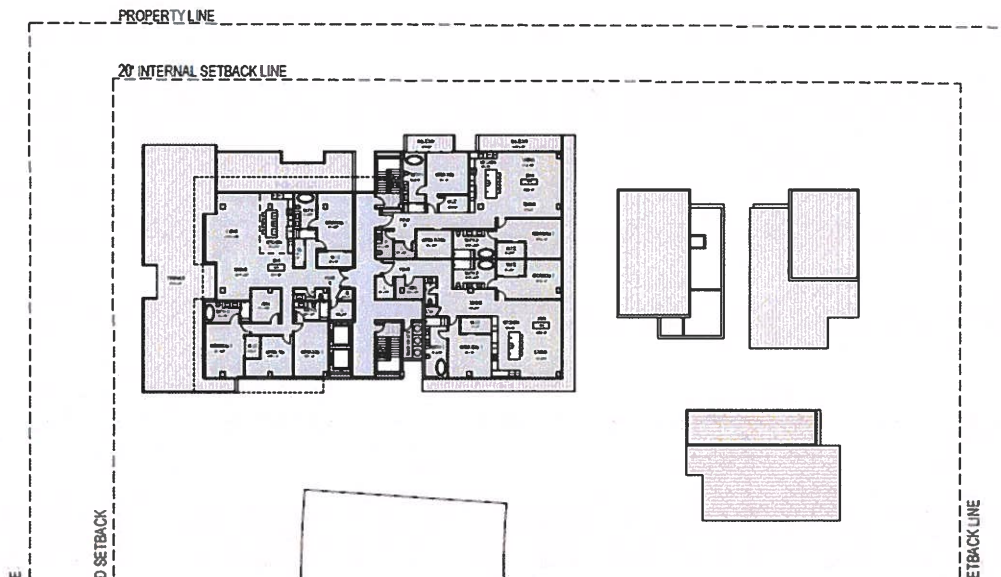


Third Floor Plan: The third floor footprint on the 4-4-24 submittal is larger than that shown at the 6-5-23 City Council Meeting and it appears less space is available between the three townhouse units on the current proposal.

Below: The 6-5-23 third floor submittal.



Below: The 4-4-24 third floor submittal

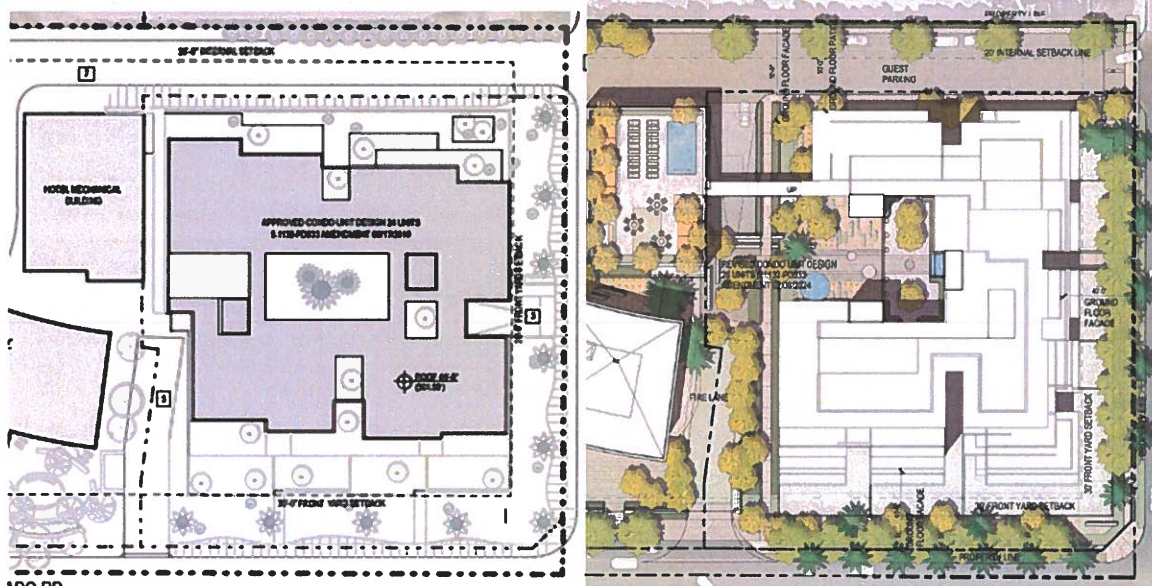


Note no elevations were provided of the hotel mechanical building with the rooftop pool terrace for the South Villas block.

South Villas block:

Below comparison of the 6-5-23 submittal and the current (4-4-24) submittal; (Note: individual floor plans were not provided in the 6-5-23 submittal so a floor by floor comparison as noted above for the North Villas is not possible.)

A driveway ramp to the subterranean parking has been provided between the service building and the South Villas block. A rooftop pool terrace has been added to the service building and the building footprint has changed.



Below is an earlier elevation of the condo and hotel crescent buildings showing the building main entry on the northeast side. The image is provided for context in considering the architectural consistency findings later in this staff report. Analysis of the architecture of the crescent / hotel building is not a part of this review.



Architectural Review Criteria and Findings North & South Villas block and townhouses:

PSZC Section 94.04.00(E) requires the approval authority to evaluate the application and make findings for conformance to the following criteria:

	<i>Criteria and Findings [PSZC 94.04.00(E)]</i>	<i>Compliance</i>
1.	<p><i>The architectural treatment is consistent on all four sides of the proposed building(s), unless otherwise approved by the ARC;</i></p> <p>North & South Villa blocks: The architecture is consistent on all 4 sides and is comprised mostly of four levels of floor to ceiling glazing with balconies and terraces with glass railings with wood clad accent walls.</p> <p>Three townhouse units: The architecture is generally consistent, however the east and west elevations appear to be less articulated than the others with less fenestration.</p>	Y
2.	<p><i>The design of accessory structures, such as carports, cabanas, and similar accessory structures, shall be consistent with the form, materials and colors of the principal building(s), unless otherwise approved by the ARC;</i></p> <p>The only "accessory" building is the hotel mechanical / service building adjacent to the South Villa block. No elevations have been provided.</p>	Unable to confirm the service building with the rooftop pool deck for the south villa block.
3.	<p><i>The façade elements and fenestration are composed in a harmonious manner;</i></p> <p>North & South Villa blocks: The fenestration is harmonious.</p> <p>Three townhouse units: The fenestration is different from the other buildings on the site which is appropriate given that these will appear as separate stand-alone dwelling units on the same parcel as the other larger buildings.</p>	Y
4.	<p><i>The proposed materials are consistent with the context of the site, adjacent buildings, and the desert environment;</i></p> <p>North & South Villa blocks: The materials are consistent with the glass, stucco, and steel materials of the adjacent crescent-shaped hotel and condo buildings.</p> <p>Wood on exterior surfaces other than underside of soffits will not weather well and either a synthetic wood, wood simulated plank tile or other more durable material such as metal, or raked stucco is recommended on exterior walls and vertical surfaces exposed</p>	Y, partially

	<i>Criteria and Findings [PSZC 94.04.00(E)]</i>	<i>Compliance</i>
	<p>to the sun. It does not appear there is wood proposed on the exterior surfaces of the crescent-shaped buildings.</p> <p>Zoning code Section 93.03.00 requires that screening for roof mounted mechanical equipment "...shall be an integral part of the architecture." The use of horizontal corrugated steel panels to screen the rooftop mechanical units is not harmonious with the other high-quality materials used on the building and the arrangement of the enclosures are not integral with the building massing and architecture. It is recommended that the enclosure be clad in a material such as stucco or metal screening that is harmonious with other metal screening on the buildings and be more integral / in alignment with the exterior walls and surfaces of the lower floors.</p> <p>The glass railings are recommended to be frosted glass which is easier to keep clean, provide light shade for less heat gain onto the balconies and conceals the clutter of disparate balcony furniture on each unit.</p> <p>Large plants are shown on upper balconies but no planter boxes are shown. These plants will need large, deep planter boxes to provide adequate soil to protect the roots from excessive heat from the sun, as well as an integrated irrigation source and drains that can be concealed in the floor slab so they do not protrude through the roofs of the open balconies below</p> <p>Three townhouse units: The materials are similar to the North & South Villa blocks, however less fenestration and more of the wood veneer give them the appearance more typical of a single family home.</p>	
5.	<p><i>The proposed color scheme is appropriate to the desert environment and consistent with the site context;</i></p> <p>The color scheme is generally white with wood veneer, black metal screens and glass and is appropriate for the context of the site.</p>	Y
6.	<p><i>Shading devices and sun control elements, excluding landscape materials, are provided to address environmental conditions and solar orientation;</i></p>	N

	<i>Criteria and Findings [PSZC 94.04.00(E)]</i>	<i>Compliance</i>
	<p>North & South Villa blocks: These units lack sufficient solar control at the floor-to-ceiling walls of glass - especially at the east and west facades to protect from morning and afternoon direct solar glare and heat gain. The floor / roof plates have what appear to be roughly 3 feet overhangs at the patios and no overhangs on portions of the north façade (which also receives direct sun during morning and afternoon hours in the summer).</p> <p>Although the upper patios also have limited eave depth, they would benefit from greater areas of roof coverage. The windows and/or the balconies would benefit from some sort of sliding metal screens that would help block the glare and heat from the sun thereby making them more usable throughout the day.</p>	
7.	<p><i>The proposed landscape plan is consistent with the requirements of PSMC Chapter 8.60;</i></p> <p>Cannot determine whether the landscape conforms to the requirements of PSMC 8.60, but the plant palette is comprised of water-efficient groundcovers, shrubs and trees; some species are proposed that are not in the suggested plant list in the S14SP.</p> <p>Decomposed granite should not be proposed in areas adjacent to pavement due to erosion during heavy rain events. A condition of approval is proposed addressing this concern.</p>	Partially as conditioned, unable to fully confirm.
8.	<p><i>The proposed landscape plan is consistent with all applicable zoning requirements, including any streetscape requirements, landscape buffer requirements, and screening requirements;</i></p> <p>The landscape palette generally includes water-efficient species, however several details should be reconsidered.</p> <p>Several proposed tree species are not on the suggested tree list in S14SP page 7-20/21. Including the Evergreen Ash, Hong Kong Orchid Tree, Date Palm, Phoenix Mesquite, Chaste Tree, or Chinese Elm. The S14SP tree list is suggested not required. Staff feels the trees proposed that are not on the suggested list are appropriate trees for their shade characteristics.</p> <p>It is strongly recommended that the tree and plant symbols be drawing showing the canopy spread at maturity. Many trees are planted too close to buildings and structures requiring constant unnatural pruning, and/or potentially causing structural damage</p>	N

<i>Criteria and Findings [PSZC 94.04.00(E)]</i>	<i>Compliance</i>
<p>from roots.</p> <p>Carefully evaluate where trees are proposed over underground parking or on upper level patios and terraces and the species being proposed. Provide adequate tree wells, raised planters, or other means of providing adequate soil depth for healthy growth of these trees and other plants. Planter boxes need to be large enough to provide enough soil to protect roots from intense heat transfer through the sides of the raised planters. Also, proper irrigation and drainage for all these locations is required and aggressive waterproofing to prevent water infiltration and structural damage.</p> <p>There appears to be adequate space on site for the perimeter wall to shift inward – five (5) feet is required if 6-foot height walls are proposed. Also, since the space between the curb and the sidewalk appears to be roughly only 4 feet; widening the sidewalk to 8 or 9 feet and relocating the shade trees along the streets to be within the property rather than in the parkway may yield a safer passage for pedestrians, and placement of the shade trees where they have more room for root growth and better canopy spread over the public sidewalk.</p> <p>Trees along the Amado frontage are proposed to be 48" min box Chinese Elm and California Fan palms. Those along Calle Alvarado Avenida Caballeros are proposed to be 48" box Evergreen Ash and California Fan palms. Although good choices for shade, in these narrow 4' wide planter strips they may begin to heave the sidewalks as they grow despite specifying root barriers. Relocating these trees to inside the property line may be wise.</p> <p>The spacing of street trees are noted to be 30' on center on Amado which is consistent with the S14SP (although as scaled, they appear to be roughly 20') with Filiferas and Chinese Elm, and 20' on center for street trees along Calle Alvarado and Caballeros with Filiferas and Evergreen Ash trees. Ash and Elm trees are estimated to have up to 60' diameter canopy spread at maturity. The spacing of these trees and other trees on site appear crowded in many instances. Shade trees should be the priority if trees are going to be removed to provide adequate space for healthy growth and adequate shade. Establishing the Evergreen Ash on all street frontages for generous year-round shade and visual consistency is also recommended given that the Chinese Elm is deciduous.</p> <p>The section cut #4 on sheet 49 suggests roughly a 3-foot elevation</p>	

Criteria and Findings [PSZC 94.04.00(E)]	Compliance
<p>change between the first-floor finished floor of the South Villas and the adjacent sidewalk on Amado. Page 7-27 of the S14SP notes that "...any form of inefficient landscape irrigation where water flows onto roadways and pedestrian pathways is prohibited". Although there is no code requirement for slopes adjacent to sidewalks, it may be difficult to irrigate plants and trees on this slope without causing soil erosion onto the public sidewalk. Suggest moving the wall further onto the site and reducing the steepness of the slope in this area.</p> <p>Pursuant S14SP page 7-19 perimeter walls no wall or fence visible from a street shall extend more than 25 feet in horizontal length without a visual break. The wall shown on page 64 do not conform.</p> <p>Pursuant to PSZC 93.02.00, the proposed 10' wall height does not conform. Maximum wall height in residential zones other than R-1 may not exceed 6 feet provided the wall is no closer than 5 feet to the front property line and constructed of decorative masonry or metal. Although the board-formed concrete may be considered equivalent to decorative masonry, the perimeter walls do not conform and need to be reduced in height and shifted back from the front property line. The wall height along the common property line with the adjacent condominiums where noise and light control are concerns should also be reduced so it does not interfere with tree canopy growth on the Evergreen Ash trees that are proposed there. These high concrete perimeter walls are inappropriate and do not support the assertion on page 10 that the building is "A welcoming part of the neighborhood", nor "intentionally connected to local fabric."</p> <p>The excessive use of fencepost cactus proposed around the perimeter of the site will not achieve the "hedgelike" screen shown in the renderings and are easily scarred and become unattractive Fencepost cactus are not included in the suggested plant palette listing in Chapter 7 of the S14SP. Calliandra or any of the vines suggested in the S14SP, table 7-2 or other narrow habit plants are recommended alternatives.</p> <p>Consider buffalo grass or other drought-tolerant low water consuming turf other than Burmuda grass in the lawn area.</p> <p>No decomposed granite adjacent to drives, walkways, or other paved areas due to erosion during heavy rains.</p> <p>Trees along the perimeter drive aisles along the east side of the</p>	

	<i>Criteria and Findings [PSZC 94.04.00(E)]</i>	<i>Compliance</i>																								
	buildings appear in conflict with the proposed location for the street lights.																									
9.	<p><i>The shading for pedestrian facilities on the subject site or abutting public right(s)-of-way is adequate;</i></p> <p>Evergreen Ash and Chinese Elm have broad canopies for good shade coverage, however the location and spacing of these trees should be reviewed for conflicts with walkways, curbs, walls, lightpoles, ultimate canopy spread, etc.</p>	Y																								
10.	<p><i>The proposed lighting plan is consistent with the requirements of PSZC Section 93.21.00, and the proposed lighting will not materially impact adjacent properties;</i></p> <p>The photometric site plan needs to show the lighting levels at the property line common with adjacent properties to verify there is no light spillage or unwanted light glare onto adjacent residential properties.</p> <p>Light fixture cut sheets showing the design of the fixture needs to be provided.</p> <p>Ratios shown do not conform to (min/max/avg, etc per figure 3 of the outdoor lighting ordinance). Revise and Resubmit showing conformance.</p> <table border="1" data-bbox="406 1134 1079 1213"> <thead> <tr> <th colspan="8">Statistics</th> </tr> <tr> <th>Description</th> <th>Symbol</th> <th>Avg</th> <th>Max</th> <th>Min</th> <th>Max/Min</th> <th>Avg/Min</th> <th>Avg/Max</th> </tr> </thead> <tbody> <tr> <td>80% Zone Photometrics</td> <td>+</td> <td>2.0 fc</td> <td>6.3 fc</td> <td>0.4 fc</td> <td>15.8:1</td> <td>5.0:1</td> <td>0.3:1</td> </tr> </tbody> </table> <p>Figure 3</p>	Statistics								Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max	80% Zone Photometrics	+	2.0 fc	6.3 fc	0.4 fc	15.8:1	5.0:1	0.3:1	N
Statistics																										
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max																			
80% Zone Photometrics	+	2.0 fc	6.3 fc	0.4 fc	15.8:1	5.0:1	0.3:1																			
11.	<p><i>Appropriateness of signage locations and dimensions relative to the building façade(s), or appropriateness of the site location for any freestanding signage, as may be warranted for the development type;</i></p> <p>Unable to determine; signage to be provided under separate Sign Program for multi-tenant buildings. Not part of this review at this time.</p>	Signage is not a part of this review																								
12.	<p><i>Screening is provided for mechanical equipment and service yards, so as to screen such facilities from view from public rights-of-way and abutting properties;</i></p> <p>Screening of mechanical pursuant PSZC 93.03.00 (B) "...is to be an integral part of the architecture." The horizontal corrugated screen walls is not used elsewhere on the project and is not a material integral with the architecture. Another material that is more in keeping with the sophisticated aesthetic of the building is recommended than the very "overused" corrugated sheetmetal such as stucco, or metal screening similar to other metal screens proposed on the project.</p>	N																								

	<i>Criteria and Findings [PSZC 94.04.00(E)]</i>	<i>Compliance</i>
13.	<i>The proposed application is consistent with any adopted design standards of an applicable specific plan, planned development district, or other applicable adopted design standards and regulations.</i>	N
	Comments related to the S14SP design standards have been noted herein. Landscape materials appear crowded in many parts of the landscape plan. The S14SP discourages crowding that leads to excessive pruning and poor plant growth.	

Other concerns and recommendations:

1. Zoning Code Section 93.06.00 (C,8) denotes, "...the backing of motor vehicles onto a major or secondary highway shall be prohibited in any zone." The gates shown fronting Avenida Caballeros across the two-way drive aisle for the primary vehicular access to the hotel entrance as well as service trucks, trash trucks and other vehicles creates a problem where vehicles which cannot gain access through the gates will be forced to back out into the travel lanes of Caballeros.

Recommend these gates be removed or the entry redesigned.

2. Review PSZC 93.06 for other standards including level surface at top of ramps for vehicles entering the public streets, ventilation into the garages, adequate turning radii, etc. Provided sections at ramps and other notes to verify conformance.
3. Although the three townhouses are in the general location shown on the 6-5-23 submittal, they have been moved closer to one another leaving very little usable space between units. Consider shifting the two "side-by-side" townhouse units at the northeast corner of the site to either be connected or further apart to provide more usable outdoor space around these dwellings as was shown in the 6-5-23 submittal.
4. Consider how trash is to be removed from the basement level trash rooms and where the carts or roll-off bins are to be placed at street side for pickup and verify adequacy of the trash rooms with PSDS.
5. Clarify where delivery trucks (UPS, Amazon, FedEx) are to park when servicing the residential units.
6. Show photovoltaic panels, show placement of mechanical equipment on roofs to verify adequacy of space within the screenwalls.
7. Provide elevations and sections at the service building just north of the South Villas block which has the pool terrace on the roof for the South Villas block. Consider shade structures on that roof for lounging around the pool.
8. Shade trees along public sidewalks and drives should be single trunk, not multi-trunk, given the narrow space in which these trees are proposed.
9. Avoid cactus and other sharp, spikey plants along public sidewalks and other site walkways.
10. The public sidewalk width of only five (5) along Amado and Caballeros meets the minimum width required by the S14SP,(Page 5-43) however in this close proximity to

the Convention Center this narrow sidewalk width seems inadequate for larger volume of pedestrian movement anticipated in this area. Seven- or eight-foot wide sidewalks seem more appropriate along Amado Road

11. Renderings are recommended providing pedestrian eye-level views along public sidewalks and in narrow passageways between buildings to better understand the proportions and aesthetics of these spaces as well as to show the buildings in context with surrounding existing development.

ENVIRONMENTAL ANALYSIS:

On July 18, 2007, the City Council adopted Mitigated Negative Declaration (MND) No. 2006109032 for the previously approved project. In 2017, in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15162, the City prepared a Subsequent Initial Study/Mitigated Negative Declaration (IS/MND) for the amended project and appropriate mitigation measures were incorporated to ensure that the amended project would have a less than significant impact on the environment. In addition to the mitigation measures included in the MND, conditions of approval have been included in support of the Mitigated Negative Declaration. On June 5, 2023, the City Council determined that given the scope of the current proposed changes, further environmental review is not required.

CONCLUSION:

Concerns relating to both pedestrian and vehicular circulation in and around the site should be addressed to the satisfaction of the City. Regarding the North and South Villas blocks: improved control of solar glare and heat gain at large expanses of glass and open terraces, and improved aesthetics of rooftop mechanical screening is recommended. Landscape and site lighting issues noted herein need to be addressed and resubmitted to the ARC for final review and determination.

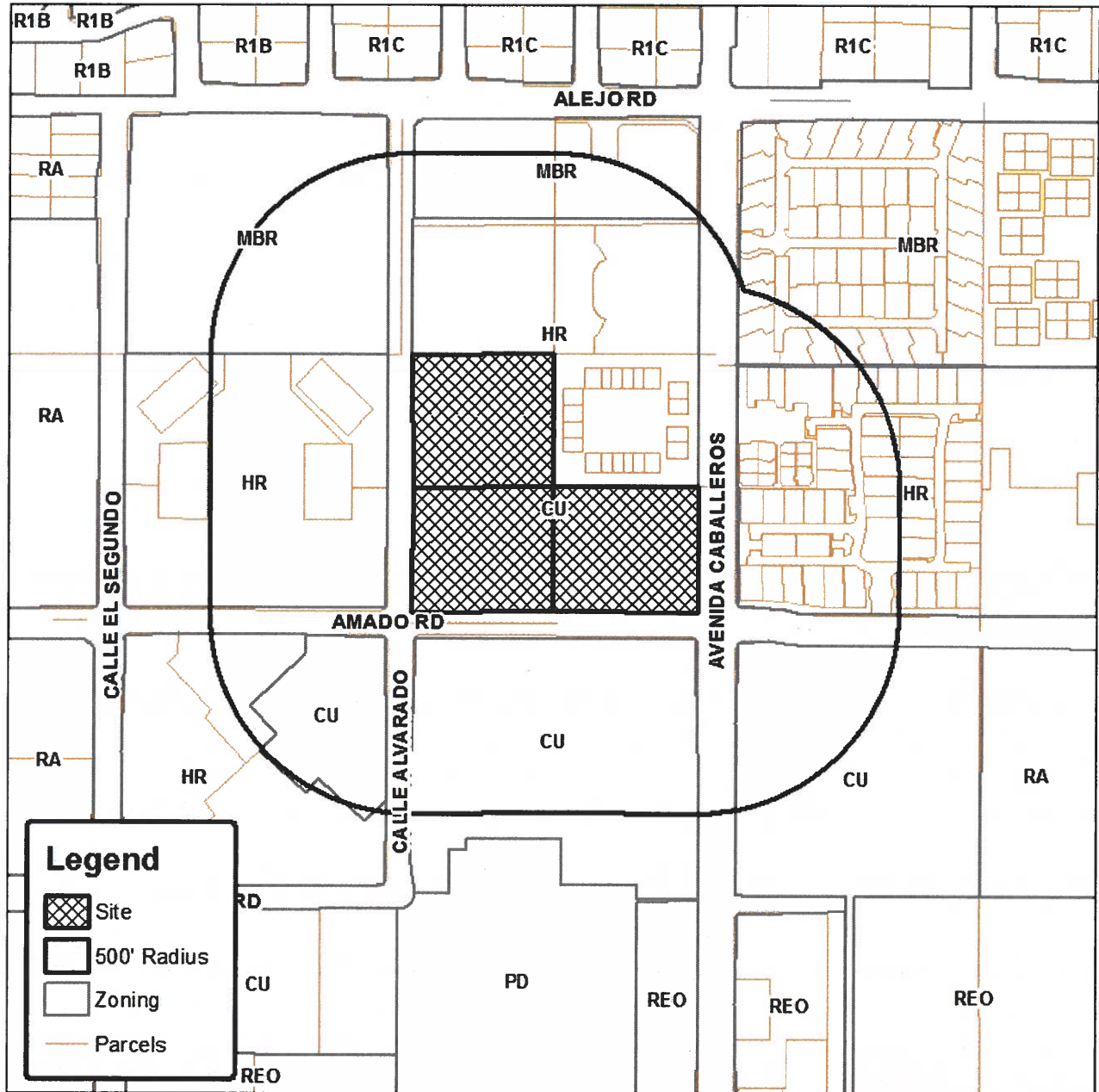
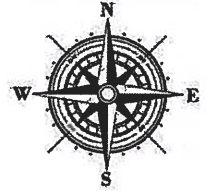
PREPARED BY:	Ken Lyon, RA, Principal City Planner
REVIEWED BY:	David Newell, Assistant Planning Director
REVIEWED BY:	Chris Hadwin, Director of Planning Services

ATTACHMENTS:

1. Vicinity Map.
2. Design drawing set dated April 4, 2024 and the City Council set reviewed on 6-5-23.
3. Public Integrity Disclosure Form.



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS
Case 5.1132 PD 333 "Dream Hotel"
Calle Alvarado & Amado Road

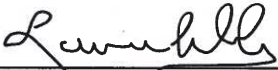


PUBLIC INTEGRITY DISCLOSURE APPLICANT DISCLOSURE FORM

1. Name of Entity
Selene Palm Springs, LLC
2. Address of Entity (Principle Place of Business)
200 West 55th Street, New York, NY 10019
3. Local or California Address (if different than #2)
1717 E Vista Chino, A7-613, Palm Springs, CA 92262
4. State where Entity is Registered with Secretary of State
CA
<i>If other than California, is the Entity also registered in California?</i> <input type="checkbox"/> Yes <input type="checkbox"/> No
5. Type of Entity
<input type="checkbox"/> Corporation <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Partnership <input type="checkbox"/> Trust <input type="checkbox"/> Other (please specify)
6. Officers, Directors, Members, Managers, Trustees, Other Fiduciaries (please specify) <i>Note: If any response is not a natural person, please identify all officers, directors, members, managers and other fiduciaries for the member, manager, trust or other entity</i>
Lauri Kibby for CDI Ventures, LLC <input type="checkbox"/> Officer <input type="checkbox"/> Director <input type="checkbox"/> Member <input type="checkbox"/> Manager [name] <input type="checkbox"/> General Partner <input type="checkbox"/> Limited Partner <input type="checkbox"/> Other <u>Managing Member</u>
Rabinder Pal Singh for Calsprings Prop LLC <input type="checkbox"/> Officer <input type="checkbox"/> Director <input type="checkbox"/> Member <input checked="" type="checkbox"/> Manager [name] <input type="checkbox"/> General Partner <input type="checkbox"/> Limited Partner <input type="checkbox"/> Other _____
_____ <input type="checkbox"/> Officer <input type="checkbox"/> Director <input type="checkbox"/> Member <input type="checkbox"/> Manager [name] <input type="checkbox"/> General Partner <input type="checkbox"/> Limited Partner <input type="checkbox"/> Other _____

7. Owners/Investors with a 5% beneficial interest in the Applicant Entity or a related entity	
EXAMPLE JANE DOE <hr/> [name of owner/investor]	50%, ABC COMPANY, Inc. <hr/> [percentage of beneficial interest in entity and name of entity]
A. Calsprings Properties LLC <hr/> [name of owner/investor]	80%, Selene Palm Springs LLC <hr/> [percentage of beneficial interest in entity and name of entity]
B. CDI Ventures, LLC <hr/> [name of owner/investor]	20%, Selene Palm Springs, LLC <hr/> [percentage of beneficial interest in entity and name of entity]
C. <hr/> [name of owner/investor]	 <hr/> [percentage of beneficial interest in entity and name of entity]
D. <hr/> [name of owner/investor]	 <hr/> [percentage of beneficial interest in entity and name of entity]
E. <hr/> [name of owner/investor]	 <hr/> [percentage of beneficial interest in entity and name of entity]

I DECLARE UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING IS TRUE AND CORRECT.

Signature of Disclosing Party, Printed Name, Title	Date
	9/7/22

PENALTIES
Falsification of information or failure to report information required to be reported may subject you to administrative action by the City.

(Revised 05/16/19)