

DESERT ISLAND SPECIFIC PLAN

HOTEL AMENDMENT

SP22-0002

**APPROVED BY CITY COUNCIL
ON 7/20/2023**

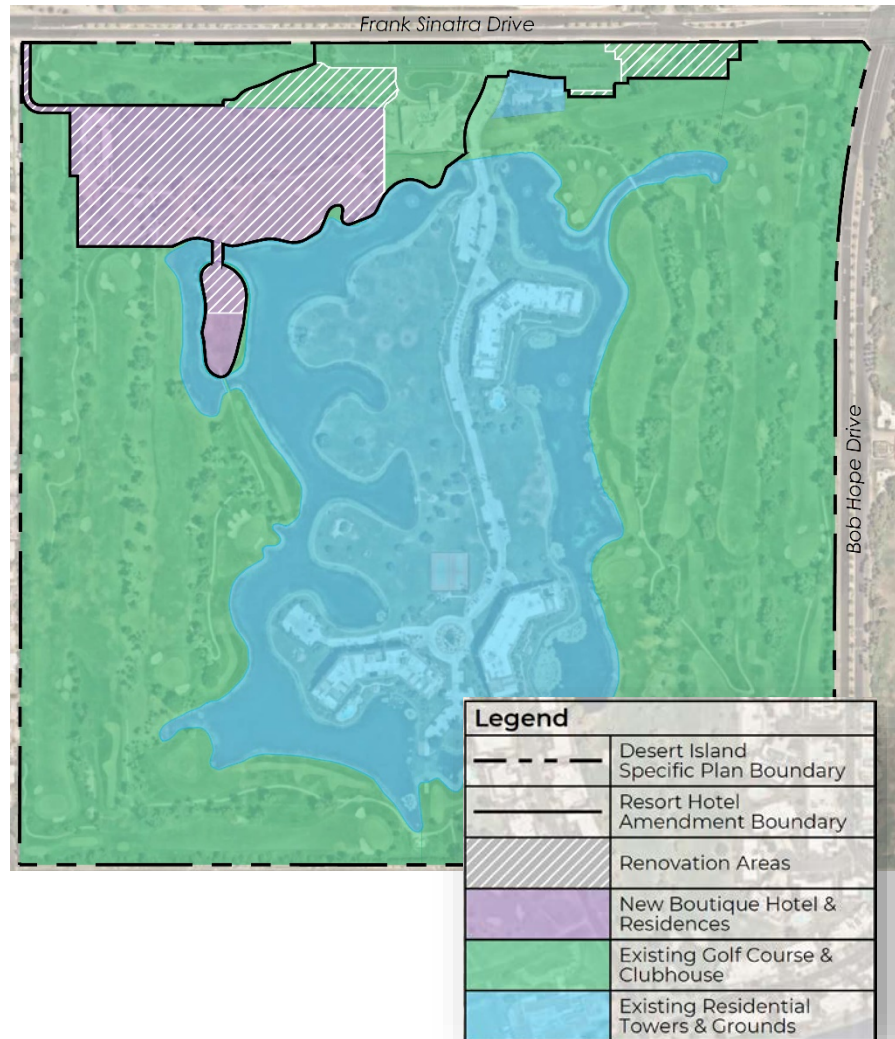
Prepared For:
City of Rancho Mirage

Applicant:
FM 71777 LLC / Desert Island Golf Club

Prepared By:
MSA Consulting, Inc.



1.0 INTRODUCTION



Location The Desert Island Residential Community, Golf and Country Club is located on approximately 160 acres in the City of Rancho Mirage. It is bounded by Frank Sinatra Drive on the north and Bob Hope Drive on the east. Single-family residential development occurs on the south and west.

Purpose The purpose of the Desert Island Hotel Specific Plan Amendment is to facilitate development of a boutique resort hotel and hotel-managed private residences within the Desert Island Golf and Country Club. The SPA includes portions of APN 688-040-001, 688-050-005, 688-060-006 and 688-060-008.

Background The Desert Island project was originally approved by the County of Riverside in 1971 with multiple residential towers, a 25-acre lake and an 18-hole golf course and 20,000 square foot clubhouse under Conditional Use Permit 1252 and Tract Map 4195. The project was annexed to Rancho Mirage in 1973 when the City incorporated. By 1979, three towers containing 226 units, the golf course, lake, clubhouse and ancillary buildings had all been constructed as per the original County approvals. However, in 1989, reliance on the County approvals for a fourth tower was denied by the City. To address this, the Desert Island Specific Plan was approved in 1991 to allow the construction of two additional residential towers along with tennis and a clubhouse expansion. Based on this, the clubhouse was enlarged to 38,000 square feet in 1994. Almost 30 years later in 2022, the additional towers have not been built and the Desert Island Community Association has no intention of constructing them.

Vision The project proponent owns the Desert Island Golf Course and Country Club and wishes to add a small hotel adjacent to the existing clubhouse. The proximity of these two facilities will create reciprocal benefits for each, supplying additional clientele and revenues to the clubhouse while allowing hotel guests to access ample pre-existing indoor dining, gathering, meeting and ballroom spaces. Introduction of the hotel will reinforce clubhouse viability for hosting indoor events/activities and providing convenient and elevated dining experiences for golfers, Desert Island residents and the general public.



Overview This Specific Plan Amendment will repurpose approximately 9.3 acres of the existing golf course with a new 34-key boutique hotel and 11 private residences (under hotel management), along with passive outdoor gathering areas, tennis, pool, cafe and yoga amenities. A new golf training park and new maintenance building will replace the existing driving range and old maintenance building displaced by the new hotel. The proposed site plan is depicted in Section 2.0 with brief descriptions of each component. Permitted uses and development standards for the new hotel and accessory buildings are listed in Section 3.0.



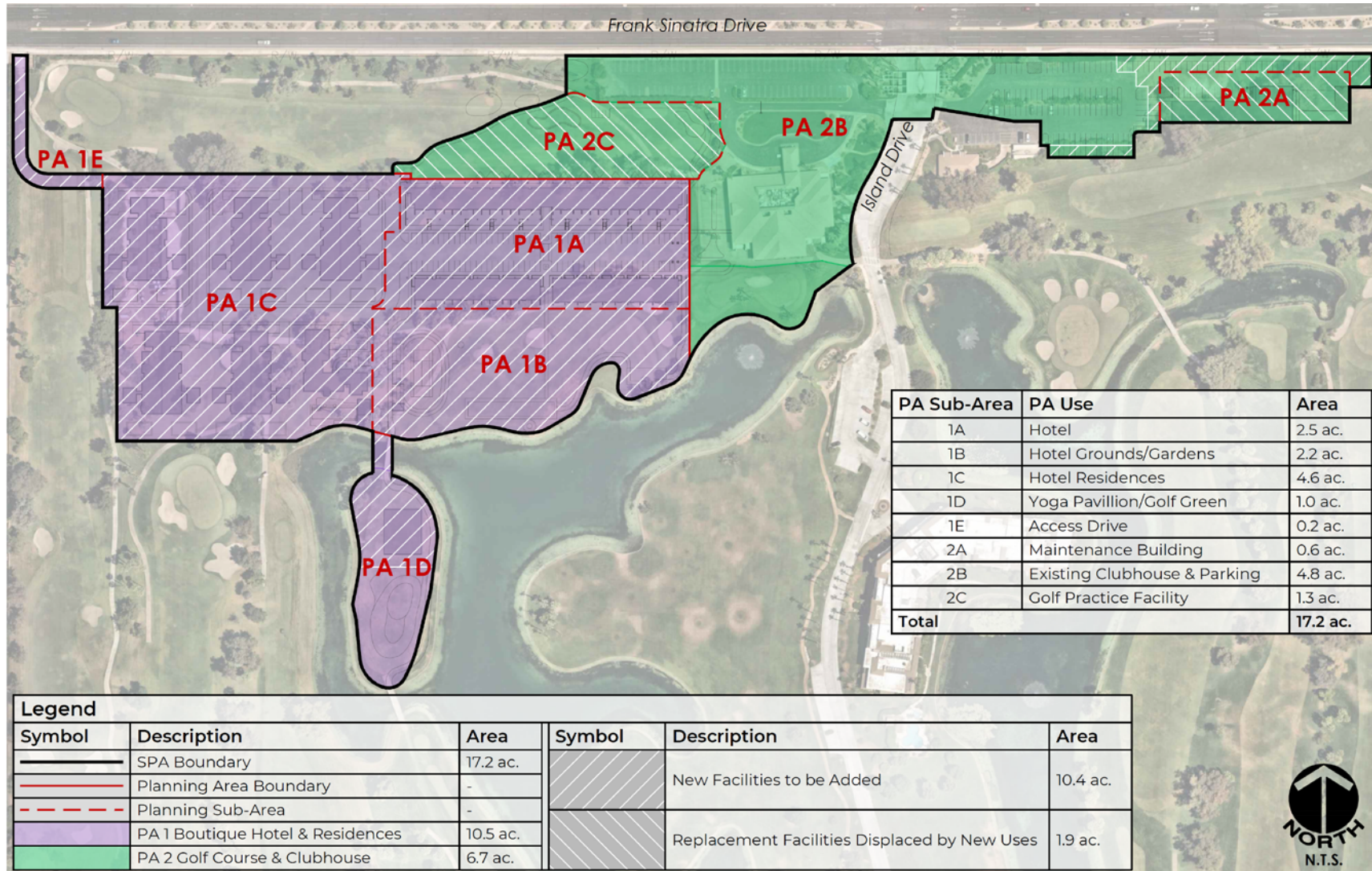
Entitlements Approval of the following entitlements will implement this project:

- Specific Plan Amendment (SP22-0002) to the Desert Island Specific Plan to include hotel use.
- General Plan Zoning Map Amendment (GPZMA22-0002) from “Open Space (OS-PV) to “Resort Hotel” (Rs-H).
- Preliminary Development Plan (PDP22-0001) to provide design detail and ensure quality architecture, landscape, and site design.
- Tentative Parcel Map (TPM22-0004) to create parcels for the hotel and hotel residences.
- Environmental Assessment (EA22-0012) for CEQA clearances.
- Development Agreement (DA22-0003) to allow condo-hotel units to exceed 10% of the combined total of condo-hotel units and hotel rooms.



2.0 MASTER PLAN

DEVELOPMENT CONCEPT



PA-1A Hotel The centerpiece of the proposed project is a new 34-key boutique hotel. Each hotel key will be designed as a self-sufficient luxury residence with chef's kitchen, generous floor plan, private garden and exclusive exterior entrance from the central "Grand Aisle" lined with unique, artistically designed canopies that will shade parking stalls with a dappled, filtered lighting effect. The hotel building will be architecturally significant but low in height and surrounded by mounding and generous landscape buffers to create a sense of privacy and screen the buildings from public views to the north and west. Hotel buildings will line the Grand Aisle on both sides and each room is oriented to maximize panoramic views of the Santa Rosa Mountains south across the golf course. Interior space accommodates rooms for reception and housekeeping functions.

PA-1B Hotel Grounds/Gardens The area between the hotel and the existing lake is planned as an outdoor desert garden for recreation and relaxation. The desert garden landscape will create a tranquil and luxurious setting for guests to enjoy against the backdrop of the lake and spectacular mountain views to the south. Amenities planned for this area include a hotel pool, pool café, tennis court and shaded cabanas.

PA-1C Residences The project also includes 11 private condominium residences that will be fully managed and maintained by the hotel operator. These low-slung, architecturally significant residences will be available for purchase by individuals and will "live" like exclusive single-family luxury homes with private yards and pool. When not in use by the owner, these units can be made available for rental by the hotel operator. Presently, the developer plans to retain one of the residences for personal use.

PA-1D Yoga Pavilion/Golf Green A private yoga pavilion will be constructed on this small island owned by the golf course. The existing bridge will be widened to 24' and existing golf green reconfigured. Yoga classes will be available for hotel guests only.

PA-1E Access Drive The existing golf cart path will be realigned and widened to 24' to provide a gated emergency vehicle access constructed to Fire Department standards.

PA-2A Maintenance Building The existing maintenance structure will be replaced with a new maintenance building east of the main entry. The maintenance building will accommodate handling of trash, recycling, food waste, and composting as well as rooms for growing micro-greens and other edible specialties for the clubhouse restaurant as well as a small batch distillery for agave beverages subject to a future Conditional Use Permit (CUP). The building placement allows for separation of maintenance and clubhouse/resort operations.

PA-2B Clubhouse/Parking This planning area contains the Golf Clubhouse and existing parking lots. No new structures are proposed in PA-2B. However, new parking spaces are added voluntarily near the new maintenance building to take advantage of its extended driveway configuration to augment on-site parking capacity.

PA-2C Golf Practice Area The project reserves area for a golf training park as a replacement for the current driving range that will offer golfers professionally programmed devices/equipment and coaching to improve their game. The area will contain an 18-hole tournament putting green, short game training areas and free-standing virtual golf simulator equipment that provide golfers with digital feedback to improve their golf mechanics.

New Facilities Summary

New Facilities	Number
Hotel Keys	34
Hotel Residences	11
Golf Maintenance Building	1
Golf Training Area	1
Hotel Gardens/Grounds	1
Hotel Tennis Court/Bathrooms	1
Hotel Pool	1
Hotel Pool Cafe	1
Hotel Yoga Pavilion	1



Circulation



The hotel will take **primary access** from the existing Desert Island main gate on Frank Sinatra Drive. No physical changes are proposed to the existing entry gatehouse, other than to keep the gates open during operating hours to eliminate any vehicle stacking onto Frank Sinatra Drive. Likewise, the resident gate and turnaround on Island Drive will be retained to restrict non-resident access to the towers.

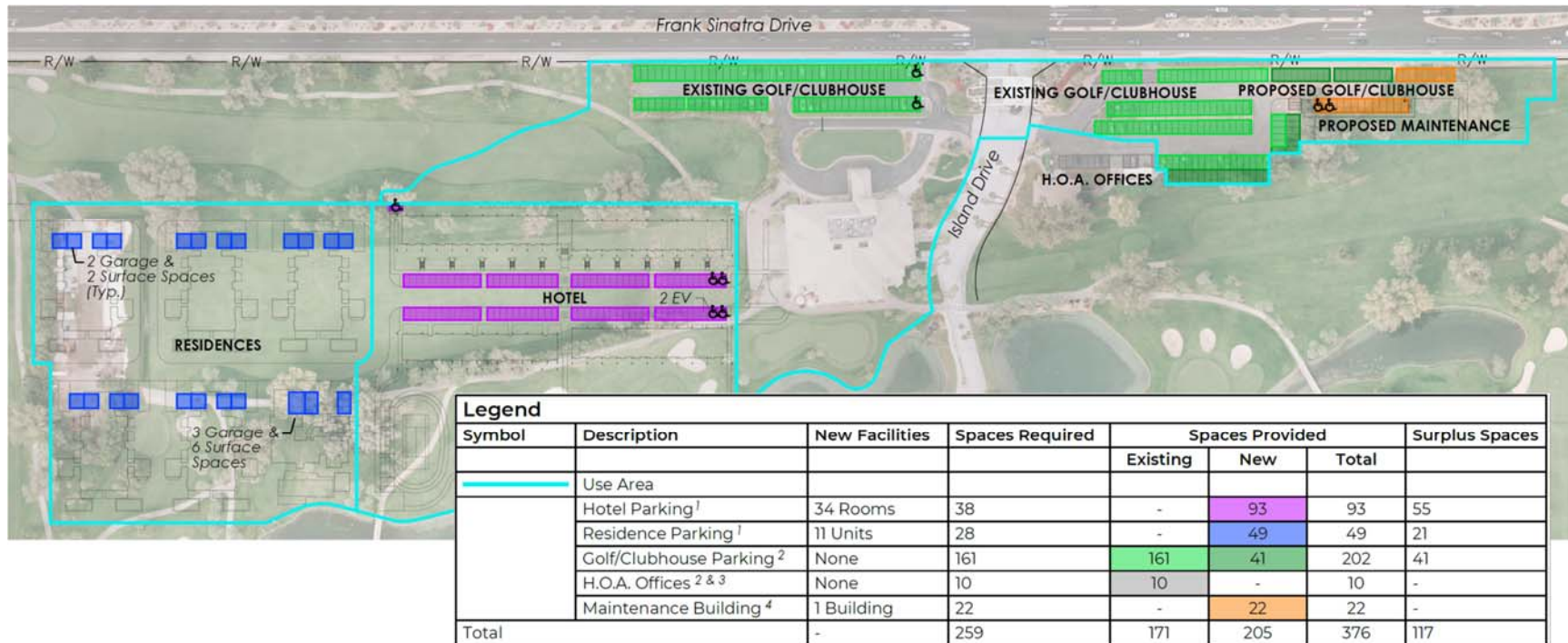
Secondary access to Frank Sinatra Drive will be accommodated by widening the existing gated entry at the northwest corner of the golf course from 12-feet to 24-feet to provide gated secondary emergency vehicle access.

Meetings/Gatherings

The new hotel is deliberately situated adjacent to the existing Desert Island clubhouse to leverage pre-existing indoor meeting and dining facilities. While not part of the proposed project, the golf clubhouse has an occupancy rating of 1,534 people, ample capacity to accommodate typical hotel events in the range from 50-300 guests (150-person average). The clubhouse routinely hosts Chamber of Commerce and other public events. The Hotel's Desert Gardens will provide scenic outdoor gathering spaces on the hotel grounds, weather permitting.



Parking provision is shown below. New uses occur west of Island Drive and include the new hotel and hotel residences. East of Island Drive is the relocated golf maintenance building. As shown below, sufficient parking is provided in each use area. Dedicated garage and guest parking spaces are provided at each hotel residence. Ample self-parking for the hotel is provided along the “Grand Aisle” distributed evenly for convenient access to each guest room. East of Island Drive, the relocated maintenance building affords an opportunity for additional golf/maintenance and clubhouse parking, independent of the hotel project.



1. Hotel/Residence Calculation:

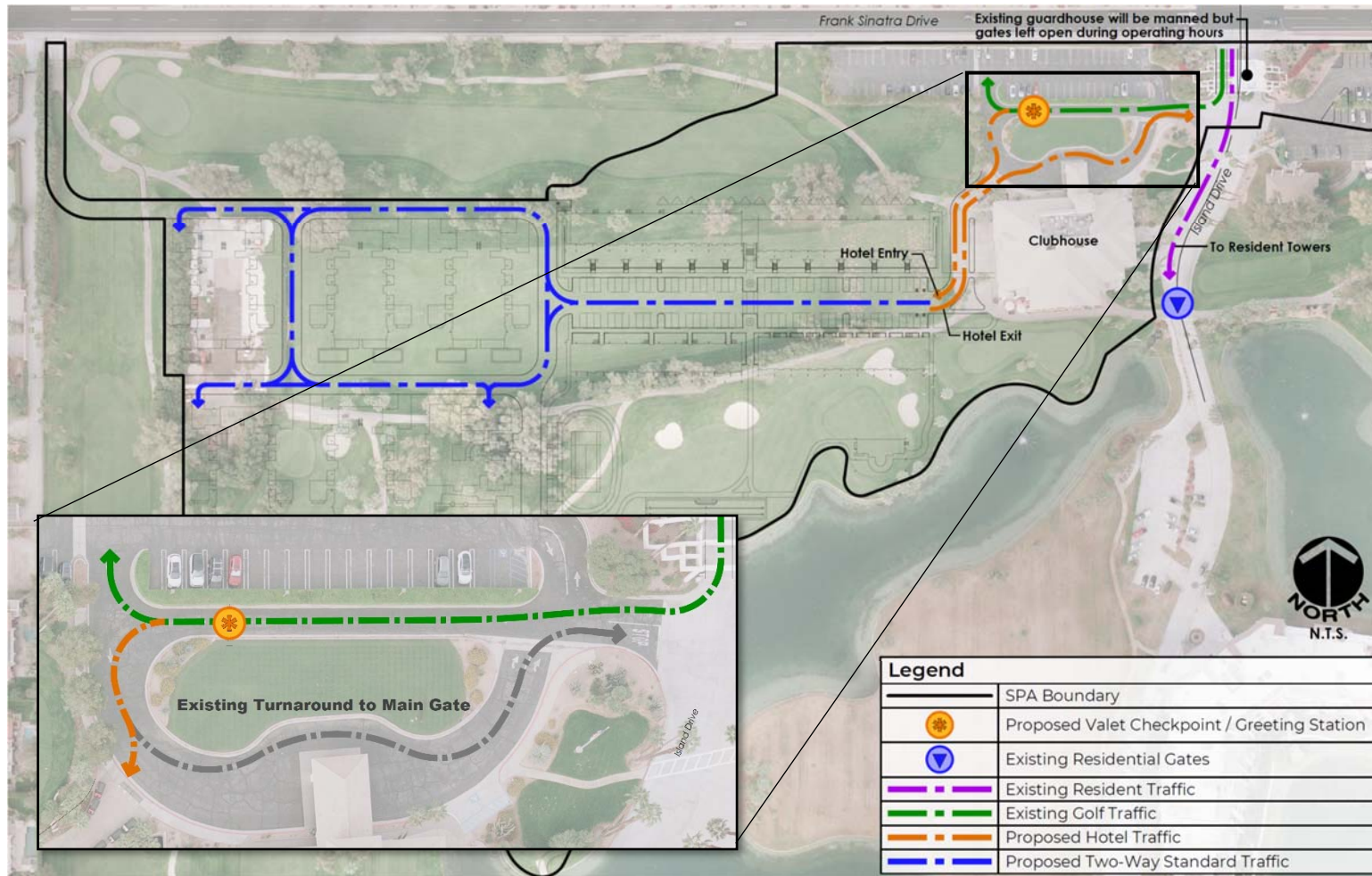
- Hotel: 34 rooms X 1.1 space/room = 37.4 spaces
- Residences: 11 units X 2.5 spaces/unit = 27.5 spaces
- Parking requirements as per Desert Island Hotel SPA Development Standards, Page 14

2. Golf Clubhouse/HOA Offices Calculation: 171 combined spaces are required per approved Desert Island SP/EIR, pages II-29, 30. Note that this calculation assumed 6 spaces per golf hole, while current RMMC (17.26.040, Table 3-6) requires 4 spaces per golf hole, resulting in a surplus of 36 parking spaces at the clubhouse by today's standard.

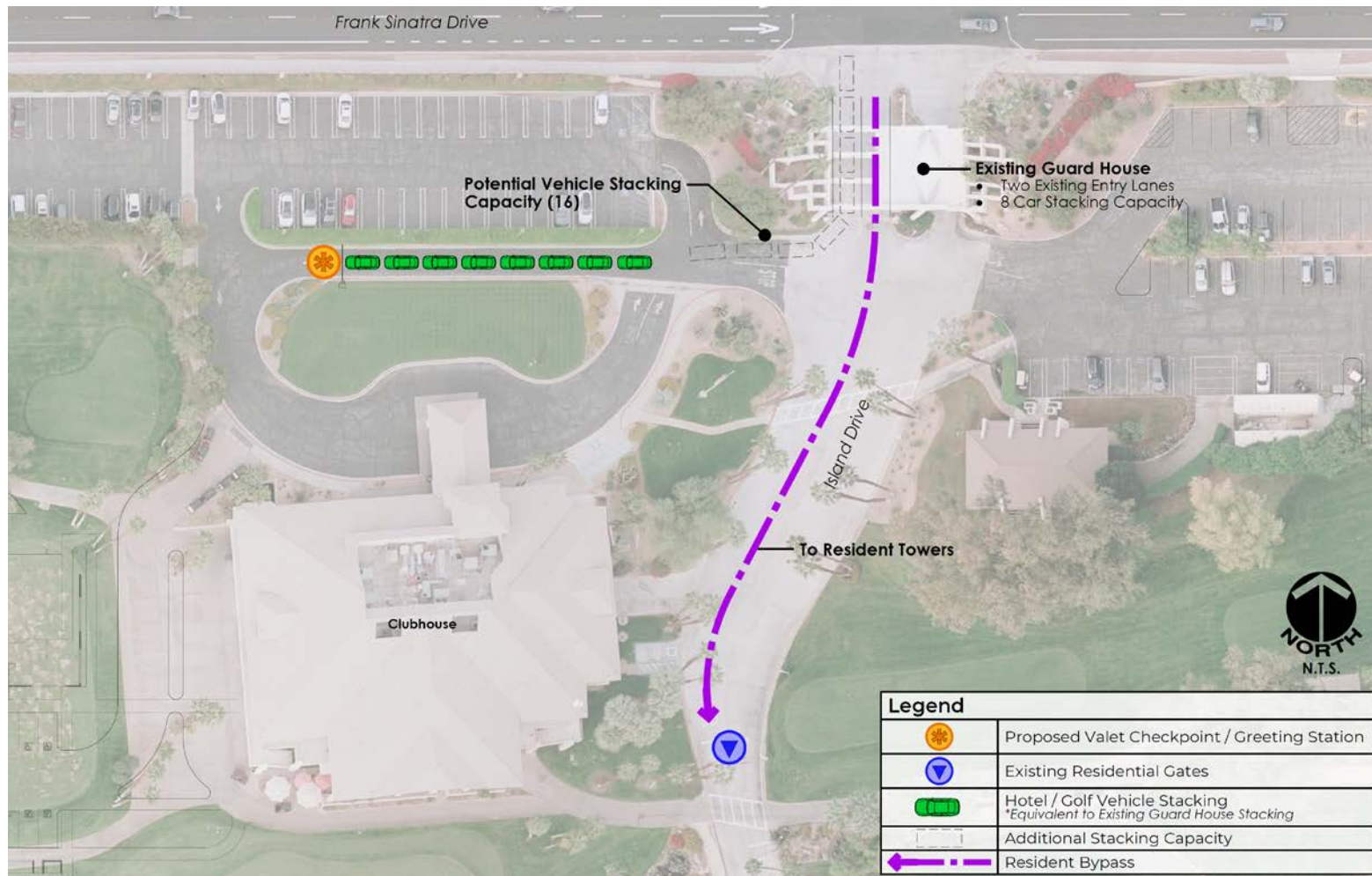
3. Outside SPA Boundary, included for reference.

4. Based on the maintenance building's usage per RMCC Section 17.26.040 Number of Parking Spaces Required.

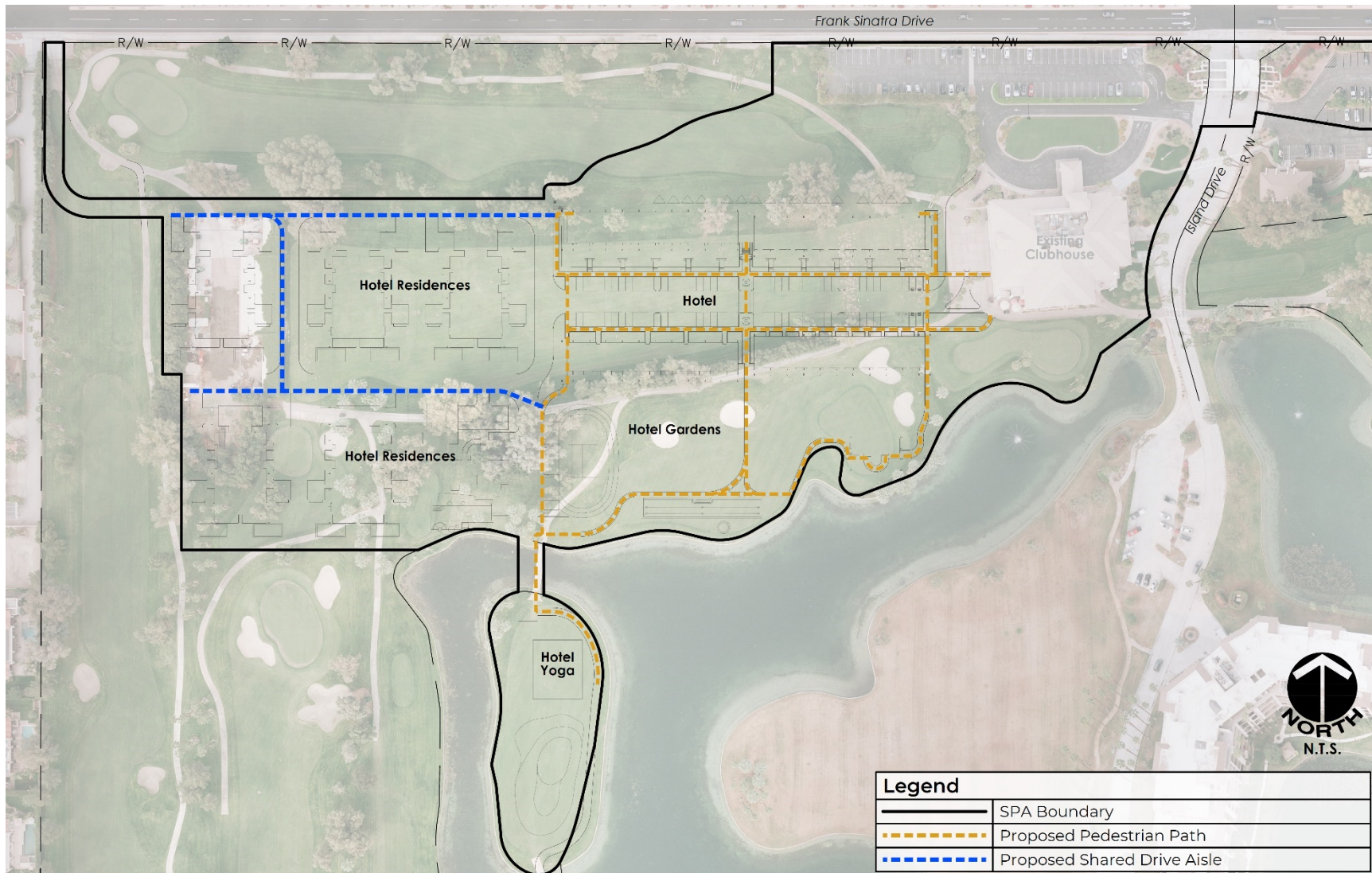
Traffic routing for the hotel is shown below. At the entry, southbound golf and hotel traffic will enter the project from Frank Sinatra Drive using the right-hand lane with a free flow right turn where an attendant will greet and direct guests to the appropriate parking area. Errant vehicles would continue around the port-cochere driveway and exit at the main gate. Hotel traffic will use standard two-way drive aisles to access their room or residence and exit the hotel via the existing clubhouse driveway. Resident traffic will use the left-hand entry lane and proceed straight to the resident gate as they always have. From this point on, only residents and their guests have secure access to the Desert Island residential towers.



Vehicle stacking capacity is shown below. The main gate on Frank Sinatra Drive presently allows for stacking of 8 vehicles. However, with the new hotel project, the main gates will remain open during operating hours and no vehicle stopping or stacking will occur near Frank Sinatra Drive. When weather allows, vehicles may stop at a greeting station north of the clubhouse. This is not gated and is shown only as a worst-case stacking scenario. The existing 8 vehicle stacking is accommodated while adding an additional capacity for eight (8) vehicles without backing onto Frank Sinatra Drive or blocking incoming resident traffic. Even resident stacking capacity is greatly increased under this scenario.

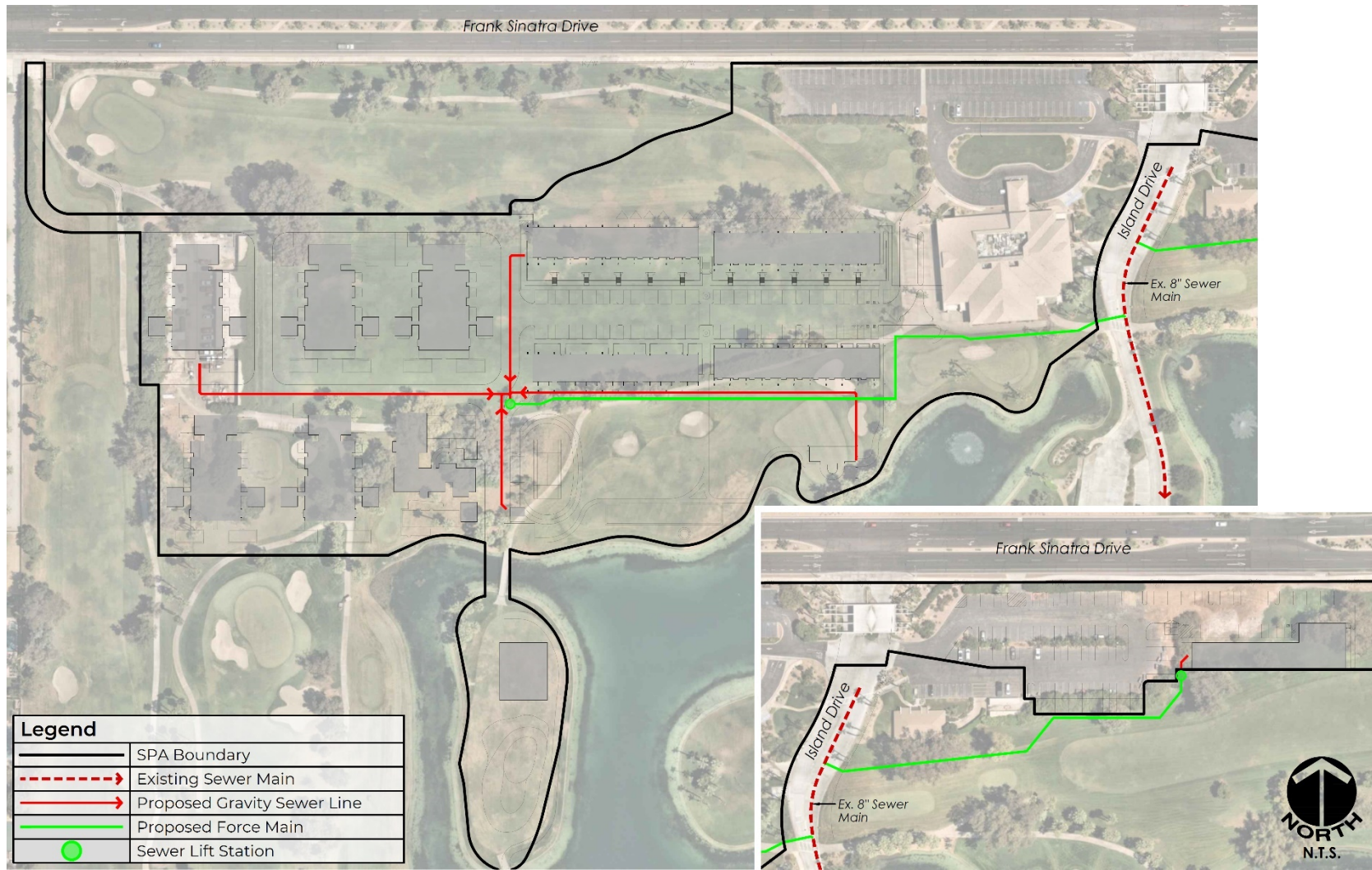


Pedestrian circulation linking the hotel, hotel residence and hotel garden/pool areas is shown below. It employs a connected network of pedestrian paths and shared use, low-speed, dead-end driveways to safely and conveniently connect all hotel uses.



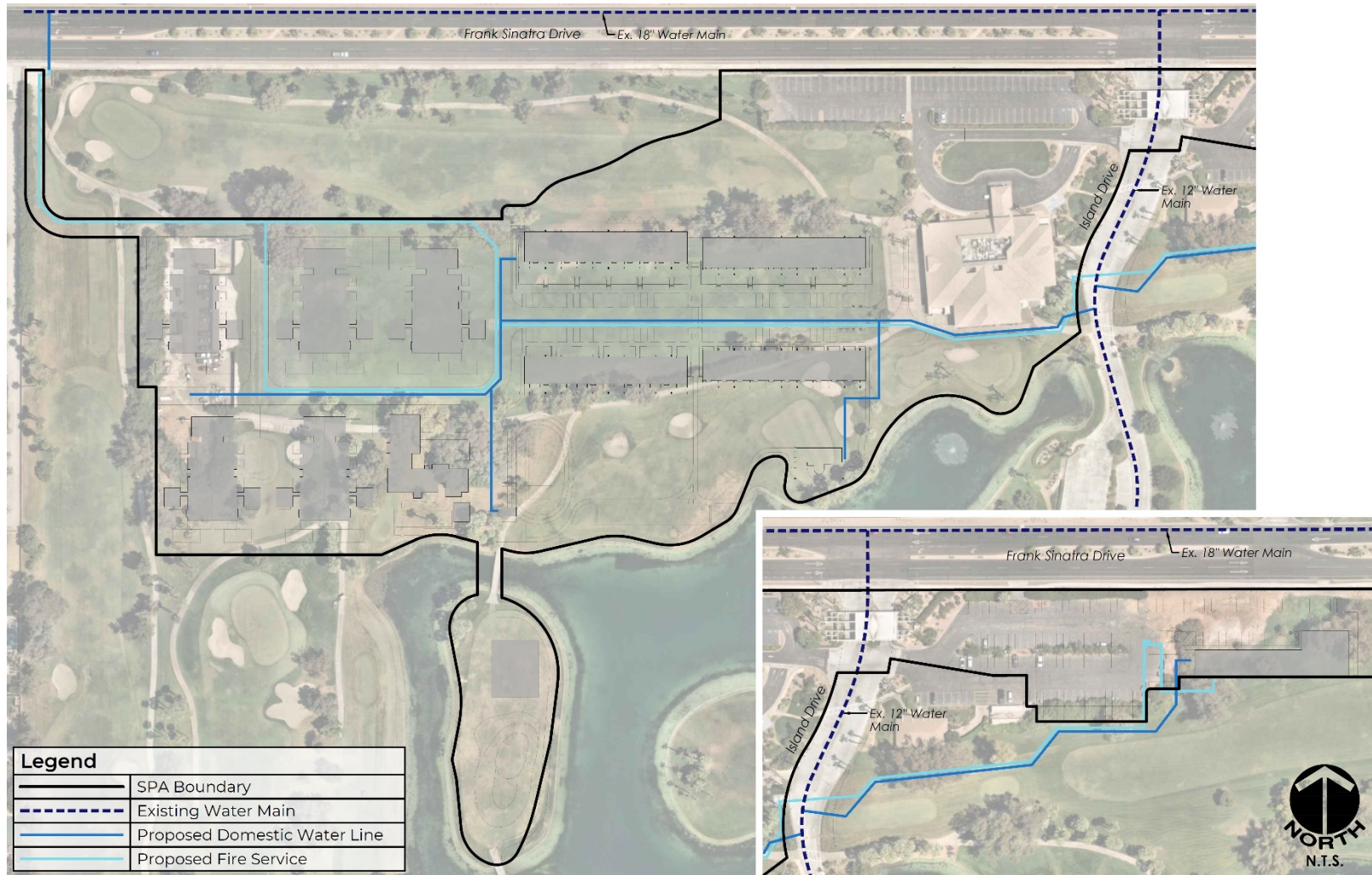
Sewer System Concept

The proposed sewer system is designed in two segments one east and one west of Island Drive. Each will gravity flow to a central lift station where it will be pumped to an existing 8-inch sewer main in Island Drive. As shown below, it will then gravity flow to the south.



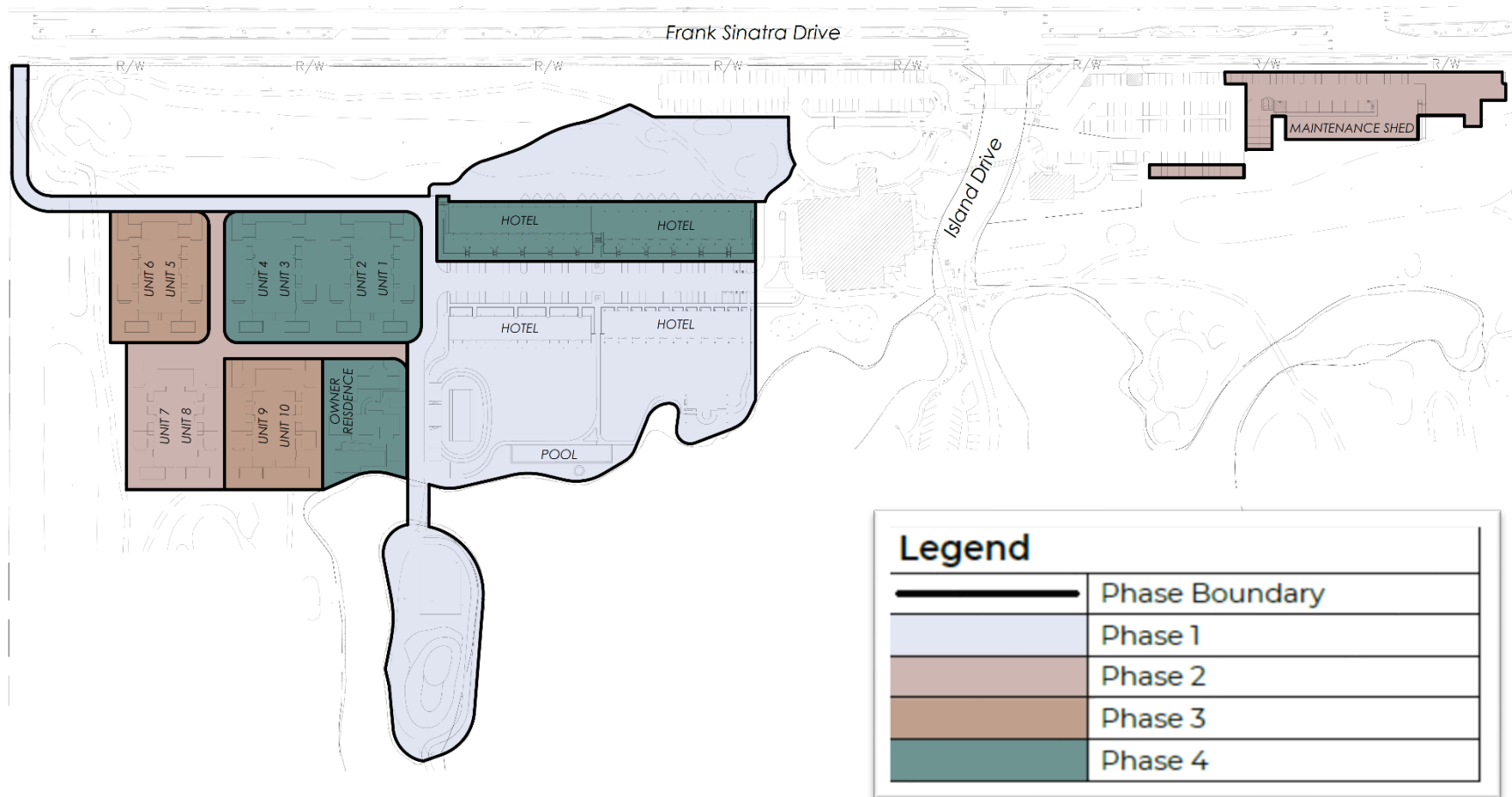
Water System Concept

The proposed water system consists of a domestic line and a fire service line that connect to existing 12-inch and 18-inch water mains in Frank Sinatra Drive and Island Drive. These systems are designed to provide potable water and fire flow to the hotel facilities, residences and maintenance building as shown below.



Phasing Concept

The figure below shows the expected sequence of development for the project. This sequence and timing is subject to adjustment or reordering in response to market conditions so long as adequate infrastructure is provided to each phase. The southern hotel pad in Phase 4 will be left undisturbed or reseeded with live turf until constructed. Construction is expected to begin in early 2023 and be completed by the end of 2024 subject to market and economic factors.



3.0 Development Standards

This chapter identifies the development standards applicable to the Desert Island Specific Plan Amendment area. The establishment of the site-specific development standards set forth in this chapter are intended to guide orderly development within the Specific Plan Amendment area, while also maintaining some flexibility to respond to changing conditions which may be a factor in any long-term development.

USES

Development uses allowed within the Specific Plan Amendment are shown below.

Allowable Uses	Use Type
<i>P - Permitted Use, D - Development Plan, C – Conditional Use, A - Accessory Use</i>	
Hotel (PA-1A, 1B)	
Outdoor Recreation	P
Studios—Art, Dance, Music, Photography, Spa	A
Automated Teller Machines (ATMs)	P
Administrative Offices	A
Hotels	D
Personal Services	A
Spa Facilities	A
Hotel Accessory Uses ¹	A
Residences (PA-1C)	
Caretaker/ Employee Housing	P
Condo-Hotel Units	D
Residential Accessory Uses (RMCC 17.30.190 ²	P

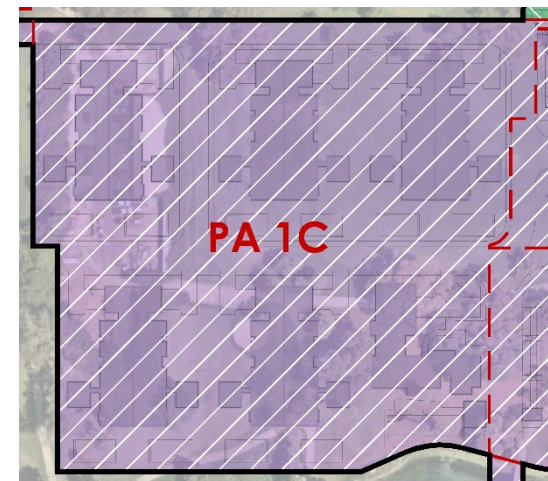
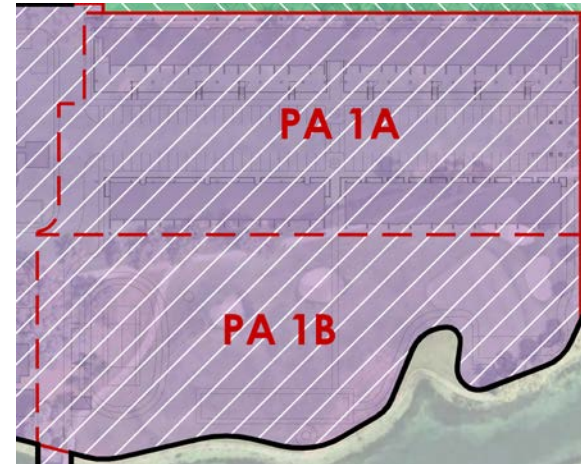
Yoga (PA-2D)	
Studio – Yoga ³	D
Golf Course	P
Maintenance (PA-2A)	
Golf maintenance activities	P
Indoor vegetable harvesting ⁴	P
Small batch distilleries ⁴	C
All	
Public/Private Utilities	P
Satellite Antennas	C
Alternative Fuels and Recharging Facilities	A
Notes: 1. Accessory Uses not listed are allowed as per RMCC 17.30.090. 2. Accessory Uses not listed are allowed as per RMCC 17.30.190. 3. For hotel use only. 4. For consumption at Desert Island dining establishments only. Definitions are found in Section 8.0.	

STANDARDS

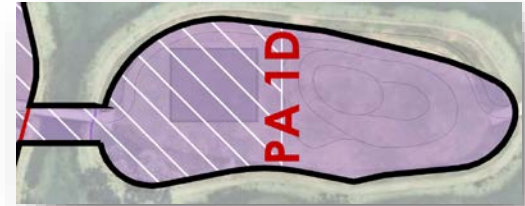
Development standards for each Planning Subarea are shown below.

Hotel and Grounds (PA-1A, 1-B)	
Max site coverage	45%
Min. bldg. setback from property line	10 ft
Min. bldg. separation	10 ft
Accessory Structures	Per RMCC Section 17.30.090
Max. bldg. height	24 ft or 1 story, the lesser
Shade Canopies/Artwork	16 ft
Required parking per guest room	1.1 space

Residences (PA-1C)	
Max site coverage	40%
Min. bldg. setback from property line	10 ft
Min. bldg. separation	10 ft
Accessory Structures	Per RMCC Section 17.30.190
Max. bldg. height	24 ft or 1 story, the lesser
Required parking per unit	2-car garage plus ½ guest space



Yoga Pavilion (PA-1D)	
Max site coverage	20%
Min. building setback from property line	10 ft
Max. building height	20 ft or 1 story whichever is less
Required parking	None, ancillary to hotel



Maintenance Building (PA-2A)	
Max site coverage	N/A ¹
Min. bldg. setback from property line	10 ft
Max. bldg. height	20 ft or 1 story whichever is less
Required parking ²	22 spaces, ancillary to golf course
^{1.} Part of the large golf course parcel and coverage is not relevant. ^{2.} Based on the maintenance building's usage per Rancho Mirage Municipal Code Section 17.26.040 Number of Parking Spaces Required.	



Golf Training Area (PA-2C)	
Max site coverage	N/A ¹
Min. bldg. setback from property line	10 ft
Max. bldg. height	20 ft or 1 story whichever is less
Required parking	None, ancillary to golf course
^{1.} Part of the large golf course parcel and coverage is not relevant.	



4.0 DESIGN GUIDELINES

ARCHITECTURE

Design Intent

The goal of the Desert Island Resort Hotel and Residences is to create an exceptional architectural experience that celebrates the grace and beauty of mid-century modern design and honors the architectural heritage of the Coachella Valley.

The design relies on simple, lightweight steel frame structures organized in an elegant, linear fashion to support a broad metal clad gable roof. The minimalistic silhouettes of the buildings are in deliberate contrast to the rugged ridgeline of the Santa Rosa Mountains to the South and offer an abundance of shade under which the various components of the resort can nestle quietly and modestly into the hotel landscape. This environmentally attuned and forward-thinking architecture supports passive heating and cooling strategies which minimize energy consumption to reduce lifecycle and maintenance costs and are intended to make the Desert Island Resort Hotel and Residences an immediate highly-regarded architectural landmark in the community.

Materials

The hotel and project architecture will incorporate natural materials and textures such as wood and stone, concrete, gravel and crushed granite, and painted metal panels and structural steel using a warm palette of earth-tone colors. Characteristic features will be set against the lush landscape design, creating an atmosphere of earth friendly luxury and privacy for guests. Large expanses of glass doors will maximize the natural light exposure and will create both visual and physical connections with the outdoors. There will

be unparalleled views of the surrounding property and mountains from every room. The over-arching roof structures of all the buildings double as shade elements, extending the outdoor living spaces and protecting guests and the building interiors from the hot desert sun.

Roofs

The low slope gable roofs will be a signature element of the hotel and project architecture. By maintaining a consistent and rigorous design approach for both the main buildings and support buildings, the collective architecture has the feel of a village campus. There will be no rooftop mounted mechanical systems. Solar panels will be integrated into the roof design, generating sustainable electricity for the property while maintaining a simple and elegant roof profile.

Doors and Windows

Large spans of glass doors and windows will create a visual and physical connection between indoor and outdoor spaces bringing natural light into interior living spaces. Architectural features such as roof overhangs, covered entryways, and shade trellises will enhance the façades and demarcate entrances as well as provide shade and reduce daytime heat gain.

Design Features

Articulation of the façades using deeply recessed doors and windows, planters, landscaping and architectural demising walls between units, and the colonnade of structural columns add visual interest and depth to the buildings. Architectural emphasis on spaces for outdoor amenities, such as water features and fountains, natural footpaths, and shade trellises, create a seamless blend of natural environments and building structures. The use of columns and trellises as structures to

grow plants and vines further enhances the contribution of the natural desert landscaping to the hotel and project architecture.

Color

All materials, accessory structures, signage and wayfinding elements within the campus grounds will maintain a common, consistent theme and style. Changes in material will be applied purposefully and in a manner that corresponds to variations in the building mass and use. A balanced and respectful relationship between the materials used for the architecture such as steel, glass, wood, stone cladding and concrete, and softer materials such as gravel, crushed granite and landscaping will enhance the overall feeling of serenity and peace throughout the property. The hotel, hotel residences and supporting facilities will embrace a highly curated relationship with the surrounding landscape.

The Desert Island Resort Hotel and Residences embraces the classic principles developed by the great mid-century modern architects in their pursuit of designs that unite modern architecture with the natural landscape and topography of the desert. The hotel and project architecture will seamlessly blend interior and exterior spaces to create a luxurious and serene setting in which guests may enjoy all of the natural beauty available in this unique setting.

LANDSCAPE

The project is nestled within an existing golf course. It will be fully landscaped with an emphasis on desert appropriate plant materials surrounding the proposed buildings and throughout the hotel grounds. This will transition from the existing, more lushly planted, golf course fairways that surround the hotel campus. Rhythmically placed palms will

be planted along the Grand Aisle between the two hotel buildings.

A screen hedge will be planted inside the existing Frank Sinatra Drive perimeter wall to provide a sense of seclusion and privacy for hotel guests and golfers and to hide buildings within view of the public street.

5.0 ADMINISTRATION

Administrative Changes - Minor modifications that are consistent with the purpose and intent of the Desert Island Hotel Amendment are allowed at the discretion of the Development Services Director or designee. It is intended that City Staff have the flexibility to interpret the details of project development as well as items described in general terms without requiring a Specific Plan Amendment. Representative examples of such changes may include, but are not limited to:

- Changes to infrastructure systems with City approval.
- Deviations up to 10% from development standards.
- Redistribution/relocation of parking spaces so long as the minimum required number is provided.
- Refinement of schematic building and site features.

Formal Amendments - If it is determined that the proposed change is not consistent with the intent of the Hotel Amendment approval, it may be further amended in accordance with the procedures set forth in Chapter 17.54 of the Rancho Mirage Municipal Code (Municipal Code).

Unique Uses – The project is subject to the City's standard Temporary Use and Special Event permitting requirements for any large event that falls outside of normal golf, clubhouse, and hotel operations as described herein or that would exceed on-site parking capacity.

Municipal Code – Standards included in this SP will supersede those of the Rancho Mirage Municipal Code. Standards not included will be subject to the RMCC.

Project Financing – Private financing is proposed for this project. No public funding is requested.

6.0 RELATION TO GENERAL PLAN

This Specific Plan Amendment is consistent with the Rancho Mirage General Plan in accordance with following policies:

LU 2	The project promotes a balanced mix and functional integration of uses by situating the new hotel adjacent to an existing, underutilized golf clubhouse.
LU 2.3	The project promotes infill development.
LU 2.7	The project will bring a new resort hotel to the City.
LU 4	The project will bring added revenues to the City via Transient Occupancy Tax (TOT) paid by the hotel.
CD 1	The project will promote Rancho Mirage as an "Oasis in the Desert" by leveraging the exceptional scenic vistas at the Desert Island to expose hotel visitors to Rancho Mirage as a tourist destination.
CD 8.2	The project proposes building materials and methods that promote resource conservation and sustainability.
CD 9.5	The project incorporates playful artistic elements such as textured paving and artistic shade canopies.
CD 10.4	The project proposes 100% shading of hotel parking spaces via artistically designed overhead canopies.
CD 11.1	Project parking is completely screened from public view.
CD 12.1	The hotel includes attractive, people-friendly outdoor spaces activated by the hotel pool, tennis court, cabanas, café and yoga pavilion.

8.0 DEFINITIONS

Indoor Vegetable Harvesting

A room in the maintenance building not exceeding 2,500 SF to be used for harvesting edible vegetables in a controlled growth environment using soil, artificial or natural light, water and organic fertilizer. This is a benign indoor use not requiring special permitting but is identified here as a unique sustainability measure that facilitates the owner's vision of healthy, fresh "farm to table" dining at on-site restaurants.

Small Batch Distillery

A room in the maintenance building not exceeding 1,200 SF to be used in processing agave plants grown on the golf course on a very small scale. The resulting product would be tequila for consumption on-site at the Desert Island Clubhouse restaurants. The production of tequila first requires baking and shredding the plant. The juice is then extracted, fermented, distilled, aged and bottled, not unlike what occurs in a winery. Equipment used in the process includes an oven, a mechanical shredder, stainless steel tanks or wooden barrels and distilling equipment. This use would be subject to a Conditional Use Permit if/when it is proposed.