

CITY OF DESERT HOT SPRINGS



SUCCESSOR AGENCY REAL ESTATE ASSET INVENTORY

Inventory of 57 parcels (Commercial & Residential) in which the City of Desert Hot Springs, acting as the Successor Agency to the Redevelopment Agency, invites inquiry regarding disposition (sale)

While the information contained in this document is believed to be accurate, it is without warranty express or implied.

July 27, 2012



City of Desert Hot Springs

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MEMORANDUM

July 27, 2012

To: Interested Parties

From: Rick Daniels, City Manager

RE: Inventory of Real Estate Assets held by the Successor Agency of the former City of Desert Hot Springs Redevelopment Agency

The purpose of this memorandum is to provide the Successor Agency, Oversight Committee and the public an inventory list of the real estate assets held by the Successor Agency of the former City of Desert Hot Springs Redevelopment Agency.

By way of background, the California Legislature under ABX1 26 and clarified under AB 1484 have ordered the abolishment of Redevelopment in the State of California. The City of Desert Hot Springs (acting as the Successor Agency) is working to be in compliance with this legislation through an orderly disposition of real estate assets.

At this time the staff of the City of Desert Hot Springs is working to complete an Asset Management Plan to guide this process. It is important to note that any transaction proposed must be approved by the Successor Agency, Oversight Committee and the State of California Department of Finance.

The posting of this inventory means that the City will begin considering appropriate transactions that are in the best interest of the City of Desert Hot Springs and effected tax sharing agencies (that comprise the Oversight Committee).

If an individual or group chooses to inquire or make a proposal regarding any of the attached assets, we invite you to contact Michael Bracken of Development Management Group, Inc. (our economic development consultant) via email at michael@dmgeconomics.com or at (760) 272-9136.

Thank you in advance for your interest in the City of Desert Hot Springs.

APN# 638-152-006
Desert Hot Springs, California 92240

Assessor Parcel Number: 638-152-006

Current Zoning: Low Density Residential

Legal Description Lots: Lot 190 Tract #3303 MB 056/082 Desert Hot Springs

The Low Density Residential is intended to promote the development of low-density, single-family detached residential units.

This parcel consists of 0.16 acres vacant land on Avenida Cadena off Santa Cruz Road.

This parcel was a tax defaulted property that was purchased in 2010.

Recommendation:



66155 4th Street

Desert Hot Springs, California 92240

Assessor Parcel Number: 639-221-017

Current Zoning: Low Density Residential

Legal Description Lots: Lot 10 Block G MB 019/066 Desert Hot Springs Cabin Sites

The Low Density Residential is intended to promote the development of low-density, single-family detached residential units.

This parcel consists of 0.15 acres of vacant land. When the property was purchased there was an 898 square foot single family residence which was demolished. This property is on the south side of 4th Street between West Drive and Cactus Drive. This parcel was a tax default property that was purchased in 2007 and currently there is no lease agreement.

Recommendation:



APN# 639-093-065
Desert Hot Springs, California 92240

Assessor Parcel Number: 639-093-065

Current Zoning: Visitor-Serving

Legal Description Lots: 45, 46 Tract# 2639 0.44 acres M/L IN POR lots 45,46,47 and 48 MB 047/094
Desert Hot Springs

The Visitor-Serving Zoning designation primarily allows for spa/hotel uses and a variety of other uses related to such uses including, restaurants, gift shops, retail stores, galleries, museums, health & fitness facilities, and entertainment and convention facilities.

This parcel consists of .44 acres of vacant land and currently there is no lease agreement. The lot fronts Palm Drive and the closest cross street is 8th Street.

Recommendation: Hold this property as it has been designated as a Hot Water Park.



66184 6th Street Desert Hot Springs, California 92240

Assessor Parcel Number: 639-182-051

Current Zoning: Low Density Residential

Legal Description Lots: Lot 43 Block L Tract 1 MB 019/066 Desert Hot Springs Cabin Site

The Low Density Residential is intended to promote the development of low-density, single-family detached residential units.

This parcel consists of 6,534 square feet with a 2 unit, 1,589 square foot multi-family residence located on the north side of 6th Street between Cactus Avenue and West Drive. This property was purchased as a tax default property in 2009 and there is no tenant or lease agreement.

Recommendation:



66236 5th Street

Desert Hot Springs, California 92240

Assessor Parcel Number: 639-191-048

Current Zoning: Low Density Residential

Legal Description Lots: Lot 49 & 50 Block E Tract 1 MB 019/066 Desert Hot Springs Cabin Site

The Low Density Residential is intended to promote the development of low-density, single-family detached residential units.

This parcel consists of 9,583 square feet which originally had a 1,604 square foot building. When the property was purchased the building was demolished. Currently there is no lease agreement for this property.

Recommendation:



66369 6th Street Desert Hot Springs, California 92240

Assessor Parcel Number: 639-211-009

Current Zoning: Low Density Residential

Legal Description Lots: Lot 37 & 38 BLK O Tract#2 POR LOTS 37 & 39 BLK O & Lot 38 BLK O MB 020/074 Desert Hot Springs

The Low Density Residential is intended to promote the development of low-density, single-family detached residential units.

This parcel consists of 0.30 acres of vacant land located on the south side of 6th Street between Cactus Drive and Palm Drive. This property was purchased as a tax default property. There is no current lease agreement for this property.

Recommendation:



APN# 639-211-011

Desert Hot Springs, California 92240

Assessor Parcel Number: 639-211-011

Current Zoning: General Commercial (G-C)

Legal Description Lots: Lot 47 Block O Tract #2 MB 020/074 Desert Hot Springs

The General Commercial designation allows for a wide variety of smaller commercial centers at nodes with development such as small scale convenience stores, smaller grocery stores, service stations, and other limited retail operations, specialty retail shops, clothing apparel, jewelry stores and personal service businesses. Typical sizes range between 1 to 8 acres with gross leasable square footage varying with uses. Hotels and motels may also be appropriate on these lands.

This parcel consists of 0.16 acres of vacant land located on the south side of 6th Street. The parcel was purchased to secure a larger land area to include parcels 639-211-012, 013, 014 and 015 with a total combined acreage of 0.89 acres. There is no current lease agreement for this property.

Recommendation: Sell parcel with parcel numbers 639-211-012, 013, 014 and 015.



APN# 639-211-012

Desert Hot Springs, California 92240

Assessor Parcel Number: 639-211-012

Current Zoning: General Commercial (G-C)

Legal Description Lots: Lot 48 Block O Tract #2 MB 020/074 Desert Hot Springs

The General Commercial designation allows for a wide variety of smaller commercial centers at nodes with development such as small scale convenience stores, smaller grocery stores, service stations, and other limited retail operations, specialty retail shops, clothing apparel, jewelry stores and personal service businesses. Typical sizes range between 1 to 8 acres with gross leasable square footage varying with uses. Hotels and motels may also be appropriate on these lands.

This parcel consists of 0.15 acres of vacant land located on the south side of 6th Street. The parcel was purchased to secure a larger land area to include parcels 639-211-011, 013, 014 and 015 with a total combined acreage of 0.89 acres. There is no current lease agreement for this property.

Recommendation: Sell parcel with parcel numbers 639-211-011, 013, 014 and 015.



APN# 639-211-013

Desert Hot Springs, California 92240

Assessor Parcel Number: 639-211-013

Current Zoning: General Commercial (G-C)

Legal Description Lots: Lot 49 Block O Tract #2 MB 020/074 Desert Hot Springs

The General Commercial designation allows for a wide variety of smaller commercial centers at nodes with development such as small scale convenience stores, smaller grocery stores, service stations, and other limited retail operations, specialty retail shops, clothing apparel, jewelry stores and personal service businesses. Typical sizes range between 1 to 8 acres with gross leasable square footage varying with uses. Hotels and motels may also be appropriate on these lands.

This parcel consists of 0.15 acres of vacant land located on the south side of 6th Street. The parcel was purchased to secure a larger land area to include parcels 639-211-011, 012, 014 and 015 with a total combined acreage of 0.89 acres. There is no current lease agreement for this property.

Recommendation: Sell parcel with parcel numbers 639-211-011, 012, 014 and 015.



APN# 639-211-014

Desert Hot Springs, California 92240

Assessor Parcel Number: 639-211-014

Current Zoning: General Commercial (G-C)

Legal Description Lots: Lot 1 Block O Tract #2 MB 020/074 Desert Hot Springs

The General Commercial designation allows for a wide variety of smaller commercial centers at nodes with development such as small scale convenience commercial center, smaller grocery and convenience stores, service stations, and other limited retail operations, specialty retail shops, clothing apparel, jewelry stores and personal service businesses. Typical sizes range between 1 to 8 acres with gross leasable square footage varying with uses. Hotels and motels may also be appropriate on these lands.

This parcel consists of 0.16 acres of vacant land located on the southwest corner of 6th Street. The parcel was purchased to secure a larger land area to include parcels 639-211-011, 012, 013 and 015 with a total combined acreage of 0.89 acres. There is no current lease agreement for this property.

Recommendation: Sell parcel with parcel numbers 639-211-011, 012, 013 and 015.



APN# 639-211-015

Desert Hot Springs, California 92240

Assessor Parcel Number: 639-211-015

Current Zoning: General Commercial (G-C)

Legal Description Lots: Lot 2, 3 Block O Tract#2 POR LOT 3 BLK O and LOT 2 BLK O MB 020/074
Desert Hot Springs

The General Commercial designation allows for a wide variety of smaller commercial centers at nodes with development such as small scale convenience stores, smaller grocery stores, service stations, and other limited retail operations, specialty retail shops, clothing apparel, jewelry stores and personal service businesses. Typical sizes range between 1 to 8 acres with gross leasable square footage varying with uses. Hotels and motels may also be appropriate on these lands.

This parcel consists of 0.25 acres of vacant land located on the west side of Palm Drive. The parcel was purchased to secure a larger land area to include parcels 639-211-011, 012, 013 and 014 with a total combined acreage of 0.89 acres. There is no current lease agreement for this property.

Recommendation: Sell parcel with parcel numbers 639-211-011, 012, 013 and 014.



APN# 639-212-019

Desert Hot Springs, California 92240

Assessor Parcel Number: 639-212-019

Current Zoning: General Commercial (G-C)

Legal Description Lots: Lot 1 Block P Tract #2 MB 020/074 Desert Hot Springs

The General Commercial designation allows for a wide variety of smaller commercial centers at nodes with development such as small scale convenience stores, smaller grocery stores, service stations, and other limited retail operations, specialty retail shops, clothing apparel, jewelry stores and personal service businesses. Typical sizes range between 1 to 8 acres with gross leasable square footage varying with uses. Hotels and motels may also be appropriate on these lands.

This parcel consists of 0.18 acres of vacant land located on the southwest corner of Palm Drive and 5th Street. The parcel was purchased in conjunction with parcels 639-212-020, 021, 022 and 023 with a total combined acreage of 0.83 acres. There is no current lease agreement for this property.

Recommendation: Sell parcel with parcel numbers 639-212-020, 021, 022 and 023.



APN# 639-212-020

Desert Hot Springs, California 92240

Assessor Parcel Number: 639-212-020

Current Zoning: General Commercial (G-C)

Legal Description Lots: Lot 2 Block P Tract # 2 MB 020/074 Desert Hot Springs

The General Commercial designation allows for a wide variety of smaller commercial centers at nodes with development such as small scale convenience stores, smaller grocery stores, service stations, and other limited retail operations, specialty retail shops, clothing apparel, jewelry stores and personal service businesses. Typical sizes range between 1 to 8 acres with gross leasable square footage varying with uses. Hotels and motels may also be appropriate on these lands.

This parcel consists of 0.16 acres of vacant land located on the west side of Palm Drive and 5th Street. The parcel was purchased in conjunction with parcels 639-212-019, 021, 022 and 023 with a total combined acreage of 0.83 acres. There is no current lease agreement for this property.

Recommendation: Sell parcel with parcel numbers 639-212-019, 021, 022 and 023.



APN# 639-212-021

Desert Hot Springs, California 92240

Assessor Parcel Number: 639-212-021

Current Zoning: General Commercial (G-C)

Legal Description Lots: Lot 3 Block P Tract #2 MB 020/074 Desert Hot Springs

The General Commercial designation allows for a wide variety of smaller commercial centers at nodes with development such as small scale convenience stores, smaller grocery stores, service stations, and other limited retail operations, specialty retail shops, clothing apparel, jewelry stores and personal service businesses. Typical sizes range between 1 to 8 acres with gross leasable square footage varying with uses. Hotels and motels may also be appropriate on these lands.

This parcel consists of 0.16 acres of vacant land located on the west side of Palm Drive and 5th Street. The parcel was purchased in conjunction with parcels 639-212-019, 020, 022 and 023 with a total combined acreage of 0.83 acres. There is no current lease agreement for this property.

Recommendation: Sell parcel with parcel numbers 639-212-019, 020, 022 and 023.



APN# 639-212-022

Desert Hot Springs, California 92240

Assessor Parcel Number: 639-212-022

Current Zoning: General Commercial (G-C)

Legal Description Lots: Lot 4 Block P Tract #2 MB 020/074 Desert Hot Springs

The General Commercial designation allows for a wide variety of smaller commercial centers at nodes with development such as small scale convenience stores, smaller grocery stores, service stations, and other limited retail operations, specialty retail shops, clothing apparel, jewelry stores and personal service businesses. Typical sizes range between 1 to 8 acres with gross leasable square footage varying with uses. Hotels and motels may also be appropriate on these lands.

This parcel consists of 0.16 acres of vacant land located on the west side of Palm Drive and 5th Street. The parcel was purchased in conjunction with parcels 639-212-019, 020, 021 and 023 with a total combined acreage of 0.83 acres. There is no current lease agreement for this property.

Recommendation: Sell parcel with parcel numbers 639-212-019, 020, 021 and 023.



APN# 639-212-023

Desert Hot Springs, California 92240

Assessor Parcel Number: 639-212-023

Current Zoning: General Commercial (G-C)

Legal Description Lots: Lot 5 Block P Tract #2 MB 020/074 Desert Hot Springs

The General Commercial designation allows for a wide variety of smaller commercial centers at nodes with development such as small scale convenience stores, smaller grocery stores, service stations, and other limited retail operations, specialty retail shops, clothing apparel, jewelry stores and personal service businesses. Typical sizes range between 1 to 8 acres with gross leasable square footage varying with uses. Hotels and motels may also be appropriate on these lands.

This parcel consists of 0.17 acres of vacant land located on the west side of Palm Drive and 5th Street. The parcel was purchased in conjunction with parcels 639-212-019, 020, 021 and 022 with a total combined acreage of 0.83 acres. There is no current lease agreement for this property.

Recommendation: Sell parcel with parcel numbers 639-212-019, 020, 021 and 022.



APN# 639-232-026

Desert Hot Springs, California 92240

Assessor Parcel Number: 639-232-026

Current Zoning: Public Facilities

Legal Description Lots: Lot 26 BLK N MB 019/066 Desert Hot Springs Cabin Site

The Public Facilities zoning designation allows for public facility transit areas.

This parcel consists of 0.15 acres of vacant land located on the north east corner of Pierson Boulevard and West Drive. There is no current lease agreement for this property.

Recommendation: Sell parcel and encourage acquisition of adjacent parcels to meet the minimum lot size of 3 acres. This property is located in the Vortex Specific Plan Area.



66030 Pierson Boulevard Desert Hot Springs, California 92240

Assessor Parcel Number: 639-232-027

Current Zoning: Public Facilities

Legal Description Lot: Lot 27 BLK: N Lot 27 MB 019/066 – Desert Hot Springs Cabin Site

The Public Facilities designation allows for public facility transit areas.

This parcel consists of 6,395 square feet vacant land adjacent to parcel number 639-232-028. Originally there was an 850 square foot building on this property which was demolished by the Agency. There is curb and sidewalk on the frontage of the property. Currently there is no lease agreement for this property. The adjacent parcel consists of 6,379 square feet that was purchased in conjunction with parcel 639-232-028.

Recommendation: Sell this parcel with parcel number 639-232-028, encourage acquisition of adjacent parcels to meet the minimum lot size of 3 acres. This property is located in the Vortex Specific Plan Area.



66036 Pierson Boulevard Desert Hot Springs, California 92240

Assessor Parcel Number: 639-232-028

Current Zoning: Public Facilities

Legal Description Lot: Lot 28 BLK: N Lot 28 MB 019/066 – Desert Hot Springs Cabin Site

The Public Facilities designation allows for public facility transit areas.

This parcel consists of 6,379 square feet vacant land adjacent to parcel number 639-232-027. There is curb and sidewalk on the frontage of the property. Currently there is no lease agreement for this property. There is an adjacent parcel consists of 6,395 square feet that was purchased in conjunction with parcel 639-232-027.

Recommendation: Sell this parcel with parcel number 639-232-027, encourage acquisition of adjacent parcels to meet the minimum lot size of 3 acres. This property is located in the Vortex Specific Plan Area.



66098 Pierson Boulevard Desert Hot Springs, California 92240

Assessor Parcel Number: 639-232-035

Current Zoning: Retail

Legal Description Lots: 35 Block N Tract#1 BLK N MB 019/066 Desert Hot Springs Cabin Sites

The Retail zoning designation allows for community retail, restaurants, personal services/spa, entertainment venues and professional offices. .

This parcel consists of 0.15 acres vacant land located on the north side of Pierson Boulevard between Cactus Drive and West Drive. The parcel was purchased in conjunction with parcels 639-232-036, 037, and 038 with a total combined acreage of 0.60 acres. There is no current lease agreement for this property.

Recommendation: Sell parcel with parcel numbers 639-232-036, 037 and 038 encourage acquisition of adjacent parcels to meet the minimum lot size of 3 acres. This property is located in the Vortex Specific Plan Area.



66108 Pierson Boulevard Desert Hot Springs, California 92240

Assessor Parcel Number: 639-232-036

Current Zoning: Retail

Legal Description Lots: 36 Block N Tract#1 BLK N MB 019/066 Desert Hot Springs Cabin Sites

The Retail zoning designation allows for community retail, restaurants, personal services/spa, entertainment venues and professional offices. .

This parcel consists of 0.15 acres vacant land located on the north side of Pierson Boulevard between Cactus Drive and West Drive. The parcel was purchased in conjunction with parcels 639-232-035, 037, and 038 with a total combined acreage of 0.60 acres. There is no current lease agreement for this property.

Recommendation: Sell parcel with parcel numbers 639-232-035, 037 and 038 encourage acquisition of adjacent parcels to meet the minimum lot size of 3 acres. This property is located in the Vortex Specific Plan Area.



APN# 639-232-037

Desert Hot Springs, California 92240

Assessor Parcel Number: 639-232-037

Current Zoning: Retail

Legal Description Lots: Lot 37 Block N Tract#1 BLK N MB 019/066 Desert Hot Springs Cabin Sites

The Retail zoning designation allows for community retail, restaurants, personal services/spa, entertainment venues and professional offices. .

This parcel consists of 0.15 acres vacant land located on Pierson Boulevard between Cactus Drive and West Drive. The parcel was purchased in conjunction with parcels 639-232-035, 036, and 038 with a total combined acreage of 0.60 acres. There is no current lease agreement for this property.

Recommendation: Sell parcel with parcel numbers 639-232-035, 036 and 038 encourage acquisition of adjacent parcels to meet the minimum lot size of 3 acres. This property is located in the Vortex Specific Plan Area.



APN# 639-232-038

Desert Hot Springs, California 92240

Assessor Parcel Number: 639-232-038

Current Zoning: Retail

Legal Description Lots: Lot 38 Block N Tract#1 BLK N MB 019/066 Desert Hot Springs Cabin Sites

The Retail zoning designation allows for community retail, restaurants, personal services/spa, entertainment venues and professional offices. .

This parcel consists of 0.15 acres vacant land located on the north side of Pierson Boulevard between Cactus Drive and West Drive. The parcel was purchased in conjunction with parcels 639-232-035, 036 and 037 with a total combined acreage of 0.60 acres. There is no current lease agreement for this property.

Recommendation: Sell parcel with parcel numbers 639-232-035, 036 and 037 encourage acquisition of adjacent parcels to meet the minimum lot size of 3 acres. This property is located in the Vortex Specific Plan Area.



66146 Pierson Boulevard Desert Hot Springs, California 92240

Assessor Parcel Number: 639-232-040

Current Zoning: Retail

Legal Description Lots: Lot 40 BLK N MB 019/066 Desert Hot Springs Cabin Site

The Retail designation allows community retail, restaurants, personal services/spa, entertainment venues and professional offices.

This parcel consists of 6,500 square feet vacant land located on the north side of Pierson Boulevard between West Drive and Cactus Drive. Originally when the property was purchase it had a 1,020 square foot house which was demolished. Currently there is no lease agreement for this property.

Recommendation: Sell parcel and encourage acquisition of adjacent parcels to meet the minimum lot size of 3 acres. This property is located in the Vortex Specific Plan Area.



66338 1st Street

Desert Hot Springs, California 92240

Assessor Parcel Number: 639-251-031

Current Zoning: Green Infrastructure System

Legal Description Lots: Lot 19 BLK L MB 019/066 Desert Hot Springs Cabin Site

The Green Infrastructure System designation allows for greenway or neighborhood parks and parking pedestrian plazas.

This parcel consists of 6,473 square feet vacant land located on the north side of 1st Street and has no lease agreement for this property.

Recommendation: Sell parcel and encourage acquisition of adjacent parcels to meet the minimum lot size of 3 acres. This property is located in the Vortex Specific Plan Area.



11999 Palm Drive Desert Hot Springs, California 92240

Assessor Parcel Number: 639-252-018

Current Zoning: Mixed Use Development Core

Legal Description Lots: Lot 49 Block M MB 019/066 Desert Hot Springs Cabin Site

The Mixed Use Development Core designation allows for community retail, restaurants, personal services/spa, entertainment venues, professional office and resort hotel/time share.

This parcel consists of 6,500 square feet of paved land and was purchased with parcel numbers 639-252-041 and 042 to create one large commercial property consisting of 41,634 square feet of land and 2,227 square feet of building with paved parking area for both tenant and public parking. Currently this property is being leased out to the DHS Chamber and Cabot's Museum Foundation through October 31, 2012 with an annual rental payment of \$1.00.

Recommendation: Hold as Public Facility (Film Commission, Economic Development & Chamber of Commerce) this is combined portion with 639-252-019, 041, 042 and 043.



11875 Palm Drive Desert Hot Springs, California 92240

Assessor Parcel Number: 639-252-019

Current Zoning: Mixed Use Development Core

Legal Description Lots: Lot 1 BLK M MB 019/066 Desert Hot Springs Cabin Sites

The Mixed Use Development Core designation allows for community retail, restaurants, personal services/spa, entertainment venues, professional office and resort hotel/time share.

This parcel consists of 7,566 square feet of vacant land located on 11875 Palm Drive and 1st Street. There is no current lease agreement for this property.

Recommendation: Hold as Public Facility (Film Commission, Economic Development & Chamber of Commerce) this is combined portion with 639-252-018, 041, 042 and 043.



11999 Palm Drive Desert Hot Springs, California 92240

Assessor Parcel Number: 639-252-041

Current Zoning: Mixed Use Development Core

Legal Description Lots: Lot 6 BLK M MB 019/066 Desert Hot Springs Cabin Sites

The Mixed Use Development Core designation allows for community retail, restaurants, personal services/spa, entertainment venues, professional office and resort hotel/time share.

This parcel consists of 6,443 square feet of land and was purchased with parcel numbers 639-252-041 and 042 to create one large commercial property consisting of 41,634 square feet of land and 2,227 square feet of building with paved parking area for both tenant and public parking. Currently this property is being leased out to the DHS Chamber and Cabot's Museum Foundation through October 31, 2012 with an annual rental payment of \$1.00.

Recommendation: Hold as Public Facility (Film Commission, Economic Development & Chamber of Commerce) this is combined portion with 639-252-018, 019, 042 and 043.



11999 Palm Drive Desert Hot Springs, California 92240

Assessor Parcel Number: 639-252-042

Current Zoning: Mixed Use Development Core

Legal Description Lots: Lots 2, 3, 4 & 5 Block M MB 019/066 Desert Hot Springs Cabin Sites

The Mixed Use Development Core designation allows for community retail, restaurants, personal services/spa, entertainment venues, professional office and resort hotel/time share.

This parcel consists of 28,750 square feet of land and was purchased with parcel numbers 639-252-041 and 042 to create one large commercial property consisting of 41,634 square feet of land and 2,227 square feet of building with paved parking area for both tenant and public parking. Currently this property is leased out to the DHS Chamber and Cabot's Museum Foundation through October 31, 2013 with an annual rental payment of \$1.00.

Recommendation: Hold as Public Facility (Film Commission, Economic Development & Chamber of Commerce) this is combined portion with 639-252-018, 019, 041 and 043.



66435 First Street Desert Hot Springs, California 92240

Assessor Parcel Number: 639-252-043

Current Zoning: Mixed Use Development Core

Legal Description Lots: Lot 46 BLK M MB 019/066 Desert Hot Springs Cabin Site

The Mixed Use Development Core designation allows for community retail, restaurants, personal services/spa, entertainment venues, professional office and resort hotel/time share

This parcel consists of 6,098 square feet of vacant land. Originally there was a single family residence which was demolished after the property was purchased. There is no current user of the land which was purchased to secure property as part of the designated Vortex Area. There is currently no lease agreement.

Recommendation: Hold as Public Facility (Film Commission, Economic Development & Chamber of Commerce) this is combined portion with 639-252-018, 019, 041 and 042.



66550 Pierson Boulevard Desert Hot Springs, California 92240

Assessor Parcel Number: 639-293-023

Current Zoning: Mixed Use Development Core

Legal Description Lots: Lot 5, 6 and 7 Block O Tract 4 MB 024/056 Desert Hot Springs

The Mixed Use Development Core designation allows for community retail, restaurants, personal services/spa, entertainment venues, professional offices, live-work units, and resort hotel/time share.

This parcel consists of 32,234 square foot lot that has an existing 18,502 square foot commercial building. Currently, the building has three suites; two are occupied (Builder's Supply and Save-a-Lot) and the third is vacant. Builder's Supply has a lease agreement through June 4, 2012 at \$1.00 a month. Save-a-Lot has a lease agreement through December 31, 2013 at \$6,756.75 a month.

Recommendation: Sell parcel with parcel numbers 639-293-024, 025, 026, 027 and 028. Encourage acquisition of adjacent parcels to meet the minimum lot size of 3 acres. This property is located within the Vortex Specific Plan Area.



APN# 639-293-024

Desert Hot Springs, California 92240

Assessor Parcel Number: 639-293-024

Current Zoning: Mixed Use Development Core

Legal Description Lots: Lot 12& 13 Block O Tract 4 MB 024/056 Desert Hot Springs

The Mixed Use Development Core designation allows for community retail, restaurants, personal services/spa, entertainment venues, professional offices, live-work units, and resort hotel/time share.

This parcel consists of a 32,670 square foot parking lot that serves an 18,502 square foot commercial building. Currently, the building has three suites; two are occupied (Builder's Supply and Save-a-Lot) and the third is vacant. Builder's Supply has a lease agreement through June 4, 2012 at \$1.00 a month. Save-a-Lot has a lease agreement through December 31, 2013 at \$6,756.75 a month.

Recommendation: Sell parcel with parcel numbers 639-293-023, 025, 026, 027 and 028. Encourage acquisition of adjacent parcels to meet the minimum lot size of 3 acres. This property is located within the Vortex Specific Plan Area.



APN# 639-293-025

Desert Hot Springs, California 92240

Assessor Parcel Number: 639-293-025

Current Zoning: Mixed Use Development Core

Legal Description Lots: 1,2,3 Block O Tract (4) 4.47 acres MB 024/056 DHS

The Mixed Use Development Core designation allows for community retail, restaurants, personal services/spa, entertainment venues, professional offices, live-work units, and resort hotel/time share.

This vacant lot consists of 20,473 square feet. This property is located at the southwest corner of Ocotillo Road and 1st Street. The frontage of this property has sidewalk, curb and an access driveway.

Recommendation: Sell parcel with parcel numbers 639-293-023, 024, 026, 027 and 028. Encourage acquisition of adjacent parcels to meet the minimum lot size of 3 acres. This property is located within the Vortex Specific Plan Area.



APN# 639-293-026

Desert Hot Springs, California 92240

Assessor Parcel Number: 639-293-026

Current Zoning: Mixed Use Development Core

Legal Description Lots: Lot 3 & 4 Block O Tract 4 MB 024/056 Desert Hot Springs

The Mixed Use Development Core designation allows for community retail, restaurants, personal services/spa, entertainment venues, professional offices, live-work units and resort hotel/time share.

This parcel consists of an 11,326 square foot parking lot and storage area that serves an adjacent 18,502 square foot commercial building (Builder's Supply). Builder's Supply has a lease agreement through June 4, 2012 at \$1.00 a month.

Recommendation: Sell parcel with parcel numbers 639-293-023, 024, 025, 027 and 028. Encourage acquisition of adjacent parcels to meet the minimum lot size of 3 acres. This property is located within the Vortex Specific Plan Area.

NOTE: Incorrect photo. Site is at the southwest corner of Ocotillo Road and 1st Street.



66620 Pierson Boulevard Desert Hot Springs, California 92240

Assessor Parcel Number: 639-293-027

Current Zoning: Mixed Use Development Core

Legal Description: Lot 18, 19 Block: O Tract No. 4, 0.36 acres M/L in Lot 20 MB 024/056 DHS

The Mixed Use Development Core designation allows for community retail, restaurants, personal services/spa, entertainment venues, professional offices, live-work units and resort hotel/time share.

This vacant lot consists of 0.36 acres and is located at the northwest corner of Pierson Boulevard and Ocotillo Road. Currently there is no lease agreement on this property. The frontage of this property has sidewalk, curb and an access driveway.

Recommendation: Sell parcel with parcel numbers 639-293-023, 024, 025, 026 and 028. Encourage acquisition of adjacent parcels to meet the minimum lot size of 3 acres. This property is located within the Vortex Specific Plan Area.



APN# 639-293-028

Desert Hot Springs, California 92240

Assessor Parcel Number: 639-293-028

Current Zoning: Mixed Use Development Core

Legal Description Lots: Lot 17 & 18 Tract 4 MB 024/056 Desert Hot Springs

The Mixed Use Development Core designation allows for community retail, restaurants, personal services/spa, entertainment venues, professional offices, live-work units and resort hotel/time share.

This parcel consists of an 11,326 square foot mini park. The property is located on the north side of Pierson Boulevard, approximately 125 feet west of Ocotillo Road.

Recommendation: Sell parcel with parcel numbers 639-293-023, 024, 025, 026 and 027. Encourage acquisition of adjacent parcels to meet the minimum lot size of 3 acres. This property is located within the Vortex Specific Plan Area.

NOTE: Incorrect photo. Site is adjacent to the parking lot for Builder's Supply on the east.



66071 Pierson Boulevard Desert Hot Springs, California 92240

Assessor Parcel Number: 641-021-006

Current Zoning: Public Facilities

Legal Description Lots: Lot 19 BLK B Tract 3 MB 020/035 Desert Hot Springs

The Public Facilities designation allows for public transit areas.

This parcel consists of 6,500 square feet parcel that originally had an 885 square foot building. Shortly after the purchase of this property the Agency demolished the building and hydro-seeded the property for dust control. Currently there is no lease agreement for this property.

Recommendation: Sell this parcel with parcel number 641-021-048, encourage acquisition of adjacent parcels to meet the minimum lot size of 3 acres. This property is located in the Vortex Specific Plan Area.



66079 Pierson Boulevard Desert Hot Springs, California 92240

Assessor Parcel Number: 641-021-048

Current Zoning: Public Facilities

Legal Description Lots: Lot 17 & 18 BLK B Tract #3 – 33&34 BLK B MB 020/035 Desert Hot Springs

The Public Facilities designation allows for public facilities transit areas.

This parcel consists of a 26,000 square foot parcel that originally had a 1,720 square foot building. Shortly after the purchase of this property the Agency demolished the building and hydro-seeded the property for dust control. Currently there is no lease agreement for this property.

Recommendation: Sell this parcel with parcel number 641-021-006, encourage acquisition of adjacent parcels to meet the minimum lot size of 3 acres. This property is located in the Vortex Specific Plan Area.



12021 Palm Drive Desert Hot Springs, California 92240

Assessor Parcel Number: 641-041-020

Current Zoning: Old Town

Legal Description Lot: Lot 2 Block A Tract 3 MB 020/035 Desert Hot Springs

The Old Town designation allows for community retail, restaurants, personal services/spa, entertainment venues and professional offices.

This parcel is 14,115 square feet and has a 14,115 square foot commercial building with a total of 7 units. Three of the seven commercial units are on a month to month estoppels agreement and pay a total of \$1,900.00 per month in rent. There is tenant parking in the rear with minimal public parking on Pierson Boulevard and Palm Drive. The balance of the commercial units has been stripped on the interior to studs and concrete.

Recommendation: Sell parcel with parcel numbers 641-041-023, 047, 049, 050 and 051, encourage acquisition of adjacent parcels to meet the minimum lot size of 3 acres. This property is located in the Vortex Specific Plan Area.



12095 Palm Drive Desert Hot Springs, California 92240

Assessor Parcel Number: 641-041-023

Current Zoning: Old Town

Legal Description Lot: Lot 5 Block A Tract 3 MB 020/035 Desert Hot Springs

The Old Town designation allows for community retail, restaurants, personal services/spa, entertainment venues and professional offices.

This parcel is 7,605 square feet and has commercial units it was purchased in conjunction with parcel 641-041-047 with frontage on Palm Drive and Acoma Avenue. A portion of the commercial buildings were demolished and replaced with a gated landscaped area. There is currently one tenant that has a lease agreement for two of the commercial units (Playoff's Bar) and pays \$2,285.00 a month in rent. The current lease agreement will expire on July 31, 2012.

Recommendation: Sell parcel with parcel numbers 641-041-020, 047, 049, 050 and 051, encourage acquisition of adjacent parcels to meet the minimum lot size of 3 acres. This property is located in the Vortex Specific Plan Area and/or encourage existing businesses to remain.



12065 Palm Drive Desert Hot Springs, California 92240

Assessor Parcel Number: 641-041-047

Current Zoning: Old Town

Legal Description Lot: Lot 2, 3, & 4 Block A Tract 3 MB 020/035 Desert Hot Springs

The Old Town designation allows for community retail, restaurants, personal services/spa, entertainment venues and professional offices.

This parcel is 21,716 square feet and has commercial units it was purchased in conjunction with parcel 641-041-023 with frontage on Palm Drive and Acoma Avenue. Originally when purchased the total square footage of the commercial buildings was 16,999 square feet. A portion of the commercial building was demolished and replaced with a gated landscaped area. There is a tenant with an existing lease on parcel 641-041-023. There are three commercial units 12075, 12085 and 12095 Palm Drive. There have been renovations on the interior of all except 12095 Palm Drive which has been demolished to studs and concrete flooring. Currently there are no lease agreements for 12075, 12085 and 12095 Palm Drive.

Recommendation: Sell parcel with parcel numbers 641-041-020, 023, 049, 050 and 051, encourage acquisition of adjacent parcels to meet the minimum lot size of 3 acres. This property is located in the Vortex Specific Plan Area.



APN# 641-041-049

Desert Hot Springs, California 92240

Assessor Parcel Number: 641-041-049

Current Zoning: Old Town

Legal Description Lots: Lot 47 Tract #3 MB 020/035 Desert Hot Springs

The Old Town designation allows for community retail, restaurants, personal services/spa, entertainment venues and professional offices.

This parcel consists of a 6,534 square foot parking lot. The parcel was purchased in conjunction with parcels 641-041-050 to provide additional public parking for the business located in the Vortex Specific Plan Area. There is no current lease agreement for this property.

Recommendation: Sell parcel with parcel numbers 641-041-020, 023, 047, 050 and 051, encourage acquisition of adjacent parcels to meet the minimum lot size of 3 acres. This property is located in the Vortex Specific Plan Area.



APN# 641-041-050

Desert Hot Springs, California 92240

Assessor Parcel Number: 641-041-050

Current Zoning: Old Town

Legal Description Lots: Lot 48 Tract #3 MB 020/035 Desert Hot Springs

The Old Town designation allows for community retail, restaurants, personal services/spa, entertainment venues and professional offices.

This parcel consists of a 6,534 square foot parking lot. The parcel was purchased in conjunction with parcels 641-041-049 to provide additional public parking for the business located in the Vortex Specific Plan Area. There is no current lease agreement for this property.

Recommendation: Sell parcel with parcel numbers 641-041-020, 023, 047, 049 and 051, encourage acquisition of adjacent parcels to meet the minimum lot size of 3 acres. This property is located in the Vortex Specific Plan Area.



66-459 Pierson Boulevard Desert Hot Springs, California 92240

Assessor Parcel Number: 641-041-051

Current Zoning: Old town

Legal Description Lots: Lot 48, 49 Tract 3 MB 020/035 Desert Hot Springs Tract 3

The Old Town designation allows for community retail, restaurants, personal services/spa, entertainment venues and professional offices.

This parcel consists of 6,534 square feet of land and 2,840 square feet of commercial and residential leased space. There are two residential units and three commercial units. Both residential units are on a month to month estoppels agreement and one is partially funded by the Riverside County Housing Authority. The monthly rent being collected for both residential units is \$1,003.00. Two of the three commercial units are on a month to month estoppels agreements and the monthly rent being collected for both units \$1,175.00.

Recommendation: Sell parcel with parcel numbers 641-041-023, 047, 049, 050 and 051, encourage acquisition of adjacent parcels to meet the minimum lot size of 3 acres. This property is located in the Vortex Specific Plan Area.



APN# 641-092-034

Desert Hot Springs, California 92240

Assessor Parcel Number: 641-092-034

Current Zoning: High Density Residential

Legal Description Lots: Lot 16 Block T Tract #3 MB 020/035 Desert Hot Springs

The High Density Residential designation allows apartments and condominiums; requires a minimum lot size of 20,000 square feet with a maximum density of 14 units per gross acre.

This parcel consists of 0.15 acres vacant lot on the north side of Hacienda Avenue between Palm Drive and Cactus Drive.

This parcel was a tax defaulted property that was purchased in 2006 and currently there is no lease agreement.

Recommendation:



66675 Pierson Blvd Desert Hot Springs, California 92240

Assessor Parcel Number: 641-102-021

Current Zoning: General Commercial (G-C)

Legal Description Lots: Lot 3, 4, 5 BLK 16 MB 021/064 Desert Hot Springs

The General Commercial designation allows for a wide variety of smaller commercial centers at nodes with development such as small scale convenience stores, smaller grocery stores, service stations, and other limited retail operations, specialty retail shops, clothing apparel, jewelry stores and personal service businesses. Typical sizes range between 1 to 8 acres with gross leasable square footage varying with uses. Hotels and motels may also be appropriate on these lands.

This parcel consists of 39,204 square feet parcel that originally had an 8,364 square foot temple building. Shortly after the purchase the Agency demolished approximately 50% of the building. There is curb and sidewalk on the frontage of the property with surfaced parking areas on both sides of the building and in the rear of the building, currently there is no tenant and no lease agreement.

Recommendation: Sell this property to a developer to build a retail unit that will accommodate with the current zoning.



APN# 641-113-004

Desert Hot Springs, California 92240

Assessor Parcel Number: 641-113-004

Current Zoning: General Commercial (G-C)

Legal Description Lots: Lot 2 BLK 4 TRACT 5 MB 021/064 Desert Hot Springs

The General Commercial designation allows for a wide variety of smaller commercial centers at nodes with development such as small scale convenience stores, smaller grocery stores, service stations, and other limited retail operations, specialty retail shops, clothing apparel, jewelry stores and personal service businesses. Typical sizes range between 1 to 8 acres with gross leasable square footage varying with uses. Hotels and motels may also be appropriate on these lands.

This parcel consists of 0.16 acres of vacant land located on the east side of Palm Drive approximately 55 feet north of Desert View Avenue. There is no current lease agreement for this property.

Recommendation:



APN# 663-320-008
Desert Hot Springs, California 92240

Assessor Parcel Number: 663-320-008

Current Zoning: Low Density Residential

Legal Description Lots: DHS Sec/Twn/Rng/Mer: Sec 36 Twn 2S RNG 4E 5.00 acres in POR NE ¼ of Sec 36 T2S R4E

This parcel consists of 5.00 acres of vacant land which was purchased by the RDA from the City in 2002 along with 663-320-009/011/014/020 and is currently the City's corporation yard.

The current lease between the City and the RDA is on a month to month basis and if these parcels were to be sold the City would have to relocate the corporation yard.

Recommendation: Is to keep this property to be used as the City corporation yard until such time as a new location can be acquired to accommodate the needs of the yard.



APN# 663-320-009
Desert Hot Springs, California 92240

Assessor Parcel Number: 663-320-009

Current Zoning: Low Density Residential

Legal Description Lots: DHS Sec/Twn/Rng/Mer: Sec 36 Twn 2S RNG 4E .45 acres M/L in POR NE ¼ of Sec 36 T2S R4E

This parcel consists of 0.45 acres of vacant land which was purchased by the RDA from the City in 2002 along with 663-320-008/011/014/020 and is currently the City's corporation yard.

The current lease between the City and the RDA is on a month to month basis and if these parcels were to be sold the City would have to relocate the corporation yard.

Recommendation: Is to keep this property to be used as the City corporation yard until such time as a new location can be acquired to accommodate the needs of the yard.



APN# 663-320-011
Desert Hot Springs, California 92240

Assessor Parcel Number: 663-320-011

Current Zoning: Low Density Residential

Legal Description Lots: DHS Sec/Twn/Rng/Mer: Sec 36 Twn 2S RNG 4E .45 acres M/L in POR NE ¼ of Sec 36 T2S R4E

This parcel consists of 0.45 acres of vacant land which was purchased by the RDA from the City in 2002 along with 663-320-008/009/014/020 and is currently the City's corporation yard.

The current lease between the City and the RDA is on a month to month basis and if these parcels were to be sold the City would have to relocate the corporation yard.

Recommendation: Is to keep this property to be used as the City corporation yard until such time as a new location can be acquired to accommodate the needs of the yard.



APN# 663-320-014

Desert Hot Springs, California 92240

Assessor Parcel Number: 663-320-014

Current Zoning: Low Density Residential

Legal Description Lots: DHS Sec/Twn/Rng/Mer: Sec 36 Twn 2S RNG 4E 2.5 acres in POR NE ¼ of Sec 36 T2S R4E

This parcel consists of 2.5 acres of vacant land which was purchased by the RDA from the City in 2002 along with 663-320-008/009/011/020 and is currently the City's corporation yard.

The current lease between the City and the RDA is on a month to month basis and if these parcels were to be sold the City would have to relocate the corporation yard.

Recommendation: Is to keep this property to be used as the City corporation yard until such time as a new location can be acquired to accommodate the needs of the yard.



APN# 663-320-020

Desert Hot Springs, California 92240

Assessor Parcel Number: 663-320-020

Current Zoning: Low Density Residential

Legal Description Lots: DHS Sec/Twn/Rng/Mer: Sec 36 Twn 2S RNG 4E 1.63 acres in POR NE ¼ of Sec 36 T2S R4E

This parcel consists of 1.63 acres of vacant land which was purchased by the RDA from the City in 2002 along with 663-320-008/009/011/014 and is currently the City's corporation yard.

The current lease between the City and the RDA is on a month to month basis and if these parcels were to be sold the City would have to relocate the corporation yard.

Recommendation: Is to keep this property to be used as the City corporation yard until such time as a new location can be acquired to accommodate the needs of the yard.



APN# 667-120-018

Desert Hot Springs, California 92240

Assessor Parcel Number: 667-120-018

Current Zoning: Low Density Residential-Specific Plan Overlay

Legal Description Lots: DHS MER SEC 29 TWN 2S RNG 4E POR SEC 29 T2S R4E

The Low Density Residential – Specific Plan Overlay designation allows for a single family residence. The Specific Plan Overlay is 40 or more acres and you can group parcels to build single family units.

This parcel consists of 0.26 acres of vacant land located near Worsley Road east of Highway 62. This parcel was a tax defaulted property that was purchased in 2007 and currently has no lease agreement for this property. A survey is needed to determine the exact property boundaries.

Recommendation: Sell parcel with parcel numbers 667-120-020/021 and 022.



APN# 667-120-020

Desert Hot Springs, California 92240

Assessor Parcel Number: 667-120-020

Current Zoning: Low Density Residential-Specific Plan Overlay

Legal Description Lots: DHS MER SEC 29 TWN 2S RNG 4E POR SEC 29 T2S R4E

The Low Density Residential – Specific Plan Overlay designation allows for a single family residence. The Specific Plan Overlay is 40 or more acres and you can group parcels to build single family units.

This parcel consists of 0.26 acres of vacant land located near Worsley Road east of Highway 62. This parcel was a tax defaulted property that was purchased in 2007 and currently has no lease agreement for this property. A survey is needed to determine the exact property boundaries.

Recommendation: Sell this parcel with parcel numbers 667-120-018/021 and 022.



APN# 667-120-021

Desert Hot Springs, California 92240

Assessor Parcel Number: 667-120-021

Current Zoning: Low Density Residential-Specific Plan Overlay

Legal Description Lots: DHS MER SEC 29 TWN 2S RNG 4E POR E ½ of SEC 29 T2S R4E

The Low Density Residential – Specific Plan Overlay designation allows for a single family residence. The Specific Plan Overlay is 40 or more acres and you can group parcels to build single family units.

This parcel consists of 0.27 acres of vacant land located near Worsley Road east of Highway 62. This parcel was a tax defaulted property that was purchased in 2007 and currently has no lease agreement for this property. A survey is needed to determine the exact property boundaries.

Staff is recommending that this parcel be sold with parcel numbers 667-120-018/020 and 022.



APN# 667-120-022

Desert Hot Springs, California 92240

Assessor Parcel Number: 667-120-022

Current Zoning: Low Density Residential-Specific Plan Overlay

Legal Description Lots: DHS MER SEC 29 TWN 2S RNG 4E POR E ½ of SEC 29 T2S R4E

The Low Density Residential – Specific Plan Overlay designation allows for a single family residence. The Specific Plan Overlay is 40 or more acres and you can group parcels to build single family units.

This parcel consists of 0.24 acres of vacant land located near Worsley Road east of Highway 62. This parcel was a tax defaulted property that was purchased in 2007 and currently has no lease agreement for this property. A survey is needed to determine the exact property boundaries.

Recommendation: Sell this parcel with parcel numbers 667-120-018/020 and 021.



APN# 639-252-039
Desert Hot Springs, California 92240

Assessor Parcel Number: 639-252-039

Current Zoning: Mixed Use Development Core

Legal Description Lots: Lot 8 Block M BLK M MB 019/066 Desert Hot Springs Cabin Site

The Mixed Use Development Core designation allows for community retail, restaurants, personal services/spa, entertainment venues, professional office and resort hotel/time share.

This vacant lot consists of 0.15 acres at the time of purchase had no building located on the north side of Pierson Boulevard between Cactus Drive and West Drive. There is no current lease agreement for this property. The frontage of this property does have sidewalk, curb and an access driveway.

Recommendation: Sell parcel and encourage acquisition of adjacent parcels to meet the minimum lot size of 3 acres. This property is located in the Vortex Specific Plan Area.

