

CITY OF PALM DESERT STAFF REPORT

MEETING DATE: November 14, 2024

PREPARED BY: Ivan Tenorio, Homeless and Supportive Services Manager

SUBJECT: AUTHORIZATION OF JOSLYN CENTER AGREEMENT WITH PALM
DESERT WAVE HOUSE FOR PARKING LOT USE AND
CONSTRUCTION AND INSTALLATION OF PICKLEBALL COURT

RECOMMENDATION:

1. Authorize Palm Desert Wave House, LLC, Parking Lot Use Agreement pursuant to Article 5 of Contract No. C36520, Lease Agreement between the Cove Communities Senior Association and the City of Palm Desert.
2. Authorize the City Attorney to make any necessary non-monetary changes to the Parking Lot Use Agreement.
3. Authorize the construction and installation of a pickleball court pursuant to Article 6 of Contract No. C36520, Lease Agreement between the Cove Communities Senior Association and the City of Palm Desert

BACKGROUND/ANALYSIS:

On November 16, 2017, the City Council approved a 20-year land lease agreement with the Cove Communities Senior Association for the City-owned Joslyn Center site, located at 73750 Catalina Way. The site includes the Joslyn Center, its grounds, and the parking area. The lease agreement indicates that City Council authorization is needed when there is a deviation from the original terms or new improvements are proposed.

The lease provides parking exclusively for the Joslyn Center. However, Palm Desert Wave House, LLC, has approached the Joslyn Center to utilize the parking lot during non-business hours to support viewing of the Palm Desert Wave House during Modernism Week. Additionally, the Joslyn Center plans to install a pickleball court to respond to member requests. The staff report includes a request for authorization of both items.



Parking Lot Use Agreement

The proposed Parking Lot Use Lease Agreement grants Palm Desert Wave House, LLC, access to the parking area at 73750 Catalina Way, Palm Desert, CA 92260, as permitted under Article 5: Parking Area of the Cove Communities Senior Association Agreement. This agreement will be effective from November 14, 2024, to November 14, 2025. Following the initial term, the agreement will automatically renew on November 14 of each subsequent year for an additional one (1) year term, unless terminated earlier pursuant to Section 12, or otherwise extended in writing by the Parties.

Parking Fees

- \$250 per event for the east lot
- \$500 per event for both east and south lots
- Annual increase of \$25

Palm Desert Wave House will utilize the south and east parking lots after 5:00 PM as outlined in this Agreement. Additionally, the Licensee will provide the Joslyn Center with a minimum of one week's notice prior to the commencement of any events.

This agreement offers several benefits:

- **Alignment with City goals:** Supports Modernism Week, held from February 13-23, 2025, by enhancing cultural initiatives.
- **Community engagement:** Promotes the Joslyn Center as a historical site, fostering community pride and tourism.
- **Revenue generation:** Estimated revenue of \$1,000 annually to support Joslyn Center operations without affecting regular business activities.

The Joslyn Center is not responsible for parking area security; this responsibility falls to the Licensee, who must also maintain and repair the lot if damages occur during its use. The Joslyn Center shall coordinate with the Licensee to ensure compliance with any additional security measures required by the City.

Pickleball Court

City Council approval is necessary to authorize court installation, as landlord consent is required for property improvements. The Joslyn Center requests authorization to proceed with both fundraising efforts and the construction of the court.

Per the Cove Communities Senior Association Agreement, Article 6: Alterations, the Tenant cannot make major structural alterations without the Landlord's consent. The total project cost is estimated at \$143,750, with \$51,833.75 already raised through fundraising efforts.

The Joslyn Center has begun preliminary fundraising efforts to ensure that the necessary resources are ready for the proposed pickleball court project, should it receive City Council approval. While the project has not yet been formally approved, the Joslyn Center, in collaboration with its staff, has worked to secure commitments from potential donors who have expressed interest in supporting the project. This proactive approach is intended to prepare the Joslyn Center to respond promptly to member requests and to avoid delays in funding if the proposal is approved, without committing any funds or initiating construction until formal approval is granted.

To proceed with the authorization and fundraising, it is also important to note that the Joslyn Center has been actively working with the City's Development Services Department to finalize the court's details. The Joslyn Center has provided the court's dimensions, plans for relocating landscaping, and information regarding the distance from neighboring properties.



The authorization will include a deadline of June 30, 2026, for the Joslyn Center to raise the remaining funds required for the project. If the necessary funds are not secured within this timeframe, the City reserves the right to cancel the authorization. Upon successful fundraising, City staff will receive a detailed report on how the funds were utilized and the impact of the project. Once approvals are obtained, installation can occur within 12 weeks.

The Joslyn Center has launched a comprehensive fundraising strategy, which includes:

- Naming rights of each court
- Soliciting donations through the newsletter and journal
- Reaching out to potential sponsors

This approach aims to engage local residents and secure the remaining \$91,916.25 needed to complete the project. In addition, Joslyn Center staff will attend a fundraiser in November to further their efforts towards meeting the fundraising goal.

Upon approval, the project will follow the City's permit process, including outreach to neighbors to ensure community support. This initiative aims to enhance recreational opportunities while maintaining compliance with City regulations.

FINANCIAL IMPACT:

There is no financial impact to the City's General Fund associated with this action

ATTACHMENTS:

1. Parking Lot Use Agreement
2. Pickleball Court Bid
3. Pickleball Court Measurements
4. Joslyn Center Fundraising Memo
5. Joslyn Center Lease Agreement
6. Resolution Joslyn-Wave House