



Chair Chanter  
Vice Chair Bryant  
Commissioner Agostini  
Commissioner Beale  
Commissioner Grey

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## REGULAR PLANNING COMMISSION MEETING

69-825 Highway 111, Rancho Mirage, CA 92270

Thursday, October 9, 2025, 2:00 PM

### MINUTES

#### 1. GENERAL

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##### 1.A. CALL TO ORDER

Chair Chanter called the meeting to order at 2:00 P.M.

##### 1.B. FLAG SALUTE

Commissioner Agostini led the flag salute.

##### 1.C. ROLL CALL - Agostini, Beale, Grey, Bryant, Chanter

Present: Agostini, Beale, Bryant, Chanter.

Absent: Grey.

MOVED/SECONDED BY AGOSTINI/BEALE TO EXCUSE COMMISSIONER GREY'S ABSENCE. MOTION CARRIED 4/0.

#### 2. COMMISSIONER COMMENTS

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Commissioner Agostini thanked the City and staff for honoring G. Dana Hobart, former Rancho Mirage City Council Member, and highlighted his contributions to the City and community.

Vice Chair Bryant reflected on the passing of G. Dana Hobart, calling it a somber time for Rancho Mirage. He praised Mr. Hobart's intelligence, leadership, and integrity, recalling his own appointment to the Planning Commission by Mr. Hobart in 2018 and the four guiding principles Mr. Hobart shared with him. Vice Chair Bryant highlighted Mr. Hobart's long tenure in public service and dedication to the City.

Chair Chanter agreed with Vice Chair Bryant's remarks, calling them fine words about a valuable man to the community.

#### 3. APPROVAL OF MINUTES

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##### 3.A. September 25, 2025, Regular Planning Commission Meeting Minutes

—RECOMMENDED ACTION: Approve the September 25, 2025, Regular Planning Commission Meeting Minutes as presented.

The following individual provided public comments: Brad Anderson.

MOVED/SECONDED BY BEALE/AGOSTINI TO APPROVE THE SEPTEMBER 25, 2025, REGULAR PLANNING COMMISSION MEETING MINUTES AS PRESENTED. MOTION CARRIED 4/0.

#### 4. PUBLIC HEARINGS

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**4.A. Environmental Assessment Case No. EA23-0003, Variance Case No. VAR24-0002, and Tentative Tract Map Case No. TTM23-0001 (TTM 38636) – Applicant: Farhad Zomorodi. Consideration of a 9-Lot Residential Subdivision on 5.04 Gross Acres. The Project Requests Approval of a Variance to the Very Low Density Residential (R-L-2) Minimum Required Lot Size From 18,000 Sq. Ft. to 16,000 Sq. Ft. Located at 72094 Ginger Rogers Road (APN: 685-080-002)**

Joy Tsai, Senior Planner, presented the staff report.

The following individual provided public comments: Brad Anderson.

A discussion ensued.

MOVED/SECONDED BY BEALE/AGOSTINI TO RECOMMEND THAT THE CITY COUNCIL TAKE THE FOLLOWING ACTIONS: 1) APPROVE THE FILING OF A MITIGATED NEGATIVE DECLARATION (SCH# 2025051428) BASED ON ENVIRONMENTAL ASSESSMENT CASE NO. EA23-0003; AND, 2) APPROVE VARIANCE CASE NO. VAR24-0002; AND, 3) APPROVE TENTATIVE TRACT MAP CASE NO. TTM23-0001 (TTM 38636), SUBJECT TO THE CONDITIONS OF APPROVAL, AND BASED ON THE CONTENT AND FINDINGS IN THE STAFF REPORT. MOTION CARRIED 4/0.

**4.B. Environmental Assessment Case No. EA24-0009, Minor Variance Case No. VAR24-0005, and Tentative Tract Map Case No. TTM24-0003 (TTM 38971) – Applicant: Phillip Fomotor. Consideration of a 16-Lot Residential Subdivision on 19.81 Gross Acres. The Project Requests Approval of a Minor Variance to the Residential Estate (R-E) Minimum Required Lot Size of 1 Acre to .98 Acre for Two Lots. North of the Intersection of Mirage Cove Drive and Peterson Road (APN's: 689-090-003, 689-130-004, -005, -013, -014, -017, -018, & 689-140-022)**

Vice Chair Bryant recused himself, due to the proximity of his residence to the subject project.

The meeting was recessed at 2:24 P.M. and Vice Chair Bryant left the Council Chamber. The meeting was reconvened at 2:30 P.M., with Commissioner Agostini, Commissioner Beale, and Chair Chanter present.

Ben Torres, Planning Manager, presented the staff report. He recommended inclusion of the following three (3) additional conditions of approval:

- As determined to be feasible by the City Engineer curb and gutter shall be installed along the project frontage on Nielson Road and Peterson Road with the curb face at a width to be determined during plan check.
- Existing tamarisk trees on the project site shall be removed within 6 months from a final determination on the proposed project by the City Council.
- The ultimate roadway width as determined by the City Engineer shall be installed by the applicant on Peterson Road fronting the following addresses: 38841, 38785, & 38775 Peterson Road.

The following individuals provided public testimony: Kay Williams, Toni Ringlein, Janeen Bahr, and Vicki Petersen.

Phillip Fomotor, applicant, spoke regarding the project and answered questions posed by the Planning Commission.

A discussion ensued.

Stephan Longoria, City Engineer, answered questions posed by the Planning Commission.

MOVED/SECONDED BY BEALE/AGOSTINI TO RECOMMEND THAT THE CITY COUNCIL TAKE THE FOLLOWING ACTIONS: 1) APPROVE THE FILING OF A MITIGATED NEGATIVE DECLARATION (SCH# 2025070800) BASED ON ENVIRONMENTAL ASSESSMENT CASE NO. EA24-0009; 2) APPROVE MINOR VARIANCE CASE NO. VAR24- 0005; 3) APPROVE TENTATIVE TRACT MAP CASE NO. TTM24-0003 (TTM 38971), SUBJECT TO THE CONDITIONS OF APPROVAL WITH THE ADDED CONDITIONS, AND BASED ON THE CONTENT AND FINDINGS IN THE STAFF REPORT; 4) DIRECT STAFF TO LOOK INTO EQUESTRIAN TRAIL INCLUSION; AND 5) ADD THE FOLLOWING THREE (3) CONDITIONS OF APPROVAL:

- AS DETERMINED TO BE FEASIBLE BY THE CITY ENGINEER CURB AND GUTTER SHALL BE INSTALLED ALONG THE PROJECT FRONTAGE ON NIELSON ROAD AND PETERSON ROAD WITH THE CURB FACE AT A WIDTH TO BE DETERMINED DURING PLAN CHECK.
- EXISTING TAMARISK TREES ON THE PROJECT SITE SHALL BE REMOVED WITHIN 6 MONTHS FROM A FINAL DETERMINATION ON THE PROPOSED PROJECT BY THE CITY COUNCIL.
- THE ULTIMATE ROADWAY WIDTH AS DETERMINED BY THE CITY ENGINEER SHALL BE INSTALLED BY THE APPLICANT ON PETERSON ROAD FRONTING THE FOLLOWING ADDRESSES: 38841, 38785, & 38775 PETERSON ROAD.

**MOTION CARRIED 3/0 (VICE CHAIR BRYANT RECUSED).**

The meeting was recessed at 3:01 P.M. and Vice Chair Bryant returned to the Council Chamber. The meeting was reconvened at 3:03 P.M. with all four Planning Commissioners present.

## **5. NON-AGENDA PUBLIC COMMENTS**

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The following individual provided non-agenda public comments: Vicki Petersen.

## **6. ADJOURNMENT**

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Chair Chanter adjourned the meeting at 3:04 P.M.

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*Date Approved by Planning Commission: 12-11-2025*