



Chair Agostini
Vice Chair Chanter
Commissioner Bryant
Commissioner Curran
Commissioner Grey

Thursday, April 24, 2025, 2:00 PM
City Council Chamber
69-825 Highway 111
Rancho Mirage, CA 92270

REGULAR PLANNING COMMISSION MEETING

AGENDA

1. GENERAL

1A. Call to Order

1B. Flag Salute

1C. Roll Call: Bryant, Curran, Grey, Vice Chair Chanter, Chair Agostini

2. COMMISSIONER COMMENTS

3. NON-AGENDA PUBLIC COMMENTS

An opportunity for the public to speak on issues not on the agenda for a maximum of three (3) minutes per speaker.

4. APPROVAL OF MINUTES

4A. March 13, 2025, Regular Planning Commission Meeting Minutes

— RECOMMENDED ACTION: Approve the March 13, 2025, Regular Planning Commission Meeting Minutes as presented.

5. ACTION ITEMS

5A. General Plan Annual Progress Report for 2024

— RECOMMENDED ACTION: Approve the 2024 General Plan Annual Progress Report and forward it to the City Council to receive and file.

6. PUBLIC HEARINGS

6A. Extension of Time Case No. ET25-0001 for a One-Year Time Extension for Tentative Tract Map Case No. TTM22-0003 (TTM 38224) – Applicant: Phillip Fomotor of Fomotor Engineering on Behalf of La Paloma Homes, Inc. Consideration of the First One-Year Time Extension for Tentative Tract Map 38224 (Tentative Tract Map Case No. TTM22-0003), a 9-Lot Residential Subdivision on 4.77 Acres, Located in Section 30 at the Northeast Corner of Via Josefina and Ginger Rogers Road (APN: 685-080-014)

— RECOMMENDED ACTION: Recommend to the City Council 1) Approval of the filing of a Notice of Exemption pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15162 (Subsequent EIRs and Negative Declarations); and, 2) Approval of a one-year Extension of Time (ET25-0001) for Tentative Tract Map Case No. TTM22-0003 (TTM 38224), subject to the Conditions of Approval, and based on the content and Findings in the attached staff report.

6B. Environmental Assessment Case No. EA24-0011 and General Plan Text Amendment Case No. GPTA24-0001 – Assembly Bill 2140 Safety Element Update. Applicant: City of Rancho Mirage. Location: City-Wide

— RECOMMENDED ACTION: Adopt Resolution No. 2025-PC-(Next-in-Order), recommending that the City Council take the following action: 1) Adopt Resolution No. 2025-(Next-in-Order) for the following actions: A) Find that the adoption of the updated General Plan Safety Element is not subject to the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15061(b)(3) (General Rule “Common Sense” Exemption); and, B) Approve General Plan Text Amendment Case No. GPTA24-0001, incorporating by reference the 2023 Local Hazard Mitigation Plan into the Safety Element in the City’s General Plan in accordance with Assembly Bill 2140.

6C. Zoning Text Amendment Case No. ZTA25-0001 Applicant: City of Rancho Mirage. Consideration of an Ordinance Amending Section 17.20.040 (Development/Design Considerations) of Chapter 17.20 (General Property and Use Standards), Repealing and Replacing Chapter 17.32 (Wireless Communication Facilities), Amending Section 17.34.010 (Introduction) of Chapter 17.34 (Introduction) of Division IV (Permits and Review), and Amending Section 17.48.045 (Minor Conditional Use Permits) of Chapter 17.48 (Conditional Use Permits) of Title 17 (“Zoning”) of the Rancho Mirage Municipal Code. Location: City-Wide

— RECOMMENDED ACTION: Adopt Resolution No. 2025-PC-(Next-in-Order), recommending that the City Council take the following actions: 1) Find that the adoption of the Ordinance has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA) and CEQA Guidelines, and that adoption of the Ordinance is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections 15378 because it is not a “project”, and 15061(b)(3) because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment because the amendments involve general policy and procedure making; and 2) Introduce and adopt Ordinance No. (Next-in-Order), Amending Section 17.20.040 (Development/Design Considerations) of Chapter 17.20 (General Property and Use Standards), Repealing and Replacing Chapter 17.32 (Wireless Communication Facilities), Amending Section 17.34.010 (Introduction) of Chapter 17.34 (Introduction) of Division IV (Permits and Review), and Amending Section 17.48.045 (Minor Conditional Use Permits) of Chapter 17.48 (Conditional Use Permits) of Title 17 (“Zoning”) of the Rancho Mirage Municipal Code subject to addition of further amendments to the Municipal Code as may be recommended by staff, which are outside the purview of the Planning Commission, and therefore go directly to City Council.

7. ADJOURNMENT

Agenda Materials: Any staff reports for agenda items, as well as agenda materials provided to a majority of the legislative body following distribution of the agenda, are available for public inspection in the Planning Department at Rancho Mirage City Hall, located at 69-825 Highway 111, Rancho Mirage, CA 92270, during normal business hours.

Americans with Disabilities Act (ADA): If you are an individual with a disability and need a reasonable modification or accommodation pursuant to the ADA, please contact the City Clerk’s Office at (760) 324-4511, Ext. 488, prior to the meeting. Providing notice at least 48 hours in advance of the meeting is suggested, so a determination may be made as to whether the request is feasible.

Livestream: This meeting may be viewed via Livestream on the City’s website at www.RanchoMirageCA.gov.

Public Comments: Written public comments may be submitted to the City Clerk via email to CityClerk@RanchoMirageCA.gov or mail/delivery to ATTN: City Clerk, City of Rancho Mirage, 69-825 Highway 111, Rancho Mirage, CA 92270. Please submit written public comments at least three (3) hours in advance of the meeting to ensure they may be fully considered. Written public comments received during the meeting will be distributed to the legislative body and made available to the public following the meeting.

Oral public comments/testimony may be provided in person at the meeting during the non-agenda public comment period and during the public comment/testimony period for each agenda item. Public comments are limited to three (3) minutes per speaker. Please fill out a Request to Speak slip prior to the start of the meeting and submit it to the City Clerk. You will be called upon to speak at the appropriate time. Please submit a separate slip for each item on which you wish to speak.

Declaration of Posting: *I, Kristie Ramos, City Clerk of the City of Rancho Mirage, do hereby declare that the foregoing meeting agenda was posted on the City of Rancho Mirage website at www.RanchoMirageCA.gov, on the Rancho Mirage City Hall bulletin board at 69-825 Highway 111, Rancho Mirage, CA 92270, and at the Rancho Mirage Library & Observatory at 71-100 Highway 111, Rancho Mirage, CA 92270, at least 72 hours in advance of the meeting.*

Kristie Ramos



Date Posted: April 18, 2025