



Mayor Mallotto
Mayor Pro Tem O'Keefe
Council Member Downs
Council Member Fromberg Edelstein
Council Member Weill

Thursday, December 18, 2025, 1:00 PM
City Council Chamber
69-825 Highway 111
Rancho Mirage, CA 92270

**REGULAR MEETING OF THE RANCHO MIRAGE CITY COUNCIL
AND COMMUNITY SERVICES DISTRICT, ENERGY AUTHORITY,
HOUSING AUTHORITY, JOINT POWERS FINANCE AUTHORITY, LIBRARY
AND OBSERVATORY, AND REDEVELOPMENT SUCCESSOR AGENCY BOARDS**

AGENDA

1. GENERAL

- 1.A. Call to Order
- 1.B. Flag Salute
- 1.C. Roll Call: Downs, Fromberg Edelstein, Weill, O'Keefe, Mallotto

2. PRESENTATIONS

- 2.A. Rancho Mirage Chamber of Commerce Business Update

3. COUNCIL MEMBER COMMENTS/REPORTS

4. CITY MANAGER COMMENTS/REPORTS

5. CONSENT CALENDAR (A-G)

- 5.A. Waive Full Reading of Any Ordinance Introduced or Adopted Pursuant to this Agenda
- 5.B. December 4, 2025, Regular City Council Meeting Minutes
 - RECOMMENDED ACTION: Approve the December 4, 2025, Regular City Council Meeting Minutes as presented.

5.C. 2025 Building Code Adoption

— RECOMMENDED ACTION: 1) Adopt Ordinance No. 1227, 2nd Reading, Amending Chapter 15.02 “Adopted California and Uniform Codes” of Title 15 “Buildings and Construction” of the Rancho Mirage Municipal Code to Adopt the 2025 California Energy Code, 2025 California Historical Building Code, 2025 California Existing Building Code, and 2025 California Green Building Standards Code; 2) Adopt Ordinance No. 1228, 2nd Reading, Amending Chapter 15.04 “California Building Code, 2022 Edition” of Title 15 “Buildings and Construction” of the Rancho Mirage Municipal Code to Adopt the 2025 California Building Code; 3) Adopt Ordinance No. 1229, 2nd Reading, Amending Chapter 15.08 “California Mechanical Code, 2022 Edition and California Plumbing Code, 2022 Edition” and adding Chapter 15.06 “California Plumbing Code, 2025 Edition” to Title 15 “Buildings and Construction” of the Rancho Mirage Municipal Code to Adopt the 2025 California Mechanical Code and 2025 California Plumbing Code; 4) Adopt Ordinance No. 1230, 2nd Reading, Amending Chapter 15.10 “California Electrical Code, 2022 Edition” of Title 15 “Buildings and Construction” of the Rancho Mirage Municipal Code to Adopt the 2025 California Electrical Code; 5) Adopt Ordinance No. 1231, 2nd Reading, Amending Chapter 15.14 “California Residential Code, 2022 Edition” to Title 15 “Buildings and Construction” of the Rancho Mirage Municipal Code to Adopt the 2025 California Residential Code; and, 6) Adopt Ordinance No. 1232, 2nd Reading, Repealing and Replacing Chapter 15.12 “2022 California Fire Code” and adding Chapter 15.13 “California Wildland-Urban Interface Code ,2025 Edition to Title 15 “Buildings and Construction” of the Rancho Mirage Municipal Code to Adopt the 2025 California Fire Code.

5.D. Final Parcel Map No. 38844 (Skilled Nursing Facility). Location: Bob Hope Drive, Between Gerald Ford Drive and Via Marta

— RECOMMENDED ACTION: Approve Final Parcel Map No. 38844, subject to final review and approval by the City Manager, in consultation with the City Attorney.

5.E. Extension of Completion Date for Parcel Map No. 38315 (Palomino Four). Location: Northwest Corner of Palomino Lane and Cypress Lane

— RECOMMENDED ACTION: Authorize an Amendment to the Subdivision Improvement Agreement, which provides for the extension of the completion date for Parcel Map No. 38315 until December 7, 2026.

5.F. Contracts

— RECOMMENDED ACTION: Approve the terms of the contracts as presented and authorize the City Manager to execute the subject contracts.

5.G. Demands

— RECOMMENDED ACTION: Approve the demands as presented.

6. PUBLIC HEARINGS

6.A. Environmental Assessment Case No. EA21-0002, General Plan Zoning Map Amendment Case No. GPZMA21-0001, Development Agreement Amendment Case No. DA21-0002, Major Modification Case No. MOD21-0004, & Tentative Parcel Map Case Number TPM23-0002 (TPM38768) - Ritz Carlton Rancho Mirage. Applicant: Kam Sang Company on Behalf of Newage Rancho Mirage LLC/ Ritz Carlton. Consideration to Construct the Ritz Carlton Residences which is a Modification to Previously Approved Entitlements Consisting of 106 Condo Units; Event Space and Room for Amenities; Subterranean Parking Structure; and Additional Residential Parking Spaces. Additionally, a Newly Proposed Sky Mesa Recreational Area will Include a Restaurant, Additional Lawn Event Space and Pool Area. The 35.07 Acre Project Site (Excluding Previously Approved Tennis Villas Site (7.96 Acres on APN: 689-330-011)) Occurs Along Frank Sinatra Drive (68900 Frank Sinatra Drive) Approximately 0.85 Miles Southwest of the Intersection with Highway 111 Within the City of Rancho Mirage (APNs: 689-330-026, -028, -031, -032, -034; 689-020-012, -014; & 689-331-001, -018)

— RECOMMENDED ACTION: 1) Adopt Resolution No. 2025-(Next-in-Order), Approving the Mitigation Monitoring and Reporting Program and Mitigated Negative Declaration (SCH# 2024030267) for the Proposed Project Based on Environmental Assessment Case No. EA21-0002; 2) Adopt Resolution No. 2025-(Next-in-Order), Approving General Plan Zoning Map Amendment (GPZMA21-0001), Tentative Parcel Map Case No. TPM23-0002, & Major Modification Case No. MOD21-0004; and 3) Introduce Ordinance No. (Next-in-Order), 1st Reading, Approving Development Agreement Amendment (DA21-0002).

7. ACTION CALENDAR

7.A. Intention to Annex Territory Comprising 5.04 Acres to Community Facilities District No. 1 in Connection with Tentative Tract Map No. TTM 38447. Location: Southwest Corner of Via Florencia and Via Josefina

— RECOMMENDED ACTION: Adopt Resolution No. 2025-(Next-in-Order), Declaring the City's Intention to Annex Territory to Community Facilities District No. 1 and to Levy a Special Tax therein for Additional Police and Fire Services, Preliminarily Approve a Map of the Area Proposed to be Annexed, and Schedule a Public Hearing to Consider the Annexation and the Levy of the Special Tax for Annexation No. 203.

8. 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.

9. CLOSED SESSION

9.A. Closed Session Agenda

— 1. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION Pursuant to Government Code Section 54956.9(d)(1). Case name unspecified since disclosure may jeopardize existing settlement negotiations.

9.B. Recess to Closed Session

9.C. Reconvene Open Session

9.D. Closed Session Announcements

10. ADJOURNMENT

PUBLIC NOTICES

Agenda Materials: Any staff reports for agenda items considered in open session, as well as agenda materials for open session items provided to a majority of the legislative body(ies) following distribution of the agenda, are available for inspection in the City Clerk's Office 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, or via e-mail to CityClerk@RanchoMirageCA.gov, 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(ies) 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: December 12, 2025