



CITY OF RANCHO MIRAGE

Planning Division
69-825 Highway 111
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PUBLIC HEARING NOTICE

CITY COUNCIL MEETING Thursday, December 18, 2025 – 1:00 p.m.

Ritz Carlton Rancho Mirage - 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).

Applicant: Kam Sang Company

Request: Consideration of 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, the Sky Mesa recreational area will include a restaurant, additional lawn event space and pool area. As part of the proposed project, a General Plan Zoning Map Amendment is proposed to amend the Mountain Reserve (MR) designation for the project's Sky Mesa Recreational area to Resort Hotel (Rs-H) on approximately 3.88 acres (APNs: 689-020-012 & 689-020-014). A Tentative Parcel Map (TPM38768) proposes to establish three parcels (excluding Sky Mesa area) with Parcel 3 of the map containing condo units (Ritz Carlton residences). Lastly, a 10th Amendment to the existing Development Agreement with Newage Rancho Mirage, LLC (the "10th Amendment") is proposed. Please note that the proposed project (excluding Sky Mesa) is a modification to the originally approved 2006 project entitlements that included residential villas and condominiums. The Planning Commission recommended approval on January 9, 2025.

Location: The project site occurs along 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).

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City of Rancho Mirage City Council regarding consideration of the above referenced project, pursuant to Rancho Mirage Municipal Code Titles 16 & 17. An environmental assessment application was submitted for the subject project and the determination was made that the project required an initial study. An Initial Study has been prepared to result in the recommendation to adopt a Mitigated Negative Declaration (MND). The IS/MND was circulated for a 30-day public review period from March 11, 2024 to April 9, 2024. Based

on the comments received, revisions were made to the IS/MND and it was recirculated for a subsequent 30-day public review period from July 22, 2024 to August 20, 2024.

The Public Hearing will be held on Thursday, December 18, 2025, at 1:00 p.m., in the Council Chamber, 69-825 Highway 111, Rancho Mirage, California, at which time and place pertinent testimony will be heard. The file, including all environmental information, is available for public inspection at City Hall, Monday through Friday, between 8 a.m. and 5 p.m., and will be posted on the City's website with the publication of the City Council Agenda, to be posted at least 72 hours prior to the meeting.

Written testimony may be submitted to the City Clerk via email to CityClerk@RanchoMirageCA.gov, or mailed to City of Rancho Mirage, ATTN: City Clerk, 69-825 Highway 111, Rancho Mirage, CA 92270. Written testimony must be received no later than 10:00 a.m. on the day of the hearing to be considered by the City Council.

GOVERNMENT CODE § 65009 NOTICE: If you challenge this proposed activity in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City Council sufficiently prior to the Public Hearing to enable its consideration by them.

Vicinity Map – Not to Scale

