



DATE: October 10, 2014

TO: ► Members of the City Council
► Planning Commission

FROM: Randal K. Bynder, City Manager

SUBJECT: 2014 3rd Quarter Activity Report

The following report represents a summary for various departmental activities as well as updates for ongoing COUNCIL SUBCOMMITTEES WITH WORK IN PROGRESS for the 3rd quarter of 2014:

ADMINISTRATIVE SERVICES DEPARTMENT

INTERGOVERNMENTAL COORDINATION

Staff reviews agendas and attends (as appropriate) the following, regularly scheduled intergovernmental meetings to represent the City or to monitor activities that may have an impact on the City:

- Sunline Transit Agency/Service Group – oversees public transportation in the Coachella Valley; administers/regulates taxi operations in the Coachella Valley
- Coachella Valley Association of Governments – a council of governments including all the Coachella Valley cities and Blythe.
 - Energy & Environmental Resources Committee
 - Coachella Valley Conservation Commission
 - Trails Management Subcommittee
- Coachella Valley Mountains Conservancy – a State agency that oversees the protection of natural and cultural resources of the Coachella Valley and surrounding mountains.

EMERGENCY PREPAREDNESS

The following activities took place during the quarter:

- Rancho Mirage sponsored a free First Aid class in early August for a small group of Rancho Mirage residents. The City is researching ways to expand the training to additional residents. The class was taught by the American Red Cross.

ENERGY INITIATIVES

- As part of the City's energy conservation efforts, the City is working with Southern California Gas to try to reduce our consumption of natural gas. On June 16th, The Gas Company performed an audit at City Hall to identify ways to further reduce our energy consumption.

- Staff held several meetings/conference calls with *The Energy Coalition* (TEC) to assist in identifying further potential energy saving steps/programs at city facilities including the Housing Authority properties. The City is looking at streetlights and the boilers used at City Hall for possible sources of energy consumption reduction. The TEC and the services it provides are paid for the Public Utilities Commission to assist government and others realize more energy conservation.
- Staff participated in the Coachella Valley Association of Governments Desert Cities Energy Partnership tour of the Southern California Gas Company's energy center in Downey. The facility, which is a green building, helps consumers identify ways to cut down on their gas consumption.
- Another program of the Desert Cities Energy Partnership is performing an energy audit of the City Library. Staff met with the engineering consultant at the Library in early August to conduct the energy audit. The data collected will allow the City to analyze and identify any potential energy savings.
- Rancho Mirage has been honored by Southern California Edison. SCE chose the City to be a case study on "How a city can save energy." A film crew and writers converged on the City in July to film the Mayor and staff explaining the City's energy saving efforts. The City hopes to post the survey on our website in the future.

RANCHO MIRAGE COPS

Staff continues to administer the COPS (Citizens on Patrol Services) program for the City. Meetings are held semi-monthly. There are approximately 25 members enrolled in COPS.

Stats for COPS Patrols during the third quarter of 2014 are:

- Total miles driven – 6,173
- Total incidents – 62
- Total hours – 515.5
- Patrol value - \$12,073.01 (using \$23.42/hour value)

FINANCE

Redevelopment Transition

Almost \$30 million in excess redevelopment bond proceeds (from pre-2011 bond issues) are being utilized to fund various Public Works projects throughout the City.

The California Department of Finance ("DOF") approved our Long Range Property Management Plan on February 20, 2014 which allows staff to proceed with the long-awaited sale of the Agency-owned land located on Highway 111 adjacent to Mimi's Restaurant for future development. The future property transfer was approved by the Oversight Board on February 25th and then by DOF on March 5th. The related Purchase & Sale Agreement has been executed and escrow has been opened. The land transfer will not occur until the developer successfully completes the design and entitlement process for the new project.

INFORMATION SERVICES

Information Services (IS) is a division of the Department of Administrative Services consisting of three full-time employees. The division is responsible for developing and maintaining effective, reliable and

secure information systems to support administrative functions of the City. Highlights of the Division's notable accomplishments from July 1st to September 30th, 2014 include:

- Resolved over 450 helpdesk requests.
- Replaced 5 desktop computers and 2 laptops.
- Conducted network and website scans to proactively detect and resolve emerging security concerns.
- Performed 4 ergonomic workstation evaluations providing successful low-cost improvements to prevent future injuries and increase staff productivity.
- Installed video scan converter in the council chamber to enable video projection from a variety of devices at the podium including iPhones, iPads and widescreen laptops. Previously, only laptops with specific resolutions could be projected. This enhancement enabled a recent presentation from Caltech staff highlighting imagery from the Palomar Observatory.
- Installed Apple TV in Council Conference room to display content wirelessly on the flat screen TV.
- Moved 6 staff offices throughout the Code and Finance divisions to enhance operational performance.
- Provided credit card processing machine to enable the finance division to accept credit card payments for business licenses.
- Commissioned electrical work in the City Hall server room and replaced one of the UPS units.
- Configured 2015 Speaker Series on-line ticket purchasing system, e-tickets and new URL www.RMSpeakerSeries.com.
- Purchased and installed an upgraded card printer system including a new printer, camera and enhanced software. Organized and oversaw staff training for the new card printer.
- Configured 3-digit extension.
- Auctioned surplus equipment.

For additional information, please contact the Information Services Division at (760) 324-4511.

COMMUNITY AND ECONOMIC DEVELOPMENT

BUILDING & SAFETY DIVISION

Building Permits Issued – Ten Year Comparison of Third Quarter Construction Activity

CALENDAR YEAR TO DATE (Jan-Sept)	TOTAL NUMBER OF PERMITS	TOTAL VALUATION	SINGLE FAMILY HOME PERMITS	VALUATION OF DWELLINGS ONLY
2014	1264	\$ 45,331,193	27	\$16,056,203
2013	1052	\$ 40,581,579	31	\$12,891,431
2012	822	\$ 26,289,069	11	\$ 4,735,055
2011	755	\$ 22,865,379	3	\$ 1,850,358
2010	867	\$ 27,810,522	5	\$ 6,350,183
2009	852	\$ 30,985,715	4	\$ 3,711,678
2008	865	\$ 46,645,375	14	\$ 7,023,743
2007	1148	\$103,306,397	41	\$20,227,300
2006	1015	\$ 65,972,274	68	\$26,383,036
2005	1498	\$102,567,536	259	\$67,762,942

Interesting building permit issued statistics for 2014

244 photovoltaic permits with a total construction valuation of \$10,131,000

458 energy efficient air conditioning and water heater replacement permits with a total construction valuation of over \$2,854,000

178 single family dwelling remodel permits with a construction valuation of over \$7,337,000

28 commercial tenant improvement permits with a construction valuation of \$3,148,000

59 new use and occupancy permits were issued for new businesses

63 fire department permits

Total receipts for building permits is over \$830,000

A total of 5940 field inspection have been conducted with an average of over 33 inspections a day.

CODE COMPLIANCE DIVISION

Comprehensive Approach to Code Compliance

Code Compliance is responsible for helping citizens maintain and preserve their property values, and providing Animal Services through the enforcement of the City’s Municipal Code, health and safety codes and applicable state laws. Although compliance is the primary objective, the road to compliance may be complex. Taking the comprehensive route includes outreach opportunities to educate Home Owner Associations and residents alike in establishing measureable goals based on the community needs and to determine the magnitude of the issues in seeking cooperative resolution.

Highlights of the Division’s recent notable accomplishments for July 1st through September 30th, 2014 (3rd quarter):

- Received and processed **438** complaints with **581** violation types.
- Assist police with rescue and foster of a two week old puppy that was confiscated during an arrest.
- Work with beneficiaries to remediate issues related to a property which contained public nuisance conditions including an attractive nuisance for vagrants and a visual blight to the community.
- Implement parking enforcement to address complaints for trucks/vehicles parked in a manner to which they are traffic hazards to motorists.
- Improve landscaping along DaVall and other commercial parkways adversely affected by lack of maintenance and sand accumulation.
- Integrate Vacation Rental Ordinance and Business License Enforcement into Code Compliance Program increasing business license renewals and improving vacation rental compliance (assigned to temporary code staff).

Code Compliance Fee Receipts

Business License	\$ 448.00
Massage Permits	\$ 400.00
Administrative Fines	\$ 17,142.00
Abatement Fees	\$ 109,768.60
Document Releases	\$ 1,077.00
TOTAL	\$ 128,835.60

Inspections and Code Activities	Inspection Results
<ul style="list-style-type: none"> • 296 Initial Inspections • 697 Follow-Ups • 8 Weekend Inspections • 81 Animal Control • 354 Phone Call Inspections • 34 Graffiti Inspections • 13 Massage Permits/Licenses • 74 Business License 	<ul style="list-style-type: none"> • 28 City Abatements (includes graffiti and vacant properties) • 76 Abatement by owners • 393 Cases Closed • 81 Documents submitted for recordation at County

ECONOMIC DEVELOPMENT DIVISION

Economic Development Website

Guided by the City's Tourism and Marketing Department, the new economic development website for the City was constructed and is now live. Staff is very excited about the new site. It provides a dedicated economic development presence for the City and contains an abundance of information useful to developers, property owners, businesses and other interested parties. Staff will continue to enhance the website with new features in the weeks and months to come.

Property Improvement Program

The city council adopted a revised Property Improvement Program on August 28th. This revised program allows eligible businesses to apply for two grants: monument signs and façade/property improvements. The monument sign grant provides eligible applicants up to \$15,000 in grant funds for the installation of a new or refurbished monument sign. The façade/property improvements grant provides eligible applicants up to \$50,000 in grant funds for the refurbishment of non-conforming and/or substandard properties on a dollar-for-dollar matching basis.

Rancho Las Palmas Shopping Center

After closing escrow on the property in March, Paragon Commercial Group has been working closely with the City to formulate a plan to redevelop the shopping center. After officially submitting their plans to the City in June, the project was approved by the ARB in September and will be considered by the Planning Commission in October. Sale of the Annex building to Paragon will not occur until the design and project entitlement process for the relocation of CVS is completed. Construction is expected to start in January, 2015.

Tenant interest in the site remains very strong with Hobby Lobby and Stein Mart committed to the project.

The River

Irvine based Pacific Castle acquired the property in June, 2014. The City is working with the new owners of the popular entertainment destination in order to identify potential improvements to enhance the property.

The Waterfront – Property Sale

After a long process of obtaining State approval, the sale of the Successor Agency-owned property at the southeast corner of Highway 111 and East Veldt to the adjacent property owner has finalized. The Agency originally approved the sale in September 2012, with Oversight Board approval occurring that same month. Per direction by the State, and following approval of the Agency's Long Range Property Management Plan, the Oversight Board again approved the sale of the property on February 25, 2014. The new owner recently requested a one-year extension of the purchase agreement as they continue to develop plans for the property and seek market interest.

HOUSING DIVISION

Southern California Edison Program

Through Southern California Edison, the Housing Authority has been able to take advantage of a federal grant program whereby qualifying air conditioners and refrigerators can be replaced with new units at significantly reduced costs. The program allowed for the installation of new air conditioning units normally priced at \$4,500 (plus installation) for \$500 (including installation). The qualifying

factors for participating in the program are 1) the household must be lower income and 2) the appliances being replaced must be less efficient than the new ones and in a condition that warrants replacement.

All units at Whispering Waters and 45 units at Parkview Villas received new air conditioning units.

Solar Power Pool Heating

Staff is in the process of obtaining bids for the installation of solar power heating systems for the pools at all four housing properties.

Parkview Villas

The following is a summary of activity at Parkview Villas for the period:

- The RFP that was initiated to have the entire property repainted, including stucco repair with new light fixtures and signage and the addition of parking stops, was pulled after staff became aware that there are significant roofing issues that need to be addressed prior to this work taking place. Staff is crafting the RFP for roof repairs and will re-initiate the RFP for the previously mentioned work once the roofing is complete.
- An RFP for repairing the roof issues is currently out with work expected to begin in November.
- The project to replace cabinetry and flooring continues.
- Bids for tree trimming are currently being reviewed.
- Staff is in the process of obtaining bids to repair cracks and re-slurry the asphalt.
- Staff is in the process of obtaining bids for replacement of carpet for several units.
- Several areas of the landscape maintenance are being reviewed as the conditions of the landscaping in a number of areas around the property are being neglected.
- The property manager has continued to administer the free food pantry program. The program is put on every 2nd and 4th Monday of the month and is funded through the Cathedral Center.

San Jacinto Villas

The following is a summary of activity at San Jacinto Villas for the period:

- Bids for tree trimming are currently being reviewed.
- Staff is in the process of obtaining bids to re-slurry the asphalt.

Santa Rosa Villas

The following is a summary of activity at Santa Rosa Villas for the period:

- A number of residents have requested canopy-style screens for the top of their patios to decrease direct sunlight and to also stop debris from the adjacent trees from falling directly onto their patios. A proper material has been identified and several such canopies have been installed.
- Bids for tree trimming are currently being reviewed.
- Staff is in the process of obtaining bids to re-slurry the asphalt.

Whispering Waters

The following is a summary of activity at Whispering Waters for the period:

- The previously installed ADA compliant handrails were extended and painted.

- The installation of shade slats, repair of the exterior façade and repainting of the property is all complete.
- Bids for tree trimming are currently being reviewed.
- Staff is in the process of obtaining bids to repair and hot patch the asphalt in the parking stalls.

Rancho Palms Mobile Home Park

The following is a summary of activity at Rancho Palms for the period:

- Property-wide lighting was reviewed and repaired.
- New pool safety equipment was purchased and County required pool improvements were made.
- Public Works staff assisted with several work items including minor repairs around the property and in the clubhouse and the removal of a significant amount of old furniture and items from the storage building.

All of the purchased mobile homes in Rancho Palms Mobile Home Park have been vacated and removed. One unit remains to be purchased.

MARKETING & PUBLIC RELATIONS DIVISION

The Department recommended to Council that the Vacation Rental Ordinance be amended to: 1) include stricter rules regarding neighborhood disturbances related to noise and other aberrant behaviors, and 2) changing the age requirement for the responsible party renting a house from age 25 to age 30. The Council approved the staff recommendations and staff then commenced to update all related documents and the web presence for the Ordinance. Staff also communicated to vacation rental homeowners and management companies about the new rules.

The fiscal year ended with a 9% increase in TOT collected over the previous year. July, the first month of the 2014/2015 fiscal year, ended with a 34% increase over the same month in the previous year. Growth is attributed to the opening of the Ritz-Carlton Rancho Mirage and the effective oversight of the Short-Term Vacation Rental segment.

New branding was developed for the annual Art Affaire and related collateral was designed and approved for production. Art Affaire banners were hung along Highway 111 in late September and the October issue of The Desert Guide featured the Art Affaire on its cover. A two page illustrated article on the event appeared on the interior of the October issue of The Guide. TV, radio and print ads will appear as the event approaches. The application process for artists applying to enter the event was digitalized for the first time this year, resulting in artists from as far away as Pennsylvania applying for the jury selection process. Marker Broadcasting was contracted with to provide the musical entertainment for Art Affaire and a very significant increase in radio promotion for the event.

Over the summer the production schedules for the 2014/2015 issues of *R/M INSIDER* and *R/M MAGAZINE* were developed in partnership with Desert Publications, Inc. The first of the publications, *R/M INSIDER* was received by residents in late September. A link to the digital version of the publication was e-blasted to the 800 subscribers that reside away from Rancho Mirage when it's not high season in the desert. *R/M MAGAZINE* will be mailed in early January 2015. The publication will be poly-bagged with the January issue of *R/M INSIDER*, a residential valet parking permit and a refrigerator magnet with the Vacation Rental HOTLINE phone number, as well as other pertinent City phone numbers listed on the face of the magnet. The third and final issue of the season of *R/M*

INSIDER will be received by residents in early April 2015.

The MAYOR'S MESSAGE, a bimonthly, e-blasted newsletter that is sent to residents who have subscribed to receive the communication, has been an overwhelming success. The MAYOR'S MESSAGE focuses on Mayor Iris Smotrich's priorities of safety, building community pride, and awareness. Over 2,200 residents opened and read the September 16th MAYOR'S MESSAGE. Many readers of the MESSAGE have responded back to the Mayor and expressed their enthusiasm for the electronic communication. The success of this electronic newsletter has the Marketing team reviewing the possibility of expanding electronic communication as a useful and cost effective way to inform residents of City activities, events, and programs.

PLANNING DIVISION

Planning Applications Submitted/Processed – July through September 2014

- 1 Appeal
- 1 Development Agreement
- 3 Environmental Assessments
- 3 Minor & Major Modification Permits
- 2 Preliminary Development Plans
- 2 Single Family Permits
- 9 Sign Permits
- 5 Temporary Use Permits
- 22 Use & Occupancy Permits
- 1 Variance (Minor)
- 2 Zoning Interpretation
- 2 Zoning Text Amendment

Major Planning Projects

AT&T Telecommunication Tower – CUP13001

A 68' high monopalm telecommunication tower at 38-005 Vista Del Sol (at Frank Sinatra Drive) was approved by the City Council on September 3, 2013, as requested by AT&T Wireless. The tower is setback 54' from Frank Sinatra Drive and any new electrical equipment will be housed in an existing AT&T building on the property. The building permit was issued on April 28, 2014.

DW Johnson TTM36698

Planning has accepted an application for a 7 lot subdivision on 3.68 acres located on the south side of La Paz Road approximately midway between Thompson Road and Los Reyes Drive (R-L-2 Zone). The applicant is proposing a gated entry to the development with desert landscaping along the La Paz street frontage. On April 24, 2014, the Planning Commission approved the project. City Council approved the project on May 15, 2014.

Escala (North and South)

Toll Brothers continues construction on both Escala South (11 lots) and Escala North (20 lots), using detached single-story house plans that range in size from 3,163 sq. ft. to 4,085 sq. ft. At this time, Toll had sold 13 homes. They have 24 lots left in Escala North and 4 lots left in Escala South.

Estilo Tract 34227 – Toll Brothers

The City Council approved this 39 residential lot Development Plan (PDP) on November 15, 2012 with four models ranging from 2,995 to 3,790 sq. ft. with optional casitas. To date, sixteen (16) homes are

either under construction or have been completed.

Family Inn – Brian Buchan

On Nov. 21, 2013 the City Council approved the project applicant's request for a one-year time extension for this previously approved small boutique style hotel (18 rooms) on a 2.5 acre parcel located at 72-094 Via Vail, just east of Bob Hope Drive. The site has already been cleared in preparation for construction. The applicant is changing his organizational structure into a non-profit corporation for tax purposes. This project is set to expire on October 18, 2014 unless the applicant submits a Final Development Plan prior to this date.

Five Peaks (Expired)

The project, as originally entitled, consisted of a Tentative Parcel Map with five parcels and a Preliminary Development Plan (PDP) for a 229,000 square foot shopping center to be constructed as a single phase which was subsequently modified to a multi-phase project. The applicant had until June 18, 2014 to exercise the entitlements for the PDP and Phasing Plan or to request another one-year time extension. The Tentative Map remains valid through June 18, 2017. This project did not comply with the deadline for submitting the application for a time extension and the PDP expired on June 18, 2014.

Magnesia Falls Office Building – Wendell Veith

The Planning Commission previously approved a Minor Conditional Use permit to re-establish an expired Conditional Use Permit for an existing office building on Magnesia Falls Drive south of Highway 111 totaling 4,235 sq. ft. The applicant will eliminate several non-conforming aspects of the property through new landscaping, updating and remodeling the exterior of the building. The site remodel is under construction and is expected to be completed sometime in 2014.

Meriweather Tracts (Section 30)

Meriweather submitted a Specific Plan Amendment for re-alignment of Via Florencia (a public street) and three applications for three separate Tentative Maps in Section 30 to the north of Versailles. Two of the Tentative Maps consisted of 9 lots on 5 acres and were approved by the City Council on July 31, 2014. The third Tentative Map consists of 98 lots in a gated community immediately north of Versailles (TTM 36620). The applicant has met with Versailles homeowners on a couple of occasions with regards to the project. On December 10, 2013, Staff met with the Section 30 subcommittee to review the Tentative Maps and to discuss comments received from CVWD (i.e., water pressure and capacity issues). On December 16, 2013, the ARB endorsed the perimeter wall and landscape design. Environmental Assessments have been completed and circulated. TTM36620 is being revised to reduce the number of lots and add additional open space/recreational areas as of June 12, 2014. On August 11, 2014, staff met with the Section 30 subcommittee and direction was given for refinement of the Tentative Map. The applicant is finishing the revisions and staff expects to move the project forward for final consideration this fall.

The Islands of Rancho Mirage – Rick Johnson

The applicant proposed to build a one- and two-story, 66-room senior assisted living facility on ±2.04 acres located at 70-400 Country Club Drive adjacent to the Trojan Financial Plaza at Country Club Drive and Highway 111. Following Planning Commission consideration of the project the applicant requested a delay in taking the item for final Council consideration. After several months of deliberation by the applicant, the application was withdrawn on November 27, 2013. In February, 2014, the developer submitted a revised site plan to the Fire Marshall. A new PDP application (PDP14005) was submitted on June 18, 2014 and the ARB evaluated the revised project on September 22, 2014. The ARB requested several modifications and that the project be brought back for further consideration. Staff anticipates the project will be heard by the Planning Commission in early November.

Palm Valley School (DaVall Drive)

Palm Valley School submitted a Final Development Plan for a new 10,000 sq. ft. middle school building which staff approved. While the plan entitlements remain the same, the school decided to use this new building for its high school students and to convert the existing high school building to the middle school. The new building was completed early September+.

Rancho Bella (formerly Bella Sera)

Pelagic Real Estate LLC (applicant) submitted an application for a Tentative Tract Map, Map No. 36553 and a Preliminary Development Plan for consideration of a 122 lot residential community at the intersection of Ramon Road and Rattler Road (to the south side of Rancho Mirage High School). The proposal includes five different floor plans with multiple elevations, common area landscaping and unique aesthetic amenities. The City Council approved the project on May 15, 2014, and reduced the number of lots to 115 and increased the landscaped open space.

Revelle - Rudy Herrera (Family Development)

The applicant has submitted a Preliminary Development Plan application for the construction of five model homes with associated landscaping for the subdivision development of Tract Map 36235 on Clancy Lane. The subdivision consists of 32 residential lots, multiple lettered lots (including retention basin), and multiple private cul-de-sac streets with one main gated entrance. The project received unanimous approval from the City Council on September 3, 2013, house construction plans have been approved and the construction of seven homes including the model began in January 2014. The model homes complex opened in June 2014.

Ritz-Carlton and Related Projects

Renovation work on the Ritz-Carlton, which had been non-existent since September 2008, resumed in January 2013. In early December 2013 the first portions of the completed hotel were transitioned from the contractor to Ritz personnel in order to commence employee training. The final improvements to both the hotel and the surrounding site, including landscaping along Frank Sinatra Drive, are now being completed. The applicant requested another extension of the Operating Covenant with the City (i.e. TOT rebates) prior to the March 1, 2014 deadline and the City Council agreed to extend the agreement to May 15, 2014 corresponding to the official date of the hotel opening. Representatives of the property owner have stated their intent to pursue previously planned future phases of the property's development once the hotel is re-opened. The hotel re-opened on May 15, 2014. Staff is currently evaluating the developer's request to release the project bonds.

Siena Vista Estates - Ken Cokeley

On June 20, 2013 the City Council approved the applicant's Tentative Tract Map submittal for the subdivision of a 5-acre parcel into 10 single family residential lots and multiple lettered lots at the southeast corner of Landy Lane and Victory Drive. In conjunction with this application is a Preliminary Development Plan for the construction of 10 homes ranging in size between 3,500 and 3,800 sq. ft. plus three car garages. The applicant has submitted plans for the final map and home plans are going through the plan check process. Grading on the site was begun in early September 2014.

Tangerine Lane Estates (Verlaine)

On February 13, 2014, the Planning Commission recommended denial of a request by Verlaine Ventures for a General Plan/Zoning Map Amendment, Tentative Tract Map 36623, Development Agreement and Street Name Change for consideration of an 18 lot subdivision on 6.7 acres at Tangerine Lane and Palm View Road in the Tamarisk neighborhood. The City Council considered this case on March 20, 2014, and following public testimony, approved the request(s) with a modification to

decrease the number of lots to 17, and to provide a secondary pedestrian emergency access gate and easement for the benefit of residents in The Colony Mobile Home Park. The subdivision will have private streets but will not be gated and will have a public access easement overlay to blend with the existing character of the non-gated neighborhood. The developer will complete the tract obligations of TTM 31800 (Rick Johnson) while expanding the tract boundaries to include property along Sunny Lane. The developer submitted the Preliminary Development Plan application on May 30, 2014. The project was heard by the Planning Commission on September 18, 2014 and the Commission recommended approval. The City Council will review the project at the October 16, 2014 meeting.

Westin Mission Hills Cell Tower CUP

A wireless tower facility at the Westin Mission Hills was approved by staff to be integrated with the architecture of the conference room facilities over the parking structure. The apparatus will be entirely concealed within the architecture of the building.

Whitewater Park Expansion

The construction drawings, specifications and bid documents for the Whitewater Park Expansion Plan have been finalized and Public Works is accepting bids on the project through April 16, 2014. A pre-bid meeting was held on April 2nd. Bids were rejected and the documentation package is being clarified and updated. The project will be advertised prevailing wage and it is expected to go back to council in October to award a new bid.

Desert European Motorcars

On May 23, 2014, the applicant submitted a Preliminary Development Plan to add a new sales and service auto dealership (Jaguar) to an existing Range Rover facility. The project was reviewed by the ARB in August. The project will be considered by the Planning Commission in October.

Komron Shahhosseini of Oakmont Senior Living

On June 3, 2014 the applicant submitted a Preliminary Development Plan to develop a 77 unit assisted living facility. The project is still incomplete for processing. The 4.15 acre project site is located at the southeast intersection of Country Club Drive and John Sinn Road. Staff has requested architectural changes that should be submitted in October 2014.

Rancho Las Palmas Shopping Center

On June 18, 2014, the application was submitted for a (Major) Modification and a Conditional Use Permit for a major renovation/remodel of the Rancho Las Palmas Shopping Center, which will include a new pharmacy with drive-thru. The ARB reviewed the project on August 25, 2014 and staff is currently preparing staff reports and will target an October Planning Commission hearing.

City of Rancho Mirage Section 30 Dog Park

A dog park was initially included in the Whitewater Park project, however, in October 2013, it was determined that the park was too small and removed from the project. In April, the council conducted a Study Session, considered various sites, and generally agreed that a City owned site in Section 30 was a suitable location and was already zoned appropriately for such use. Further direction was given to work with the Section 30 Subcommittee and refine the proposal. Staff presented a revised site plan to the Subcommittee on July 22nd and the preliminary design and environmental assessment was forwarded to the Planning Commission for consideration on September 18th. The Commission conducted the public hearing and recommended that the item be continued to the October 9th meeting. In the meantime, staff will work with the Commission or a Subcommittee of the Commission to answer questions.

Section 19 Rancho Mirage Commons – Quorum Group

Staff has accepted an application for a Section 19 Specific Plan Amendment and a Development Agreement for the first phase of mixed use development in Section 30. We are currently reviewing the application for completeness, determining the most appropriate level of environmental analysis for CEQA compliance and continue to meet with the Section 19 Subcommittee on aspects of the Development Agreement.

RMSW, LLC / Thunderbird Resort

The applicant has submitted a Preliminary Development Plan, Tentative Parcel Map, Specific Plan Amendment and Environmental Assessment applications for the construction of 258,041 square foot development situated on 23.71 acres. The project known as "Thunderbird Resort and Spa" is a one and two story resort, spa, fitness, restaurant, conventional and residential buildings. The project is situated on the western half of Highway 111 between Frank Sinatra and Mirage Cove Drives opposite The Atrium. The project was just submitted the first part of September and the initial project review is being taken place.

Local Hazard Mitigation Plan (LHMP)

Staff wrote the LHMP over 2 years ago and submitted it to Country Fire to be a part of the multi-jurisdictional LHMP. The project was under review by CAL EMA and FEMA for about 18 months. In May, staff was notified by FEMA that the document is ready for the City to adopt. The project was adopted by the City Council on September 22, 2014.

Other Major Projects Not Yet Completed:

- Mirada Villas – Remaining lots purchased by Davidson Communities in August 2013. Building permits for five (5) homes have been issued.
- Rancho Mirage Rehabilitation Center – 43,336 sq. ft. private rehabilitation hospital on 6.79 acres at the southeast corner of Ramon Road and DaVall Drive. Developer is still seeking financing for completion of the project. Code Compliance is evaluating the same and may issue violation notices in September.

Special Projects

Comprehensive Zoning Text Amendments

Staff has started the annual Municipal Code Update. We will be having a staff meeting to finalize the draft amendments and will be meeting with the Zoning subcommittee to discuss potential updates and changes.

Staff Liaison Work

Trails Commission

The next meeting is scheduled for October 2014.

For additional information on any projects, please contact the Planning Division at (760) 328-2266.

PUBLIC LIBRARY DEPARTMENT

REPORT FOR JULY, AUGUST, and SEPTEMBER 2014

LIBRARY STATISTICS FOR JULY 2014

	<u>July 2013</u>	<u>July 2014</u>	<u>% CHANGE</u>
Items Checked Out	45,691	38,969	-14.7%
Patron Visits to Library	26,193	24,652	-5.8%
Reference Questions	7,195	6,034	-16%
Holds/Reserves Filled	7,316	6,606	-9.7%
 Total Website Pageviews	 80,820	 75,569	 -6.4%
Library Cardholders	39,636	43,492	+9.7%
Cards Issued	429	399	-
		6.9%	
Daytime Adult Programs		1 With	71 Attendees
After Hours Programs		1 With	100 Attendees
Tutorials		24 With	24 Attendees
Preschool Programs		15 With	379 Attendees
Summer reading Club		20 With	1,106 Attendees

LIBRARY STATISTICS FOR AUGUST 2014

	<u>Aug. 2013</u>	<u>Aug. 2014</u>	<u>% CHANGE</u>
Items Checked Out	41,999	36,730	-12.5%
Patron Visits to Library	23,183	21,949	-5.3%
Reference Questions	6,478	6,123	-5.4%
Holds/Reserves Filled	6,623	6,482	-2%
 Total Website Pageviews	 77,944	 75,393	 -3.2%
Library Cardholders	40,012	43,810	9.5%
Cards Issued	384	322	-15.7%

Daytime Adult Programs	3	With	193	Attendees
After Hours Programs	1	With	189	Attendees
Tutorials	22	With	22	Attendees
Preschool Programs	12	With	290	Attendees
Summer Reading Club	9		574	Attendees

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LIBRARY STATISTICS FOR SEPTEMBER 2014

	<u>Sept. 2013</u>	<u>Sept. 2014</u>	<u>% CHANGE</u>
Items Checked Out	37,825	35,089	-7.2%
Patron Visits to Library	20,380	20,177	-1%
Reference Questions	6,178	5,446	-11.8%
Holds/Reserves Filled	6,371	6,271	-1.5%
Total Website Pageviews	73,387	72,458	-1.2%
Library Cardholders	40,359	44,078	+9.2%
Cards Issued	345	250	-27%

Daytime Adult Programs	3	With	238	Attendees
After Hours Programs	1	With	125	Attendees
Tutorials	22	With	22	Attendees
Preschool Programs	13	With	323	Attendees
Family Programs	1	With	2	Attendees

JULY ACTIVITIES

- 7/7 Film: *Super Woman* (documentary about supermarket cashiers in Israel)
- 7/9 Film: *Christopher Perry Presents the Great K&A Train Robbery (silent film with live sound effects)*

AUGUST ACTIVITIES

- 8/4 Film: *Bible Quiz* (documentary, teens exploring personal thoughts on religion and more)
- 8/20, 8/27, 9/3 Film: Jason Bruecks Presents Best of Foreign Films (*Rashomon; Forbidden Games; Gate of Hell*)
- 8/27 Concert: The Red Hot Rhythm Rustlers cowboy music, 160+ attended (we stage C&W and/or cowboy music each summer with great results)

SEPTEMBER ACTIVITIES

9/3 Film: *Gate of Hell* (Japanese film, 1953 introduced by film historian Jason Bruecks)

9/8 Film: *Heroes for a Semester* (Northwestern University students work to save a man from prison)

JUST FOR KIDS

The Library offers three weekly storytimes for children:
Tuesdays 10 AM and 11 AM: Tiny Tot tales
Thursday 10 AM: Pre-School Stories and Me

The Tiny Tot Tales include stories and an arts and craft project.
The Pre-School Stories and Me include stories, singing and rhyming games.

SUMMER READING CLUB: June 2 – August 15, 2014

The theme science, with the club called FIZZ, BOOM, and READ for 2014

	2013	2014
Number of participants	1,470	1,399
Number of books read	16,000	23,924
Program attendees	2,113	1,680

EXHIBITS

The Annenberg Reading Room: Bill Leigh Brewer Desert Photography

Reference Room: Bill Leigh Brewer Desert Photography

Lobby Cases: Native American books, pottery, and baskets

Children’s Room

The art from Newberry award winning children’s books.

Lobby Corridor to Café and Book Nook

Framed prints of book covers are in place for a lead-in for café and Book Nook patrons.

VOLUNTEERS

During **July 57** volunteers provided **972** hours of service.

During **August 51** volunteers provided **754** hours of service.

During **September 34** volunteers provided **611** hours of service.

PERSONNEL/CONTINUING EDUCATION

- **Sarah O'Brien** has taken a FT position at La Quinta Library but will remain with RMPL on Saturdays.
- **June Corrigan** PT Library Clerk, has become a Library Assistant in the Children's Room. June has begun storytelling for children.

PUBLIC WORKS DEPARTMENT

Projects under Construction

CP 06-225: FRANK SINATRA DRIVE/HIGHWAY 111 INTERSECTION IMPROVEMENTS

Construction commenced in July 2014 and is scheduled for completion by mid-November 2014. The City received a \$900,000 Highway Safety Improvement Program (HSIP) State Grant, which will fund the majority of the project improvements. The project will improve traffic safety and capacity of the intersection by way of additional left turn lanes and traffic signal modifications.

Projects under Design

CP 12-284: RANCHO MIRAGE COMMUNITY PARK EXPANSION/AMPHITHEATER

This project was redesigned and as of September 8th is out for rebid. Bid opening will take place on Tuesday, October 21st. The first bid opening took place on April 16th, in which the City received a total of six (6) contractor bids, which came in well over the budget and were therefore rejected. At the June 5th City Council meeting Council approved the redesign proposal from the project consultant, Hermann Design Group, Inc. Funding will be a combination of Quimby, License Tax, Development Impact Fees and Successor Agency Funds. Project award will take place at the November 6, 2014 City Council meeting with construction in early December 2014, followed by a 270-day construction period. Project completion shall occur by no later than August 2015.

CP 10-254: MONTEREY AVENUE (SOUTHBOUND) STREET WIDENING FROM DINAH SHORE TO GERALD FORD DRIVES

The City received an \$850,000 grant through the State Transportation Program (STP) for this street widening project. NEPA/CEQA environmental studies have been submitted to Caltrans for final review and approval. Final design plans will be completed immediately upon receiving environmental clearance from Caltrans. Construction is tentatively scheduled for early summer 2015.

CP 12-269: FRANK SINATRA DRIVE BRIDGE AT WHITEWATER RIVER

The City received a \$35 million Highway Bridge Program (HBP) State Grant to construct an all-weather bridge to replace the current low water crossing that no longer serves its intended purpose. The City's consultant has completed analyzing Project Alternatives and preparing the Environmental Document (PA&ED) for the project. The PA&ED commenced on October 1, 2012 and is scheduled for completion by way of a final NEPA environmental document by November 2014. If all goes as planned bridge construction can begin in late 2016 and be completed within 18-24 months thereafter.

Other News

LOCAL AIR QUALITY MANAGEMENT PLAN AND PM¹⁰ CONTROLS

The City’s new PM¹⁰ ordinance is in effect. All projects that require grading or demolition permits must submit a Dust Mitigation Plan, which we call the Local Air Quality Management Plan (or LAQMP) signed by the owner, contractor and a certified individual through the SCAQMD dust mitigation course. In response to the South Coast Air Quality Management District’s “Guidelines for Dust Control Plan Review,” and a growing concern that dust is not being controlled adequately, we have now updated our standard LAQMP forms. It is available as a 24" x 36" mylar to be attached with the grading plans or is available with the newly updated Standard Drawings by e-mail upon request. This way, the public is able to print their own.

PERMITS ISSUED DURING JULY - SEPTEMBER 2014

Grading	2
Encroachment	12
Transportation	6
Pool Drainage	2
Miscellaneous	0
TOTAL:	22

If the public wishes any additional information on any projects, please contact the Department of Public Works at (760) 770-3224.

COUNCIL SUBCOMMITTEES WITH WORK IN PROGRESS

The following chart is an up-to-date list of ongoing Council Subcommittees with work in progress. Subcommittee members include Council members and others completing work on City projects. This chart provides a progress report for the established subcommittees and the status of the projects:

COUNCIL SUBCOMMITTEES WITH WORK IN PROGRESS			
GROUP	MEMBERS INCLUDE	STATUS	SUBJECT TO THE BROWN ACT
Affordable Housing Design Subcommittee Originally formed at 10-16-03 Council meeting and tasked with redesign of Santa Rosa Villas; reconfigured 9-14-04 by Ron Meepos.	<u>Council:</u> Councilmember Kite Councilmember Weill <u>Staff Assistance:</u> Econ. Dev. and Housing Mgr. Smith City Engineer Enos City Manager Bynder	<u>Assignment:</u> To assist in the site planning and unit design for sites held by the Housing Authority for affordable units. <u>Status: (10-01-14)</u> Staff worked with the subcommittee on revising the Rules & Regulations for each property for Fiscal Year 2014/15 and making subsequent changes.	Exempt from Brown Act as an advisory committee.
Audit/Budget Subcommittee Formed 7-14-05 by memo from Alan Seman. On 05-18-06 combined Audit with Budget Subcommittee.	<u>Council:</u> Mayor Pro Tem Hobart Councilmember Kite <u>Staff Assistance:</u> City Manager Bynder Finance Dir. Hagerman Other Dept. Dir. or staff as needed.	<u>Assignment:</u> Subcommittee to: 1) Perform the annual review of the City’s reserve balances and recommend changes as necessary. 2) Review the Fiscal Year 14-15 Budget for final approval by the 2 nd meeting in June 2014. <u>Status: (10-01-14)</u> Meetings will take place in October 2014.	Exempt from Brown Act as an advisory committee.

COUNCIL SUBCOMMITTEES WITH WORK IN PROGRESS			
GROUP	MEMBERS INCLUDE	STATUS	SUBJECT TO THE BROWN ACT
Chamber of Commerce Subcommittee	<u>Council:</u> Mayor Smotrich Councilmember Townsend <u>Staff Assistance:</u> Econ. Dev. and Housing Mgr. Smith	<u>Assignment:</u> Coordinate with members of the Board of Directors of the Chamber of Commerce and the Chamber's Executive Director related to services provided to the City by the Chamber. <u>Status: (10-01-14)</u> Subcommittee meets with Chamber officials on a quarterly basis. The subcommittee is scheduled to meet again on October 7, 2014.	Subject to the Brown Act as a standing committee.
Commercial Development Subcommittee Formed 9-20-07 by memo from Mayor Hobart.	<u>Council:</u> Mayor Pro Tem Hobart Councilmember Kite <u>Staff Assistance:</u> City Manager Bynder Planning Mgr. Dev. Kopp	<u>Assignment:</u> To review proposed and recently submitted commercial development projects. <u>Status: (10-01-14)</u> The Subcommittee met on May 13 th to discuss possible development on a site to the east of the Cancer Survivors Park on Highway 111. Staff has been assisting the potential applicant as they move forward to complete technical information required for the eventual submittal of an application anticipated later this year. Staff met with the Commercial Development Subcommittee to discuss the proposed Thunderbird Resort project prior to receiving the application. Another Subcommittee meeting is scheduled for October 1 st to discuss details of the application and the Incompleteness letter.	Exempt from Brown Act as an advisory committee.
Eisenhower Medical Center Subcommittee Formed 4-19-07 Council meeting	<u>Council:</u> Mayor Pro Tem Hobart Councilmember Weill <u>Staff Assistance:</u> City Manager Bynder Planning Mgr. Kopp <u>EMC Representatives:</u> Aubrey Serfling, President & CEO Ali Tourkaman, VP, Facilities & Construction	<u>Assignment:</u> To work cooperatively with representatives of Eisenhower Medical Center to ensure an effective partnership between EMC and the City on various concerns and topics of interest. <u>Status: (10-01-14)</u> EMC notified staff that many proposed projects have been eliminated or scaled back. They do not have any major projects scheduled for the immediate future. Staff will be meeting with the EMC Subcommittee on September 30 th to discuss a proposed building expansion project on the EMC campus.	Subject to the Brown Act as a standing committee.
Golf Club Subcommittee Formed 9-19-02 Council meeting Per an email of 9/8/08 from then Mayor Meepos.	<u>Council:</u> Councilmember Kite Councilmember Weill <u>Staff Assistance:</u> City Manager Bynder Contract Specialist Griego	<u>Assignment:</u> Golf Club for residents implemented January 1, 2003. Reconvene periodically to consider program modifications, terms and conditions of contract with provider, fees charged, etc. <u>Status: (10-01-14)</u> Membership fees will increase from \$75.00 to \$80.00 for calendar year 2015; The green fees and member fees per round would be increased slightly by \$2.00 except during the period June 1 to September 30; The Westin would be required to provide the City names and addresses of those Rancho Mirage members who renew their memberships so that those members will not need to come to City Hall to renew memberships; The expiration date of the New Agreement would be December 31, 2016; and The deadlines for the two options to renew would be extended an additional year.	Exempt from Brown Act as an advisory committee.
McCallum Theatre Subcommittee	<u>Council:</u> Councilmember Kite Councilmember Weill	<u>Assignment:</u> Provide direction in implementation of a funding agreement with McCallum Theater. <u>Status: (10-01-14)</u> No activity this quarter.	Exempt from Brown Act as an advisory

COUNCIL SUBCOMMITTEES WITH WORK IN PROGRESS			
GROUP	MEMBERS INCLUDE	STATUS	SUBJECT TO THE BROWN ACT
Formed 11-21-02 Council meeting	<u>Staff Assistance:</u> City Manager Bynder Mgt Analyst Wilson		committee.
Mobilehome Liaison Subcommittee Formed 03-17-05 Council meeting. At 04-21-05 Council meeting it was noted that Ron Meepos had replaced Harvey Gerber.	<u>Council:</u> Mayor Pro Tem Hobart Councilmember Weill <u>Community Member:</u> Mobilehome Park representative(s) to be invited as necessary. <u>Staff Assistance:</u> City Attorney Quintanilla Econ. Dev. and Housing Mgr. Smith	<u>Assignment:</u> Promote communication and develop a productive working relationship between mobilehome park HOAs, mobilehome park owners and residents of mobilehome parks. Also develop an enforcement system to carry out the Mobilehome Fair Practices Commission decisions and findings. <u>Status: (10-01-14)</u> Staff is presenting the annual activity to the City Council in October.	Subject to the Brown Act as a standing committee.
Public Safety Subcommittee Formed on 6/16/13 Council Meeting	<u>Council:</u> Mayor Smotrich Councilmember Weill <u>Staff Assistance:</u> City Manager Bynder Svcs. Dir. Malcolm-Valente	<u>Assignment:</u> To meet, discuss and advise on public safety issues, programs, matters and fiscal matters. <u>Status: (10-01-14)</u> No activity this quarter.	Exempt from Brown Act as an advisory committee.
Section 19 Specific Plan Subcommittee Formed 12-15-05	<u>Council:</u> Mayor Pro Tem Hobart Councilmember Weill <u>Staff Assistance:</u> City Manager Bynder Planning Mgr. Kopp Dir. of Public Works Harry	<u>Assignment:</u> To meet with staff, consultant and invited property owners for the development of a Specific Plan in Section 19, which has now been drafted. <u>Status: (10-01-14)</u> The Subcommittee has been meeting with City staff and representatives from CVWD and Quorum Realty Funds to discuss the status of infrastructure development in Section 19. The Subcommittee will met on July 21 st to discuss Phase I development.	Exempt from Brown Act as an advisory committee.
Section 30 Planning Subcommittee Formed 5-20-10 Council Meeting	<u>Council:</u> Mayor Pro Tem Hobart Councilmember Weill <u>Staff Assistance:</u> City Manager Bynder Planning Mgr. Kopp Dir. of Public Works Harry Econ. Dev. and Housing Mgr. Smith	<u>Assignment:</u> To review future development alternatives in Section 30, including property owned by the City of Rancho Mirage. <u>Status: (10-01-14)</u> The Subcommittee to discuss various applications for development. Also discussed was the status of water availability and imminent improvements required in the Mission Hills Pressure Zone. The Subcommittee has convened to discuss several proposed residential developments in Section 30 along with possible locations for a Dog Park.	Exempt from Brown Act as an advisory committee.
Section 31 Subcommittee Formed 9-14-04 by memo from Ron Meepos	<u>Council:</u> Mayor Smotrich Mayor Pro Tem Hobart <u>Staff Assistance:</u> City Manager Bynder City Attorney Quintanilla Planning Mgr. Kopp City Engineer Enos	<u>Assignment:</u> To discuss terms and conditions of a settlement agreement and development agreement between the City and property owners to allow a Partition Agreement to proceed. <u>Status: (10-01-14)</u> No recent meetings have been held.	Exempt from Brown Act as an advisory committee.
Senior Citizen Advisory Subcommittee Formed 9-20-07 by memo from Mayor Hobart	<u>Council:</u> Councilmember Townsend Councilmember Weill <u>Community Member:</u> Resident(s) of Housing Authority projects <u>Staff Assistance:</u>	<u>Assignment:</u> To continue the Council's liaison with the senior community. <u>Status: (10-01-14)</u> No activity to report.	Subject to the Brown Act as a standing committee.

COUNCIL SUBCOMMITTEES WITH WORK IN PROGRESS			
GROUP	MEMBERS INCLUDE	STATUS	SUBJECT TO THE BROWN ACT
	Econ. Dev. and Housing Mgr. Smith		
Special Assistance Funds (SAF) Subcommittee Formed 7-18-02 Council Meeting 10-26-04 Ron Meepos appointed Harvey Gerber to serve in his place. 10-20-05 Council appointed Richard Kite to fill vacancy created by the resignation of Gerber.	<u>Council:</u> Mayor Smotrich Councilmember Weill <u>Staff Assistance:</u> Contract Specialist Griego	<u>Assignment:</u> Review and recommend changes in policies and evaluation criteria. Review submitted applications for funds and report back to Council with funding allocation recommendations. <u>Status: (10-01-14)</u> The subcommittee met to evaluate the SAF Applications submitted for FY 14-15. The Subcommittee met on September 22, 2014, and developed funding recommendations which will be on the Council agenda on October 16 th .	Exempt from Brown Act as an advisory committee.
Sphere of Influence (SOI) Subcommittee Formed 06-07-06 Special Council Meeting	<u>Council:</u> Mayor Smotrich Mayor Pro Tem Hobart <u>Staff Assistance:</u> City Manager Bynder Planning Mgr. Kopp	<u>Assignment:</u> Review and analyze information and data related to City's Sphere-of-Influence (SOI). <u>Status: (10-01-14)</u> Staff met with the subcommittee in January to provide an update on the proposed Section 24 projects being let by the Tribe (ACBCI) including the 340 acre Pulte homes project. Staff will be providing an update to the Subcommittee in October.	Exempt from Brown Act as an advisory committee.
Sustainability Subcommittee Name changed from Solid Waste/ Recycling Subcommittee to Sustainability Subcommittee at 6-25-09 Council Meeting. Formed 6-17-04 Council Meeting	<u>Council:</u> Councilmember Townsend Councilmember Weill <u>Staff Assistance:</u> City Manager Bynder Mgt Analyst Wilson	<u>Assignment:</u> Meet on an as-needed basis to discuss issues related to sustainability. <u>Status: (10-01-14)</u> No activity this quarter.	Exempt from Brown Act as an advisory committee.
Tourism, Marketing and Special Events Subcommittee Formed 1-2005 by Ron Meepos; modified in conjunction with Marketing Plan approved by City Council in 12-2007.	<u>Council:</u> Mayor Smotrich Mayor Pro Tem Hobart <u>Staff Assistance:</u> City Mgr. Bynder Marketing Mgr. Barrett	<u>Assignment:</u> Develop a theme for Rancho Mirage tourism; create an effective and user-friendly format to market Rancho Mirage tourism opportunities via the Internet; pursue group marketing of Rancho Mirage tourism; and promote Rancho Mirage hotels as a place to hold conferences, business meetings, and other special events. <u>Status: (10-01-14)</u> No activity this quarter.	Exempt from Brown Act as an advisory committee; related Tourism Advisory Committee subject to the Brown Act as a standing committee.
Zoning Ordinance Update Subcommittee Formed 11/08/10 by then Mayor Kite	<u>Council:</u> Mayor Pro Tem Hobart Councilmember Kite <u>Staff Assistance:</u> Planning Mgr. Kopp	<u>Assignment:</u> To meet with staff pursuant to Municipal Code Section 17.02.030 to discuss a list of potential corrections, clarifications, interpretations and recommended updates to the Zoning Ordinance (Municipal Code Title 17) <u>Status: (10-01-14)</u> Staff met with the Zoning subcommittee on January 14, 2014 and March 6, 2014 to discuss several potential zoning recommendations for future possible development project.	