

## REPORT TO THE CITY COUNCIL

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**DATE:** December 3, 2019

**TITLE:** Applications for Implementation of the Tuscan Hills Specific Plan, a Master Planned Residential Subdivision and a Proposed 334 Room Resort Hotel and Spa Located on a Vacant 554 Acre Property Located Along the North Side of Pierson Boulevard East of Foxdale Drive

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**Reviewed by:** Rebecca Deming, Community Development Director

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### RECOMMENDATION

- 1) Staff Report;
- 2) Entertain Questions of Staff from City Council;
- 3) Open the Public Hearing;
- 4) Take Testimony from Applicant;
- 5) Take Public Testimony;
- 6) Opportunity for Applicant Rebuttal
- 7) Close the Public Hearing;
- 8) City Council discussion and questions to Staff; and
- 9) Recommendation to continue the Public Hearing off calendar to a date uncertain for the following:
  - A) Certification of the Addendum to the Final Environmental Impact Report and Mitigation Monitoring Program for the Tuscan Hills Specific Plan; and
  - B) A Resolution and Ordinance approving the Specific Plan 02-16, General Plan Amendment 03-16, and Zoning Ordinance Amendment 03-16 to establish development regulations and guidelines for the subject site; and
  - C) Tentative Tract Map Nos. 36774, 37300, 37301, 37302, & 37303 - to subdivide the properties into 585 lots plus streets, open space and detention basins for a vacant 554.8 acre site located on the north side of Pierson Boulevard east of Foxdale Drive on the former Desert Hot Springs Resort Cornerstone Specific Plan project site. (APN's 638-340-003, 005, 006, 007, and 638-330-001, 002, 003, & 632-270-006)

### DISCUSSION

The applicant is working with staff to update the allowable use table within the Specific Plan to ensure it is comprehensive and in compliance with new State Laws. Additionally, the applicant has applied for a Development Agreement and is requesting that the Council hearing for the project and the Development Agreement occur concurrently.

### RECOMMENDATION

That the City Council continue the Public Hearing off calendar to a date uncertain to allow the applicant additional time to complete a draft Development Agreement for the Tuscan Hills Specific Plan project.