



STAFF REPORT
11/6/2024

TO: Planning Commission Chair and Commissioners

FROM: Adrian Moreno, Associate Planner

SUBJECT: Non-Hearing - CUP 375 AR No. 23-14 – Coachella Islamic Center Parking Lot
a request by the applicant to provide an alternative design for off-site improvements for the approved project at 84650 Avenue 49. Applicant: Islamic Society of Palm Springs.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission provide staff with direction on the applicant's request for an alternative design for required off-site improvements for the approved parking lot project at the Coachella Islamic Center at 84650 Avenue 49.

BACKGROUND:

On June 5th, 2024, the Planning Commission approved CUP 375 AR No. 23-14 – Coachella Islamic Center Parking Lot. As a condition of approval for the project, planning commission approved the following off-site landscape and sidewalk design requirement:

Condition # 8

Applicant shall provide sidewalk, ¾ inch gravel, shade trees, and a diversity of shrubs and flowering varieties along landscape common area frontage along Avenue 49. Applicant shall design landscape common area with a 4 foot parkway, 6 foot sidewalk, and additional 4 foot landscape area to provide a separated sidewalk design. The applicant may propose a high quality alternative design to be approved to the satisfaction of the Development Services Director and City Engineer. Landscape common area shall be installed prior to parking lot striping or other benchmark determined by the Development Services Director prior to permit final.

The applicant requests the planning commission to consider an alternative off-site sidewalk and landscape design with 6 feet dedicated for curb adjacent sidewalk, and 8 foot dedicated to landscaping with the existing fence to remain intact.



DIRECTION

Staff recommends that the Planning Commission direct staff whether to accept the proposed alternative design for off-site improvements as a high-quality design within the scope of the original conditions of approval for the project.

Attachments:

1. Proposed Alternative Design
2. Separated Sidewalk Design
3. Signed Resolution No. PC2024-07 for Coachella Islamic Center Parking Lot with Conditions of Approval
4. Vicinity Map