



**STAFF REPORT**  
**2/5/2020**

**TO:** Planning Commission Chair and Commissioners

**FROM:** Juan Carrillo, Associate Planner

**SUBJECT:** Request for three retroactive 12-Month Time Extensions for Conditional Use Permit No. 275 and Architectural Review No. 16-14, to allow the expansion of an existing religious assembly use to include a new mosque and assembly hall for a total of 20,260 square feet to be constructed in two phases on a 2.48-acre site. The proposed project includes a prayer area, multi-purpose room, kitchen, social hall, and other ancillary uses to an existing religious assembly use. The subject site is located at 84-650 Avenue 49. (A.P.N.'s 603-250-008 and 603-241-005). Islamic Society of Palm Springs, applicant.

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**STAFF RECOMMENDATION:**

Staff recommends that the Planning Commission grant three retro-active 12-month time extensions (36 months) for Conditional Use Permit No. 275 and Architectural Review No. 16-14, making the new and final expiration date December 21, 2020.

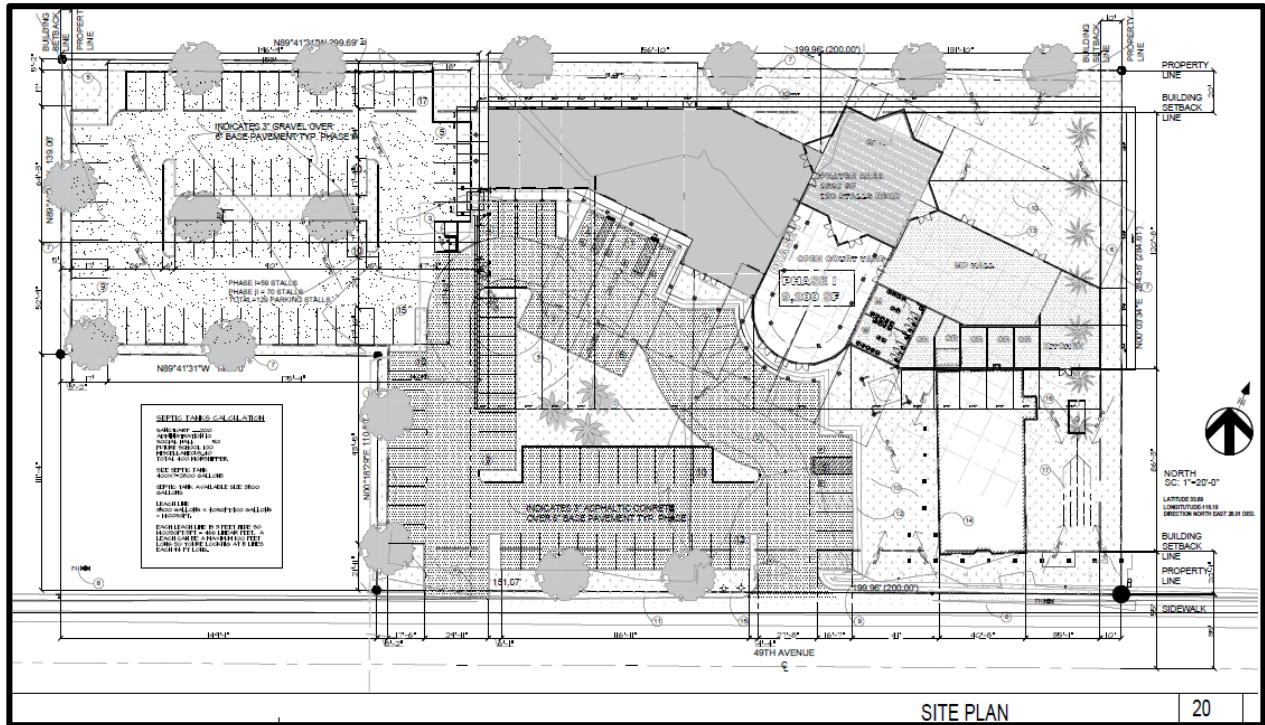
Pursuant to Chapter 17.72 and 17.74 of the Coachella Municipal Code, approval for Conditional Use Permits and Architectural Reviews are valid for 12 months unless a building permit is issued and construction is diligently pursued within that time. The Planning commission can grant up to three 12 month time extensions when the applicant submits a written request stating the reasons for the project delays.

**BACKGROUND:**

The subject site is currently home to an existing religious assembly use (Islamic Society of Palm Springs) consisting of a 3,200 square foot “mosque” building one point of access from Avenue 49 and 39 parking spaces serving the use. The proposed expansion of the mosque will be constructed in two phases for a total of 20,260 square feet, including the existing 3,200 square foot building. Phase I will consist of an open court yard, a prayer area, a multi-purpose hall, restroom facilities, a kitchen and five classrooms.

Phase two consists of a social hall, 11 classrooms and two storage rooms. A second point of access is proposed along with a total of 127 parking spaces to be provided. The new multi- purpose room and social hall are for exclusive use of the mosque attendees to accommodate regular social activities related to faith-based practices. The proposed project has being conditioned to apply for a special event permit should the premises be made available for private functions consisting of 200 or more persons. The existing building has an on-site

sewer septic system, and the proposed project has being conditioned to connect to a City sewer line since the project is to be expanded from 3,200 square feet to 20,260 square feet. The new buildings can accommodate a higher occupancy capacity due to 16 new classrooms, a kitchen, and potential for private events. The applicant has been working with the Engineering Department to obtain the grading permit and it may be issued by engineering within the next week or two.



Proposed site plan design above, and architectural rendering below



**DISCUSSION/ANALYSIS:**

On December 21, 2016 the Planning Commission approved the Islamic Society of Palm Springs expansion project which included a Conditional Use Permit and Architectural Review to allow a new religious assembly use, totaling 20,260 square feet in the RS (Single Family Residential) zone. The entitlements were active for 12 months, until December 21, 2017 and the City Municipal Code allows “up to three” 12-month time extensions (until December 21, 2020). Up to three retro-active time extensions are also allowed to be considered by the Planning Commission.

The three consecutive time extension request includes a request for approvals of the site plan, architectural building elevations, and conceptual landscape plans for the project. The applicants have an active grading permit and are preparing to start grading activities in the coming weeks. However, there have been budgetary constraints regarding the construction and the designers are in the process of submitted new construction drawings in order to obtain building permits. There are no changes to the project and related conditions of approval envisioned at this time. This would be the final time extension opportunity for this case.

**RECOMMENDED ACTION:**

Staff recommends that the Planning Commission APPROVE three retro-active 12-month time extension for Conditional Use Permit No. 275 and Architectural Review No. 16-14, subject to the findings and conditions of approval in the Staff Report dated December 21, 2016, establishing a new expiration date of December 21, 2020

Attachments:      Time Extension Request Letter  
                         Aerial Photo  
                         Site Plan