



## STAFF REPORT 6/5/2024

**TO:** Planning Commission Chair and Commissioners

**FROM:** Adrian Moreno, Associate Planner

**SUBJECT:** CUP 375 AR No. 23-14 – Coachella Islamic Center Parking Lot for the construction of a parking lot to serve the existing building at 84650 Ave 49. Applicant: Islamic Society of Palm Springs.

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### **STAFF RECOMMENDATION:**

Staff recommends that the Planning Commission adopt Resolution No. PC2024-07 adopting Conditional Use Permit No. 375 and Architectural Review No. 23-14 for the construction of a parking lot to serve the existing building at 84650 Ave 49 (APN: 603-250-015).

### **BACKGROUND:**

On December 21, 2016 the Planning Commission approved CUP No. 275 and AR No. 16-14 for the approval of a new mosque expansion and assembly hall that included a parking lot. On February 5, 2020 the Planning Commission approved (3) retro-active 12-month time extensions (36 months) that provided a final expiration date of December 21, 2020. The applicant had not diligently pursued construction of the original project, and has thus expired. On September 27, 2023, the applicant submitted for the construction of a parking lot to serve the existing mosque at 84650 Ave 49.

### **DISCUSSION/ANALYSIS:**

The surrounding land uses and zoning designations are as follows:

- North:** Vacant Land (C-G, General Commercial).
- South:** Pueblo De La Paz single family subdivision (S-N Suburban Neighborhood).
- East:** Aztec Landscaping (C-N Commercial Neighborhood)
- West:** two single family dwellings and the Pentecostal Church of Philadelphia (C-N Commercial Neighborhood).



## SITE PLAN

The exhibit below illustrated the proposed plan layout for the (138) space asphalt parking lot for the existing 3,200 SF mosque. There are two points of access from Ave 49, and there is an existing block wall and fence that surrounds the property from all sides. The applicant proposes six light posts for on-site parking lot lighting, one of which is proposed adjacent to the Avenue 49 landscape common area.

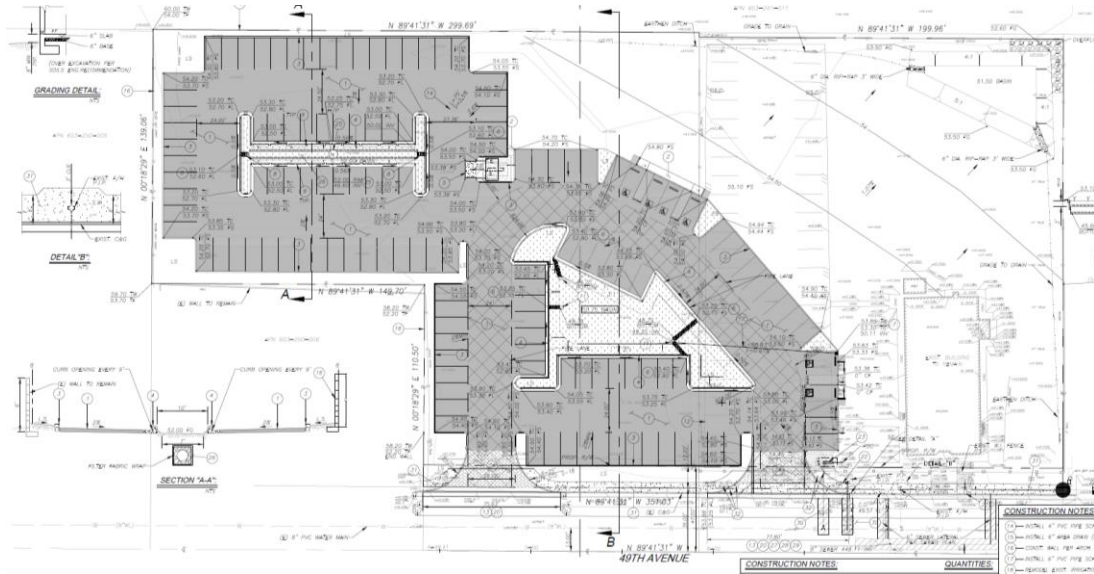


Figure 1 - Site Plan

There is one existing eastern driveway Avenue 49, and the proposed project plans for a new western driveway access point on Avenue 49 for a total of two points of access for the site. Currently there is an existing 6 foot height block wall on the western half of the property that blocks visibility along Avenue 49 for the proposed parking lot, however the eastern half provides an existing wrought iron fence that provides visibility to the site along Avenue 49. There is an existing wrought-iron rolling gate at the existing driveway, and at this time the applicant has not proposed any new fence for the new proposed western driveway. Any future plans for fencing would be required to submit a building permit application to be reviewed and approved by Staff.



Figure 2 - Existing Fencing Eastern and Western Entrances

## **PARKING**

The existing mosque has an assembly area of 2,420 square feet which requires a minimum of 115 parking spaces. The applicant proposes 138 parking spaces which is 23 spaces more than the minimum requirement for the existing use. The proposed parking lot provides sufficient parking for the existing use. In 2016, Planning Commission did approve the same parking lot with a proposed building expansion and the Planning Commission found that the parking lot did provide sufficient parking for the building expansion at that time. In the future, if the applicant proposes a building expansion and staff makes the finding that there is not sufficient parking for that expansion, a variance or the implementation of a parking mitigation plan may be required.

## **LANDSCAPING**

The project is required to provide landscaping and sidewalk along the entire property frontage along Avenue 49 at the southern portion of the property. A final landscape plan is required to be submitted and approved by the Development Services Director. The landscape common area and on-site landscape design is required to provide shade trees, ¾ inch gravel and a diversity of shrubs including flowering varieties. The landscape common area is required to provide separate sidewalk, and the on-site parking lot shall provide shade trees at the northwest corner of the site. The applicant may provide an alternative to the requirements imposed for the landscaping plan that ensures a high quality design to be approved to the satisfaction of the Development Services Director. The applicant shall enter into a Landscape Maintenance Agreement with the city.

## **ZONING CONSISTENCY**

The project site is located at parcel APN: 603-250-015 which is located in the C-N Commercial Neighborhood zoning designation. The project is for a “parking lot” which is permitted within the C-N zone under a conditional use permit. The C-N zone allows for “commercial parking lots” and “those uses allowed as conditional uses by Section 17.12.020(C) of the S-N (Suburban Neighborhood) zone”. The S-N Suburban Neighborhood zone allows for “public and quasi-public uses of an educational or religious type, including... churches, parsonages, and other religious institutions”. The project, a parking lot to serve an existing mosque building for religious use, is consistent with the C-N Neighborhood Commercial zoning designation with approval of a conditional use permit.

## **ENVIRONMENTAL REVIEW:**

The Planning Division has determined that the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as “Accessory Structures” (CEQA Guidelines, Section 15311), as the project consists of the new construction of a parking lot to be accessory to an existing use.

## **ALTERNATIVES**

- 1) Adopt Resolution No. PC2024-07 approving Conditional Use Permit No. 375 and Architectural Review No. 23-14 with the findings and conditions as recommended by Staff.
- 2) Adopt Resolution No. PC2024-07 with the findings and conditions as recommended by Staff with modifications as proposed by the Planning Commission.
- 3) Not approve Resolution No. PC 2024-07 and request that staff prepare a Planning Commission Resolution for denial of Conditional Use Permit No. 375 and Architectural Review No. 23-14.
- 3) Continue this item and provide staff and the applicant with direction.

## **CONCLUSIONS AND RECOMMENDATIONS**

Based on the analysis contained herein and the findings listed below, staff is recommending that the Planning Commission adopt Resolution No. PC2024-07 approving Conditional Use Permit No. 375 and Architectural Review No. 23-14 with the findings and conditions as recommended by staff for the construction of a parking lot to serve the existing building at 84650 Ave 49.

### Attachments:

1. Resolution PC2024-07
  - a. Exhibit A – Conditions of Approval
  - b. Exhibit B – Development Plan Set
2. Conceptual Landscape Plan
3. Lighting Plan
4. Vicinity Map
5. Site Photos
6. Outside Agency Comments