



Chair Chanter
Vice Chair Bryant
Commissioner Agostini
Commissioner Beale
Commissioner Grey

Thursday, September 25, 2025, 2:00 PM
City Council Chamber
69-825 Highway 111
Rancho Mirage, CA 92270

REGULAR PLANNING COMMISSION MEETING

AGENDA

1. GENERAL

1.A. CALL TO ORDER

1.B. FLAG SALUTE

1.C. ROLL CALL - Agostini, Beale, Grey, Bryant, Chanter

2. COMMISSIONER COMMENTS

3. APPROVAL OF MINUTES

3.A. June 26, 2025, Regular Planning Commission Meeting Minutes

— RECOMMENDED ACTION: Approve the June 26, 2025, Regular Planning Commission Meeting Minutes as presented.

4. PUBLIC HEARINGS

4.A. Minor Conditional Use Permit Case No. CUP25-0007 – 69640 Highway 111 – Applicant: Islamic Society of the Desert. Consideration of a Place of Worship, Located at 69640 Highway 111 (APN: 674-490-042)

— RECOMMENDED ACTION: 1) Approve the filing of a Notice of Exemption pursuant to the California Environmental Quality Act (CEQA) Section 15301 (Class 1 – Existing Facilities); and, 2) Approve Minor Conditional Use Permit Case No. CUP25-0007, subject to the Conditions of Approval and based on the content and Findings in the staff report.

5. NON-AGENDA PUBLIC COMMENTS

An opportunity for the public to speak on issues not on the agenda for a maximum of three (3) minutes per speaker.

6. ADJOURNMENT

PUBLIC NOTICES

Agenda Materials: Any staff reports for agenda items, as well as agenda materials provided to a majority of the legislative body following distribution of the agenda, are available for public inspection in the Planning Department at Rancho Mirage City Hall, located at 69-825 Highway 111, Rancho Mirage, CA 92270, during normal business hours.

Americans with Disabilities Act (ADA): If you are an individual with a disability and need a reasonable modification or accommodation pursuant to the ADA, please contact the City Clerk's Office at (760) 324-4511 Ext. 488, or via e-mail to CityClerk@RanchoMirageCA.gov, prior to the meeting. Providing notice at least 48 hours in advance of the meeting is suggested, so a determination may be made as to whether the request is feasible.

Livestream: This meeting may be viewed via Livestream on the City's website at www.RanchoMirageCA.gov.

Public Comments: Written public comments may be submitted to the City Clerk via email to CityClerk@RanchoMirageCA.gov or mail/delivery to ATTN: City Clerk, City of Rancho Mirage, 69-825 Highway 111, Rancho Mirage, CA 92270. Please submit written public comments at least three (3) hours in advance of the meeting to ensure they may be fully considered. Written public comments received during the meeting will be distributed to the legislative body and made available to the public following the meeting.

Oral public comments/testimony may be provided in person at the meeting during the non-agenda public comment period and during the public comment/testimony period for each agenda item. Public comments are limited to three (3) minutes per speaker. Please fill out a Request to Speak slip prior to the start of the meeting and submit it to the City Clerk. You will be called upon to speak at the appropriate time. Please submit a separate slip for each item on which you wish to speak.

Declaration of Posting: *I, Kristie Ramos, City Clerk of the City of Rancho Mirage, do hereby declare that the foregoing meeting agenda was posted on the City of Rancho Mirage website at www.RanchoMirageCA.gov, on the Rancho Mirage City Hall bulletin board at 69-825 Highway 111, Rancho Mirage, CA 92270, and at the Rancho Mirage Library & Observatory at 71-100 Highway 111, Rancho Mirage, CA 92270, at least 72 hours in advance of the meeting.*

Kristie Ramos



Date Posted: September 19, 2025



Chair Chanter
Vice Chair Bryant
Commissioner Agostini
Commissioner Beale
Commissioner Grey

REGULAR PLANNING COMMISSION MEETING

69-825 Highway 111, Rancho Mirage, CA 92270

Thursday, June 26, 2025, 2:00 PM

DRAFT MINUTES

1. GENERAL

1.A. CALL TO ORDER

Chair Chanter called the meeting to order at 2:00 P.M.

1.B. FLAG SALUTE

Commissioner Grey led the flag salute.

1.C. OATH OF OFFICE - Commissioner Beale

Kristie Ramos, City Clerk, administered the Oath of Office to Commissioner Beale.

1.D. ROLL CALL - Agostini, Beale, Grey, Bryant, Chanter

Present: Beale, Grey, Bryant, Chanter.

Absent: Agostini.

MOVED/SECONDED BY GREY/BEALE TO EXCUSE COMMISSIONER AGOSTINI'S ABSENCE. MOTION CARRIED 4/0.

2. COMMISSIONER COMMENTS

Commissioner Grey welcomed Commissioner Beale to the Planning Commission and expressed excitement about working together. He emphasized the importance of affordable housing and highlighted the significant progress made in recent years.

Vice Chair Bryant commended Deanna Mendoza, Development Services Technician for her support and Kristie Ramos, City Clerk for the transition to a digital meeting format. He acknowledged Ms. Ramos 10 years of service, including 8 years as City Clerk.

Chair Chanter expressed pride in the City's commitment to affordable housing.

3. APPROVAL OF MINUTES

3.A. June 12, 2025, Regular Planning Commission Meeting Minutes

—RECOMMENDED ACTION: Approve the June 12, 2025, Regular Planning Commission Meeting Minutes as presented.

MOVED/SECONDED BY GREY/BRYANT TO APPROVE THE JUNE 12, 2025, REGULAR PLANNING COMMISSION MEETING MINUTES AS PRESENTED. MOTION CARRIED 3/1 COMMISSIONER BEALE ABSTAINED.

4. PUBLIC HEARINGS

4.A. Environmental Assessment Case No. EA25-0002 and Preliminary Development Plan Case No. PDP25-0002 – Rancho Mirage Affordable Apartments – Applicant: National Community Renaissance. Consideration of an Affordable Housing Development, Rancho Mirage Affordable Apartments, Consisting of 150 Units Distributed Across Seven (7) Two- and Three-Story Walk-Up Buildings. Located South of Via Vail and East of Key Largo Avenue (APN: 685-090-016)

— RECOMMENDED ACTION: Adopt Resolution No. 2025-PC-(Next-in-Order), recommending that the City Council take the following actions: 1) Adopt Resolution No. 2025-(Next-in-Order), adopting and approving the Mitigation Monitoring and Reporting Program and Mitigated Negative Declaration (SCH#2025050959) for the Proposed Project based on Environmental Assessment Case No. EA25-0002; and 2) Adopt Resolution No. 2025-(Next-in-Order), approving Preliminary Development Plan Case No. PDP25-0002 regarding the proposed Rancho Mirage Affordable Apartments

Pilar Fløtterud, Senior Planner, presented the staff report.

Taylor Libolt Varner, representing National CORE as the applicant, developer, and part of the design team, gave a presentation on the project.

A discussion ensued.

The following individual provided public comments: Brad Anderson.

MOVED/SECONDED BY GREY/BEALE TO ADOPT RESOLUTION NO. 2025-PC-05 RECOMMENDING THAT THE CITY COUNCIL TAKE THE FOLLOWING ACTIONS: 1) ADOPT RESOLUTION NO. 2025-(NEXT-IN-ORDER), ADOPTING AND APPROVING THE MITIGATION MONITORING AND REPORTING PROGRAM AND MITIGATED NEGATIVE DECLARATION (SCH#2025050959) FOR THE PROPOSED PROJECT BASED ON ENVIRONMENTAL ASSESSMENT CASE NO. EA25-0002; AND 2) ADOPT RESOLUTION NO. 2025- (NEXT-IN-ORDER), APPROVING PRELIMINARY DEVELOPMENT PLAN CASE NO. PDP25-0002 REGARDING THE PROPOSED RANCHO MIRAGE AFFORDABLE APARTMENTS. MOTION CARRIED 4/0.

5. NON-AGENDA PUBLIC COMMENTS

The following individual provided non-agenda public comments: Brad Anderson.

6. ADJOURNMENT

Chair Chanter adjourned the meeting at 3:10 P.M.

Prepared by: Deanna Mendoza, Development Service Technician

Date approved by Planning Commission:



Planning Commission Staff Report

Minor Conditional Use Permit Case No. CUP25-0007 – 69640 Highway 111 – Applicant: Islamic Society of the Desert. Consideration of a Place of Worship, Located at 69640 Highway 111 (APN: 674-490-042)

DATE	ITEM #
September 25, 2025	PUBLIC HEARINGS - 4A.
Presented To	Presented By
Planning Commission	Ben Torres, Planning Manager

RECOMMENDED ACTION

1. Approve the filing of a Notice of Exemption pursuant to the California Environmental Quality Act (CEQA) Section 15301 (Class 1 – Existing Facilities); and,
2. Approve Minor Conditional Use Permit Case No. CUP25-0007, subject to the Conditions of Approval and based on the content and Findings in the staff report.

DISCUSSION

Facts

1. Applicant: Islamic Society of the Desert
2. Request: Approval of a use determination to utilize an existing building as a place of worship.
3. Location: 69640 Highway 111 – APN: 674-490-042
4. Parcel Size: 59,242 square feet – 1.36 acres
5. Existing Land Use and General Plan/Zoning: General Commercial (C-G)
6. Date Application Deemed Complete: September 9, 2025

Background and Request

The project site is located within an existing 9,032 square foot commercial building that was originally built as a Black Angus restaurant in 1981. Most recently the building was partially occupied by a catering service.

The applicant submitted a Minor Conditional Use Permit (CUP25-0007) with the Planning Division in May 2025 for a use determination. No physical changes to the site or building exterior are being proposed as part of this request, other than typical property maintenance.

Analysis

Places of Worship can be considered within the C-G zone with a Minor Conditional Use Permit. The current project is a use determination to establish a mosque for the Islamic Society of the Desert with ancillary uses. The proposed mosque is designed to serve the western half of the Coachella Valley since there are currently no mosques or Islamic religious facilities within this area.

The core services offered at the facility will include daily prayers, Juma'ah (Friday congregational prayer), religious education (5 to 10 students), and other community programs. The facility will open from 5:30 am to 8:00 pm but the building will not be continuously occupied during this window. Daily use will be intermittent and limited to small gatherings (up to 10 attendees). Larger attendance (50 to 75 attendees) will take place primarily on Fridays and occasional evening or weekend events. All events will be held indoors, and no outdoor amplified sound will be used. The facility will be staffed by volunteers for day-to-day operations and up to two part time employees as needed.

Floor Plan

The facility will have separate prayer halls for men and women, with an additional 428 square foot prayer area as a flexible space. Areas for office space, multipurpose meeting rooms, kitchen and dining, storage, and other support spaces are proposed. For clarification the kitchen and dining area will be used to support events and gatherings for the mosque it will not be used for commercial purposes. In addition, the main prayer hall or lounge area will be used as shared spaces for educational uses. The second floor of the building will be utilized as storage and office space. Specific details on the mosque operations are included in Attachment 5.

Landscape Plan

A landscape plan was provided to enhance existing landscaping on the project site. Ten (10) new 36" box Rosewood trees are proposed in addition to twenty six (26) Chihuahuan Sage shrubs. Desert Gold crushed rock (3/4") will be within planting areas. The proposed landscaping is designed to complement what is existing, which includes Mexican Fan Palms, Date Palms, Olive trees, Mesquite trees, and a variety of existing shrubs. Staff added a condition of approval to ensure that Highway 111 parkway landscaping along the project frontage is enhanced within a year, due to this currently being coordinated by the property management.

Parking

The subject property has ninety-seven (97) off street parking spaces. Pursuant to Rancho Mirage Municipal Code Section 17.26.040 (Number of Parking Spaces Required) Places of Worship have minimum parking requirements of one space per every 30 square feet of gross assembly area this includes the prayer areas and lounge; other uses have parking ratios that range from 1 space per 250 square feet to 500 square feet. In total the project requires 87 parking spaces and 97 parking spaces currently exist, which is sufficient parking for the proposed use. In addition, Condition of Approval No. 19 will ensure that the parking lot is crack sealed, repaired, and slurry coated prior to occupancy.

Conditional Use Determination

Pursuant to Rancho Mirage Municipal Code Section 17.48.045 (Minor Conditional Use Permits), requests that involve the establishment of a conditional use in an existing structure, or expansion of a conditional use in an existing structure where no exterior modifications to the structure are required, may qualify for a minor conditional use permit. The property is proposed to be operated as a religious center with ancillary uses for the Islamic Society of the Desert which is classified as a Place of Worship. This use is listed as a conditionally permitted use with approval of a Conditional Use Permit in the General Commercial (C-G) zone. The proposed building and site are existing, thus qualifying for a minor conditional use permit to establish the use.

Environmental Determination

The project is Categorically Exempt pursuant to CEQA Guidelines §15301 Class 1 for Existing Facilities. If approved by the Planning Commission, a Notice of Exemption will be filed with the County of Riverside.

Noticing Requirement

This application request was publicly posted and mailed to all affected property owners and residents within 500 feet of the parcel boundary pursuant to the requirements of Chapter 17.74 of the Municipal Code. Any information addressed to the Planning Commission, but received after completion of this final report, will be distributed at the public hearing.

Municipal Code Section 17.74.020, Hearing and notice, requires that all property owners, as shown on the county's latest equalized assessment roll, within a five-hundred-foot radius of the boundaries of the subject parcel(s) be notified of matters requiring a public hearing. If the number of property owners to whom the notice would be mailed to is less than twenty-five, then the mailing radius is required to be increased to one thousand feet as measured from the exterior boundaries of the subject parcel.

The Notice is also required to be published in a local newspaper of general circulation and in public places. The subject notice was published in The Desert Sun on Sunday, September 14, 2025. The notice was also posted at City Hall, The Rancho Mirage Library & Observatory, and on the City's website on September 10, 2025.

Summary

The proposed use, a Place of Worship, is listed as a conditionally permitted use in the General Commercial (C-G) zone. Staff determined that the proposed use is compatible with surrounding land uses and recommends that the Planning Commission approve the request.

FINDINGS

As conditioned, staff makes the following findings:

1. The proposed conditional use would not impair the integrity and character of the subject zoning district, **(General Commercial – C-G), and is in compliance with all of the applicable provisions of the Rancho Mirage Municipal Code as it related to the allowance of the proposed use.**
2. The proposed use is consistent with the General Plan **because Places of Worship are a conditionally permitted use within the C-G zone.**
3. The design, location size and operating characteristics of the proposed use are compatible with the existing and future land uses and would not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other allowed uses operating nearby or adverse to the public interest, health, safety, convenience, or welfare of the City, **because the applicant is simply occupying an existing building with no exterior changes other than property maintenance proposed and landscape enhancements.**
4. The subject site is physically suitable for the type and density/intensity of use being proposed, **because the proposed use is located within the General Commercial zone, which is suited to support the proposed use as conditioned.**
5. There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety, **because all services and utilities are available at the site.**
6. The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA) **the project is exempt from CEQA pursuant to CEQA Guidelines Section 15301 (Class 1) for existing facilities.**

Attachments

[Attachment 1 - Aerial Photo.pdf](#)

[Attachment 2 - Conditions of Approval.pdf](#)

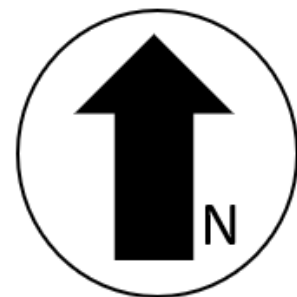
[Attachment 3 - Public Hearing Notice.pdf](#)

[Attachment 4 - Draft Notice of Exemption.pdf](#)

[Attachment 5 - Project Description.pdf](#)

[Attachment 6 - Exhibit Booklet.pdf](#)

69640 Highway 111 – CUP25-0007



Conditional Use Permit Case No. CUP25-0007 Conditions of Approval

Special conditions are shown using **bold** font type.

Planning

1. This approval shall be effective for one (1) year from the date of the Planning Commission approval. Building Permits are required to be obtained by the applicant within one year of the project approval. If no permits have been obtained, the application will expire and become null and void.
2. The proposed project shall substantially conform to the Planning Division's approved exhibits, as contained in the project file for CUP25-0007. This application approval is for the use determination only. The applicant shall not misconstrue this as an approval to obtain a Building Permit at this time. Applicable structural and conformance plan check procedures, along with City Public Works Division requirements, must be completed and approved prior to issuance of a Grading or Building Permit. Should the plans be modified from the scope approved by the Planning Commission, the applicant/property owner shall submit the appropriate application to the Planning Division for review and approval as required by the Rancho Mirage Municipal Code (RMMC).
3. Prior to issuance of any permits, the applicant shall acknowledge that the project and any or all proposed modifications to the approved project shall be completed in accordance with applicable City Ordinances, Guidelines, and other requirements in effect at the time of permit issuance.
4. The subject approval shall not become effective until the acknowledgement and acceptance of the conditions of approval are signed and returned to the Planning Division.
5. The Conditions of Approval set forth herein may include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(1), these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions. You are hereby further notified that the 90-day approval period in which you may protest these fees, dedications, reservations, and other exactions, pursuant to Government Code Section 66020(a), has begun.
6. The Applicant shall comply with all applicable regulations of the Rancho Mirage Municipal Code. The City shall retain the ability to modify or revoke the permit approval should any condition or finding be violated.

7. **All activities associated with the proposed use shall be conducted inside the building, unless a Special Event Permit and/or Temporary Use Permit is obtained.**
8. **Noise levels within the property shall comply with Chapter 8.45 of the Rancho Mirage Municipal Code.**
9. **Groundcover and landscaping within the property shall be maintained in a first-class condition. Any groundcover or landscape changes that are proposed will require Planning approval.**
10. **Landscape plans for parkway landscaping along the project site's Highway 111 frontage shall be submitted to the Planning Division for review. Enhanced parkway landscaping shall be installed by September 25, 2026 or as determined by the Development Services Director.**
 - a. **Once the proposed new site specific landscape is install, staff shall conduct an inspection of the site and may require additional plantings to be installed if deemed to be insufficient.**
11. **The Sovereign Health wall sign currently on the building shall be removed and the area restored to its original condition.**
12. **Any wood boarding along the buildings Highway 111 frontage shall be removed and the area restored to its original condition.**
13. **All exterior doors and facades shall be maintained in a first-class condition. Once all work is complete, Planning shall conduct a final inspection, any exterior issues noted shall be fixed to a first-class condition.**
14. **A Use of Occupancy Application must be submitted to the Planning Division.**
15. **The applicant shall ensure that all Riverside County Environmental Health requirements are met for any use of the kitchen.**
16. **The kitchen shall not be used for commercial purposes without the appropriate considerations from the City and any associated agencies.**
17. **Building occupancy is limited to the maximum number listed on the project's business plan. Any modifications to the maximum occupancy shall require a Conditional Use Permit modification as determined by the Development Services Director.**

18. **Any and all requirements as set forth by the Public Works Department, Fire Department, Building & Safety Division, and any other utility and/or responsible agency shall be followed.**

Public Works

STREET IMPROVEMENTS

19. Parking Lot Improvements

- i. The parking lot shall be crack sealed, potholes repaired, and entire parking lot coated with at least a Type II Slurry. The access to the parcel needs improvement (standing water, potholes, and settlement), in addition to the site parking lot. Provide a description of all pavement work and methods of installation to the City Engineer for concurrence.
- ii. The ADA parking spaces need to be improved to current standards.
- iii. In accordance with Municipal Code 17.26.070(d), all required off-street parking areas shall be designed so that surface water shall not drain over any sidewalks or adjoining parcels.
- iv. Applicant shall repair any damaged parking lot gutters, preventing the flow of nuisance water and stormwater. All gutter longitudinal slopes shall be a minimum of 0.5%.

IMPROVEMENTS COMPLETED PRIOR TO OCCUPANCY

20. Prior to occupancy, the construction of all required improvements, including but not limited to sewer, water, curb and gutters, paving to join, storm water drainage facilities, and other required utility improvements shall be completed.

City Attorney

21. Permittee shall defend, indemnify and hold harmless the City, its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this permit approval. The City shall notify the permittee of any claim, action, or proceeding and the City shall cooperate in the defense. If the City fails to notify the permittee of any claim, action or proceeding of which the City has written notice, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the City.
22. The permittee shall reimburse the City for any court and attorney's fees which the City may be required to pay as a result of any claim or action brought against the City because of this grant approval. Although the permittee is the real party in

interest in an action, the City may, at its sole discretion, participate in the defense of the action, but such participation shall not relieve the permittee of any obligation under this Condition.



CITY OF RANCHO MIRAGE

Planning Division
69-825 Highway 111
Rancho Mirage, CA 92270
Planning@RanchoMirageCA.gov
(760) 328-2266

PUBLIC HEARING NOTICE

PLANNING COMMISSION MEETING
Thursday, September 25, 2025 – 2:00 p.m.

Conditional Use Permit Case No. CUP25-0007

Applicant: Islamic Society of the Desert

Request: Consideration to approve a use determination for a place of worship within an existing building.

Location: 69640 Highway 111 (APN: 674-490-042)

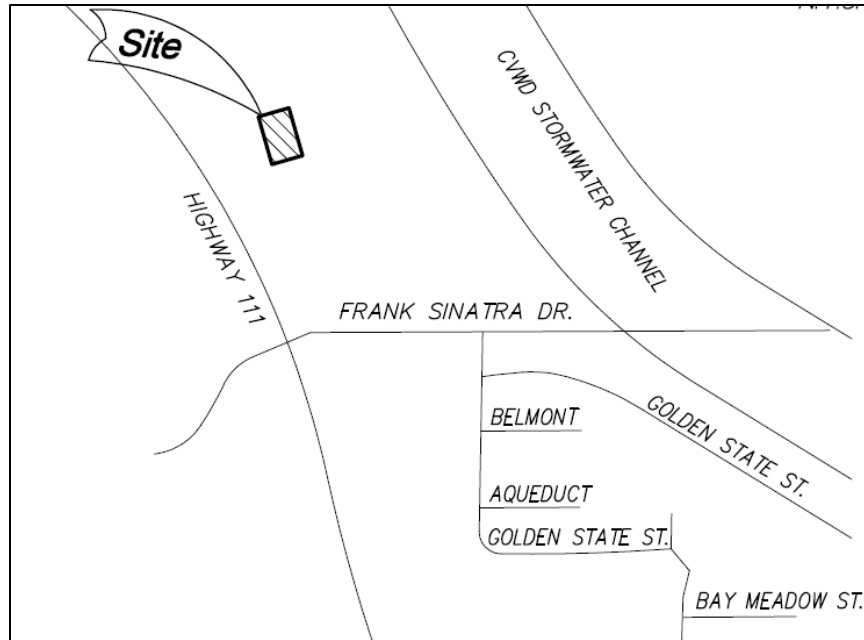
NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City of Rancho Mirage Planning Commission regarding consideration of the above referenced application, pursuant to Rancho Mirage Municipal Code Title 17. This project is exempt from California Environmental Quality Act (CEQA) pursuant to Section 15301 Class 1 (Existing Facilities). A Categorical Exemption will be filed with the County of Riverside.

The Public Hearing will be held on Thursday, September 25, 2025, at 2:00 p.m., in the Council Chamber, 69-825 Highway 111, Rancho Mirage, California, at which time and place pertinent testimony will be heard. The file, including all environmental information, is available for public inspection at City Hall, Monday through Friday, between 8 a.m. and 5 p.m., and will be posted on the City's website with the publication of the Planning Commission Agenda, to be posted at least 72 hours prior to the meeting.

Written testimony may be submitted to the City Clerk via email to CityClerk@RanchoMirageCA.gov, or mailed to City of Rancho Mirage, ATTN: City Clerk, 69-825 Highway 111, Rancho Mirage, CA 92270. Written testimony must be received no later than 11:00 a.m. on the day of the hearing to be considered by the Planning Commission.

GOVERNMENT CODE § 65009 NOTICE: If you challenge this proposed activity in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission sufficiently prior to the Public Hearing to enable its consideration by them.

Vicinity Map – Not to Scale





Development Services Department
 69-825 Highway 111
 Rancho Mirage CA 92270

Phone 760/328-2266

Fax 760/324-9851

NOTICE OF EXEMPTION

To: State Clearinghouse
 1400 10th Street
 Sacramento, CA 95814

Chief Deputy County Clerk
 3470 12th Street
 Riverside, CA 92501

Project Title/Case Nos. Minor Conditional Use Permit Case No. CUP25-0007

Project Location:
 69640 Highway 111
 Rancho Mirage, CA 92270
 APN: 674-490-042

Applicant/Representative:
 Islamic Society of the Desert/
 Mike Haque

Project Description:
 Approval of a use determination to utilize an existing 9,032 square foot building as a place of worship.

Name of Public Agency Approving Project: City of Rancho Mirage
Name of Person or Agency Carrying Out Project: Ben Torres
 Planning Manager

Exempt Status: (check one)

- Ministerial [Sec. 21080(b)(1); 15268];
- Emergency Project [Sec. 21080(b)(4); 15269(b)(c)];
- Categorical Exemption. State type and Section number: CEQA Guidelines Section 15301 – Existing Facilities
- Other. State type and Section number: _____
- Declared Emergency [Sec. 21080(b)(3); 15269(a)]
- Statutory Exemption; Code N^o _____

Reasons why project is exempt: The proposed project consists of a CUP to allow a place of worship within an existing building in addition to property maintenance to existing facilities. CEQA applies only to projects that have the potential for causing a significant effect on the environment. This project is exempt from the California Environmental Quality Act pursuant to Section 15301 (Class 1). A Categorical Exemption will be filed.

Lead Agency Contact Person: Ben Torres, Planning Manager

Telephone No. (760) 328-2266

Date: September 25, 2025

Ben Torres, Planning Manager

Signed by Lead Agency

Date Received for filing at OP _____

Business Plan: Islamic Society of the Desert

1. Executive Summary

Mission:

To serve the spiritual, social, and educational needs of the Muslim community in Rancho Mirage, Palm Desert, and Cathedral City by establishing a welcoming and inclusive center for worship, learning, and community engagement.

Key Objectives:

- Establish a local mosque and community center
- Offer religious education and youth programs
- Promote community cohesion and interfaith understanding
- Support city values of diversity, cultural inclusion, and public service

Zoning and Neighborhood Impact:

The Islamic Society of the Desert will occupy an existing commercial building with no planned exterior modifications. The use of the space as a religious and community center is consistent with similar low-impact, assembly-type uses permitted under the Conditional Use Permit process in Rancho Mirage. Interior renovations will be minimal and focused on creating prayer and educational areas. The building's design, layout, and parking already conform to city standards, and no structural changes are proposed that would alter the neighborhood character or increase the building footprint.

Financial Overview:

The building purchase is already financed via approved loans. Operating costs will be covered through member donations, fundraising events, and long-term sustainability plans including endowments and memberships.

2. Mission and Vision

Mission Statement:

To provide a welcoming and inclusive space for Muslims in the Coachella Valley region to practice their faith, educate their children, and connect as contributing members of the broader community.

Vision Statement:

To become a vibrant and respected hub of Islamic life in the region, known for its educational programming, civic engagement, and promotion of interfaith understanding.

Core Values:

- **Inclusivity** – Open to all community members regardless of background
- **Compassion** – Service-oriented culture focused on mutual care
- **Knowledge** – Emphasis on education and youth development
- **Service** – Engagement in civic initiatives and community support

3. Community Analysis**Demographics:**

The region is home to a well-established Muslim community composed of families from diverse professional and cultural backgrounds. Many are U.S.-born citizens and long-term residents working in critical sectors such as:

- Healthcare (physicians, nurses, allied health professionals at Eisenhower Health)
- Education (professors, teachers)
- Engineering, Business, and Technology

Needs Assessment:

Currently, Rancho Mirage and the surrounding cities lack a dedicated Islamic facility. Many healthcare professionals rely on hospital chapels for prayer, highlighting a significant gap in resources. This not only affects spiritual wellbeing but may also hinder efforts to retain high-skill professionals and their families.

A dedicated facility will:

- Support cultural identity in alignment with civic values
- Help attract and retain top-tier professionals
- Serve as a bridge for interfaith understanding and civic collaboration
- The facility will also offer religious education programs designed to preserve community heritage, strengthen youth engagement, and promote lifelong learning. Classes will be held approximately one hour on weekdays and two hours on weekends, delivering foundational instruction in the principles of the faith while supporting community development and youth involvement.

Existing Resources & Differentiation:

There is currently no mosque or Islamic religious facility in Rancho Mirage, Palm Desert, Cathedral City, or Palm Springs; this centrally located facility will serve the needs of residents across all four cities.

4. Services and Programs

Core Services:

- Five Daily Prayers
- Jumu'ah (Friday Congregational Prayer between 1 pm and 3 pm)
- **Religious Education:** Quran Reading Classes, Arabic Classes, Islamic Studies

Religious education will be offered to interested members of the community through occasional weekday classes and more regular weekend sessions, each lasting 1–2 hours, primarily for children. Instruction will focus on Arabic and religious teachings, including the Qur'an, utilizing shared spaces such as the main prayer hall or lounge area, with no dedicated classroom facilities planned at this time.

Each session will accommodate a **maximum of 5 to 10 students**, and classes will not be held daily. Most activities will occur on **evenings or weekends**, generally between **5:00 PM and 8:00 PM**.

Additional Programs:

- Youth Leadership & Mentoring
- Women's Educational Circles
- Monthly Community Dinners
- Public Interfaith Dialogues and Cultural Open Houses

Operational Hours:

The facility will be open for use during designated prayer times and scheduled programs between approximately **5:30 am and 8:00 pm**. These hours reflect the range of activities that may occur throughout the day, such as early morning and evening prayers, but the building will **not be continuously occupied** during this entire window. Daily use will be **intermittent and limited to small gatherings**, with larger attendance primarily on **Friday afternoons (Jumu'ah)** and during **occasional evening or weekend events**. This ensures minimal impact on traffic and surrounding properties.

The **maximum expected attendance** during peak times—such as **Friday Jumu'ah prayer** is estimated to be between **50 to 75 attendees**. Occasional evening or weekend events, such as community dinners or lectures, may also see similar attendance levels.

All events will be held **indoors**, as outlined in the business plan. No outdoor amplified sound will be used, and the facility is committed to maintaining a **quiet and respectful environment** for surrounding properties.

Occupancy Frequency Schedule

Monday: Up to 10 people

Tuesday: Up to 10 people

Wednesday: Up to 10 people

Thursday: Up to 10 people

Friday: 50 to 75 people between 1 PM and 3 PM.

Saturday: Up to 10 people

Sunday: Up to 10 people

Noise Mitigation Plan:

All activities will be held indoors. No outdoor amplified sound will be used, ensuring peace for the surrounding neighborhood.

5. Management and Governance

Initial Organizational Structure:

The initial leadership will comprise four distinguished primary care physicians and surgeons from within the community.

Employees:

Day-to-day operations will be staffed entirely by volunteers within the community and up to two part-time employees as needed to support programming and facility maintenance.

Roles & Responsibilities:

- President, Secretary, Treasurer (initially appointed)
- Subcommittees for youth, education, events, and outreach

Volunteer Program:

A structured and rotating volunteer system will ensure event support, educational assistance, and facility upkeep. Recognition and engagement programs will help avoid burnout and maintain morale.

Operational Challenges Mitigation:

Operations will be reviewed periodically by an advisory board of local professionals to ensure strategic planning, compliance, and efficiency.

6. Marketing and Community Engagement

Brand Communication:

Outreach will emphasize both internal community building and civic inclusion. The center will proactively communicate its purpose, values, and public benefit.

Communication Channels:

- Website and Social Media Platforms
- Monthly Newsletters
- Presence at city events and public festivals

Outreach Strategies:

- Interfaith open houses and collaborative dialogues
- Partnerships with churches, synagogues, and nonprofits
- Civic engagement through food drives, blood donations, and public forums
- Transparent engagement with neighbors and city residents

7. Financial Plan

Start-Up Costs:

- Building Purchase: Secured via approved commercial loan
- Interior Furnishings and Equipment: Funded in phases through donations

Funding Sources:

- Community donations (generated entirely from local members through monthly pledges and fundraising events)
- Bank financing from local financial institutions
- Grant opportunities (religious and civic organizations)
- Long-Term: Membership dues and the establishment of an endowment fund

Operating Budget Includes:

- Utilities
- Cleaning and Maintenance
- Insurance
- Educational Materials and Program Supplies
- Imam/Religious Leadership (initially voluntary; later funded)

Sustainability Plan:

- Transparent financial reporting
- Routine donor outreach
- Community involvement in fundraising decisions
- Pursuit of 501(c)(3) tax-exempt nonprofit status

8. Facilities Plan

Location:

The mosque will be located on 69640 Highway 111 in Rancho Mirage, centrally positioned to serve Palm Springs, Cathedral City, Rancho Mirage and Palm Desert. Its proximity to Eisenhower Health makes it especially convenient for healthcare workers and their families. The site is easily accessible by major roads and features high visibility with existing infrastructure.

Facility Features:

- Separate prayer halls for men and women

The facility includes three designated prayer areas, as follows:

- **723 sq. ft.** prayer area will be designated for **men**
- **268 sq. ft.** prayer area will be designated for **women**
- **428 sq. ft.** prayer area will be used as a **flexible overflow space**, accessible as needed during large congregational prayers or special events

- Wudu (ablution) areas

Ablution - is the act of briefly washing the face, hands, arms, and feet with water before prayer as a form of cleanliness. It takes just a few minutes and is typically done in a sink area prior to entering the prayer space.

- Shared spaces for educational use (such as the main prayer hall or lounge area, as needed) and a small library.
- Office space

The **second floor consists solely of an administrative office**, which will be used by staff or leadership for mosque-related operations. There are **no additional rooms or uses** on the second floor.

- Clerical Area

A dedicated preparation space for the Imam or prayer leader to review religious texts, prepare Khutbah (the formal sermons) and lectures, and coordinate worship activities. It may also be used for brief pastoral meetings with attendees. This space is exclusively for religious leadership support.

- Multipurpose meeting room

The lounge area is intended to serve as a **quiet and informal space** for congregants to gather **before or after prayer**, or while waiting for family members. It may also be used for casual conversation, rest, or light refreshments during community programming.

To maintain the sanctity of prayer times, **the lounge will not be used during active prayer**. During those times, individuals will be in the designated prayer areas. The lounge is simply meant to provide a welcoming and supportive environment outside of formal worship.

Adjacent to some prayer areas are existing enclosed or semi-enclosed seating areas (“booths”) designed for quiet reflection, rest, or private conversation. These are part of the Common Area and are not included in the designated prayer spaces.

- Ample parking (97 spaces)
- ADA-accessible entrances and restrooms
- Kitchen and dining area

The kitchen is intended to support the **religious and community based functions of the mosque**. Its primary use will be for **monthly community dinners, holiday celebrations, and occasional special events**. While it may be used periodically during weekly programming (such as preparing refreshments or light meals), it will **not be used for daily operations or any commercial purposes**.

The kitchen will remain a **support space**, aligned with the overall mission of the facility as a place of worship and community gathering.

- Storage Space

The facility includes 836 square feet of storage area. This storage space is necessary to support the mosque’s functions as both a place of worship and a religious facility with community-oriented programming. This area will be used to store:

- **Prayer rugs, partitions, and seasonal decorations** used during Ramadan, Eid, and other religious observances
- **Chairs, tables, and supplies** for lectures, educational classes, and community dinners
- **Books, teaching materials, and office supplies** for youth and adult religious education
- **Cleaning and maintenance equipment** necessary for daily operations

Given the variety of ongoing programs and events, the storage space ensures these materials are kept **organized and out of public areas**, helping to maintain a clean, welcoming environment. The size reflects the **long-term operational needs** of a congregation.

- Service Yard

The facility's exterior service yard functions as a utility and maintenance area. It is used for storing cleaning supplies and maintenance tools, temporarily placing waste bins before pickup, and providing access to building systems such as HVAC, electrical, or plumbing. This space is not accessible to the public and is dedicated to operational support only.

Security:

The facility will include appropriate lighting, security cameras, and clear signage to promote safety, accessibility, and community trust.

9. Operational Considerations and Community Assurances

The Islamic Society of the Desert is committed to operating with transparency, safety, and neighborhood sensitivity. Staffing will primarily consist of community volunteers serving on a voluntary basis, supported by up to two part-time employees as needed. This staffing model maintains a strong community-driven approach while ensuring operational efficiency. We will engage community volunteers on a rotational basis to avoid burnout, maintain clear communication with nearby residents, and welcome feedback through open forums. Facility security will include lighting and cameras, and no amplified outdoor sound will be used. Financial health will be supported through diverse fundraising and a long-term endowment plan, ensuring stability and continuity.

C.U.P. APPLICATION

ISLAMIC SOCIETY OF THE DESERT - RANCHO MIRAGE MOSQUE

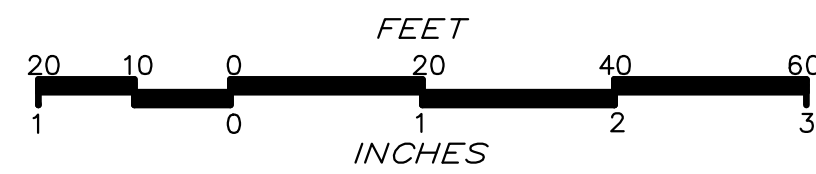
PARCEL 2 OF PARCEL MAP 36364, P.M.B. 232/76-78
SECTION 34, TOWNSHIP 4 SOUTH, RANGE 5 EAST, S.B.M.

SANBORN ARCHITECTURE GROUP, Inc.

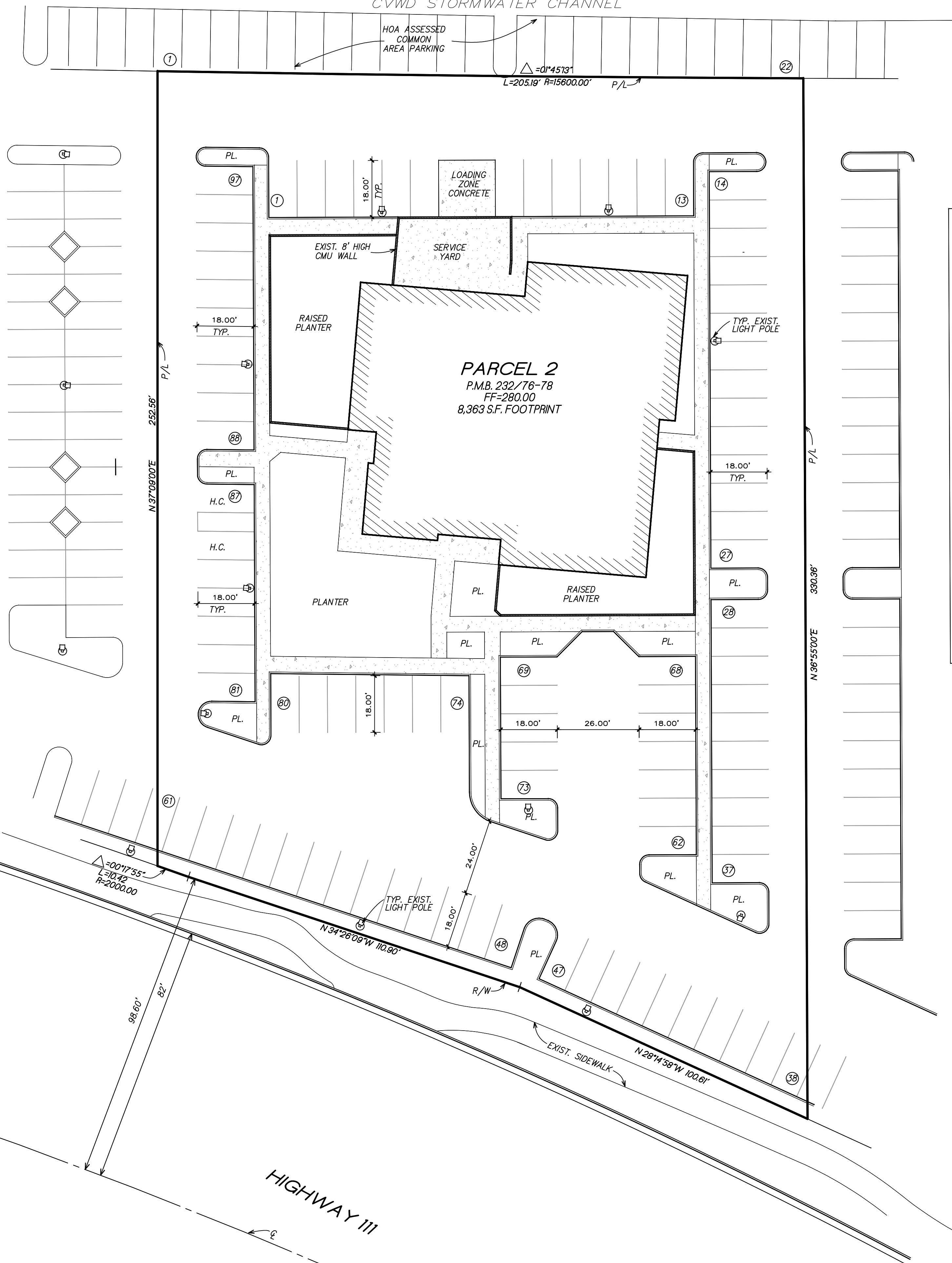
APRIL 2025

CVWD STORMWATER CHANNEL

ATTACHMENT 6



PARCEL 1
P.M.B. 232/76-78
(NOT A PART)



PARCEL 3
P.M.B. 232/76-78
(NOT A PART)

EXISTING PARKING STALLS
REGULAR STALLS : 95
ADA STALLS: 2
TOTAL STALLS: 97
HOA ASSESSED PARKING STALLS: 22

MEZZANINE	S.F.	RATIO	OCC.
GENERAL OFFICE	420	1/250	1.68
STORAGE	133	1/500	0.26
WALL CONST.	116		
TOTAL OCCUPANTS	669 S.F.		2

FLOOR PLAN	S.F.	RATIO	OCC.
PRAYER AREA #1	428	1/30	14.26
PRAYER AREA #2	268	1/30	8.93
PRAYER AREA #3	723	1/30	24.10
LOUNGE #1	474	1/30	15.80
CLERICAL	854	1/250	3.41
KITCHEN	1965	1/250	7.86
REFRESHMENT STATION	254	1/250	1
STORAGE	836	1/500	1.67
COMMON AREA	2306	1/250	9.22
WALL CONST.	255		
TOTAL OCCUPANTS	8363 S.F.		84.72

TOTAL PARKING REQUIRED 87
TOTAL PARKING EXISTING 97
TOTAL BLDG. S.F. = 9032 S.F.

OCCUPANCY FREQUENCY SCHEDULE

Monday: Up to 10 people
Tuesday: Up to 10 people
Wednesday: Up to 10 people
Thursday: Up to 10 people
Friday: 50 to 75 people between 1 PM and 3 PM
Saturday: Up to 10 people
Sunday: Up to 10 people

C.U.P. APPLICATION PROJECT DATA

EXHIBIT DATE:	8/18/2025		
PROJECT DATA:	ISLAMIC SOCIETY OF THE DESERT RANCHO MIRAGE MOSQUE		
APPLICANT:	72757 FRED WARING DR. #6 PALM DESERT, CA. 92260		
ADDRESS:			
CONTACT:	MIKE HAQUE	PHONE:	(760) 808-5995
LAND OWNER:	VENGE VENTURES		
ADDRESS:	200 S. PALM CANYON DR. PALM SPRINGS, CA. 92262		
CONTACT:	---		
EXHIBIT PREPARER:	SANBORN ARCHITECTURE GROUP, INC.		
ADDRESS:	71650 SAHARA ROAD SUITE 4 RANCHO MIRAGE, CA. 92270		
CONTACT:	ALLEN SANBORN	PHONE:	(760) 423-0600
SOURCE OF TOPOGRAPHY:	VAN SURVEYING INC.		
ADDRESS:	P.O. BOX 2250 RANCHO MIRAGE, CA. 92270		
DATE OF TOPOGRAPHY:	APRIL, 2025	PHONE:	(760) 250-4465
LEGAL DESCRIPTION:	PARCEL 2, P.M. 232/76-78		

PUBLIC UTILITY PURVEYORS:		
ELECTRIC:	SO. CALIFORNIA EDISON	760-202-4291
GAS:	SO. CALIFORNIA GAS CO.	760-324-4691
TELEPHONE:	FRONTIER	760-778-3601
TELEVISION:	SPECTRUM	760-674-5452
SEWER:	COACHELLA VALLEY WATER DISTRICT	760-398-2651
WATER:	COACHELLA VALLEY WATER DISTRICT	760-398-2651
WASTE MANAGEMENT:	BURRTEC WASTE MANAGEMENT RECYCLE CENTER	760-340-2113

ASSESSORS PARCEL NO.:	674-490-042
-----------------------	-------------

PROPERTY ADDRESS:	69640 HIGHWAY 111 RANCHO MIRAGE, CA. 92270
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AREA INFORMATION:	PARCEL AREA: TOTAL GROSS AREA = 1.36 ACRES 59,317 S.F.
-------------------	---

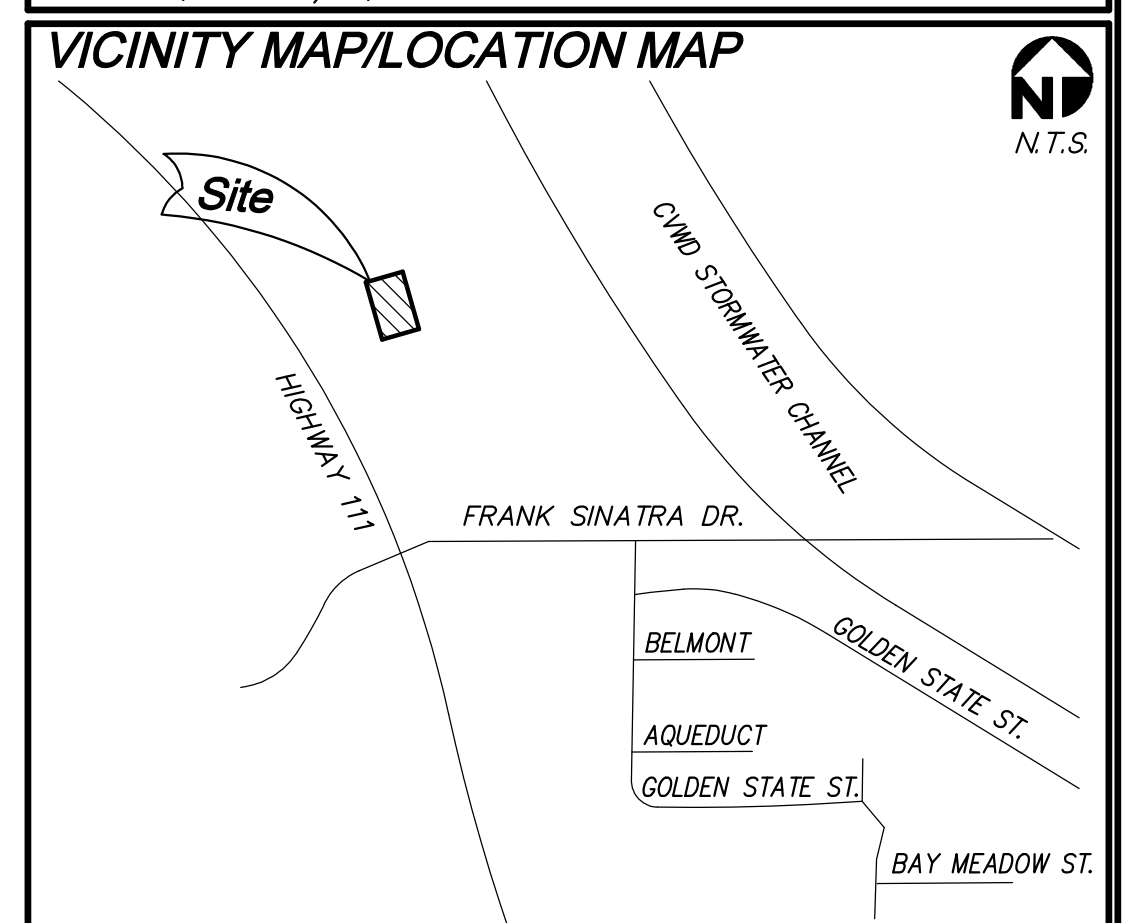
ZONING DESIGNATION:	EXISTING ZONING: COMMERCIAL
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GENERAL PLAN DESIGNATION:	EXISTING: GENERAL COMMERCIAL
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SURROUNDING LAND USES:	
NORTH	CVWD STORM CHANNEL
SOUTH	HIGHWAY 111
EAST	COMMERCIAL
WEST	COMMERCIAL

FLOOD ZONE:	CURRENT ZONING: THE PROPERTY IS SHOWN AS BEING IN FLOOD ZONE "X" ON FEMA MAP PANEL 06065C 1589G, REVISED AUGUST 28, 2008.
-------------	---

BASIS OF BEARING:	THE BASIS OF BEARING IS THE CENTERLINE OF HIGHWAY 111, P.M. 9760, P.M.B. 44/90, RECORDS AS N 14°43'38" W.
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- ### GENERAL NOTES
- LOT DIMENSIONS SHOWN HEREIN ARE APPROXIMATE
 - THIS MAP IS COMPILED FROM RECORD INFORMATION ONLY AND IS NOT TO BE USED AS A BOUNDARY SURVEY.
 - NO SEPTIC SEWAGE IS INTENDED FOR THIS SITE
 - SITE NOT SUBJECT TO OVERFLOW, INUNDATION, FLOOD HAZARDS

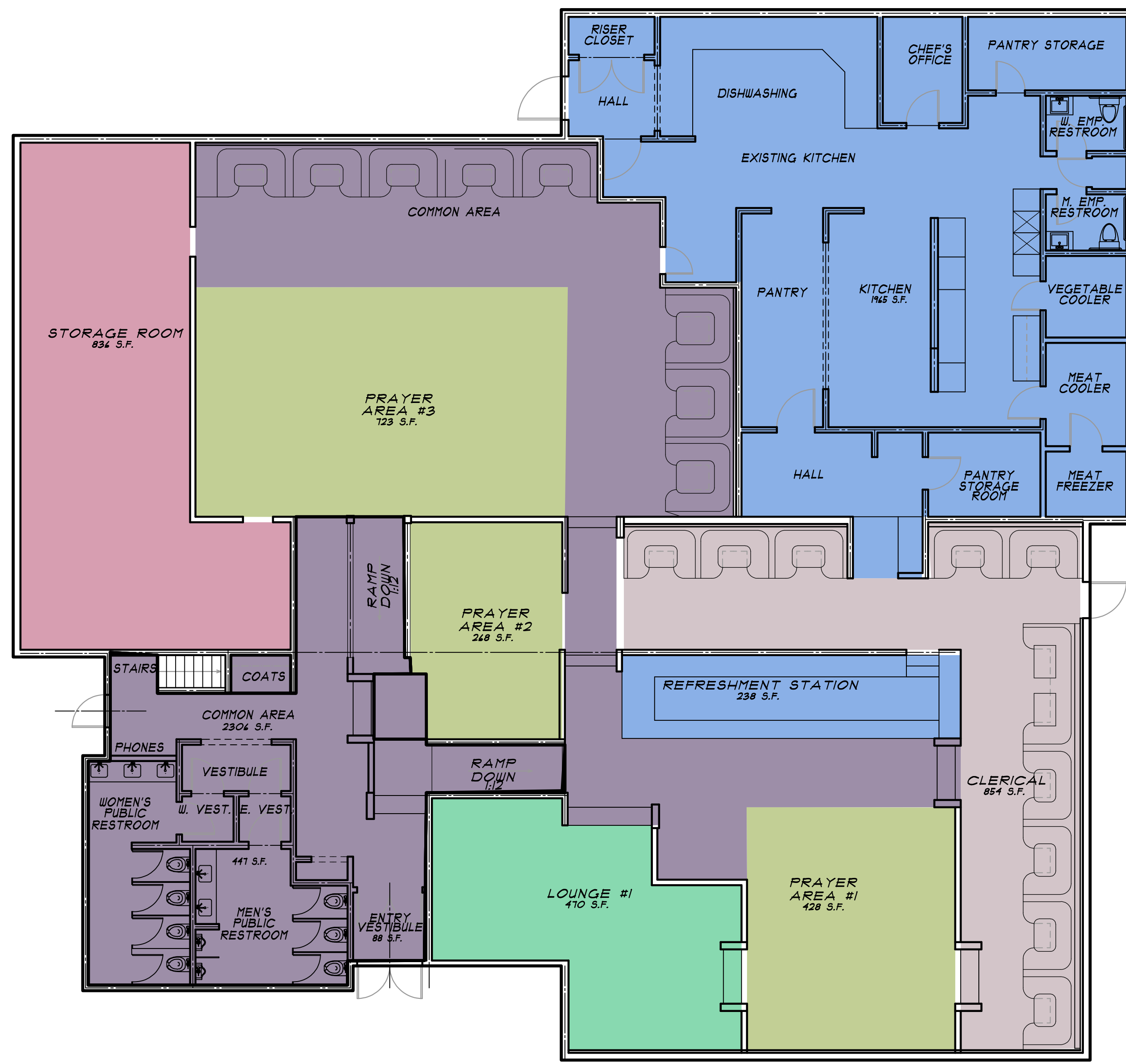
SANBORN ARCHITECTURE GROUP, Inc.

ALLEN SANBORN ARCHITECT
Exp. 12/9/2016

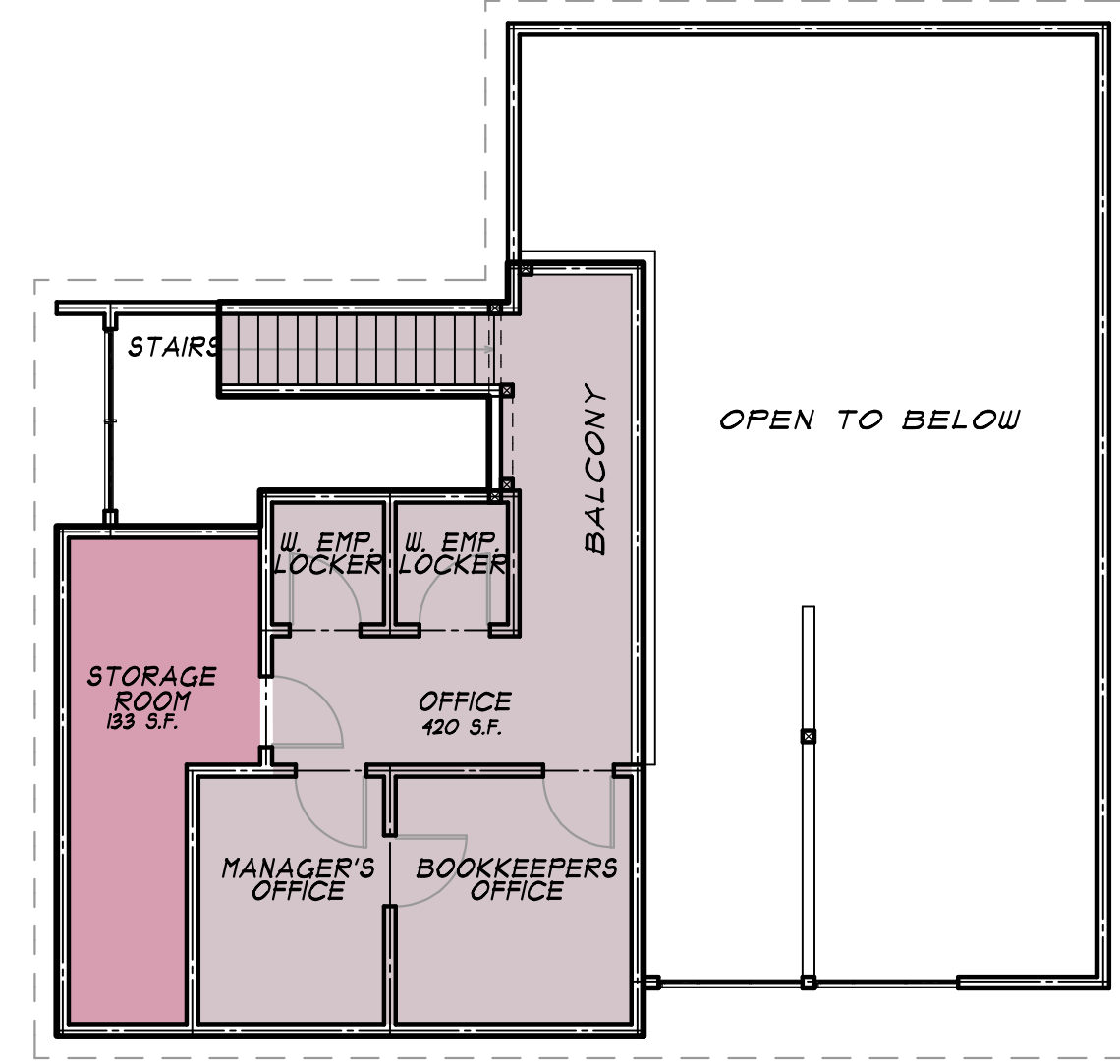
71650 SAHARA ROAD SUITE 4
RANCHO MIRAGE, CA. 92270
TEL (760) 423-0600
ALLEN@SANBORNAG.COM

Copyright 2025 Sanborn Architecture Group, Inc. All Rights Reserved	PLOT DATE: 8/18/2025	W.O.: 25-117	SCALE: 1"=20'
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C.U.P. APPLICATION
ISLAMIC SOCIETY OF THE DESERT
Rancho Mirage Mosque
PARCEL 2, P.M.B. 232/76-78
SECTION 3, T. 5 S., R. 5 E., S.B.M.



FLOOR PLAN
SCALE 1/8"=1'-0"



MEZZANINE PLAN
SCALE 1/8"=1'-0"

MEZZANINE			
	S.F.	RATIO	OCC.
GENERAL OFFICE	420	1/250	1.68
STORAGE	133	1/500	0.26
WALL CONST.	116		
TOTAL OCCUPANTS	669 S.F.		2

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PRAYER AREA #1	428	1/30	14.26
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 Friday: 50 to 75 people between 1 PM and 3 PM
 Saturday: Up to 10 people
 Sunday: Up to 10 people



ALLEN M. SANBORN ARCHITECT

LICENSED ARCHITECT
 ALLEN M. SANBORN
 No. C-16991
 EXP. 12/31/2025
 STATE OF CALIFORNIA

71650 SAHARA ROAD
 SUITE 4
 RANCHO MIRAGE, CA. 92270
 TEL (760) 423-0400
 ALLEN@SANBORNAG.COM

PROJECT TITLE:
 CLIP SUBMITTAL
 Islamic Society of the Desert
 Rancho Mirage Mosque

Rancho Mirage, CA. 92270

SHEET TITLE:
 NOTED FLOOR PLANS

REVISIONS

▲		
▲		
▲		
▲		

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U.O.	25-117	SCALE	1/8"=1'-0"
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SAVE DATE	8/18/2025		
DRAWN	Allen Sanborn		
SHEET NO.			

A2.0

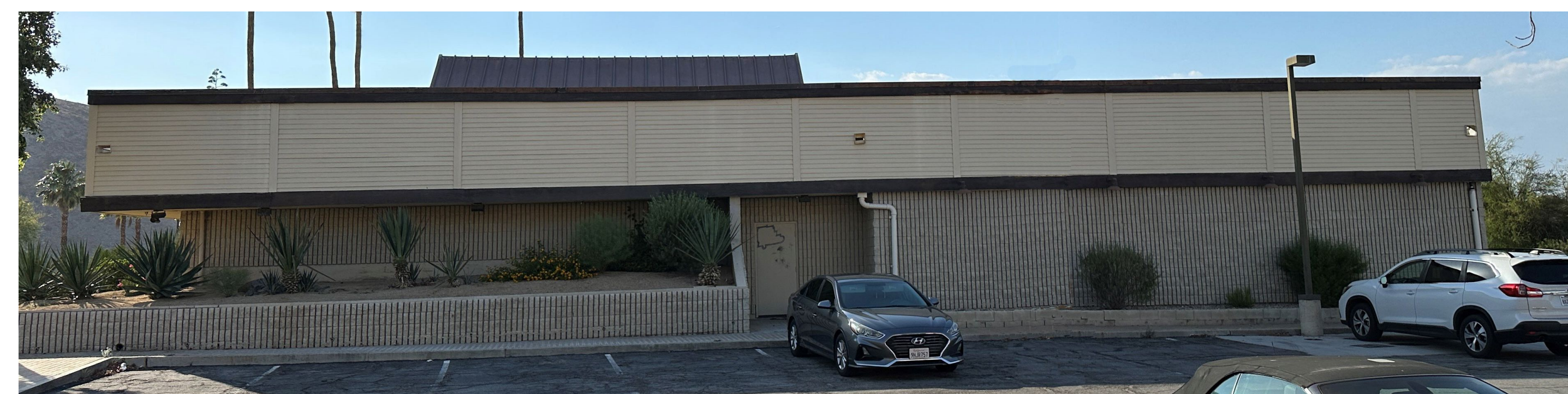
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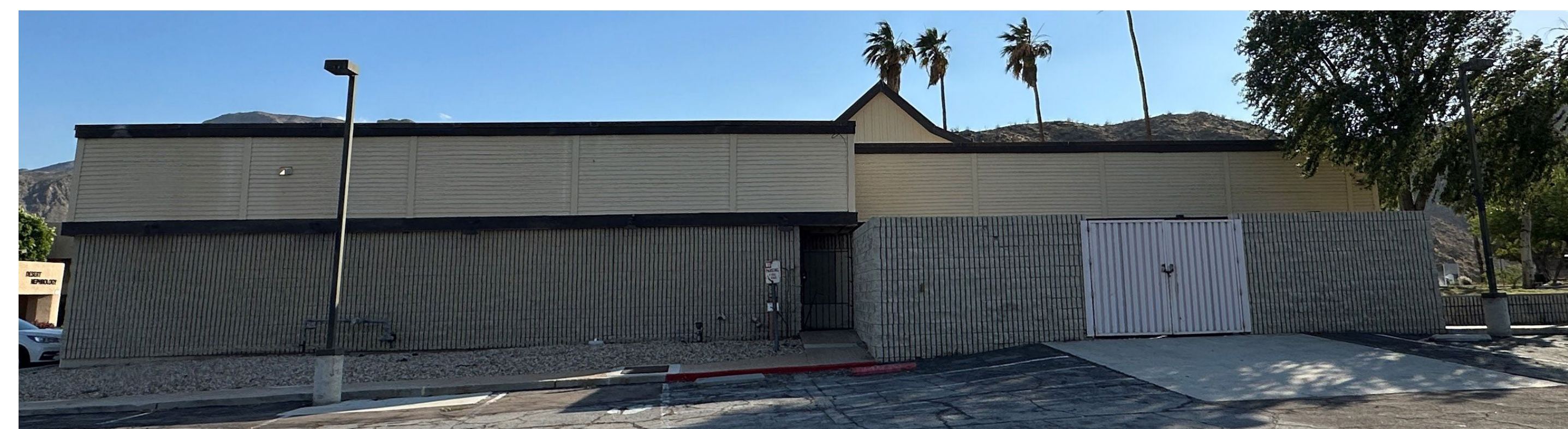
EXISTING SOUTH ELEVATION



EXISTING SOUTHEAST ELEVATION



EXISTING EAST ELEVATION



EXISTING NORTH ELEVATION



EXISTING WEST ELEVATION

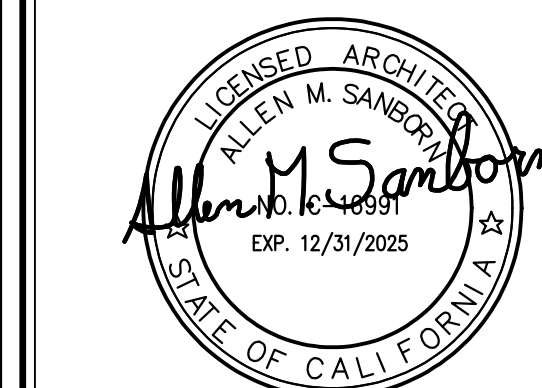


EXISTING SOUTHWEST ELEVATION

NOTE:
NO EXTERIOR CHANGES OR PAINTING IS
PROPOSED AS PART OF THIS APPLICATION



ALLEN M. SANBORN
ARCHITECT



11650 SAHARA ROAD
SUITE 4
RANCHO MIRAGE, CA. 92270
TEL (760) 423-0100
ALLEN@SANBORNAG.COM

APN: 674-490-042
PARCEL 2, PMB 232/16-78
SECTION 34, T4S, R5E,
RANCHO MIRAGE, CA. 92270
OWNER:
DESERT HOUSING VENTURES, LLC
28025 ACANA ROAD
PALOS VERDES, CA 90275

APPLICANT
ISLAMIC SOCIETY OF THE DESERT

PROJECT TITLE:
CUP SUBMITTAL
Commercial Building
Former Black Angus

Islamic Society of the Desert
Rancho Mirage, CA. 92270

SHEET TITLE:
EXISTING
ELEVATIONS

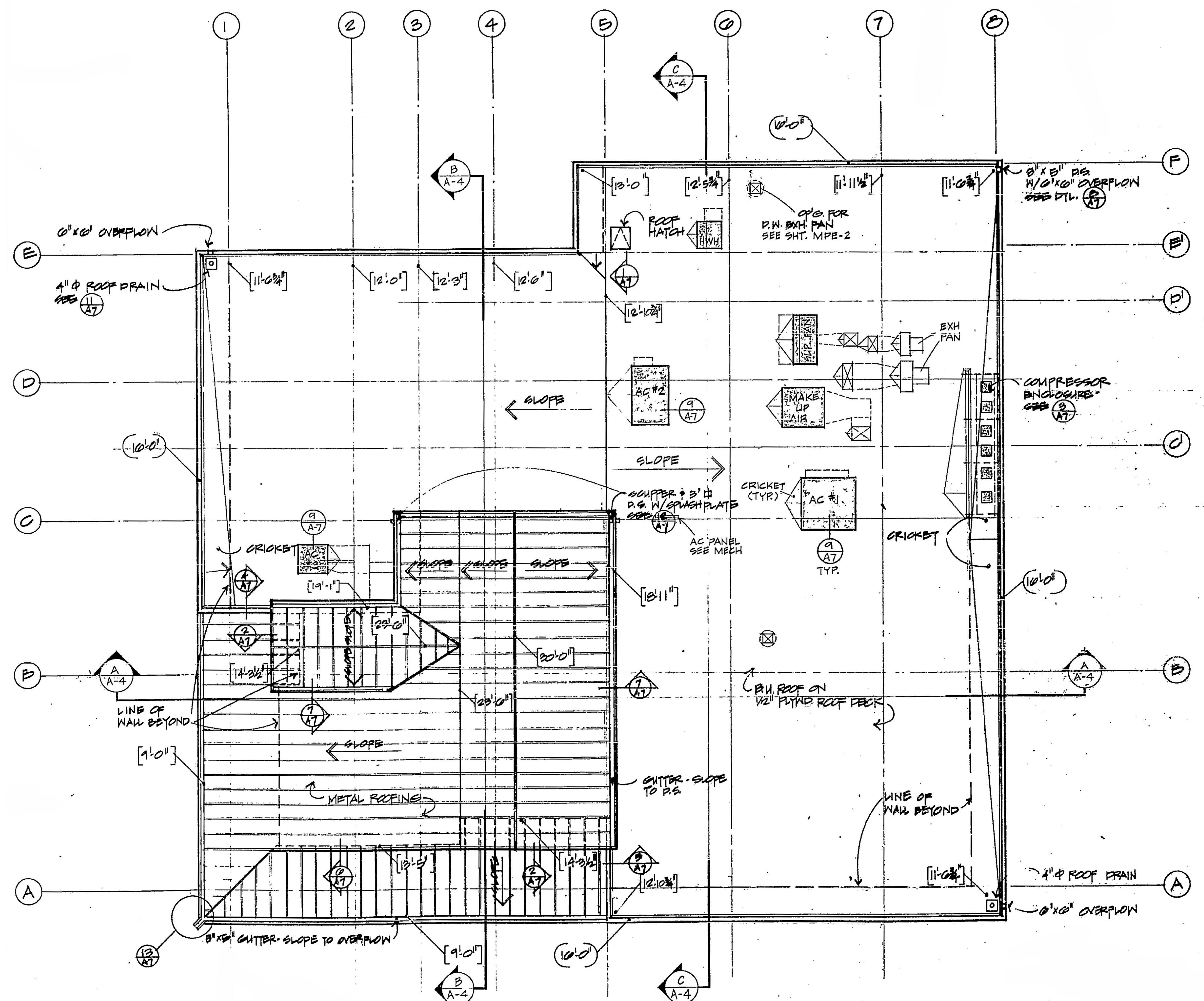
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U.O.	23-106	SCALE	1/8"=1'-0"
FILE NAME	ELEVATIONS		
SAVE DATE	5/8/2025		
DRAWN	Allen Sanborn		
SHEET NO.			

A3.0

PLOT DATE 5/7/2025 9:07 AM



ROOF PLAN
 1/8" = 1'-0"

NOTES
 1. REFER TO SHT. MPE-1 FOR ROOF DRAINAGE SYSTEM.

PROJECT TITLE:
CLIP SUBMITTAL
 Commercial Building
 Former Black Angus
 Islamic Society of the Desert
 Rancho Mirage, CA. 92270
 SHEET TITLE:
EXISTING
 ROOF PLAN

REVISIONS

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W.O.	23-106	SCALE	1/8" = 1'-0"
FILE NAME	ROOF ELEVATIONS		
SAVE DATE	1/11/2025		
DRAWN	Allen Sanborn		
SHEET NO.			

A4.0



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	QTY	DETAIL	WATER USE
TREES						
	BRA BEO	Brachychiton populneus x acerifolius / Hybrid Bottle Tree	Existing to remain	5		
	DAL SIS	Dalbergia sissoo / Rosewood	36" Box	10		Low - Medium
	OE	Olea europaea / Olive Multi-Trunk	Existing to remain	4		Very low
	PRO PH4	Prosopis x 'Phoenix' TM / Hybrid Mesquite	Existing to remain	3		
PALM TREES						
	PD	Phoenix dactylifera / Date Palm	16' BTH	2		Medium - High
	WR	Washingtonia robusta / Mexican Fan Palm	Existing to remain	7		Low
SHRUBS						
	BO	Bougainvillea x 'Oo-La-La' TM / Oo-la-la Bougainvillea	Existing to Remain	8		Medium
	CAS ART	Cassia artemisioides / Feathery Cassia	Existing to Remain	5		
	LAN HYB	Lantana x 'New Gold' / New Gold Lantana	Existing to Remain	1		Low
	LEU LAE	Leucophyllum laevigatum / Chihuahuan Sage	Existing to Remain	26		
CACTI						
	AA	Agave americana / Century Plant	Existing to Remain	23		Very low - Low
	EUP TIR	Euphorbia tirucalli / Pencil Tree	Existing to Remain	1		Very low - Low

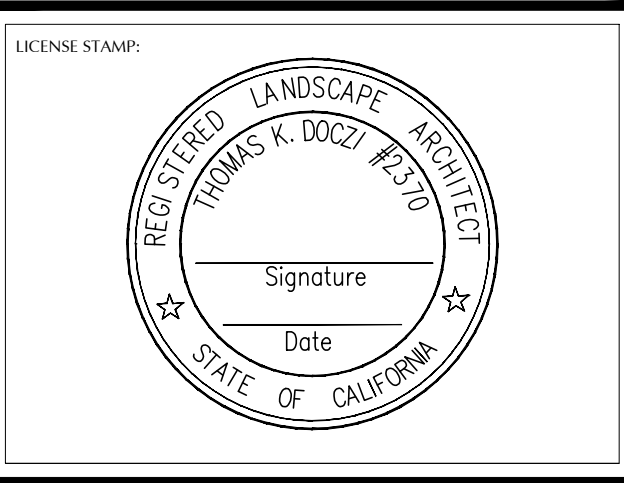
REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	K-101	3/4" Desert Gold Crushed Rock	5,240 sf	
	P-303	Existing Turf	4,478 sf	



T K D ASSOCIATES, INC.
 LAND PLANNING - LANDSCAPE ARCHITECTURE
 WATER CONSERVATION
 71-650 SAHARA ROAD SUITE 4
 RANCHO MIRAGE, CALIFORNIA 92270
 PH: (760) 776-1751 TDM@TKDINC.NET

PROJECT NAME
ISLAMIC SOCIETY OF THE DESERT
 69640 HWY. 111
 RANCHO MIRAGE CA
 APN: 670-490-042
 PARCEL 2, PMB 232 / 76-78



CONSULTANTS

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SHEET TITLE
PLANTING PLAN

NORTH

 SCALE
1"=20'
 PROJECT NUMBER
 3252

REVISIONS			
NO	DATE	TYPE	BY
	7-10-25	CITY COMMENTS	

DATE: 4-28-25
 ISSUED FOR:
 EFFECTIVE DATE:
 DESIGN BY: TKD
 DRAWN BY: TD
 FILENAME: 3252

SHEET NO:
 TOTAL **L-1.0**
 SHEETS

Important Notice - Underground Service Alert
 Section 4216/4217 of the Government Code requires a Dig Alert Identification Number be issued before a 'Permit to Excavate' will be valid. For your Dig Alert Identification Number call Underground Service Alert TOLL FREE at 1-800-227-2600 two working days before you dig.

Construction contractor agrees that in accordance with generally accepted construction practices, construction contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property, that this requirement shall be made to apply continuously and not be limited to normal working hours, and construction contractor further agrees to defend, indemnify and hold design professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting liability arising from the sole negligence of design professional.