

Zoning Administrator Hearing

CUP25-0018

El Dorado Hills Muslim Community Place of Worship



JUNE 24, 2026

PLANNING AND BUILDING DEPARTMENT - PLANNING DIVISION

Project Description

Conditional Use Permit to establish and operate an El Dorado Hills Muslim Community Place of Worship in an existing 7,988 square-foot tenant space.

Project Vicinity Map

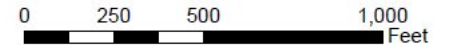


Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community

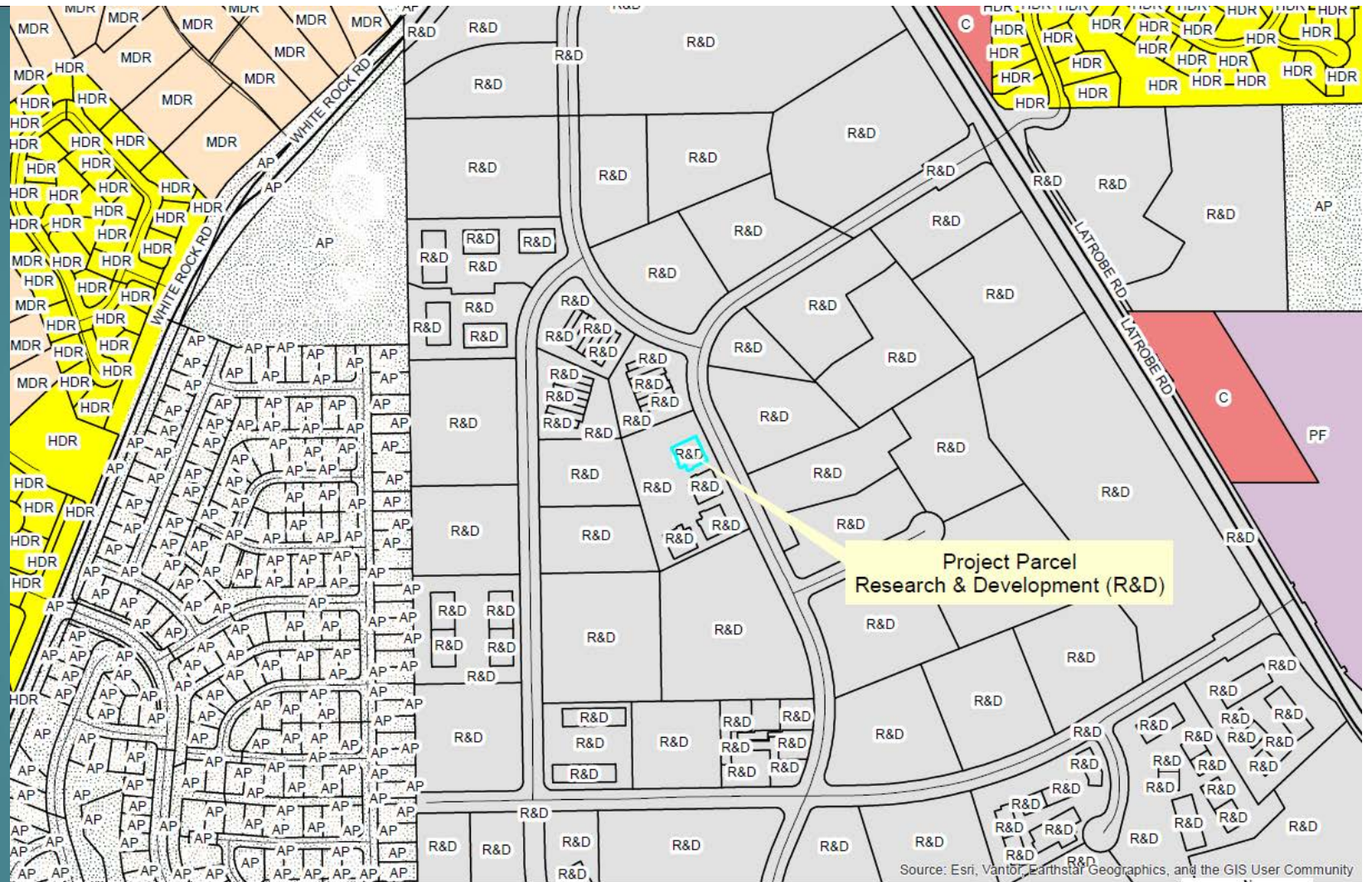


- Legend**
- Parcel Lines
 - Roads
 - MAJOR
 - MINOR

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Exhibit A - Vicinity Map



General Plan Land Use Map

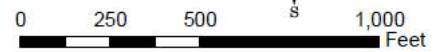


Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community

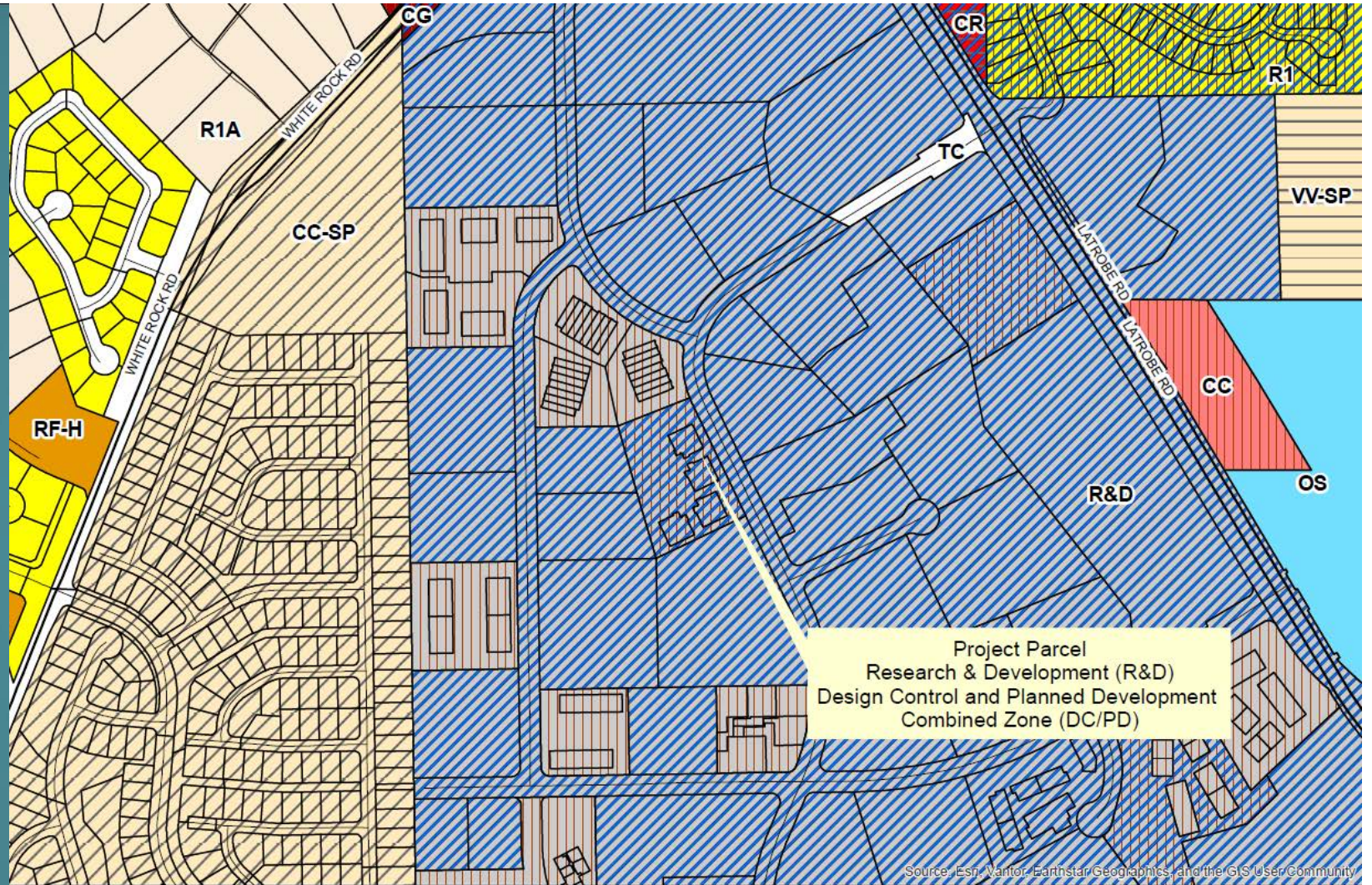
Legend

-  Parcel Lines
-  Commercial
-  High Density Residential
-  Medium Density Residential
-  Open Space
-  Public Facilities
-  Research & Development

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Exhibit C - General Plan Land Use Designation Map



Zoning Map

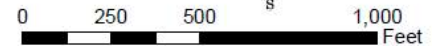


Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community

CUP25-0018 - El Dorado Hills Muslim Community Place of Worship
Exhibit D - Zoning Designation Map

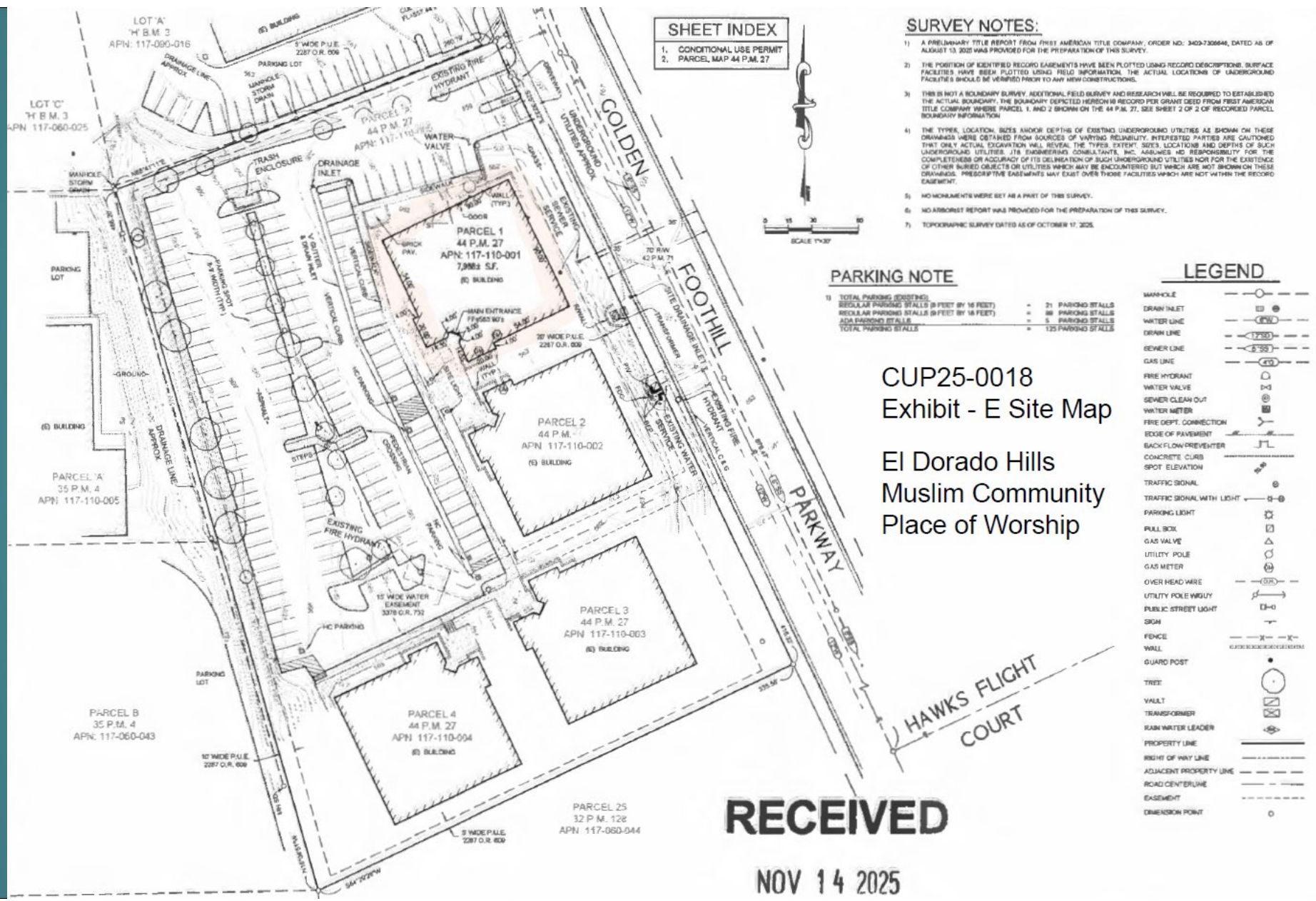
Legend

- | | | |
|------------------------------|---------------------------|------------------------------------|
| Parcel Lines | CC = Commercial Community | RF-H = Recreational Facility High |
| PD = Planned Development | CG = Commercial General | CC-SP = Carson Creek Specific Plan |
| DC = Design Control | CR = Commercial Regional | R1 = Residential Single Unit |
| OS = Open Space | R1A = Residential 1 Acre | VV-SP = Valley View Specific Plan |
| R&D = Research & Development | | TC = Transportation Corridor |



Project Plans:

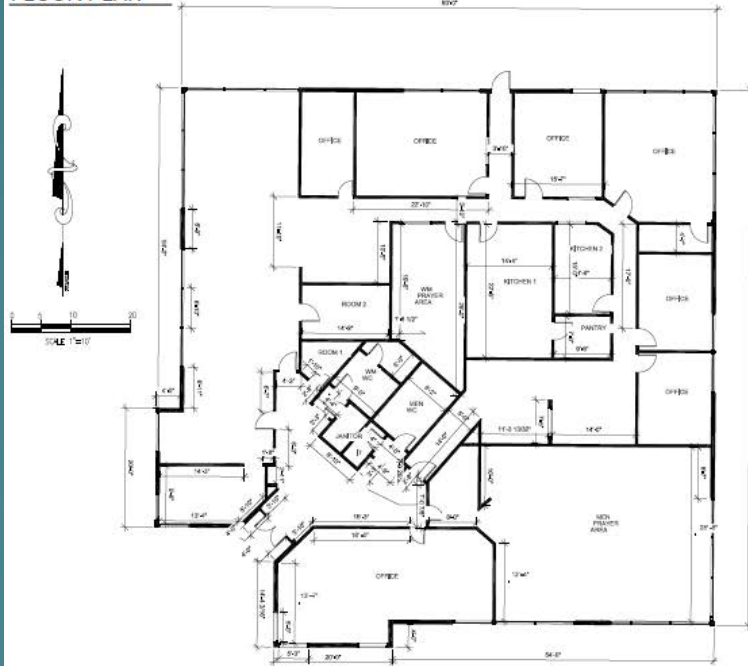
Site Map



Project Plans: Floor Plan

Exhibit F - Floor Plan
CUP25-0018/EI Dorado Hills Muslim Community Place of Worship

FLOOR PLAN



FLOOR PLAN NOTES

1. PROJECT SCOPE CONSISTS OF A CHANGE IN USE FROM BUSINESS (B) OCCUPANCY TO ASSEMBLY (A-3) OCCUPANCY FOR SMALL-SCALE INDOOR RELIGIOUS ASSEMBLY. NO INTERIOR OR EXTERIOR CONSTRUCTION, STRUCTURAL MODIFICATIONS, OR TENANT IMPROVEMENTS ARE PROPOSED.
2. EXISTING BUILDING IS A SINGLE-STORY COMMERCIAL STRUCTURE WITH A TOTAL FLOOR AREA OF APPROXIMATELY 7,988 SQUARE FEET.
3. THE BUILDING WILL BE UTILIZED AS-IS. NO ADDITIONS, ALTERATIONS, OR EXPANSIONS ARE PROPOSED.
4. THE PROPOSED USE CONSISTS OF SHORT-DURATION INDOOR PRAYER GATHERINGS WITH LIMITED ATTENDANCE. ALL ACTIVITIES OCCUR INDOORS.
5. MAXIMUM EXPECTED OCCUPANT LOAD IS LESS THAN 50 PERSONS DURING PEAK ASSEMBLY PERIODS.
6. OCCUPANT LOAD IS BASED ON ACTUAL USE AND OPERATIONAL CHARACTERISTICS AND IS WELL BELOW THE THRESHOLD FOR LARGE ASSEMBLY OCCUPANCY.
7. THE BUILDING IS PROVIDED WITH EXISTING CODE-COMPLIANT MEANS OF EGRESS, INCLUDING DIRECT EXIT ACCESS TO THE EXTERIOR.
8. EXIT DOORS, EXIT PATHS, AND DOOR SWINGS ARE SHOWN ON THIS PLAN AND MAINTAINED CLEAR AT ALL TIMES.
9. NO CHANGE TO EXISTING FIRE-RESISTIVE CONSTRUCTION, EXITS, OR LIFE SAFETY SYSTEMS IS PROPOSED.
10. EXISTING FIRE DEPARTMENT ACCESS AND ON-SITE FIRE HYDRANTS REMAIN UNCHANGED.
11. NO FIRE SPRINKLER SYSTEM IS PROPOSED OR REQUIRED PER APPLICABLE CALIFORNIA BUILDING AND FIRE CODE SECTIONS (SEE CODE SUMMARY).
12. NO FIRE ALARM SYSTEM MODIFICATIONS ARE PROPOSED.
13. ALL REQUIRED ADDRESS IDENTIFICATION SHALL BE MAINTAINED PER LOCAL FIRE DEPARTMENT REQUIREMENTS.

LIFE SAFETY / CODE SUMMARY

OCCUPANCY CLASSIFICATION: ASSEMBLY GROUP A-3 (RELIGIOUS ASSEMBLY)

BUILDING AREA: 7,988 SF

NUMBER OF STORIES: 1 STORY

MAXIMUM OCCUPANT LOAD: LESS THAN 50 PERSONS (ACTUAL OPERATIONAL ATTENDANCE)

CONSTRUCTION TYPE: EXISTING (NO CHANGE)

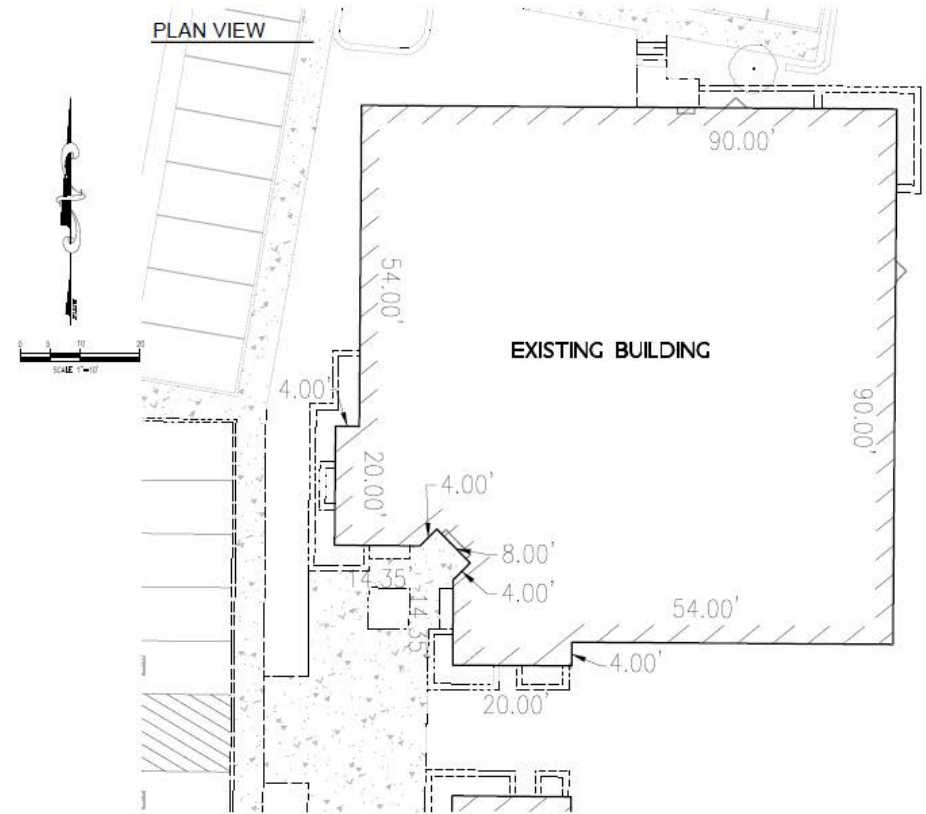
FIRE SPRINKLER REQUIREMENT: NOT REQUIRED

CODE BASIS:

- * CBC SECTION 903.2.1.3 - AUTOMATIC SPRINKLERS REQUIRED FOR A-3 OCCUPANCIES ONLY WHEN FIRE AREA EXCEEDS 12,000 SF OR OCCUPANT LOAD EXCEEDS 300 PERSONS
- * PROPOSED USE IS BELOW BOTH AREA AND OCCUPANT LOAD THRESHOLDS
- * BUILDING IS SINGLE STORY WITH DIRECT EXIT ACCESS

FIRE ALARM SYSTEM: NOT REQUIRED TO BE MODIFIED; NO NEW SYSTEM PROPOSED

PLAN VIEW



Environmental Review

Staff has reviewed the project and has determined Conditional Use Permit CUP25-0018 is Categorically Exempt pursuant to Section 15301 (Existing Facilities), of the CEQA Guidelines. Class 1 categorical exemptions consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features involving negligible or no expansion of existing or former use. Specifically, (a) includes “interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances.” Approval of this Conditional Use Permit would allow for internal uses for an existing structure.

Staff Recommendation

Staff recommends the Zoning Administrator take the following actions:

1. Find Conditional Use Permit CUP25-0018 to be Categorically Exempt pursuant to Section 15301, Existing Facilities, of the CEQA Guidelines; and
2. Approve Conditional Use Permit CUP25-0018, based on the Findings and subject to the Conditions of Approval as presented.