

TOWN OF YUCCA VALLEY PLANNING COMMISSION MEETING



The Mission of the Town of Yucca Valley is to
provide a government that is responsive to its citizens
to ensure a safe and secure environment
while maintaining the highest quality of life.

**PLANNING COMMISSION: 6:00 PM
TUESDAY, JUNE 9, 2026**

Yucca Valley Community Center - Yucca Room
57090 Twentynine Palms Highway
Yucca Valley, CA 92284

Join Zoom Meeting

<https://zoom.us/j/93979533657?pwd=yvA5JfH2Pe9fCXt58IVM5EZCzTtjq5.1>

Meeting ID: 995 7960 6104

Passcode: 093185

Use the above link to virtually access the meeting. You will automatically be muted upon entry. During the meeting, participants will be prompted to "raise hand" or inform the meeting moderator when wishing to make a public comment. Comment time is limited to 3 minutes or as instructed by the Mayor/Chair. If any technical difficulties occur resulting in lack of connectivity or virtual streaming, the in-person meeting will continue to proceed.

* * * *

Planning Commission

James Henderson

Gerard Noonan

J Clint Stoker

Mathew Thomas

Alejandro Vasconcelos

* * * *

TOWN ADMINISTRATIVE OFFICE:

760-369-7207

Public Comments: townclerk@yucca-valley.org

www.yucca-valley.org

AGENDA
MEETING OF THE PLANNING COMMISSION
TUESDAY, JUNE 9, 2026, 6:00 PM

The Town of Yucca Valley complies with the Americans with Disabilities Act of 1990. If you require special assistance to attend or participate in this meeting, please call the Town Clerk's Office at (760) 369-7209 at least 48 hours prior to the meeting

The meeting agenda packet is available for public view in the Town Hall lobby and on the Town's website at www.yucca-valley.org prior to the meeting. For more information on an agenda item or the agenda process, please contact the Town Clerk's office at (760) 369-7209 ext. 226.

If you wish to comment on any agenda item or on any subject not on the agenda during public comments, please fill out a request to speak card and give to the Town Clerk/Commission Secretary. Comment time is limited to 3 minutes.

Where appropriate or deemed necessary, action may be taken on any item listed in the agenda.

OPENING CEREMONIES:

Call to Order

Roll Call

James Henderson, Gerard Noonan, J Clint Stoker, Alejandro Vasconcelos, Mathew Thomas

Pledge of Allegiance

Approval of Agenda

1. Approve the meeting agenda for June 9, 2026, as prepared.

Recommendation:

Approve the meeting agenda for June 9, 2026, as prepared.

Department Reports

2. Land Development Update

Recommendation:

That the Planning Commission receives and files the report.

3. Policy Discussion on Extensions and Timelines for Conditional Use Permits (CUP) and Site Plan Review Permits (SPR)

Recommendation:

The the Planning Commission receives and files the staff report regarding potential amendments to the Development Code related to Conditional Use Permit (CUP) and Site Plan Review (SPR) approval timelines and extension limits, and that Planning Commission directs staff to schedule a public hearing on the proposed amendment for the Planning Commission meeting of July 14, 2026.

Future Agenda Items

Public Comments

The Planning Commission takes this time to consider your comments on items of concern which are not on the agenda. When you are called to speak, please state your name and community of residence. Please limit your comments to 3 minutes or less. Inappropriate behavior which disrupts, disturbs, or otherwise impedes the orderly conduct of the meeting will result in forfeiture of your public comment privileges. The Planning Commission is prohibited by State law from taking action or discussing items not on the printed agenda.

Staff Reports and Comments**Commissioner Reports and Comments****Announcements**

Upcoming Meeting Schedule: The next regular meeting of the Yucca Valley Planning Commission will be held on Tuesday, June 23, 2026, at 6:00 PM in the Yucca Valley Community Center Yucca Room.

Adjournment

**Town of Yucca Valley
Planning Commission Staff Report**



To: Planning Commission

From: Jared Jerome, Senior Planner, Evan Willoughby, Assistant Planner

Date: May 27, 2026

Meeting Date: June 9, 2026

Subject: Land Development Update

Recommendation:

That the Planning Commission receives and files the report.

Prior Review:

There has been no prior review of this item.

Discussion:

Town staff will provide the Planning Commission with an update on current private land development and capital projects and anticipated schedules.

Alternatives

None.

Fiscal Impact:

None.

Attachments

None

**Town of Yucca Valley
Planning Commission Staff Report**



To: Planning Commission

From: Evan Willoughby, Assistant Planner, Jared Jerome, Senior Planner

Date: June 4, 2026

Meeting Date: June 9, 2026

Subject: Policy Discussion on Extensions and Timelines for Conditional Use Permits (CUP) and Site Plan Review Permits (SPR)

Recommendation:

The the Planning Commission receives and files the staff report regarding potential amendments to the Development Code related to Conditional Use Permit (CUP) and Site Plan Review (SPR) approval timelines and extension limits, and that Planning Commission directs staff to schedule a public hearing on the proposed amendment for the Planning Commission meeting of July 14, 2026.

Prior Review:

The Planning Commission had prior discussion on this subject at their meeting of April 28, 2020, and July 28, 2020. At the July 28, 2020, meeting the Planning Commission unanimously voted 5-0 to forward a recommendation to the Town Council for direction on preparation of Development Code Amendments for Conditional Use Permit (CUP) and Site Plan Review (SPR) approval timelines and extension limits.

The Town Council, at their meeting on April 6, 2021, unanimously voted 5-0 to direct the Planning Commission and staff to initiate a Development Code Amendment establishing maximum approval time periods for Conditional Use Permits and Site Plan Reviews and to forward a recommendation to the Town Council for consideration.

Discussion:

The Town Council's direction has not yet been implemented through a formal Development Code Amendment process. As a result, the Town's existing regulations continue to govern Conditional Use Permit and Site Plan Review approvals.

Based on prior Planning Commission discussion and Town Council direction, staff is seeking Commission input regarding:

- Whether the previously discussed framework of two extensions, each not exceeding two years, remains appropriate;
- Whether alternative extension periods or limitations should be considered; and
- Any additional circumstances or findings that should be incorporated into a future ordinance amendment.

Staff will utilize the Commission's direction to prepare a draft Development Code Amendment and associated public hearing materials.

Alternatives

None

Fiscal Impact:

None

Attachments

1. 4 28 2020 PC Staff Report
2. 4 28 2020 PC Minutes
3. 7 28 2020 PC Staff Report
4. 7 28 2020 PC Minutes
5. 4 6 2021 TC Staff Report
6. 4 6 2021 TC Minutes

Town of Yucca Valley
PLANNING COMMISSION STAFF REPORT

To: Honorable Chair and Planning Commissioners
From: Jared Jerome, Associate Planner

Date: April 23, 2020
Meeting Date: April 28, 2020

Subject: Conditional Use Permit Timeline Comparison

Recommendation:

That the Planning Commission receives and files the Conditional Use Permit Timeline staff report.

Discussion:

During Planning Commission review of an extension request for Conditional Use Permit (CUP) 05-07 on February 11, 2020, the Commission requested staff review Conditional Use Permit time limits and extension time limits for neighboring jurisdictions. Staff reviewed CUP time limits for twenty-one (21) jurisdictions within San Bernardino County. **Table 1**, below, shows the resulting CUP time limits and extension time limit comparison. The majority of initial time limits for a CUP in the County is two (2) to three (3) years, with one (1) year extensions. Several jurisdictions do not have a limit on how many extensions can be filed, but one (1) extension is also typical.

Table 1: Conditional Use Permit Timeline Comparison

Municipality	Initial Time Limit	Extension Time Limit	Extension Limit	Code Section
29 Palms	2 years	2 years	NA	19.42
Adelanto	2 years	5 years	3 extensions (2 2-year; 1 1-year)	17.130.060
Apple Valley	3 years	2 years	1 extension	9.16
Barstow	6 months	1 year	2 extensions	19.30.070
Big Bear lake	2 years	1 year	“One or more”	17.03.170
Chino Hills	1 year	1 year	1 extension	16.68.060
Colton	1 year	1 year	4 extensions	18.58.070
Fontana	2 years	1 year	1 extension	30-164
Hesperia	3 years	1 year	NA	16.12
Highland	3 years	3 years	NA	16.08.200
Loma Linda	1-2 years (based on COA)	Discretion of PC	Discretion of PC	17.30
Montclair	6 months	Discretion of	Discretion of PC	11.78.080

		PC		
Ontario	1 year	5 years	Not to exceed 5 years	2.02.025
Rancho Cucamonga	2 years	1 year	1 extension	17.16.150
Redlands	2 years	1 year	3 extensions	18.192
Rialto	6 months	NA	NA	18.66
San Bernardino (City)	2 years	1 year	1 extension	19.36
San Bernardino (County)	3 years	3 years	NA	86.06.060
Upland	2 years	1 year	1 extension	17.45.060
Victorville	2 years	90 days	NA	16-3.02
Yucaipa	3 Years	3 Years	1 extension	83.030105
Yucca Valley	3 years	3 years	NA	9.63

Attachments:

CUP Comparison Table

Municipality	Initial Time Limit	Extension Time Limit	Extension Limit	Code Section
29 Palms	2 years	2 years	NA	19.42
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San Bernardino (City)	2 years	1 year	1 extension	19.36
San Bernardino (County)	3 years	3 years	NA	86.06.060
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Victorville	2 years	90 days	NA	16-3.02
Yucaipa	3 Years	3 Years	1 extension	83.030105
Yucca Valley	3 years	3 years	NA	9.63

Associate Planner Jerome: Okay. And then update on short-term vacation rentals, they're actually still kind of trickling in. We have, here it says, 193 applications since the start of the program. I still get calls every day about potential short-term rentals. Obviously not in operation right now. Let's see. Single-family residential permitting. 43 single-family permits have been issued since July of 2019, and 28 in Plan Check that have not been issued. Shoe City, that's the northwest corner of Highway 62 and 247. You've probably seen that they're moving forward on that. I've seen a bunch of construction happening in the past couple of weeks.

Deputy Town Manager Stueckle: We have also had some inquiries for potential health-type facility to be located in the former JC Penney's tenant space at the old Walmart site. So that's very positive to hopefully get some uses back inside that commercial center. I think that concludes our overview of the projects that are currently in the system. And we'd be happy to answer any questions following public comment.

Chair Brad: Okay. Thank you. One question. The health UC mentioned at JC Penny, is that more like urgent care center or what kind of health use?

Deputy Town Manager Stueckle: That is more of a health club exercise, like a 24-hour fitness or those types of operations.

Chair Napientek opened Public Comment. With no members of the public wishing to speak, Chair Napientek closed Public Comment.

MOTION:

That the Planning Commission receives and files the report. (Presented at the meeting).

- RESULT:** RECEIVED AND FILED [UNANIMOUS]
- MOVER:** Brad Napientek, Chair
- SECONDER:** Margie Trandem, Vice Chair
- AYES:** Napientek, Stoker, Trandem, Henderson, Thomas

Conditional Use Permit Timeline Comparison

Associate Planner Jerome: This is another recommendation to receive and file. At the February 11th planning commission meeting, there was a comment from a commissioner to review neighboring jurisdictions in San Bernardino to see how their Conditional Use Permit timelines are structured and, specifically, how their extension process works, and if there's a limit on extensions. So in table one, you will see a list of-- I think there's 21 municipalities in San Bernardino County in alphabetical order there. That's in the first column. The second column is the initial time limit from approval to start of construction was the typical criteria. The extension time limit which is, when you file for extension, how long that first extension is. And then the next column is how many times that extension can be renewed, and the code section just for verification purposes. You'll see that, for the initial time limit, one to two years looks like it's the

most common, with some three-year permissions sprinkled in there. Most do have some sort of extension limit kind of varied quite a bit, but, from one extension to, I think, three extensions. Colton has four. So between one and four extensions. Some code was unclear. I tried checking with the planning departments of each of these places, in which you'll see some of them, like Loma Linda, was at the discretion of Planning Commission about extensions. But most are one extension, it looks like. So we did not include any recommendations this evening in terms of potential changes and recommending that up to the council to give direction.

Deputy Town Manager Stueckle: We just wanted to get some information back to the Commission, give you an opportunity to kind of start absorbing this background data. We anticipate bringing this back to you either in May or June with a formal recommendation and any further analysis that we will have completed by that time. So the recommendation this evening is to receive and file. And be happy to answer any questions following public comment.

Commissioner Stoker: On the Adelanto extension limit, it looks like they only allow for five years total of extensions, right? Is that where I read it?

Associate Planner Jerome: Their process is kind of confusing. So you could do two two-year extensions followed by one one-year extension or a five-year total.

Chair Napientek opened Public Comment. With no members of the public wishing to speak, Chair Napientek closed Public Comment.

MOTION:

That the Planning Commission receives and files the Conditional Use Permit Timeline staff report.

- RESULT:** RECEIVED AND FILED [UNANIMOUS]
- MOVER:** James Henderson, Commissioner
- SECONDER:** Mathew Thomas, Vice Chair
- AYES:** Napientek, Stoker, Trandem, Henderson, Thomas

FUTURE AGENDA ITEMS

Deputy Town Manager Stueckle: we are scheduled-- the next Planning Commission meeting is scheduled for May 12th. That will include the continued public hearing for the variance, as well as a public hearing for what we will call SB, or Senate Bill, 743. It's a change is in state law in how traffic studies are prepared for SECRA analysis in the State of California. So we'll have those two public hearings and we may have additional information, items, on the agenda that evening. Hopefully - we'll keep our fingers crossed - maybe by then, we'll also have some positive news coming out of Sacramento on the stay-at-home order and all of those other issues that we're dealing with today. But those are the two items that are currently scheduled.

Town of Yucca Valley

PLANNING COMMISSION STAFF REPORT

To: Honorable Chair and Planning Commissioners
From: Jared Jerome, Associate Planner

Date: July 23, 2020
Meeting Date: July 28, 2020

Subject: Planning Commission Request, Conditional Use Permit/Site Plan Review, Time Extension(s) Limit, Request for Direction from the Town Council

Recommendation:

That the Planning Commission forward to the Town Council the recommended policy framework for consideration of amendments to the adopted permit processing timelines for Conditional Use Permits and Site Plan Reviews.

Prior Review

This matter was last reviewed by Planning Commission on April 28, 2020.

Executive Summary

At their meeting of April 28, 2020, the Planning Commission reviewed a staff report discussing Conditional Use Permit (CUP/Site Plan Review, SPR) time extension limits in neighboring jurisdictions. Those suggested updates are reflected in the discussion below.

Order of Procedure

- Request Staff Report
- Request Public Comment
- Commission Discussion /Questions of Staff
- Motion/Second
- Discussion on Motion
- Call the Question

Discussion:

The following policy framework outlines the Commissions discussion on possible amendments to the Development Code for permit processing timelines.

- The Planning Commission identified several projects that have been granted for extensions covering more than ten years since the original approvals, and the projects were not moving forward towards construction;
- Most agencies surveyed establish maximum number of time extensions that may be granted for a CUP or SPR;
- The Commission desired to establish a maximum number of time extensions that be granted for a CUP or SPR;

Below is a summary of recommended updates to Development Code of Yucca Valley, Section 9.63.110, Extension of Time.

The mean average extension time limit of the neighboring jurisdictions analyzed at the April 28, 2020 Planning Commission meeting is two (2) years, with limit of two (2) extensions. Two (2) extensions of two (2) year duration results in a total time extension limit of four (4) years total.

9.63.110: EXTENSION OF TIME:

The commission may grant a maximum of two (2) time extensions not to exceed two (2) years per extension. Applications shall be made on a form to be provided by the planning division. Prior to the granting of an extension, the planning division shall review the previously approved project to ensure it is consistent with all current provisions of the general plan, development code and other town ordinances and that the findings for approval of a conditional use permit in compliance with section 9.63.080, "Required Findings", of this chapter, can be made. Based upon this review, additional conditions of approval may be imposed upon the project by the review authority when the extension of time is approved. The commission may grant additional extensions of time provided that the project is consistent with the general plan, development code, master plans and specific plans. (Ord. 243, 10-15-2013)

9.68.110: EXTENSION OF TIME:

The commission may grant a maximum of two (2) time extensions not to exceed two (2) years per extension. Applications shall be made on a form to be provided by the planning division. Prior to the granting of an extension, the planning division shall review the previously approved project to ensure it is consistent with all current general plan, development code and other town ordinances and that the findings for approval of a site plan and design review permit in compliance with section 9.68.080, "Required Findings", of this chapter, can be made. Based upon this review, additional conditions of approval may be imposed upon the project by the review authority when the extension of time is approved.

The commission may grant additional extensions of time provided that the project is consistent with the general plan, development code, master plans and specific plans. (Ord. 243, 10-15-2013)

Alternatives: The Planning Commission may identify desired amendments as deemed appropriate.

Fiscal impact: Staff time for a limited number of Development Code Amendments is budgeted annually in the Town's operating budget.

Attachments:

9.63 Conditional Use Permit

9.68 Site Plan Review
CUP Time Limit Comparison Table
2020 0428 Full Minutes

DEPARTMENT REPORTS**1. Planning Commission Request, Conditional Use Permit/Site Plan Review, Time Extension(s) Limit, Request for Direction from the Town Council**

Associate Planner Jerome: Good evening, commissioners. As you might recall this was last reviewed April 28th, 2020. We discussed limiting the extensions of conditional use permit and site plan review approvals. I believe right now they're basically infinite. So at the April meeting, we had presented a handful of neighboring jurisdictions code for how to deal with conditional use permits and similar type of permits. If you recall, the majority of them were two to three extensions and two to three years per extension. So we basically put this into a spreadsheet and came up with an average for both the number of years a permit can be extended and also how many extensions would be granted and the mean average per both of those was two. So each extension could be two years and then with a limit of two extensions, so that would add a total of four years onto the initial approval. You can see the text for the changes for sections 9.63 and 9.68 on page 100, back of page 100, which basically does exactly what I said. It adds in a maximum of two time extensions not to exceed two years per extension. That concludes the staff report for this item. Our recommendation is for the Planning Commission to forward the recommended policy framework for consideration of amendments to the adopted permit processing timelines for Conditional Use Permits and Site Plan Reviews to the Town Council.

Chair Napientek opened Public Comment. With no members of the public wishing to speak, Chair Napientek closed Public Comment.

Commissioner Stoker: Just to understand, it's from the time it gets approved, it would be a total of seven years? Is that just the consensus?

Initial three years and then two year extensions for a total of seven years. And that's after, because in immediate, it looks like it's after work is discontinued, so if they already started work and didn't finish and then it stops work, is that how that works as well?

Deputy Town Manager Stueckle: Typically under case law, once a development project is moving forward and making substantial progress then those approval timelines have been satisfied.

Commissioner Stoker: Okay, so if they start and then they hit the snag, they run into a tortoise, then that timeline is out the window?

Deputy Town Manager Stueckle: Yeah, the seven years in the code would have no bearing on if they ran into a tortoise or some other protected species on the site, completely different processing timeline issue.

Commissioner Stoker: If there's another timeline-related issue, after we do the conditional use permit, is there another mechanism to have some sort of special waiver? Like if they're waiting for a grant or if something else is happening where maybe it would be something outside of the norm, is there any other language written in for that?

Deputy Town Manager Stueckle: So the typical process is individual's gone through, they've received their conditional use permit or site plan review from the planning commission. So they've satisfied that part of the code. So let's say they've submitted plans in for plan check - they're going through the plan check process with engineered drawings. And we actually had this occur on the Burrtec project. The engineer of record passed away. So that individual then has to-- number one, can they find the engineered documents when you're working with a one-man engineering shop or one person engineering shop? You've got to find those documents. Then you've got to find somebody new and you've got to go through the whole new process of getting those going. So those occurrences come up. We deal with those on a case by case basis. Those things happen in the real world. And just because something says here, this is how long you have for your approvals, if they're in the process to build, then we have to be willing to work with them.

Commissioner Stoker: So yeah, if it just stalls out and there's no more contact on a dead file, then this timeline starts?

Deputy Town Manager Stueckle: That's correct.

Commissioner Thomas: Well, and this Joshua Tree fiasco thing could be an issue with this as well, too, right, about making it endangered?

Deputy Town Manager Stueckle: So anytime you begin dealing with fish both at the federal level Fish and Wildlife Service, the state level Fish and Wildlife Department, then your timeframes can get thrown way off. Yep.

Commissioner Henderson: And Shane, for each extension, is there a fee involved in applying for an extension?

Deputy Town Manager Stueckle: Yes. And I don't remember what the fee is off the top of my head but it's a nominal fee of like \$750 dollars or something like that. So it's very, very minor.

MOTION:

That the Planning Commission forward to the Town Council the recommended policy framework for consideration of amendments to the adopted permit processing timelines for Conditional Use Permits and Site Plan Reviews.

Town of Yucca Valley

TOWN COUNCIL STAFF REPORT

To: Honorable Mayor & Town Council
From: Shane Stueckle, Deputy Town Manager
 Jared Jerome, Associate Planner
Date: March 9, 2021
Meeting Date: April 6, 2021

Subject: Planning Commission Recommendation, Conditional Use Permit/Site Plan Review Timelines, Direction to Planning Commission and Staff

Recommendation:

That the Town Council directs the Planning Commission and staff to initiate a Development Code Amendment for maximum approval time periods for Conditional Use Permits and Site Plan Reviews, and to forward a recommendation to the Town Council for the amendment.

Prior Review

There has been no Town Council review of this matter.

Executive Summary

At their meetings of April 28 and July 28, 2020, the Planning Commission reviewed a staff report discussing Conditional Use Permit (CUP/Site Plan Review, SPR) time extension limits in neighboring jurisdictions. At the conclusion of the Commission's discussion, the Commission requested Town Council authorization to implement public hearings to consider amendments to the Development Code.

Order of Procedure

- Request Staff Report
- Request Public Comment
- Commission Discussion /Questions of Staff
- Motion/Second
- Discussion on Motion
- Call the Question

Discussion:

The following policy framework outlines the Commissions discussion on possible amendments to the Development Code for permit processing timelines.

- The Planning Commission identified several projects that have been granted for extensions covering more than ten years since the original approvals, and the projects were not moving forward towards construction.
- Most agencies surveyed establish maximum number of time extensions that may be granted for a CUP or SPR;

- The Commission desired to establish a maximum number of time extensions that be granted for a CUP or SPR;

Below is a summary of recommended updates to Development Code of Yucca Valley, Section 9.63.110, Extension of Time.

The mean average extension time limit of the neighboring jurisdictions analyzed at the April 28, 2020 Planning Commission meeting is two (2) years, with limit of two (2) extensions. Two (2) extensions of two (2) year duration results in a total time extension limit of four (4) year's total.

9.63.110: EXTENSION OF TIME:

The commission may grant a maximum of two (2) time extensions not to exceed two (2) years per extension. Applications shall be made on a form to be provided by the planning division. Prior to the granting of an extension, the planning division shall review the previously approved project to ensure it is consistent with all current provisions of the general plan, development code and other town ordinances and that the findings for approval of a conditional use permit in compliance with section 9.63.080, "Required Findings", of this chapter, can be made. Based upon this review, additional conditions of approval may be imposed upon the project by the review authority when the extension of time is approved. The commission may grant additional extensions of time provided that the project is consistent with the general plan, development code, master plans and specific plans. (Ord. 243, 10-15-2013)

9.68.110: EXTENSION OF TIME:

The commission may grant a maximum of two (2) time extensions not to exceed two (2) years per extension. Applications shall be made on a form to be provided by the planning division. Prior to the granting of an extension, the planning division shall review the previously approved project to ensure it is consistent with all current general plan, development code and other town ordinances and that the findings for approval of a site plan and design review permit in compliance with section 9.68.080, "Required Findings", of this chapter, can be made. Based upon this review, additional conditions of approval may be imposed upon the project by the review authority when the extension of time is approved.

Alternatives: The Town Council may provide direction to the Planning Commission and staff as desired. The Town Council may request additional information from staff prior to acting.

Fiscal impact: Staff time for a limited number of Development Code Amendments is budgeted annually in the Town's operating budget.

Attachments:

cup time extension table
 Site Plan Review DC for TC mtg
 CUP DC for TC mtg
 2020-04-28 Planning Commission - Full Minutes-1345

2020-07-28 Planning Commission - Full Minutes-1362

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Rick Denison, Council Member
SECONDER: Jim Schooler, Mayor Pro Tem
AYES: Merl Abel, Jim Schooler, Rick Denison, Jeff Drozd
EXCUSED: Robert Lombardo

10. Old Town Public Improvements, Concept Plan Preparation, RHA Landscape Architects Planners, Inc., Riverside California

Deputy Town Manager Stueckle presented the staff report.

Mayor Abel opened for public comment. With no members of the public wishing to speak, Mayor Abel closed public comment.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Rick Denison, Council Member
SECONDER: Jim Schooler, Mayor Pro Tem
AYES: Merl Abel, Jim Schooler, Rick Denison, Jeff Drozd
EXCUSED: Robert Lombardo

11. Planning Commission Recommendation, Conditional Use Permit/Site Plan Review Timelines, Direction to Planning Commission and Staff

Deputy Town Manager Stueckle presented the staff report.

Mayor Abel opened for public comment. With no members of the public wishing to speak, Mayor Abel closed public comment.

Deputy Town Manager Stueckle answered questions from Mayor Abel regarding fees, staff time used on extensions, percentage of CUP’s that have moved forward as final projects and the effectiveness of limitations.

MOTION:

Town Council directs the Planning Commission and staff to initiate a Development Code Amendment for maximum approval time periods for Conditional Use Permits and Site Plan Reviews, and to forward a recommendation to the Town Council for the amendment.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Merl Abel, Mayor
SECONDER: Rick Denison, Council Member
AYES: Merl Abel, Jim Schooler, Rick Denison, Jeff Drozd
EXCUSED: Robert Lombardo