

**TOWN OF
APPLE VALLEY, CALIFORNIA**

AGENDA MATTER

Subject Item:

EXTENDING THE EXPIRATION DATES OF APPROVED CONDITIONAL USE PERMITS AND DEVELOPMENT PERMITS

Summary Statement:

At the regularly scheduled Council meeting on March 10, 2009, the Council discussed the possibility of reducing the CUP application fee and extending the expiration times for approved CUP and Development Permit (DP) entitlements. Council directed staff to return with additional information in regard to reducing the CUP fee, which is a separate agenda item. Staff is seeking Council direction to proceed with a Development Code Amendment for the Extension of Time for CUP and DP entitlements. A Development Code Amendment requires that Council initiate a Development Code Amendment and request a recommendation from the Planning Commission prior to adoption.

Based upon the earlier discussion with Council, staff recommends increasing the expiration times for a CUP from three (3) years to a total of five (5) years and a DP from two (2) years to a total of five (5) years. This new expiration process would be most effective if it were retroactive and would include all approved CUP and DP entitlements that have not expired prior to the approval of the Development Code Amendment.

In addition to the increase of the expiration time frame, applicants would still be able to apply for an Extension of Time not to exceed two (2) years. Extension of Time requests would be considered by the original review authority.

Recommended Action:

That the Town Council direct staff to initiate a Development Code Amendment that would extend the entitlement expiration date for a CUP an additional two (2) years and DP for an additional three (3) years for a total of five (5) years for both.

Proposed by: Planning Division

Item Number _____

Town Manager Approval: _____

Budget Item Yes No

Town Council Meeting: April 14, 2009