City of Santa Clara
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Staff Report

Temporary Use Extension
Summary and Recommendation

Public Body: Santa Clara Planning Commission
Meeting Date: November 12, 2026
Current Zone: Planned Development Residential, PDR
Property Location: Southeast corner of Red Mountain Drive and Black Desert Boulevard
Request: Temporary Use Approval (Black Desert Resort)
Applicant Name: Koko Head
Staff Planner: Jim McNulty
City Staff Recommendation: Approval with conditions
Meeting Type: Public Meeting

PROJECT DESCRIPTION

The applicant, **Koko Head, representing Black Desert Resort,** is requesting a Temporary Use Extension for the existing Maintenance Facility consisting of two (2) trailers and one (1) metal shed structure. The existing golf cart barn on Parcel 7/8 will be removed from the site by November 13, 2026. The original Temporary Use Approval was granted by the Planning Commission in 2022; however, the applicant did not proceed with a building permit to put the temporary facilities in place until May 2023. The current Temporary Use Agreement was approved on November 13, 2025 (attached).

Chapter 17.24.100, Temporary Buildings and Uses of city code includes the following:

> "A building nonconforming as to type or location may be approved by the Planning Commission for use as a temporary residence, sales office, or commercial or industrial building, during the construction of permanent facilities. ***Such temporary approval shall not be made for a period exceeding one (1) year. Extensions may be granted for cause, by the planning commission for additional six (6) month periods, up to a maximum of twelve (12) months, or two (2) such extensions. If the temporary use approval expires without permanent facilities being complete, the applicant must go to City Council for consideration of an extension for a maximum period of 1-year. The applicant must provide a schedule for project completion for City Council review and consideration."***

The applicant has been working with City staff to get a **permanent maintenance facility** approved allowing for work to proceed on the project. This item was reviewed by the Planning Commission on **October 8, 2026.** The Commission recommended approval to the City Council. The item was approved by the City Council on **October 14, 2026.** Currently, the applicant is working with City staff on final construction drawings and other items prior to construction.

CITY STAFF RECOMMENDATION

Request: Temporary Use Review

City staff recommend that the Planning Commission approve the proposed Temporary Use Extension allowing for a Maintenance Facility consisting of two (2) trailers and one (1) metal shed structure, subject to the following conditions:

1. That the Temporary Maintenance Facility be allowed on the subject property until May 12, 2027.
2. That the Temporary Maintenance Facility be removed from the subject property by May 12, 2027, or an extension be applied for prior to the expiration date.
3. That if an additional extension is requested, it be reviewed by the City Council.