



STAFF REPORT SAN CLEMENTE PLANNING COMMISSION

Date: May 8, 2013

PLANNER: Jim Pechous, City Planner

SUBJECT: **Conditional Use Permit 12-362/Cultural Heritage Permit 12-363/Discretionary Sign Permit 13-082/Minor Exception Permit 13-084/Outdoor Dining Permit 13-085, North Beach Rooftop Bar and Grill,** a request to consider a conversion of a one-story commercial building into a restaurant with an open roof top bar and grill with a full range of alcohol, live amplified music, an off-site parking agreement, parking waivers, and approve a new sign package. The project is located at 1509 North El Camino Real.

ANALYSIS

At the April 3, 2013 Planning Commission meeting the Planning Commission requested additional reports and information related to acoustical analysis, parking and signs. The applicant and staff are working on the supplemental information the Planning Commission requested, but more time is needed to complete the studies. Staff is therefore requesting the Planning Commission continue this item to the May 22, 2013 Planning Commission hearing. This two week continuance will provide staff sufficient time to analyze the new information and prepare the Planning Commission report.

RECOMMENDATION

STAFF RECOMMENDS THAT the Planning Commission continue this item to the May 22, 2013 Planning Commission meeting.