



STAFF REPORT SAN CLEMENTE PLANNING COMMISSION

April 22, 2015

PLANNER: Adam Atamian, Associate Planner 

SUBJECT: Zoning Amendment 14-364/ Site Plan Permit 14-365/ Conditional Use Permit 14-366/ Cultural Heritage Permit 14-367, Santiago Mixed-Use, a request to consider forwarding a recommendation to the City Council to amend the Zoning Ordinance and Zoning Map to designate portions of the Neighborhood Commercial (NC 2) zone along South El Camino Real to a new Mixed Use (MU 3.2) zone, and consider a mixed use development consisting of 7 residential units and 4,416 square feet of commercial space located at 1010 South El Camino Real.

BACKGROUND

The Zoning Ordinance states that story pole staking is required for the subject application because it consists of, "A new structure or addition that is three or more stories within a Nonresidential, Mixed Use zone and/or an Architectural Overlay District" (17.24.110.E.10). To ensure adequate time to review this type of visual analysis tool, the story pole staking, "shall be erected at least 14 calendar days prior to the first public hearing or meeting on the Project" (17.12.060.A.1).

Following the advertisement for the public hearing the applicant was unable to complete the story pole staking in the time required. In this situation, the Zoning Ordinance states that, "If a complete and certified staking of story poles for a project is not in place in the time required, the project shall be continued to a later date" (17.12.060.A.b). The applicant is requesting a continuance of the application to the regularly scheduled May 6, 2015 Planning Commission meeting as this will provide enough time to complete the installation of the story poles at least 14 calendar days prior to the public hearing.

Recommendation

STAFF RECOMMENDS THAT the Planning Commission continue the item to the May 6, 2015 meeting.