



STAFF REPORT SAN CLEMENTE PLANNING COMMISSION

Date: February 22, 2017

PLANNER: Christopher Wright, Associate Planner *cm*

SUBJECT: **Zoning Amendment (ZA) 17-043, Regulations for Check Cashers, Pawnbrokers, Secondhand Dealers, and Smoke or Tobacco Shops,** a request to consider forwarding a recommendation to the City Council on the adoption of City-initiated amendments to the Zoning Ordinance. The Zoning Amendment regulates check cashers, pawnbrokers, secondhand dealers, and smoke or tobacco shops by defining the uses, restricting the uses to select commercial and mixed-use zones, requiring a Conditional Use Permit to establish the uses, and requiring special use standards.

BACKGROUND

This item is temporarily on hold due to pending legal proceedings on the certification of the Housing Element. An injunction is currently in effect on Zone changes and other permit actions affecting certain nonresidential zones, including the proposed Zoning Amendment. When the review process can resume, staff will reschedule and public notice a hearing on this item.

RECOMMENDATION

STAFF RECOMMENDS THAT the Planning Commission table this item to a date uncertain.