



STAFF REPORT SAN CLEMENTE PLANNING COMMISSION

Date: October 3, 2018

PLANNER: Stephanie Roxas, AICP, Senior Planner *SR*

SUBJECT: Appeal of Short-Term Lodging Unit (STLU) Zoning Permit (AP STLU 18-507), an appeal of the Community Development Director's denial of STLU Zoning Permit No. 18-357 to allow a STLU located at 235 Avenida Lobeiro, Unit 101

BACKGROUND:

On July 26, 2018, the Community Development Director rescinded an approval which allowed a short-term lodging unit (STLU) at the subject property due to the permit being issued in error. Simultaneously, the letter denied a STLU Zoning Permit not allowing permanent operation of the STLU at the subject property.

On August 9, 2018, an appeal was filed by the STLU owner and applicant, Philip Naud. Zoning Ordinance Section 17.12.140.D. states public hearings on appeals shall be held within 60 days of receipt of a complete appeal application. Consequently, the public hearing for the appeal was scheduled for the October 3, 2018, Planning Commission meeting.

The appellant informed staff that he would not be available on October 3, 2018 due to pre-scheduled travel. The appellant requests continuance of the appeal hearing to the October 17, 2018, Planning Commission meeting.

RECOMMENDED ACTION:

Staff recommends that the Planning Commission continue this hearing to the Planning Commission meeting of October 17, 2018.

Noticing:

In accordance with City and State requirements, staff published a notice of the appeal hearing in the *Sun Post* on September 20, 2018. In addition, staff mailed notices to property owners within a 300-foot radius of the subject property and posted notices at the subject property. The notice includes staff's recommendation of continuing the hearing to October 17, 2018.