

PLANNING COMMISSION
CITY OF AVALON
NOTICE OF PUBLIC HEARING
Wednesday, November 16, 2016 at 6:00 p.m.

NOTICE IS HEREBY GIVEN that the Avalon Planning Commission will hold a PUBLIC HEARING to consider the following item at the November meeting to be held on **Wednesday, November 16, 2016 at 6:00 p.m.**, in the COUNCIL CHAMBERS AT 410 AVALON CANYON ROAD, AVALON CALIFORNIA.

In compliance with the Americans with Disability Act, if you need special assistance to participate in this meeting, please contact Denise Radde, City Clerk (310) 510-0220. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35. 102-35.104 ADA Title II). All public records relating to an agenda item on this agenda are available for the public inspection at the time the records are distributed to all, or a majority of all, members of the Planning Commission. Such records shall be available at City Hall located at 410 Avalon Canyon Road.

1. A Public Hearing for an application for a Mitigated Negative Declaration for a Lot Split, Variances for less than the required minimum lot size, less than the required minimum lot width, less than the required setbacks and less than the required off-street parking, Conditional Use Permit for density bonus unit. Coastal Development Permit/CDP for a proposed subdivision at 357 Whittley Avenue. The project site is located in the Coastal Zone, and is not within the area where issuance of a CDP is appealable to the Coastal Commission.

Owner: Eric and Joanel Huart
Applicant: Same
Location: 357 Whittley
APN: 7480-026-022
PC#2610 Zone: Low Density
File Date: 06/28/2016

2. A Public Hearing for an application for a New Conditional Use Permit and Resolution to allow the renting or leasing of a room or rooms with or without table board in a dwelling unit for periods of fewer than thirty (30) consecutive days duration (Transient Rental Sec. 9-6.603 AMC) at 1 Camino De Flores (Hamilton Cove). (The project is Categorically Exempt under Section 15305 of the State CEQA Guidelines - Minor Alterations in Land Use Limitations.)

Owner: Tom Gross
Applicant: Same as above
Location: 1 Camino De Flores
APN: 7480-049-066
PC#2608 Zone: Low Density Residential
File Date: 9/12/2016

3. A Public Hearing to consider a Mitigated Negative Declaration for a Site Plan, Conditional Use Permit and Coastal Development Permit to install a Aerial Adventure facility within the Eucalyptus Grove and make modifications to the Base Camp in Descanso Canyon at the Descanso Beach Club property. The project is located in the Coastal Zone and is within the area where issuance of a CDP is appealable to the Coastal Commission.

Owner: Santa Catalina Island Company
Applicant: Same
Location Descanso Beach Club
APN: 7480-001-001
PC# 2614 Zone: Resort Recreation
File Date: 10/09/2016

4. A Public Hearing to consider a Mitigated Negative Declaration for a Site Plan, Conditional Use Permit and Coastal Development Permit, and a Proposed Zone change from Low Density Residential to Resort Recreation to comply with the General Plan for the installation of a Mountain Coaster located on the South Western hillside of St Catherine Way. The project is located in the Coastal Zone and is within the area where issuance of a CDP is appealable to the Coastal Commission.

Owner: Santa Catalina Island Company
Applicant: Same
Location Descanso Beach Club
APN: 7480-001-001
PC# 2613 Zone: Low Density Residential
File Date: 10/09/2016

Members from the Public who would like to address the Planning Commission may appear at the public hearing during the consideration of this item and state their opinion. Written comments may also be submitted to the Planning Department, attention Amanda Cook, Planning Director, PO Box 707, Avalon, CA 90704 prior to the Planning Commission's consideration of the item. Anyone may appeal any decision made by the Commission to the City Council. To appeal, you must file a written appeal, and include an appeal fee of \$908.00 with the City Clerk within fifteen (15) calendar days of such action. Any person challenging actions of the Planning Commission may be limited to issues he or someone else raises in writing prior to or orally at the hearing. All actions on Local Coastal Development permits seaward of the appealable area boundary (within 300 ft. of established mean high tide line) may be appealed by any aggrieved person to the Coastal Commission.

By: Amanda Cook
Planning Director

Posted: City Hall
Catalina Islander

Friday, November 4, 2016
Friday, November 4, 2016

ID#P010