

CITY OF AVALON
PLANNING COMMISSION
AGENDA
Wednesday, December 5, 2012 – 6:00 p.m.
410 Avalon Canyon Road

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.

Any member of the public may speak on any matter(s) before the Commission at the time such matter(s) are heard, upon request to and recognition by the Commission Chairman. 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 \$842.00 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.

-PLEDGE OF ALLEGIANCE-

ROLL CALL:

ANNOUNCEMENTS:

MINUTES: November 7, 2012

PUBLIC HEARING:

1. A Public Hearing for a Local Coastal Permit for a Site Plan Application and a Conditional Use Permit approved at the November meeting, to expand the existing Restaurant, Bar, Café use at 417 Crescent Avenue. This application is within the appealable area to the Coastal Commission.

Owner: Roy Rose
Applicant: Steve Bray/ Steve's Steak House
Location: 417 Crescent Avenue #200
APN: 7480-016-002
PC#2501 Zone: Commercial
File Date: October 15, 2012

2. A Public Hearing for a Site Plan application, Local Coast Development Permit, and Mitigated Negative Declaration to construct a cable-suspended pedestrian bridge across Descanso Canyon, the improvements will consist of a bridge entry platform, steel cable bridge, a small widening of Hogsback Road to provide for a vehicle turn-out for guest drop-off, a small set of stairs from the turn-out will lead guests to the bridge entry platform

below Hogsback Road. In the 'drop zone', a landing area will be created that will allow for vehicle access and short-term parking along with viewing area for spectators at Descanso Beach. This application is within the appealable area to the Coastal Commission.

Owner: Santa Catalina Island Company
Applicant: Same
Location: 1 St. Catherine way (Descanso Beach)
APN: 7480-001-001
PC#2504 Zone: Resort Recreational

3. A Public Hearing for a Site Plan Application, Local Coastal Development Permit, and a Conditional Use Permit for a Restaurant, Bar, Café use to allow for a Restaurant at an existing hotel at 119 Maiden Lane. This application is outside of the appealable zone to the Coastal Commission.

Owner: Catalina Land Company
Applicant: Seaport Village
Location: 119 Maiden Lane
APN: 7480-017-028
PC#2500 Zone: High Density
File Date: November 15, 2012

4. A Public Hearing for a Site Plan Application and Local Coastal Development Permit, to convert an existing storage space to retail space at 210 Metropole Avenue. This application is outside of the appealable zone to the Coastal Commission.

Owner: Santa Catalina Island Company Resort Services, INC
Applicant: Same
Location: 210 Metropole Avenue
APN: 7480-017-028
PC#2503 Zone: Commercial
File Date: November 15, 2012

5. A Public Hearing for a Site Plan Application, Conditional Use Permit for Density Bonus unit, Parking Variance and Local Coastal Development Permit, to convert an existing storage space to a Density Bonus unit at 11 Crescent. This location is within the appealable zone to the Coastal Commission.

Owner: Ken and Sondra Goldman et al
Applicant: Same
Location: 11 Crescent
APN: 7480-022-010
PC#2506 Zone: High Density
File Date: November 15, 2012

6. A Public Hearing for a Site Plan Application, Local Coastal Permit, and a Conditional Use Permit for a Restaurant, Bar, Café use to remodel existing commercial spaces inside the

Atwater Arcade to add a coffee/juice bar location at 125 Sumner Avenue. This application is outside of the appealable area to the Coastal Commission.

Owner: Santa Catalina Island Company
Applicant: Same
Location: 125 Sumner Avenue
APN: 7480-017-025
PC#2502 Zone: Commercial
File Date: November 16, 2012

7. A Public Hearing for a Site Plan Application and Local Coastal Development Permit, to install a metal pole of approximately 26' tall to support a small 1' x 2' antenna for monitoring of the Low Flow Diverters and Sewer Lift station at four locations on City property. The locations are: Salt Water Reservoir across from the cemetery (7480-002-901), the intersection of Crescent and Sumner, (on the street easement) the intersection of Crescent and Pebbly Beach Road (on the street easement) and adjacent to the lift station on Crescent Ave. (7480-021-900) The Salt Water Reservoir is the only location outside the appealable zone to the Coastal Commission.

Owner: City of Avalon
Applicant: Same
Location: Various (See above)
APN: 7480-002-901 & 7480-021-900
PC#2505 Zone: Low Density/Resort Recreation
File Date: November 15, 2012

ITEM OF DISCUSSION:

- Inclusionary Housing

COMMISSIONER BUSINESS:

BUSINESS FROM THE AUDIENCE:

ADJORN:

If you challenge the actions of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

By: Amanda Cook
Director of Planning