

CITY OF AVALON
PLANNING COMMISSION
AGENDA
Wednesday, November 7, 2012 – 7:00 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: October 17, 2012

CONSENT ITEMS:

1. A Resolution to adopt findings for an approved Local Coastal Development Permit, Third Story Variance, Conditional Use Permit for Density Bonus unit and Site Plan application for a Duplex, at 244 Clarissa.

Owner: Dennis & Sue D'Alessio
Location: 244 Clarissa
APN: 7480-012-014
PC#2495 Zone: High Density - Flats

SIGN VARIANCE:

2. Application for a Sign Permit Variance to allow the use of two Free Standing signs on private property located at 1 Casino Way.

Owner: Catalina Island Museum
Applicant: Same
Location: 1 Casino Way

APN: 7480-021-002
PC#2498 Zone: Resort Recreational
File Date: October 30, 2012

SITE PLAN:

4. A Site Plan application to enlarge the second unit on the lower level of a duplex at 251 E. Whittley by 144 sq. feet.

Owner: Amelia Belsito
Applicant: Same
Location: 251 E. Whittley
APN: 7480-027-014
PC# 2499 Zone: Medium Density
File Date: November 1, 2012

PUBLIC HEARING:

5. A Public Hearing for a Site Plan Application and a Conditional Use Permit to expand the existing Restaurant, Bar, Café use at 417 Crescent Avenue. The site plan will add 360 square feet to the 2nd floor and 2,200 square feet to the first floor of the building (currently Catalina Confetti). This application is outside of 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#2497 Zone: Commercial
File Date: October 15, 2012

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