

CITY OF AVALON
PLANNING COMMISSION
AGENDA
Wednesday, January 18, 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: December 6, 2011

CONSENT ITEMS:

1. A Resolution to adopt findings for a Site Plan application and Local Coast Development Permit to add two bedrooms to a studio unit and a deck to the middle unit to an existing triplex at 128 Marilla Avenue. (A determination as to this project's status under the California Environmental Quality Act will be made by the Commission).

Owner:	Cap Perkins
Applicant	Same
Location:	128 Marilla B
APN:	7480-019-006
PC#2470	Zone: High Density
Filing Date:	November 1, 2011

REVIEW IN CONCEPT:

2. A Public Hearing for a **Review in Concept** for a Local Coastal Development Permit, Negative Declaration, Site Plan application and Zone change from Special Commercial to Commercial for a new Museum building at 217 Metropole Avenue.

Owner: Catalina Island Museum Society Corp.
Applicant: Mike Flynn
Location: 217 Metropole Avenue
APN: 7480-018-043
PC#2473 Zone: Special Commercial

PUBLIC HEARINGS:

This item has been pulled from the Agenda by the applicant.

3. A Public Hearing for an Application for a New Conditional Use Permit 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 333 Clemente Ave.

Owner: Robert and Denise Radde
Applicant: Same
Location: 333 Clemente Avenue
APN: 7480-037-026
PC# 2476 Zone: High Density
File Date: December 7, 2011

4. A Public Hearing for a Local Coastal Development Permit, Parking/ Setback Variance, Conditional Use Permit for Density Bonus, Site Plan application for a Multi- Unit Structure, and a recommendation to City Council for an Encroachment permit for a driveway at 359 Sumner Avenue.

Owner: Patricia Gagnier
Applicant: Same
Location: 359 Sumner Avenue
APN: 7480-032-013
PC#2475 Zone: High Density
File Date: December 7, 2011

5. A Public Hearing for a Local Coastal Development Permit, Setback Variance, Conditional Use Permit for Density Bonus Unit and Site Plan application for a Single Family Residence with a Density Bonus unit at 191 Lower Terrace.

Owner: Mike Schultz
Applicant: Thirtieth Street Architects
Location: 191 Lower Terrace
APN: 7480-010-038
PC#2477 Zone: Medium Density
File Date: December 27, 2011

6. **A Public Hearing for a Mitigated Negative Declaration, Local Coastal Permit, and a Site Plan Application for two phases at 1 St. Catherine Way (Descanso Beach).** Phase 1 A consists of: Constructing a new building for take-out food and ice cream store; Demolishing an existing retail space and construct a new two story retail/ office space; Demolishing three existing hexagonal restrooms and one changing room; Construct two new public restrooms and six free standing changing rooms; Add three cabanas and 20 chaise lounges to the beach area; and install a deck for a new seating area for approximately 20 chairs w/tables. Phase 1 B consists of: Enlarge the existing kitchen by adding to the rear and side of the building, and adding a second floor that will include a banquet dining room and an outdoor deck.

Owner: Santa Catalina Island Company
Applicant: Same
Location: 1 St. Catherine Way
APN: 7480-001-001
PC#2472 Zone: Resort Recreational

ITEM OF DISCUSSION:

COMMISSIONER BUSINESS:

Joint Meeting for Draft General Plan on February 21

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