

CITY OF AVALON
PLANNING COMMISSION AGENDA
Wednesday, August 21, 2013 – 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: July 17, 2013

PUBLIC HEARING:

1. A Resolution Approving the Sale of the Land at 320 Sumner and Certification that disposal of the property conforms to the General Plan.

Owner: City of Avalon
APN: 7480-033-900
Zoning: High Density

2. A Resolution Approving the Sale of the Land at 206 Descanso and Certification that disposal of the property conforms to the General Plan

Owner: City of Avalon
APN: 7480-013-901
Zoning: High Density

3. A Continued Public Hearing for a Setback Variance, Height Variance, and Site Plan application to remodel an existing three bedroom two and a half bathroom single family residence into a four bedroom four and a half bathroom single family residence at 333 Wrigley Road. The application was filed on June 27, 2013. This location is outside of the appealable zone to the Coastal Commission.

Owner: Gary and Kellie Johnson
Applicant: Fine Line Construction
Location: 333 Wrigley Road

APN: 7480-007-041
PC#2521 Zone: Medium Density

4. A Public Hearing for a Mitigated Negative Declaration, Local Coastal Permit, and Site Plan application for the Catalina Grand Prix, PC # 2523. This project falls within the City of Avalon's Certified Local Coastal Plan area, but is not within 300 feet of the shoreline, and therefore is not appealable to the California Coastal Commission.

Applicant: City of Avalon
Filing Date: July 19, 2013
APN: 7480-045-035, 7480-045-037, and 7480-003-009
Location: The race track includes an existing fire road, horse trail, and other disturbed areas. The project area starts at Avalon City Hall (410 Avalon Canyon Road) and progresses south through the hills south of the Catalina Island Golf Course (1 Country Club Drive).

Project Description: The Catalina Grand Prix is an annual three to four day off-road motorcycle race held the first or second week of every December.

5. A Resolution Approving the Site Plan and Local Coastal Permit for the Catalina Grand Prix.

Owner: City of Avalon
APN: 7480-045-035, 7480-045-037, and 7480-003-009
Zoning: Resort Recreation

6. A Resolution Denying a Height Variance and a Floor to Lot Variance at 201 Clarissa

Owner: Greg Thompson
Applicant: Seacrest Inn LLC
Location: 201 Clarissa
APN: 7480-013-034
PC#2517 Zone: High Density

ITEM OF DISCUSSION:

- 7. Definition of Commercial Development for Inclusionary Housing
- 8. Definition of Temporary "Coming Soon" signs

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