

CITY OF AVALON  
PLANNING COMMISSION  
AGENDA

**Wednesday, January 16, 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: December 5, 2012

RESOLUTIONS:

1. A Resolution to adopt findings for an approved 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.

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

2. A Resolution to adopt findings for an approved a Site Plan application, Local Coast Development Permit, and Mitigated Negative Declaration to construct a cable-suspended pedestrian bridge across Descanso Canyon.

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

3. A Resolution to adopt findings for an approved 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.

Owner: Catalina Land Company  
Location: 119 Maiden Lane  
APN: 7480-017-028  
PC#2500 Zone: High Density

4. A Resolution to adopt findings for an approved Site Plan Application and Local Coastal Development Permit, to convert an existing storage space to retail space at 210 Metropole Avenue.

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

5. A Resolution to adopt findings for an approved 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.

Owner: Santa Catalina Island Company  
Location: 125 Sumner Avenue  
APN: 7480-017-025  
PC#2502 Zone: Commercial

6. A Resolution to adopt findings for an approved 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.

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

PUBLIC HEARING:

7. A Public Hearing for a Local Coastal Development Permit, Conditional Use Permit to expand an existing hotel, and Site Plan Application to remodel five existing

commercial tenant locations into five new hotel rooms. This location is outside of the appealable zone to the Coastal Commission.

Owner: Martin Curtain  
Applicant: Mark Grisafe, AIA Architect  
Location: 125 Metropole Avenue  
APN: 7480-018-004  
PC#2507 Zone: Commercial  
File Date: December 18, 2012

8. 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

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