

CITY OF AVALON  
PLANNING COMMISSION  
AGENDA

Tuesday, December 17, 2013 – 4:00 p.m.  
410 Avalon Canyon Road  
**(Note Date and Time Change)**

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 \$908.00 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:

PUBLIC HEARINGS:

1. Public Hearing for a Site Plan, Setback Variances and Local Coastal Development Permit, to renovate and enlarge a single family dwelling at 156 Upper Terrace. (A determination as to this project's status under the California Environmental Quality Act will be made by the Commission).

Owner: Paul Reed  
Applicant: Larry Halonen  
Location: 156 Middle Terrace Road  
APN: 7480-010-021  
PC#2534 Zone: Medium Density  
File Date: October 11, 2012

This item has been removed from the Agenda because the application also requires a height variance that was not noticed.

2. Public Hearing for a Site Plan and Local Coastal Development Permit to install an underground vault in the Public right of way on Metropole Avenue, between 123 Metropole and Crescent Avenue.

Owner: Southern California Edison

Applicant: Henkels & McCoy, Inc.  
Location: Between 123 Metropole and Crescent Ave.  
APN: 7480-018-003 (Adjacent)  
PC# 2535 Zone: Commercial  
File Date: November 21, 2013

3. Public Hearing for a Site Plan and Local Coastal Development Permit to install an underground vault in the Public Right of Way on Metropole Avenue, adjacent to 131 Metropole.

Owner: Southern California Edison  
Applicant: Henkels & McCoy, Inc.  
Location: adjacent to 131 Metropole  
APN: 7480-018-025 (Adjacent)  
PC# 2536 Zone: Commercial  
File Date: November 21, 2013

4. A Public Hearing for an Application for a New Conditional Use Permit and Resolution 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 360 Clemente C64.

Owner: David A Reed & Virginia Reed TRS  
Applicant: Same  
Location: 360 Clemente C-64  
APN: 7480-038-074  
PC#2538 Zone: High Density  
File Date: October 16, 2013

5. A Hearing for a Minor Lot Line Adjustment between Lot 10 and Lot 13 in Tract Map 69836. This adjustment will removed .005 acres from Lot 10 and add it to Lot 13

Owners: Mike Flynn & Ray McKeon  
Applicants: Same  
APNs: 7480-047-084 & 7480-047-081  
PC# 2537 Zone: Low Density Residential  
File Date: November 20, 2013

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