

CITY OF AVALON  
PLANNING COMMISSION  
AGENDA  
**Wednesday, November 19, 2014 – 5:00 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 \$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:

ACTIONS:

October 22, 2014

RESOLUTION:

1. A resolution for an approved Site Plan Application, Local Coastal Development Permit, Conditional Use Permit for Restaurant/ Bar/ Café, and a Mitigated Negative Declaration to demolition an existing hotel containing a restaurant and bar and build a new 9,084 square foot visitor center that will include retail sales, tour sales, café, coffee shop, banquet/meeting space and three flexible rooms that may be used for meeting space or transient housing at 708 Crescent Avenue.

Owner: Santa Catalina Island Conservancy  
Location: 708 Crescent Avenue  
APN: 7480-005-003  
PC#2569 Zone: Commercial

PUBLIC HEARINGS:

2. A Public Hearing for an Addendum to the adopted Mitigated Negative Declaration and Site Plan Application for the Casino Fuel Dock at 2 Casino Way. The project site is located in the Coastal Zone, and will receive a local coastal permit from the Coastal Commission.

Owner: City of Avalon  
Applicant: Same  
Location: 2 Casino Way  
APN: 7480-021-006  
PC#2571 Zone: Resort Recreational  
File Date: October 17, 2014

3. A Public Hearing for a Side Yard Setback Variance, and Site Plan application to add 111.5 additional square feet to a site plan that is currently under construction at 333 Wrigley Road. (A determination as to this project's status under the California Environmental Quality section 15303. New Construction or Conversion of Small Structures Act will be made by the Commission). This project does not require a Coastal Permit Development Permit.

Owner: Gary and Kellie Johnson  
Applicant: Fine Line Construction  
Location: 333 Wrigley Road  
APN: 7480-007-041  
PC#2572 Zone: Medium Density  
File Date: October 24, 2014

**RECESS**

**RECONVENE 6:00 pm**

4. A Public Hearing for a Site Plan, Coastal Development Permit, Lot Coverage Variance, Conditional Use Permit for Restaurant/Bar/Cafe, Mitigated Negative Declaration and Mitigation Monitoring Plan for a new 23,044 sq. ft. Grocery store. This project is not located in the coastal appeal zone.

Owner: Santa Catalina Island Company  
Applicant: Vons  
Location: 234 Sumner Avenue  
APN: A portion of 7480-016-009  
PC# 2573 Zone: Commercial  
File Date: October 17, 2014

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