

CITY OF AVALON
PLANNING COMMISSION
AGENDA
Wednesday, April 16, 2014 – 6:00 p.m.
410 Avalon Canyon Road
(Note Meeting Time)

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:

March 19, 2014

RESOLUTIONS:

1. A Resolution to adopt findings for an approved Negative Declaration, Site Plan, Height Variance, and Setback Variances, to renovate and enlarge a single family dwelling at 156 Middle Terrace.

Owner: Paul Reed
Location: 156 Middle Terrace Road
APN: 7480-010-021
PC#2534 Zone: Medium Density

2. A Resolution to adopt findings for an approved application to modify the Height Envelope granted for the Single Family dwellings for the Hamilton Cove Development.

Owner: Santa Catalina Island Company
Applicant: Hamilton Pacific LLC/Michael Flynn
Location: Hamilton Cove
APN: Tentative Tract Map 69836
PC# 2543 Zone: Low Density Residential

3. A Resolution to adopt findings for an approved Conditional Use Permit to change a residential use to a Public/Civic use at 209 E. Whittley.

Owner: Mike and Linda Rivkin
Location: 209 E. Whittley
APN: 7480-034-042
PC#2541
Zone: High Density Flats

4. A Resolution to adopt findings for an approved Site Plan application, Third Story Variance, and a Local Coastal Permit to construct a duplex at 155/ 157 Olive Street.

Owner: Peter & Cathy Savage
Location: 155/ 157 Olive
APN: 7480-022-067
PC#2547
Zone: High Density

PUBLIC HEARING:

5. 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 22 Camino De Flores. (A determination as to this project's status under the California Environmental Quality Act will be made by the Commission).

Owner: Robert Eicholtz/ Steven Scott
Applicant: Catalina Island Vacation Rentals
Location: 22 Camino De Flores
APN: 7480-049-046
PC#2549 Zone: Low Density
File Date: March 3, 2014

6. 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 317 Clemente Avenue. (A determination as to this project's status under the California Environmental Quality Act will be made by the Commission).

Owner: Kathleen Brock
Applicant: Same
Location: 317 Clemente Avenue
APN: 7480-037-034
PC#2552 Zone: High Density / "Flats"
File Date: March 24, 2014

7. A Public Hearing for a Conditional Use Permit application to add a Restaurant/ Bar/ Café use to an existing hotel at 108 Marilla Avenue in order to offer alcoholic beverages to guests only. This location is outside of the appealable zone to the Coastal Commission. (A determination as to this project's status under the California Environmental Quality Act will be made by the Commission).

Owner: Jack Tucey & Yuch Mei Tucey
Applicant: Jack Tucey
Location: 108 Marilla Avenue
APN: 7480-019-012
PC#2548 Zone: Commercial
File Date: March 18, 2014

8. A Public Hearing for an Revised Site Plan Application, addendum to Mitigated Negative Declaration, and amended Local Coastal Permit for the demolition of an existing 2,043 square foot kitchen building to be replaced by a 6,199 square foot kitchen with a new second story 5,103 square foot banquet space. The project site is located in the Coastal Zone, and is within the area where issuance of a local coastal permit is appealable to the Coastal Commission. The application was filed on March 30, 2014.

Owner: Santa Catalina Island Resort Services, INC.
Applicant: Same
Location: 1 St. Catherine Way
APN: 7480-001-001
PC#2553 Zone: Resort Recreational

9. A Public Hearing for a Revised Site Plan Application, Local Coastal Permit Amendment, and approval of a Resolution of the Planning Commission of the City of Avalon approving and adopting the addendum to the Focused Environmental Impact Report for Hamilton Cove Phase II Residential Development Project to change the project description to allow parcels 2, 3, 4, 5 and 6 designated for multi unit structures to be developed with single family dwellings. These five parcels were further subdivided into twelve parcels by a Tentative Map approved July, 2013.

Owner: Hamilton Pacific LLC/Michael Flynn
Applicant: Hamilton Pacific LLC/Michael Flynn
Location: Hamilton Cove – Tentative Map 69836
APN: Tentative Map 69836
PC# 2550 Zone: Low Density

10. A Public Hearing for an Amendment to the Development Agreement between the City of Avalon and Hamilton Pacific, LLC to modify the project description to allow five parcels (further subdivided into 12 parcels) to be developed with single family dwellings instead of multi family structures and incorporating the approved height variance for the twelve parcels.

Owner: Hamilton Pacific LLC/Michael Flynn
Applicant: City of Avalon
Location: Hamilton Cove
APN: Tentative Map 69836
PC# 2551 Zone: Low Density

ITEM OF DISCUSSION:

11. Review and processing of Variances

12. Modification to amend the Avalon Municipal Code regarding large residential care facilities serving more than six persons to be conditionally permitted in the High Density/ “Flats”, Commercial, and Special Commercial Zones by the Avalon Housing Element.

13. Modification to amend the Avalon Municipal Code related to Single Room Occupancy Units will be permitted with a Conditional Use Permit (CUP) in the High Density/ Flats and Community Housing zone as required by the Avalon Housing Element.

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