

CITY OF AVALON  
PLANNING COMMISSION  
AGENDA  
**Wednesday, March, 19, 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:

February 19, 2014

CONTINUED PUBLIC HEARING:

1. Public Hearing for a Negative Declaration, Site Plan, Height Variance, and Setback Variances, to renovate and enlarge a single family dwelling at 156 Middle 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

PUBLIC HEARINGS:

2. A Public Hearing for an Application to modify the Height Envelope granted for the Single Family dwellings for the Hamilton Cove Development. A Focused Environmental Impact Report was prepared and certified by the City Council.

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  
File Date: January 30, 2014

3. A Public Hearing for an Application for a Conditional Use Permit to change a residential use to a Public/Civic use at 209 E. Whittley. (A determination as to this project's status under the California Environmental Quality Act will be made by the Commission).

Owner: Mike and Linda Rivkin  
Applicant: Same  
Location: 209 E. Whittley  
APN: 7480-034-042  
PC#2541 Zone: High Density Flats  
File Date: January 15, 2014

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

Owner: Jim Hodge and Susan Standing  
Applicant: Same  
Location: 351 Descanso Avenue  
APN: 7480-035-017  
PC#2545 Zone: High Density Flats  
File Date: February 14, 2014

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

Owner: Tim & Lynnette O'Bryan  
Applicant: Same  
Location: 300 Clarissa Avenue A  
APN: 7480-037-001  
PC#2546 Zone: High Density Flats  
File Date: February 20, 2014

6. Public Hearing for a Site Plan application, Third Story Variance, and a Local Coastal Permit to construct a duplex at 155/ 157 Olive Street. (A determination as to this project's status under the California Environmental Quality Act will be made by the Commission).

Owner: Peter & Cathy Savage

Applicant: Fine Line Construction  
Location: 155/ 157 Olive  
APN: 7480-022-067  
PC#2547 Zone: High Density  
File Date: March 3, 2014

7. Public Hearing A Public Hearing to consider a resolution recommending adoption of an Ordinance amending the Avalon Municipal Code to permit Emergency Shelters as a Principally permitted use in the Commercial and Special Commercial zones as required by the Avalon Housing Element.

ITEMS FOR DISCUSSION:

8. Development Standards regarding Parking Requirements for all zones.
9. Outdoor Dining Policy for Crescent Avenue.  
Wayne Griffin will be presenting a proposal by the Chamber of Commerce to expand outdoor dining onto Crescent Avenue for five restaurants.

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