

CITY OF AVALON
PLANNING COMMISSION
AGENDA
Wednesday, July 16, 2014 – 6:00 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:

May 21, 2014, June 18, 2014, June 20, 2014, and June 23, 2014

RESOLUTIONS:

1. A Resolution to adopt findings for an approved Site Plan application to create a fitness trail within portions of the Avalon Canyon Road Pedestrian Walkway. Beginning at People’s Park and continuing to Joe Machado Field. A determination as to whether this project is exempt under California Environmental Quality Act (“CEQA”) Guidelines Categorically Section 15303, “ New Construction or Conversion of Small Structures,” and section 15311, “ Accessory Structures,” will be made by the Commission.

Owner:	City of Avalon
Location	Avalon Canyon Road
APN:	N/A, Avalon Canyon Road ROW
PC#	2554

SITE PLAN:

2. A Public Hearing for a Site Plan Application to demolish and construct a single family residence at 339 Catalina Avenue. This application is outside of the appealable area to the Coastal Commission. A determination as to whether this project is exempt under CEQA Guideline section, 15303, "New Construction or Conversion of Small Structures," will be made by the Commission.

Owners: Nancy Powers
Applicant: Zeller Construction
Location: 339 Catalina Avenue
APN: 7480-031-049
PC# 2559 Zone: High Density Flats
File Date: April, 2014

PUBLIC HEARINGS:

3. A Public Hearing for an Application for a Sign Variance at the Glenmore Plaza Hotel. A determination as to whether this project is exempt under CEQA Guidelines section 15311, "Accessory Structure," will be made by the Commission.

Owner: Glenmore Plaza Hotel
Location: 120 Sumner Avenue
APN: 7480-016-007
PC#2562 Zone: Commercial

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 318 Descanso Avenue. A determination as to whether this project is exempt under CEQA Guidelines section 15305, "Minor Alterations in Land Use Limitations," will be made by the Commission.

Owner: Patrick Kidd
Applicant: Same
Location: 318 Descanso Avenue
APN: 7480-036-008
PC#2556 Zone: High Density Flats
File Date: May 20, 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 344 Clarissa Avenue. A determination as to whether this project is exempt under CEQA Guidelines section, 15305 "Minor Alterations in Land Use Limitations," will be made by the Commission.

Owner: John W. Pletcher
Applicant: Catalina Island Vacation Rentals
Location: 344 Clarissa Avenue
APN: 7480-037-018
PC#2561 Zone: High Density Flats
File Date May 20, 2014

6. A Public Hearing for Site Plan Application, Conditional Use Permit and Local Coastal Permit for a temporary Wireless Telecommunication Facility at an existing telecommunication location above Mt. Ada. A determination as to whether this project is exempt under CEQA Guidelines section 15303, "New Construction or Conversion of Small Structures," will be made by the Commission.

Owner: Santa Catalina Island Company
Applicant: Verizon c/o Christine Song
Location: SE of Inn on Mt. Ada at Site #2
APN: 7480-004-014
PC# Zone: Low Density
File Date June 20, 2014

7. Consideration of a Resolution recommending an Ordinance to amend the Avalon Municipal Code related to Single Room Occupancy units shall be permitted with a Conditional Use Permit (CUP) in the High Density/ Designated Area (Flats), and High Density Residential Community Housing zone as required by the Avalon Housing Element. A determination as to whether the resolution is exempt from CEQA because the resolution does not constitute a project within the meaning of State CEQA Guidelines Section 15378 will be made by the Commission
8. Consideration of a Resolution recommending adoption of an Ordinance to amend the Avalon Municipal Code Title 9 related to Planning and Zoning parking requirements. A determination as to whether the resolution is exempt from CEQA because the resolution does not constitute a project within the meaning of State CEQA Guidelines Section 15378 will be made by the Commission.

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