

CITY OF AVALON
PLANNING COMMISSION
REVISED AGENDA
Wednesday, April 22, 2015 – 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: March 25, 2015

RESOLUTION: **(ADDED)**

1. A Resolution to adopt findings for a Revised Site Plan, Coastal Development Permit Amendment, Certification of 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 of PM 69836 designated for multi unit structures to be developed with single family dwellings.

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

PUBLIC HEARING:

1. 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 328 Descanso Avenue. (A determination as to this project's status under the California Environmental Quality section 15305. Minor Alterations in Land Use Limitations Act will be made by the Commission).

Owner: James Reid
Applicant: James Reid/ JKSmith Property Partners
Location: 328 Descanso Avenue
APN: 7480-036-013
PC#2580 Zone: High Density Flats
File Date April 3, 2015

2. A Public Hearing for a Sign Variance to allow a sign greater than 8 square feet on the proposed awning of the new Scoops store at 503 Crescent Avenue.

Owner: Jerry Dunn
Applicant: Santa Catalina Island Company
Location : 503 Crescent Ave
APN: 7480-015-001
PC# 2581 Zone : Commercial

CONTINUED PUBLIC HEARINGS:

3. A Public Hearing for a Coastal Development Permit, Conditional Use Permit, Mitigated Negative Declaration, and Site Plan application to renovate the primary original residence/ hotel building, demolition of the other two existing buildings, construction of a new West Building and North Building, demolition and renovation of the existing pool/ pool terrace, construction of an elevator tower, and landscaping improvements at the Zane Grey Pueblo Hotel at 189 and 199 Chimes Tower Road. The project site is located in the Coastal Zone, but is not within the area where issuance of a Coastal Development Permit is appealable to the Coastal Commission.

Owner: Chimes Tower Investment Inc.
Applicant: JCJ Architecture
Location: 189 & 199 Chimes Tower Road
APN: 7480-022-029 and 7480-022-030
PC#2577 Zone: High Density
File Date: November 12, 2014

ITEMS OF DISCUSSION:

4. Non-conforming Structures
5. Story Poles

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