

CITY OF AVALON
PLANNING COMMISSION
AGENDA
Wednesday, May 20, 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: April 22, 2015

RESOLUTION:

1. A Resolution to adopt findings for an approved Conditional Use Permit and Site Plan Application to remove and replace Wireless Telecommunication antennas at 60 Alta Vista Road (Baker Tank).

Owner:	Southern California Edison
Applicant:	Sprint
Location:	60 Alta Vista Road (Baker Tank)
APN:	7480-001-027
PC#2579	Zone: Low Density

2. A Resolution to adopt findings for an approved 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

3. A Resolution to adopt findings for an approved 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.

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

PUBLIC HEARING:

The following item has been removed from the agenda by the applicant.

4. A Public Hearing for an Application for a Conditional Use Permit, Variance and Site Plan for a wireless telecommunication facility at 800 Pebbly Beach Road. (A determination as to this project's status under the California Environmental Quality section 15303. New Construction or Conversion of Small Structures will be made by the Commission).

Owner: Santa Catalina Island Company
Applicant: Catalina Broadband
Location: So. of SCE Generating Station/800 Pebbly Beach Rd.
APN: 7480-045-038
PC#2583 Zone: Public
File Date May 1, 2015

5. A Public Hearing for an amended Site Plan for a project approved May, 2012 that included a Height Variance, LCP, CUP and a MND. Pursuant to Section 15162, additional environmental review will not be required.

Owner: Catalina Island Museum
Applicant: Same
Location: 217 Metropole
APN: 7480-018-043
PC# 2582 Zone: Commercial

6. A Public Hearing to consider an Ordinance to amend Avalon Municipal Code Title 9, Chapter 8, Article 7, Regarding Nonconforming uses. (A determination as to this project's status under

the California Environmental Quality section 15358. The activity will not result in a direct or reasonably foreseeable indirect physical change in the environment)

Applicant: City of Avalon

7. A Public Hearing to consider an Ordinance to amend Avalon Municipal Code Title 9, Chapter 8, Article 12, Regarding Story Poles. (A determination as to this project's status under the California Environmental Quality section 15358. The activity will not result in a direct or reasonably foreseeable indirect physical change in the environment)

Applicant: City of Avalon

ITEM OF DISCUSSION:

Sign Ordinance changes

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