

CITY OF AVALON  
PLANNING COMMISSION  
AGENDA  
**Wednesday, June 17, 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 \$922.00 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 20, 2015

RESOLUTION:

1. A Resolution to adopt findings for an approved 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

PUBLIC HEARING:

2. 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 76 Gaviota. (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: BE Catalina, LP  
Applicant: Hamilton Cove Real Estate  
Location: 76 Gaviota  
APN: 7480-047-049  
PC#2584 Zone: Low Density  
File Date May 15, 2015

3. 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 410 Tremont Street. (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: Diana Wright, Terri Decker, Jayson Cohen – Timothy Hall  
Applicant: Avalon 3 Partners  
Location: 410 Tremont Street  
APN: 7480-033-022  
PC#2585 Zone: High Density Flats  
File Date April May 18, 2015

4. A Public Hearing for a Coastal Development Permit and Site Plan to convert an employee housing unit to an administrative office for Descanso Beach Club. (A determination as to this project's status under the California Environmental Quality section 15301. Existing Facilities (n) Conversion of a single family residence to office use will be made by the Commission).

Owner: Santa Catalina Island Company  
Applicant: Same  
Location: 1 Saint Catherine Way  
APN: 7480-001-001  
PC#2586 Zone: Resort Recreation  
File Date: May 7, 2015

5. A Public Hearing for a Local Coastal Permit and a Tentative Parcel Map #73645 on Alta Vista at Hamilton Cove. The project site is located in the Coastal Zone and is not within the area that is appealable to the Coastal Commission. (A determination as to this project's conformance with the adopted EIR will be made by the Commission).

Owner: Hamilton Pacific, LLC  
Applicant: Same  
Location: Lot 14, Alta Vista, Hamilton Cove  
APN: 7480-047-085  
PC# 2587 Zone: Low Density Residential  
File Date: April 3, 2015

ITEM OF DISCUSSION:

6. Review administrative changes to Ordinance relating to Nonconforming uses, before being forwarded to Council.

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