

PLANNING COMMISSION  
CITY OF AVALON  
NOTICE OF PUBLIC HEARING  
**Wednesday, September 21, 2016 at 6:00 p.m.**

NOTICE IS HEREBY GIVEN that the Avalon Planning Commission will hold a PUBLIC HEARING to consider the following item at the September meeting to be held on **Wednesday, September 21, 2016 at 6:00 p.m.**, in the COUNCIL CHAMBERS AT 410 AVALON CANYON ROAD, AVALON CALIFORNIA.

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.

1. A Public Hearing for a Site Plan Application, Categorical Exemption under CEQA Section 15301- Existing Facilities, Front Height Variance, and Coastal Development permit to remodel an existing duplex at 125 Olive Street. 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: Kathleen McGrath  
Applicant: Ed Arnold – Straight Up Builders  
Location: 125 Olive Street  
APN: 7480-022-044  
PC#2609 Zone: High Density  
File Date: 08/16/2016

2. A Public Hearing for an application for a Mitigated Negative Declaration for a Lot Split Variance for less than the required minimum lot size for a proposed subdivision at 357 Whittley Avenue. The project site is located in the Coastal Zone, and is not within the area where issuance of a Coastal Development Permit is appealable to the Coastal Commission.

Owner: Eric and Joanel Huart  
Applicant: Same  
Location: 357 Whittley  
APN: 7480-026-022  
PC#2610 Zone: Low Density  
File Date: 06/28/2016

Members from the Public who would like to address the Planning Commission may appear at the public hearing during the consideration of this item and state their opinion. Written comments may also be submitted to the Planning Department, attention Amanda Cook, Planning Director, PO Box 707, Avalon, CA 90704 prior to the Planning Commission's consideration of the item. 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.

By: Amanda Cook  
Planning Director

Posted: City Hall  
Catalina Islander

Friday, September 2, 2016  
Friday, September 2, 2016

ID#PC008