

CITY OF AVALON
PLANNING COMMISSION
AGENDA
Wednesday, September 21, 2016 – 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:

APPROVAL OF MINUTES: May, June, July, & August, 2016

COMMISSIONER BUSINESS:

Item 1.

A Public Hearing for a Site Plan Application, Categorical Exemption under CEQA Section 15301- Existing Facilities, Site Plan, 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

Item 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 and width and a Coastal Development Permit/CDP 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 CDP 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

ITEM OF DISCUSSION:

Proposed language to incorporate the Administrative Planning Permit process into the Municipal Code.

BUSINESS FROM THE AUDIENCE:

ADJOURN:

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.

Posted By: Amanda Cook
Planning Director

Friday, 9/15/2016