

PLANNING COMMISSION  
CITY OF AVALON  
MINUTES  
Wednesday, July 17 at 7:00 p.m.

-PLEDGE OF ALLEGIANCE-

ROLL CALL:

Present: Commissioner Montano  
Commissioner Cassidy  
Vice Chairman Martin  
Chairman Fertig  
Commissioner Lavelle  
Commissioner Huart

Staff Members present: Amanda Cook, Planning Director; Scott Campbell; City Attorney; Christy Alegria, Audio/ Video;

*SPECIAL PLANNING COMMISSION AGENDA*

ITEM NO. 1

Approval of the Sale of 225 Metropole and Certification that disposal of the property conforms to the General Plan

Owner: City of Avalon  
APN: 7480-018-903  
Zoning: Special Commercial

Planning Director Cook read the staff report.

City Attorney Campbell discussed the General Plan

Chairman Fertig opened the floor for public comments.

There being no written or oral testimony Chairman Fertig closed the floor for public comment.

Planning Director read the resolution.

Commissioner Cassidy motioned to approve the resolution as submitted second by Commissioner Martin.

Ayes (6): Montano, Cassidy, Martin, Fertig, Lavelle, and Huart;  
Opposed (0): None; Absent (0): None; Abstain (0): None

COMMISSIONER BUSINESS: None

BUSINESS FROM THE AUDIENCE: None

Chairman Fertig adjourned the special meeting.

MINUTES:

May 22, 2013: Commissioner Huart moved to approve the May minutes as submitted second by Commissioner Lavelle.

Ayes (5): Montano, Cassidy, Fertig, Lavelle, and Huart;  
Opposed (0): None; Absent (0): None; Abstain (1): Martin

PUBLIC HEARING:

1. A Public Hearing for a Local Coastal Permit, Height Variance, Floor to Lot Variance and Site Plan application to remove the existing canvas patio cover and replace with a new polycarbonate patio cover and sides that are clear at 201 Clarissa Avenue. The project site is located in the Coastal Zone, but is not within the area where issuance of a local coastal permit is appealable to the Coastal Commission. The application was filed on May 14, 2013.

Owner: Greg Thompson  
Applicant: Seacrest Inn LLC  
Location: 201 Clarissa  
APN: 7480-013-034  
PC#2517 Zone: High Density

Planning Director Cook read the staff report.

Chairman Fertig opened the public hearing.

Heard from Greg Thompson, owner/ applicant gave a back ground on property, the reasons for the need of the new patio cover, and the hardships.

Chairman Fertig closed the public hearing.

Commissioner Martin motioned to deny the application as submitted second by Chairman Fertig.

The Commission, Applicant, and Staff discussed the following:

- The Commission discussed their reasons for denial, the history of various approvals for the Seacrest Inn, the existing floor to lot ratio being over the maximum allowed, and replacing the existing canvas cover.
- Heard from Greg Thompson, owner/ applicant appreciated the discussion and has concerns with the mandate to take down during the summer months.
- The Commission polled their opinions on the modification of the existing conditions of approval to allow the structure to be replaced on a permanent basis.

Chairman Fertig called the motion.

Ayes (6): Huart, Lavelle, Fertig, Martin, Cassidy, and Montano;  
Absent (0): None; Abstain (0): None

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 214 Beacon Street. The application was filed on June 25, 2013.

Owner: Daniel Hudson  
Applicant: Same  
Location: 214 Beacon Street  
APN: 7480-018-018  
PC#2519 Zone: Special Commercial

Planning Director Cook read the staff report and discussed the transient rental map.

Chairman Fertig opened the public hearing.

Heard from Dan Hudson, Owner/ applicant addressed the question about the local contact being the down stairs tenant.

The Commission discussed the requirement of the 24 hour on island contact, and the tenant being the 24 hour contact.

Chairman Fertig closed the public hearing.

Commissioner Cassidy motioned to approve the application as submitted with the added condition that the emergency contact is a responsible respondent second by Commissioner Huart.

The Commission and staff discussed the additional condition and the floor plan/ inspection.

Ayes (6): Montano, Cassidy, Martin, Fertig, Lavelle, and Huart;  
Absent (0): None; Abstain (0): None

3. A Public Hearing for a Local Coastal Permit, and Tentative Tract Map No.69836 Mar De Cortez at Hamilton Cove. The project site is located in the Coastal Zone, and within the area where issuance of a local coastal permit is appealable to the Coastal Commission. The application was filed on June 12, 2013.

Owner: Hamilton Pacific  
Applicant: Hamilton Pacific  
Location: Mar De Cortez (Hamilton Cove)  
APN: Tract Map No. 69836  
PC#2522 Zone: Low Density

Planning Director Cook read the staff report and discussed the tract map.

Chairman Fertig opened the public hearing

Heard from Mike Flynn, Owner/ Applicant, mentioned that lot 12 will have a private road for access, discussed the reason for tentative map, and the time line for the start construction is probably five or six years away.

The Commission and staff discussed the water allocation process and City Attorney Campbell noted that Southern California Edison will be at the first meeting in August to inform the Council about the water allocation process.

Chairman Fertig closed the public hearing.

Planning Director Cook read the findings for the resolution.

Commissioner Cassidy motioned to approve the Tract Map as submitted with the findings and the resolution second by Commissioner Montano.

Ayes (6): Huart, Lavelle, Fertig, Martin, Cassidy, and Montano;  
Absent (0): None; Abstain (0): None

4. A Public Hearing for a Height Variance, and Site Plan application to fill in the existing valley between two roofs to create one peaked roof at 1 Pebbly Beach Road. The project site is located in the Coastal Zone. The application was filed on June 10, 2013.

Owner: Southern California Edison  
Applicant: Elements Architecture  
Location: 1 Pebbly Beach Road  
APN: 7480-045-801  
PC#2520 Zone: Public

Planning Director Cook read the staff report.

Chairman Fertig opened the public hearing.

Heard from Scott Holland, consultant (applicant) reviewed the application and noted some of the separate projects that have been approved by the City.

Heard from Richard Smith, representative Senior Project Manager for Southern California Edison noted a new roof/ siding, oldest building in fleet trying to make it look better.

Chairman Fertig closed the public hearing.

Commissioner Martin motioned to approve as submitted second by Commissioner Huart.

Ayes (6): Montano, Cassidy, Martin, Fertig, Lavelle, and Huart;  
Absent (0): None; Abstain (0): None

***ITEM 5. Has been held over until the August meeting.***

5. A Public Hearing for a Height Variance, and Site Plan application to remodel an existing three bedroom two and a half bathroom single family residence into a four bedroom four and a half bathroom single family residence at 333 Wrigley Road. The application was filed on June 27, 2013.

Owner: Gary and Kellie Johnson  
Applicant: Fine Line Construction  
Location: 333 Wrigley Road  
APN: 7480-007-041  
PC#2521 Zone: High Density

Staff and Commission discussed opening the public hearing.

Chairman Fertig opened the public hearing.

Their being no oral or written testimony, Chairman Fertig continued the public hearing.

**COMMISSIONER BUSINESS:**

Chairman Fertig informed the Commission that the City Council selected Jerry Dunn to be the new Planning Commissioner.

City Attorney Campbell noted the Grand Prix Mitigated Negative Dec. will be on the Planning Agenda for the August meeting.

Commissioner Lavelle referenced the last nights Council Meeting and the need to have a preventative maintenance program for sewers.

Planning Director Cook and City Attorney Campbell discussed the General Plan going to the Coastal Commission.

**BUSINESS FROM THE AUDIENCE:** None

**ADJORN:**

The DVD of the Planning Commission Meeting of July 17, 2013, is the official record of that Planning Commission Meeting and is on file and maintained in City Hall.

By: Amanda Cook, Director of Planning