

PLANNING COMMISSION
CITY OF AVALON
MINUTES
Wednesday, January 16, 2013 at 7:00 p.m.

-PLEDGE OF ALLEGIANCE-

ROLL CALL:

Present: Commissioner Huart
Commissioner Lavelle
Commissioner Parisi
Chairman Fertig
Vice Chairman Martin
Commissioner Cassidy
Commissioner Creigh

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

MINUTES:

December 5, 2012: Commissioner Huart moved to approve the December 5th minutes as submitted second by Commissioner Parisi.

Ayes (7): Creigh, Cassidy, Martin, Fertig, Parisi, Lavelle, and Huart;
Opposed (0): None; Abstain (0): None

RESOLUTIONS:

Commissioner Cassidy motioned to approve resolutions one and three as submitted, second by Commissioner Huart.

Ayes (7): Creigh, Cassidy, Martin, Fertig, Parisi, Lavelle, and Huart;
Opposed (0): None; Abstain (0): None

Commissioner Huart motioned to approve resolutions four and five as submitted second by Commissioner Creigh.

Ayes (5): Creigh, Martin, Fertig, Lavelle, and Huart;
Opposed (0): None; Abstain (2): Cassidy and Parisi

No action was taken on resolutions two and six.

The Commission and staff discussed who can vote on resolutions. City Attorney clarified that if a Commissioner missed the previous meeting but had an opportunity to view the video record, the Commissioner could vote to approve resolutions confirming actions on the video.

1. A Resolution to adopt findings for an approved Local Coastal Permit for a Site Plan Application and a Conditional Use Permit approved at the November meeting, to expand the existing Restaurant, Bar, Café use at 417 Crescent Avenue.

Owner: Roy Rose

Applicant: Steve Bray/ Steve's Steak House
Location: 417 Crescent Avenue #200
APN: 7480-016-002
PC#2501 Zone: Commercial

2. A Resolution to adopt findings for an approved a Site Plan application, Local Coast Development Permit, and Mitigated Negative Declaration to construct a cable-suspended pedestrian bridge across Descanso Canyon.

Owner: Santa Catalina Island Company
Location: 1 St. Catherine way (Descanso Beach)
APN: 7480-001-001
PC#2504 Zone: Resort Recreational

3. A Resolution to adopt findings for an approved Site Plan Application, Local Coastal Development Permit, and a Conditional Use Permit for a Restaurant, Bar, Café use to allow for a Restaurant at an existing hotel at 119 Maiden Lane.

Owner: Catalina Land Company
Location: 119 Maiden Lane
APN: 7480-017-028
PC#2500 Zone: High Density

4. A Resolution to adopt findings for an approved Site Plan Application and Local Coastal Development Permit, to convert an existing storage space to retail space at 210 Metropole Avenue.

Owner: Santa Catalina Island Company Resort Services, INC
Location: 210 Metropole Avenue
APN: 7480-017-028
PC#2503 Zone: Commercial
File Date: November 15, 2012

5. A Resolution to adopt findings for an approved Site Plan Application, Local Coastal Permit, and a Conditional Use Permit for a Restaurant, Bar, Café use to remodel existing commercial spaces inside the Atwater Arcade to add a coffee/juice bar location at 125 Sumner Avenue.

Owner: Santa Catalina Island Company
Location: 125 Sumner Avenue
APN: 7480-017-025
PC#2502 Zone: Commercial

6. A Resolution to adopt findings for an approved Site Plan Application and Local Coastal Development Permit, to install a metal pole of approximately 26' tall to support a small 1' x 2' antenna for monitoring of the Low Flow Diverters and Sewer Lift station at four locations on City property. The locations are: Salt Water Reservoir across from the cemetery (7480-002-901), the intersection of Crescent and Sumner, (on the street

easement) the intersection of Crescent and Pebbly Beach Road (on the street easement) and adjacent to the lift station on Crescent Ave.

Owner: City of Avalon
Location: Various (See above)
APN: 7480-002-901 & 7480-021-900
PC#2505 Zone: Low Density/Resort Recreation
File Date: November 15, 2012

PUBLIC HEARING:

7. A Public Hearing for a Local Coastal Development Permit, Conditional Use Permit to expand an existing hotel, and Site Plan Application to remodel five existing commercial tenant locations into five new hotel rooms. This location is outside of the appealable zone to the Coastal Commission.

Owner: Martin Curtain
Applicant: Mark Grisafe, AIA Architect
Location: 125 Metropole Avenue
APN: 7480-018-004
PC#2507 Zone: Commercial
File Date: December 18, 2012

Planning Director Cook read the staff report.

Chairman Fertig opened the public hearing.

There being no oral or written testimony Chairman Fertig closed the public hearing.

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

Ayes (7): Creigh, Cassidy, Martin, Fertig, Parisi, Lavelle, and Huart;
Opposed (0): None; Abstain (0): None

8. A Public Hearing for a Site Plan Application, Conditional Use Permit for Density Bonus unit, Parking Variance and Local Coastal Development Permit, to convert an existing storage space to a Density Bonus unit at 11 Crescent. This location is within the appealable zone to the Coastal Commission.

Owner: Ken and Sondra Goldman et al
Applicant: Same
Location: 11 Crescent
APN: 7480-022-010
PC#2506 Zone: High Density
File Date: November 15, 2012

Planning Director Cook read the staff report.

The Commission and staff discussed the parking variance and the reason for the variance.

Chairman Fertig opened the public hearing.

Heard from Ken Goldman, Owner/Applicant described the current parking location.

Chairman Fertig closed the public hearing.

Commissioner Parisi motioned to approve as submitted and a 7th condition that if an encroachment is applied for and approved and a parking pad is created then item 5A would be voided second by Commissioner Huart.

Staff, applicant and Commission discussed the pros and cons of a density bonus unit. Staff advised Mr. Goldman that should he decide to not proceed with including a kitchen in the project, the density bonus restrictions would not apply. The approved site plan could be modified administratively to exclude the kitchen.

Ayes (7): Huart, Lavelle, Parisi, Fertig, Martin, Cassidy, and Creigh;
Opposed (0): None; Abstain (0): None

COMMISSIONER BUSINESS:

Chairman Fertig asked about when the item of discussion regarding inclusionary housing will be on the agenda.

Planning Director Cook noted the joint meeting for the EIR for the General Plan will be at the second City Council meeting in February.

Commissioner Huart noted that he and Amanda Cook are on a committee with the Santa Catalina Island Company to create a vision for the downtown area that reflects the 2020 vision and the General Plan.

BUSINESS FROM THE AUDIENCE: None

ADJORN:

The DVD of the Planning Commission Meeting of January 16, 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