

PLANNING COMMISSION  
CITY OF AVALON  
MINUTES  
Wednesday, August 21 at 7:00 p.m.

-PLEDGE OF ALLEGIANCE-

ROLL CALL:

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

Absent: Commissioner Dunn

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

ANNOUNCEMENTS:

MINUTES:

July 17, 2013: Commissioner Huart moved to approve the July minutes as submitted second by Commissioner Montano.

Ayes (6): Montano, Cassidy, Martin, Fertig, Lavelle, and Huart;  
Opposed (0): None; Absent (1): Dunn; Abstain (0): None

PUBLIC HEARING:

Planning Director Cook reviewed resolutions 1, 2, and 6.

1. A Resolution Approving the Sale of the Land 320 Sumner and Certification that disposal of the property conforms to the General Plan.

Owner: City of Avalon  
APN: 7480-033-900  
Zoning: High Density

2. A Resolution Approving the Sale of the Land 306 Descanso and Certification that disposal of the property conforms to the General Plan.

Owner: City of Avalon  
APN: 7480-013-901  
Zoning: High Density

6. A Resolution Denying a Height Variance and Floor to Lot Variance at 201 Clarissa.

Owner: Greg Thompson

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

Commissioner Cassidy motioned to approve resolutions 1, 2, and 6 as submitted, second by Commissioner Lavelle.

Ayes (6): Huart, Lavelle, Fertig, Martin, Cassidy, and Montano;  
Opposed (0): None; Absent (1): Dunn; Abstain (0): None

3. A continued Public Hearing for a Height Variance, and Site Plan application to remodel an existing three bedroom two and a half bedroom 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 Terrace Road  
APN: 7480-007-041  
PC#2521 Zone: High Density

Planning Director Cook read the staff report, conditions, and the height variance.

Chairman Fertig opened the public hearing.

Heard from Pete Edwards, applicant discussed the existing/ proposed setbacks, the floor plan and three letters in support of the project.

Planning Director Cook confirmed the three letters in support of the project, and noted that copies of the letters are included in the staff report. The letters in support of the project are from: Jerry Dunn 133 Upper Terrace, Roy Rose 45 Upper Terrace Road, and Ian Albert 325 Wrigley Road.

Heard from Edie Hugo, 49 & 53 Upper Terrace, regarding asbestos/ lead testing, construction staging on Mt. Ada road, and concerns with deck dimensions.

The Commission discussed the deck dimensions.

Heard from Pete Edwards, applicant, regarding the story poles for the areas of concern, setback for the decks, and that he talked to Edie Hugo about the construction staging.

Heard from Edie Hugo, 49 & 53 Upper Terrace, regarding page A11 of the plans, also has concerns with the sun shade, besides her concerns the plans are very good and have a lot of potential.

Chairman Fertig called a five minute recess.

Chairman Fertig called the meeting back to order after the recess.

Heard from Pete Edwards, applicant, discussed the deck dimensions on page A7 of plans, noted that the nine foot new pop out on both floors is the same with a 3 foot deck walk way, and reviewed plans from A13 on regarding the set back to the property line.

The Commission discussed plan page A2 and which parcels were Edie Hugo's on the plans.

Heard from Pete Edwards, applicant mentioned the owner had a sun study done and presented the study to the Commission.

Chairman Fertig closed the Public Hearing.

The Commission discussed the project.

Commissioner Martin motioned to approve the application as submitted with the additional condition that the applicant must submit a construction staging plan and the dirt conveyance is to be included in the staging plan second by Commissioner Montano.

Ayes (6): Huart, Lavelle, Fertig, Martin, Cassidy, and Montano;

Opposed (0): None; Absent (1): Dunn; Abstain (0): None

4. A Public Hearing for a Mitigated Negative Declaration, Local Coastal Permit, and Site Plan application for the Catalina Grand Prix, PC # 2523. This project falls within the City of Avalon's Certified Local Coastal Plan area, but is not within 300 feet of the shoreline, and therefore is not appealable to the California Coastal Commission.

Applicant: City of Avalon

Filing Date: July 19, 2013

APN: 7480-045-035, 7480-045-037, and 7480-003-009

Location: The race track includes an existing fire road, horse trail, and other disturbed areas. The project area starts at Avalon City Hall (410 Avalon Canyon Road) and progresses south through the hills south of the Catalina Island Golf Course (1 Country Club Drive).

Project Description: The Catalina Grand Prix is an annual three to four day off-road motorcycle race held the first or second week of every December.

Planning Director Cook read the agenda item.

City Attorney Campbell reviewed the project, the conditions, a letter from Fish and Game, and suggested opening and continuing the Public Hearing until the September 4, 2013 Planning Commission meeting at 4:00 p.m.

Chairman Ferting opened the public hearing.

There being no oral or written testimony Chairman Fertig continued the Public hearing.

Commissioner Cassidy motioned to continue the public hearing until September 4, 2013 at 4:00 p.m. second by Commissioner Huart.

Ayes (6): Montano, Cassidy, Martin, Fertig, Lavelle, Huart and;  
Opposed (0): None; Absent (1): Dunn; Abstain (0): None

5. A Resolution Approving the Site Plan and Local Coastal Permit for the Catalina Grand Prix.

Owner: City of Avalon  
APN: 7480-045-035, 7480-045-037, and 7480-003-009  
Zoning: Resort Recreation

Commissioner Cassidy motioned to continue the public hearing until September 4, 2013 at 4:00 p.m. second by Commissioner Huart.

Ayes (6): Montano, Cassidy, Martin, Fertig, Lavelle, Huart and;  
Opposed (0): None; Absent (1): Dunn; Abstain (0): None

ITEM OF DISCUSSION:

7. Definition of Commercial Development for Inclusionary Housing

Planning Director Cook reviewed the staff report.

The Commission discussed the Inclusionary Housing suggestions.

Planning Director Cook reviewed the process to bring this item back to the Planning Commission as an ordinance and then the ordinance would require approval from the City Council.

8. Definition of Temporary "Coming Soon" signs

Planning Director Cook read the staff report.

The Commission discussed the Temporary signs and that the idea for temporary signs is headed in the right direction.

COMMISSIONER BUSINESS:

Commissioner Lavelle had questions regarding the new trash bins from CR&R, and the Commission/ Staff discussed the trash ordinance and pick up.

Commissioner Martin informed the Commission and audience that the Four Preps Concert is this weekend.

BUSINESS FROM THE AUDIENCE: None

ADJORN:

The DVD of the Planning Commission Meeting of August 21, 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