

PLANNING COMMISSION  
CITY OF AVALON  
MINUTES  
Wednesday, January 18, 2012 at 7:00 p.m.

-PLEDGE OF ALLEGIANCE-

ROLL CALL:

Present: Commissioner Huart  
Commissioner Lavelle  
Commissioner Parisi  
Chairman Fertig  
Commissioner Martin  
Commissioner MacGugan  
Commissioner Creigh

Staff Members present: Amanda Cook, Planning Director. Scott Campbell, City Attorney. Dudley Morand, Audio/ Video.

MINUTES: December 2011 minutes held over.

Planning Director Cook read an addition to the standard list of conditions.

CONSENT CALANDER:

1. A Resolution to adopt findings for a Site Plan application and Local Coast Development Permit to add two bedrooms to a studio unit and a deck to the middle unit to an existing triplex at 128 Marilla Avenue. (A determination as to this project's status under the California Environmental Quality Act will be made by the Commission).

Owner: Cap Perkins  
Applicant: Same  
Location: 128 Marilla B  
APN: 7480-019-006  
PC#2470 Zone: High Density  
Filing Date: November 1, 2011

Commissioner MacGugan motioned to approve the consent calendar second by Commissioner Lavelle.

Ayes (7): Commissioner Huart, Commissioner Lavelle, Commissioner Parisi, Chairman Fertig, Commissioner Martin, Commissioner MacGugan, Commissioner Creigh;  
Abstain (0): None; Absent (0): None

REVIEW IN CONCEPT:

2. A Public Hearing for a **Review in Concept** for a Local Coastal Development Permit, Negative Declaration, Site Plan application and Zone change from Special Commercial to Commercial for a new Museum building at 217 Metropole Avenue.

Owner: Catalina Island Museum Society Corp.

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Applicant: Mike Flynn  
Location: 217 Metropole Avenue  
APN: 7480-018-043  
PC#2473 Zone: Special Commercial

Planning Director Cook read the staff report.

Heard from Mike Flynn, applicant gave an overview of the proposed project.

The Commission discussed the project.

Chairman Fertig opened up the meeting for public comments.

Heard from Debbie Avellana, resident on Metropole Avenue, had questions regarding the housing requirements.

Head from Mike Flynn, the applicant, replied to

Chairman Fertig closed the hearing.

The Commission discussed housing requirements and need for employee housing.

PUBLIC HEARINGS:

3. A Public Hearing for an Application for a New Conditional Use Permit 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 333 Clemente Ave.

Owner: Robert and Denise Radde  
Applicant: Same  
Location: 333 Clemente Avenue  
APN: 7480-037-026  
PC# 2476 Zone: High Density  
File Date: December 7, 2011

*This item was pulled from the Agenda by the applicant*

4. A Public Hearing for a Local Coastal Development Permit, Parking/ Setback Variance, Conditional Use Permit for Density Bonus, Site Plan application for a Multi- Unit Structure, and a recommendation to City Council for an Encroachment permit for a driveway at 359 Sumner Avenue.

Owner: Patricia Gagnier  
Applicant: Same  
Location: 359 Sumner Avenue  
APN: 7480-032-013

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PC#2475      Zone: High Density  
File Date:    December 7, 2011

Planning Director Cook read the staff report.

Chairman Fertig opened the public hearing.

The Commission discussed the natural lighting, change of side yard setback.

Chairman Fertig closed the public hearing.

The Commission discussed which unit will be the density bonus unit and if that has to be done now, and City Attorney Campbell noted the restrictions will be 15 years.

Commissioner Huart moved to approve as amended with the change of the setback to 12 inches, side 1 and side 2 to remain the same as proposed by the applicant pending approval from the fire department, and with an added condition that applicant discloses which unit will be the density bonus unit prior to commencement second by Commissioner Martin.

Ayes (7): Commissioner Creigh, Commissioner MacGugan, Commissioner Martin,  
Chairman Fertig, Commissioner Parisi, Commissioner Lavelle, Commissioner Huart;  
Abstain (0): None; Absent (0): None

5. A Public Hearing for a Local Coastal Development Permit, Setback Variance, Conditional Use Permit for Density Bonus Unit and Site Plan application for a Single Family Residence with a Density Bonus unit at 191 Lower Terrace.

Owner:            Mike Schultz  
Applicant:        Thirtieth Street Architects  
Location:         191 Lower Terrace  
APN:              7480-010-038  
PC#2477          Zone: Medium Density  
File Date:        December 27, 2011

Planning Director Cook read the staff report.

Chairman Fertig opened the public hearing.

Heard from John Loomis, with Thirtieth Street Architects, noted a total of four changes to the plans (1. extend the rear retaining wall that ties in with the neighboring retaining walls 2. Build a permanent steel fence along property line by the vehicular 3. Steel mesh blotted to rock 4. Creating a small basement size storage room) and reviewed the project.

Heard from John Heffernan, next door neighbor, happy with retaining wall and in favor of project.

Chairman Fertig closed the public hearing.

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The Commission discussed the project.

Commissioner Creigh motioned to approve per staff recommendations for the Local Coastal Permit, Variance Findings, Site Plan Application, second by Commissioner Huart.

Ayes (7): Commissioner Huart, Commissioner Lavelle, Commissioner Parisi, Chairman Fertig, Commissioner Martin, Commissioner MacGugan, Commissioner Creigh;  
Abstain (0): None; Absent (0): None

6. **A Public Hearing for a Mitigated Negative Declaration, Local Coastal Permit, and a Site Plan Application for two phases at 1 St. Catherine Way (Descanso Beach).** Phase 1 consists of: Constructing a new building for take-out food and ice cream store; Demolishing an existing retail space and construct a new two story retail/ office space; Demolishing three existing hexagonal restrooms and one changing room; Construct two new public restrooms and six free standing changing rooms; Add three cabanas and 20 chaise lounges to the beach area; and install a deck for a new seating area for approximately 20 chairs w/tables. Phase 2 consists of: Enlarge the existing kitchen by adding to the rear and side of the building, and adding a second floor that will include a banquet dining room and an outdoor deck.

Owner: Santa Catalina Island Company  
Applicant: Same  
Location: 1 St. Catherine Way  
APN: 7480-001-001  
PC#2472 Zone: Resort Recreational

Planning Director Cook read the staff report and noted that Phase 2 of the project has been withdrawn from the application.

The Commission discussed the public area of the beach.

Chairman Fertig opened the public hearing.

Heard from Chris Wilhelm, representative for the applicant, discussed bathroom facilities, food service issues, beach/ deck issues, and reviewed the overall project.

Heard from Debbie Avellana, concerned with the two story building changing the view line.

Heard from Chris Wilhelm, representative discussed what will be located on the second floor and sight line.

Chairman Fertig closed the public hearing.

The Commission discussed the current water usage from Southern California Edison, Seating on the beach and conditions of approval.

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Commissioner Creigh motioned to approve the Site Plan as submitted with the standard conditions and an additional condition that the extension of the patio seating is pulled back to the stairs second by Commission Huart.

Ayes (7): Commissioner Creigh, Commissioner MacGugan, Commissioner Martin, Commissioner Fertig, Commissioner Parisi, Commissioner Lavelle, and Commissioner Huart;  
Abstain (0): None; Absent (0): None

ITEM OF DISCUSSION:

Joint Meeting for Draft General Plan on February 21: The date for the meeting is tentative and the entire General Plan will be brought back as a whole.

COMMISSIONER BUSINESS:

Commissioner Lavelle informed the Community about a live Play Clue in the Casino Theater put on by Kids at Play/ Avalon Goes.

BUSINESS FROM THE AUDIENCE: None

ADJORN:

The DVD videotape of the Planning Commission Meeting of October 4, 2011, is the official record of that Planning Commission Meeting and is on file and maintained in City Hall.

By: Amanda Cook  
Director of Planning