

CITY OF AVALON
PLANNING COMMISSION ACTIONS
WEDNESDAY, April 16, 2014 at 6:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL- Present: Commissioner Huart, Commissioner Lavelle, Commissioner Dunn, Vice Chairman Martin, Commissioner Montano. Absent: Chairman Fertig. Commissioner Cassidy was elected to City Council. Also present Planning Director Cook, City Attorney Scott Campbell, and Audio/ Video Christy Alegria.

ACTIONS: Approved Actions from the March 19, 2014 Planning Commission meeting. Motion made by Commissioner Lavelle, seconded by Commissioner Montano. Ayes (4): Huart, Lavelle, Dunn, Montano; Abstain (1): Martin; Absent (1): Fertig

RESOLUTIONS: There were four resolutions on the agenda. Motion to approve items 1, 2, 3, and 4 by Commissioner Dunn, seconded by Commissioner Lavelle. Ayes (4): Huart, Lavelle, Dunn, Montano; Abstain (1): Martin; Absent (1): Fertig

1. Held a Public Hearing and approved a Resolution to adopt findings for an approved Negative Declaration, Site Plan, Height Variance, and Setback Variances, to renovate and enlarge a single family dwelling at 156 Middle Terrace.

Owner: Paul Reed
Location: 156 Middle Terrace Road
APN: 7480-010-021
PC#2534 Zone: Medium Density

2. Held a Public Hearing and approved a Resolution to adopt findings for an approved application to modify the Height Envelope granted for the Single Family dwellings for the Hamilton Cove Development.

Owner: Santa Catalina Island Company
Applicant: Hamilton Pacific LLC/Michael Flynn
Location: Hamilton Cove
APN: Tentative Tract Map 69836
PC# 2543 Zone: Low Density Residential

3. Held a Public Hearing and approved a Resolution to adopt findings for an approved Conditional Use Permit to change a residential use to a Public/Civic use at 209 E. Whittley.

Owner: Mike and Linda Rivkin
Location: 209 E. Whittley

APN: 7480-034-042
PC#2541 Zone: High Density Flats

4. Held a Public Hearing and approved a Resolution to adopt findings for an approved Site Plan application, Third Story Variance, and a Local Coastal Permit to construct a duplex at 155/ 157 Olive Street.

Owner: Peter & Cathy Savage
Location: 155/ 157 Olive
APN: 7480-022-067
PC#2547 Zone: High Density

PUBLIC HEARINGS:

5. 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 22 Camino De Flores.

Owner: Robert Eicholtz/ Steven Scott
Location: 22 Camino De Flores
APN: 7480-049-046
PC#2549 Zone: Low Density

Comments were heard from Catalina Island Vacation Rentals Representative, Denny Honsey regarding Vacation Rentals procedure for washing of linens. After some discussion regarding water usage for transient rentals a Motion was made by Commissioner Huart, seconded by Commissioner Martin to approve as submitted. Ayes (4): Huart, Lavelle, Dunn, Martin; Abstain (0): None; Opposed (1): Montano; Absent (1): Fertig

6. 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 317 Clemente Avenue.

Owner: Kathleen Brock
Location: 317 Clemente Avenue
APN: 7480-037-034
PC#2552 Zone: High Density / "Flats"

Commissioner Montano recused herself due to proximity of application to her property. Comments were heard from Catalina Island Vacation Rentals Representative, Denny Honsey informed the Commission CIVR will be the property manager. Motion made by Commissioner

Huart, seconded by Commissioner Dunn to approve as submitted. Ayes (4): Martin, Dunn, Lavelle, and Huart; Abstain (1): Montano; Opposed (0): None; Absent (1): Fertig

7. A Public Hearing for a Conditional Use Permit application to add a Restaurant/ Bar/ Café use to an existing hotel at 108 Marilla Avenue in order to offer alcoholic beverages to guests only. This location is outside of the appealable zone to the Coastal Commission.

Owner: Jack Tucey & Yuch Mei Tucey
Location: 108 Marilla Avenue
APN: 7480-019-012
PC#2548 Zone: Commercial

Commissioner Montano recused herself due to financial conflict. There being no oral or written testimony Commissioner Dunn motioned to approve as submitted second by Commissioner Martin. Ayes (4): Huart, Lavelle, Dunn, and Martin; Abstain (1): Montano; Opposed (0): None; Absent (1): Fertig

8. A Public Hearing for an Revised Site Plan Application, addendum to Mitigated Negative Declaration, and amended Local Coastal Permit for the demolition of an existing 2,043 square foot kitchen building to be replaced by a 6,199 square foot kitchen with a new second story 5,103 square foot banquet space. The project site is located in the Coastal Zone, and is within the area where issuance of a local coastal permit is appealable to the Coastal Commission. The application was filed on March 30, 2014.

Owner: Santa Catalina Island Resort Services, INC.
Applicant: Same
Location: 1 St. Catherine Way
APN: 7480-001-001
PC#2553 Zone: Resort Recreational

Commissioner Montano recused herself due to financial conflict. Comments were heard from Santa Catalina Island Resort Services representative Kris Wilhelm. Commissioner Huart motioned to approve as submitted with the added conditions second by Commissioner Dunn. Ayes (4): Huart, Lavelle, Dunn, and Martin; Abstain (1): Montano; Opposed (0): None; Absent (1): Fertig

9. A Public Hearing for a Revised Site Plan Application, Local Coastal Permit Amendment, and approval of a Resolution of the Planning Commission of the City of Avalon approving and adopting the addendum to the Focused Environmental Impact Report for Hamilton Cove Phase II Residential Development Project to change the project description to allow parcels 2, 3, 4, 5 and 6 designated for multi unit structures to be developed with single family dwellings. These five parcels were further subdivided into twelve parcels by a Tentative Map approved July, 2013.

Owner: Hamilton Pacific LLC/Michael Flynn
Applicant: Hamilton Pacific LLC/Michael Flynn
Location: Hamilton Cove – Tentative Map 69836
APN: Tentative Map 69836
PC# 2550 Zone: Low Density

There being no oral or written testimony Commissioner Dunn motioned to approve as submitted with staff recommendations and the added conditions the standard list of conditions and payment of any adopted fees second by Commissioner Lavelle. Ayes (5): Huart, Lavelle, Dunn, Martin and Montano; Abstain (0): None; Opposed (0): None; Absent (1): Fertig

10. A Public Hearing for an Amendment to the Development Agreement between the City of Avalon and Hamilton Pacific, LLC to modify the project description to allow five parcels (further subdivided into 12 parcels) to be developed with single family dwellings instead of multi family structures and incorporating the approved height variance for the twelve parcels.

Owner: Hamilton Pacific LLC/Michael Flynn
Applicant: City of Avalon
Location: Hamilton Cove
APN: Tentative Map 69836
PC# 2551 Zone: Low Density

There being no oral or written testimony Commissioner Lavelle motioned to approve as submitted with staff recommendations and the added conditions include the standard list of conditions and payment of any adopted fees second by Commissioner Dunn. Ayes (5): Montano, Martin, Dunn, Lavelle, and Huart; Abstain (0): None; Opposed (0): None; Absent (1): Fertig

ITEM OF DISCUSSION:

11. REVIEW AND PROCESSING OF VARIANCES

Steve Flint gave a power point presentation on variances. The Commission and staff discussed variances, existing properties, codes, hardships and nonconforming structures.

12. Modification to amend the Avalon Municipal Code regarding large residential care facilities serving more than six persons to be conditionally permitted in the High Density/ "Flats", Commercial, and Special Commercial Zones by the Avalon Housing Element.

The Commission and staff discussed and reviewed the proposed modifications.

13. Modification to amend the Avalon Municipal Code related to Single Room Occupancy Units will be permitted with a Conditional Use Permit (CUP) in the High Density/ Flats and Community Housing zone as required by the Avalon Housing Element.

The Commission and staff discussed and reviewed the proposed modifications. The Commission directed staff to come back with a proposed ordinance.

COMMISSIONER BUSINESS:

Commissioner Lavelle reminded the community that Spring Fest is tomorrow and Avalon Beautiful and a car show will be present at Spring Fest. Requested staff to bring back a discussion on unlicensed contractors and fees related to work without permits.

Commissioner Dunn announced that the Easter Bunny will be at Buoys' and Gulls Thursday through Sunday.

Planning Director Cook announced that four openings will be coming up for the Planning Commission and the notice will be in the Catalina Islander.

BUSINESS FROM THE AUDIENCE:

ADJORN:

The DVD of the Planning Commission Meeting of April 16, 2014, is the official record of that Planning Commission Meeting and is on file and maintained in City Hall.

By: Amanda Cook
Director of Planning