

**CITY OF AVALON
PLANNING COMMISSION ACTIONS
WEDNESDAY, May 21, 2014 at 6:00 p.m.**

PLEDGE OF ALLEGIANCE

ROLL CALL- Present: Commissioner Huart, Commissioner Lavelle, Commissioner Dunn, Chairman Fertig, Commissioner Martin, Commissioner Montano. Also present Planning Director Cook, City Attorney Scott Campbell, Audio/ Video Dudley Morand and Christy Alegria.

ACTIONS: Approved Actions from the April 16, 2014 Planning Commission meeting. Motion made by Commissioner Lavelle, seconded by Commissioner Dunn. Ayes (5): Huart, Lavelle, Dunn, Martin, and Montano; Abstain (1): Fertig; Absent (0): None

RESOLUTIONS:

1. Adopted a Resolution to adopt findings for a Conditional Use Permit application to add a restaurant/bar/café use to an existing hotel at 108 Marilla Avenue. A determination was made that this project is categorically exempt pursuant to Class 5 categorical exemption for minor alteration of existing land use limitations in areas which do not result in changes in land use or density. (CEQA Guidelines Section §15305).

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

2. Adopted a Resolution to adopt findings for a Revise Site Plan application, addendum to Mitigated Negative Declaration and amended Local Coastal Permit for the demolition of an existing 2043 square foot kitchen building to be replaced by a 6199 square foot kitchen with a new second story 5103 square foot banquet space. A determination was made that the project does not constitute a substantial change requiring major revisions to the 2013 MND.

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

Motion to approve items 1 and 2 by Commissioner Martin, seconded by Commissioner Dunn. Ayes (4): Huart, Lavelle, Dunn, Martin; Abstain (2): Fertig and Montano; Absent (0): None

SITE PLAN :

1. Approved a Site Plan application to create a fitness trail within portions of the Avalon Canyon Road Pedestrian Walkway. Beginning at People’s Park and continuing to Joe Machado Field. Made a determination that this project is exempt under categorical exemption Class 3 New Construction (CEQA Guideline section, §15303).

Owner: City of Avalon
Location: Avalon Canyon Road
APN : N/A, Avalon Canyon Road ROW
PC#2554

There being no oral or written testimony Commissioner Huart motioned to approve as submitted second by Commissioner Lavelle. Ayes (6): Huart, Lavelle, Dunn, Fertig, Martin, and Montano; Abstain (0): None; Opposed (0): None; Absent (0): None

PUBLIC HEARING:

Adopted a Resolution recommending an Ordinance to amend the Avalon Municipal Code regarding residential care facilities serving less than six persons shall be a principally permitted use in the High Density/ Designated Area (Flats), Commercial, and Special Commercial Zones And residential care facilities serving six or more shall be a conditionally permitted use in the High Density/Designated Area (Flats), Commercial and Special Commercial Zones by the Avalon Housing Element. Made the determination that the resolution is exempt from CEQA because the resolution does not constitute a project within the meaning of State CEQA Guidelines Section §15378.

There being no oral or written testimony Commissioner Martin motioned to approve as submitted second by Commissioner Montano. Ayes (6): Huart, Lavelle, Dunn, Fertig, Martin, and Montano; Abstain (0): None; Opposed (0): None; Absent (0): None

Continued consideration of a Resolution recommending an Ordinance to amend the Avalon Municipal Code related to Single Room Occupancy units shall be permitted with a Conditional Use Permit (CUP) in the High Density/ Designated Area (Flats), and High Density Residential Community Housing zone as required by the Avalon Housing Element. (This item was considered as an Item of Discussion).

Considered a Resolution recommending an Ordinance to amend the Avalon Municipal Code related to Parking Requirements specifications for each zone: Low Density Section 9-5.205 (f), Medium Density 9-5.301(f), High Density/ “Undefined” 9-5.401(f), High Density/ Designated

Area (Flats) 9-5.406, Commercial 9-6.204, Special Commercial 9-6.304, Resort/Recreation 9-6.404, Section 9-7.606 Motor Vehicle Maneuvering and Parking Space Lay-Out, and Section 9-7.605 as required by the Avalon Housing Element.

The Commission discussed this item and continued to the next Planning Commission Meeting in June. Commissioner Huart motioned to continue second by Commissioner Lavelle. Ayes (6): Montano, Martin, Fertig, Dunn, Lavelle, and Huart; Abstain (0): None; Opposed (0): None; Absent (0): None

ITEM OF DISCUSSION:

Discussed 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.

Discussed Unlicensed Contractors – State statues and City policies. The Commission and staff discussed and reviewed the proposed modifications.

COMMISSIONER BUSINESS:

The Commission discussed the out door dining trial.

Commissioner Martin would like to bring back the ordinance regarding signs and lighting as an item of discussion.

Planning Director Cook noted June 3, 2014 the ethics class will be from 1-3 for the Planning Commission/ Council, and the City is currently excepting applications for Planning Commission.

Commissioner Lavelle noted the Flying Fish Festival is next week and the Health Fair is tomorrow.

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