

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

PLEDGE OF ALLEGIANCE:

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

ANNOUNCEMENTS: None

ACTIONS:

May 21, 2014: Approved Actions from the May 21, 2014 Planning Commission meeting. Motion made by Commissioner Lavelle, seconded by Commissioner Montano. Ayes (6): Huart, Lavelle, Dunn, Fertig, Martin, and Montano; Abstain (1): Lord; Absent (0): None

June 18, 2014: Approved Actions from the June 18, 2014 Planning Commission meeting. Motion made by Commissioner Dunn, seconded by Commissioner Huart. Ayes (5): Huart, Lavelle, Dunn, Fertig, Martin, and Montano; Abstain (1): Lord; Absent (0): None

June 20, 2014: Approved Actions from the June 20, 2014 Planning Commission meeting. Motion made by Commissioner Huart, seconded by Commissioner Lavelle. Ayes (4): Huart, Lavelle, Fertig, and Martin; Abstain (3): Dunn, Montano, and Lord; Absent (0): None

June 23, 2014: Approved Actions from the June 23, 2014 Planning Commission meeting. Motion made by Commissioner Montano, seconded by Commissioner Martin. Ayes (5): Huart, Lavelle, Dunn, Martin, and Montano; Abstain (2): Fertig and Lord; Absent (0): None

The following item was taken out of order.

Held a Public Hearing and approved a Site Plan Application, Conditional Use Permit and Local Coastal Permit for a temporary Wireless Telecommunication Facility at an existing telecommunication location above Mt. Ada. A determination that this project is exempt under CEQA Guidelines section 15303, "New Construction or Conversion of Small Structures," was made by the Commission.

Owner:	Santa Catalina Island Company
Applicant:	Verizon c/o Christine Song
Location:	SE of Inn on Mt. Ada at Site #2
APN:	7480-004-014
PC#	Zone: Low Density
File Date	June 20, 2014

Comments were heard from Core Development representative for Verizon, Christine Song. Motion was made by Commissioner Lord, seconded by Commissioner Lavelle to approve as submitted with the added condition that the applicant receives Avalon Fire Department approval specifically regarding welding. Ayes (7): Lord, Montano, Martin, Fertig, Dunn, Lavelle, and Huart; Abstain (0): None; Opposed (0): None; Absent (0): None

The following items where taken in order.

RESOLUTIONS:

Adopted a Resolution to adopt findings for an approved 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. A determination that this project is exempt under California Environmental Quality Act (“CEQA”) Guidelines Categorically Section 15303, “New Construction or Conversion of Small Structures,” and section 15311, “Accessory Structures,” was made by the Commission.

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

Motion was made by Commissioner Montano, seconded by Commissioner Dunn to approve as submitted. Ayes (7): Lord, Montano, Martin, Fertig, Dunn, Lavelle, and Huart; Abstain (0): None; Opposed (0): None; Absent (0): None

SITE PLAN:

1. Held a Public Hearing and approved a Site Plan Application to demolish and construct a single family residence at 339 Catalina Avenue. This application is outside of the appealable area to the Coastal Commission. A determination that this project is exempt under CEQA Guideline section, 15303, “New Construction or Conversion of Small Structures,” was made by the Commission.

Owners:	Nancy Powers
Applicant	Zeller Construction
Location:	339 Catalina Avenue
APN:	7480-031-049
PC# 2559	Zone: High Density Flats
File Date:	April, 2014

Dave Zeller, applicant, was available for questions. Motion was made by Commissioner Dunn, seconded by Commissioner Lord to approve as submitted. Ayes (5): Lord, Montano, Dunn, Lavelle, and Huart; Abstain (2): Fertig and Martin; Opposed (0): None; Absent (0): None

PUBLIC HEARINGS:

2. Held a Public Hearing for an Application for a Sign Variance at the Glenmore Plaza Hotel. A determination was made that this project is exempt under CEQA Guidelines section 15311, "Accessory Structure," by the Commission.

Owner: Glenmore Plaza Hotel
Location: 120 Sumner Avenue
APN: 7480-016-007
PC#2562 Zone: Commercial

There being no oral or written testimony, a Motion was made by Commissioner Martin, seconded by Commissioner Dunn to approve as submitted. The Commission discussed signs and historical signs. Ayes (6): Huart, Lavelle, Dunn, Fertig, Martin, and Montano; Abstain (0): None; Opposed (1): Lord; Absent (0): None

3. Held a Public Hearing and denied 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 318 Descanso Avenue.

Owner: Patrick Kidd
Applicant: Same
Location: 318 Descanso Avenue
APN: 7480-036-008
PC#2556 Zone: High Density Flats
File Date May 20, 2014

The Commission and staff discussed water usage for transient units. Comments were heard from the owner Patrick Kidd in favor of the CUP; Karen Hall read a letter for the record against CUPS. Motion was made by Commissioner Montano to carry over item until next month for water use review. The motion died. Commissioner Lord motioned to deny, seconded by Commissioner Montano as submitted. Ayes (3): Lavelle, Montano, and Lord; Abstain (2): Martin and Fertig; Opposed (1): Huart and Dunn; Absent (0): None

5 MINUTE RECESS

4. Held a Public Hearing and denied 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 344 Clarissa Avenue.

Owner: John W. Pletcher
Applicant: Catalina Island Vacation Rentals
Location: 344 Clarissa Avenue
APN: 7480-037-018

PC#2561 Zone: High Density Flats
File Date May 20, 2014

Comments were heard from Denny Honsey of Catalina Island vacation rentals in favor of project and available for questions. Comments were also heard from neighbors Rob Cranton and Rosanna Hernandez to deny the application. Commissioner Lord motioned to deny, seconded by Commissioner Lavelle. The Commission and staff discussed the saturation map. Ayes (4): Lord, Dunn, Lavelle, and Huart; Abstain (3): Montano, Fertig, and Martin; Opposed (0): None; Absent (0): None

5. Adopted a Resolution recommending adoption of 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. A determination was made that the resolution is exempt from CEQA because the resolution does not constitute a project within the meaning of State CEQA Guidelines Section 15378.

Staff and Commission reviewed the resolution to clarify the ordinance related to number of bathrooms. Their being no oral or written testimony Commissioner Huart motioned to adopt the resolution recommending approval with the discussed changes to the proposed resolution, seconded by Commissioner Lavelle. Ayes (7): Lord, Montano, Martin, Fertig, Dunn, Lavelle, and Huart; Abstain (0): None; Opposed (0): None; Absent (0): None

6. Adopted a Resolution recommending adoption of an Ordinance to amend the Avalon Municipal Code Title 9 related to Planning and Zoning parking requirements. A determination was made that the the resolution is exempt from CEQA because the resolution does not constitute a project within the meaning of State CEQA Guidelines Section 15378.

Staff and Commission reviewed the resolution. Motion was made by Commissioner Lord, seconded by Commissioner Montano to approve as submitted. Ayes (7): Huart, Lavelle, Dunn, Fertig, Martin, Montano, and Lord; Abstain (0): None; Opposed (0): None; Absent (0): None

COMMISSIONER BUSINESS:

The Commission thanked Council Member Cassidy for her time on the Planning Commission.

The Commission and staff discussed the reasons for commissioners to leave the room when abstaining from an item.

The Commission and staff discussed bring back Conditional Use Permits for Transient Rentals as an item of discussion along with the sign ordinance, and energy efficiency standards.

Staff asked the Commission if they would be available for a Planning Commission meeting on Monday, July 21, 2014 at 6:00 p.m. for a Site Plan application for the Zip Line platforms.

Staff noted that City Council has authorized alternate Planning Commissioners, the Commission and staff discussed.

Commissioner Lavelle noted City Attorney Campbell was honored in a magazine for his work.

BUSINESS FROM THE AUDIENCE: None

ADJORN:

The DVD of the Planning Commission Meeting of July 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