

**CITY OF AVALON
PLANNING COMMISSION ACTIONS
WEDNESDAY, October 22, 2014 at 6:00 p.m.**

PLEDGE OF ALLEGIANCE:

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

ACTIONS:

September 17, 2014: Motion made by Commissioner Dunn, seconded by Commissioner Lavelle to approve the September 17, 2014 actions as submitted. Ayes (6): Huart, Lavelle, Dunn, Fertig, Lord, and Montano; Absent (1): Martin; Abstain (0): None

CONTINUED PUBLIC HEARING:

1. A continued Public Hearing for a Sign Variance to allow a second sign greater than 8 sq. feet to be installed on the snack bar at Joe Machado Field 1000 Avalon Canyon Road

Owner:	The City of Avalon
Applicant:	The Dugout/ Margie Wahl
Location:	100 Avalon Canyon Road
APN:	7480-045-021
PC# 2530	Zone: Resort Recreation

Planning Director Cook read the staff report and a letter for the record against the sign variance from John Regalado representative of the Lions Club. The Commission discussed the sign variance/ hardship. Heard from Michael Ponce previous City Council Member, and Jennifer Monroe Recreation Coordinator, with clarification on City Council decision to have the naming rights at Joe Machado Field.

Motion made by Commissioner Montano, second by Commissioner Lord to deny the variance for the over sized sign. The commission discussed the sign variances. Ayes (6): Huart, Lavelle, Dunn, Fertig, Lord, and Montano; Absent (1): Martin; Abstain (0): None.

Motion made by Commissioner Lord, second by Commissioner Lavelle to approve the second sign. The Commission discussed: the second sign, working with the Lions Club and options for signs. Commissioner Lord and Commissioner Lavelle withdrew motion.

Motion made by Commissioner Lavelle, second by Commissioner Dunn to continue the variance for a second sign to the December meeting. Ayes (6): Huart, Lavelle, Dunn, Fertig, Lord, and Montano; Absent (1): Martin; Abstain (0): None

Jennifer Monroe, Recreation Coordinator, asked the Commission/ Staff for clarification for the next step for the applicant.

PUBLIC HEARINGS:

2. 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 360 Clemente Avenue C-61.

Owner: The D.R and Jean Cleam Family Trust dated September 28, 2004
Applicant: Same
Location: 360 Clemente Avenue C-61
APN: 7480-038-067
PC#2568 Zone: High Density Flats
File Date September 17, 2014

Planning Director Cook read the staff report and a letter for the record against the Conditional Use Permit from Sheryle Brent Fipp. Comments were heard from Jean Cleam, owner, in favor of the Conditional Use Permit. Motion was made by Commissioner Dunn, seconded by Commissioner Huart to approve as submitted with the standard list of conditions. The owner noted that Hamilton Cove Vacation Rentals will be the property manager. Ayes (5): Huart, Lavelle, Dunn, Fertig, and Montano; Abstain (0): None; Opposed (1): Lord; Absent (1): Martin

3. A Site Plan Application and Local Coastal Development Permit for a remodel and addition to an existing two story Duplex at 312 Catalina Avenue. ***THIS ITEM HAS BEEN WITHDRAWN BY THE APPLICANT. No action was taken***

Owner: Kurt and Julie Olsen
Applicant: Same
Location: 312 Catalina Avenue
APN: 7480-035-004
PC#2570 Zone: High Density Flats
File Date September 30, 2014

4. An amended Site Plan application and an amended Negative Declaration for the Casino Fuel Dock Renovation to replace the fuel dock and the attached structures. ***THIS ITEM HAS BEEN WITHDRAWN BY THE APPLICANT. No action was taken***

Owner: City of Avalon
Applicant: Same
Location: Casino Fuel Dock
APN: 7480-021-006

PC#2571 Zone: Resort Recreational
File Date September 30, 2014

5. A Public Hearing for a Site Plan Application, Local Coastal Development Permit, Conditional Use Permit for Restaurant/ Bar/ Café, and a Mitigated Negative Declaration to demolition an existing hotel containing a restaurant and bar and build a new 9,084 square foot visitor center that will include retail sales, tour sales, café, coffee shop, banquet/meeting space and three flexible rooms that may be used for meeting space or transient housing at 708 Crescent Avenue.

Owner: Santa Catalina Island Conservancy
Applicant: Same
Location: 708 Crescent Avenue
APN: 7480-005-003
PC#2569 Zone: Commercial
File Date August 28, 2014

Planning Director Cook read the staff report and two letters for the record in support of the application from the property owners of 718 Crescent Avenue and 800 Crescent Avenue. The Commission discussed: staffing/ inclusionary housing, parking/ side walk, and signs. Heard from Joe Kallen, Chief Operating Officer of the Santa Catalina Island Conservancy discussed the various proposed uses. Heard from Jeff Larsen, Architect working with the Catalina Island Conservancy, discussed the physical layout/ design of the project. Heard from Wayne Griffin, President CEO Catalina Island Chamber of Commerce, in favor of the project sent in letter of support. Heard from Michael Ponce in support of the proposed application.

RECESS

RECONVENE 7:38 pm

Commissioner Lord needs to abstain from remainder of meeting due to conflict of interest.

The Commission and staff discussed number of employees, transferring employees, and pedestrian access. Steve Flint, Planning Consultant, discussed the Conservancy's break down of employee numbers.

Heard from Erin Kennedy, project manager for Conservancy, would like an additional conditional condition to meet with City Staff and have a discussion of an Inclusionary Housing Plan as for approval by the Commission.

The Commission/ staff discussed traffic, sidewalks, and handicap access needs.

Erin Kennedy addressed the ADA, pedestrian walk ways, and Crescent Ave pedestrian/ vehicle traffic flow.

Chairman Fertig referenced two letters for the record from Michael Ponce and an unsigned letter.

Motion made by Commissioner Lavelle, second by Commissioner Dunn to adopt the Mitigated Negative Declaration and the Mitigation Monitoring plan as provided to the Planning Commission with the red line changes and with the two changes: the addition of the Population Housing Mitigation item which states the applicant will provide an Inclusionary Housing Plan as required by the Avalon Municipal Code for approval by the Planning Commission and modification to Mitigation Measure Traffic #2 to eliminate the autoette parking may not be used by staff or as staging for Conversancy vehicles stricken from the plan and replace with the sentence autoette parking plan will be submitted to include side walk subject to Avalon Fire Department and Public Works approval. The Commission discussed the other issues sidewalk and housing. Ayes (4): Huart, Lavelle, Dunn, and Fertig; Abstain (2): Lord and Montano; Absent (1): Martin; Opposed (0): None.

Motion made by Commissioner Dunn, second by Commissioner Lavelle to approve the Site plan as submitted with the staff recommendations, the Local Coastal Permit with the appropriate findings, and the Conditional Use permit with all the findings. Ayes (4): Fertig, Dunn, Lavelle, and Huart; Abstain (2): Lord and Montano; Absent (1): Martin; Opposed (0): None

COMMISSIONER BUSINESS:

The Commission and staff discussed voting for a Chairman/ Vice Chairman and the upcoming Alternate Planning Commissioner.

Commissioner Lavelle informed the audience about Oktoberfest on Saturday.

The Commission and Staff discussed the upcoming Planning Commission Dates and Agenda items and starting at 5:00 p.m. on November 19, 2014

BUSINESS FROM THE AUDIENCE: None

ADJORN:

The DVD of the Planning Commission Meeting of October 22, 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