

**CITY OF AVALON
PLANNING COMMISSION ACTIONS
WEDNESDAY, November 19, 2014 at 5:00 p.m.**

PLEDGE OF ALLEGIANCE

ROLL CALL- Present: Commissioner Huart, Commissioner Lavelle, Chairman Fertig, Vice Chairman Martin, Commissioner Lord, and Commissioner Montano. Absent: Commissioner Dunn. Staff present: Planning Director Amanda Cook, City Attorney Scott Campbell, RSG Consultant Steve Flint, City Manager Ben Harvey, Attorney with BB&K Fernando Avila, Administrative Assistant Christy Alegria, and Audio/ Video Dudley Morand.

Commissioner Dunn present for item number three and four.

ACTIONS:

October 22, 2014: Motion made by Commissioner Montano, seconded by Commissioner Lavelle to approve the October 22, 2014 actions as submitted. Ayes (5): Huart, Lavelle, Fertig, Lord, and Montano; Absent (1): Dunn; Abstain (1): Martin

RESOLUTION:

1. A resolution for an approved 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
Location:	708 Crescent Avenue
APN:	7480-005-003
PC#2569	Zone: Commercial

Motion made by Commissioner Huart, seconded by Commissioner Lavelle to approve the resolution as submitted. Staff and the Commission reviewed the two additional conditionals inclusionary housing and parking plan. Ayes (6): Huart, Lavelle, Fertig, Martin, Lord, and Montano; Absent (1): Dunn; Abstain (0): None

PUBLIC HEARINGS:

2. A Public Hearing for an Addendum to the adopted Mitigated Negative Declaration and Site Plan Application for the Casino Fuel Dock at 2 Casino Way. The project site is located in the Coastal Zone, and will receive a local coastal permit from the Coastal Commission.

Owner: City of Avalon
Applicant: Same
Location: 2 Casino Way
APN: 7480-021-006
PC#2571 Zone: Resort Recreational
File Date: October 17, 2014

Planning Director Cook read the staff report

Motion made by Commissioner Lord, second by Commissioner Huart to approve the addendum to the adopted Mitigated Negative Declaration and Site Plan Application as submitted. Ayes (6): Huart, Lavelle, Fertig, Martin, Lord, and Montano; Absent (1): Dunn; Abstain (0): None.

3. A Public Hearing for a Side Yard Setback Variance, and Site Plan application to add 111.5 additional square feet to a site plan that is currently under construction at 333 Wrigley Road.

Owner: Gary and Kellie Johnson
Applicant: Fine Line Construction
Location: 333 Wrigley Road
APN: 7480-007-041
PC#2572 Zone: Medium Density
File Date: October 24, 2014

Planning Director Cook read the staff report and noted the applicant brought in compelling information to change staffs decision from denial to approval. Comments where heard from Pete Edwards, applicant, in favor of the project/ described the changes. Comments where also heard from Edie Hugo, neighbor, regarding the proposed plans with the ADA bathroom, request that the Commission have the inspector check the sight for square footage, and impose fines.

Commissioner Dunn is present.

The Commission discussed the possible motion, additional conditions and a fine.

Motion by Commissioner Martin, Second by Commissioner Lavelle to approve as submitted with discussion on the amount of the fine. The Commission and Staff discussed the fine, work done with out permit, and fees already collected.

Commissioner Martin amended motion, Commissioner Lavelle amended second to approve with an additional fine one times the amount of the application. Heard from

Pete Edwards, applicant discussed the building process and process for changes to approved plans.

Commissioner Martin amended motion to approve project and a separate motion to approve the fine. Staff and Commission discussed the motion Commissioner Martin and Commissioner Lavelle amended motion.

Motion by Commissioner Martin, second by Commissioner Lavelle to have applicant pay one (1) times the fine. Ayes (6): Huart, Lavelle, Fertig, Martin, Lord, and Montano; Opposed (1): Dunn (1); Abstain (0): None.

Deferred motion by Commissioner Martin, second Commissioner Lavelle to approve site plan and Side Yard Set Back Variance with the added condition that the applicant is required to bring in current plans depicting the handicap bathrooms. Ayes (6): Huart, Lavelle, Dunn, Fertig, Martin, and Lord; Opposed (1): Montano; Absent (0) None; Abstain (0): None.

RECESS

RECONVENE 6:00 pm

Commissioner Fertig abstained due to location of his property to the proximity of the proposed project. Commissioner Dunn and Commissioner Montano abstain due to financial conflict of interest.

Planning Director Cook reviewed ground rules for meeting, introduced Planning Commission/ City Staff, and noted that the proposed location is the only location discussed at the meeting tonight.

City Attorney Campbell reviewed the public comment rules/ outlines, and discussed the appeal process.

4. A Public Hearing for a Site Plan, Coastal Development Permit, Lot Coverage Variance, Conditional Use Permit for Restaurant/Bar/Cafe, Mitigated Negative Declaration and Mitigation Monitoring Plan for a new 23,044 sq. ft. Grocery store. This project is not located in the coastal appeal zone.

Owner:	Santa Catalina Island Company
Applicant:	Vons
Location	234 Sumner Avenue
APN:	A portion of 7480-016-009
PC# 2573	Zone: Commercial
File Date:	October 17, 2014

Chairman Martin opened the Public Hearing. Brian Braaten, Vons representative, gave a power point presentation on the proposed project. Planning Consultant Steve Flint reviewed the staff report. The Commission discussed concerns with the proposed project (i.e. Vehicle noise, water transfer from Edison, loading bay noise, certain time to take delivery).

Public comments where limited to a time of three minutes. Many comments where heard from the community in support of the project, in support of the project with concerns, and against the project.

RECESS
RECONVENE

Brian Braaten, Vons representative, replied to various questions from the public comments.

The Commission discussed: parking, water transfer, the Conditional Use Permit, traffic/noise, the loading bay, having Vons pay for double paned windows, and inclusionary housing/ new development.

Motion by Commissioner Lord, seconded by Commissioner Martin to adopt the Mitigated Negative Declaration. Ayes (3): Lord, Martin, and Huart; Opposed (1): Lavelle; Abstain (3): Montano, Fertig, and Dunn; Absent (0): None.

Motion by Commissioner Martin, seconded by Commissioner Lord to approve the Conditional Use Permit as submitted with the standard list of conditions. Ayes (2): Lord and Martin; Opposed (2): Lavelle and Huart; Abstain (3): Dunn, Fertig, and Montano; Absent (0): None. Motion failed due to tie vote.

Motion made by Commissioner Lord, seconded by Commissioner Martin to approve the Site Plan and Coastal Development Permit with staff recommendations and the added conditions that the loading bay door has a low noise operating motor, the delivery truck not use a back up beeper if legal and possible, delivery hours restricted to 9 am to 7 pm, the containment of shopping carts, and the standard list of conditions. The Commission and the applicant discussed the motion and having the applicant provide the Planning Commission with other loading options.

Motion by commissioner Lord second by Commissioner to provide other loading bay options and side access door. Ayes (3): Lord, Martin, and Huart ; Opposed (1): Lavelle; Abstain (3): Dunn, Fertig, and Montano; Absent (0): None

COMMISSIONER BUSINESS:

Commissioner Lavelle reminded the public that Shop at Home is Saturday. December 6th.

BUSINESS FROM THE AUDIENCE:

Kathleen Hill-Carlisle informed the Planning Commission she has concerns with the traffic study, wants changes to proposed plans, first chance to have concerns heard.

Dave Carlisle informed the Planning Commission that the outcome from the Inclusionary Housing regarding Vons is kicking the can down road and setting a precedent regarding existing businesses and how Inclusionary Housing will be required.

ADJORN: 10:01 p.m.

The DVD of the Planning Commission Meeting of November 19, 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