

CITY OF AVALON
PLANNING COMMISSION ACTIONS
WEDNESDAY, March 25, 2015 at 6:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL-

Present: Commissioner Huart, Commissioner Lavelle, Commissioner Dunn, Chairman Fertig, Vice Chairman Martin, Alternate Commissioner Ponce, and Commissioner Montano.

Doug Lord resigned as Commissioner because of health issues.

Staff Present: Planning Director Amanda Cook, City Attorney Fernando Avail, Audio/ Video Jordan Monroe.

ACTIONS:

February 18, 2015: Motion by Commissioner Huart second by Commissioner Ponce to approve as submitted. Ayes (6): Commissioner Huart, Commissioner Lavelle, Commissioner Dunn, Vice Chairman Martin, Commissioner Montano, Alternate Commissioner Ponce; Abstain(1): Chairman Fertig; Absent (0):None

RESOLUTION:

1. A Resolution to adopt findings for an approved Site Plan Application and Height Variance to construct a Single Family Residence at 145 Olive St.

Owner: Palmer LTD
Applicant: Fine Line Construction
Location: 145 Olive St.
APN: 7480-022-069
PC# 2576 Zone: High Density Hillside

Motion by Commissioner Ponce second by Commissioner Lavelle to approve as submitted. Ayes (6): Commissioner Huart, Commissioner Lavelle, Commissioner Dunn, Vice Chairman Martin, Alternate Commissioner Ponce, and Commissioner Montano; Abstain (1): Chairman Fertig; Absent (0):None

STAFF REPORTS:

1. A Public Hearing for a Conditional Use Permit and Site Plan Application to remove and replace Wireless Telecommunication antennas at 60 Alta Vista Road (Baker Tank). (A determination as to this project's status under the California Environmental Quality section 15301. Existing Facilities will be made by the Commission).

Owner: Southern California Edison

Applicant: Sprint
Location: 60 Alta Vista Road (Baker Tank)
APN: 7480-001-027
PC#2579 Zone: Low Density
File Date: February 20, 2015

Planning Director Cook read the staff report.

Public Comments were heard from Paul Gurist, applicant representative, regarding number of antennas at site, the other cell providers at the location, existing mounts, and that welding should not be needed.

Motion by Commissioner Lavelle second by Commissioner Montano to approve as submitted. Ayes (7): Commissioner Montano, Alternate Commissioner Ponce, Vice Chairman Martin, Chairman Fertig, Commissioner Dunn, Commissioner Lavelle, and Commissioner Huart; Abstain(0):None; Absent (0):None

2. A Public Hearing for a Coastal Development Permit, Mitigated Negative Declaration, and Site Plan application to remove approximately 75 feet/ 200 cu. yards of the hillside directly behind Descanso Beach Club at 1 St. Catherine Way. The project site is located in the Coastal Zone, and is within the area where issuance of a Coastal Development Permit is appealable to the Coastal Commission.

Owner: Santa Catalina Island Company
Applicant: Same
Location: Descanso Canyon, #1 St. Catherine Way
APN: 7480-001-001
PC#2578 Zone: Resort Recreational
File Date: January 14, 2015

This item was removed to make modifications to the CEQA documents.

3. A Public Hearing for a Coastal Development Permit, Conditional Use Permit, Mitigated Negative Declaration, and Site Plan application to renovate the primary original residence/ hotel building, demolition of the other two existing buildings, construction of a new West Building and North Building, demolition and renovation of the existing pool/ pool terrace, construction of an elevator tower, and landscaping improvements at the Zane Grey Pueblo Hotel at 189 and 199 Chimes Tower Road. The project site is located in the Coastal Zone, but is not within the area where issuance of a Coastal Development Permit is appealable to the Coastal Commission.

Owner: Chimes Tower Investment Inc.

Applicant: JCJ Architecture
Location: 189 & 199 Chimes Tower Road
APN: 7480-022-029 and 7480-022-030
PC#2577 Zone: High Density
File Date: November 12, 2014

Planning Director Cook reviewed the staff report. City Attorney Fernando Avila and Planning Director Cook reviewed the Historical Report and General Plan regarding Historical buildings.

Heard from Jordan Sharp, JCJ Architecture, applicant representative discussed the changes, restoration, and existing trees.

Comments were heard from the community in support of the project, in support of the project with concerns, and against the project.

The Commission discussed concerns with the proposed project (i.e. changes to structure, changes to parking, story poles, artistic renderings, pool terrace, inclusionary housing).

Jordan Sharp, JCJ Architecture applicant representative asked for a vote with conditions.

No action was taken; this item will be continued to the next regular Planning Commission meeting in April. The commission asked the applicant to bring artist renderings and any changes to the configuration of the site plan to the meeting in April.

Five Minute Recess

ITEMS OF DISCUSSION:

4. Administrative Permit modifications:

Staff and Commission reviewed the item of discussion.

Motion by Commissioner Montano second by Commissioner Lavelle to approve the changes to the Administrative Permit allowing no more than one (1) accessory structure per parcel measuring seventy (70) square feet or less to be approved administratively.
Ayes (7): Commissioner Montano, Alternate Commissioner Ponce, Vice Chairman Martin, Chairman Fertig, Commissioner Dunn, Commissioner Lavelle, and Commissioner Huart;
Abstain(0):None; Absent (0):None

5. Non-conforming Structures:

Staff and Commission reviewed Non-conforming structures and will bring back Non-conforming Structures as a Resolution with change to Section 9-8.703 Nonconforming Structures (a) adding an exception that states when demolishing more than 50% of the structure.

6. Story Poles:

Staff and Commission discussed the story poles at Vons, giving applicants a heads up on story poles, and having applicants add an artist rendering to the Planning Commission submittal.

COMMISSIONER BUSINESS:

Planning Director Cook reminded the Commission that form 700 is due.

Commissioner Lavelle informed the public about up coming events in Avalon: Kids at Play performance, the Easter weekend Café Art Show, Spring Fest, and Relay for life.

BUSINESS FROM THE AUDIENCE: None

ADJORN:

The DVD of the Planning Commission Meeting of March 25, 2015, is the official record of that Planning Commission Meeting and is on file and maintained in City Hall.

By: Amanda Cook
Director of Planning