

**CITY OF AVALON  
PLANNING COMMISSION ACTIONS  
WEDNESDAY, May 20, 2015 at 6:00 p.m.**

PLEDGE OF ALLEGIANCE

ROLL CALL-

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

Staff Present: Planning Director Amanda Cook, City Attorney Scott Campbell, Audio/ Video Christy Alegria.

ACTIONS:

April 22, 2015: Motion by Commissioner Ponce, second by Commissioner Dunn to approve as submitted. Ayes (6): Commissioner Huart, Commissioner Lavelle, Commissioner Dunn, Chairman Fertig, Commissioner Montano, Commissioner Ponce; Abstain(0):None; Absent (1): Vice Chairman Martin.

RESOLUTION:

1. A Resolution to adopt findings for an approved Conditional Use Permit and Site Plan Application to remove and replace Wireless Telecommunication antennas at 60 Alta Vista Road (Baker Tank).

Owner: Southern California Edison  
Applicant: Sprint  
Location: 60 Alta Vista Road (Baker Tank)  
APN: 7480-001-027  
PC#2579 Zone: Low Density

Motion by Commissioner Huart, second by Commissioner Lavelle to approve resolutions 1 and 3. Ayes (4): Commissioner Huart, Commissioner Lavelle, Commissioner Dunn, and Commissioner Ponce; Abstain (2): Chairman Fertig and Commissioner Montano; Absent (1): Vice Chairman Martin

2. A Resolution to adopt findings for an approved Sign Variance to allow a sign greater than 8 square feet on the proposed awning of the new Scoops store at 503 Crescent Avenue.

Owner: Jerry Dunn  
Applicant: Santa Catalina Island Company  
Location : 503 Crescent Ave  
APN: 7480-015-001  
PC# 2581 Zone : Commercial

Motion by Commissioner Huart, second by Commissioner Lavelle to approve the resolution as submitted. Ayes (4): Commissioner Huart, Commissioner Lavelle, Chairman Fertig, and Commissioner Ponce; Abstain (2): Commissioner Montano and Commissioner Dunn; Absent (1): Vice Chairman Martin

3. A Resolution to adopt findings for an approved 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.

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

This resolution was approved at the same time as resolution number 1. (See above)

PUBLIC HEARING:

*The following item has been removed from the agenda by the applicant.*

4. A Public Hearing for an Application for a Conditional Use Permit, Variance and Site Plan for a wireless telecommunication facility at 800 Pebbly Beach Road. (A determination as to this project's status under the California Environmental Quality section 15303. New Construction or Conversion of Small Structures will be made by the Commission).

Owner: Santa Catalina Island Company  
Applicant: Catalina Broadband  
Location: So. of SCE Generating Station/800 Pebbly Beach Rd.  
APN: 7480-045-038  
PC#2583 Zone: Public  
File Date May 1, 2015

5. A Public Hearing for an amended Site Plan for a project approved May, 2012 that included a Height Variance, LCP, CUP and a MND. Pursuant to Section 15162, additional environmental review will not be required.

Owner: Catalina Island Museum  
Applicant: Same  
Location: 217 Metropole

APN: 7480-018-043  
PC# 2582 Zone: Commercial

Planning Director Cook read the staff report and reviewed the changes to the site plan.

Their being no oral or written communication the Public Hearing was closed.

Motion by Commissioner Ponce second by Commissioner Montano to approve with staff recommendations and the added condition that the addition is categorically exempt from CEQA. Ayes (6): Commissioner Ponce, Commissioner Montano, Vice Chairman Martin, Chairman Fertig, Commissioner Dunn, Commissioner Lavelle and Commissioner Huart, Opposed (0): None; Abstain (0): None; Absent (1): Vice Chairman Martin.

6. A Public Hearing to consider an Ordinance to amend Avalon Municipal Code Title 9, Chapter 8, Article 7, Regarding Nonconforming uses. (A determination as to this project's status under the California Environmental Quality section 15358. The activity will not result in a direct or reasonably foreseeable indirect physical change in the environment)

Applicant: City of Avalon

Planning Director Cook read the staff report and reviewed the proposed changes.

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

7. A Public Hearing to consider an Ordinance to amend Avalon Municipal Code Title 9, Chapter 8, Article 12, Regarding Story Poles. (A determination as to this project's status under the California Environmental Quality section 15358. The activity will not result in a direct or reasonably foreseeable indirect physical change in the environment)

Applicant: City of Avalon

Planning Director Cook read the staff report.

Motion by Commissioner Montano second by Commissioner Ponce to approve with staff recommendations and added paragraph regarding appeal requirements from last months staff report. Ayes (6): Commissioner Huart, Commissioner Lavelle, Commissioner Dunn, Chairman Fertig, Commissioner Montano, Commissioner Ponce; Opposed (0): None; Abstain (0): None; Absent (1): Vice Chairman Martin.

ITEM OF DISCUSSION:

Sign Ordinance changes: The Commission and staff discussed various sign changes.

COMMISSIONER BUSINESS:

Commissioner Lavelle informed the public that Relay for Life will be coming up on June 6<sup>th</sup>.

Staff and Commission discussed planning applicants having a meeting with a Commissioner prior to having the public hearing on the agenda item, and sending out the Public Notice to the Commission when it is available. Public Comments were heard from Kevin Strege regarding meetings prior to the Planning Commission Meeting.

BUSINESS FROM THE AUDIENCE: None

ADJORN:

The DVD of the Planning Commission Meeting of May 20, 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