

**CITY OF AVALON
PLANNING COMMISSION ACTIONS
WEDNESDAY, June 17, 2015 at 6:00 p.m.**

PLEDGE OF ALLEGIANCE

ROLL CALL-

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

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

ACTIONS:

May 20, 2015: Motion by Commissioner Lavelle, second by Commissioner Ponce to approve as submitted. Ayes (6): Commissioner Huart, Commissioner Lavelle, Commissioner Dunn, Chairman Fertig, Commissioner Montano, Commissioner Ponce; Abstain(1): Vice Chairman Martin.

The Commission and staff discussed when the Alternates vote is needed for the minutes.

PUBLIC HEARING:

1. 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 76 Gaviota.

Owner:	BE Catalina, LP
Applicant:	Hamilton Cove Real Estate
Location:	76 Gaviota
APN:	7480-047-049
PC#2584	Zone: Low Density
File Date	May 15, 2015

Planning Director Cook read the staff report.

Chairman Fertig opened the public hearing, there being no oral or written communication
Chairman Fertig closed the public hearing.

Motion by Commissioner Huart, second by Commissioner Dunn to approve the application for the proposed Transient Rental.

The Commission and staff discussed the water usage. Comments were heard from Denny Honsey regarding water usage and transient rentals.

Commissioner Huart amended motion and Commissioner Dunn amended second to approve the application as submitted with the additional condition that the maximum occupancy is limited to six (6) people while in phase two or higher water rationing and a maximum occupancy of eight (8) when not in water rationing or in phase 1 of water rationing.

Ayes (7): Commissioner Huart, Commissioner Lavelle, Commissioner Dunn, Chairman Fertig, Vice Chairman Martin, Commissioner Ponce, and Commissioner Montano; No (0): None; Abstain (0): None; Absent (0): None

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 410 Tremont Street. (A determination as to this project's status under the California Environmental Quality section 15305. Minor Alterations in Land Use Limitations Act will be made by the Commission).

Owner: Diana Wright, Terri Decker, Jayson Cohen – Timothy Hall
Applicant: Avalon 3 Partners
Location: 410 Tremont Street
APN: 7480-033-022
PC#2585 Zone: High Density Flats
File Date April May 18, 2015

Chairman Fertig and Vice Chairman Martin are abstaining because of proximity of location to their home (within 500 feet). Commissioner Ponce is abstaining because his employer will be the property manager.

Planning Director Cook read the staff report.

Acting Chairman Dunn opened the public hearing. Comments were heard from Terri Decker, owner in favor of the application. The Commission and staff discussed the number of bedrooms.

Acting Chairman Dunn closed the public hearing. Staff and Commission discussed the number of bedrooms.

Motion by Commissioner Lavelle second by Commissioner Glass to approve the application as submitted with the additional condition that the maximum occupancy is limited to twelve (12) people with phase two or higher water rationing and a maximum

occupancy of fourteen (14) when not in water rationing or while in phase 1 of water rationing.

Comments were heard from Denny Honsey, Catalina Island Vacation Rental Representative.

Ayes (5): Commissioner Montano, Commissioner Dunn, Commissioner Lavelle, Commissioner Huart, and Alternate Commissioner Glass; No (0): None; Abstain (3): Chairman Fertig, Vice Chairman Martin, and Commissioner Ponce; Absent (0): None

3. A Public Hearing for a Coastal Development Permit and Site Plan to convert an employee housing unit to an administrative office for Descanso Beach Club. (A determination as to this project's status under the California Environmental Quality section 15301. Existing Facilities (n) Conversion of a single family residence to office use will be made by the Commission).

Owner:	Santa Catalina Island Company
Applicant:	Same
Location:	1 Saint Catherine Way
APN:	7480-001-001
PC#2586	Zone: Resort Recreation
File Date:	May 7, 2015

Commissioner Montano and Commissioner Dunn are abstaining due to income conflict.

Planning Director Cook read the staff report.

The Commission and staff discussed the housing credit and set a time frame to replace the housing. Chairman Fertig opened the public hearing. Heard from Kris Wilhelm, representative of the Santa Catalina Island Company, regarding the timeline and housing credit.

Chairman Fertig closed the public hearing.

Motion by Commissioner Ponce second by Commissioner Glass to approve items one and three.

Ayes (6): Alternate Commissioner Glass, Commissioner Huart, Commissioner Lavelle, Chairman Fertig, Vice Chairman Martin, and Commissioner Ponce; No (0): None; Abstain (2): Commissioner Montano and Commissioner Dunn; Absent (0): None

Motion by Commissioner Lavelle second by Commissioner Huart to approve use of a two bedroom housing credit until such time as the Island Company chooses to create a new unit and re-bank the housing credit.

Ayes (6): Alternate Commissioner Glass, Commissioner Huart, Commissioner Lavelle, Chairman Fertig, Vice Chairman Martin, and Commissioner Ponce; No (0): None; Abstain (2): Commissioner Montano and Commissioner Dunn; Absent (0): None

4. A Public Hearing for a Local Coastal Permit and a Tentative Parcel Map #73645 on Alta Vista at Hamilton Cove. The project site is located in the Coastal Zone and is not within the area that is appealable to the Coastal Commission. (A determination as to this project's conformance with the adopted EIR will be made by the Commission).

Owner: Hamilton Pacific, LLC
Applicant: Same
Location: Lot 14, Alta Vista, Hamilton Cove
APN: 7480-047-085
PC# 2587 Zone: Low Density Residential
File Date: April 3, 2015

Planning Director Cook read the staff report.

Chairman Fertig opened the public hearing. There being no oral or written testimony Chairman Fertig closed the public hearing.

Motion by Commissioner Dunn second by Commissioner Huart to approve the application as submitted in the order agreed.

Ayes (7): Commissioner Huart, Commissioner Lavelle, Commissioner Dunn, Chairman Fertig, Vice Chairman Martin, Commissioner Ponce, and Commissioner Montano; No (0): None; Abstain (0): None; Absent (0): None

HEARING:

6. Review administrative changes to Ordinance relating to Nonconforming uses, before being forwarded to Council.

Motion by Commissioner Ponce second by Commissioner Montano to recommend adoption to the City Council.

Ayes (7): Commissioner Huart, Commissioner Lavelle, Commissioner Dunn, Chairman Fertig, Vice Chairman Martin, Commissioner Ponce, and Commissioner Montano; No (0): None; Abstain (0): None; Absent (0): None

ITEM OF DISCUSSION:

Sign Ordinance changes: The Commission and staff discussed the status sign changes.

COMMISSIONER BUSINESS:

Commissioner Montano brought up the application process for listing owner/ applicant on the Planning Application with the Commission and Staff.

Commissioner Martin asked staff about the the up coming CUPC meeting on July 22nd before the City Council meeting.

Commissioner Lavelle thanked the Community for their support of Relay for Life on June 6th, informed the Community that Beach Bingo and the Fishing Derby will be starting up next week, and gave good wishes and prayers to Packie Offield and Family.

Commissioner Martin brought home a machine that makes water from air at his house.

City Attorney Campbell noted that the City just received news that the City of Avalon is not on the Beach Bummer list making it the second year in a row.

BUSINESS FROM THE AUDIENCE: None

ADJORN:

The DVD of the Planning Commission Meeting of June 17, 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