

CITY OF AVALON
PLANNING COMMISSION ACTIONS
WEDNESDAY July 22, 2015 at 6:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL-

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

Staff Present: Planning Director Steve Flint, BBK Representative Mike Mauer, Audio/ Video Dudley Morand, Administrative Assistant Kim Felix

ACTIONS:

June 17, 2015: Motion by Commissioner Montano, second by Commissioner Dunn to approve as submitted. Ayes (8): Commissioner Huart, Commissioner Lavelle, Commissioner Dunn, Chairman Fertig, Vice Chairman Martin, Commissioner Montano, Commissioner Ponce, Commissioner Glass

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 89 Playa Azul. (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:	Gordon and Virginia Anderson
Applicant:	Hamilton Cove Real Estate
Location:	89 Playa Azul
APN:	7480-0048-022
PC#2584	Zone: Low Density
File Date	June 15, 2015

Commissioner Glass is abstaining due to possible conflict of interest.

Planning Director Flint read the staff report.

Chairman Fertig opened the public hearing.

Julie Glass, Hamilton Cove Real Estate representative, asks commissioners if they have any questions. Vice Chairman Martin discussed concerns about process concerning noise complaints. Julie Glass explained the guards are called, then the sheriffs, then the property manager, who reserve the right to remove renters off the property and keep their deposit.

Chairman Fertig closed the public hearing.

Motion by Commissioner Dunn, second by Commissioner Ponce to approve the application as submitted with the additional condition that the maximum occupancy is limited to two (2) person per bedroom until the water rationing is lifted.

Ayes (7): Commissioner Huart, Commissioner Lavelle, Commissioner Dunn, Chairman, Fertig, Vice Chairman Martin, Commissioner Ponce, Commissioner Montano; No (0): None; Abstain (1): Commissioner Glass; Absent (0): None

2. A Public Hearing for a Conditional Use Permit, Local Coastal Permit and Site Plan for the construction and operation of Birds of Prey Mews, Weathering Stations and ancillary structures to accommodate education bird exhibitions. (A determination as to the project's status under the California Environmental Quality Act Categorical Exemption 15306, New Construction or Conversion of Small Structures.)

Owner:	Santa Catalina Island Company
Applicant:	Same
Location:	1 Saint Catherine Way
APN:	7480-001-001
PC#2586	Zone: Resort Recreation
File Date:	June 23, 2015

Commissioner Montano and Commissioner Dunn are abstaining items 2 and 3 due to financial conflict.

Planning Director Flint read staff report.

Chairman Fertig opened the public hearing.

Comments were heard from Kris Wilhelm, SCI,Co. representative, in favor of the application. Vice Chairman Martin inquired if there is any long term plans for the site. Kris Wilhelm stated there are no specific plans beyond what is being proposed.

Chairman Fertig closed the public hearing.

Motion by Commissioner Lavelle with the removal of special condition C-4, second by Commissioner Huart.

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

3. A Public Hearing for a Conditional Use Permit, Coastal Development Permit and Conditional Use Permit to install and temporarily operate three test wells into the Avalon Canyon bedrock aquifer. (A determination as to the project's status under the California Environmental Quality Act Categorical Exemption 15306, Information Collection.)

Owner:	Santa Catalina Island Company
Applicant:	Same
Location:	Avalon Canyon Road, Catalina Golf Course, approximately Fairway
APN:	7480-001-001
PC#2586	Zone: Resort Recreation
File Date:	June 23, 2015

Planning Director Flint read the staff report.

Commissioner Huart inquires about the use of the word "temporary" connected with the test wells. BBK representative Mauer explained the application is for testing only, to drill the wells and get a sample to test.

Chairman Fertig opened the public hearing.

Paul DeMeyer, SCI,Co. representative discussed feasibility of new water source and if found, will seek approval to continue. Working with SCE and will split any water found, 50% SCI,Co and 50% SCE for public use.

Phil Oberlander, Hydro Geologist consultant hired by SCI,Co. discussed his extensive experience in ground water as well as the water well history in Avalon.

Vice Chairman Martin inquires about the future efforts if water is found and is able to fill the reservoir. Paul DeMeyer assures Commissioners that they will continue to look for more water sources.

Leslie Warner, concerned citizen, comments her concerns on the effects for the future homes and hotels built if SCI,Co. is taking 50% of the water found. Rich Warner voiced the same concerns as Leslie Warner.

Chairman Fertig closed the public hearing.

Motion by Vice Chairman Martin, second by Commissioner Ponce.

Commission again discussed the use of the word "temporary". Vice Chairman Martin comments that it is just a test and will be capped if it does not work. Chairman Fertig comments that he sees no risk with the testing.

Commissioner Lavelle discusses concerns on if the land will change after test wells are dug.

Chairman Fertig comments he would like to see SCE representative in audience.

Ayes (5): Commissioner Lavelle, Chairman Fertig, Vice Chairman Martin, Commissioner Ponce, and Commissioner Glass; No (1): Commissioner Huart; Abstain (2): Commissioner Dunn, and Commissioner Montano; Absent (0): None

HEARING:

ITEM OF DISCUSSION:

COMMISSIONER BUSINESS:

Commissioner Lavelle thanked the Recreation Department and City Crew for their help with the 4th of July activities, the Family Day at Joe Machado field was a big success. Also thanked the Avalon Fire Department and Sherriff's Department for their quick response to the fire on Claessa Ave. early Tuesday morning.

BUSINESS FROM THE AUDIENCE: None

ADJORN: 7:56pm

The DVD of the Planning Commission Meeting of July 22, 2015, is the official record of that Planning Commission Meeting and is on file and maintained in City Hall.

By: Steve Flint
Director of Planning