

CITY OF AVALON
PLANNING COMMISSION ACTIONS
WEDNESDAY September 16, 2015 at 6:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL-

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

Staff Present: Planning Consultant Al Warot, City Attorney Scott Campbell, Audio/ Video Dudley Morand, Administrative Assistant Kim Felix

ACTIONS:

July 22, 2015: Motion by Commissioner Huart, second by Commissioner Dunn to approve as submitted. Ayes (6): Commissioner Huart, Commissioner Dunn, Vice Chairman Martin, Commissioner Ponce, Commissioner Montano, Commissioner Glass.

PUBLIC HEARING:

1. A Public Hearing for an application for a Conditional Use Permit 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 Section 9-6.603 AMC) at 72 Camino De Flores. (The project is Categorically Exempt under Section 15305 of the State CEQA Guidelines - Minor Alterations in Land Use Limitations.)

Planning Consultant Al Warot read the staff report.

Commissioner Ponce abstains from items 1 and 2 due to his company possibly representing the applicants.

Planning Consultant Al Warot explains the CUP for transient rental is limited to 2 persons per bedroom during water rationing.

Vice Chairman Martin opened the public hearing.

Denny Honsey, CIVR representative, acknowledged he had no questions however was there if any commissioners had a question for him.

No questions.

Vice Chairman Martin closed the public hearing.

Motion to approve by Commissioner Huart, second by Commissioner Montano.

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

2. A Public Hearing for an application for a Conditional Use Permit 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 Section 9-6.603 AMC) at 334 Catalina Avenue. (The project is Categorical Exempt under Section 15305 of the State CEQA Guidelines - Minor Alterations in Land Use Limitations.)

Vice Chairman Martin abstained due to conflict of interest.

Planning Consultant Al Warot read the staff report.

Planning Consultant Al Warot made note of an opposing letter sent to the City of Avalon from Kurt Olson, 312 Catalina Avenue. He asked Commissioners if they would like him to read the context of the letter, however all commissioners were ok with noting its existence.

Planning Consultant Al Warot again explains CUP for transient rental is limited to 2 persons per bedroom, for a total of 10 persons for this property while in water rationing. However, applicant is asking for a possible 12-13 person rental. Commissioners agreed it is not unreasonable when not in water rationing, but to keep the maximum total of persons to 12.

Commissioner Dunn opened the public hearing.

Peter Darrah, co-owner, explains the history of the property and asked commissioners if they had any questions.

Commissioner Dunn reminded Peter Darrah that it will be approved for 2 persons per bedroom for a maximum total of 10 persons during water rationing and a maximum of 12 person when not in water rationing, to which Peter Darrah said he understood and had no problem with that.

Peter Darrah, co-owner, also makes note that Dave Zeller is the 24/7 emergency contact for that property.

Denny Honsey, CIVR, reminded staff that the property had a CUP, however it was left to lapse.

Commissioner Dunn closed the public hearing.

Motion to approve by Commissioner Montano, second by Commissioner Glass.

Ayes (4): Commissioner Huart, Commissioner Dunn, Commissioner Montano, Commissioner Glass; No (0): None; Abstain (2): Vice Chairman Martin, Commissioner Ponce.

3. A Public Hearing on a request for a six-month extension for a previously approved Local Coastal Development Permit, Site Plan, and Side Yard Setback Variance for improvements to a multi-unit structure at 115 Upper Terrace Road. (The project was previously determined to be Categorically Exempt under Section 15301 of the State CEQA Guidelines – Existing Facilities.)

Planning Consultant Al Warot read the staff report and explains reasons for time extension.

Commissioner Dunn abstains from item due to conflict of interest.

Vice Chairman Martin opened the public hearing.

Jessica Herzog, 333 Tremont, Suzanne Vasu representative, acknowledges she has no questions but is there if commissioners have any questions for her.

No questions.

Motion to approve by Commissioner Ponce, second by Commissioner Huart.

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

HEARING:

ITEM OF DISCUSSION:

COMMISSIONER BUSINESS:

Commissioner Montano reminded staff that the Women's Forum annual wine festival will be held on Sunday, September 20, 2015.

Commissioner Ponce reminded staff the Catalina Art Festival will be held the following weekend as well, September 18-20, 2015.

BUSINESS FROM THE AUDIENCE: None

ADJORN: 6:37pm

The DVD of the Planning Commission Meeting of September 16, 2015, is the official record of that Planning Commission Meeting and is on file and maintained in City Hall.

By: Al Warot-Planning Consultant