

**CITY OF AVALON  
PLANNING COMMISSION ACTIONS  
WEDNESDAY November 16, 2016 at 6:00 p.m.**

PLEDGE OF ALLEGIANCE

ROLL CALL-

Present (7): Chairman Martin, Vice Chairman Montano, Commissioner Huart, Commissioner Glass, Commissioner Tyler, Commissioner Fertig, and Commissioner Putnam

Staff Present: Planning Director Amanda Cook, City Attorney Scott Campbell, Audio/Video Bryce Noll, Administrative Assistant Kim Felix

ACTIONS:

October 19, 2016-Motion to approve by Commissioner Fertig with a second by Vice Chairman Montano

Ayes (7): Chairman Martin, Vice Chairman Montano, Commissioner Huart, Commissioner Glass, Commissioner Tyler, Commissioner Fertig, and Commissioner Putnam

ITEM OF DISCUSSION:

To set a date for December

Planning Director Cook suggests Wednesday December 14, 2016 at 4:00pm for the next Planning Commission meeting. All Commissioners agree.

Item 1.

A Hearing for a Site Plan application to place a water tank for storage of non-potable water for dispensing to the public within Pebbly Beach Building Supply. A Coastal Development Permit will be required from the California Coastal Commission. (The project is categorically exempt under Section 15311 – Accessory Structures).

Owner:	Santa Catalina Island Company
Applicant:	Same
Location:	Pebbly Beach Building Supply – 702 Pebbly Beach Road
APN:	7480-045-021

PC# 2617      Zone: Public  
File Date:    11/2/2016

Vice Chairman recused herself from Item 1 and Item 2 due to financial conflict

Planning Director Cook reads staff report

Chairman Martin opened the hearing

With there being no public comments, Chairman Martin closed the hearing

Motion to approve by Commissioner Fertig with a second by Commissioner Glass

Ayes (6): Chairman Martin, Commissioner Huart, Commissioner Tyler, Commissioner Fertig,  
and Commissioner Putnam; Abstain (1): Vice Chairman Montano

## Item 2.

A Public Hearing for an application for a Mitigated Negative Declaration for a Lot Split, Variances for less than the required minimum lot size, less than the required minimum lot width, less than the required setbacks and less than the required off-street parking, Conditional Use Permit for density bonus unit. Coastal Development Permit/CDP for a proposed subdivision at 357 Whittley Avenue. The project site is located in the Coastal Zone, and is not within the area where issuance of a CDP is appealable to the Coastal Commission.

Owner:            Eric and Joanel Huart  
Applicant:        Same  
Location:         357 Whittley  
APN:              7480-026-022  
PC#2610          Zone: Low Density  
File Date:        06/28/2016

Commissioner Huart recused himself as he is the applicant. Vice Chairman Montano recused herself due to financial conflict

Planning Director Cook reads staff report

Chairman Martin opened Public Hearing

Eric Huart, applicant, used a visual presentation with several options concerning lot split.

Comments were heard from audience members

Comments were heard from audience members in support and in opposition to the applicant.

Chairman Martin closed Public Hearing

Motion to Deny by Commissioner Fertig with a second by Commissioner Putnam  
Ayes (2): Commissioner Fertig, and Commissioner Putnam; Noes (3): Chairman Martin,  
Commissioner Glass, and Commissioner Tyler; Abstain (1): Vice Chairman Montano. Motion  
failed

Motion to approve with all variances, a 10 year moratorium, CUP, to deny parking variance,  
and add a condition of approval for separate trash enclosure on lot 1, made by Chairman  
Martin with a second by Commissioner Glass  
Ayes (3): Chairman Martin, Commissioner Glass, and Commissioner Tyler; Noes (2):  
Commissioner Fertig, and Commissioner Putnam; Abstain (1): Vice Chairman Montano

Planning Director Cook asks for a 3 minute recess-7:33pm

Back in session 7:36pm

Commissioner Glass recused himself due to potential property proximity conflict from Item 3

### Item 3.

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 1 Camino De Flores (Hamilton Cove). (The project is Categorically Exempt under Section 15305 of the State CEQA Guidelines - Minor Alterations in Land Use Limitations.)

Owner:	Tom Gross
Applicant:	Same as above
Location:	1 Camino De Flores
APN:	7480-049-066
PC#2616	Zone: Low Density Residential
File Date:	9/12/2016

Planning Director Cook reads staff report

Chairman Martin opens public hearing

Denny Honsey, representative for applicant and CIVR, comments that the owner would like to have 6 person occupancy but is aware it is not allowed while in Phase 3 water rationing.

Chairman Martin closes public hearing

Motion to approve per staff recommendation by Commissioner Fertig with a second by Commissioner Tyler

Ayes (6): Chairman Martin, Vice Chairman Montano, Commissioner Huart, Commissioner Tyler, Commissioner Fertig, and Commissioner Putnam; Abstain (1): Commissioner Glass

COMMISSIONER BUSINESS:

Vice Chairman Montano announces the P.L.A.Y. Preschool auction to be held Thursday November 17, 2016 at The M restaurant starting at 5:00pm

The "I stand with Sean" fundraiser to be held Saturday November 19, 2016 at People's Park

BUSINESS FROM THE AUDIENCE:

None

ADJORN: 7:50 p.m.

The DVD of the Planning Commission Meeting of November 16, 2016, is the official record of that Planning Commission Meeting and is on file and maintained in City Hall.

By: Amanda Cook-Planning Director