

PLANNING COMMISSION
CITY OF AVALON
NOTICE OF PUBLIC HEARINGS AND INTENT TO ADOPT
A MITIGATED NEGATIVE DECLARATION
Monday, November 30, 2015 at 6:00 p.m.

NOTICE IS HEREBY GIVEN that the Avalon Planning Commission will hold PUBLIC HEARINGS to consider the following items at the November meeting to be held on **Monday, November 30, 2015 at 6:00 p.m.**, in the COUNCIL CHAMBERS AT 410 AVALON CANYON ROAD, AVALON CALIFORNIA.

In compliance with the Americans with Disability Act, if you need special assistance to participate in this meeting, please contact Denise Radde, City Clerk (310) 510-0220. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35. 102-35.104 ADA Title II). All public records relating to an agenda item on this agenda are available for the public inspection at the time the records are distributed to all, or a majority of all, members of the Planning Commission. Such records shall be available at City Hall located at 410 Avalon Canyon Road.

1. A continued Public Hearing for an application for a Tentative Parcel Map and Resolution to create two (2) new parcels on property located at 128 Sumner Avenue. (The proposed Tentative Parcel Map is a component of a project for which a Mitigated Negative Declaration was previously adopted.)

Owner: Santa Catalina Island Company
Applicant: Same as above
Location: 128 Sumner Avenue
APN: 7480-016-009
PC#2595 Zone: Commercial
File Date 9/1/15

2. A Public Hearing on an application for a Coastal Development Permit and Resolution to allow the removal of approximately 200 cubic yards of soil from an uphill slope abutting Saint Catherine Way southwest of Catherine's Terrace at Descanso Beach Club. (The Planning Commission will consider the adoption of a Mitigated Negative Declaration for the proposed project.)

Owner: Santa Catalina Island Company
Applicant: Same as above
Location: 1 Saint Catherine Way
APN: 7480-001-001
PC#2597 Zone: Low Density Residential
File Date September 10, 2015

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 128 Hiawatha Avenue. (The project is Categorically Exempt under Section 15305 of the State CEQA Guidelines - Minor Alterations in Land Use Limitations.)

Owner: Jerry Dunn
Applicant: Same as above
Location: 128 Hiawatha
APN: 7480-023-028
PC#2596 Zone: Medium Density Residential
File Date: 10/21/15

4. A Public Hearing for Planning Commission consideration of a Resolution recommending City Council adoption of the Annual Growth Policy for the Year 2016. (The project is Exempt from CEQA under Section 15061(b)(3) of the State CEQA Guidelines – General Rule.)

Members from the Public who would like to address the Planning Commission may appear at the public hearing during the consideration of this item and state their opinion. Written comments may also be submitted to the Planning Department, attention Al Warot, Planning Consultant, PO Box 707, Avalon, CA 90704 prior to the Planning Commission's consideration of the item. Anyone may appeal any decision made by the Commission to the City Council. To appeal, you must file a written appeal, and include an appeal fee of \$908.00 with the City Clerk within fifteen (15) calendar days of such action. Any person challenging actions of the Planning Commission may be limited to issues he or someone else raises in writing prior to or orally at the hearing. All actions on Local Coastal Development permits seaward of the appealable area boundary (within 300 ft. of established mean high tide line) may be appealed by any aggrieved person to the Coastal Commission.

By: Al Warot
Planning Consultant

Posted: City Hall
Catalina Islander

Friday, November 30, 2015
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