

CITY OF AVALON PLANNING COMMISSION AGENDA
City Hall Council Chambers · 410 Avalon Canyon Road, Avalon, CA
Regular Meeting – August 16, 2023 at 5:00 p.m.

This meeting is viewable in person at the Council Chambers or via livestream:



Facebook: (<http://www.facebook.com/CityOfAvalonOfficial>)
YouTube (<http://www.youtube.com/cityofavalonca>)
Website (<http://www.cityofavalon.com/meetings>)
Cable ([Catalina Broadband Solutions Channel 3](#))

The Council Chambers can accommodate a maximum of 30 participants, at which point the general public may address the Planning Commission on an agenda item by waiting in the City Hall Court Yard and entering the Chambers one at a time. No one will be admitted into the Council Chambers who is ill or exhibiting symptoms of COVID-19. The Planning Commission is not accepting live comments electronically at this time.

The public can submit written comments prior to 12:00 p.m. 3 days prior to the meeting in person to the Planning Department at City Hall or via email to dromo@cityofavalon.com.

Staff reports for each agenda item are posted a minimum of 72 hours prior to the meeting and are available for review in person or on the City website at <http://www.cityofavalon.com>.

In compliance with the Americans with Disability Act, if you need special assistance to participate in this meeting, please contact Gabrielle Morones, City Clerk's office (310) 510-0220 ext. 119. 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

CALL TO ORDER

PLEDGE OF ALLEGIANCE/ROLL CALL

ORAL COMMUNICATION: *This is the time for any member of the public to address the Planning Commission on any matter not on the agenda that is within the subject matter jurisdiction of the City. The Brown Act, with limited exceptions, does not allow the Commission or staff to discuss or take action on issues brought forth under Public Comment. Concerns may be referred to staff or placed on the next available agenda. Please note that comments from the public will also be taken on each agenda item. Comments shall be limited to three minutes per person.*

CONSENT CALENDAR: *All items listed under the Consent Agenda are considered to be routine in nature and will be approved by one motion. There will be no separate discussion of these items unless a member of the Commission requests otherwise, in which case the item will be removed*

for separate consideration. Any item so removed will be taken up following the motion to approve the Consent Agenda.

1. Minutes of the July 19, 2023 Planning Commission Meeting.
Recommended Action: Approve and file in addition to the official live recording.

PUBLIC HEARING:

2. **Site Plan Review and Variance** to excavate under an existing single-family residence to create a new 372 square foot family room and bathroom partially below grade in the Multiple Residential, Medium Density (MD-R) zone. The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15301 (Existing Facilities). The proposed project is located within the Coastal Zone and is excluded from Coastal Development Permit requirements per Avalon Municipal Code (AMC) Section 9-8.102.b.1.

Location: 86 Sol Vista (APN 7480-050-062) Owner: Guadalupe Hernandez
Filing Date: April 25, 2023

3. **Transient Rental License and Coastal Development Permit** to allow the renting or leasing of a room or rooms for periods of fewer than 30 consecutive days. The Planning Commission will consider whether the proposed project is exempt from environmental review in accordance with CEQA Section 15301 - Existing Facilities

Location: 117 Vieudelou; APN: (7480-023-006) Owner: Ernest & Rebecca Tavella
Filing date: July 21, 2023

4. **Transient Rental License and Coastal Development Permit** to allow the renting or leasing of a room or rooms for periods of fewer than 30 consecutive days. The Planning Commission will consider whether the proposed project is exempt from environmental review in accordance with CEQA Section 15301 - Existing Facilities

Location: 215 Beacon Street. Unit #2; APN: (7480-030-005) Owner: Olov and Jenny Nasielle
Filing date: July 24, 2023

5. **Transient Rental License and Coastal Development Permit** to allow the renting or leasing of a room or rooms for periods of fewer than 30 consecutive days. The Planning Commission will consider whether the proposed project is exempt from environmental review in accordance with CEQA Section 15301 - Existing Facilities

Location: 69 Avalon Terrace Road Unit # B.; (APN: 7480-050-045) Owner: Annie MacAulay and Francisco Tablas
Filing date: July 24, 2023

6. **Transient Rental License and Coastal Development Permit** to allow the renting or leasing of a room or rooms for periods of fewer than 30 consecutive days. The Planning Commission will consider whether the proposed project is exempt from environmental review in accordance with CEQA Section 15301 - Existing Facilities

Location: 211 Mar de Cortez Unit # 2; APN: (7480-053-007) Owner: Thomas and Vicki Bassett

Filing date: July 24, 2023

PLANNING DEPARTMENT / CITY ATTORNEY / COMMISSIONER REPORTS

ADJOURN

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 \$911.00 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. Any person may appeal the Planning Commission's determination that a proposed project is seaward of the appealable seaward area boundary to the Coastal Commission, and following exhaustion of local appeals, any aggrieved person may appeal actions on local Coastal Development Permits seaward of the appealable area boundary to the Coastal Commission.

By: Donna Terpinitz-Romo

Senior Administrative Assistant Building and Planning

Posted: City Hall: Wednesday August, 9 2023

Website: Wednesday August 9, 2023