

**PUBLIC NOTICE**

NOTICE IS HEREBY GIVEN that the Hearing Officer will be conducting Vehicle Hearings, in person, on Friday, August 23, 2024 in the City of Avalon Council Chambers located at 410 Avalon Canyon Road. The agenda will include to the following:

**HEARINGS**

**TIME APPLICANT**

**8:00am**  
Mrs. T's Chinese Kitchen – New Commercial Autoette Permit  
**8:15am**  
Leyva's Electric Bike and Tours – New Interior Commercial Vehicle Permit  
8:30am  
Catalina Art Association – Renewal Commercial Autoette Permit  
**8:45am**  
Vasquez Cleaning Handyman – Renewal Commercial Autoette Permit  
**9:00am**  
Island Food and Stuff – Mi Casita Restaurant – New Commercial Vehicle Permit  
**9:15am**  
Bike Catalina - New Interior Commercial Vehicle Permit  
**9:30am**  
San Diego Yacht Club - New Interior Commercial Vehicle Permit  
**9:45am**  
Wrigley Marine Science Center – New Interior Commercial Vehicle Permit  
**10:00am**  
Rodger and Karen Comstock – Residential Autoette Permit  
**10:30am**  
Bill Saldana – Oversized Residential Vehicle Permit  
**10:45am**  
Phillip Lopez – Oversized Residential Vehicle Permit  
**11:00am**  
Dustin Cookman – Oversized Residential Vehicle Permit  
**11:15am**  
Eddy Carpenter & Services – New Commercial Autoette Permit  
**11:30am**  
Island Enterprises DBA- Catalina Adventure Tours – New Oversized Interior Commercial Vehicle  
**12:00pm**  
Steve's Stake House – Administration Citation  
**12:30pm**  
Donna Romo – Transfer/Oversized Residential Vehicle Permit  
The public is welcome to participate. Additional information and a complete agenda can be obtained at City Hall, 410 Avalon Canyon Road, between the hours of 8:00 a.m. to 12:00 p.m. and 1:00pm to 5:00pm, Monday through Thursday.  
Posted: Friday, August 9, 2024  
Bulletin Board at City Hall: Friday, August 9, 2024  
City of Avalon Website: <http://www.cityofavalon.com/> Friday, August 9, 2024  
Catalina Islander: Friday, August 9th, 16th and 23th of 2024  
By: Rocío Hernandez  
Vehicle Clerk/Senior Administrative Assistant  
**Catalina Islander 8/9,16,23/2024-145001**



**DEPARTMENT OF THE TREASURER AND TAX COLLECTOR**

**Notice of Divided Publication**

**NOTICE OF DIVIDED PUBLICATION OF THE PROPERTY TAX-DEFAULT LIST (DELINQUENT LIST)**  
Made pursuant to Section 3371, Revenue and Taxation Code

Pursuant to Revenue and Taxation Code Sections 3381 through 3385, the County of Los Angeles Treasurer and Tax Collector is publishing in divided distribution, the Notice of Power to Sell Tax-Defaulted Property in and for the County of Los Angeles (County), State of California, to various newspapers of general circulation published in the County. A portion of the list appears in each of such newspapers.

I, Elizabeth Buenrostro Ginsberg, County of Los Angeles Treasurer and Tax Collector, State of California, certify that:

Notice is given that by operation of law at 12:01 a.m. Pacific Time, on July 1, 2022, the Tax Collector declared the real properties listed below tax defaulted. The declaration of default was due to non-payment of the total amount due for the taxes, assessments, and other charges levied in tax year 2021-22 that were a lien on the listed real property. Non-residential commercial property and property upon which there is a recorded nuisance abatement lien shall be subject to the tax collector's power to sell after three years of defaulted taxes. Therefore, if the 2021-22 taxes remain defaulted after June 30, 2025, the property will become subject to the

tax collector's power to sell and eligible for sale at the County's online auction in 2026. All other property that has defaulted taxes after June 30, 2027, will become subject to the tax collector's power to sell and eligible for sale at the County's online auction in 2028. The list contains the name of the assessee and the total tax, which was due on June 30, 2022, for tax year 2021-22, opposite the parcel number. Payments to redeem tax-defaulted real property shall include all amounts for unpaid taxes and assessments, together with the additional penalties and fees as prescribed by law, or be paid under an installment plan of redemption if initiated prior to the property becoming subject to the tax collector's power to sell.

The Treasurer and Tax Collector's Office will furnish, upon request, information concerning making a payment in full or initiating an installment plan of redemption. Requests must be made at 225 North Hill Street, First Floor Lobby, Los Angeles, California 90012. For more information, please visit our website at [tcc.lacounty.gov](http://tcc.lacounty.gov) or contact us at (213) 974-2111.

I certify under penalty of perjury that the foregoing is true and correct. Executed at Los Angeles, California, on August 6, 2024.

ELIZABETH BUENROSTRO  
GINSBERG  
TREASURER AND TAX  
COLLECTOR  
COUNTY OF LOS ANGELES  
STATE OF CALIFORNIA

Assessees/taxpayers, who have disposed of real property after January 1, 2021, may find their names listed because the Office of the Assessor has

not yet updated the assessment roll to reflect the change in ownership.

**ASSESSOR'S IDENTIFICATION NUMBERING SYSTEM EXPLANATION**

The Assessor's Identification Number, when used to describe property in this list, refers to the Assessor's map book, the map page, the block on the map (if applicable), and the individual parcel on the map page or in the block. The Assessor's maps and further explanation of the parcel numbering system are available at the Office of the Assessor.

The following property tax defaulted on July 1, 2022, for the taxes, assessments, and other charges for the Tax Year 2021-22:

LISTED BELOW ARE PROPERTIES THAT DEFAULTED IN 2022 FOR TAXES, ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2021-2022.

AMOUNT OF DELINQUENCY AS OF THIS PUBLICATION IS LISTED BELOW.

KARR, TOVE M TR TOVE M KARR TRUST SITUS 375 LAS LOMAS AVE AVALON CA 90704 7480-025-007 \$16,918.29

LIDDELL, CHARLES M II TR CHARLES M LIDDELL II TRUST AND WARD, COLLEEN E SITUS 6 CABRILLO DR AVALON CA 90704-2804 7480-002-029/S2020-010 \$8,475.03  
SITUS 32 CABRILLO DR AVALON CA 90704-2804 7480-002-042/S2020-010 \$2,824.79

RUSHING, ROBERT R SITUS 81 GAVIOTA AVALON CA 90704-2848 7480-047-044/S2019-010 \$25,052.74  
CN109368 507 Aug 23,30, Sep 6, 2024

Catalina Islander 8/23,30,9/6/2024-145185

# Classifieds

**\$20 minimum (4 lines)** \$2 each additional line; box \$2. Average 25 characters and spaces per line. (Count each character and space, divide by 24 to get number of lines. Each fraction of a line counts as a full line.) **Classified Display Rate \$15 per column inch.** Deadline noon Tuesday. Call **310-329-6351** or email **office@thecatalinaislander.com** to place your ad.

## Announcements

Announcing Catalina's Luxurious  
Unique Enterprises.  
(C. L. Unique Enterprises)  
For more information, please call  
916-545-5982

**Need to sell something?  
Have a space to rent?  
Have a service to offer?**

310-510-0500 | Fax 310-510-2882 | 210 Metropole St. A, Avalon

## CITY OF AVALON PUBLIC NOTICE FOR URGENCY ORDINANCE U-1220-24

Notice is hereby given that on August 6, 2024, the City Council adopted an Urgency Ordinance entitled:

### **AN URGENCY ORDINANCE OF THE CITY OF AVALON EXTENDING THE MORATORIUM ON THE ISSUANCE OF TRANSIENT RENTAL LICENSES FOR TRANSIENT RENTAL USE TO NEW APPLICANTS**

**WHEREAS**, the City of Avalon ("City") permits private property owners to rent their homes to visitors on a short-term basis under Avalon Municipal Code ("Code") Section 3-1.310 upon Planning Commission approval of a Transient Rental License for transient rental use; and

**WHEREAS**, current holders of Conditional Use Permits for transient rental and Transient Rental License holders will continue to be allowed to rent out their units during this moratorium; and

**WHEREAS**, the City Council wishes to further study whether there is diminishing housing stock, including affordable housing for full-time Avalon residents and employees of Avalon businesses, as a result of the number of private property owners that have received approval via a Conditional Use Permit or Transient Rental License for transient rental use; and

**WHEREAS**, the City Council wishes to study to what the degree the City has been saturated by Conditional Use Permits and Transient Rental Licenses issued for transient rental use; and

**WHEREAS**, the City has received numerous complaints from surrounding property owners regarding visitors utilizing property for which a Conditional Use Permit or Transient Rental License for transient use has been issued; and

**WHEREAS**, complaints received by the City suggest that the issuance of Conditional Use Permits or Transient Rental Licenses for transient use may be responsible for street congestion, excessive noise resulting in loss of sleep to residents, traffic hazards, inability to access parking, and certain property crimes within the City; and

**WHEREAS**, the City Council wishes to consider further regulation, consistent with its adopted LCP and General Plan, on how to properly and fairly address any proliferation of transient rentals within the City while recognizing the significant need for the public to have recreational access to the coast; and

**WHEREAS**, in order to adequately study the effects of additional Transient Rental Licenses issued for transient rental use, including the impacts on available housing stock for Avalon residents and employees of Avalon businesses, and whether the existing requirements and standards for transient rental use sufficiently protect surrounding property owners, it is necessary for the City Council to extend the moratorium on the issuance of Transient Rental Licenses for transient rental use; and

**WHEREAS**, if additional Transient Rental Licenses are issued, available housing stock for residents may be eroded and impacts of transient uses will continue to increase; and

**WHEREAS**, the moratorium has halted the issuance of any new Transient Rental Licenses to those who apply after August 1, 2023; and

**WHEREAS**, at the time of the moratorium, there were three (3) pending applications for TRLs, each applicant has undertaken significant steps to bring their application to the City in advance of this ordinance with the expectation that the City's laws would remain in effect, so for purposes of fairness, the City Council intends that the moratorium not apply to those with pending applications for TRLs; and

**WHEREAS**, California Government Code Section 36937(b) authorized the City Council to adopt by a four-fifths vote an urgency ordinance, effective immediately upon passage, if the ordinance relates to the "immediate preservation of the public peace, health or safety" and such ordinance contains a declaration of the facts constituting the urgency; and

**WHEREAS**, pursuant to Gov. Code 65858(d), on July 26, 2024, at least ten days before the extension of the moratorium, the City Council issued a memorandum/report which describes the measures that the City has taken to study, alleviate, and address the issues that lead to the moratorium on the issuance of Transient Rental Licenses; and

**WHEREAS**, after providing notice pursuant to California Government Code Section 65090 and a public hearing, the City Council may, by a four-fifths vote, extend the Moratorium for an additional period not to exceed one year. An extension of the Moratorium is intended to prohibit any uses that may be in conflict with a contemplated general plan, specific plan, or zoning proposal that the City Council, planning commission or the planning department is considering or studying or intends to study within a reasonable time.

### **NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF AVALON DOES ORDAIN AS FOLLOWS:**

**Section 1. Recitals.** The recitals set forth above are true and correct and are hereby adopted as the urgency findings of the City Council in connection with the adoption of this urgency ordinance. In addition to the recitals stated above, the City Council hereby finds and determines that continued issuance of Transient Rental Licenses for transient rental use, without additional regulations, constitutes an immediate threat to the preservation of public peace, health, or safety until the impacts of Transient Rental Licenses on traffic, noise, safety to residents, housing availability, and housing affordability are properly studied. The adoption of this ordinance is necessary for the immediate protection of the public peace, health and safety.

**Section 2. Purpose.** The purpose of this urgency ordinance is to extend the moratorium on the issuance of any new Transient Rental Licenses for transient rental use for the statutorily authorized period, until such time as the Avalon City Council can study the issue, and develop, clarify or amend Code requirements and standards as it relates to transient rental use and its impact on City residents and property owners.

**Section 3. Facts Constituting Urgency.** Such an extension of the moratorium is immediately necessary for the preservation of the peace, health and safety of the residents of the City because:

(a) There is an immediate need to protect existing housing stock within the City by ensuring transient rental use does not result in a lack of availability of housing in the City for those wishing to live in the City long-term or for those who are employed in the City, noting that those who commute to Catalina Island from the mainland must do so by boat; and

(b) There is an immediate need to preserve availability of housing to ensure that, from a supply and demand perspective, additional transient rentals do not drive up the price of housing such that housing is unaffordable to its workforce, noting the need for the City to have housing which its workforce can afford and noting recent increases in the cost of housing within the City; and

(c) Transient Rental Licenses for transient rental use poses further public peace, health, and safety risk in that an over-abundance of Transient Rental Licenses for transient rental use may be responsible for street congestion, excessive noise resulting in loss of sleep to residents, traffic hazards, inability to access parking, and certain property crimes within the City.

**Section 4. Moratorium.** The Planning Commission shall not issue any Transient Rental Licenses to any person who submitted a valid application and paid the application fee for a Transient Rental License following August 1, 2023. However, those applicants who applied for a Transient Rental License before the effective date of this ordinance shall still be eligible to have such license issued by the Planning Commission during the moratorium.

**Section 5. Hardship.** The Planning Commission may also consider, on a case-by-case basis and within its sole discretion, any application for Transient Rental Licenses for transient rental use otherwise banned by this moratorium where the applicant can demonstrate that the inability to receive a Transient Rental License for transient rental use during the time this moratorium is in place would cause the applicant undue hardship. For purposes of this section, undue hardship means an inability to afford basic necessities—like shelter, food, or healthcare—for themselves or their family.

**Section 6. Urgency.** The City Council hereby extends this urgency ordinance by not less than a four-fifths vote, and in light of the findings set forth in the above-sections, under the authority granted to it by sections 36937(b) and 65858 of the California Government Code. Under this authority, the City may extend an interim urgency ordinance prohibiting land uses which may be in conflict with a zoning proposal that the City Council, planning commission, or the planning department is considering or studying or intends to study within a reasonable time. The City Council hereby directs staff and the City Attorney to consider and further study the Code and propose possible regulations, standards and amendments to the future issuance of Transient Rental Licenses for transient rental use.

**Section 7. Exemption from the California Environmental Quality Act.** The City Council finds that this urgency ordinance is not subject to the California Environmental Quality Act (CEQA) pursuant to Section 15358 (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because temporarily halting issuance of Transient Rental Licenses has no potential to result in a physical change to the environment. Further, the City Council finds that this urgency ordinance is exempt under CEQA pursuant to Section 15061(b)(3) (there exists no possibility that the activity will have a significant adverse effect on the environment) of the CEQA Guidelines because this urgency ordinance will not cause a change in any of the physical conditions within the area affected by the urgency ordinance.

**Section 8. Severability.** If any provision of this urgency ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the urgency ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. The City Council hereby declares that it would have adopted this urgency ordinance irrespective of the invalidity of any particular portion thereof.

**Section 9. Effective Date.** As provided for in Government Code Section 65858, this urgency ordinance extension shall become effective immediately upon adoption if adopted by at least a four-fifths vote of the City Council and shall remain in effect until July 30, 2025.

**Section 10. Custodian of Records.** The documents and materials that constitute the record of proceedings on which these findings and this Ordinance are based are located at the City Clerk's Office at City Hall located at 410 Avalon Canyon Rd., Avalon, CA 90704. The custodian of these records is the City Clerk. The City Clerk of the City of Avalon shall certify the passage and adoption of this Urgency Ordinance and shall cause the same, or a summary thereof, to be published and/or posted in the manner required by law.

Ordinance No. U-1220-24 was adopted at the August 6, 2024 regular City Council meeting by the following vote: AYES: Mayor Marshall, Mayor Pro Lavelle, Councilmembers De La Rosa, Ponce, and Schickling; NAYS: None; ABSTAIN: None; ABSENT: None.

A certified copy of the Urgency Ordinance is available for review in the City Clerk's Office, 410 Avalon Canyon Rd., Avalon, CA 90704 and/or copies may be obtained from the City Clerk's Office at a nominal charge.

Gabrielle Morones

City Clerk

Dated: August 23, 2024

Catalina Islander 8/23/2024-145319