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**CITY OF SIERRA MADRE
PLANNING COMMISSION MINUTES**

Special Meeting

Thursday, December 14, 2017 at 7:00 p.m.
City Council Chambers, 232 W. Sierra Madre Blvd.

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CALL TO ORDER

10 Chair Spears called the meeting to order at 7:00 p.m.

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ROLL CALL

13
14 Present: Chair Spears, Vice Chair Hutt, Commissioners Catalano, Denison, Desai,
15 Frierman-Hunt,
16 Absent: Commissioner Pevsner
17 Staff: Vincent Gonzalez, Director of Planning and Community Preservation
18 Leticia Cardoso, Planning Manager
19 Jennifer Peterson, Administrative Analyst
20 Theresa Highsmith, City Attorney
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APPROVAL OF AGENDA

23
24 Commissioner Catalano moved to approve the agenda. Vice Chair Hutt seconded.
25 Motion carried unanimously.
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APPROVAL OF MINUTES OF NOVEMBER 16, 2017

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29 Commissioner Denison moved to approve the minutes. Commissioner Frierman – Hunt
30 seconded. Motion carried unanimously.
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AUDIENCE COMMENTS

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34 John Britt Cole
35 527 Manzanita Ave.

36 Mr. Cole spoke about his home remodel project that would require a historic evaluation.
37 Mr. Cole feels that the requirement should not apply to his project, as the house has
38 undergone extensive exterior alterations in the 1990's. Mr. Cole requested an
39 exemption.
40

41 Director Gonzalez stated the discretionary demolition ordinance does not offer an
42 exemption, however, an abbreviated report would be acceptable.

43 Chair Spears thanked Mr. Cole for bringing this situation to the Commission's attention,
44 and encouraged Mr. Cole to work with staff.

45 Commissioner Frierman-Hunt encouraged Mr. Cole to take comments to City Council as
46 well.

47 Vice Chair Hutt stated that this situation illustrates the need for a city wide historic
48 survey.

49 Commissioner Desai clarified that the date that determines the requirement is the
50 original build date.

51 Commissioner Catalano stated that his personal experience has been that most
52 properties are not historically significant, but that one must do the research to confirm.

53 Chair Spears stated that the City has an objective to preserve the past, however it is
54 important to hear the ramifications and impact.

55

56 **PUBLIC HEARING**

57

58 **DISCUSSION REGARDING AMENDMENTS TO THE MUNICIPAL CODE CHAPTER**
59 **17.56 – NON CONFORMING USES ORDINANCE**

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61 Planning Manager Cardoso delivered the Staff Report.

62

63 Chair Spears stated that he wanted to acknowledge Vice Chair Hutt's contribution.

64

65 Vice Chair Hutt reviewed the major revisions to the proposed code.

66

67 Commissioner Catalano stated that he hopes City Council and the public appreciate
68 that this is an extremely important ordinance from the standpoint of community
69 preservation.

70

71 Vice Chair Hutt stated that this ordinance is one where staff has more experience with
72 the challenges in this ordinance. He said that he hopes that this makes staffs life easier
73 and that the new approach to parking is helpful.

74

75 Commissioner Frierman-Hunt seconded Commissioner Catalano's comments.

76

77 Chair Spears thanked staff for keeping this review moving forward.

78

79 **Action: Vice Chair Hutt moved to adopt Planning Commission Resolution 17-10.**
80 **Commissioner Frierman-Hunt seconded. Motion carried unanimously**

81

82 Director Gonzalez stated that this item will go before council on January 23, 2018.

83

84 **ORAL COMMUNICATION**

85

86 **Audience**

87 None.

88

89 **Planning Commission**

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91 Commissioner Frierman-Hunt wished everyone a Happy Hanukkah.

92 Commissioner Spears announced that Santa Clause will visit Council Chambers on
93 Christmas Eve to pass out stockings.

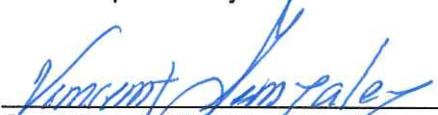
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Planning & Community Preservation Staff

Director Gonzalez thanked the Commissioners who attended the honors dinner.

He also announced that the December 21, 2017 meeting will be cancelled, hence the special meeting today. He announced also that there are no projects ready for the next meeting on January 4, 2017, so that meeting will be canceled as well.

Chair Spears adjourned the Planning Commission meeting at 7:29 p.m.



Secretary to the Planning Commission

Vincent Gonzalez, Director of Planning & Community Preservation

