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CITY OF SIERRA MADRE
PLANNING COMMISSION MINUTES
Regular Meeting of
Thursday, February 7, 2019 at 7:00 p.m.
City Council Chambers, 232 W. Sierra Madre Blvd.

CALL TO ORDER

Chair Hutt called the meeting to order at 7:02 p.m.

ROLL CALL

Present: Chair Hutt, Vice Chair Denison, Commissioners Desai, Spears
Absent: Commissioners Catalano and Pevsner
Staff: Vincent Gonzalez, Director of Planning and Community Preservation
Clare Lin, Associate Planner
Jennifer Peterson, Administrative Analyst
Terri Highsmith, City Attorney

APPROVAL OF AGENDA

Commissioner Spears moved to approve the agenda. Commissioner Desai seconded.
Motion carried unanimously.

APPROVAL OF MINUTES OF JANUARY 17, 2018

Chair Hutt requested that Line 127 be revised to clarify "required to have exceptional design".
Commissioner Desai moved to approve the revised minutes. Commissioner Spears seconded. Motion carried unanimously – Denison abstained due to absence.

AUDIENCE COMMENTS

None.

PUBLIC HEARING

1. HILLSIDE DEVELOPMENT PERMIT 12-02 (HDP) AND CONDITIONAL USE PERMIT 12-09 (CUP 12-09)

Address: 630 Baldwin Court (Lot 22)

Applicant: C.E.T.T.

Continued from October 4, 2018, December 6, 2018 and January 17, 2019

Assistant Planner Lin delivered Staff Report and Power Point presentation.

47
48 Everardo Garcia
49 Mr. Garcia delivered a Power Point presentation.
50
51 Commissioner Desai inquired about the planned method of excavation under oak tree.
52 Mr. Garcia and the Commission discussed options for shoring underneath the oak tree.
53
54 Chair Hutt confirmed that the project would be compliant with egress requirements.
55 Mr. Garcia confirmed that there would be a ladder mounted to the exterior of the house.
56

57 **Discussion**

58
59 Commissioner Desai stated that he is ok with the project. Vice Chair Denison agreed.
60 Commissioner Spears stated that he is good with the project. Chair Hutt stated that he
61 could fully support the project.
62

63 **Action: Commissioner Desai moved to approve the project. Vice Chair Denison**
64 **seconded. Motion carried unanimously.**
65

66 **2. HILLSIDE DEVELOPMENT PERMIT 12-03 (HDP 12-03) AND CONDITIONAL USE**
67 **PERMIT 12-10 (CUP 12-10)**

68 Address: 638 Baldwin Court (Lot 21)
69 Applicant: C.E.T.T.
70 Continued from: December 6, 2018
71

72 **Action: Commissioner Spears moved to continue this item. Vice Chair Denison**
73 **seconded. Motion carried unanimously.**
74

75 **3. DESIGN REVIEW PERMIT 18-04 (DRP 18-04) and DISCRETIONARY**
76 **DEMOLITION PERMIT 18-09 (DDP 18-09)**

77 Address: 91 E Bonita
78 Applicant: Bryson Reaume
79

80 Associate Planner Lin delivered the Staff Report.
81

82 Commissioner Desai inquired if the requirements for the pool house side yard setback
83 are different.

84 Associate Planner Lin stated that the project is compliant at 10 feet.
85

86 Bryson Reaume
87 Applicant

88 Mr. Reaume thanked the Commission and Associate Planner Lin for their time. He
89 provided a history of the house and of the proposed project.
90

91 Marguerite Schuster
92 Mt. Wilson Trail

93 Ms. Schuster spoke in favor of the project, however she was concerned with the
94 pressure of a large dwelling and continuation of narrow setbacks. She also is concerned
95 with mansionization.

96
97 Chair Hutt closed the Public Hearing

98
99 **Discussion**

100
101 The Commission discussed the proposed encroachment into the setback, and the need
102 and use of the setback.

103
104 Chair Hutt stated that he was having trouble making finding #'s 2, 3, & 4. He stated also
105 that he could not make finding #8 for the project as submitted. He felt that the project
106 was not of superior design as required by that finding. He also clarified that he does
107 not have any issue with the demolition, as the property has no historic significance.

108
109 Bryson Reaume
110 Applicant

111 Mr. Reaume stated that he was confused, as he believed that preservation is a priority
112 in Sierra Madre. He also requested that the Commission provide more clear direction
113 on the design, so that they might be able to make finding #8.

114
115 The Commission suggested that if Mr. Reaume were to reduce the size of the project,
116 that a Design Review Permit would not be required. They also encouraged Mr.
117 Reaume to work with staff and allow staff to provide guidance.

118
119 **Action: Vice Chair Denison moved to continue this item to a date uncertain.**
120 **Commissioner Spears seconded. Motion carried unanimously.**

121
122 **Oral Communication**

123
124 **Audience**

125
126 Amy Watson
127 Ms. Watson noted that she has been seeing more LED signage downtown, therefore
128 would request for a review of the Sign Guidelines.

129
130 Chair Hutt agreed, and stated that the Commission has heard that comment before.

131
132 **Planning Commission**

133
134 Chair Hutt stated that he and Vice Chair Denison have met with City Council Liaison
135 regarding a timeline for code amendments. He stated that the Commission will be
136 pressing forward with review of the Hillside Ordinance, which would begin with the
137 creation of a subcommittee.

138 He stated that the Sign code came up too, as did the Historic Review / Certificate of
139 Appropriate process.

140
141 Vice Chair Denison agreed that it was a good meeting with the City Council Liaison and
142 thanked staff for their time.

143
144 **Staff**

145
146 Director Gonzalez stated that the next Planning Commission meeting is scheduled for
147 February 21, 2019, where the Commission will hear a continued item and a new
148 application for a Conditional Use Permit.

149
150
151 Chair Hutt adjourned the meeting at 8:30 pm

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156 
157

158 Secretary to the Planning Commission
159 Vincent Gonzalez, Director of Planning & Community Preservation