



**CITY OF SIERRA MADRE**  
**CITY COUNCIL SPECIAL MEETING MINUTES**  
SIERRA MADRE CITY COUNCIL

**Thursday, September 15, 2022 - 5:30 pm**  
Sierra Madre City Hall, City Council Chambers  
232 W. Sierra Madre Boulevard, Sierra Madre, CA 91024

**THIS MEETING WILL BE CONDUCTED IN COMPLIANCE WITH THE MOST CURRENT LOS ANGELES COUNTY PUBLIC HEALTH OFFICER'S ORDER**

The Brown Act provides the public with an opportunity to make public comments at any public meeting or public comment may be made by e-mail to [PublicComment@CityofSierraMadre.com](mailto:PublicComment@CityofSierraMadre.com) by 3:00PM on the day of the meeting. Emails will be acknowledged at the Council meeting, filed into public record and scanned onto the City website for public review.

The meeting will be streamed live on the City's website at [www.cityofsierramadre.com](http://www.cityofsierramadre.com), on Foothills Media website at <http://www.foothillsmedia.org/sierramadre> and broadcast on Government Access Channel 3 (Spectrum)

**CODE OF CONDUCT**

The purpose of a City Council meeting is to conduct City business. Members of the public that behave in a manner that interrupts or obstructs the Council's ability to conduct City business may be asked to leave the meeting. Any and all demonstrations which disrupt, interrupt, or obstruct the Council's ability to conduct City business are prohibited. No signs, posters or other large objects shall be brought into the Council Chambers or other meeting place if doing so would disrupt, disturb or otherwise impede the orderly course of the meeting.

**CALL TO ORDER/ROLL CALL MEMBERS OF THE CITY COUNCIL**

Mayor Goss called the meeting to order at 5:32 p.m. City Clerk Aguilar called the roll.

Present: Mayor Gene Goss, Mayor Pro Tem Edward Garcia, and Council Member Rachelle Arizmendi, Council Member Kelly Kriebs, and Council Member Robert Parkhurst

Absent: None.

Also Present: Jose Reynoso, City Manager  
Miguel Hernandez, Assistant City Manager  
Aleks Giragosian, City Attorney  
Laura Aguilar, Deputy City Manager/City Clerk  
Henry Amos, Acting Police Chief  
Chuck Kamchamnan, Police Sergeant  
Brent Bartlett, Fire Chief  
Oscar Millan, IT Manager  
Vincent Gonzalez, Planning and Community Preservation Director  
Clare Lin, Senior Planner  
Chris Cimino, Public Works Director  
James Carlson, Management Analyst

**PLEDGE OF ALLEGIANCE AND INSPIRATION**

Council Member Arizmendi led the Pledge of Allegiance

**APPROVAL OF MEETING AGENDA**

Mayor Goss asked for changes to the agenda or a motion to approve as presented.

Council Member Arizmendi made a motion to approve the agenda with the amendment to approve to report out for Closed Session.

Council Member Parkhurst seconded the motion.

Mayor Goss called for a roll call vote of the Council to approve the agenda.

Ayes: Mayor Goss, Mayor Pro Tem Garcia, and Council Members Arizmendi, Kriebs, and Parkhurst  
Noes: None.  
Absent: None.  
Abstain: None.

The motion to approve the agenda as presented was passed by a unanimous voice vote.

### **MAYOR AND CITY COUNCIL REPORTS**

Council Member Arizmendi: no report provided

Council Member Parkhurst: no report provided

Council Member Kriebs: no report provided

Mayor Pro Tem Garcia: no report provided

Mayor Goss: spoke on the power outages over Labor Day weekend and his conversation with Southern California Edison in regards to the issues. He mentioned she will be presenting on October 25, 2022 at the City Council meeting and will address the load balance issues.

### **COUNCIL REPORT OUT FROM CLOSED SESSIONS**

Report of any action taken in Closed Session from September 15, 2022 meeting.

City Attorney Giragosian reported that the City Council met in Closed Session on September 15, 2022 with no reportable action taken.

### **PUBLIC COMMENT**

The Council will listen to the public on any item on the agenda. In addition, the Council will devote time for public comment on items not on the agenda. Addressing the City Council from the audience is not permitted; all comments addressing the Council must be made from the podium. Only public comment made from the podium will be recognized by the City Council and entered into public record.

### **PUBLIC COMMENT FOR ITEMS ON THE AGENDA**

Persons wishing to speak on any item on the agenda will be called during the comment period at the time the agenda item is brought forward. Persons wishing to speak on closed session items have a choice of doing so either immediately prior to the closed session or at the time for comments on items at the open session.

### **PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA**

Time shall be devoted to provide public comments for items not on the agenda. Under the Brown Act, Council is prohibited from taking action on items not on the agenda, but the matter may be referred to staff or to a subsequent meeting.

### **COMMENTS**

1. Any person wishing to provide public comment on matters not on the agenda, or during the comment period for items on the agenda is asked to complete a comment card. Please include your name and address. Each speaker will be limited to up to three continuous minutes, which may not be delegated or deferred.
2. The City provides a podium for public comment. Comments addressed to the Council shall occur during the appropriate time on the agenda and should not be construed as an opportunity for dialogue. Each speaker will be limited to three continuous minutes, which may not be delegated or deferred.

### **AGENDA ACTION ITEMS:**

## CONSENT

City Clerk Aguilar gave the following report:

## PUBLIC HEARING

**1. CONSIDERATION OF CITY COUNCIL RESOLUTION 22-58 RECOMMENDING (1) CERTIFICATION OF AN ENVIRONMENTAL IMPACT REPORT (SCH # 2020060534); (2) ADOPTION OF CEQA FINDINGS OF FACT; (3) ADOPTION OF A MITIGATION MONITORING AND REPORTING PROGRAM; (4) APPROVAL OF A GENERAL PLAN LAND USE MAP AMENDMENT; AND (5) APPROVAL OF A LOT LINE ADJUSTMENT FOR THE MEADOWS AT BAILEY CANYON SPECIFIC PLAN PROJECT; AND**

**CONSIDERATION OF CITY COUNCIL ORDINANCE 1461 RECOMMENDING (1) APPROVAL OF A ZONING CHANGE AND ZONING MAP AMENDMENT; (2) APPROVAL OF A SPECIFIC PLAN; AND (3) APPROVAL OF A DEVELOPMENT AGREEMENT FOR THE MEADOWS AT BAILEY CANYON SPECIFIC PLAN PROJECT**

The Planning Commission recommends that the City Council approves the following actions in accordance with City Council Resolution 22-58, pursuant to Planning Commission Resolution 22-10 and 22-11.

Planning and Community Preservation Director Vincent Gonzalez gave the report along with a Power Point Presentation.

City Attorney Giragosian presented the amendments to the Development Agreement.

New Urban West representative Jonathan Frankel presented on behalf of New Urban West.

Mayor Goss asked the Council if they had any questions.

**Council Member Parkhurst** requested clarification on the parking on Carter near the park. Planning Director Gonzalez responded that there would not be any parking the Carter roadway expansion. New Urban West representative Frankel clarified that there will be parking on the west side only on the new section of Carter and Sunnyside will have parking on both sides.

Requested clarification on the meaning VMT per service population meaning and relation to units. Technical Traffic Expert Steve Brown responded that VMT per service population means vehicle miles traveled by residents, workers, deliveries, and visitors. Each mile traveled is equivalent to one mile.

Requested clarification regarding General Plan that is required in reference to California Code 65454 which states, "no Specific Plan may be adopted or amended unless the proposed plan or amendment is consistent with the General Plan". He would like to understand what the California Code means in relation to the Specific Plan. City Attorney Giragosian responded that the Specific Plan needs to be consistent with the General Plan. The General Plan will have designations that the Specific Plan is going to change. For example, the Specific Plan is going to change the General Plan designations of the specific site from Institutional to R1 with a Specific Plan overlay. The consistency requirement is that it is consistent with everything else in the code.

Requested clarification on how much parkland is required on a property. Planning Director Gonzalez stated there is not an exact number at this time. Council Member Arizmendi stated she saw a scorecard, possibly with some of the open space, and that Sierra Madre is at a B-plus in comparison to the surrounding cities in Los Angeles County.

Seeking information on the status of an engineering report for the retaining wall on the south end of the property and the discussions between the developers and the homeowners. Planning Director Gonzalez responded that the engineering report will be prepared, however it is not currently prepared. There are a number of soil studies that were taken early on in the process and the engineering report will determine if there is any surcharge impact to the existing residential walls on site and there would have to be a determination as to remediation or mitigation if there are any impacts to the properties on along the southern edge of that park. Council Member Parkhurst asked if there is a timing associated with the report. Planning Director Gonzalez stated it would have to be completed as part of the design review permit application. Council Member Kriebs asked if mitigation is required is there a way to compel the mitigation measures to be taken or is it a condition of consideration of approval for the design review. Planning Director Gonzalez responded that it could be added as a condition of Public Works or Planning to provide mitigation specific to reduce any impacts to the property caused by a surcharge to that part and could be entered in as a condition of approval. Council Member Kriebs asked for clarification on the

process or the next steps if the mitigation measures are pervasive enough that it changes the design or if it required changes to the specific plan of the project. Planning Director Gonzalez responded that if the modification was considered a minor modification it would be referred to the City Manager and if it was considered a major modification it would be referred to the City Council. Council Member Kriebs asked if the modifications would affect the CEQA requirements or if there would need to be a CEQA analysis. Planning Director Gonzalez responded that it may not be a big enough impact to revise the CEQA document, however if there was remediation of major modifications such as a retaining wall on the park side of the property then that could be added to the mitigation. Mayor Goss requested clarification as to what the park view would look like for residents who have their property backing up to the park. Planning Director Gonzalez responded that the view would be of a landscape berm average depth of 18 feet, with a two to one slope, and with plant material of ground covers and shrubs as to not impact the views of the mountains to the North but to still provide privacy to the resident from the passive park space.

Council Member Parkhurst asked if there is a time frame on having the road completed for the retreat center open space. City Attorney Giragosian responded that in section three of the Development Agreement it states that within 24 months of the effective date of the Development Agreement, the Congregation is going to submit a tentative track map application to divide the retreat center lot between the retreat center open space and the retreat center itself. Once the retreat center lot is divided they are going to record a lot tie to ensure the retreat center open space and the space the retreat center sits on cannot be sold separately. After the lot tie is recorded, the Congregation's tentative track map will be processed alongside the developer's track map. As a condition of the tentative track map, they will have to record a conservation easement and begin the process of changing the zoning designation to open space. Those are required before the final map is recorded. Council Member Arizmendi asked if the two proposed lots for the conservation easement are considered one parcel including the retreat. Planning Director Gonzalez responded that it is two separate parcels.

**Mayor Pro Tem Garcia** requested clarification on page 11 of the specific plan under section 1.6.4 compliance with the California CEQA, the last sentence references the Resolution and needs to be updated to reflect accurate information. The Resolution should reflect the following; "In accordance with the California State Law, the draft EIR was publicly noticed and circulated for public review from August 2, 2021 to October 4, 2021 and the final EIR was certified".

Mayor Pro Tem Garcia asked if RL is new language per the Specific Plan, and if the Development is approved and built would it be considered an R1. Planning Director Gonzalez responded that it would be considered an R1 Specific Plan. Regarding the Residential Low Density language, that is the land designation. Mayor Pro Tem Garcia requested clarification on how big the largest house, in square feet, can be built by the developer. Planning Director Gonzalez responded that the largest house that can be built by the developers would be 3,775 square feet. New Urban West representative Jonathan Frankel responded that the houses themselves, without the garage, would be 3,200 square feet, however they have the option to build up to 3,775 square feet houses.

Requested information regarding the reservoirs and how they will be able to supply water to the new development. City Manager Reynoso responded that the reservoir from Zone 3, Auburn reservoir, which sits higher above the proposed project and would provide water.

New Urban West representative Jonathan Frankel explained the meaning of the unit mix. He described it as no house on any individual street will be repeated twice from a diversity stand point. The unit mix was the primary objective of the Planning Commission to ensure that diversity. Also, it represents lot size. Plan one houses are one stories, Plan two houses are a little larger, and Plan three houses are a little larger than Plan two. This will provide options for future home buyers. All four architectural styles will be represented in all the Plans. The developers will be making the determinations regarding the exterior elevations.

Council Members and Staff discussed maintenance of the parkway. They discussed either having Staff or an HOA maintain the parkway.

Break 7:25 p.m.

Reconvene 7:39 p.m.

Mayor Goss opened the Public Hearing for public comment.

Nancy Beckham: left before speaking.

Alex Arrieta: asked Council to postpone their decisions until after the election. He mentioned the EIR is incomplete and asked Council to review the final EIR after completion.

Dave Banis: left before speaking.

Stephen Biskup: Christina Bennet read on behalf of Mr. Biskup who could not attend the meeting. Mr. Biskup asked Council to approve the Meadows project to allow for the building of more homes in Sierra Madre.

Scott Oliver: spoke on the Planning Commission having a contingency about the purchase and the negotiations for the Carter property. He asked for clarification on the contingency and what streets would be involved in the negotiation. He spoke on the Berm and the ability to hold back under capacity overflow. He requested clarification on what would happen if the Berm failed.

Claire Mclean: spoke on behalf of the trees and New Urban West cutting down the trees.

Philip Yao: spoke on lot coverage on the Meadows project. He spoke on Berms and his concern on flooding.

Father Michael Higgins: spoke on how the sale of the property will help fund people in underserved communities locally and internationally. Also, he asked Council to approve Resolution 22-58.

Father Clemente Barron: submitted a video for public comment in support of the Meadows Project.

Christina Dreyer: spoke in the three-minute video provided for public comment in support of the Meadows project.

Pat Alcorn: asked Council to incorporate the Planning Commission's recommendations regarding the Carter street improvements.

Cameron Thornton: spoke in his capacity as the Chairman of the Development Task Force with the Mater Dolorosa Passionist Retreat Center. He spoke in support of the Meadows project and his partnership with New Urban West.

Marta Salgado-Nino: spoke in her capacity as Director of Finance at the Mater Dolorosa Passionist Retreat Center. She asked Council to help them continue to grow by supporting the Meadows project.

Mary Doyle: spoke in the three-minute video provided for public comment in support of the Meadows Project.

John Doyle: spoke in the three-minute video provided for public comment in support of the Meadows Project.

Alice Whichello: spoke on the statewide drought and the net-zero water arrangement. She asked Council to reconsider the approving the Meadows Project in order to protect the trees, persons, and property of Sierra Madre.

Jeanne Warlick: spoke in her capacity as the Development Director for Mater Dolorosa. She spoke on the Mater Dolorosa hospitality and asked Council to approve Resolution 22-58.

Mike Cunningham: spoke in his capacity as Mater Dolorosa Retreat Center Director. He spoke on Mater Dolorosa's willingness to work with New Urban West to create a development that would complement the City. He asked Council to approve the Meadows Project.

Jim Kelly: spoke on how the funds from the Meadows Project will help the community and those in need. He asked Council to vote to approve.

Filippo Fanara: spoke in his capacity as President of the Board of Directors of the Mater Dolorosa Passionist Retreat Center. He spoke in support of the Meadows Project.

Father Bruno D'Souza: thanked the Planning Commissioners for their hard work reviewing the plans and making the Meadows Project better. He asked Council for approval of the Meadows Project.

Gary Hood: spoke on cutting down 100 trees and planning 400 trees. He wants to know where the water will come from. Sierra Madre is a wildlife sanctuary and he is concerned because the EIR does not address the wildlife.

Susan Neuhausen: read e-mailed public comments from previous meetings. She mentioned there was little discussion by the Planning Commission in regards to the EIR and the numerous issues relating to the safety and engineering that differ from the draft EIR.

Tricia Searcy: asked Council to defer a decision until after the election.

Break: 8:32 p.m.  
Reconvene: 8:35 p.m.

Natalie Shore Peterson: spoke on there being no study of the non-contiguous wall that separate the properties at a lower elevation at the field of approximately 10 feet higher.

Gary Bacio: spoke on his objection to the Meadows Project. This project will deny families peaceful tranquility and bring a lot of traffic into the area. He asked Council to defer a decision.

Robert Gjerde: spoke on the two open lots at the Retreat Center property. He asked Council to approve the Meadows Project.

Alice Elliot: asked Council to keep the land as open space. She mentioned a group that helps communities keep land as open space. The group is called Peninsula Open Space Trust from Palo Alto. Seeing no one come forward, Mayor Goss asked if any e-mails had been received. City Clerk Aguilar advised that 2 e-mails had been received.

Mayor Goss closed the Public Hearing and brought the matter back to the Council for discussion or a motion.

Council Member Kriebs asked who would hold the easement and if there are any concerns about the City holding the Title of the property for the two parcels on the North side of the property. City Attorney Giragosian responded that the City will have the Passionist own the property and have them record a conservation easement over that site. The conservation easement will prevent development on that site.

Mayor Goss requested information on how some of the trees on the property could be saved or if there is another way to build without removing the all of the trees New Urban West is proposing. Council Member Parkhurst requested a number of trees that would be removed and the number of trees that would be protected trees. New Urban West representative Frankel responded that a firm called Brightview did a comprehensive analysis to determine the quality and to save as many trees as possible. If there is less than a 50 percent likelihood of survival than the trees would be removed and replaced.

City Council, City Attorney Giragosian, and Planning Director Gonzalez discussed exhibit I of the development agreement and responsibilities of the involved parties.

Mayor Goss requested clarification on the largest institutional size property the Passionist can build if the zoning remains institutional. Planning Director Gonzalez responded that approximately 275,000 square feet can be built as building area.

Mayor Goss participated in a site tour coordinated by the City.

Council Member Kriebs participated in a site tour. Also, participated in a zoom meeting with the applicant as part of public outreach.

Council Member Parkhurst participated a zoom meeting on August 5, 2020. Attended a meeting at the Band shell in Memorial Park hosted by the applicant. Attended a site tour.

Council Member Arizmendi participated in a site tour and did not receive any additional material.

Mayor Pro Tem Garcia participated in a zoom session and a meeting at Memorial Park. Attended a site tour.

Mayor Goss mentioned the Council Members did the site tour as a response to public input who wanted Council to physically observe the site.

Council Member Kriebs made a motion to extend the public hearing to a date certain of Tuesday, September 20, 2022.

Council Member Parkhurst seconded the motion.

Mayor Goss called for a vote of the Council.

Ayes: Mayor Goss, Mayor Pro Tem Garcia, Council Member Kriebs, and Parkhurst  
Noes: None.  
Absent: None.  
Abstain: Council Member Arizmendi.  
The motion was passed unanimously.

**FUTURE ITEMS:**

Mayor Goss asked if the Council had any items for future agendas.

No future agenda items discussed.

**ADJOURNMENT:**

Council Member Kriebs made a motion to adjourn the meeting.

The motion to adjourn was seconded by Council Member Parkhurst.

Mayor Goss called for a roll call vote of the Council.

Ayes: Mayor Goss, Mayor Pro Tem Garcia, and Council Members Arizmendi, Kriebs, and Parkhurst  
Noes: None.  
Absent: None.  
Abstain: None.

The motion to adjourn was passed by a unanimous voice vote.

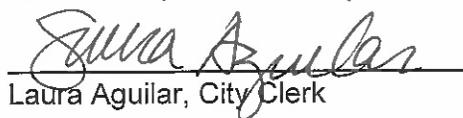
THIS SIERRA MADRE CITY COUNCIL REGULAR MEETING WAS ADJOURNED at 9:53 p.m. to a Special Meeting to be held on September 20, 2022.

  
\_\_\_\_\_  
Gene Goss, Mayor

Minutes taken and prepared by:

  
\_\_\_\_\_  
Amber Tardif, Deputy City Clerk

Reviewed by:

  
\_\_\_\_\_  
Laura Aguilar, City Clerk