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**CITY OF SIERRA MADRE  
PLANNING COMMISSION MINUTES  
Regular Meeting of  
Thursday August 1 2019 at 7:00 p.m.  
City Council Chambers, 232 W. Sierra Madre Blvd.**

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**CALL TO ORDER**

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

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**ROLL CALL**

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**Present:** Chair Hutt, Commissioners Catalano, Pevsner, Spears

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**Absent:** Vice Chair Denison, Commissioner Desai

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**Staff:** Vincent Gonzalez, Director of Planning and Community Preservation  
Josh Wolf, Assistant Planner  
Jennifer Peterson, Administrative Analyst  
Theresa Highsmith, City Attorney.

**APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES OF JULY 18, 2019**

Chair Hutt requested that on line 115-116 "he ...single story design" be stricken from the record.

Commissioner Catalano moved to approve the minutes as amended. Commissioner Pevsner seconded. Motion carried unanimously.

**AUDIENCE COMMENTS**

None.

**PUBLIC HEARING**

**1. DESIGN REVIEW PERMIT 19-07 (DRP 19-07)**

**Address: 610 West Highland Avenue**

**Applicant: Jennifer and Erik Quintina**

Assistant Planner Wolf delivered the PowerPoint Presentation.

47 Commissioner Catalano clarified some dimensions of the proposed enclosure.  
48 Assistant Planner Wolf deferred to the applicant's architect.  
49

50 Jennifer Quintana  
51 Applicant

52  
53 Long Tang  
54 Structural Engineer

55 Mr. Tang stated that the projection will be the same as the existing which is  
56 approximately 4.5 feet.  
57

58 **Discussion**

59  
60 Commissioner Catalano was concerned with the impact on the neighbor to the  
61 east. Chair Hutt pointed out that it is an apartment building with windows looking  
62 onto balcony with foliage.  
63

64 Commissioner Pevsner spoke in favor of the project, although he agrees with  
65 making the roof more even.  
66

67 Commissioner Spears noted that the age of the house pre-dates the angle plane  
68 rule, therefore should get a pass. Commissioner Catalano agreed.  
69 Chair Hutt stated that he feels that this is a great project.  
70

71 **ACTION: Commissioner Spears moved to approve Design Review Permit**  
72 **19-07. Commissioner Pevsner seconded. Motion carried unanimously.**  
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75 **2. DISCRETIONARY DEMOLITION PERMIT 19-01 (DDP 19-01) AND DESIGN**  
76 **REVIEW PERMIT 19-02 (DDP 19-02)**  
77 **Address: 86 EAST ALEGRIA AVENUE**  
78 **Applicant: Paul and Roslyn Yan**  
79

80 Director Gonzalez delivered the staff report and PowerPoint presentation.  
81

82 Paul Yan  
83 Owner

84  
85 Karen Moran  
86 Architect

87 Ms. Moran shared the history of project.  
88

89 Commissioner Spears inquired if the front fence will be replaced.  
90 Ms. Moran stated that it will remain during construction then will be removed.  
91

92 Commissioner Spears asked if the applicant would underground the utilities,  
93 connecting to the front utility pole on Alegria Avenue in lieu of utility pole on  
94 neighboring property.  
95 The applicant agreed.  
96 Commissioner Spears requested that the CMU block wall along the rear property  
97 line be extended to the southeast corner of the property.  
98 The location of the sewer connection was also discussed.  
99 Commissioner Spears asked about the landscape area covered in mulch.  
100 Sylvia Lyons  
101 Landscape Architect  
102 In response to Commissioner Spears, the landscape architect stated that the  
103 mulch as shown in the landscape plan is a conceptual placeholder for a drought  
104 tolerant groundcover.  
105  
106 Chair Hutt asked the applicant if they would prefer a new garage or to comply  
107 with the code. The applicant stated that they would prefer to comply with the  
108 code. Chair Hutt felt that the building would be much better served as second  
109 unit, or a pool house, anything but a garage, and pointed out that the Planning  
110 Commission has the option, under the Non-Conforming Ordinance to approve  
111 the project with existing parking.  
112 Chair Hutt requested that the applicant extend the permeable pavers throughout  
113 the driveway area.  
114  
115 Commissioner Catalano pointed out that it is the largest house by square footage  
116 in the area.  
117 He also stated that he was having difficulty making the findings related to the  
118 Secretary of Interior's Standards, due to the absence of windows on the west  
119 elevation, which is inconsistent with the style of architecture.  
120  
121 Ms. Moran stated that she and the homeowner discussed the absence of  
122 windows on the west elevation and that the reasoning behind the design is Fung  
123 Shui based.  
124 Ms. Moran suggested that the addition of windows could be accommodated in  
125 the master bedroom and bathroom.  
126 Commissioner  
127  
128 Public Comment  
129  
130 Craig Cardella  
131 96 E. Alegria  
132 Mr. Cardella wanted clarification on the calculation of square footage, as he  
133 disagrees with the calculations. He also felt that the property was potentially  
134 historic as the designer is also the designer of the Chateau Marmont.  
135 Mr. Cardella also expressed concerns with mansionization.  
136  
137 Erica  
138 E. Alegria

139 Spoke of concerns that windows on west side of the house would impact privacy.

140

141 Karen Moran

142 Architect

143 Ms. Moran responded to comments, and clarified the square footage  
144 calculations.

145

146 Commissioner Spears commended the architect on the design. He said that he is  
147 in favor of the project.

148 Commissioner Catalano also spoke in favor of the project.

149

150 Commissioner Hutt restated the conditions of approval to include:

151 1. Extend concrete masonry unit (CMU) block wall to the southeast corner of the  
152 property to prevent cross-lot drainage and to resolve the change in elevation  
153 between adjoining properties.

154

155 2. Add windows to the first floor master bathroom and closet on the west facing  
156 building elevation.

157 3. Approve existing covered parking on-site. The property has an existing two-car  
158 garage and 163-foot deep driveway that can accommodate the parking of  
159 additional uncovered parking spaces on the property.

160 4. Reconfigure or omit proposed 311-square foot detached garage structure. May  
161 utilize as accessory structure or second dwelling unit. Install permeable pavers  
162 between existing garage and proposed 311-square foot structure. Staff to  
163 review final design reconfiguration.

164 5. Add additional trees to the west side of the house adjoining the master bedroom  
165 and deck to ensure privacy concerns from property to the west.

166 6. Utilities shall be underground and connected to the utility pole on Alegria Avenue  
167 (in lieu of utility pole on neighboring property to the east).

168

169 **ACTION: Commissioner Spears moved to approve Discretionary Demolition**  
170 **Permit 19-01 (DDP 19-01) and Design Review Permit 19-02 (DDP 19-02) with noted**  
171 **conditions. Commissioner Pevsner seconded. Motion carried unanimously.**

172

173 **Planning Commission**

174 Commercial Zone subcommittee had a productive meeting, during which it became  
175 clear that we need to address parking.

176

177 **Staff**

178 Director Gonzalez stated that the August 15, 2019 meeting will be cancelled.

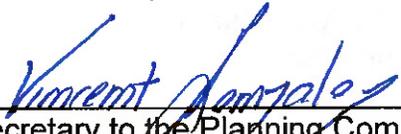
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180 Chair Hutt adjourned the meeting at 9:50 pm

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Secretary to the Planning Commission

185 Vincent Gonzalez, Director of Planning & Community Preservation