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CITY OF SIERRA MADRE
PLANNING COMMISSION MINUTES
Regular Meeting of
Thursday, November 21, 2019 at 7:00 p.m.
City Council Chambers, 232 W. Sierra Madre Blvd.

8 **CALL TO ORDER**

10 Vice Chair called the meeting to order at 7:01 p.m.

12 **ROLL CALL**

14 **Present:** Chair Hutt, Vice Chair Denison, Commissioners Dallas, Desai, Pevsner, Spears
15 **Absent:** Commissioner Catalano
16 **Staff:** Vincent Gonzalez, Director of Planning and Community Preservation
17 Jennifer Peterson, Administrative Analyst
18 Aleks R. Giragosian, Assistant City Attorney

20 **APPROVAL OF AGENDA**

21 Commissioner Spears moved to approve the agenda. Commissioner Pevsner seconded.
22 Motion carried unanimously.

24 **APPROVAL OF MINUTES OF NOVEMBER 7, 2019**

26 Commissioner Dallas noted that she recused herself from the approval of the minutes at the
27 previous meeting, and asked that the correction be made to lines #29 & #32. Commissioner
28 Denison moved to approve the minutes, Commissioner Spears seconded. Motion carried, with
29 Chair Hutt abstaining.

31 **AUDIENCE COMMENTS**

32 None.

34 **PUBLIC HEARING**

- 36 1. **HILLSIDE DEVELOPMENT PERMIT 15-07 (HDP 15-07) AND CONDITIONAL USE**
37 **PERMIT 15-07 (CUP 15-07)**
38 **Address: 600 Baldwin Court (Lot 25)**
39 **Applicant: C.E.T.T.**
40 **Continued from October 3, 2019**

42 Director Gonzalez noted additional materials for the Commission on the dais. He delivered the
43 Staff Report and PowerPoint Presentation.

45 The Commission requested that on future presentations of the neighborhood plans, that approved
46 projects be distinguished from those that are pending.

48 Everardo Garcia
49 LCRA Architects

50 Mr. Garcia delivered a PowerPoint presentation in which he detailed the changes and revisions.

52 **Public Comment**

53 Matt Buckles

54 Mr. Buckles felt that it was a good design but was too big.

55

56 **Discussion**

57 Commissioner Dallas stated that she is in favor of the project. Commissioner Pevsner felt that
58 the revisions were a big improvement. Vice Chair Denison noted that the applicant listened to
59 the Planning Commission and returned with a much better product. Commissioner Spears
60 appreciated the before and after comparisons, and document that showed the comments and
61 response. He stated that he had no problems with the design. Commissioner Desai noted that
62 while he did not take part in the first review of this project that he did not have any issues. He
63 stated that he supports this project, and also noted the importance of the location, which will set
64 the tone for the neighborhood.

65 Chair Hutt stated that he is in favor of the project over all, but would prefer that the applicant use
66 Engleman Oaks.

67

68 **Action: Commissioner Desai moved to approve Hillside Development Permit 15-07 (HDP**
69 **15-07) AND Conditional Use Permit 15-07 (CUP 15-07), with the added condition**
70 **of the use of vine pockets and Engleman oaks for screening.**

71

72 **2. HILLSIDE DEVELOPMENT PERMIT 15-20 (HDP 15-20) AND CONDITIONAL USE**
73 **PERMIT 15-21 (CUP 15-21)**

74 **Address: 1 Nathaniel Terrace (Lot 9)**

75 **Applicant: C.E.T.T.**

76

77 Director Gonzalez delivered the Staff Report and PowerPoint Presentation.

78

79 Everado Garcia

80 LCRA Architects

81 Mr. Garcia discussed options for the use of the slope and additional pad.

82

83 Commissioner Dallas had issues with the roof style, and suggested some options.

84 Commissioner Spears felt that there is a lack of privacy space. Commissioner Desai suggested
85 the use of the rear portion of the lot with the addition of stairs.

86

87 **Public Comment**

88

89 Matt Buckles

90 Mr. Buckles felt that the project is too large, and would like to see a reduction of height and
91 volume.

92

93 **Discussion**

94

95 Commissioner Desai felt that the design had a lack of identity. He also pointed out the
96 "cacophony of roofs" and encouraged the architect to simplify the roof design. He also felt that
97 the material choices felt like a tract home, and that the project was not up to the standards of
98 design for this architect.

99

100 Commissioner Spears echoed Staff concerns. He felt that the basement could be improved by
101 making better use of the land. He also felt that the entry way looked as if it were going into a
102 cave. He reminded the architect that this is a highly visible lot, and to take advantage of the

103 opportunity. It is a missed opportunity for not using the upper pad, and suggested to push the
104 second floor back closer to the hill for structure to flow the contour of the lot.

105
106 Commissioner Pevsner was concerned with the bulk and mass, and the impact on the neighbor.
107 He felt this design needs a lot of rework.

108
109 Commissioner Dallas felt that the design was boxy with an atrium, and felt that the elevator was
110 a good addition, but should access the bedroom and family room and other essential parts of
111 the house.

112
113 Vice Chair Denison felt that the design was a big box. He felt that the design missed the
114 opportunity to incorporate the flow of the land.

115
116 Chair Hutt felt that the focus should be on the siting first. He agreed that the house should
117 interact with the corner that is welcoming, and push the garage back into the hill or place the
118 garage at an angle.

119
120 Commissioner Desai felt that the design could be rotated and come closer if it made it feel less
121 boxy.

122
123 **ACTION: Vice Chair Denison moved to continue this item to February 20, 2020.**
124 **Commissioner Spears seconded. Motion carried unanimously.**

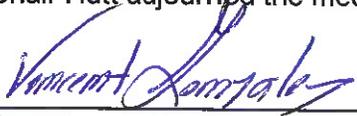
125
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127 **Oral Communication**

128
129 **Audience**
130 None.

131
132 **Planning Commission**
133 None.

134
135 **Staff**
136 Director Gonzalez stated that he would be meeting with Chair Hutt, Vice Chair Denison and the
137 City Council delegate on December 19, 2019.
138 He also stated that on December 19, 2019, the Planning Commission has two potential items
139 for consideration, and that Deputy City Attorney Giragosian will also deliver a presentation on
140 the recent Accessory Dwelling Unit legislation.

141
142 Chair Hutt adjourned the meeting at 8:42 p.m.

143
144 
145 _____
146 Secretary to the Planning Commission
147 Vincent Gonzalez, Director of Planning & Community Preservation