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3 **CITY OF SIERRA MADRE**  
4 **PLANNING COMMISSION MINUTES**  
5 Regular Meeting of  
6 Thursday, December 1, 2016 at 7:00 p.m.  
7 City Council Chambers, 232 W. Sierra Madre Blvd.  
8

9 **CALL TO ORDER**

10  
11 Chair Frierman-Hunt called the meeting to order at 7:05 p.m.  
12

13 **ROLL CALL**

14  
15 **Present:** Chair Frierman-Hunt, Vice Chair Spears, Commissioners Buckles, Desai,  
16 Hinton, Hutt

17 **Absent:** Commissioner Pevsner

18 **Staff:** Vincent Gonzalez, Director of Planning & Community Preservation  
19 Jennifer Peterson, Administrative Analyst  
20 Jonathan Perez, Assistant Planner  
21 Terri Highsmith, City Attorney  
22

23 **REPORT FROM CLOSED SESSION**

24  
25 City Attorney Highsmith reported that no action was taken in closed session.  
26

27 **APPROVAL OF AGENDA**

28  
29 Chair Frierman Hunt noted that item 4 should be "Approval of minutes of November 17,  
30 2016".  
31 Commissioner Hutt moved to approve the agenda as amended. Commissioner Spears  
32 seconded. Motion carried unanimously.  
33

34 **APPROVAL OF MINUTES OF NOVEMBER 17, 2016**

35  
36 Commissioner Hutt requested that Line 77 be corrected to read "15 feet".  
37 Commissioner Spears moved to approve the minutes as amended. Commissioner Hutt  
38 seconded. Motion carried unanimously.  
39

40 **AUDIENCE COMMENT**

41  
42 Caroline Brown  
43 Alta Vista Dr.  
44 Ms. Brown spoke regarding architectural salvage.  
45

46 **PUBLIC HEARING**  
47

48 **1. Discretionary Demolition Permit 16-01 (DDP 16-01)**  
49 **Address: 126 E. Mira Monte**  
50 **Applicant: William & Anastasia Kefalas**

51  
52 Director Gonzalez delivered the staff report.

53  
54 The Commission discussed their options and jurisdiction for levying fines and requirement  
55 of restitution and remediation. City Attorney Highsmith provided clarification on the  
56 processes available to them.

57  
58 **Public Comment**

59  
60 Bill Kefalas  
61 Applicant  
62 Mr. Kefalas thanked the Commission and the Community for their input and passion  
63 and apologized for the direction that the project had gone. He spoke about his  
64 intentions to restore the house from the beginning. Mr. Kefalas also responded to  
65 Building Official Guerra's report and his concerns with feasibility of the recommended  
66 remediation.

67  
68 The Commission questioned Mr. Kefalas on the information and history provided to him  
69 through his realtor and the home inspection prior to his purchase of the property.

70  
71 Joe Catalano  
72 N. Lima  
73 Mr. Catalano spoke about the historic architectural process. He spoke in favor of  
74 mitigation measures.

75  
76 Matt Bryant  
77 Edgeview Dr.  
78 Mr. Bryant spoke representing Preserve Sierra Madre. He spoke regarding the  
79 property's role in the authoring and adoption of the current demolition ordinance.

80  
81 Katrelya Angus  
82 N. Canon Ave.  
83 Ms. Angus spoke regarding the property's home in the history of Sierra Madre.

84  
85 Richard Correa  
86 Woodland Dr.  
87 Mr. Correa spoke regarding the unique beauty and need for preservation of Sierra  
88 Madre.

89  
90 Heather Allen  
91 Grove Ave.  
92 Ms. Allen spoke regarding the loss of a significant home in Sierra Madre, and  
93 encouraged prevention of any recurrence.

94  
95 Lori Byron  
96 Highland Ave.  
97 Ms. Byron suggested that the City's response match the severity of what had been done  
98 to the house.  
99

100 Barbara Leigh Kline  
101 Grandview Ave.  
102 Ms. Kline spoke in favor of allowing the applicant to restore the house. She also spoke  
103 in favor of taking preventative measures to prevent reoccurrence  
104

105 Mary Strasser-Bradford  
106 Woodland Dr.  
107 Ms. Strasser-Bradford stated that she had been a potential buyer of the house and was  
108 told by the agent that the house needed a lot of work, and emphasized that the house  
109 was not historic. She stated that she was upset at the loss of the house, and feels that  
110 the penalties on record are insufficient.  
111

112 Jim Guerra  
113 Building Official  
114 Building Official Guerra made the recommendation that the top level be reconstructed  
115 from the floor up. Only a portion of the first floor along the east elevation needed to be  
116 replaced. Exterior walls and floor system could remain and be repaired.  
117

118 Commissioner Spears inquired if the Historic Building Code could be applicable to this  
119 project, and Building Official Guerra stated that it could.  
120

121 **Discussion**

122  
123 Chair Frierman Hunt reviewed the Commission's options. She also wanted to address  
124 the anger in the community. She felt that the Commission first needs to determine if  
125 there is enough of the house to salvage.

126 Vice Chair Spears stated that he was grateful for the historic document and discussed  
127 the Commission's options.

128 Commissioner Desai discussed the Commission's options and stated that he is in favor  
129 of reconstruction with suggested conditions.

130 Commissioner Hinton spoke of the importance of upholding City codes at cost of losing  
131 a house. She stated that she felt that the applicant violated the code, and gave no  
132 attention to preservation. Commissioner Hinton stated that she is in favor of the  
133 requirement of a Certificate of Appropriateness and in favor of denial of the proposed  
134 Discretionary Demolition Permit, and no work on house for 2 years.

135 Commissioner Hutt thanked the speakers and the community for emails. He spoke in  
136 favor of a comprehensive city-wide historic survey as well as taking steps to strengthen  
137 the demolition ordinance.

138 Chair Frierman-Hunt stated that she would like to go in direction of mitigation and  
139 preservation.

140  
141 The Commission asked the applicant if he would like to apply for a Certificate of  
142 Appropriateness to mitigate the roof removal and move the project forward. The applicant  
143 stated that he would be in favor of that.

144  
145 The Commission discussed potential conditions of approval that could be included in the  
146 Certificate of Appropriateness.

147  
148 **ACTION: The Commission agreed by consensus to continue this item to January**  
149 **19, 2017.**

150  
151  
152 **2. Discretionary Demolition Permit 15-04, Variance 15-02, Minor Conditional Use**  
153 **Permit 15-02**  
154 **Address: 758 Woodland Dr.**  
155 **Applicant: Raymond To**

156  
157 Assistant Planner Perez delivered the Staff Report

158  
159 Raymond To  
160 Applicant  
161 Mr. To spoke of the history of the project.

162  
163 The Commission discussed materials and design considerations.

164  
165 Melanie Goals  
166 Representing neighbor to North, Kristin Davis  
167 Woodland Dr.

168 Ms. Goals voiced concern about retaining the integrity of the slope during excavation of  
169 the foundation. She also voiced concerns about tree mitigation.

170  
171 Mary Strasser Bradford  
172 Woodland Dr.  
173 Ms. Strasser Bradford spoke in favor of the project.

174  
175 William Bradford  
176 775 Woodland Dr.  
177 Mr. Bradford spoke in favor of the project.

178  
179 Richard Correa  
180 Woodland Dr.  
181 Mr. Correa spoke in favor of the project.

182  
183 Caroline Brown  
184 Alta Vista Dr.  
185 Ms. Brown spoke regarding the canyon zoning code.

186  
187 The Commission discussed including conditions of approval to address their safety and  
188 design concerns. They agreed to apply conditions to require the applicant to install  
189 sprinklers under the roof eaves of the structure, to trim the trees, to reuse the salvaged  
190 river rock as cladding on the parking pad retaining wall, to change the street-facing  
191 window in the laundry room as presented by the applicant and accepted by the  
192 Commission, and to use a darker color (moss-green or brown) for the Hardiplank siding.  
193

194 **Action: Commissioner Hutt moved to approve with conditions as noted.**  
195 **Commissioner Hinton seconded. Motion carried unanimously.**  
196

197 **ORAL COMMUNICATION**

198  
199 **Audience Comments**

200  
201 None.  
202

203 **Planning Commission**

204  
205 None.  
206

207 **Planning & Community Preservation**

208  
209 Director Gonzales stated that the next meeting would be scheduled for December 1,  
210 2016.  
211

212 **Adjournment**

213  
214 Chair Frierman-Hunt adjourned the Planning Commission meeting at 11:07 pm  
215  
216

217 \_\_\_\_\_  
218 Secretary to the Planning Commission  
219 Vincent Gonzalez, Director of Planning & Community Preservation