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**CITY OF SIERRA MADRE  
PLANNING COMMISSION MINUTES  
Regular Meeting of  
Thursday, March 16, 2017 at 7:00 p.m.  
City Council Chambers, 232 W. Sierra Madre Blvd.**

**CALL TO ORDER**

Chair Frierman-Hunt called the meeting to order at 7:03 pm.

**ROLL CALL**

**Present:** Chair Frierman-Hunt, Vice Chair Spears, Commissioners Buckles, Hinton, Hutt, Pevsner

**Absent:** Commissioner Desai

**Staff:** Vincent Gonzalez, Director of Planning and Community Preservation  
Leticia Cardoso, Planning Manager  
Jennifer Peterson, Administrative Analyst  
James Carlson, Public Works Management Analyst  
Theresa Highsmith, City Attorney

**APPROVAL OF AGENDA**

Vice Chair Spears moved to approve the agenda. Commissioner Hutt seconded.  
Motion carried unanimously.

**APPROVAL OF MINUTES OF FEBRUARY 16, 2017**

Vice Chair Spears moved to approve the minutes. Commissioner Hutt seconded.  
Motion carried unanimously.

**APPROVAL OF MINUTES OF MARCH 2, 2017**

Vice Chair Spears moved to approve the minutes. Commissioner Hutt seconded.  
Motion carried unanimously.

**AUDIENCE COMMENTS**

None.

**PUBLIC HEARING**

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**1. DISCRETIONARY DEMOLITION PERMIT 16-01**

**Address: 126 East Mira Monte Avenue**  
**Applicant: William and Anastasia Kefalas**  
**(Continued from February 16, 2016)**

Director Gonzalez delivered the Staff Report.

**Public Comment**

Michael Rinehardt

Mr. Rinehardt voiced concerns about the number of continuances and the integrity of the existing structure.

**Action: Commissioner Pevsner moved to continue this item to April 20, 2017.**  
**Vice Chair Spears seconded. Motion carried unanimously.**

**2. CITY OF SIERRA MADRE SOLAR PROJECT – ADOPTION OF AN INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION**

**Address: 232 W. Sierra Madre Blvd. and 611 E. Sierra Madre Blvd.**  
**Applicant: City of Sierra Madre**

Director Gonzalez introduced Management Analyst Carlson to deliver the staff report.

Management Analyst Carlson addressed concerns raised in an email received by Director Gonzalez.

The commission discussed concerns about the impact on the homeowners on Grandview.

Vice Chair Spears voiced concern about impact on the mountain view for the array on the south side of Sierra Vista Park.

The commission raised safety concerns about the solar panel arrays, which were addressed by the representatives from Connor Energy.

**Public Hearing**

Nicole Bender

E. Sierra Madre Blvd.

Ms. Bender spoke about concerns with glare and view impact from the proposed array at the south end of Sierra Vista Park.

Vic Aguilar

89 Mr. Aguilar inquired about the City's level of commitment at this stage. He also inquired  
90 about a possible storage component to be added to the proposed structure. Mr.  
91 Aguilar also inquired about the bid process.

92  
93 John Whiteman  
94 E. Sierra Madre Blvd.  
95 Mr. Whiteman raised concerns about view impairment from the proposed array along E.  
96 Sierra Madre Blvd.

97  
98 **Discussion**

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100 The Commission agreed that it was in favor of the installation and use of solar power.  
101 They also agreed that they would like to explore other locations for the solar array  
102 proposed for the south side of Sierra Vista Park.

103  
104 Vice Chair Spears also requested to see more information on the earthquake safety of  
105 the solar structures.

106  
107 Matthew Jones  
108 TRC  
109 CEQA consultant  
110 Mr. Jones explained that seismic requirements would be addressed in plan check.  
111 Mr. Jones addressed concerns about aesthetics and view impact under CEQA.

112  
113 The Commission requested further information on the structural / earthquake standards,  
114 renderings of alternate locations for the Sierra Madre Blvd. site array and a line-of-sight  
115 analysis for the array along the Arcadia boundary.

116  
117 Michael Chapin  
118 Connor Energy  
119 Mr. Chapin explained funding challenges of this project. Mr. Chapin suggested moving  
120 forward with the two locations at City Hall and the settling ponds, then can secure  
121 monies by approval with modifications.

122  
123 The Commission did not feel comfortable approving a partial project therefore requested  
124 a revised Mitigated Negative Declaration that includes a new location for the E. Sierra  
125 Madre Blvd. array.

126  
127 Connor Energy offered to do additional renderings of settling basins and City Hall  
128 locations, and options for the additional arrays to be moved from E. Sierra Madre Blvd.

129  
130 **Action: Vice Chair Spears moved to continue to the April 6, 2017 meeting.**  
131 **Commissioner Pevsner seconded. Motion carried unanimously.**

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134 **3. GENERAL PLAN AMENDMENT 17-01 AND ZONE CHANGE 17-01**  
135 **Applicant: City of Sierra Madre**

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137 Planning Manager Cardoso delivered the staff report.

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139 Vice Chair Spears commended staff for discovering these inconsistencies.

140  
141 **Public Comment**

142  
143 Caroline Brown  
144 Alta Vista Dr.

145  
146 Ms. Brown spoke in favor of the re-designation of these parcels.

147  
148 Jeff Booth  
149 Brookside Dr.

150 Mr. Booth asked for clarification of the meaning of the use of the revised zoning.

151  
152 Commissioner Hutt felt that it was worth noting that the subject property is virtually  
153 undevelopable due to slope.

154  
155 **Action: Vice Chair Spears moved to approve Planning Commission resolution 17-**  
156 **02, approving General Plan Amendment 17-01 and Zone Change 17-01.**  
157 **Commissioner Hinton seconded. Motion carried unanimously.**

158  
159 **ORAL COMMUNICATION**

160  
161 **Audience**

162  
163 Caroline Brown  
164 Alta. Vista Dr.

165 Ms. Brown spoke about the ownership and history of the 1 Carter development. She  
166 spoke also of two lots that are currently available for purchase due to non-payment of  
167 back taxes.

168 City Attorney Highsmith stated that that is a legal matter that can be addressed in  
169 closed session.

170  
171 **Planning Commission**

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173 Chair Frierman-Hunt & Vice Chair Spears stated that they will both be absent at the  
174 next meeting scheduled for April 6, 2016. Vice Chair Spears stated that he will also be  
175 absent on April 20, 2017.

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177 In light of the upcoming absences, the Commission and staff agreed to push the review  
178 of the R-3 Amendments to April 20, 2017.

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**Planning & Community Preservation Staff**

Director Gonzales stated that the next regularly scheduled Planning Commission meeting will be held on April 6, 2017 at which time the Commission will hear the continued matter of the City solar project.

Chair Frierman-Hunt adjourned the Planning Commission meeting at 9:10 pm

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