



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

SIERRA MADRE CITY COUNCIL  
SUCCESSOR AGENCY AND  
PUBLIC FINANCE AUTHORITY

**Tuesday, April 9, 2019 - 6:30 pm**

Sierra Madre City Hall Council Chambers  
232 W. Sierra Madre Blvd., Sierra Madre, CA 91024

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

Mayor Denise Delmar called the meeting to order at 6:33 p.m. City Clerk Sue Spears called the roll.

Present: Mayor Denise Delmar, Mayor Pro Tem John Harabedian, and Council Members Rachele Arizmendi, John Capoccia, and Gene Goss

Absent: None

Also Present: Gabe Engeland, City Manager  
Aleks Giragosian, Assistant City Attorney  
Laura Aguilar, Assistant City Clerk  
Gus Barrientos, Police Lieutenant  
James Carlson, Management Analyst  
Chris Cimino, Director of Public Works  
Edward Delcours, Police Lieutenant  
Vincent Gonzalez, Planning & Community Preservation Director  
Claire Lin, Assistant Planner  
Christine Smart, City Librarian  
Sue Spears, City Clerk

**PLEDGE OF ALLEGIANCE AND INVOCATION/INSPIRATION:**

Council Member Capoccia led the Pledge of Allegiance and (1) expressed his appreciation for being able to serve on the City Council, (2) spoke about how fortunate we are to live in Sierra Madre, where anyone can pick up a phone and speak to their elected officials, who will actually listen, (3) said that the City Council is here to execute the business of the City for the benefit of the residents of Sierra Madre, (4) conveyed that this is unique to Sierra Madre, and (5) wished everyone a Happy Easter.

**APPROVAL OF AGENDA AS PRESENTED:**

Mayor Delmar asked for a motion to approve the agenda as presented.

Council Member Arizmendi moved to approve the agenda as presented.

Mayor Pro Tem Harabedian seconded the motion to approve.

Ayes: Mayor Denise Delmar, Mayor Pro Tem John Harabedian, Council Members Rachele Arizmendi, John Capoccia, and Gene Goss

Noes: None

The motion to approve the agenda as presented was passed unanimously.

**REPORT ON THE CLOSED SESSION SPECIAL MEETING OF THE SIERRA MADRE CITY COUNCIL ON TUESDAY, APRIL 9, 2019 AT 6:00 PM**

Asst. City Attorney Giragosian reported that the City Council met in Closed Session regarding land use issues and that no action was taken. Mayor Delmar announced that she participated in the Closed Session via telephone.

**APPROVAL OF MINUTES:**

Mayor Delmar asked for the approval of the Minutes of the Regular Council Meeting of March 26, 2019.

Council Member Goss moved to approve the Minutes of the Regular Council Meeting of March 26, 2019 as presented.

Council Member Capoccia seconded the motion to approve.

Ayes: Mayor Denise Delmar, Mayor Pro Tem John Harabedian, and Council Members Rachelle Arizmendi, John Capoccia, and Gene Goss  
Noes: None  
Absent: None  
Abstain: None

The motion to approve the Minutes of the Regular Council Meeting of March 26, 2019 presented was passed unanimously.

**MAYOR AND CITY COUNCIL REPORTS:**

- A. Mayor Denise Delmar reported that Cindy Montoya, Sierra Madre resident, will be recognized by US Congresswoman Judy Chu this Saturday and that two (2) City Council Members will be in attendance.
- B. Mayor Pro Tem John Harabedian (1) concurred with Council Member Arizmendi's report on the Pasadena Unified School District (PUSD) "State of the Schools", noting that PUSD finances have improved drastically from before, (2) said that he is the representative to the Clean Power Alliance (CPA), (3) announced that users will see small adjustments (% of a %) in the rates (based on Southern California Edison (SCE) adjusting its rates), but that CPA's rates are still lower than those charged by the SCE, and (4) said that those with questions regarding their CPA service or bill can contract him directly or reach out to the CPA staff.
- C. Council Member Rachelle Arizmendi reported that (1) Nancy Shollenberger was recognized as a Women of Distinction for the City of Sierra Madre for her 34 years of community service, and (2) she attended the Pasadena Unified School District's "State of the Schools", which showed that the PUSD is doing well financially and that there have been achievements in academics throughout the district as well.
- D. Council Member John Capoccia said that (1) he serves on the San Gabriel Valley Mosquito and Vector Control District Board, (2) the Board's Finance Committee is considering a slight increase in the assessment (property tax bill) of \$.50 (from \$1.36 to \$1.86 per year), to address infrastructure issues and to build up the reserves, (3) the mosquito season is starting to blossom, (4) the spread of the Aedes mosquitos (non-native mosquitos) is spreading completely all over the San Gabriel Valley, with nothing that can be done, (5) there is a potential for serious diseases as a result of these non-native mosquitos, and (6) Vector Control is working to get ahead of that to protect public health before a crisis occurs.
- E. Council Member Gene Goss did not make a report.

**PUBLIC COMMENT ON NON-AGENDA ITEMS:**

Mayor Delmar opened the meeting for Public Comment on items not on the agenda.

- Pat Holland, Sierra Madre & Senior Community Commission Vice Chair, announced that Paul Hagen has been selected to receive the 2019 Older American of the Year Award, which will be presented at a reception on May 10, 2019.
- Rich Procter, Sierra Madre & Sierra Madre Library Board of Trustees, announced that this is "National Library Week", reported about the Sierra Madre Public Library's special activities this week in celebration of "National Library Week", and said that 300 students submitted artwork for this year's Sierra Madre Public Library Bookmark Contest.

Mayor Delmar asked if anyone else would like to come forward to speak on items not on the agenda. Seeing no one come forward, Mayor Delmar closed Public Comment.

**AGENDA ACTION ITEMS:**

**1. CONSENT CALENDAR:**

City Clerk Spears gave the following reports under the Consent Calendar:

- a) ADOPTION OF RESOLUTION 19-10 OF THE CITY COUNCIL OF THE CITY OF SIERRA MADRE APPROVING CERTAIN DEMANDS – Recommendation that the City Council approve

Resolution 19-10 for approval of payment of City warrants in aggregate amount of \$158,991.02; Library warrants in the aggregate amount of \$4,344.44, and payroll transfer in the aggregate amount of \$361,990.01 for the fiscal year ending June 2019.

- b) DECLARATION OF CITY-OWNED VEHICLES AND EQUIPMENT TO BE SURPLUSED - Recommendation that the City Council approve vehicles and equipment as “surplus” per Attachment “A” of the agenda report.
- c) SECOND READING OF ORDINANCE 1411, AN ORDINANCE OF THE CITY COUNCIL AMENDING TITLE 17, CHAPTER 17.93 (STANDARDS AND CRITERIA FOR WIRELESS COMMUNICATIONS FACILITIES) OF THE SIERRA MADRE MUNICIPAL CODE TO COMPLY WITH FEDERAL REQUIREMENTS FOR SMALL WIRELESS FACILITIES - Recommendation that the City Council conduct a second reading of Ordinance No. 1411 amending Title 17, chapter 17.93 of the Sierra Madre Municipal Code to include permit requirements, procedures, standards, and limitations for the submittal and review of small cell wireless facilities; and

CONSIDERATION OF RESOLUTION 19-07, A RESOLUTION OF THE CITY COUNCIL ESTABLISHING A FEE FOR SMALL WIRELESS FACILITY APPLICATIONS AS CONTEMPLATED BY SIERRA MADRE MUNICIPAL CODE CHAPTER 17.93 – STANDARDS AND CRITERIA FOR WIRELESS COMMUNICATIONS FACILITIES - Adopt Resolution 19-07: A Resolution of the City Council of the City of Sierra Madre, California, establishing an application processing fee for Small Cell Wireless Facilities as contemplated by Ordinance 1411.

Mayor Delmar asked if any Member of the Council had questions on Consent Items 1a – 1c. Council Members did not ask any questions.

Mayor Delmar opened the meeting for Public Comment on the Consent Items 1a – 1c. Seeing no one, Mayor Delmar closed Public Comment and brought the matter back to the Council for discussion. No additional discussion occurred.

Council Member Arizmendi made a motion to approve Consent Items 1a – 1c as presented.

Council Member Goss seconded the motion for approval.

Ayes: Mayor Denise Delmar, Mayor Pro Tem John Harabedian, and Council Members Rachele Arizmendi, John Capoccia, and Gene Goss  
Noes: None  
Absent: None  
Abstain: None

The motion to approve Consent Calendar Items 1a – 1c as presented was passed unanimously.

- 2. PUBLIC HEARING – CALL FOR REVIEW OF DISCRETIONARY DEMOLITION PERMIT TO ALLOW DEMOLITION IN PART OR IN WHOLE OF ROOF STRUCTURE, EXTERIOR AND INTERIOR WALLS AND FRAMING; AND DESIGN REVIEW PERMIT TO ALLOW CONSTRUCTION OF 2,080-SQUARE-FOOT ADDITION ONTO THE EXISTING SINGLE FAMILY RESIDENCE TO BE ALIGNED WITH THE EXISTING LEGALLY CONSTRUCTED SIDE YARD SETBACK OF THE PRIMARY STRUCTURE OF THE PROPERTY LOCATED AT 91 E. BONITA AVENUE - Recommendation that the City Council approve Discretionary Demolition Permit 18-09 and Design Review Permit 18-04 pursuant to City Council Resolution 19-08, a Resolution of the City Council pursuant to Sierra Madre Municipal Code Section 17.66.040B (Call for Review) approving the Discretionary Demolition Permit 18-09 and Design Review Permit 18-04 to allow demolition in part or in whole of roof structure, exterior and interior walls and framing for the construction of 2,082 square-foot addition to the existing 2,577 square-foot, one story, single family residence; and to allow additions onto existing primary structures to be aligned with the existing legally constructed side yard setback of the primary structure on the property located at 91 E. Bonita Avenue.

Mayor Delmar opened this item for Public Hearing.

Planning & Community Preservation Director Gonzalez reported on this item that included a PowerPoint titled, “Demolition Permit 18-09 & Design Review Permit 18-04 for 91 East Bonita Avenue”, with the recommendation “that the City Council approve Discretionary Demolition Permit 18-09 and Design Review Permit 18-04 pursuant to City Council Resolution 19-08, subject to the findings in the Staff Report as there is evidence to support the findings to allow demolition in part or in whole of roof structure, exterior and interior walls and framing; and to allow construction of 2,080-

square-foot addition onto the existing single family residence to be aligned with the existing legally constructed side yard setback of the primary structure.”

The City Council was provided with the following alternatives:

- Grant the appeal and approve Discretionary Demolition Permit 18-09 and Design Review Permit 18-04 pursuant to City Council Resolution 19-08.
- Deny the appeal and uphold the decision of the Planning Commission to deny Discretionary Demolition Permit 18-09 and Design Review Permit 18-04, thereby upholding the Planning Commission decision to deny DRP 18-04, and direct Staff to prepare a City Council resolution to this effect.
- Remand the matter back to the Planning Commission with direction.

Mayor Delmar asked if any Member of the Council had questions on this item. Council Members expressed that they would like to hear from the applicant.

- Bryson Reaume, Sierra Madre & applicant/owner, spoke on his appeal and explained the process he utilized for the design.

Mayor Delmar asked if anyone would like to come forward to comment on this item.

- John O'Brien, Sierra Madre, spoke in support of the owner and his project on behalf of the East Bonita Avenue property neighbors.
- Nancy Pierson, Sierra Madre, spoke in support of her neighbor and his project.
- Bob Spears, Sierra Madre & Planning Commission Commissioner, spoke in opposition to the appeal, described what occurred at the Planning Commission Meetings with the applicant, and offered the City Council an alternative resolution.

Mayor Delmar asked if anyone else would like to come forward to this item. Seeing no one, Mayor Delmar closed Public Comment and brought the matter back to the Council for questions and discussion.

In response to a question by Mayor Delmar, Director Gonzalez said that the initial design was prepared by a designer and that he believes that an architect was consulted, but that person did not attend the last meeting.

In response for an explanation by Mayor Delmar regarding the shingles, Director Gonzalez said that the current building is clad in both stucco and painted brick and the proposal is to clad the entire building perimeter (facade) in shingles.

Council Member Capoccia asked the applicant (1) what he did when he was informed by the Planning Commission that he should work with City Staff regarding what “exceptional design” would look like and (2) what was his intent in hiring an architect, if no change was made, Applicant Reaume responded that the project was designed by a licensed architect, along with a designer, to design the project. Mr. Reaume said that he did not know what to do to meet the “architecturally extraordinary” standard and that Staff was not able to give him direction, but that he had the best design team in town.

When asked by Council Capoccia whether options other than the shingles were considered, Applicant Reaume said that he had a highly reputable design team behind this project and that is what they recommended.

In response to a question Council Member Capoccia regarding how many other renovations have been submitted that fell under Finding #8 (over 3,500 square feet), Director Gonzalez responded only one (1) was a remodel project.

Discussion occurred and there was consensus among the Council Members (1) to support the applicant’s appeal, (2) that there is a need to revisit the ordinance language adopted by this City Council in 2017, (3) that the City Council desires to encourage people to renovate properties instead of demolition and rebuilding, (4) that this decision does not reflect negatively on the Planning Commission, as the City Council greatly respects and appreciates the work that they do, and (5) that the focus of the City’s General Plan is to preserve Sierra Madre, preserve its character, and preserve what Sierra Madre is.

Mayor Pro Tem Harabedian made a motion to grant the appeal and approve the following for the property located at 91 E. Bonita Avenue: (1) Discretionary Demolition Permit 18-09, (2) Design Review Permit 18-04, and (3) allow the construction of a 2,080-square-foot addition onto the existing single-family residence.

Council Member Goss seconded the motion to approve.

Ayes: Mayor Denise Delmar, Mayor Pro Tem John Harabedian, and Council Members Rachelle Arizmendi, John Capoccia, and Gene Goss

Noes: None

Absent: None

Abstain: None

The motion to grant the appeal and approve the following for the property located at 91 E. Bonita Avenue: (1) Discretionary Demolition Permit 18-09, (2) Design Review Permit 18-04, and (3) allow the construction of a 2,080-square-foot addition onto the existing single-family residence was passed unanimously.

**3. DISCUSSION – BRIEF UPDATE FROM MAYOR DENISE DELMAR ON THE STATE OF THE CITY – Recommendation that the City Council Receive and File.**

Mayor Delmar provided a brief update and summary on the State of the City of Sierra Madre. She gave credit to the City Manager and City Staff, who take the City Council's vision and make it come to life. In addition, Mayor Delmar recognized that the collaborative work of the City Council has allowed the City to be financially stable, address the City's infrastructure and water issues, and deliver high quality services to residents/businesses without increasing expenditures, thus making Sierra Madre unique from other cities. The report was for information only, no action was taken, and the report was received and filed.

**PRESENTATION – IN RECOGNITION OF OUTGOING MAYOR DELMAR**

The following presentations were made to Mayor Delmar in recognition of her service as mayor:

- a. "California Legislature Assembly Certificate of Recognition" presented by Hector Rodriguez on behalf of Chris Holden Assembly Member, 41<sup>st</sup> District.
- b. "California State Senate Certificate of Recognition" presented by Vickere Murphy on behalf of Anthony Portantino, State Senator.
- c. "Certificate of Congressional Recognition" presented by Maile Plan on behalf of Judy Chu, Member of Congress, 27<sup>th</sup> District.
- d. "County of Los Angeles Commendation" presented by Christian Daly on behalf of Kathryn Barger, Supervisor, Fifth District.

Mayor Pro Tem Harabedian thanked and commended Mayor Delmar on her leadership and work as mayor this past year. In addition, Mayor Pro Tem Harabedian presented Mayor Delmar with a plaque and a City of Sierra Madre Certificate recognizing her accomplishments on the City Council and during her term as mayor this past year.

**4. DISCUSSION - CITY COUNCIL REORGANIZATION: MAYOR AND MAYOR PRO TEM TERMS – Recommendation that the City Council reorganize and appoint a Mayor and Mayor Pro Tem to serve the next rotation.**

Mayor Delmar reminded the audience that Sierra Madre voters should have received a postcard in the US Mail recently that announced that the date for the General Municipal Election in the City of Sierra Madre has been changed to the first Tuesday after the first Monday in Novembers in even numbered years and is to be consolidated with the Statewide General Election. This action was taken by the Sierra Madre City Council on March 12, 2019, to bring the City of Sierra Madre in compliance by November 2020.

As a result, City office holders whose term of office would have expired in April 2020 will be extended until the election results are certified and declared by the County of Los Angeles and the City Council for the November 2020 election. In addition, City office holders whose term of office would have expired in April 2022 will be extended until the election results are certified and declared by the County of Los Angeles and the City Council for the November 2022 election.

Mayor Delmar asked for a nomination for Mayor.

Council Member Capoccia made a nomination to appoint John Harabedian as Mayor.

Council Member Goss second the nomination.

Ayes: Mayor Denise Delmar, Mayor Pro Tem John Harabedian, and Council Members Rachelle Arizmendi, John Capoccia, and Gene Goss

Noes: None

Absent: None

Abstain: None

The nomination to appoint John Harabedian as Mayor was passed unanimously.

Council Member Delmar asked for a nomination for Mayor Pro Tem.

Mayor Harabedian made a nomination to appoint John Capoccia as Mayor Pro Tem.

Council Member Goss second the nomination, with an amendment that the terms of Mayor and Mayor Pro Tem are to be decided at the first City Council Meeting in May.

A vote was taken on the nomination to appoint John Capoccia as Mayor Pro Tem and that the terms of Mayor and Mayor Pro Tem will be decided at the first City Council Meeting in May.

Ayes: Mayor John Harabedian, and Council Members Rachelle Arizmendi, John Capoccia, Denise Delmar, and Gene Goss

Noes: None

Absent: None

Abstain: None

The nomination to appoint John Capoccia as Mayor Pro Tem and that the terms of Mayor and Mayor Pro Tem are to be decided at the first City Council Meeting in May was passed unanimously.

#### **ADJOURNMENT:**

Mayor Harabedian asked for a motion to adjourn.

Council Member Goss made a motion to adjourn the meeting.

The motion to adjourn was seconded by Mayor Pro Tem Capoccia.

Ayes: Mayor John Harabedian, Mayor Pro Tem Capoccia, and Council Members Rachelle Arizmendi, Denise Delmar, and Gene Goss.

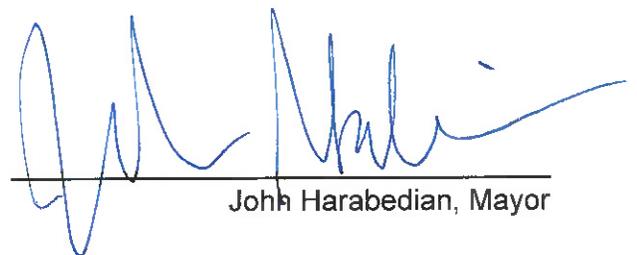
Noes: None

Absent: None

Abstain: None

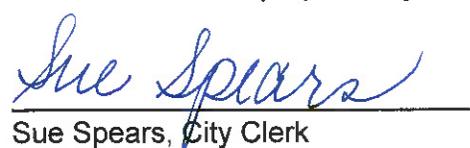
The motion to adjourn was passed unanimously.

THIS SIERRA MADRE CITY COUNCIL REGULAR MEETING WAS ADJOURNED at 8:03 p.m. to a Regular Meeting to be held on Tuesday, April 23, 2019, in the Sierra Madre City Hall Council Chambers.



John Harabedian, Mayor

Minutes taken and prepared by:



Sue Spears, City Clerk