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**CITY OF SIERRA MADRE
PLANNING COMMISSION MINUTES
Regular Meeting of
Thursday, January 17, 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 7:02

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ROLL CALL

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Present: Chair Hutt, Commissioners Catalano, Desai, Frierman-Hunt, Pevsner, Spears
Absent: Vice Chair Denison
Staff: Vincent Gonzalez, Director of Planning and Community Preservation
Clare Lin, Associate Planner
Jennifer Peterson, Administrative Analyst
Aleks Geragosian, Assistant City Attorney

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APPROVAL OF AGENDA

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

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APPROVAL OF MINUTES OF DECEMBER 6, 2018

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Commissioner Frierman-Hunt moved to approve the minutes. Commissioner Catalano seconded. Motion carried unanimously.

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AUDIENCE COMMENTS

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Marguerite Schuster
Ms. Schuster requested that dates of continued items be updated on posted public noticing boards.

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PUBLIC HEARING

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HILLSIDE DEVELOPMENT PERMIT 12-02 (HDP) AND CONDITIONAL USE PERMIT 12-09 (CUP 12-09)

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Address: 630 Baldwin Court (Lot 22)
Applicant: C.E.T.T.
Continued from October 4, 2018

46
47 **Action: Commissioner Spears moved to continue this item to February 7, 2019.**
48 **Commissioner Catalano seconded. Motion carried unanimously.**
49
50 Chair Hutt requested that the applicant update the date on the posted notice.
51
52 **Design Review Permit 18-03 (DRP 18-03)**
53 **193 Oak Meadow**
54 **Applicant: Michael Reinhardt**
55
56 Associate Planner Lin delivered the Staff Report
57
58 (Commissioner Desai arrived at 7:20)
59
60 Commissioner Spears noted that there is an LID plan included with the project
61 documents. Director Gonzalez stated that it was included as a courtesy, as it is typically
62 reviewed at time of plan check by the City Engineer.
63
64 Chair Hutt noted that the Neighborhood comparison may be misleading because it is
65 based on habitable space.
66
67 **Public Comment**
68
69 Michael Rinehart
70 Applicant
71 Mr. Rinehart thanked Associate Planner Lin for her help during the application process.
72
73 Commissioner Catalano inquired about the style of the proposed project. Mr. Rinehart
74 stated that the style was sentimental, based on memories from his childhood.
75 Chair Spears inquired about the construction of the walls, and the type of insulation that
76 will be installed. Mr. Rinehart stated the construction will be plywood with 2x4's with
77 R30 insulation.
78 Commissioner Frierman-Hunt inquired if the project arborist had reviewed the LID plan.
79 Mr. Rinehart said that the arborist had not, but that the LID is not complete.
80 Commissioner Desai inquired about the need for relief for the side yard setback. Mr.
81 Rinehart stated that it was needed to hold house back from pool deck in order to comply
82 with Title 24.
83
84 Chair Hutt noted 5 emails in support of project.
85
86 Ray Smith
87 Orange Grove Ave.
88 Mr. Smith spoke in favor of the project.
89
90 Chris Paulson
91 Oak Meadow Rd.

92 Mr. Paulson spoke in favor of the project.

93

94 Jack Owen

95 Oak Meadow Rd.

96 Mr. Owen spoke in favor of the project.

97

98 Ellen Day

99 S. Mountain Trail

100 Ms. Day spoke about concern of the lack of consistency of style with the neighborhood.

101 She also was concerned about noises she had heard coming from the vicinity of the

102 applicant's property.

103

104 Michael Rinehart

105 Mr. Rinehart requested to respond to concerns; he stated that the design prevents noise

106 pollution in that it provides adequate distance, sufficient insulation and tall enough walls.

107 He also stated his intent to use shop as car garage.

108

109 Ellen Day

110 S. Mountain Trail

111 Ms. Day feels that the applicant is not being entirely honest.

112

113 **Discussion**

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115 Commissioner Spears stated that he can make the required findings.

116 Commissioner Frierman-Hunt stated that she found it difficult to make the findings for

117 the encroachment into the setback.

118 Commissioner Catalano felt that it is a good project, but he had some concerns.

119 Commissioner Desai would have preferred that the front of the house was more visually

120 interesting. He stated that he would have difficulty making the findings for the

121 encroachment.

122 Commissioner Pevsner was happy with design, and stated that he can make the

123 findings.

124 Chair Hutt stated that he would prefer no setback encroachment and that the applicant

125 should consider reducing the size of the house to achieve a code compliant project.

126 Commissioner Hutt further stated that Finding No. 8 – Exceptional Design, could not be

127 made. He felt that a house of this size should have an outstanding design. The front

128 elevation should have more articulation and the front and side elevations have a boxy

129 appearance. It was also pointed out that the proposed house is two deviations above

130 the mean with respect to house size.

131

132 **Action: Commissioner Desai moved continue this item to Feb 21, 2019.**

133 **Commissioner Spears seconded. Motion carried unanimously.**

134

135 **Oral Communication**

136

137 **Audience**

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139 None.

140
141 **Planning Commission**

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143 Commissioner Frierman-Hunt announced her resignation from the Planning
144 Commission, effective tonight. She thanked staff and the Commission for her
145 experience.

146 Commissioner Spears noted that this is the anniversary of the Northridge Earthquake,
147 which is also a good opportunity to review disaster preparation.

148 Commissioner Pevsner announced the Memorial Service for Tim Osti on Saturday. He
149 stated that his passing is a large loss for the town.

150 Commissioner Catalano announced that the AIA design awards program will be held on
151 Saturday evening at the Villa at Alverno.

152
153 **Staff**

154 Director Gonzalez stated that the next Planning Commission meeting will be held on
155 February 7, 2019. He stated that there are three potential items for consideration.

156 Director Gonzalez stated that the following meeting will be on February 21, 2019, where
157 there are also two potential agenda items.

158
159 Chair Hutt adjourned the meeting at 8:55 pm

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Secretary to the Planning Commission

Vincent Gonzalez, Director of Planning & Community Preservation

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