



CITY OF SIERRA MADRE
CITY COUNCIL REGULAR MEETING MINUTES
SIERRA MADRE CITY COUNCIL
SUCCESSOR AGENCY AND
PUBLIC FINANCE AUTHORITY

Tuesday, May 28, 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 John Harabedian called the meeting to order at 6:32 p.m. City Clerk Sue Spears called the roll.

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

Absent: none

Also Present: Gabe Engeland, City Manager
 Teresa Highsmith, City Attorney
 Laura Aguilar, Assistant City Clerk
 Henry Amos, Acting Police Lieutenant
 James Carlson, Management Analyst
 Chris Cimino, Director of Public Works
 Mark Deem, Police Officer
 Vincent Gonzalez, Planning & Community Preservation Director
 Lauren Heinz, Recreation Coordinator
 Miguel Hernandez, Human Resources Manager
 Jim Hunt, Interim Police Chief
 Clarissa Lowe, Recreation Coordinator
 Jose Reynoso, Utility Services Director
 Rebecca Silva-Barron, Community Services Manager
 Christine Smart, City Librarian
 Sue Spears, City Clerk
 Key Tcharkhoutian, City Engineer

PLEDGE OF ALLEGIANCE AND INSPIRATION:

Mayor Pro Tem Capoccia led the Pledge of Allegiance and read an excerpt from a Dodger's Blog, written by Jesse Pearce, about Memorial Day and Vin Scully, who was a great patriot and inspired people.

APPROVAL OF AGENDA AS PRESENTED:

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

Council Member Arizmendi moved to approve the agenda as presented.

Council Member Goss seconded the motion to approve the agenda as presented.

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

Noes: None

Absent: None

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

APPROVAL OF MINUTES:

Mayor Harabedian asked for the approval of the Minutes of the Regular Council Meeting of May 14, 2019.

Council Member Delmar noted a correction to the minutes on Page 14 in the title for City Attorney Highsmith.

Mayor Pro Tem Capoccia moved to approve the Minutes of the Regular Council Meeting of May 14, 2019 as amended.

Council Member Arizmendi seconded the motion to approve the amended minutes.

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

Noes: None

Absent: None

Abstain: None

The motion to approve the Minutes of the Regular Council Meeting of May 14, 2019 as amended was passed unanimously.

MAYOR AND CITY COUNCIL REPORTS:

A. Mayor John Harabedian (1) expressed kudos for the success of the Mt. Wilson Trail Race (MWTR) event and activities, which had a huge crowd and gorgeous weather. (2) recognized the great job of the Community Services Staff, Rebecca Silva-Barron, Clarissa Lowe, & Lawren Heinz, in their support of the MWTR. (3) acknowledged the excellent work of Race Director Pete Sibrell and the entire MWTR Committee. (4) shared that the VFW Post 3208 Memorial Day event was touching and thanked Congresswoman Judy Chu and Assemblymember Chris Holden for their attendance, and (5) reported that the draft contract between the LA County Sanitation District Management and the Employee Union was not approved by the Sanitation District's Board of Directors by a vote of 29 yes to 35 no, thus causing the parties to return to the bargaining table.

B. Mayor Pro Tem John Capoccia did not make a report.

C. Council Member Rachelle Arizmendi (1) congratulated and thanked the MWTR volunteer team, SM Community Services Staff, SM Fire, SM Police, and SM Search & Rescue, for an outstanding MWTR and Kersting Court activities and (2) reported that she (along with Mayor Harabedian, Congresswoman Judy Chiu, and Assemblymember Chris Holden) attended the VFW Post 3208 Memorial Day event to recognize our veterans and those who have fallen for our City. She thanked the VFW Post 3208 members for putting on such an amazing event.

D. Council Member Denise Delmar reported that she was there for last Saturday's MWTR Kids' Fun Run, which was a lot of fun and had more kids participating.

E. Council Member Gene Goss did not make a report.

1. PRESENTATIONS:

PRESENTATION – GIFT TO THE CITY FROM THE SENIOR COMMUNITY COMMISSION IN MEMORY CHERRY LIU, CITY STAFF MEMBER

Joanne Williams, Senior Community Commission Chair, spoke about Cherry Liu as a person who was dedicated to serving the seniors of Sierra Madre, who greatly appreciated her work and loved her.

Commission Chair Williams introduced the following members of the Senior Community Commission who were in attendance to recognize how important Cherry Liu was to the Senior Community Commission: (1) current members Marlene Enmark, Patrick Holland (Vice Chair), Pat Krok, Sally Olson, and Anita Thompson and (2) former members Dorothy Jerniejcic, Jackie Portola, and Joan Spears. She also acknowledged the presence of Cherry Liu's mother, son Jaden, and cousins and thanked them for coming.

Commission Vice-Chair Holland expressed the Commissioners' memories and profound feelings about the loss of Cherry Liu by reading a letter that he had written in September 2018 that was read at Cherry Liu's services.

Commission Chair Williams presented to Mayor Harabedian a beautiful plaque in honor of Cherry Liu that will be hung in the Hart Park House. She thanked and recognized Community Services staff members Rebecca Silva-Barron, Clarissa Lowe, & Lawren Heinz for their support and assistance in completing the work of the Senior Community Commission. Mayor Harabedian accepted the plaque on behalf of the City.

PRESENTATION – RECOGNITION OF 2019 SIERRA MADRE OLDER AMERICAN - PAUL HAGEN

Mayor Harabedian introduced Paul Hagen and read the City Proclamation that was presented to him at the Hart Park House in a ceremony (May 10, 2019) recognizing Mr. Hagen as Sierra Madre's Older American of the Year.

Mr. Hagen expressed appreciation for the award. Also in attendance was Paul Hagen's wife, Janet.

PRESENTATION – RECOGNITION OF MADD AWARD RECIPIENT – SIERRA MADRE POLICE OFFICER MARK DEEM

Mayor Harabedian introduced and spoke about Sierra Madre Police Officer Mark Deem's recognition by *Mother's Against Drunk Driving* (MADD) as a true honor in the law enforcement community.

Police Lieutenant Amos said that (1) the MADD Award is awarded for officer who makes the most DUI arrests out of the 2018 SMPD Officer Deem made 15 DUI arrests in a year, (2) in 2018, Officer Deem was presented to Officer Deem in a ceremony on May 15, 2019.

Mayor Harabedian presented a City Proclamation to Officer Deem to congratulate him on this recognition by MADD.

PRESENTATION – PROCLAMATION IN RECOGNITION OF NATIONAL GUN VIOLENCE AWARENESS DAY ON JUNE 8, 2019

Mayor Harabedian presented a City Proclamation in recognition of *National Gun Violence Awareness Day on June 8, 2019*, and thanked Sierra Madre resident Cindy Montoya for bringing this issue to his and Council Member Arizmend's attention. Cindy Montoya was honored as this year's Sierra Madre Woman of the Year in an event sponsored by Congresswoman Judy Chu.

Accepting the proclamation were representatives (wearing orange) of the San Gabriel Valley Chapter of *Moms Demand Action*, including Jean Jarosz, Randa Keysseltz, Cindy Montoya, and co-leads Ellen O'Leary and Melissa Taylor. Ms. O'Leary explained that (1) orange is the color that hunters wear for gun safety, (2) *Moms Demand Action* is modeled after Mothers Against Drunk Driving (MADD) as a grassroots non-partisan organization to stop the spread of gun violence in this country, (3) wearing orange specifically honors and elevates the voices of survivors and a hope of ending gun violence, and (4) there will be a "Wear Orange" event on June 8, 2019 @ All Saints Church in Pasadena to come together to end gun violence.

PRESENTATION FROM SAN GABRIEL VALLEY METROPOLITAN WATER DISTRICT IV

Miles Prince, Director from San Gabriel Valley Metropolitan Water District, reported on this item, including a PowerPoint presentation that included the following topics:

- Statewide Water Supply Conditions –California is well out of the drought statewide due to snowpack, precipitation, and major reservoirs in the North, but this only applies to 94% of the state. While San Gabriel Valley rainfall has been significantly higher recently, we are not out of the drought locally. On November 21, 2018, the key well in the San Gabriel Valley main basin hit a historic low, which is lower than at any point in the drought and the San Gabriel water master was reaching a point of panic. Communities in our area rely, on average, on about 70% of local groundwater. Toward the end of the 2018 calendar year, the SGVWWD was unsure of what was going to happen.

- SGVWWD Management & Operations – The mission of the SGVWWD is to "provide supplemental water for the communities of Alhambra, Azusa, Monterey Park, and Sierra Madre in a cost-effective and environmentally responsible manner." The mission is to fill the gap between a community's local resources and local groundwater. Historic lows in its local aquifers puts a stress on the Water District on how to fill the gap of community needs. The recent rainfall has begun to recover the main basin, but it is still below what is called the "safe yield" (a level set by the water master of where it is safe to begin to draw from the map from the basin).

The SGVWWD purchases/imports water from the State Water Project (SWP - the nation's largest state-built water/power development conveyance system operated by the Department of Water Resources) and delivers it to the San Gabriel Valley. Every year, the Water District is given a percentage of its 28,000-acre-foot allocation of water, which varies substantially from year to year, i.e. 5% (2014), 30% (2015), 60% (2016), 80% (2017), 30% (2018), and 70% (2019).

The 70% of the 28,000-acre-foot allocation equals a 20,000-acre-foot allocation of water, which equals just about the Water District's annual demand. As a result, there should be no issue serving the water needs of the four member cities this year.

The SGVMWD Board recently adopted a water rate for the next 12 months of \$200 per acre-foot, which is the cost of moving the water (almost 100% dependent upon the cost of electricity). The SGVMWD has a pipeline that brings water from the SWP to the Devil Canyon Spreading Grounds located northwest of Azusa.

- SGVMWD Water Conservation and Community Outreach – Includes (1) H2Ow! Outreach Programs, (2) School-based Home Water Survey Program, (3) O.W.L. Community Grant Recipients & 25 Pilot Water Conservation Projects, (4) Expanded Rebate Program, (5) Member City Conservation Funding Support, (6) Website, Brochures, Banners, Videos, & Public Info Ads, (7) Speakers Bureau, Town Halls, Water Tours, Governmental Advocacy, & Media Relations, and (8) "Tough Leadership: 2018 San Gabriel Valley" Water Forum.

- Partnership with the City of Sierra Madre – Since October 2013, Sierra Madre began utilizing the "emergency interconnection" to the Metropolitan Water District of Southern California's Upper Feeder to access purchased water. It is an exchange of water versus a transportation of water. The agreement is currently being renegotiated into a wheeling agreement (strictly for the delivery of water).

In February 2019, the SGVMWD Board of Directors approved a contract which authorized a *Sierra Madre Water Supply Analysis* to study long-term water supply solutions for the City. On May 7, 2019, a draft report was provided by the contractor to the SGVMWD and the City for review and comments.

Mayor Harabedian asked if any Member of the Council had questions on the presentation.

In response to questions by Mayor Pro Tem Capoccia, Mr. Prince said that the free toilets program has been discontinued and replaced with a \$40 rebate program. With regards to publicizing the need to continue to conserve water locally, Mr. Prince reported that getting the message out about the continued need to conserve water locally is vital and that each member city has been allocated \$10,000 toward publicizing conservation.

Council Member Arizmendi commented that the SGVMWD has been very visible at recent community events, including the MWTR.

PUBLIC COMMENT ON NON-AGENDA ITEMS:

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

- Lauren Pressman, Sierra Madre, extended an invitation to the City Council and public to attend the "Climate Change: Causes, Effects & Solutions" event being held on June 19, 2019, from 7:00 pm – 9:00 pm @ SM City Hall. The event is co-sponsored by the Sierra Madre Natural Resources Commission and SMART (Sierra Madre Activists Rebuilding Together).

- Andrea Lin, Sierra Madre, announced that she is running for Sierra Madre City Council in November 2020.

- Pat Alcorn, Sierra Madre, spoke about the Citizen's Petition (*Proposition S*) currently being circulated for a Special Election in November 2019. The purpose of *Proposition S* is to increase the Sierra Madre Sales Tax by .75%, which will close the current gap from the 10.25% city maximum and, thus, shut out other districts from accessing those monies.

- Deb Sheridan, Sierra Madre, spoke in support of *Proposition S* and said that 900 signatures are needed to have a Special Election, which would increase City General Fund revenue by approximately \$200,000 annually.

- Gary Hood, Sierra Madre, spoke in support of *Proposition S* and said that our surrounding cities are already charging 10.25% sales tax and that it would be a good idea for the residents in those cities that are shopping in Sierra Madre to pay the same here.

- Michael Kuroda, Sierra Madre, said that he has owned an empty lot on N. Grove in Sierra Madre for seven (7) years and would like an opportunity to build a house on the property.

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

AGENDA ACTION ITEMS:

2. CONSENT CALENDAR:

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

a) TREASURER'S REPORT - QUARTER ENDING DECEMBER 2018 - Recommendation that the City Council receive and file.

b) SECOND READING OF ORDINANCE 1413 TO AMEND TITLE 17-ZONING TO INCLUDE LANGUAGE FOR LIGHTING REGULATIONS FOR PROPERTIES IN THE "R-1 ONE-FAMILY RESIDENTIAL ZONE", "R-2 TWO-FAMILY RESIDENTIAL ZONE", "R-3 MEDIUM/HIGH DENSITY RESIDENTIAL ZONE", "R-C RESIDENTIAL ZONE", AND "H HILLSIDE MANAGEMENT ZONE" - Staff recommends that the City Council approve Ordinance 1413 and read by title only, for second reading, to amend Title 17 of the Sierra Madre Municipal Code to include language for lighting regulations for properties in residential zones.

c) ADOPTION OF RESOLUTION 19-23 OF THE CITY COUNCIL OF THE CITY OF SIERRA MADRE APPROVING CERTAIN DEMANDS - Recommendation that the City Council adopt Resolution 19-23 for approval of payment of City warrants in an aggregate amount of \$301,000.84; Library warrants in an aggregate amount of \$7,019.27; and payroll transfer in the aggregate amount of \$350,907.25 for the fiscal year ending June 30, 2019.

Mayor Harabedian asked if any Member of the Council had questions on Consent Items 2a - 2c.

In response to a question by Mayor Harabedian regarding the market value being less than the book value, City Manager England said that Treasurer Amerio will prepare a written response to the City Council.

Mayor Harabedian opened the meeting for Public Comment on the Consent Items 2a - 2c. Seeing no one, Mayor Harabedian closed Public Comment and brought the matter back to the Council for discussion. No additional discussion occurred.

Mayor Pro Tem Capoccia made a motion to approve Consent Items 2a - 2c as presented.

Council Member Delmar seconded the motion for approval.

Ayes: Mayor John Harabedian, Mayor Pro Tem John Capoccia, and Council Members

Rachelle Arizmendi, Denise Delmar, and Gene Goss

Noes: None

Absent: None

Abstain: None

The motion to approve Consent Calendar Items 2a, 2b, and 2c as presented was passed unanimously

3. PUBLIC HEARING - NONE

4. DISCUSSION - CONSIDERATION OF RESOLUTION 19-24 FOR THE ASSESSMENT DISTRICTS - RESOLUTION OF INTENTION TO LEVY ASSESSMENTS FOR 2019-2020

City Engineer Tcharkhoutian reported on this item with the recommendation that the City Council take the following actions:

- Continue the four assessment districts that are outside of the Downtown area (are not part of the proposed consolidation) as is.
- Maintain the same level of assessment with no increases for next fiscal year.
- Adopt Resolution of Intention 19-24 initiating proceedings for:
 - > Bonita Sewer District
 - > Community Facilities District No 1, One Carter
 - > Miramonte Sewer District
 - > Santa Anita Lighting District No 1

- Set July 23, 2019 as a date for a public hearing on the matter of the City's assessment districts.
- City Manager Engeland commented that there is a correction to the title only of Resolution 19-24 (as written in the CC Packet) and that the date should be July 23, 2019, instead of June 25, 2019, but that the body of the resolution is correct.

5. DISCUSSION - CONSIDERATION OF RESOLUTION 19-25 FOR THE ASSESSMENT DISTRICTS - RESOLUTION OF INTENTION TO LEVY ASSESSMENTS FOR 2019-2020

Public Works Director Cimino reported on this item with the following recommendations:

- The City Council adopt Resolution of Intention 19-25 initiating proceedings for
 - > Downtown Landscaping (District 3)
 - > Downtown Lighting District Zone A
 - > Downtown Lighting District Zone B
 - > Downtown Parking (District 5)
- These are the four assessment districts that will be disbanded if the new assessment district in Downtown is approved on July 9, 2019.
- The City Council set July 23, 2019 as a date for a public hearing on the matter of the City's assessment districts.

Mayor Harabedian asked if any Member of the Council had questions on Item #4 or Item #5.

In response to a question by Mayor Harabedian regarding the 5% CPI maximum increase year-over-year as stated in the ballot, Public Works Director Cimino (1) clarified that the current assessment districts do not have a CPI adjustment on them at all and (2) explained that when the City Council annually reviews the assessment districts' CPI, the City Council can lower it from the set 5% maximum.

Mayor Harabedian asked for an update on the currently distributed ballots and the City Council request that a separate customized mailer be provided with the current price versus the future price if the consolidated district is approved to show cost savings for a majority of the ratepayers. Public Works Director Cimino said that was not possible, as the City cannot get the current cost of the property taxes from the LA County Assessor until August 2019, which is out of the 45-day range. He said that Staff is working on an outreach informational flyer that should go out by this Friday.

City Manager Engeland added that the City is going to send out a postcard to everyone who is eligible to vote to be sure that they know the City number to contact for information and that the Sierra Madre Chamber of Commerce will be hosting a Town Hall Meeting on this topic at a date to be determined soon (will be prior to June 13, 2019). He also said that the assessment amount is based on the appraisal of the property and sending out information using blanket 2016-2017 figures would be incorrect.

Mayor Harabedian opened the meeting for Public Comment on this item. Seeing no one, Mayor Harabedian closed Public Comment and brought the matter back to the Council for discussion. No additional discussion occurred.

Council Member Arizmendi made a motion to adopt Resolution 19-24 per the change in the title and Resolution 19-25 as presented.

Mayor Pro Tem Capoccia seconded the motion to adopt the resolutions.

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

The motion to adopt Resolution 19-24 per the change in the title and Resolution 19-25 as presented was passed unanimously.

6. DISCUSSION – COMMERCIAL CODE UPDATE

City Manager Engeland introduced the topic and requested that the City Council discuss (1) the current commercial zoning code, (2) the boundaries of the Downtown and the different mix of uses there, and (3) setting policy directions on how we want to move forward.

Planning Director Gonzalez gave a report on this item that included a PowerPoint titled, "Discussion of Sierra Madre Commercial Zoning Code," as follows:

• Downtown Business District

- The Commercial Zone has approximately 128 businesses.
- Business types are mostly retail, restaurant, and professional offices.
- Majority of businesses are small (less than 2,500 square feet).
- The Commercial Code should focus on these types of businesses.

• Downtown Business Area Map (including E. Montecito Ave.)

• Business Establishments in the Commercial Zone (128 Total)

- Up to 2,500 Sq. Ft. = 79
- 2,501 – 3,500 Sq. Ft. = 7
- 3,501 – 5,000 Sq. Ft. = 17
- 5,000 – 7,500 Sq. Ft. = 14
- 7,501 – 10,000 Sq. Ft. = 5
- 10,001 + = 6

• Opportunities Resulting from Updating the Commercial Code

- Reduce regulatory requirements, time, and cost for businesses.
- Improve the regulation of uses that have adverse impacts on the community.
- Encourage small business development and business retention through improved entitlement process.
- Limit overconcentration of certain land uses and underutilization of business space.

• Goal #1 – Facilitate the Land Use Entitlement Process for Business Establishments, thus Making it Cheaper & Quicker

- Review most common sizes and compatible use types and make a use by right.
- Eliminate CUP process for non-sensitive land use, such as restaurants, educational facilities, and general office uses.
- Establish Administrative Development Permit (ADP) reviewed by the Director for uses that could have a potential impact on quality of life, parking, or overconcentration of uses.
- Reduce parking requirements for non-sensitive land uses.

• Goal #2 – Add Land Uses that are Not Currently Included in Zoning Codes to Improve Regulations

- Introduce new land use category regulating non-medical personal services.
- Restrict or continue to prohibit certain types of land uses.

• Goal #3 – Improve Underutilization of Downtown Area & Limit Overconcentration of Specific Uses

- Include distance requirements between certain types of businesses in the Downtown Area.
- Limit the number of business licenses issued to certain types of establishments, consistent with zoning regulations.

• Goal #4 – Lessen/Eliminate Review Thresholds for Projects Based on Size and Community Impact to Encourage Small Business Retention & Development

- Review most common sizes and compatible use types and make a use by right.
- Eliminate CUP for land uses that do not have a history of adverse impacts or nuisance, such as general office uses, grocery stores, and educational facilities.

- Goal #5 – Provide Reasonable Regulation, including but not limited to the following:

- Eliminate CUPs for all cases except large projects or those with sensitive land uses.
- Create an administrative review for projects which are larger than typical for Downtown, but do not have sensitive land uses such as educational facilities, grocery stores, & general office uses.
- Create distance limits between uses that have adverse impacts on the Downtown Area; limit businesses with potential adverse impacts.

Mayor Harabedian asked if any Member of the Council had questions on this item.

In response to a question by Mayor Harabedian for an example of adverse impact businesses, Director Gonzalez cited nail salons because of the chemical components used.

Mayor Pro Tem Capoccia asked why that would be an adverse impact if the business is complying with regulations regarding the use of those chemicals. Director Gonzalez responded that they are looking at it for situations when there is an overconcentration or a potential for overconcentration without regulation.

City Manager Engeland spoke that it is much more difficult for a potential restaurant to go through the City code than it is for a nail salon.

In response to a question by Mayor Pro Tem Capoccia on how we determine the kind of businesses that are of higher or lesser value to Sierra Madre, i.e. in order of desirability or how many of a certain type, City Manager Engeland explained that there are several ways to determine the value both to the community and to businesses by (1) the type of foot traffic that is generated, (2) how it drives businesses to other establishments, and (3) what it is that the community can support, such as more auto repair shops, specialty shops, and restaurants. City Manager Engeland said that Sierra Madre cannot support another grocery store.

City Manager Engeland stated that, from a policy level, it is what type of Downtown does the City Council want and restaurants seem to be a key component of what people want, so any changes to the code should make it easier for a restaurant to establish a business in Sierra Madre.

In response to a question by Council Member Arizmendi regarding business inventory, City Manager Engeland said that he would not anticipate a functional change in the Downtown, although there is long-term planning opportunity on E. Montecito Ave. depending on what the City Council wants that to look like.

In response to a suggestion by Mayor Harabedian, City Manager Engeland said that it would be helpful to have conversations at the Planning Commission Quarterly Liaison meeting with Mayor Pro Tem Capoccia, Planning Commission Chair, & Vice Chair to talk through these issues and then bring it back to the City Council. He stated that the goals are designed to be complimentary in how we work through the Code and, assuming the assumptions up front are correct, the Code review process would naturally follow from that.

City Manager Engeland expressed that he does not know how the City Council wants to deal with Montecito Ave. Historically E. Montecito has been zoned differently, treated differently, and also has mix-use components to it.

Mayor Harabedian recognized John Hutt, Planning Commission Chair, and invited him to share his thoughts to add to the discussion:

- Strongly recommends that the Downtown and Montecito be dealt with separately, as there have been three previous Montecito plans that lived and died due to trying to combine it with the Downtown at the same time.

- The Commercial Code has problems, but it is tweakable and fixable.

- The Montecito Code probably needs to be started over from scratch.

- Recommends that the Commercial Code be amended and to only modify the Montecito Code as much as needed to address the commercial uses in Montecito.

- Only after the amended Commercial Code is up and running to see what works, then go to Montecito to do it separately.

- Sierra Madre uses the CUP as a tool way more than surrounding cities, which inhibits some new businesses and contributes to a plethora of massage parlors and nail salons, which do not require a CUP.

- If we reduce the CUP requirements on certain businesses, the market may correct the potential overabundance of other types of businesses.
- The current parking requirement is detrimental to new business development, especially potential restaurants, and needs to be changed.

- Any limit on types of businesses should be based on total number and not on distance between locations.
- Suggested a subcommittee of the Planning Commission and City Council to facilitate the conversation and address the issues.

Mayor Harabedian opened the meeting for Public Comment on this item.

- De Alcorn, Sierra Madre, suggested that any discussions and deliberations regarding the Commercial Code utilize components of the General Plan.
- Carol Canterbury, Sierra Madre, spoke against identifying businesses as acceptable or unacceptable and stressed the importance of keeping street parking in the Downtown and not limiting types of businesses.
- Ron Coleman, Sierra Madre, spoke against restricting types of businesses.

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

Discussion occurred and it was agreed that (1) the Downtown would be separate from Montecito, and (2) the City Council would go through the goals to determine whether they were in agreement as follows:

- Goal #1 – all agreed.
- Goal #2 – all agreed, moving to a list of categories of types of uses.
- Goal #3 – yes to improving under-utilization, but not through the two items listed, prefer moving to a market-based approach and leveling the playing field, instead of limiting the types of businesses.
- Goal #4 – all agreed.
- Goal #5 – all agreed but seems overarching and duplicates the other goals trending towards sensible regulation.

Mayor Harabedian spoke about combining Goal #3 and Goal #4 and eliminating Goal #5 to make it easier for the subcommittee. He asked for a City Council volunteer to participate in the discussions with the subcommittee. Council Member Arizmendi volunteered to serve with Mayor Pro Tem Capoccia. Mayor Pro Tem Capoccia commented that the subcommittee can begin its work as soon as Staff is ready.

Staff was provided with direction that the items for discussion and review are to include the following: (1) Commercial Code update utilizing the guidance provided in the goals and specifically using a market-based approach as opposed to any type of limitation, (2) address and change parking restrictions, and (3) Montecito separate from the Downtown.

7. DISCUSSION ON AMENDING SIERRA MADRE MUNICIPAL CODE SECTION 10.24 REGULATING PARKING OF RECREATIONAL AND COMMERCIAL VEHICLE PARKING

Management Analyst Carlson reported on this item seeking direction from the City Council for code amendments to be brought back to a code amendment hearing regarding components of the Municipal Code Section 10.24. The Staff recommendation was as follows:

- To amend the code to prohibit the overnight parking of recreational and commercial vehicles (except as provided on sections of W. Sierra Madre Blvd.) – This recommendation is based on traffic safety concerns and the equitable use of streets and alleys.

- To amend the code to remove the current five-hour limit parking RVs in residential areas while unloading and loading.
- To amend the code to allow parking RVs in residential areas while loading or unloading property as is reasonably necessary to complete such work.

Mayor Harabedian asked if any Member of the Council had questions on this item. Council Members did not ask any questions.

Mayor Harabedian opened the meeting for Public Comment on this item.

- Tim Shakerian, Sierra Madre, spoke against restrictions to parking recreational and commercial vehicles, but would be open to pulling a permit.
- Ron Coleman, Sierra Madre, spoke against restrictions to parking recreational and commercial vehicles.
- Kendall Shakerian, Sierra Madre, spoke against restrictions to parking recreational and commercial vehicles.
- Steve Delmar, Sierra Madre, spoke about the safety concerns when recreational and/or commercial vehicles are parked on residential streets for weeks at a time.
- Joanna Reichert, Sierra Madre, spoke against restrictions to parking recreational and commercial vehicles, but would be open to pulling a permit.

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

In response to a question by Council Member Delmar, City Manager Engeland clarified that the original ordinance had language stating that parking shall not exceed five hours when the recreational/commercial vehicle was being loaded or unloaded, but that the time of day for that loading or unloaded was not restricted (could be during overnight hours). He continued that the proposed ordinance is to remove the five hours limit to allow as reasonably necessary to complete the loading or unloading, but to prohibit overnight parking of such vehicles all the time (except on W. Sierra Madre Blvd.).

In response to a question by Mayor Harabedian regarding the pitfalls of allowing overnight parking, City Manager Engeland said that anytime a large body vehicle parks on a residential street that is not as wide as Sierra Madre Blvd., it limits site view and access, which is a safety concern. He continued that the proposed ordinance is a balance between safety and being sensitive to the needs of those with RVs (as long as it takes to load and unload, just not overnight).

Discussion occurred and there was concurrence among the Council Members to amend the code to allow parking RVs in residential areas while loading or unloading property as is reasonably necessary to complete such work and to prohibit the overnight parking of recreational and commercial vehicles (except as provided on sections of W. Sierra Madre Blvd.).

Direction to Staff was provided to move forward in bringing this code amendment back to Council.

NEW ITEMS PLACED FOR FUTURE AGENDAS:

Mayor Harabedian asked the members of the City Council if there are any new items for future meeting agendas. No agenda items were suggested.

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 John Capoccia, and Council Members Rachelle Arizmendi, Denise Delmar, and Gene Goss.
 Noes: None

Absent: None
Abstain: None

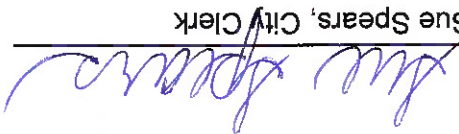
The motion to adjourn was passed unanimously.

THIS SIERRA MADRE CITY COUNCIL REGULAR MEETING WAS ADJOURNED at 9:08 p.m. to a Regular meeting to be held on Tuesday, June 11, 2019, in the Sierra Madre City Hall Council Chambers.



John Harabedian, Mayor

Minutes taken and prepared by:



Sue Spears, City Clerk