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CITY OF SIERRA MADRE
PLANNING COMMISSION MINUTES
Regular Meeting of
Thursday, September 17, 2015 at 7:06 p.m.
City Council Chambers, 232 W. Sierra Madre Blvd.

CALL TO ORDER

Chair Goldstein called the regular meeting of the Planning Commission to order at 7:00 p.m.

ROLL CALL

Present: Chair Goldstein, Commissioners Buckles, Frierman-Hunt, Hinton, Hutt, Spears

Absent: Commissioner Desai

Staff: Theresa Highsmith, City Attorney
Vincent Gonzalez, Director of Planning & Community Preservation
Leticia Cardoso, Senior Planner
Monica Esparza, Assistant Planner
Jennifer Peterson, Administrative Analyst

APPROVAL OF AGENDA

Commissioner Frierman-Hunt moved to approve the agenda. Commissioner Hutt seconded. Motion carried unanimously.

APPROVAL OF MINUTES OF SEPTEMBER 3, 2015

Commissioner Spears abstained.

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

AUDIENCE COMMENT

Lynn Detoy

Ms. Detoy stated that she works near the library and has been nearly hit by cars in the crosswalk at Park and Sierra Madre Blvd. She stated that she spoke with the Police Department and wanted to bring the matter to the attention of the Planning Commission. She requested that the City consider installing crosswalk lights or some other safety measure.

Director Gonzalez stated that traffic matters were not the purview of the Planning Commission, but he would see that the matter was brought to the attention of the City Council.

PUBLIC HEARING

**1. CONDITIONAL USE PERMIT 15-22 (CUP 15-22) | DISCRETIONARY
DEMOLITION PERMIT 15-01 (DDP 15-01)**

110 Rancho Rd.

Applicants: Greg & Gina Felikian

Assistant Planner Esparza delivered the staff report.

Commissioner Frierman-Hunt inquired if the covered patio was included in the floor area calculation. Assistant Planner Esparza stated that it had been included.

Commissioner Hutt inquired about the calculation of the setback. Assistant Planner Esparza deferred to the applicant's architect.

Commissioner Hutt inquired about the procedure for the Discretionary Demolition Permit. City Attorney Highsmith gave guidance to the Commission for the review of the historic survey and the demolition application.

Senior Planner Cardoso offered further clarification on the calculation of the setback as required in the R-1 zoning code. She stated that the Commission will be considering a more clear method in their amendment of the R-1 code.

John Vandavelde

Hermosa Ave.

Applicant's Architect

Mr. Vandavelde spoke about the average front yard setback calculation. Mr.

Vandavelde gave a presentation which included the project timeline, the design and the compatibility with the surrounding neighborhood.

Mark

Landscape Architect

Mark presented the conceptual landscape plan.

John Vandavelde clarified the landscape plan review process, and the requirements of the Water Efficient Landscape Ordinance. Director Gonzalez pointed out that compliance with the Water Efficient Landscape requirement is reviewed by the contract plan checker hired by the City.

Merrill Sparrow

Santa Anita Ct.

Ms. Sparrow inquired about the length (construction duration) of the project.

John Vandavelde stated it would be approximately 10-12 months.

Ralph Weaver

Rancho Rd.

Mr. Weaver spoke in favor of the project.

99
100 Paul Calvo
101 Rancho Rd.
102 Mr. Calvo spoke in favor of the project.
103

104 Linda Aiker
105 Rancho Rd.
106 Ms. Aiker spoke in favor of the project.
107

108 Eaton Sleg
109 Rancho Rd.
110 Mr. Sleg spoke in favor of the project.
111

112 Discussion

113
114 Commissioner Spears applauded the design, and the posting of the additional
115 information. He stated that he has no opposition to the historic survey, and was in favor
116 of the project.
117

118 Commissioner Buckles agreed with Commissioner Spears' comments. He added that
119 he would be prefer more permeable paving, but was in favor of the project.
120

121 Commissioner Hinton stated that she was pleased that the lot was not being split and
122 the single story design and use of natural materials. She would prefer the use of a grey
123 water landscape and solar system. She stated that she is in favor of the project.
124

125 Commissioner Frierman-Hunt stated that this project illustrated the "Creeping
126 mansionization" of Sierra Madre. She pointed out that the proposed project is bigger
127 than most houses on the street. She felt that the detached garage is too close to the
128 property line, as there is plenty of room on the lot. She also had concerns with the pool,
129 in light of the drought.
130

131 Commissioner Hutt agreed with Commissioner Spears' comments. He commended the
132 historic survey. He said he would prefer a smaller project, but that it fits well with the
133 neighborhood. Commissioner Hutt stated that he was concerned with landscaping and
134 tree preservation. He also appreciated the perspective drawing and stated that he
135 would like to require those in the future. Commissioner Hutt also stated that he would
136 like to require a deed restriction on future subdivision of this lot.
137

138 Chair Goldstein stated that he could make the required findings. He stated that it was
139 helpful to hear neighbor support. He also stated that he was pleased with the single-
140 story design and was in favor of the project.
141

142 **Action: Commissioner Spears moved to approve Conditional Use Permit 15-22,**
143 **Discretionary Demolition Permit 15-01. Commissioner Buckles seconded.**
144 **Motion carried 5.1.0 (Frierman-Hunt – nay). Commissioner Hutt requested a**
145 **condition of approval of a deed restriction against future subdivision.**
146 **Commissioner Spears requested a condition of approval for the undergrounding**
147 **of the utilities.**

ORAL COMMUNICATION

Audience Comments

None.

Planning Commission

Commissioner Spears encouraged the use of water sensing irrigation systems which automatically shut off in the rain.

Planning & Community Preservation

Director Gonzalez stated that the next regular Planning Commission meeting is scheduled for October 1, 2015. The Commission will consider recommending adoption of a text amendment to the Second Unit Ordinance.

Adjournment

Chair Goldstein adjourned the meeting at 8:06 p.m.

A handwritten signature in black ink, appearing to read "Vincent Gonzalez", is written over a horizontal line.

Secretary to the Planning Commission

Vincent Gonzalez, Director of Planning & Community Preservation