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CITY OF SIERRA MADRE
PLANNING COMMISSION MINUTES
Regular Meeting of
Thursday, March 7, 2019 at 7:00 p.m.
City Council Chambers, 232 W. Sierra Madre Blvd.

CALL TO ORDER

Chair Hutt called the meeting to order at 7:05 p.m.

ROLL CALL

Present: Chair Hutt, Vice Chair Denison, Commissioners Catalano, Pevsner,
Spears

Absent: Commissioner Desai

Staff: Vincent Gonzalez, Director of Planning and Community Preservation
Clare Lin, Associate Planner
Jennifer Peterson, Administrative Analyst
Terri Highsmith, City Attorney

APPROVAL OF AGENDA

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

REPORT OUT FROM CLOSED SESSION

City Attorney Highsmith reported that no action was taken.

APPROVAL OF MINUTES OF FEBRUARY 21, 2019

Commissioner Catalano moved to approve the minutes. Vice Chair Denison seconded. Motion carried 4.0 with Commissioner Pevsner abstaining due to his absence.

AUDIENCE COMMENTS

David Gordon
460 Fairview

Mr. Gordon inquired if the Planning Commission will be reviewing any of the Kersting Ct. proposals.

Director Gonzalez stated that he will reach out to the Community Services Department to see if the Planning Commission is on calendar for a presentation.

Deb Sheridan
Valle Vista Dr.

Ms. Sheridan inquired about two building projects that she felt were too large for their respective neighborhoods.

49 Anne Chesterman
50 Brookside Ln.
51 Ms. Chesterman spoke about the same projects as Ms. Sheridan, stating that both
52 projects seem to be taking up 80% of the lot.
53

54 **PUBLIC HEARING**

55
56 **1. DISCRETIONARY DEMOLITION PERMIT 18-09 (DDP 18-09) AND DESIGN**
57 **REVIEW PERMIT 18-04 (DRP 18-04)**

58 **91 E. Bonita Ave.**

59 **Applicant: Bryson Reaume**
60

61 Associate Planner Lin delivered the Staff Report and Power Point presentation.
62

63 Chair Hutt noted that the Commission had received a number of letters in support of the
64 project from neighbors.
65

66 Bryson Reaume

67 Applicant

68 Mr. Reaume shared his qualifications and history of the project.
69

70 Chair Hutt clarified that the project has not changed since the last meeting.

71 Mr. Reaume stated that he was not given clear direction for revision at the last meeting.

72 Chair Hutt clarified that the applicant is requesting a vote tonight, which Mr. Reaume
73 confirmed.
74

75 Marguerite Schuster

76 Mt. Wilson Trail

77 Ms. Schuster spoke against the project.
78

79 **Discussion**
80

81 Commissioner Spears stated that he could not see the colonial style or true
82 preservation of the existing structure. He stated that he did not hear in the staff report
83 about any architectural details that qualify as exceptional design. Commissioner Spears
84 also stated that he did not hear the applicant's defense of exceptional design, therefore
85 he was unable to make that finding.
86

87 Commissioner Denison stated that he has an issue with the request for setback
88 requirement relief, therefore he could not make the finding. He stated also that he felt
89 that putting a new veneer on a cookie cutter house does not qualify as exceptional
90 design and therefore could not make the finding.
91

92 Commissioner Catalano acknowledged the support letters. He stated that he is okay
93 with the demolition, but cannot make the findings for design review. Commissioner
94 Catalano felt that the set back is the primary issue. He also stated that he has less of a
95 problem with the facade, rather than the design quality.
96

97 Commissioner Pevsner stated that he was not present at original review. He stated that
98 the setback is a challenge, but the Colonial style is okay.

99
100 Chair Hutt stated that he is unable to make the findings for a number of reasons. He
101 stated that he is okay with the demolition as the property is not historic and no
102 preservation is necessary and referenced the Historic Resource Report which indicated
103 that this was an "average house." Chair Hutt felt that the design of the proposed project
104 was not exceptional, and that the extension of the addition along the same building
105 plane without providing the required cumulative side yard setback is not ok. He stated
106 that he is unable to make the finding that this project is an exceptional design.

107
108 **Action: Commissioner Denison moved to deny Discretionary Demolition Permit**
109 **18-09 and Design Review Permit 18-04. Commissioner Spears seconded. Motion**
110 **carried unanimously.**

111
112
113 **2. DISCRETIONARY DEMOLITION PERMIT 19-02 (DDP 19-02), DESIGN REVIEW**
114 **PERMIT 19-01 (DRP 19-01), AND VARIANCE 19-01 (VAR 19-01)**
115 **535 Hermosa Ave.**

116 **Applicant: Michael Ying, Breland-Harper Architects**

117
118 Director Gonzalez delivered the Staff Report

119
120 Applicant
121 Detailed the history and scope of the project

122
123 Chair Hutt inquired if there is not net add in square footage, than a Design Review
124 Permit would not be required.

125 City Attorney Highsmith confirmed that a Design Review Permit is not required if no net
126 add square footage.

127
128 Deb Sheridan
129 Valle Vista Dr.

130 Ms. Sheridan stated that her main concern is the vine.

131
132 Applicant
133 Assured that the vine will be protected, and that they are trying to get ready for the
134 festival.

135
136 **Discussion**

137
138 Chair Spears acknowledged that the vine limits the options on the property, with
139 additions, exposure and parking.

140 Chair Spears stated that he could make the findings.

141
142 Commissioner Denison was in favor of the design, and that he wants to find a way to
143 approve, but that the challenge is the parking space. Commissioner Denison expressed

144 concern with getting a fire engine up and down the street. Commissioner Denison
145 stated that if not for the vine that he would not be able to recommend approval.

146
147 Commissioner Catalano stated that his main concern is the parking.
148

149 Chair Hutt stated that it is hard to make the variance findings, however, the presence of
150 the vine gets me there.

151
152 The Commission discussed the option of replacement of the Variance with a Minor
153 Conditional Use Permit. The Commission reviewed the findings for the Minor
154 Conditional Use permit, and agreed by consensus that a Minor Conditional Use Permit
155 would be more appropriate for this project.

156
157 ACTION – Commissioner Denison moved to approve Discretionary Demolition Permit
158 19-02, Design Review Permit 19-01 and Minor Conditional Use Permit. Commissioner
159 Spears seconded. Motion carried unanimously.

160
161 **Oral Communication**

162
163 **Audience**

164
165 None

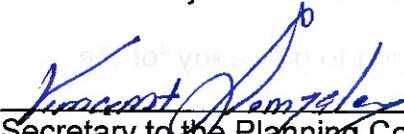
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167 **Planning Commission**

168
169 Commissioner Denison raised Accessory Dwelling Unit / Air BnB concerns.
170 Chair Hutt reminded the Commissioner that their Form 700 is due by April 1, 2019.
171 The Commission discussed their availability for second meeting in March and the first
172 meeting in April.

173
174 **Staff**

175
176 Director Gonzalez stated that there is one item on the agenda for March 21, 2019

177
178 Chair Hutt adjourned the meeting at 9:30 p.m.

179
180
181 
182 _____
183 Secretary to the Planning Commission
184 Vincent Gonzalez, Director of Planning & Community Preservation

185
186