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CITY OF SIERRA MADRE
PLANNING COMMISSION MINUTES
Regular Meeting of
Thursday, April 18, 2019 at 7:00 p.m.
City Council Chambers, 232 W. Sierra Madre Blvd.

CALL TO ORDER

Acting Chair Denison called the meeting to order at 7:02 p.m.

ROLL CALL

Present: Vice Chair Denison Commissioners Desai, Catalano, Pevsner, Spears
Absent: Chair Hutt,
Staff: Vincent Gonzalez, Director of Planning and Community Preservation
Clare Lin, Associate Planner
Jennifer Peterson, Administrative Analyst

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES OF MARCH 7, 2019

Commissioner Catalano moved to approve the minutes. Commissioner Spears seconded. Motion carried with Desai abstaining.

APPROVAL OF MINUTES OF MARCH 21, 2019

Commissioner Spears moved to approve the minutes. Commissioner Desai seconded. Motion carried with Denison abstaining.

AUDIENCE COMMENTS

None.

PUBLIC HEARING

1. DESIGN REVIEW PERMIT 19-03 (DRP 19-03)

Address: 360 Olive Tree Lane
Applicant: Charles Wood

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

Commissioner Catalano inquired about the property to the East with accessory structures which encroach over the property lines. Director Gonzalez stated staff will be investigating the matter.

47 Charles Wood
48 Applicant

49 Mr. Wood addressed the property line issue, explaining that a survey had been
50 completed and he is working with the neighbor to resolve the encroachment issue.

51
52 Commissioner Spears pointed out fire hazards that currently exist on the property, and
53 that the property is in the high fire hazard severity zone. Commissioner Spears
54 strongly suggested that utilities be undergrounded from the pole to the new building as
55 a condition of approval. The applicant expressed concerns about the cost.

56
57 Gabriel Bobadilla
58 Madrid Construction

59 Mr. Bobadilla discussed design options for the 'eyebrow' windows at the rear of the
60 building.

61
62 Commissioner Desai confirmed the applicant intends to use Hardy siding. He also
63 offered some design suggestions. Commissioner Desai strongly agreed with
64 Commissioner Spears that the utilities should be underground.

65
66 Commissioner Spears stated that he could not approve the project unless the utilities
67 are underground.

68
69 Al Farino
70 Madrid Construction

71 Mr. Farino confirmed that all construction will be done with fire treated wood.

72
73 Commissioner Catalano expressed difficulty in making finding #8 because of the lack of
74 detail on the windows. He was concerned with the quality of the window to be installed.
75 Mr. Farino stated that it would be a fiberglass clad Marvin window.

76
77 Commissioner Pevsner felt that the design was a good example of restoration, and was
78 consistent with the property.

79
80 Commissioner Catalano expressed a desire that the roof be a lighter brown wood
81 colored shingles.

82 Mr. Wood agreed to use lighter asphalt shingles for the roof.

83
84 Acting Chair Denison felt that the project met most of the findings, however felt that it
85 was difficult to make finding 8f. He felt that the applicant has been given sufficient
86 direction so that a revised project would make it possible to proceed with the project
87 subject to conditions of approval.

88
89 Commissioner Catalano also pointed out that the sustainability requirement is met by
90 the restoration of an existing building.

91

92 The Commission reviewed the Conditions of Approval which include: (1) Use of high
93 quality windows, such as Marvin Integrity (fiberglass) or equal quality that demonstrates
94 a frame with a substantial profile; (2) Redesign rear eyebrow windows on east elevation
95 to be in a triangular configuration; (3) Underground utilities from the structure to the
96 existing utility pole; (4) Use of vertical Hardie Board Siding on second story elevations,
97 and (5) Use lighter brown color asphalt roof shingles.
98

99 **Action: Commissioner Desai moved to approve Planning Commission Resolution**
100 **19-05, approving Design Review Permit 19-03, with added conditions.**
101 **Commissioner Catalano seconded. Motion carried unanimously.**
102

103 **Oral Communication**

104
105 **Audience**

106 None.

107
108 **Planning Commission**

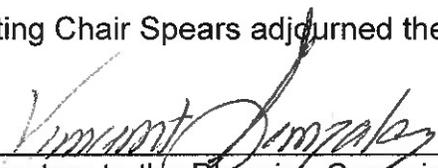
109 None.

110
111 **Staff**

112 Director Gonzalez stated that currently there is one item scheduled for the May 2nd
113 meeting, however it is uncertain if the item will be ready. If the item is not ready, it will
114 be carried to May 16th.
115

116 Acting Chair Spears pointed out the vacancy on the Planning Commission and
117 announced that applications are being accepted.
118

119 Acting Chair Spears adjourned the meeting at 7:58 p.m.
120

121 

122 _____
123 Secretary to the Planning Commission

124 Vincent Gonzalez, Director of Planning & Community Preservation

