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CITY OF SIERRA MADRE
PLANNING COMMISSION MINUTES
Regular Meeting of
Thursday, September 19, 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, Commissioners Catalano, Desai, Pevsner, Spears
Absent: Chair Denison
Staff: Vincent Gonzalez, Director of Planning and Community Preservation
Clare Lin, Associate Planner
Jennifer Peterson, Administrative Analyst
Aleks Giragosian, Deputy City Attorney

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES OF SEPTEMBER 5, 2019

Commissioner Spears moved to approve the minutes. Commissioner Desai seconded. Motion carried unanimously. Commissioner Pevsner abstained.

AUDIENCE COMMENTS

None.

PUBLIC HEARING

1. HILLSIDE DEVELOPMENT PERMIT 15-01 (HDP 15-01) AND CONDITIONAL USE PERMIT 15-01 (CUP 15-01))

Address: 15 Nathaniel Terrace (Lot 7)

Applicant: C.E.T.T.

Continued from July 18, 2019

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

Everardo Garcia

LCRA Architecture

Mr. Garcia detailed the revisions to the project.

Commissioner Catalano requested that Mr. Garcia clarify the measurement of the easement, which Mr. Garcia provided.

47
48 Commissioner Desai inquired about the roof plan. Mr. Garcia stated that it will be
49 minimal slope.

50
51 Commissioner Pevsner inquired about using the garage roof as a deck. Mr. Garcia
52 stated that it is not in the plan.

53
54 Commissioner Desai inquired about the foliage shown on the elevation above the deck,
55 if it was planted deck or planters. Mr. Garcia stated that it is planters.

56
57 **Public Comment**

58
59 Deb Sheridan
60 Valle Vista Dr.
61 Ms. Sheridan spoke of concerns of the amount of glass in the design, which may
62 produce glare. She also felt that the project was too large.

63
64 Pat Alcorn
65 Grandview Ave.
66 Ms. Alcorn spoke of concerns relating to fire safety.

67
68 Everardo Garcia
69 LCRA Architecture
70 Mr. Garcia stated that windows will be made of Low E to minimize reflection.

71
72 **Discussion**

73
74 The Commission discussed material and design concerns with the applicant. The
75 Commission gave the applicant direction on revisions to the project. The Commission
76 appointed a sub-committee to ensure that the revisions are made in accordance with
77 the direction provided.

78
79 **MOTION: Commissioner Pevsner moved to approve– Hillside Development Permit**
80 **15-01 and Conditional Use Permit 15-01 with conditions. Commissioner**
81 **Spears seconded. Motion carried 5:1:1 (Catalano opposed, Denison absent).**

82
83 **DISCUSSION**

84
85 **1. Discussion regarding Amendments to Municipal Code Chapter 17.36.100 –**
86 **Commercial Zone Off-Street Parking**

87
88 Director Gonzalez delivered the Staff Report.

89
90 The Commission discussed the current parking challenges the City is facing in the
91 Commercial Zone. They discussed the lack of parking, the walkability of the downtown
92 area. They noted that the parking challenges are detrimental to the businesses, and

93 made suggestions to mitigate the challenges, such as incentives, researching available
94 lots for parking development, adopting a use based parking requirement and surveying
95 the existing parking lots to ensure the maximum number of spaces.
96

97 The Commission agreed to continue the discussion after further research to simplify the
98 current code, with the possibility of reinstating in-lieu parking fees, restriping larger
99 streets, enact timed parking zones, and reviewing the overnight parking ordinance.
100 They agreed to return with discussion to update the standards to the City's current
101 needs.
102

103 **Oral Communication**

104
105 **Audience**

106 None.
107

108 **Planning Commission**

109 None.
110

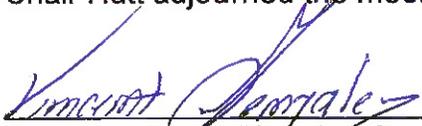
111 **Staff**

112 Director Gonzalez updated the Commission on building upgrades at 38 W. Sierra Madre
113 Blvd., noting that he and Commissioner Catalano had met at the site to review paint
114 choices with the new owners.

115 Director Gonzalez also provided updates on several business projects in the downtown.
116

117 Director Gonzalez stated that the next scheduled meeting will be on October 3, 2019,
118 with two items currently on the agenda.
119

120
121 Chair Hutt adjourned the meeting at 9:23 p.m.
122

123
124 
125 _____
126 Secretary to the Planning Commission

Vincent Gonzalez, Director of Planning & Community Preservation