

**AGENDA
PLANNING COMMISSION**

Thursday, November 18, 2021

7:00 PM

**City Hall Council Chambers
232 W. Sierra Madre Boulevard
Sierra Madre, California 91024**



Pursuant to the July 16, 2021 Los Angeles County Public Health Officer's order, everyone must wear a mask covering their mouth and nose at all times while indoors

ROLL CALL

Chair Pevsner, Vice-chair Denison, Commissioners Dallas, Hutt, Spears

APPROVAL OF AGENDA

Majority vote of the Commission to proceed with Commission business

APPROVAL OF MINUTES

November 3, 2021 Planning Commission meeting minutes
November 4, 2021 Planning Commission meeting minutes

COUNCIL LIAISON REPORT

Report from City Council Liaison to the Planning Commission

COMMUNITY INPUT

At this time, any person may address the Planning Commission concerning an item that is not on the agenda. The Commission welcomes your attendance and participation. When addressing the Commission, please begin by providing your name and address for the record. Please keep comments to no more than five minutes to assure an orderly and timely meeting.

Copies of the Agenda are available for your convenience on the City's website. State legislation (Govt. Code Section 54954.2) limits the Commission's ability to take action on specific requests. Govt. Code Section 54954.2 limits the placement of items on the Agenda for action 72 hours prior to meetings, except for specific findings.

No action or discussion may be undertaken by the Planning Commission on any item if not posted on the agenda, except that Commissioners or staff may briefly respond to statements made or questions posed by the public, or a Commissioner or staff liaison may ask a question for clarification, or make a brief report on his or her own activities. A Commissioner or the Commission itself may provide a reference to staff to report back to the Commission at a subsequent meeting concerning any matter or may direct staff to place a matter of business on a future agenda.

PUBLIC HEARING

- 1. CONDITIONAL USE PERMIT AMENDMENT 21-19, AND ADDENDUM TO THE MITIGATED NEGATIVE DECLARATION TO UPDATE THE ALVERNO HEIGHTS ACADEMY MASTER PLAN**

Applicant: Julia Fanara, Head of School, Alverno Heights Academy
Address: 200 North Michillinda Avenue

The Planning Commission will consider a Conditional Use Permit (CUP) Amendment (Resolution 11-10 amended by Resolution 21-19) and Addendum to the Mitigated Negative Declaration (MND) to update the Alverno Heights Academy Master Plan to allow the construction of permanent classroom buildings to accommodate transitional kindergarten to eight (TK-8th) grade instruction and other campus improvements, pursuant to Planning Commission Resolution 21-19.

PLANNING COMMISSION REPORTS

Reporting of Planning Commissioner’s activities related to City business.

PLANNING & COMMUNITY PRESERVATION DEPARTMENT REPORTS

Forecast and status of projects for upcoming meetings.

GENERAL INFORMATION

To receive updates regarding The Meadows at Bailey Canyon proposed residential development please visit the following webpage: www.cityofsierramadre.com/meadows

To receive information regarding projects under staff review, please visit the following webpage: www.cityofsierramadre.com/projects

ADJOURNMENT

The Planning Commission will adjourn to a meeting to take place on **December 2, 2021**.

INFORMATION TO THE PUBLIC

The Planning Commission will consider the last item at 10:30 p.m. and they will adjourn the meeting by 11:00 p.m. The Planning Commission will continue all unfinished business to an adjourned meeting on the following Thursday at 7:00 p.m. or to a different time and date certain.

Copies of the Agenda are available for your convenience at the rear of the Council Chambers. State legislation (Govt. Code Section 54954.2) limits the Planning Commission's ability to take action on specific requests. Govt. Code Section 54954.2 limits the placement of items on the Agenda for action 72 hours prior to meetings, except for specific findings.

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REQUIRED FINDINGS

Conditional Use Permit and Variance considerations are "quasi-judicial" decisions made by the Planning Commission. As such, these decisions may be challenged in court. Accordingly, courts require an adequate "record" to exercise judicial review. This means that the documentation supporting the approval or denial of a project must include an explanation of how the Planning Commission processed the raw information and evidence considered in reaching its decision. The California Supreme Court has laid down distinct, definitive principles of law detailing the need for findings when a public agency approves or denies a project while acting in a "quasi-judicial" roll. This decision is based upon the case, *Topanga Assoc. For a Scenic Community V. County of Los Angeles* ("Topanga"). The "Topanga" court outlined the following 5 purposes for making findings:

- Provide a framework for making principled decisions, enhancing the integrity of the administrative process;
- Facilitate orderly analysis and reduce the likelihood the agency will randomly leap from evidence to conclusions;
- Serve a public relations function by helping to persuade the parties that the administrative decision making is careful, reasoned, and equitable;
- Enable the parties to determine whether and on what basis they should seek judicial review and remedies; and,
- Apprise the reviewing court of the basis for the agency's decision.

For more information on the necessary "Findings" that the Planning Commission must make, please contact the Development Services Department at (626) 355-7138.

(Source: Curtin's California Land Use & Planning Law, Daniel)

If you require special assistance to participate in this meeting, please call the City Manager's Office at 626-355-7135 at least 48 hours prior to the meeting.