



Mayor Kristine Lowe | Mayor Pro Tem Gene Goss  
Council Member Edward Garcia | Council Member Kelly Kriebs | Council Member Robert Parkhurst

Tuesday, January 27, 5:30 P.M.

City Council Chambers, 232 W. Sierra Madre Blvd.

#### AMERICANS WITH DISABILITIES ACT

Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability related modification or accommodation in order to participate in a meeting, including auxiliary aids or services, may request such modification or accommodation from the City Clerk at (626) 355-7135. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.

#### PUBLIC COMMENT & ACCESS

The Brown Act provides the public with an opportunity to make public comments at any public meeting. As an alternative, public comment may be submitted by e-mail to [publiccomment@sierramadrecal.gov](mailto:publiccomment@sierramadrecal.gov) by 3:00PM on the day of the meeting. Emails will be acknowledged at the City Council meeting, filed into public record, and scanned onto the City website for public review.

A copy of the posted agenda and a live video stream of the meeting can be found on the City's website at [sierramadrecal.gov](http://sierramadrecal.gov), on Foothills Media website at [foothillsmedia.org/sierramadre](http://foothillsmedia.org/sierramadre), and broadcast on Government Access Channel 3 (Spectrum).

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

#### CODE OF CONDUCT

The purpose of a City Council meeting is to conduct City business. Members of the public that behave in a manner that interrupts or obstructs the City Council's ability to conduct City business may be asked to leave the meeting. Any and all demonstrations which disrupt, interrupt, or obstruct the City Council's ability to conduct City business are prohibited. No signs, posters, or other large objects shall be brought into the Council Chambers or other meeting place if doing so would disrupt, disturb, or otherwise impede the orderly course of the meeting.

**1. CALL TO ORDER**

Mayor Lowe called the meeting to order at 5:43 pm.

**2. PLEDGE OF ALLEGIANCE AND INSPIRATION**

Mayor Pro Tem Goss led the audience in the Pledge of Allegiance. Afterwards he spoke about being out of the drought for the first time in many years. The current fire risk is very low.

**3. ROLL CALL OF CITY COUNCIL MEMBERS**

City Clerk Aguilar called the roll:

Kristine Lowe, Mayor  
Gene Goss, Mayor Pro Tem  
Edward Garcia, Council Member  
Kelly Kriebs, Council Member  
Robert Parkhurst, Council Member

Also Present: Michael Bruckner, City Manager  
Aleks Giragosian, City Attorney  
Laura Aguilar, City Clerk  
Leila Regan, Library Services Director  
Clare Lin, Director of Planning and Community Preservation  
Joshua Wolf, Senior Planner  
Brent Bartlett, Fire Chief  
Karen Bustillos, Fire Captain  
Brian Dickinson, Public Works Project Manager  
James Carlson, Public Works Senior Analyst

**4. CLOSED SESSION**

City Attorney Giragosian reported that the City Council met in an agendaized closed session to discuss the following:

- a. Conference with Legal Counsel; Existing Litigation (Gov. Code § 54956.9(d)(1)).6)  
The City Council finds, based on advice from legal counsel, that discussion in open session will prejudice the position of the local agency in the litigation.  
Name of Case: *Gursey v. Southern California Edison Company et al*  
Name of Parties: Southern California Edison Company  
Case No: 25STCV00731
- b. Public Employee Performance Evaluation (Gov. Code § 54957)  
Title: City Attorney
- c. Public Employee Performance Evaluation (Gov. Code § 54957)  
Title: City Manager

City Attorney Giragosian noted, for the record, that no reportable action was taken on any of the three discussion items.

**5. SUPPLEMENTAL INFORMATION FROM CITY CLERK REGARDING AGENDA ITEMS**

**6. REPORTS FROM MAYOR AND CITY COUNCIL (including reports from City Council related to meetings attended at City expense per AB 1234)**

Council Member Kriebs:

Reported that she attended the meeting of the Library Board of Trustees on January 26. The Board discussed progress on the Library Meaningful Improvement Project.

Council Member Garcia:

Reported that he attended the Planning Commission meeting on January 15. The Commission discussed Design Review for the Meadows proposed development. He also reported that he was invited to the Speech, Debate, and Service Club at Sierra Madre Middle School. On January 21, the Natural Resources Commission met and discussed a grant offered by Los Angeles County. Although he was unable to attend the meeting, he subsequently met with Chair Nelsen to receive an update.

Council Member Parkhurst:

Reported that he attended two meetings of the Clean Power Alliance on January 15. He reported that the CPA will roll out new electricity rates on February 1<sup>st</sup>, which are lower than the rates from Southern California Edison. Council Member Parkhurst also reported that he attended a Cal Cities round table meeting on E-Bikes on January 20.

Mayor Pro Tem Goss:

Reported that he attended a meeting on January 15 in Monrovia for the San Gabriel Valley Council of Governments. No reportable action. On January 21 he attended a meeting of the Community Services Commission meeting at the Kensington.

Mayor Lowe:

Reported that she attended the January 16 installation luncheon for Arcadia Association of Realtors.

**7. REPORTS FROM CITY STAFF**

1. Fire Captain Karen Bustillos announced that the Fire Department will be participating in a new EMS pilot program.
2. Library Services Director Leila Regan provided an update on the move from the temporary library location to the permanent location. The grand opening ribbon cutting event is scheduled for Saturday, June 6, 2026.

**8. PRESENTATIONS**

- a. Presentation by The Vertex Companies on the Library Improvement Project
- b. Presentation by Southern California Association of Governments on Programs and Services

**9. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA**

Any person wishing to speak before the City Council is asked to complete a Speaker Card and provide it to the City Clerk prior to the start of the meeting. Speakers are generally limited to three (3) minutes per person, and time may not be delegated; any changes to the allotted time will be announced prior to the Public Comment period. Under the Brown Act, the City Council is prohibited from discussing or taking action on any item not listed on the posted agenda.

Addressing the City Council from the audience is not permitted; all comments addressing the Council must be made from the podium. Only public comment made from the podium will be recognized by the City Council and entered into public record.

City Clerk announced for the record that two e-mails had been received and forwarded to the City Council for review and consideration. All e-mails were uploaded to the City's website for transparency and public inspection.

1. Christie Kederian: requested soil testing results for post-fire and a pause on further site-disturbing activity.
2. Amy Wasson: expressed concerns with excavation at the monastery property.

Six speaker cards were submitted for public comment:

1. Nancy Beckham, 337 N. Lima St
2. Deb Sheridan, 635 Valle Vista

3. Caroline Brown, Alta Vista
4. Sharil Fukuzaki, 501 N. Sunnyside
5. Philip Yao, 513 Sierra Keys Dr.
6. Christie Kederian
7. Joachim Kederian, 615 Edgeview Dr.

Seeing no one else come forward, Mayor Lowe closed public comment for items not on the agenda.

## 10. PUBLIC HEARING

Any person wishing to speak before the City Council on a public hearing item is asked to complete a Speaker Card noting the agenda item number and provide it to the City Clerk prior to the start of the public hearing. Separate and apart from the applicant (who may speak longer in the discretion of the City Council) speakers are generally limited to three (3) minutes per person; any changes to the allotted time will be announced prior to the Public Comment period. Under the Brown Act, the City Council is prohibited from discussing or acting on any item not listed on the posted agenda. The applicant may additionally submit rebuttal comments, at the discretion of the City Council.

- a. Public Hearing to Adopt Resolution No. 26-09 certifying an Environmental Impact Report, Approving Tentative Tract Map No. 65348, and approving a Mitigation Monitoring and Reporting Program for the Ginkgo Stonehouse Residential Project located at 935 and 965 East Grand View Avenue

CEQA: Pursuant to California Public Resources Code Section 21100, state law requires the preparation of an EIR for proposed projects that may have a significant effect on the environment. The EIR is an informational document intended for use by the City of Sierra Madre as the lead agency, other public agencies, and members of the public. 14 CCR Section 15090 requires a lead agency to certify the final EIR prior to approving a proposed project.

Recommended Action: Adopt

At the conclusion of Senior Planner Wolf's report, Mayor Lowe brought the matter to Council for questions.

Chad Stadnicki, Development Manager for Ginkgo Stonehouse, LLC (applicant) was recognized by Mayor Lowe. He requested the Council's approval of the original development plan and noted that Project Engineer Steve Austin was also present to answer questions.

Mayor Lowe opened the podium for public comment. City Clerk Aguilar noted for the record that one e-mail had been received prior to the City Council meeting. That e-mail was forwarded to the City Council for consideration and uploaded onto the City's website for transparency and public access. The e-mail was from:

1. Jean Pfaffinger requested that the City Council adopt the recommendation of the Planning Department, over that of the Developer and Planning Commission.

Additionally, two speaker cards were submitted from:

1. Caroline Brown, Alta Vista Dr.
2. Deb Sheridan, 635 Valle Vista

Seeing no one else come forward, Mayor Lowe closed Public Comment and brought the matter back to the City Council for further discussion.

At this time, City Attorney Giragosian requested a brief recess to review the history of the One Carter lot splits for applicability to the proposed Ginko Stonehouse project.

8:30 pm Mayor Lowe called for a brief recess.

8:44 pm the City Council reconvened their meeting.

City Attorney Giragosian advised that during the recess there was agreement between the City and the applicant to the proposed condition:

If the portions of Lots 4 or 5 that are restricted as open-space are ever sub-divided from the remainder of Lots 4 or 5, respectively, a concurrent lot-tie will be recorded, and their respected sub-divided portions to prevent them from being separately transferrable.

Mayor Lowe asked the Council for a motion.

Council Member Parkhurst made a motion to approve Resolution 26-09 with the proposed conditions.

Council Member Garcia seconded the motion.

Mayor Lowe called for a vote of the Council:

Ayes:	Mayor Lowe, Mayor Pro Tem Goss, Council Members Garcia, Kriebs, and Parkhurst
Noes:	None.
Absent:	None.
Abstain:	None.

The motion to approve Resolution 26-09, as amended, was approved by unanimous voice vote.

## 11. CONSENT CALENDAR

All matters listed under the Consent Calendar are considered to be routine and can be acted on by one vote. There will be no separate discussion of these items unless a member of the City Council requests that a specific item be removed from the Consent Calendar for separate discussion and action.

- a. Regular Meeting Minutes of January 13, 2026  
CEQA: Not a Project  
Recommended Action: Approve
- b. Resolution No. 26-08 Approving Certain Demands for Payment  
CEQA: Not a Project  
Recommended Action: Adopt
- c. San Gabriel Valley Municipal Water District Grant and Implementation of an Acoustic Leak Detection Program  
CEQA: Not a Project  
Recommended Action: Approve
- d. Professional Services Agreement with Willdan, Civiltec Engineering, Transtech Engineers, and IMEG for On-Call Engineering Services for the remainder of Fiscal Year 2025/2026 and for Fiscal Year 2026/2027 through Fiscal year 2028/2029  
CEQA: Not a Project  
Recommended Action: Approve
- e. Amendment No. 2 to the Professional Services Agreement for Consultant Services with GeoCon West, Inc., in the amount of \$49,000 for a total not-to-exceed contract amount of \$101,600.  
CEQA: Not a Project  
Recommended Action: Approve
- f. Revised Amendment No. 1 to the Professional Services Agreement with Vertex Companies, LLC for construction management and oversight services for the Library Remodel and Construction Expansion Project

CEQA: Exempt  
Recommended Action: Approve

g. Resolution No. 26-10 Adopting the 2025 City of Sierra Madre Local Hazard Mitigation Plan

CEQA: Not a Project  
Recommended Action: Adopt

The City Council asked questions for clarification on Consent Items B, D, F, and G. Staff provided responses for clarity.

Mayor Lowe opened the podium for public comment. City Clerk Aguilar noted for the record that one e-mail had been received prior to the City Council meeting from:

Catherine Adde - Consent item F: expressed frustration with AMG's lack of communication to the City.

Seeing no one come forward, Mayor Lowe closed Public Comment and brought the matter back to the City Council.

Mayor Lowe asked the Council for a motion.

Council Member Kriebs made a motion to approve Consent A-G, as presented.

Mayor Pro Tem Goss seconded the motion.

Mayor Lowe called for a vote of the Council:

Ayes: Mayor Lowe, Mayor Pro Tem Goss, Council Members Garcia, Kriebs, and Parkhurst

Noes: None.

Absent: None.

Abstain: None.

Consent Items A-G were approved by unanimous voice vote.

## 12. DISCUSSION ITEMS

a. First Reading of Ordinance No. 1489 Amending Chapter 10.52 (Parking Prohibitions on Yellow and Red Flag Alert Days) of Title 10 (Vehicles and Traffic) of the Sierra Madre Municipal Code

CEQA: Not a Project  
Recommended Action: Approve

Fire Chief Bartlett presented the report.

Mayor Lowe opened the podium for public comment. City Clerk Aguilar noted for the record that no e-mails had been received prior to the City Council meeting.

Seeing no one come forward, Mayor Lowe closed Public Comment and brought the matter back to the City Council for further discussion.

Mayor Lowe asked the Council for a motion.

Council Member Parkhurst made a motion to add Alta Vista to the list and approve first reading of Ordinance 1489.

Mayor Pro Tem Goss seconded the motion.

Mayor Lowe called for a vote of the Council:

Ayes: Mayor Lowe, Mayor Pro Tem Goss, Council Members Garcia, Kriebs, and Parkhurst

Noes: None.

Absent: None.

The motion to approve first reading of Ordinance 1489, as amended, was approved by unanimous voice vote.

b. Report, Discussion, and Direction on a proposed GANN Appropriations Limit Increase Ballot Measure at the June 2, 2026 Statewide Primary Election

CEQA: Not a Project

Recommended Action: Provide Direction

City Manager Bruckner presented the report.

Mayor Lowe opened the podium for public comment. City Clerk Aguilar noted for the record that no e-mails had been received prior to the City Council meeting.

Seeing no one come forward, Mayor Lowe closed Public Comment and brought the matter back to the City Council for further discussion.

Mayor Lowe asked the Council for a motion.

Mayor Pro Tem Goss moved to approve a ballot measure to increase GANN appropriation limits.

Council Member Kriebs seconded the motion.

Mayor Lowe called for a vote of the Council:

Ayes: Mayor Lowe, Mayor Pro Tem Goss, Council Members Garcia, Kriebs, and Parkhurst

Noes: None.

Absent: None.

The motion was approved by unanimous voice vote.

**13. ITEMS FOR FUTURE AGENDAS**

Garcia – Red Flag Evacuation and Notification plan

Parkhurst- SCAG e-bike program

Lowe- Community communications regarding housing developments

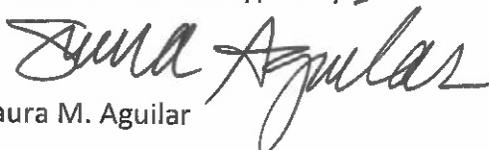
**14. ADJOURNMENT**

Council Member Garcia made a motion to adjourn the meeting.

Mayor Pro Tem Goss seconded the motion.

The City Council meeting adjourned at 9:35 to its next regular meeting on Tuesday, February 10, 2026.

Minutes taken and typed by:-



Laura M. Aguilar

City Clerk

Approved:



Mayor Kristine Lowe