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**CITY OF SIERRA MADRE
PLANNING COMMISSION MINUTES**

Regular Meeting of
Thursday, November 5, 2015 at 7:00 p.m.
City Council Chambers, 232 W. Sierra Madre Blvd.

CALL TO ORDER

Chair Goldstein called the meeting to order at 7:00 p.m.

ROLL CALL

Present: Acting Chair Goldstein, Commissioners Desai, Frierman-Hunt, Hinton,
Hutt, Spears
Absent: Commissioner Buckles
Staff: Vincent Gonzalez, Director of Planning & Community Preservation
Jennifer Peterson, Administrative Analyst
Terri Highsmith, City Attorney

APPROVAL OF AGENDA

Commissioner Desai moved to exchange the order of the agenda to hear the Historic Cultural Landmark Designation first. Commissioner Hutt seconded. Motion carried and the agenda was approved as amended.

APPROVAL OF MINUTES OF OCTOBER 15, 2015

Commissioner Hutt requested that on line #88 to add "agreed by majority", rather than by consensus. He also requested that on line #104-107 add "power of call to review for staff decision as well as planning commission."

Commissioner Hutt moved to approve the minutes as amended. Commissioner Frierman-Hunt seconded. Motion carried unanimously (Goldstein abstain).

AUDIENCE COMMENT

None.

PUBLIC HEARING

1. HISTORIC CULTURE LANDMARK DESIGNATION

101 West Bonita Ave.

Applicant: Mark Abernathy

Director Gonzalez delivered the staff report.

The Commission inquired about the advantages and homeowner responsibilities for historic designation.

Charlie Fisher
Historian

Mr. Fisher detailed his research process and findings.

Mark Abernathy
Applicant

Mr. Abernathy spoke of his desire to protect the home from future development and his intent to be the steward of the property.

The Commission inquired about the original structures and those added at later dates. Mr. Abernathy stated that the pool and the pool house were additions.

Public Comment
None.

Action: Commissioner Frierman-Hunt moved to approve PC Resolution 15-14. Commissioner Spears seconded. Motion carried unanimously.

2. CONDITIONAL USE PERMIT 15-23 (CUP 15-23)

126 E. Mira Monte

Applicants: William & Anastasia Kefalas

Director Gonzalez delivered the Staff Report.

Commissioner Desai pointed out inconsistencies in the floor area calculations on the plans. Director Gonzalez stated that Staff had asked for clarification from the applicant on their calculations. Commissioner Desai was concerned that the discrepancy in the calculation of the attic, lower level patio & covered area outside of the family room could exceed the maximum allowable lot coverage.

The Commission discussed the addition of floor area in the basement.

William Kefalas
Applicant

Mr. Kefalas gave the history of the project.

Samir Guirguis
Applicant

Mr. Guirguis explained his method of measurement of the floor area of the basement. Commissioner Desai pointed out 200 square feet of floor area that was unaccounted for.

The Commission discussed aspects of the proposed addition and their effect on the historic value of the existing home. The applicant stated their desire to preserve or salvage and reuse as much of the interior structure as possible. The Commission inquired about the intent for the attic space over the master bedroom. The applicant stated they would like cathedral ceilings with open beams.

The Commission discussed the discrepancies of the calculation in the plans, and was concerned that the floor area under balconies was not being captured.

Public Comment

Cheryl Galbraith
110 E. Mira Monte
Ms. Galbraith spoke in favor of the project.

Discussion

The Commission agreed that a decision could not be reached without the resolution of the floor area calculation.

Commissioner Spears requested that the applicant also provide a landscape plan.

Commissioner Hutt stated that he would like a historic assessment of the property. He added that he felt that the City should consider a city wide historic survey and consider amendment of the demolition ordinance.

Commissioner Hinton was concerned that the proposed demolition could go over the 25% threshold. Director Gonzalez stated that if that were to occur, a Stop Work notice would be issued and the Building Official would need to verify.

Commissioner Frierman – Hunt stated that she needs clarity on the height calculation of the patios and the ceiling in the master bedroom.

The Commission also agreed that they would like to see perspective renderings and more information on the proposed foundation work.

Action: Commissioner Spears moved to continue this matter to December 3, 2015. Commissioner Hutt seconded. Motion carried unanimously.

ORAL COMMUNICATION

Audience Comments

None.

Planning Commission

Commissioner Hutt stated that the CUP Findings subcommittee would submit a report to staff by Monday.

Commissioner Goldstein asked that staff contact the owner of the Stonegate property to remove the Public Hearing notice sign.

Planning & Community Preservation

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Director Gonzalez stated that the next regular Planning Commission meeting is scheduled for November 19, 2015.

Adjournment

Chair Goldstein adjourned the meeting at 9:05 p.m.

Secretary to the Planning Commission
Vincent Gonzalez, Director of Planning & Community Preservation