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**CITY OF SIERRA MADRE  
PLANNING COMMISSION MINUTES**

Regular Meeting of  
Thursday, October 5, 2017 at 7:00 p.m.  
City Council Chambers, 232 W. Sierra Madre Blvd.

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**CALL TO ORDER**

10 Acting Chair Hutt called the meeting to order at 7:01 p.m.

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**ROLL CALL**

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14 Present: Vice Chair Hutt, Commissioners Catalano, Denison, Desai, Frierman-  
15 Hunt, Pevsner  
16 Absent: Chair Spears  
17 Staff: Vincent Gonzalez, Director of Planning and Community Preservation  
18 Jennifer Peterson, Administrative Analyst  
19 Aleks Giragosian, Assistant City Attorney  
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**APPROVAL OF AGENDA**

23 Commissioner Frierman-Hunt moved to approve the agenda. Vice Chair Desai  
24 seconded. Motion carried unanimously.  
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**APPROVAL OF MINUTES OF SEPTEMBER 21, 2017**

28 The Commission agreed by consensus to continue this item to the next meeting due to  
29 absence of Commissioners in attendance of the September 21, 2017 meeting.  
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**AUDIENCE COMMENTS**

33 None.  
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**DISCUSSION**

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**HISTORICAL LANDMARK DESIGNATION AND MILLS ACT CONTRACT**

38 **Address: 49 E. Algeria Avenue**

39 **Applicant: Wyatt and Jaqueline Renee Sullivan**  
40

41 Director Gonzalez delivered the Staff Report.  
42

43 The Commission asked about the Mills Act procedure, and how many current active  
44 contracts the City currently has. Director Gonzalez provided that information.  
45

46 Charlie Fisher  
47 Architectural Historian  
48 Mr. Fisher spoke about the history of property, and its historic designation.  
49

50 Wyatt Sullivan  
51 Applicant  
52 Mr. Sullivan shared background of the restoration effort.  
53

54 John Capoccia  
55 Council Member  
56 Mr. Capoccia stated that he has been watching the construction and congratulated the  
57 owner on a good job.  
58

59 **DISCUSSION**

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61 Commissioner Desai stated that he felt that this was a good report, and that it was  
62 interesting to read about the CEQA lawsuit. He also feels that it is a beautiful  
63 restoration.

64 Commissioner Pevsner concurred.

65 Commissioner Catalano also concurred. He stated that the craftsmanship is strong,  
66 and that it is good to have preservation of good craftsmanship

67 Commissioner Denison stated that it is easy to make findings, and that he loved seeing  
68 the interesting history.

69 Commissioner Frierman-Hunt thanked the applicant, and that she feels this is a heroic  
70 achievement in historic preservation. She also stated that the CEQA lawsuit contributes  
71 to city history.

72 Commissioner Hutt concurred, stating that he found the report interesting, that he  
73 enjoyed reading it and enjoyed touring the house. He stated that he felt that it was  
74 easy to make the findings for both criteria.  
75

76 **ACTION: Commissioner Pevsner recommend approval of Casa De Monte Lado as**  
77 **stated in Planning Commission Resolution 17-08. Commissioner Frierman-Hunt**  
78 **seconded. Motion carried unanimously.**

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80 **ORAL COMMUNICATION**

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82 **Audience**

83  
84 None.

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86 **Planning Commission**

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88 Commissioner Hutt delivered a report from the subcommittee that is reviewing the  
89 nonconforming ordinance. Commissioner Hutt indicated that a draft ordinance had

90 been prepared and was modeled after the City of Pasadena Ordinance. He stated that  
91 he will get the draft ordinance to staff.

92  
93 He also stated that he would like a presentation on Senate Bill – 35 addressing  
94 affordable housing and how that affects the City’s Regional Housing Needs Assessment  
95 numbers.

96  
97 Assistant City Attorney Geragosian stated that the City Attorney’s office is putting  
98 together a memo on all 15 bills. Director Gonzalez stated that such a memo is typically  
99 drafted as a confidential memo to staff, however it may be possible to address the topic  
100 in closed session.

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102 Commissioners Hutt and Pevsner stated that they would be very interested in a memo  
103 and/ or report as it has a large potential for effect on the City.

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105 **Planning & Community Preservation Staff**

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107 Director Gonzalez stated that the next meeting is scheduled for October 19, 2017, with  
108 one item on the agenda.

109  
110 Commissioner Frierman-Hunt stated that she will be out of town from November 2  
111 through November 15, 2107.

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113 Acting Chair Hutt adjourned the Planning Commission meeting at 7:44 p.m.

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