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**CITY OF SIERRA MADRE
PLANNING COMMISSION MINUTES**
Regular Meeting of
Thursday, April 20, 2017 at 7:00 p.m.
City Council Chambers, 232 W. Sierra Madre Blvd.

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CALL TO ORDER

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Chair Frierman-Hunt called the meeting to order at 7:02 pm.

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ROLL CALL

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Present: Chair Frierman-Hunt, Commissioners Buckles, Desai, Hutt,
Absent: Vice Chair Spears, Commissioners Hinton and Pevsner
Staff: Vincent Gonzalez, Director of Planning and Community Preservation
Leticia Cardoso, Planning Manager
Jennifer Peterson, Administrative Analyst
James Carlson, Public Works Management Analyst
Theresa Highsmith, City Attorney

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APPROVAL OF AGENDA

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Commissioner Desai moved to approve the agenda. Commissioner Hutt seconded.
Motion carried unanimously.

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APPROVAL OF MINUTES OF MARCH 16, 2017

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Commissioner Desai moved to approve the minutes. Commissioner Buckles seconded.
Motion carried unanimously.

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AUDIENCE COMMENTS

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None.

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PUBLIC HEARING

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1. DISCRETIONARY DEMOLITION PERMIT 16-01

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Address: 126 East Mira Monte Avenue

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Applicant: William and Anastasia Kefalas

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(Continued from March 16, 2016)

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Commissioner Buckles stated that he would need to recuse himself from the discussion due to his residence being in close proximity to the subject property. The Commission agreed by consensus to move this item to later in the agenda to wait to see if other Commissioners would arrive to reach a quorum.

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2. CITY OF SIERRA MADRE SOLAR PROJECT – ADOPTION OF AN INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION

Address: 232 W. Sierra Madre Blvd. and 611 E. Sierra Madre Blvd.

Applicant: City of Sierra Madre

Director Gonzalez introduced Management Analyst Carlson to deliver the staff report.

Management Analyst Carlson delivered a presentation wherein the concerns raised by Commission at the past meeting were addressed.

Craig Fisher
ConEdison Solutions

Mr. Fisher spoke about the elevation of the array on the east side of the settling basins.

Public Hearing

Barbara Leigh Kline
Ms. Kline inquired about the bid process for this project.

Chair Frierman-Hunt explained that the bid process was not part of the Commission’s purview.

Discussion

The Commission discussed the aesthetics of the array at the City Hall parking lot.

The Commission discussed the viewshed impact on the houses to the east of the settling basins.

Action: Commissioner Hutt moved to adopt Planning Commission Resolution 17-03, recommending approval of the Mitigated Negative Declaration to the City Council. Commissioner Desai seconded, motion carried 3-1 (Buckles – nay).

DISCRETIONARY DEMOLITION PERMIT 16-01

Address: 126 East Mira Monte Avenue

Applicant: William and Anastasia Kefalas

(Continued from March 16, 2016)

City Attorney Highsmith stated that the applicant desires to continue this item for 60 days. She stated that the Commission may take action by allowing Commissioner Buckles to not abstain in order to maintain the quorum, but abstain from voting. Commissioner Hutt felt it was inappropriate to conduct any discussion on the matter as it was expected to be withdrawn as stated on the agenda. The Commission agreed by consensus to continue this matter to May 4, 2017 due to lack of quorum.

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DISCUSSION

**1. DISCUSSION REGARDING AMENDMENTS TO CHAPTER 17.28 R-3 ZONE
(MULTIPLE FAMILY RESIDENTIAL)**

Director Gonzalez delivered the Staff Report.

The Commission reviewed the proposed changes, section by section.

Commissioner Hutt stated that the Sub-committee members would convene an informal meeting to determine which R-1 uses should be included in the R-3 Zone as permitted uses; other items from the R-1 Ordinance will also be considered for inclusion as provided by staff.

ORAL COMMUNICATION

Audience

None.

Planning Commission

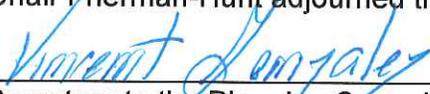
Commissioner Hutt reported back that City Council approved the General Plan Amendment and Zone Change recommended by the Planning Commission at the last meeting. He also spoke of an upcoming Wireless Bill being considered at the state level for which the City will write a letter in opposition.

Chair Frierman-Hunt stated that she had read that there is too much water in the California Aqueduct, so the Metropolitan Water District will begin giving water away for the purpose of recharging groundwater supplies.

Planning & Community Preservation Staff

Director Gonzales stated that the next regularly scheduled Planning Commission meeting will be held on May 4, 2017 at which time the Commission will hold public hearings for 126 E. Mira Monte Avenue and proposed revisions to the marijuana ordinance.

Chair Frierman-Hunt adjourned the Planning Commission meeting at 9:25 pm.



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