

SIERRA MADRE PLANNING COMMISSION

APRIL 16, 1959

A REGULAR MEETING OF THE PLANNING COMMISSION WAS HELD ON THE ABOVE DATE AT 8:00 O'CLOCK P.M. THE MEETING WAS CALLED TO ORDER BY CHAIRMAN AINSWORTH. ROLL CALL: PRESENT: COMMISSIONERS DEWRIGHT, YARNELL, MILLER, PARKS, STEINBERGER, AINSWORTH. ABSENT: COMMISSIONER LISLE. ALSO PRESENT: CITY ENGINEER BEVINGTON, CITY ATTORNEY MARTIN.

MOVED BY COMMISSIONER DEWRIGHT, SECONDED BY COMMISSIONER PARKS THAT THE READING OF THE MINUTES OF THE PREVIOUS MEETING BE WAIVED AND THAT THEY BE APPROVED AND ACCEPTED AS SUBMITTED.

CHAIRMAN AINSWORTH ANNOUNCED THIS TO BE THE TIME AND PLACE FOR A PUBLIC HEARING IN THE MATTER OF AN AMENDMENT TO ORDINANCE 558, SECTION 603, SIDE YARDS, PROPOSED BY THE PLANNING COMMISSION, AS FOLLOWS: "SECTION 603. SIDE YARDS. 1. INTERIOR LOTS AND CORNER LOTS SHALL HAVE SIDE YARDS AS FOLLOWS: (A) THE COMBINED SIDE YARDS ON BOTH SIDES OF THE LOT SHALL EQUAL 20% OF THE LOT WIDTH. (B) NO SIDE YARD SHALL BE LESS THAN FIVE FEET IN WIDTH, NOR SHALL ANY STRUCTURE BE LOCATED ON A LOT WITHIN 10 FEET OF AN EXISTING STRUCTURE ON THE ABUTTING LOT."

AMEND. TO ORD. 558 -
RECOMMENDED TO COUNCIL -
R-216-59- Reso. 85-59

CITY ENGINEER BEVINGTON SPOKE TO THIS MATTER, STATING THAT ITEM (B) ABOVE BROUGHT UP THE QUESTION OF BUILDING ADJACENT TO EXISTING BUILDINGS THAT HAD LESS THAN THE AMOUNT OF SIDE YARD NOW REQUIRED. THE REQUIREMENT TO REMAIN 10 FEET FROM EXISTING STRUCTURES MIGHT WORK A HARDSHIP IN CASES LIKE THIS.

COMMISSIONER YARNELL SUGGESTED THAT SUCH PROBLEMS MIGHT BE HANDLED BY VARIANCE, AND CHAIRMAN AINSWORTH STATED THAT HE DID NOT THINK SUCH INSTANCES WOULD BE TOO NUMEROUS.

CHAIRMAN AINSWORTH THEN ASKED FOR COMMENTS IN FAVOR OF THE PROPOSED AMENDMENT.

MR. D. MAJERCE, & E. LAUREL, SPOKE TO THE MATTER, STATING HE WAS IN FAVOR OF FIVE FOOT SIDE YARDS ON EITHER SIDE OF LOTS.

GALE HERSEY SPOKE FROM THE AUDIENCE, ASKING IF THE PROPOSED AMENDMENT APPLIED ONLY TO THE R-3 ZONE, WHICH WAS CONFIRMED.

CHAIRMAN AINSWORTH THEN ASKED FOR COMMENTS IN OPPOSITION. NONE BEING FORTHCOMING, CHAIRMAN AINSWORTH THEN DECLARED THE HEARING CLOSED.

COMMISSIONER DEWRIGHT POINTED OUT THAT THERE WERE MANY NON-CONFORMING 3 FT. SIDE YARDS EXISTING, AND SHE FELT THERE WAS NEED FOR MORE SPACE BETWEEN R-3 BUILDINGS.

MOVED BY COMMISSIONER YARNELL, SECONDED BY COMMISSIONER DEWRIGHT THAT THE PLANNING COMMISSION RECOMMENDS TO THE COUNCIL THE AMENDMENT TO ORDINANCE 558, SECTION 603 (1) SIDE YARDS, AS WRITTEN; FURTHER THAT RESOLUTION No. 85-59 BE ADOPTED, COVERING THIS ACTION, AND THAT A COPY OF THIS RESOLUTION BE FORWARDED TO THE CITY COUNCIL IN ACCORDANCE WITH THE REQUIREMENTS OF ORDINANCE No. 558.
ROLL CALL:

AYES: COMMISSIONERS DEWRIGHT, YARNELL, PARKS, STEINBERGER, AINSWORTH
NOES: COMMISSIONER MILLER
ABSENT: COMMISSIONER LISLE

CHAIRMAN AINSWORTH ANNOUNCED THIS TO BE THE TIME AND PLACE FOR A PUBLIC HEARING IN THE MATTER OF AN APPLICATION SUBMITTED BY THE SISTERS OF ST. FRANCES OF MT. ALVERNO, FOR A CONDITIONAL USE PERMIT TO USE THE PROPERTY DESCRIBED AS TRACT 10174, FOR THE PURPOSE OF BUILDING AND CONDUCTING THEREON A DAY ACADEMY OR HIGH SCHOOL FOR GIRLS.

APPROVE CONDITIONAL USE
PERMIT FOR GIRLS' HIGH
CP-217-59: Reso. 86-59

THE SECRETARY PRESENTED AND READ THE APPLICATION. A LETTER SIGNED BY EIGHT PERSONS REPRESENTING FIVE PROPERTIES WAS READ, PROTESTING THE CONDITIONAL USE PERMIT.

PC Alverno
start

CHAIRMAN AINSWORTH THEN ASKED FOR COMMENTS IN FAVOR OF THE CONDITIONAL USE PERMIT.

MR. THOMAS SUTTNER, 560 WEST MONTECITO AVE. SPOKE FROM THE AUDIENCE STATING THAT HE HAD BEEN ASKED TO REPRESENT THE SISTERS OF MT. ALVERNO. MR. SUTTNER STATED THAT HE BELIEVED A GIRLS' HIGHSCHOOL WOULD BE A SPLENDID CONTRIBUTION TO THE CITY, WITHOUT COST TO THE TAXPAPERS. THE SITE WOULD BE IMPROVED WITH STRUCTURES WHICH ULTIMATELY WOULD COST A CONSIDERABLE SUM OF MONEY. IT WAS ESTIMATED THAT WHEN THE COMPLETE FOUR YEAR COURSE WAS ESTABLISHED, THERE WOULD BE APPROXIMATELY 100 SIERRA MADRE GIRLS WHO WOULD ATTEND THIS SCHOOL, WHO OTHERWISE WOULD HAVE ATTENDED PUBLIC SCHOOLS. EVEN MORE IMPORTANT THAN THE QUESTION OF CONTRIBUTION TO THE CITIZENS, WAS THE PRESENCE OF SUCH AN INSTITUTION AS A MAGNET ATTRACTING-FAMILIES TO THIS COMMUNITY WHO HAVE CHILDREN FOR WHOM THEY DESIRE THIS TYPE EDUCATION. MR. SUTTNER FURTHER STATED THAT CONTRARY TO THE OPINION OF THE LETTER READ ABOVE, THE PRESENCE OF THIS SCHOOL WOULD FIRM PROPERTY VALUES AND WOULD CREATE NEW MOMENTUM FOR SINGLE FAMILY DWELLINGS.

MR. SUTTNER REFERRED TO THE ARCHITECTS PLOT PLAN ON THE BOARD, STATING EVERY SCHOOL IN SIERRA MADRE WAS IN AN R-1 ZONE. THAT THE SIERRA VISTA SCHOOL WAS ADJACENT TO THE BACKYARDS OF RESIDENCES. MR. SUTTNER POINTED OUT THAT THE PROPERTY IN QUESTION WAS ENTIRELY SURROUNDED BY CITY STREETS. IT WOULD NOT APPEAR THAT, FROM HIGHLAND LOOKING NORTH, ANY BUILDINGS WOULD BE SEEN, DUE TO THE SLOPE OF THE LAND, SINCE THE APPLICANTS PROMISED TO ERECT ONE STORY BUILDINGS, WITH THE EXCEPTION OF THE AUDITORIUM WHICH WOULD BE PLACED IN THE CENTRAL AREA, THIS BUILDING BEING PLANNED FOR A STORY AND A HALF. LOOKING DOWN FROM GRAND VIEW, BUILDINGS WOULD NOT BE NOTICEABLE, AS THE TREES AND PLANTING AND WALL ON THE NORTH END OF THE PROPERTY WOULD SHUT OUT THE BUILDINGS PROPOSED TO BE ERECTED. THE DROP FROM GRAND VIEW TO HIGHLAND AVENUE WAS APPROXIMATELY 30 FEET. MR. SUTTNER STATED THAT THE PRESENCE OF THE NEW SCHOOL BUILDINGS WOULD NOT CREATE ANY DECREASE IN PROPERTY VALUES, OR TROUBLE TO THE NEIGHBORHOOD. THE PLANS WERE FOR THE CONSTRUCTION OF TWO CLASS ROOM BUILDINGS, AND THE LIBRARY-STUDY HALL AT FIRST. DEEP SETBACKS WERE PLANNED, AND THE RETENTION OF THE EXISTING WALL AROUND THE PROPERTY. ENTRANCES WERE TO BE FROM MICHILLINDA, AND OFF-STREET PARKING WAS PROVIDED, WITH ENTRANCES AND EXITS ON MICHILLINDA ONLY.

IT WAS ESTIMATED THAT THE ENTIRE PROGRAM WOULD NOT BE COMPLETED FOR FOUR YEARS. ASSUMING THAT THE PROGRAM WAS PLACED IN OPERATION, THE FIRST CLASSES WOULD COMPRISE BETWEEN 90 AND 100 GIRLS, TO ENTER IN THE FALL OF 1960. THE TOTAL ENROLLMENT AT THE END OF FOUR TO FIVE YEARS WAS ESTIMATED AT 400 GIRLS. MR. SUTTNER STATED HE DID NOT KNOW WHAT THE MAXIMUM NUMBER MIGHT BE, BUT THAT THE TOTAL WOULD NOT EXCEED 500.

IN RESPONSE TO A QUESTION FROM COMMISSIONER DEWRIGHT REGARDING A PROPOSED BASEBALL AREA AT THE SOUTH END OF THE PROPERTY, MR. SUTTNER STATED THAT THIS HAD BEEN A SUGGESTION ONLY, AND WAS NOT A NECESSITY, ALTHOUGH THE INSTALLATION OF TENNIS COURTS WAS DEEMED A GOOD IDEA. NO NIGHT GAMES OF ANY TYPE WERE ANTICIPATED, SUCH AS MIGHT BE EXPECTED FROM A BOYS' SCHOOL.

MR. SUTTNER STATED THAT IT WAS PLANNED TO HAVE A 45 FOOT SETBACK FROM GRAND VIEW.

CHAIRMAN AINSWORTH THEN ASKED FOR FURTHER COMMENTS.

MR. GASKELL, 515 W. MONTECITO SPOKE TO THE MATTER.

CHAIRMAN AINSWORTH ASKED FOR COMMENTS IN OPPOSITION. THE SECRETARY PRESENTED AND READ A LETTER FROM THE SAME PROPERTY OWNERS WHO HAD PROTESTED BY LETTER AT THE BEGINNING OF THE HEARING. THE LETTER REQUESTED THAT CERTAIN CONDITIONS BE PUT INTO THE PERMIT IF IT WAS APPROVED, REGARDING SETBACKS, TREES GROWING ON THE GRAND VIEW SIDE TO BE MAINTAINED, NO INGRESS OR EGRESS ONTO GRAND VIEW EXCEPT EXISTING GARAGE ENTRANCE; OFF-STREET PARKING; MAINTENANCE OF EXISTING WALL ON THE NORTHERLY BOUNDARY.

MR. BIRCH, THE ARCHITECT FOR THE PROJECT, STATED THAT ALL TREES WOULD BE PRESERVED ON THE FIRST TERRACE AT THE NORTHERLY END OF THE PROPERTY, AND ALSO ALL PARKWAY PLANTINGS; THAT NO INGRESS WAS CONTEMPLATED FROM GRAND VIEW EXCEPT THE EXISTING GARAGE ENTRANCE.

MRS. ROSALIE MOORE, 707 W. GRAND VIEW SPOKE TO THE MATTER OF TREES.

IN RESPONSE TO A QUESTION, MR. BIRCH REPRESENTED THAT THERE WOULD BE SPACES FOR A TOTAL OF 80 CARS.

MOVED BY COMMISSIONER DEWRIGHT, SECONDED BY COMMISSIONER PARKS THAT THE CONDITIONAL USE PERMIT APPLICATION OF THE SISTERS OF ST. FRANCES OF MT. ALVERNO BE GRANTED, IN ACCORDANCE WITH THE APPLICATION AND PLANS SUBMITTED, AND THE PROMISES AND REPRESENTATIONS MADE; FURTHER, THAT PERIMETER PLANTING BE MAINTAINED; THE SCHOOL BUILDINGS TO BE KEPT TO ONE STORY, EXCEPT THE THE AUDITORIUM, AND THAT THERE BE NO INGRESS OR EGRESS FROM GRAND VIEW; FURTHER THAT THE PLANNING COMMISSION ADOPTS RESOLUTION 86-59, COVERING THIS ACTION, AND THAT A COPY OF THIS RESOLUTION SHALL BE FORWARDED TO THE COUNCIL IN ACCORDANCE WITH THE REQUIREMENTS OF ORDINANCE 558. ROLL CALL:

AYES: COMMISSIONERS DEWRIGHT, YARNELL, MILLER, PARKS, STEINBERGER, AINSWORTH
NOES: NONE
ABSENT: COMMISSIONER LISLE

COMMISSIONER DEWRIGHT STATED THAT SHE FELT AN EXPRESSION OF APPRECIATION WAS DUE TO THE SISTERS OF MT. ALVERNO AND THE CATHOLIC CHURCH IN PLANNING THIS HIGH SCHOOL WHICH WOULD TAKE A SUBSTANTIAL NUMBER OF STUDENTS FROM THE PUBLIC SCHOOL DISTRICT, AT NO COST TO THE TAX PAYERS.

PC Alverno
END.

CHAIRMAN AINSWORTH ANNOUNCED THIS TO BE THE TIME AND PLACE FOR A PUBLIC HEARING ON THE MATTER OF AN AMENDMENT TO ORDINANCE 558, SECTION 1116(2-B) - REQUIRED IMPROVEMENT AND MAINTENANCE OF PARKING AREA. RECOMMEND AMENDMENT TO ORD. 558 - SEC. 1116(2-B) WALLS FOR PARKING LOTS - R-190-59 RESOLUTION 87-59

THIS MATTER HAD BEEN PREVIOUSLY RECOMMENDED TO THE COUNCIL BY THE PLANNING COMMISSION, BUT AFTER STUDY HAD RE-REFERRED TO THE PLANNING COMMISSION BY THE COUNCIL WITH SOME SUGGESTED REVISIONS, AS FOLLOWS:

" 2. BORDER BARRICADES, SCREENING AND LANDSCAPING:

(B) EVERY PARKING AREA LOCATED WITHIN 10 FEET OF PROPERTY LOCATED IN ANY OF THE R ZONES SHALL BE SEPARATED FROM SUCH PROPERTY BY A SOLID WALL NOT LESS THAN FOUR FEET NOR MORE THAN 6 FEET IN HEIGHT MEASURED FROM THE GRADE OF THE FINISHED SURFACE OF SUCH PARKING LOT CLOSEST TO THE ADJACENT "R" ZONED PROPERTY; PROVIDED THAT SUCH WALL SHALL BE PROVIDED WITH WEEP HOLES OR OTHER DRAINAGE STRUCTURES WHERE REQUIRED BY THE CITY ENGINEER FOR CONTROL OF SURFACE WATERS; AND PROVIDED THAT ALONG THE REQUIRED FRONT YARD, THE WALL SHALL NOT EXCEED FORTY-TWO INCHES IN HEIGHT. NO SUCH WALL NEED BE PROVIDED WHERE THE ELEVATION OF THAT PORTION OF THE PARKING AREA IMMEDIATELY ADJACENT TO AN R ZONE IS SIX FEET OR MORE BELOW THE ELEVATION OF SUCH R ZONED PROPERTY ALONG THE COMMON PROPERTY LINE.:

CHAIRMAN AINSWORTH ASKED FOR COMMENTS FROM THE AUDIENCE. NONE BEING FORTHCOMING EITHER IN FAVOR OR IN OPPOSITION TO, THE CHAIRMAN THEN DECLARED THE PUBLIC HEARING CLOSED.

THE COMMISSION, AFTER DISCUSSION, REQUESTED THAT THE WORD "MASONRY" BE INSERTED BETWEEN THE WORDS "SOLID WALL" IN THE PROPOSED AMENDMENT.

MOVED BY COMMISSIONER DEWRIGHT, SECONDED BY COMMISSIONER PARKS THAT THE PLANNING COMMISSION RECOMMENDS TO THE CITY COUNCIL THE AMENDMENT OF SECTION 1116 (2-B) OF ORDINANCE 558, AS PUBLISHED IN THE NOTICE, WITH THE ADDITION OF THE WORD "MASONRY" BETWEEN THE WORDS "SOLID WALL", AS SET FORTH IN SUB-SECTION (B); FURTHER THAT RESOLUTION No. 87-59 BE ADOPTED COVERING THIS ACTION, AND THAT THE COPY OF THIS RESOLUTION BE FORWARDED TO THE COUNCIL IN ACCORDANCE WITH THE REQUIREMENTS OF ORDINANCE 558. ROLL CALL:

AYES: COMMISSIONERS DEWRIGHT, YARNELL, MILLER, PARKS, STEINBERGER, AINSWORTH
NOES: NONE
ABSENT: COMMISSIONER LISLE