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CITY OF SIERRA MADRE
PLANNING COMMISSION MINUTES
Regular Meeting of
Thursday, February 21, 2019 at 7:00 p.m.
City Council Chambers, 232 W. Sierra Madre Blvd.

CALL TO ORDER

Chair Hutt called the meeting to order at 7:02 p.m.

ROLL CALL

Present: Chair Hutt, Vice Chair Denison, Commissioners Catalano, Desai, Spears
Absent: Commissioner Pevsner
Staff: Vincent Gonzalez, Director of Planning and Community Preservation
Clare Lin, Associate Planner
Jennifer Peterson, Administrative Analyst
Lindsey Zwicker, Assistant City Attorney

APPROVAL OF AGENDA

Commissioner Denison moved to amend the order of the agenda so that the Commission would hear the Conditional Use Permit request first. Commissioner Catalano seconded. Motion approved as amended, unanimously.

APPROVAL OF MINUTES OF FEBRUARY 7, 2019

Commissioner Denison moved to approve the minutes, Commissioner Spears seconded. Motion carried, with Commissioner Catalano abstaining due to his absence.

AUDIENCE COMMENTS

None.

PUBLIC HEARING

1. CONDITIONAL USE PERMIT 19-01 (CUP 19-01)

Address: 154 W. Sierra Madre Blvd.

Applicant: Amie Hanrahan

Director Gonzalez delivered the staff report and PowerPoint presentation.

Commissioner Catalano inquired about the effect of the Church evening programs on joint parking agreement.

47 Director Gonzalez stated that Christ Church has 38 parking spaces overall, and
48 allocated 10 spaces for the proposed dance studio. He further stated that if there was
49 an overlap in programs, that the Church still has adequate parking available.
50

51 Chair Hutt noted that the Commission had received over a dozen letters in support of
52 this project.
53

54 **Public Comment**

55
56 Amy Hanrahan
57 Applicant

58 Ms. Hanrahan shared the history of project.
59

60 Josh Swanson
61 Pastor - Christ Church

62 Mr. Swanson spoke in favor of the project.
63

64 Melinda Phillips
65 Altadena

66 Ms. Phillips spoke in favor of the project.
67

68 Melanie Kiwanichu
69 Monrovia

70 Ms. Kiwanichu spoke in favor of the project.
71

72 Kaitlyn Guthrie
73 Sierra Madre

74 Ms. Guthrie spoke in favor of the project.
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76 Cheryl Brown
77 Temple City

78 Ms. Brown spoke in favor of the project.
79

80 Annalise Claugus

81 Ms. Claugus spoke in favor of the project.
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83 Alicia Swanson
84 Wife of Pastor Swanson

85 Mrs. Swanson spoke in favor of the project.
86

87 Chris Adams
88 Sierra Madre

89 Ms. Adams spoke in favor of the project.
90

91 Esther Klauson
92 Sierra Madre

93 Ms. Klauson spoke in favor of the project.

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95 Megan Lewis

96 Ms. Lewis spoke in favor of the project.

97

98 Sarah Shahan

99 Ms. Shahan spoke in favor of the project.

100

101 Chair Hutt closed the Public Hearing.

102

103 **Discussion**

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105 Commissioner Desai requested clarification of the Commission's purview.

106 Chair Hutt stated that the Commission was reviewing the use and parking only.

107

108 Commissioner Spears commended the church for their outreach and cooperation. He
109 stated that he felt that this project is a good joining of the east end and west end of
110 town. Chair Spears was in support of this project.

111

112 Commissioner Desai was in support of this project. He stated that he felt that it is a
113 great use, which is perfect for the underutilized space. He suggested that the design
114 could be activated to allow views from the street into the tenant space.

115

116 Commissioner Catalano agreed with design suggestion. He stated that he was in
117 support and was happy with the opportunities being provided to kids.

118

119 Vice Chair Denison was in support of the project. He stated that he felt that this is the
120 type of business facility partnership that that the city should be promoting.

121 He also stated that this is an example of reason for commercial code amendment so
122 that CUP would not be required.

123

124 Chair Hutt was in support of the project. He commended the applicant's perseverance
125 and the Church for activating the underutilized tenant space. He also agreed that a
126 CUP should not be required for this type of use.

127

128 **ACTION – Commissioner Desai moved to approve Conditional Use Permit 19-01.**
129 **Commissioner Spears seconded. Motion carried unanimously.**

130

131 **2. DESIGN REVIEW PERMIT 18-03 (DRP 18-03)**

132 **Address: 193 Oak Meadow Road**

133 **Applicant: Michael and Lubica Reinhardt**

134 **Continued from January 17, 2019**

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136 Associate Planner Lin delivered the Staff Report and PowerPoint presentation.

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138 **Public Comment**

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Michael Reinhardt
Applicant

Mr. Reinhardt detailed the revisions to the original proposal.

Commissioner Desai inquired about the change in stucco color under the veranda.
Mr. Reinhardt confirmed that it would be a different color.

Commissioner Catalano clarified that he had met with applicant and with staff to facilitate revisions to more accurately reflect adobe style.

Mr. Reinhardt spoke regarding Finding #8. He felt that it sets a difficult bar to reach when proposing a simple design. He felt that such a condition would require additional detailing that he believes ends up diluting the authenticity of the architecture.

Commissioner Spears inquired if the applicant is happy with the redesign.
Mr. Reinhardt stated that he likes the interior revisions, but it does present some new challenges.

Chair Hutt closed the Public Hearing.

Discussion

Commissioner Catalano addressed Finding #8, stating that adherence to true Adobe style is a challenge with a large house.

Chair Hutt suggested that there may be a problem with the program.

Commissioner Denison stated that any project over 3499 square feet needs to be exceptional.

Chair Hutt stated that he was still on the fence with making Finding #8. He stated that he liked the project but was not sure that he thought it was a superior design. He stated that he appreciated staffs presentation, and found it very encouraging.

Commissioner Denison pointed out that the low appearance of the house is consistent with true adobe style.

Commissioner Desai stated that he applauds the steps forward made by the applicant, and appreciates the effort. He also applauds the strict adherence to style, but also noted that it does not give a lot of latitude to create a superior design.

Chair Hutt suggested that adherence to the style could be the exceptional design.

Commissioner Desai stated that it is clearly not a cookie-cutter plan, and that it's evident that the applicant has gone to great lengths to keep with design, and that it is a good design for this site. He feels that it meets all of the other criteria, and therefore meets most of Finding #8.

Commissioner Catalano requested that crucial design details and materials to be memorialized, and that such details be reviewed during plan check and incorporated in the construction drawings.

185 **Action: Commissioner Catalano moved to approve Design Review Permit 18-03**
186 **with two conditions - vertical windows with horizontally divided lights, and that**
187 **materials be consistent with proposal. Commissioner Spears seconded. Motion**
188 **carried unanimously.**

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190 **Oral Communication**

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192 **Audience**

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194 None.

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196 **Planning Commission**

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198 Commissioner Catalano shared that he attended a symposium in Scottsdale AZ
199 featuring the Frank Lloyd Wright Studio Taliesen West. He also shared that he was
200 contacted by Leslie Ziff to help with a plan to infill arches in the front of Sierra Madre
201 Elementary for security purposes. Commissioner Catalano pointed out that Lizzies
202 Trail Inn is not currently designated as a Historic Landmark. He stated that he would
203 like to see it designated. Commissioner Spears suggested that the Historic
204 Preservation Society should contribute to that discussion. Commissioner Catalano
205 announced that he was part of the firm that has been selected to do historic restoration
206 of Lucky Baldwin cottage at the Arboretum.

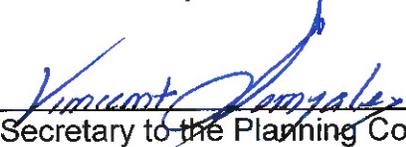
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208 Chair Hutt announced that the City is accepting applications to fill the current vacancy
209 on the Planning Commission.

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211 **Staff**

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213 Director Gonzalez stated that there will be two items for the next regularly scheduled
214 Planning Commission meeting on March 7, 2019.

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216 Chair Hutt requested that staff ask the applicant to update/remove signs and story-poles
217 as appropriate.

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219 Chair Hutt adjourned the meeting at 8:43 pm

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222 
223 Secretary to the Planning Commission
224 Vincent Gonzalez, Director of Planning & Community Preservation

