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**CITY OF SIERRA MADRE
PLANNING COMMISSION MINUTES
Regular Meeting of
Thursday, December 6, 2018 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

ROLL CALL

Present: Chair Hutt, Vice Chair Denison, Commissioners Catalano, Desai,
Frierman-Hunt, Pevsner

Absent: Commissioner Spears

Staff: Vincent Gonzalez, Director of Planning and Community Preservation
Clare Lin, Associate Planner
Jennifer Peterson, Administrative Analyst
Terri Highsmith, City Attorney

APPROVAL OF AGENDA

Commissioner Catalano moved to approve the agenda. Vice Chair Denison seconded.
Motion carried unanimously.

APPROVAL OF MINUTES OF OCTOBER 18, 2018

Vice Chair Denison moved to approve the minutes. Commissioner Desai seconded.
Motion carried unanimously.

AUDIENCE COMMENTS

None.

PUBLIC HEARING

**HILLSIDE DEVELOPMENT PERMIT 12-02 (HDP) AND CONDITIONAL USE PERMIT
12-09 (CUP 12-09)**

Address: 630 Baldwin Court (Lot 22)

Applicant: C.E.T.T.

Continued from October 4, 2018

47 Associate Planner Lin delivered the staff report.

48
49
50 Eduardo Garcia
51 LCRA
52 Applicant representative
53

54 The applicant's representative provided a Power Point presentation.

55
56 The Commission had questions regarding rooflines and roofing materials, as well as
57 bedroom window locations.

58
59 Woody McKinley
60 Consulting Arborist
61 Mr. McKinley provided clarification on the provided report.
62

63 The Commission also raised concerns about the excavation of the basement, lack of a
64 shoring plan, location of the retention basin and its proximity to the existing Sycamore
65 trees.

66
67
68 **Public Comment**

69
70 Sara Jane Hartman
71 650 Baldwin Ct.
72 Ms. Hartman voiced concerns about tree preservation and protection as well as concern
73 about the elimination of the backyard.
74 She also felt disappointed that the developer has taken advantage of the allowance of
75 the basement, as she feels that the developer has not used it as intended, which was to
76 reduce bulk and mass.
77 Ms. Hartman also was concerned with water permeability.
78

79 Marguerite Schuster
80 Mt. Wilson Tr.
81 Ms. Schuster appreciated Commissioner Catalano's comments regarding black roof
82 shingles.
83 She voiced concern about confusion of inclusion of grey water system and spoke
84 against the use of manufactured stone at the exterior.
85

86 Mr. Garcia
87 Applicant Representative
88 Mr. Garcia stated that the shoring will be minimized to impact the Sycamore trees.
89 He deferred the questions regarding slope landscaping to the landscape architect.
90

91 Yael Lis
92 Landscape Architect

93 Mr. Lis stated that they intended to maintain the native feel of the slope.
94

95
96

97 **Discussion**

98

99 Commissioner Pevsner felt that the revised design had accommodated the tree,
100 mitigated the massive roof plane and overall made good design changes. He
101 acknowledged the challenges of a putting flatland house on a hillside.
102

103 Commissioner Denison appreciated the redesign. He felt that the design met the
104 criteria of earth tones and that the proposed stone is within the code. Commissioner
105 Denison suggested addressing the grey water and shoring by making them conditions
106 of approval. He stated that he would have a hard time saying no to the project as is,
107 and that he can make the findings.
108

109 Commissioner Frierman-Hunt felt that the massing is much better. She also wants to
110 ensure that the trees are adequately protected.
111

112 Commissioner Desai commended the design team for listening to the Planning
113 Commission's feedback. He also appreciated the physical model. Commissioner
114 Desai expressed concerns with excavation and the proximity to the Sycamore tree. He
115 stated that he is supportive of the project.
116

117 Chair Hutt echoed fellow Commissioners, and stated that he appreciates the efforts as it
118 shows that the applicant listened. He felt that the project is still not there yet, and he still
119 has concerns with the trees. Chair Hutt also stated that he is unhappy with the use of
120 cultured stone, as it does not feel that it blends with the natural landscape. He stated
121 that he would like to see project again with new stone veneer, and would like to see the
122 backyard changed to a permeable surface material.
123

124 Richard McDonald
125 Behalf of applicant

126 Mr. McDonald thanked staff and the Commission. He appreciated the Commission's
127 discussion about materials. He stated that the applicant is happy to revisit the stone.
128 He also addressed the concerns about grey water, excavation and permeability of the
129 rear patio.

130 Mr. McDonald stated that he would prefer to continue to a date certain where the
131 applicant can address these small details.
132

133 **Action: Commissioner Denison moved to continue this item to January 17th for**
134 **discussion on the following 5 outstanding items.**

- 135
- 136 1. Subterranean Excavations
- 137 A. Placement of infiltration basin in driveway – Place basin in the northern most
- 138 segment of the driveway away from Sycamore trees.

- 139 B. Excavation of basement - Utilize appropriate shoring for basement near Oak
140 tree #7. Maintain a distance of 5' feet clear beyond the dripline of the tree.
- 141 C. Temporary Staging – Move temporary driveway used to excavate the
142 basement toward the north of the property to avoid damaging the Sycamore
143 Trees.
- 144
- 145 2. Landscape Plan / Arborist Report
- 146 A. Provide an addendum to the arborist report to include mitigation measures as
147 described in Section 1 above.
- 148 B. Provide permeable surface material to the rear patio area.
- 149
- 150 3. Graywater System
- 151 A. Clarify if graywater system is included in the project design.
- 152
- 153 4. Stone Veneer
- 154 A. Consider use of real river rock.
- 155 B. Consider limiting use of river rock to column base and construction should
156 appear emanating from the ground plane with a battered edge treatment.
- 157 C. Explore use of an alternate cultured stone material that resembles river rock.
- 158
- 159 5. Window Placement
- 160 A. Correct the discrepancy between the second story master bedroom floor plan
161 and north building elevation. Window placement should be as represented in
162 the elevation.
- 163
- 164 6. Roofline
- 165 B. Revise the roofline on the south building elevation to ensure adequate
166 separation between eaves.
- 167

168 **Commissioner Frierman-Hunt seconded.**

169 **Motion carried unanimously.**

170

171 **Chair Hutt called for a 5 minute recess.**

172

173 **HILLSIDE DEVELOPMENT PERMIT 12-03 (HDP 12-03) AND CONDITIONAL USE**
174 **PERMIT 12-10 (CUP 12-10)**

175 Address: 638 Baldwin Ct. (Lot 21)

176 Applicant: C.E.T.T.

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180 Associate Planner Lin delivered the staff report and Power Point Presentation.

181

182 Eduardo Garcia

183 Architect

184 Mr. Garcia stated that they are providing response to comments from previous meeting
185 a while back.
186 He also delivered a Power Point presentation.

187

188 **Public Comment**

189

190 Marguerite Schuster

191 Mt. Wilson Trail.

192 Ms. Schuster felt that the design is an imposing boxy structure, and that the high
193 retaining wall gives an unwelcoming character.

194 She also had issue with exploitation of use of basement, as it does not reduce bulk and
195 mass.

196

197 Sara Jane Harman

198 Baldwin Ct.

199 Ms. Harman had an issue with the retaining wall. She also stated that there is an
200 additional oak tree to the rear of property not on drawings.

201 She also stated that she can see the story poles from Mira Monte and Baldwin.

202

203 **Discussion**

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205 Commissioner Desai appreciated the concept of tucking the second story massing, but
206 execution is difficult. He felt that the garage / dormer is good, but that the roof is too
207 high. He felt that the height is problematic as all you see is roof.

208 He stated that the material is same items as craftsman house, and would rather see a
209 distinguishing material palette.

210

211 Commissioner Frierman-Hunt felt that it looks like a giant roof with tiny house. She
212 made reference to the Design Guidelines, and stated that it has too great of an impact
213 on the house to the south. She would suggest de-emphasizing the garage.

214

215 Vice Chair Denison felt that it looks like giant farmhouse, with a massive wall next to
216 well-designed home. He felt that the best part of the design is in the rear where no one
217 will see it. Vice Chair Denison suggested that the applicant should put as much
218 massing on the North side of house, and re-examine the garage placement. He also
219 suggested that the design be aware of the curve of the street; that the southwest corner
220 of house on display and that it should be single story there.

221

222 Commissioner Catalano was very concerned with north elevation, and felt that it was a
223 big piece of building wall.

224

225 Chair Hutt suggested that the illustrated perspective should show the other house and
226 MacComber Cabin.

227

228 **Action: Vice Chair Denison moved to continue this item to Feb 7, 2019.**

229 **Commissioner Desai seconded. Motion carried unanimously.**

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Oral Communication

Audience

None.

Planning Commission

Commissioner Frierman-Hunt announced that she is putting together an art sale to help Woosley Fire victims. Will be held on Dec. 16th, 1-5pm at Jewish Federation Center

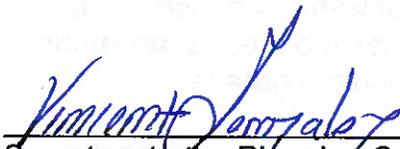
Chair Hutt stated that the Commission should revisit the Hillside Ordinance. He also announced that the City Council is considering an interim moratorium on scooters.

Staff

Director Gonzalez stated that the City Council will consider an urgency ordinance re: Sidewalk Vendors. Council will also be considering 500 Mariposa for Mills Act contract.

Director Gonzalez announced that the next Planning Commission meeting will be held on Dec. 20, 2019.

Chair Hutt adjourned the meeting at 10:10 pm



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