
AGENDA
REGULAR PLANNING COMMISSION MEETING

City Council Chamber
232 W. Sierra Madre Blvd.
Sierra Madre, California
Thursday, February 16, 2012
7:00 p.m.

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| I. | ROLL CALL | Chairman Paschall, Commissioners Spears, Frierman – Hunt, Pendlebury, Pevsner, Replogle, Vandevelde |
| II. | AGENDA | Approval of Agenda |
| III. | APPROVAL OF MINUTES | Approval of Minutes of February 2, 2012 |
| IV. | AUDIENCE COMMENTS | At this time, any person may address the Planning Commission concerning any item that is not listed on the agenda. The Planning Commission welcomes your participation and input. When addressing the Planning Commission, please begin by stating your name and address for the record. Please limit your comments to no more than four (4) minutes in order to provide for an orderly and timely meeting. |

V. **PUBLIC HEARING**

1. **TENTATIVE TRACT MAP 11-01 (TTM 11-01); CONDITIONAL USE PERMIT 11-06 (CUP 11-06);
Southwest Corner of East Sierra Madre Blvd. and Sierra Place
Applicant: Bowden Development Inc.
(continued from January 19, 2012)**

The Planning Commission will conduct a public hearing to consider a request for a Tentative Tract Map and Conditional Use Permit to allow construction of a 5 (five)-unit, 2(two)-story, 30-foot-high condominium project with 12 on-site parking spaces on the vacant property located at the southwest corner of East Sierra Madre Boulevard and Sierra Place. Pursuant to California Government Code Section 66426, a tract map shall be required for all subdivisions creating five or more condominiums. Pursuant to Sierra Madre Municipal Code Section 17.76.030, all R-3 developments require approval of a Conditional Use Permit.

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- 2. HILLSIDE DEVELOPMENT PERMIT 11-01 (HDP 11-01); VARIANCE 11-03 (VAR 11-03)**
723 Camillo Street
Applicant: Manouk Mike Manoukian
(continued from December 15, 2011)

The Planning Commission will conduct a public hearing to consider a request for a Hillside Development Permit and a Variance to allow construction of a two-story, 3,367-square-foot single-family residence on property located at 723 Camillo Street. Pursuant to City of Sierra Madre Municipal Code Section 17.52.070.C.1, construction of a single-family dwelling unit on an existing legal lot requires approval of a Hillside Development Permit. The Variance is to allow the proposed residence to be located within 100 horizontal feet of a prominent ridgeline.

- 3. CONDITIONAL USE PERMIT 11-08 (CUP 11-08); KENSINGTON SPECIFIC PLAN – SPECIFIC PLAN NO. 11-01 (SP 11-01); GENERAL PLAN AMENDMENT NO. 11-01 (GPA 11-01); and MUNICIPAL CODE TEXT AMENDMENT NO. 11-04 (MCTA 11-04)**
225-245 W. Sierra Madre Boulevard
Applicant: Fountain Square Development West
(continued from January 19, 2012)

The Planning Commission will conduct a public hearing to consider a request for a Conditional Use Permit (CUP), Specific Plan, General Plan and Municipal Code Text Amendment to construct and operate a two-story, 58,000 square foot assisted living facility on a 1.84 acre property located at 225-245 W. Sierra Madre Boulevard. Pursuant to Sierra Madre Municipal Code (SMMC), convalescent homes and similar institutions are permitted subject to the approval of a Conditional Use Permit (CUP). A Specific Plan is required pursuant to General Plan Land Use Policy L3.1 which requires the adoption of a comprehensive plan or similar planning document for all developments on properties exceeding one acre in size. A General Plan Amendment is required to expressly provide consistency between SMMC and the General Plan which does not expressly authorize such uses in the Commercial land use district. In order for such plan to have regulatory authority over the underlying zone(s), a Municipal Code Text Amendment will also be considered.

VI. ORAL COMMUNICATION

1. Audience

This is an additional opportunity for any person to address the Planning Commission on an item that is not on the Agenda. When addressing the Planning Commission, please begin by providing your name and address for the record. Please keep comments to no more than four (4) minutes to assure an orderly and timely meeting.

2. Planning Commission

3. Development Services Staff

VII. ADJOURNMENT

INFORMATION TO THE PUBLIC

The Planning Commission will consider the last item at 10:30 p.m. and they will adjourn the meeting by 11:00 p.m. The Planning Commission will continue all unfinished business to an adjourned meeting on the following Thursday at 7:00 p.m. or to a different time and date certain.

Copies of the Agenda are available for your convenience at the rear of the Council Chambers. State legislation (Govt. Code Section 54954.2) limits the Planning Commission's ability to take action on specific requests. Govt. Code Section 54954.2 limits the placement of items on the Agenda for action 72 hours prior to meetings, except for specific findings.

No action or discussion may be undertaken by the Planning Commission on any item if not posted on the agenda, except that Commissioners or staff may briefly respond to statements made or questions posed by the public, a Council member or its staff may ask a question for clarification, make a brief announcement, or make a brief report on his or her own activities. A Commissioner or the Planning Commission itself may provide a reference to staff to report back to the Planning Commission at a subsequent meeting concerning any matter or may direct staff to place a matter of business on a future agenda.

REQUIRED FINDINGS

Conditional Use Permit and Variance considerations are "quasi-judicial" decisions made by the Planning Commission. As such, these decisions may be challenged in court. Accordingly, courts require an adequate "record" to exercise judicial review. This means that the documentation supporting the approval or denial of a project must include an explanation of how the Planning Commission processed the raw information and evidence considered in reaching its decision. The California Supreme Court has laid down distinct, definitive principles of law detailing the need for findings when a public agency approves or denies a project while acting in a "quasi-judicial" roll. This decision is based upon the case, *Topanga Assoc. For a Scenic Community v. County of Los Angeles ("Topanga")*. The "Topanga" court outlined the following 5 purposes for making findings:

- Provide a framework for making principled decisions, enhancing the integrity of the administrative process;
- Facilitate orderly analysis and reduce the likelihood the agency will randomly leap from evidence to conclusions;
- Serve a public relations function by helping to persuade the parties that the administrative decision making is careful, reasoned, and equitable;
- Enable the parties to determine whether and on what basis they should seek judicial review and remedies; and,
- Apprise the reviewing court of the basis for the agency's decision.

For more information on the necessary "Findings" that the Planning Commission must make, please contact the Development Services Department at (626) 355-7138.

(Source: Curtin's California Land Use & Planning Law, Daniel J. Curtin, Jr., 2001)