



## *City of Sierra Madre*

*Planning & Community Preservation Department*

*232 W. Sierra Madre Boulevard, Sierra Madre, CA 91024*

*626.355.7138*

January 3, 2022

Portia Besocke  
No Mow, LLC dba Hardy Californians  
1308 E. Colorado Blvd.  
Pasadena, CA 91106

**RE: Approval of Temporary Use Permit 23-03 (TUP 23-03)**

A request to hold a pop-up native plant nursery

Please consider this letter as approval of your request for the subject Temporary Use Permit. The approved permit is for a pop-up native plant nursery on the vacant premises of 283 W. Sierra Madre Blvd. This event will begin on April 17, 2023 and run through May 31, 2023, which includes set up and break down, business hours between 9:00am and 5:00pm Monday through Sunday.

This Temporary Use Permit is granted pursuant to the application submitted, the findings for approval and the conditions of approval on file with the Planning & Community Preservation Department.

Please call me with any questions (626) 355-7135 regarding this or any other matter.

Sincerely,

Vincent Gonzalez  
Director of Planning & Community Preservation

Cc: Jose Reynoso, City Manager  
Chris Cimino, Public Works Director  
Henry Amos, Police Chief  
Brent Bartlett, Fire Chief

**Attachments:**

1. Temporary Use Permit 23-03 Findings for Approval
2. Temporary Use Permit 23-03 Conditions of Approval

**TEMPORARY USE PERMIT 23-03**  
283 W. Sierra Madre Blvd.

**Findings for Approval**

Pursuant to Sierra Madre Municipal Code Section 17.88.050(A), for applications for uses that do not have the purpose of engaging in constitutionally protected expression, temporary use permits may be approved pursuant to the provisions of this chapter only upon the making of the following findings:

1. **That the temporary use permit is compatible with the applicable provisions of this code;** wherein the property is located within a commercial zone, the use of the property as a plant nursery is permitted and may otherwise be conditionally permitted as a permanent use; the commercial use will be temporary in nature, extending for a duration no greater than 45 days inclusive of setup and tear down
2. **The temporary use will not conflict with the general plan;** in that the use authorized by this temporary use permit serves to implement the following General Plan Objectives and Policies:
  - Objective L33:** Maintaining a commercial area designed to enhance pedestrian activity, preserve historic patterns of development and foster community values.
  - Objective L35:** Achieving a mix of uses which accomplishes a healthy balance of local services and visitor attraction while maximizing the City's revenues from property and other taxes.
  - Policy L35.2:** Accommodate a diversity of commercial uses intended to meet the needs of local residents.
  - Objective L36:** Conserving the City's water resources.
3. **The temporary use is a reasonable use of land given the purposes of the general plan, the land use designation and the zone in which the temporary use would be located;** the use authorized by this Temporary Use Permit as a native plant nursery is located adjacent to Arnold's Frontier Hardware. Both uses serve as a service and retail for home improvement purposes that would benefit the city in water conservation through landscape rehabilitation projects incorporating native and drought tolerant landscape.
4. **That the temporary use will not impede the reasonable use of land or the orderly development of land in the immediate vicinity;** the native plant nursery is a use in harmony with the existing hardware store immediately adjacent, thereby not unreasonably impeding the orderly development of land. Any use of lighting shall be shielded so as to respect the peace of neighboring residences. Any noise generated will be subject to Noise regulations.
5. **That the temporary use will not endanger the public health, safety or welfare;** in that the native plant nursery will serve to benefit the general public by encouraging landscape alternatives to conserve water.
6. **The applicant has not violated a condition of a prior temporary use permit within a 24-month period;** there are no prior violations of conditions of a prior temporary use permit; this is the fourth application filed for No Mow, LLC dba Hardy Californians at 283 W. Sierra Madre Blvd., for a native plant nursery within a 24-month period prior the proposed start date of the temporary use.

**TEMPORARY USE PERMIT 23-03**  
283 W. Sierra Madre Blvd.

**Conditions of Approval**

1. The subject Temporary Use Permit is valid **Monday, April 17, 2023 through Wednesday, May 31, 2023, from 9:00am to 5:00pm, Monday through Sunday** including setup and break down.
2. The use authorized by this Temporary Use Permit shall at all times maintain compliance with Title 7 of the Sierra Madre Municipal Code, specifically and without limitation Chapter 7.06 (Illicit connections and illicit discharges).
3. Any encroachment on public property, including the placement of signs or related merchandise, requires approval by the Public Works Department in conjunction with the Planning & Community Preservation Department.
4. The placement of signs in conjunction with the approved temporary use permit requires approval of a temporary sign permit application.
5. The applicant shall provide security at their own expense.
6. At the close of the event, the applicant shall remove and dispose of all materials used or associated with the subject event.
7. The applicant shall conform to all provisions of the Sierra Madre Municipal Code, including general noise regulation pursuant to SMMC 9.32.030.
8. All parking for the use authorized by this Temporary Use Permit shall be subject to Chapter 10.24 of the Sierra Madre Municipal Code.
9. All lighting in connection with the use authorized by this Temporary Use Permit shall be shielded and directed in such a manner as to not directly impact surrounding properties.

(End of Conditions)