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**CITY OF SIERRA MADRE
PLANNING COMMISSION MINUTES**

Regular Meeting of
Thursday, March 17, 2016 at 7:00 p.m.
City Council Chambers, 232 W. Sierra Madre Blvd.

CALL TO ORDER

Chair Goldstein called the meeting to order at 7:04 p.m.

ROLL CALL

Present: Chair Goldstein, Commissioners Desai, Hinton, Hutt, Spears
Absent: Commissioners Buckles, Frierman-Hunt
Staff: Vincent Gonzalez, Director of Planning & Community Preservation
Leticia Cardoso, Planning Manager
Terri Highsmith, City Attorney
Jennifer Peterson, Administrative Analyst

APPROVAL OF AGENDA

Commissioner Spears moved to approve the agenda. Commissioner Hutt seconded.
Motion carried unanimously.

APPROVAL OF MINUTES OF MARCH 3, 2016

Commissioner Spears abstained due to his absence at the March 3rd meeting.
Commissioner Desai moved to approve the minutes. Commissioner Hutt seconded.
Motion carried 4.0.1 (Spears abstain).

City Attorney Highsmith introduced Len Aslainian, Assistant City Attorney, who was in attendance to observe the Planning Commission.

AUDIENCE COMMENT

None.

PUBLIC HEARING

1. Discussion Regarding Lot Splits and Shared Driveway Subdivisions in the R-1 (One-Family Residential) Zone.

Planning Manager Cardoso delivered the staff report.

Commissioner Hutt delivered the subcommittee report.

The Commission discussed financial implications to current home owners, and the effect and unintended consequences of potential code revision. They also discussed examples

of various lot splits and floor area ratios, and the number of likely subdivisions. The Commission also discussed the impact of the flood control easement on lot size calculations.

The Commission discussed flag lots and shared driveway subdivisions.

Commissioner Hutt delivered the subcommittee report.

The Commission discussed emergency access concerns. Commissioner Hutt led the Commission through the review of the revised and proposed language. The Commission agreed by consensus that the proposed revisions were acceptable in concept, and requested staff to review and return in draft form. The Commission also requested that the Fire Chief be available at the next discussion to address the emergency access concerns.

Public Comment

Barry Gold

Mr. Gold thanked the Commission for their dedication and work.

Chair Goldstein inquired about the next step in this review process. Director Gonzalez stated that staff would return with a redline version and request the Public Works Director and Fire Chief for their input.

2. General Plan Implementation Program Schedule Update.

Director Gonzalez delivered the staff report.

Commissioner Hutt requested to agendize a discussion of Planning Commission review of staff decisions on Minor Conditional Use Permit and Minor Variances. He also requested a presentation by Public Works staff on the Low Impact Development ordinance. Commissioner Hutt also noted the omission of the R-2 and Canyon Zone floor area ratio calculations and discussion of the East Montecito Specific Plan.

Chair Goldstein requested that staff create a forecast of discussion items for review and prioritization.

ORAL COMMUNICATION

Audience Comments

None.

Planning Commission

Commissioner Hinton requested an update on the 156 W. Highland code enforcement matter. Director Gonzalez stated that staff is waiting on the applicant to return with a new application.

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Planning & Community Preservation

Director Gonzalez stated that the next regular Planning Commission meeting is scheduled for April 7, 2016.

Adjournment

Chair Goldstein adjourned the meeting at 9:01 p.m.

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