

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49

**CITY OF SIERRA MADRE  
PLANNING COMMISSION MINUTES**

Regular Meeting of  
Thursday, May 19, 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 7:02 p.m.

**ROLL CALL**

**Present:** Chair Goldstein, Commissioners Buckles, Desai, Frierman-Hunt (arrived at 7:08 PM), Hinton, Hutt, Spears

**Staff:** Vincent Gonzalez, Director of Planning & Community Preservation  
Leticia Cardoso, Planning Manager  
Terri Highsmith, City Attorney

**APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES OF MAY 5, 2016**

Chair Goldstein requested that on line #120 "proved" be corrected to "provided". He also requested that line # 152 add "the" so that the sentence would read "Working with staff to get the situation resolved".

Commissioner Hutt moved to approve the minutes as amended. Commissioner Desai seconded. Motion carried unanimously.

**AUDIENCE COMMENT**

None.

**PUBLIC HEARING**

**CONDITIONAL USE PERMIT 15-26 (CUP 15-26)**

**86 N. Lima**

**Applicant: German Cortez**

**(continued from April 7, 2016)**

Planning Manager Cardoso delivered the staff report.

The Commission discussed concerns with the verification of the property line.

50 German Cortez  
51 Applicant  
52 Mr. Cortez addressed the issue of the property line.  
53

54 Glen Dupenthaler  
55 W. Montecito  
56 Ms. Dupenthaler spoke against the project.  
57

58 Derek Bushe  
59 W. Montecito  
60 Mr. Bushe spoke in favor of project.  
61

62 The Commission discussed their reservations on ruling on the project before the property  
63 line survey was complete.  
64

65 Commissioner Hutt directed the applicant to prepare visual simulations from north and  
66 south viewpoints.

67 Commissioner Desai directed the applicant to prepare visual simulations from a six-foot  
68 tall vantage point to make the drawings appear more realistic.  
69

70 Commissioner Spears indicated that simulated grass only looks good when it is newly  
71 installed and directed the applicant to use other drought tolerant plant material or lawn  
72 substitute.  
73

74 **Action: Commissioner Hutt moved to continue this matter to a date uncertain.**  
75 **Commissioner Spears seconded. Motion carried unanimously.**  
76

## 77 **2. CONDITIONAL USE PERMIT 15-25 (CUP 15-25)**

78 **59 N. Sunnyside Ave.**

79 **Applicants: Timothy and Courtney Vanis**  
80

81 Planning Manager Cardoso delivered the Staff Report.  
82

83 Applicant delivered a presentation.  
84

85 The Commission discussed teacher / student ratios, ages of students, the emergency  
86 operation plan, and the requirements of the bathroom facilities.  
87

### 88 **Public Comment**

89

90 Bruce Jones  
91 W. Alegria  
92 Mr. Jones spoke about safety concerns.  
93

94 Evan Dalwar  
95 W. Montecito  
96 Mr. Dalwar spoke in favor of the project.  
97

98 Gay Osbourne

99 W. Montecito  
100 Ms. Osbourne spoke against the project.  
101  
102 Tim Vanis  
103 Applicant  
104 Mr. Vanis responded to some concerns raised by residents.  
105  
106 Ryan Hoffman  
107 Mr. Hoffman spoke in favor of the project.  
108  
109 David Graham  
110 W. Montecito  
111 Mr. Graham spoke against the project.  
112  
113 Michael Budincich  
114 W. Montecito  
115 Mr. Budincich spoke against the project.  
116  
117 Erica Glemser  
118 Ms. Glemser spoke in favor of the project.  
119  
120 Bruce Jones  
121 W. Alegria  
122 Mr. Jones spoke again about safety concerns.  
123  
124 Charles Osbourne  
125 W. Montecito  
126 Mr. Osbourne spoke against the project.  
127  
128 David Graham  
129 W. Montecito  
130 Mr. Graham spoke again against the project.  
131  
132 Evan Dalwar  
133 W. Montecito  
134 Mr. Dalwar spoke again in favor of the project.  
135  
136 David Graham  
137 W. Montecito  
138 Mr. Graham spoke again against the project.  
139  
140 Chair Goldstein closed the Public Comment.  
141  
142 Chair Goldstein requested a tally of residents who spoke in favor and against the project.  
143 He also took a tally of emails received for and against the project.  
144  
145 **Discussion**  
146  
147 Commissioner Hutt inquired about regulating traffic and noise on the project.

The Commission discussed the residents' concerns as well as the impacts of the proposed increase in the business on the surrounding neighborhood.

Courtney Vanis  
Applicant

Ms. Vanis provided further details on the operation of the business.

The Commission discussed the number of students allowed for full and half day sessions.

**Action: Commissioner Frierman-Hunt moved to approve Planning Commission Resolution 16-04, with additional conditions approving Conditional Use Permit 15-25. Commissioner Spears seconded. Motion carried (5.1.1 – Buckles nay, Goldstein abstain.)**

### **ORAL COMMUNICATION**

#### **Audience Comments**

None.

#### **Planning Commission**

None.

#### **Planning & Community Preservation**

Director Gonzalez stated that the next Planning Commission meeting will be held on June 2, 2016.

#### **Adjournment**

Chair Goldstein adjourned the meeting at 9:43 p.m.

---

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