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**CITY OF SIERRA MADRE  
PLANNING COMMISSION MINUTES**

Regular Meeting of  
Thursday, September 17, 2015 at 7:06 p.m.  
City Council Chambers, 232 W. Sierra Madre Blvd.

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**CALL TO ORDER**

12 Chair Goldstein called the regular meeting of the Planning Commission to order at 7:00  
13 p.m.

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**ROLL CALL**

17 **Present:** Chair Goldstein, Commissioners Buckles, Frierman-Hunt, Hinton, Hutt,  
18 Spears

19 **Absent:** Commissioner Desai

20 **Staff:** Theresa Highsmith, City Attorney  
21 Vincent Gonzalez, Director of Planning & Community Preservation  
22 Leticia Cardoso, Senior Planner  
23 Monica Esparza, Assistant Planner  
24 Jennifer Peterson, Administrative Analyst  
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**APPROVAL OF AGENDA**

28 Commissioner Frierman-Hunt moved to approve the agenda. Commissioner Hutt  
29 seconded. Motion carried unanimously.

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**APPROVAL OF MINUTES OF SEPTEMBER 3, 2015**

33 Commissioner Spears abstained.

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35 Commissioner Frierman-Hunt moved to approve the minutes. Commissioner Hutt  
36 seconded. Motion carried unanimously.

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**AUDIENCE COMMENT**

40 Lynn Detoy

41 Ms. Detoy stated that she works near the library and has been nearly hit by cars in the  
42 crosswalk at Park and Sierra Madre Blvd. She stated that she spoke with the Police  
43 Department and wanted to bring the matter to the attention of the Planning Commission.  
44 She requested that the City consider installing crosswalk lights or some other safety  
45 measure.

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47 Director Gonzalez stated that traffic matters were not the purview of the Planning  
48 Commission, but he would see that the matter was brought to the attention of the City  
49 Council.

**PUBLIC HEARING**

**1. CONDITIONAL USE PERMIT 15-22 (CUP 15-22) | DISCRETIONARY  
DEMOLITION PERMIT 15-01 (DDP 15-01)  
110 Rancho Rd.**

**Applicants: Greg & Gina Felikian**

Assistant Planner Esparza delivered the staff report.

Commissioner Frierman-Hunt inquired if the covered patio was included in the floor area calculation. Assistant Planner Esparza stated that it had been included.

Commissioner Hutt inquired about the calculation of the setback. Assistant Planner Esparza deferred to the applicant's architect.

Commissioner Hutt inquired about the procedure for the Discretionary Demolition Permit. City Attorney Highsmith gave guidance to the Commission for the review of the historic survey and the demolition application.

Senior Planner Cardoso offered further clarification on the calculation of the setback as required in the R-1 zoning code. She stated that the Commission will be considering a more clear method in their amendment of the R-1 code.

John Vandavelde  
Hermosa Ave.

Applicant's Architect

Mr. Vandavelde spoke about the average front yard setback calculation. Mr. Vandavelde gave a presentation which included the project timeline, the design and the compatibility with the surrounding neighborhood.

Mark  
Landscape Architect

Mark presented the conceptual landscape plan.

John Vandavelde clarified the landscape plan review process, and the requirements of the Water Efficient Landscape Ordinance. Director Gonzalez pointed out that compliance with the Water Efficient Landscape requirement is reviewed by the contract plan checker hired by the City.

Merrill Sparrow  
Santa Anita Ct.

Ms. Sparrow inquired about the length (construction duration) of the project.

John Vandavelde stated it would be approximately 10-12 months.

Ralph Weaver  
Rancho Rd.

Mr. Weaver spoke in favor of the project.

Paul Calvo  
Rancho Rd.  
Mr. Calvo spoke in favor of the project.

Linda Aiker  
Rancho Rd.  
Ms. Aiker spoke in favor of the project.

Eaton Sleg  
Rancho Rd.  
Mr. Sleg spoke in favor of the project.

## Discussion

Commissioner Spears applauded the design, and the posting of the additional information. He stated that he has no opposition to the historic survey, and was in favor of the project.

Commissioner Buckles agreed with Commissioner Spears' comments. He added that he would be prefer more permeable paving, but was in favor of the project.

Commissioner Hinton stated that she was pleased that the lot was not being split and the single story design and use of natural materials. She would prefer the use of a grey water landscape and solar system. She stated that she is in favor of the project.

Commissioner Frierman-Hunt stated that this project illustrated the "Creeping mansionization" of Sierra Madre. She pointed out that the proposed project is bigger than most houses on the street. She felt that the detached garage is too close to the property line, as there is plenty of room on the lot. She also had concerns with the pool, in light of the drought.

Commissioner Hutt agreed with Commissioner Spears' comments. He commended the historic survey. He said he would prefer a smaller project, but that it fits well with the neighborhood. Commissioner Hutt stated that he was concerned with landscaping and tree preservation. He also appreciated the perspective drawing and stated that he would like to require those in the future. Commissioner Hutt also stated that he would like to require a deed restriction on future subdivision of this lot.

Chair Goldstein stated that he could make the required findings. He stated that it was helpful to hear neighbor support. He also stated that he was pleased with the single-story design and was in favor of the project.

**Action: Commissioner Spears moved to approve Conditional Use Permit 15-22, Discretionary Demolition Permit 15-01. Commissioner Buckles seconded. Motion carried 5.1.0 (Frierman-Hunt – nay). Commissioner Hutt requested a condition of approval of a deed restriction against future subdivision. Commissioner Spears requested a condition of approval for the undergrounding of the utilities.**

**ORAL COMMUNICATION**

**Audience Comments**

None.

**Planning Commission**

Commissioner Spears encouraged the use of water sensing irrigation systems which automatically shut off in the rain.

**Planning & Community Preservation**

Director Gonzalez stated that the next regular Planning Commission meeting is scheduled for October 1, 2015. The Commission will consider recommending adoption of a text amendment to the Second Unit Ordinance.

**Adjournment**

Chair Goldstein adjourned the meeting at 8:06 p.m.

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