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**CITY OF SIERRA MADRE
PLANNING COMMISSION MINUTES**

Regular Meeting of
Thursday, August 19, 2021 at 7:00 p.m.
City Council Chambers, 232 W. Sierra Madre Blvd.

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CALL TO ORDER

12 Chair Pevsner called the meeting to order at 7:01 pm

13 Present: Chair Pevsner, Vice Chair Denison, Commissioners Dallas, and Hutt
14 Absent Commissioner Spears

15 Staff: Vincent Gonzalez, Director of Planning and Community Preservation
16 Jennifer Peterson, Administrative Analyst
17 Josh Wolf, Associate Planner
18 Esteban Rubiano, Planning Technician
19 Aleks R. Giragosian, Assistant City Attorney
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APPROVAL OF AGENDA

23 Commissioner Hutt moved to approve the agenda. Vice Chair Denison seconded.
24 Motion carried unanimously.

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26

APPROVAL OF MINUTES AUGUST 5, 2021

27 Commissioner Dallas requested that line #182 be revised to reflect that she was
28 speaking about the availability of housing design products for sale.
29 Vice Chair Denison moved to approve the minutes as amended. Commissioner Hutt
30 seconded. Motion carried unanimously.

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COUNCIL LIAISON REPORT

33 Council member Parkhurst was not in attendance.

34
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AUDIENCE COMMENTS

36 Shirley Moore
37 Sierra Madre
38 Ms. Moore spoke against the Monastery project.
39

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PUBLIC HEARING

- 42 1. **DESIGN REVIEW PERMIT 21-01 (DRP 21-01)**
43 Address: 557 Acacia St.
44 Applicant: Mark Elby

45 Associate Planner Wolf delivered the Staff Report and PowerPoint
46 presentation.

47
48 Vice Chair Denison confirmed that this case had been referred up to the
49 Planning Commission by the Planning Director, and that it normally would have
50 been reviewed ministerially.

51
52 Commissioner Hutt inquired about the methodology of calculation of floor
53 plate/roof height as well as the labeling of bedrooms.

54
55 **PUBLIC COMMENT**

56
57 Alon Friedman
58 Architect
59 Mr. Friedman commented on the calculation of the floor/plate height,
60

61 **DISCUSSION**

62
63 Commissioner Hutt stated that he had visited both sites on tonight's agenda,
64 and he spoke to no one. Commissioner Hutt requested that on future
65 presentations, it would be helpful to show both the existing and proposed
66 project on an overlay drawing. He felt that the renovations are a great upgrade
67 to dated house. He expressed concern with the bulk and massing but felt that
68 the neighborhood can bear the size.

69
70 Vice Chair Denison stated that he had visited both sites on tonight's agenda
71 and he spoke to no one.

72 Vice Chair Denison feels that the project is well suited to the neighborhood,
73 despite its large size. He felt that the added articulation helped with the bulk
74 and mass.

75
76 Commissioner Dallas had an issue with the entrance tower design, and
77 suggested to push the tower toward the house to expose the entry doors, and
78 lower the plate-line of the stairwell.

79
80 Chair Pevsner stated that he could support the project as is.

81
82 Alon Friedman
83 Mr. Friedman thanked the Commission for their feedback and spoke about the
84 reasoning behind the design choices.

85
86 **Action: Commissioner Dallas moved to approve Design Review Permit**
87 **21-01 with condition to reduce the overall massing of the entry tower by**
88 **reducing both the height and projection. Modification to be reviewed and**

89 approved by staff. Vice Chair Denison seconded. Motion carried
90 unanimously.

91
92 **2. MODIFICATION TO DESIGN REVIEW PERMIT 19-08 (DRP 19-08) AND**
93 **DISCRETIONARY DEMOLITION PERMIT 19-05**

94 Address: 287 E. Montecito Ave.

95 Applicant: Connie & Derek Kan

96
97 Associate Planner Wolf delivered the Staff Report and PowerPoint
98 presentation.

99
100 Commissioner Hutt clarified the Commission's purview in the review of the
101 modifications.

102
103 Commissioner Dallas noted inconsistencies in the elevations.

104
105 Derek Kan

106 Homeowner

107 Mr. Kan introduced his family and provided history of project and home.

108

109 Gregory Preston

110 Architect

111 Mr. Preston addressed the drafting errors and explained the design choices.

112

113 **PUBLIC COMMENT**

114 None

115

116 **DISCUSSION**

117 Commissioner Dallas felt that the project design is well executed; Ensure to
118 address inconsistencies in plans and elevations early on to avoid problems.

119

120 Commissioner Hutt commended the homeowners for preserving the house.

121

122 Vice Chair Denison suggested giving latitude to the architect and staff to allow
123 for unforeseen building conditions during the renovation.

124

125 Vice Chair Denison and Chair Pevsner were in agreement with Commissioner
126 Dallas and Hutt.

127

128 **Action: Vice Chair Denison move to approve Modification to Design**
129 **Review Permit 19-08 with the latitude to repair and replace structural**
130 **members supporting the balcony above the porch, as needed, but not to the**
131 **extent to cause unreasonable alteration to the visual appearance of the**
132 **existing Dutch Colonial Revival architecture style. Commissioner Hutt**
133 **seconded. Motion carried unanimously.**

134 **ORAL COMMUNICATION**

135

136 **Planning Commission**

137 Commissioner Dallas added to Commissioner Hutt's request of comparison plans,
138 saying she would appreciate that on the elevations as well.

139

140 Vice Chair Denison spoke of concerns of approaching houses for site visits and
141 suggested that the Planning Commission be issued some form of ID.

142

143 **Staff**

144 Director Gonzalez stated that there are no projects currently scheduled for the
145 September 2nd Planning Commission meeting and inquired if the Planning
146 Commission would be interested in hosting study sessions regarding key issues
147 about the Meadows at Bailey Canyon project. Director Gonzalez stated
148 presentations could be by staff or technical experts.

149 City Attorney Giragosian stated that it could be an opportunity for the community to
150 become informed thematically and would be able to ask questions. The Planning
151 Commission deliberated the format for the study sessions.

152

153 Vice Chair Denison inquired which version of the Housing Element DEIR will the
154 Planning Commission review. Director Gonzalez stated the Commission would
155 review deliberate upon the Final EIR, which will include edits from the Department of
156 Housing and Community Development.

157

158 Commissioner Hutt suggested that the Planning Commission be assigned City email
159 addresses. City Attorney Giragosian offered guidance and direction on public
160 information/interaction, and clarification on materials which may become public
161 record.

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163 Vice Chair Pevsner adjourned the meeting at 8:58 pm to September 2, 2021.

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168 
Secretary to the Planning Commission

169 Vincent Gonzalez, Director of Planning & Community Preservation