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3 **CITY OF SIERRA MADRE**
4 **PLANNING COMMISSION MINUTES**
5 Regular Meeting of
6 Thursday, July 16, 2015 at 7:00 p.m.
7 City Council Chambers, 232 W. Sierra Madre Blvd.
8
9

10 **CALL TO ORDER**

11
12 Chair Desai called the regular meeting of the Planning Commission to order at 7:04p.m.
13

14 **ROLL CALL**

15
16 **Present:** Chair Desai, Commissioners Buckles, Frierman-Hunt,
17 **Absent:** Vice Chair Goldstein, Commissioner Spears
18 **Staff:** Theresa Highsmith, City Attorney
19 Vincent Gonzalez, Director of Planning & Community Preservation
20 Jennifer Peterson, Administrative Analyst
21

22 **APPROVAL OF AGENDA**

23
24 Commissioner Frierman-Hunt moved to approve the agenda. Commissioner Buckles
25 seconded. Motion carried unanimously.
26

27 **APPROVAL OF MINUTES OF JUNE 18, 2015**

28
29 Commissioner Buckles moved to approve the minutes, Commissioner Frierman-Hunt
30 seconded. Motion carried unanimously.
31

32 **AUDIENCE COMMENT**

33
34 None.
35

36 **PUBLIC HEARING**

37
38 **HISTORIC LANDMARK DESIGNATION, MILLS ACT CONTRACT, CERTIFICATE OF**
39 **APPROPRIATENESS 15-02, TENTATIVE PARCEL MAP 15-01, AND REQUEST TO APPLY**
40 **FOR TWO AFFORDABLE HOUSING INCENTIVES**

41 **Applicants: HHP-Highland, LLC**

42
43 Director Gonzalez delivered the Staff Report.

44
45 Jessica Ferree
46 Project Manager, Heritage Housing Partners
47

48 Ms. Ferree gave the project history, developer history and entitlement requests.

49
50 Charles Loveman

51 Executive Director, Heritage Housing Partners

52 Mr. Loveman detailed the Mills Act benefits to the City, developer and homebuyer. He
53 also explained the qualification requirements for the Mills Act Contract.

54
55 The Commission inquired about water meters. City Attorney Highsmith explained that
56 there are two existing meters on the property, and that an increase in size is allowed as
57 an exception to the moratorium, due to the requirement of fire sprinklers.

58
59 Tom Michali
60 Project Architect, M2A Architects

61 Mr. Michali detailed the proposed plan, and explained that the character defining features
62 what elements of the original design will remain, and what will encompass the proposed
63 reuse.

64
65 The Commission inquired about the sale prices of the units, and qualification
66 requirements for potential homebuyers.

67
68 **Public Comment**

69
70 Sharon Sandoval
71 W. Highland Ave.

72 Ms. Sandoval stated that she was concerned with the number of cars and on-street
73 parking impacts.

74
75 Candace Zubernoeth
76 W. Highland Ave.

77 Ms. Zubernoeth inquired about the income requirements and determination of qualification.

78
79 Alison Spicer
80 Montecito Ave.

81 Ms. Spicer spoke in favor of the project.

82
83 Leslee Hinton
84 Acacia Ave.

85 Ms. Hinton spoke about her personal experience with low to moderate income
86 condominium sale and the effect on surrounding property values.

87
88 Barry Gold
89 Ramona Ave.

90 Mr. Gold spoke in favor of the project.

91
92 Ellen Burr

93 Ms. Burr spoke in favor of the project.

94

95 **Action: Commissioner Frierman-Hunt moved to approve Planning Commission**
96 **Resolution 15-08, 15-09 and 15-10 with conditions. Commissioner Buckles**
97 **seconded. Motion carried unanimously.**
98

99 **Conditions of Approval:**

- 100 1. Remove the guardrails from the north building elevation adjacent to the front-
101 door access to Units B and C to retain the appearance of the former church
102 structure.
- 103
- 104 2. Retain door hardware on the exterior door closed in place at Unit C on the north
105 building elevation to reflect the character of the former church building.
106
- 107 3. The new Asphalt shingles should closely match the color of the existing asphalt
108 shingles on the building.
109

110 **ORAL COMMUNICATION**

111
112 **Audience Comments**

113
114 None.

115
116 **Planning Commission**

117
118 None.

119
120 **Planning & Community Preservation**

121
122 Director Gonzalez noted that the next regularly scheduled Planning Commission
123 meeting on August 6, 2015 would be cancelled as there were no items on the agenda.
124 He stated that appointments for the two vacancies to the Planning Commission will be
125 discussed at the July 28, 2015 City Council meeting.
126

127 **Adjournment**

128
129 Chair Desai adjourned the meeting at 8:23 p.m.
130
131

132
133
134 _____
135 Secretary to the Planning Commission
Vincent Gonzalez, Director of Planning & Community Preservation