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**AGENDA**  
**REGULAR PLANNING COMMISSION MEETING**

City Council Chamber  
232 W. Sierra Madre Blvd.  
Sierra Madre, California  
Thursday,  
August 20, 2015  
7:00 p.m.

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|------|-----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| I.   | <b>ROLL CALL</b>                        | Chair Desai, Vice-Chair Goldstein, Commissioners Buckles, Frierman-Hunt, Hinton, Hutt, and Spears                                                                                                                                                                                                                                                                                                           |
| II.  | <b>ROTATION OF CHAIR AND VICE CHAIR</b> | The Planning Commission will nominate a Chair and Vice Chair, to serve a term from August 2015 to June 2016                                                                                                                                                                                                                                                                                                 |
| II.  | <b>AGENDA</b>                           | Approval of Agenda                                                                                                                                                                                                                                                                                                                                                                                          |
| III. | <b>APPROVAL OF MINUTES</b>              | Approval of <a href="#">Minutes of July 16, 2015.</a>                                                                                                                                                                                                                                                                                                                                                       |
| IV.  | <b>AUDIENCE COMMENTS</b>                | At this time, any person may address the Planning Commission concerning any item that is not listed on the agenda. The Planning Commission welcomes your participation and input. When addressing the Planning Commission, please begin by stating your name and address for the record. Please limit your comments to no more than four (4) minutes in order to provide for an orderly and timely meeting. |
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V. **PUBLIC HEARING**

1. [\*\*CERTIFICATE OF APPROPRIATENESS 15-03\*\*](#)  
[\*\*229 N. Baldwin Avenue \(William Deutsch House - 1883\)\*\*](#)  
[\*\*Applicants: Barry and Leslie Ziff\*\*](#)

The Planning Commission will consider a request for a Certificate of Appropriateness to install a new air conditioning and heating system with two (2) condensers and a line cover along the front exterior wall facing N. Baldwin Avenue and an upgraded electrical panel along the exterior wall facing W. Laurel Avenue at the residence located at 229 N. Baldwin Avenue (William Deutsch House – 1883). The William Deutsch House is listed on the City's Historic Landmark List. Pursuant to Municipal Code Section 17.82.090, all permits for alteration of historic landmarks which alter the exterior appearance as seen from public view require the approval of a Certificate of Appropriateness.

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**2. HILLSIDE DEVELOPMENT PERMIT 14-01 (HDP 14-01) and CONDITIONAL USE PERMIT 14-05 (CUP 14-05)**  
**11 Nathaniel Terrace (Lot 6 of Stonegate)**  
**Applicant: Adele Chang**

The Planning Commission will conduct a public hearing to consider a request for a Hillside Development Permit and a Conditional Use Permit to allow construction of a two-story, 4,382-square-foot single-family residence on property located at 11 Nathaniel Terrace. Pursuant to City of Sierra Madre Municipal Code Section 17.52.070.C.1, construction of a single-family dwelling unit on an existing legal lot within the Hillside Management Zone requires approval of a Hillside Development Permit. Pursuant to Condition of Approval No. 159 of Tract Map 54016, any development which can be seen from the location of the Macomber Cabin, Carter Barn or the Willis Estate is subject to a CUP, to ensure that the development contrasts with the design of these cultural resources, and to protect these cultural resources by distinguishing them from their non-historic context.

**VI. ORAL COMMUNICATION**

**1. Audience**

This is an additional opportunity for any person to address the Planning Commission on an item that is not on the Agenda. When addressing the Planning Commission, please begin by providing your name and address for the record. Please keep comments to no more than four (4) minutes to assure an orderly and timely meeting.

**2. Planning Commission**

**3. Planning and Community Preservation Staff**

**VII. ADJOURNMENT**

**INFORMATION TO THE PUBLIC**

The Planning Commission will consider the last item at 10:30 p.m. and they will adjourn the meeting by 11:00 p.m. The Planning Commission will continue all unfinished business to an adjourned meeting on the following Thursday at 7:00 p.m. or to a different time and date certain.

Copies of the Agenda are available for your convenience at the rear of the Council Chambers. State legislation (Govt. Code Section 54954.2) limits the Planning Commission's ability to take action on specific requests. Govt. Code Section 54954.2 limits the placement of items on the Agenda for action 72 hours prior to meetings, except for specific findings.

No action or discussion may be undertaken by the Planning Commission on any item if not posted on the agenda, except that Commissioners or staff may briefly respond to statements made or questions posed by the public, a Council member or its staff may ask a question for clarification, make a brief announcement, or make a brief report on his or her own activities. A Commissioner or the Planning Commission itself may provide a reference to staff to report back to the Planning Commission at a subsequent meeting concerning any matter or may direct staff to place a matter of business on a future agenda.

### **REQUIRED FINDINGS**

Conditional Use Permit and Variance considerations are “quasi-judicial” decisions made by the Planning Commission. As such, these decisions may be challenged in court. Accordingly, courts require an adequate “record” to exercise judicial review. This means that the documentation supporting the approval or denial of a project must include an explanation of how the Planning Commission processed the raw information and evidence considered in reaching its decision. The California Supreme Court has laid down distinct, definitive principles of law detailing the need for findings when a public agency approves or denies a project while acting in a “quasi-judicial” roll. This decision is based upon the case, *Topanga Assoc. For a Scenic Community v. County of Los Angeles (“Topanga”)*. The “Topanga” court outlined the following 5 purposes for making findings:

- Provide a framework for making principled decisions, enhancing the integrity of the administrative process;
- Facilitate orderly analysis and reduce the likelihood the agency will randomly leap from evidence to conclusions;
- Serve a public relations function by helping to persuade the parties that the administrative decision making is careful, reasoned, and equitable;
- Enable the parties to determine whether and on what basis they should seek judicial review and remedies; and,
- Apprise the reviewing court of the basis for the agency’s decision.

For more information on the necessary “Findings” that the Planning Commission must make, please contact the Development Services Department at (626) 355-7138.

(Source: Curtin’s California Land Use & Planning Law, Daniel J. Curtin, Jr., 2001)