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3 **CITY OF SIERRA MADRE**
4 **PLANNING COMMISSION MINUTES**
5 **Regular Meeting of**
6 **Thursday, August 20, 2015 at 7:00 p.m.**
7 **City Council Chambers, 232 W. Sierra Madre Blvd.**
8
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10 **CALL TO ORDER**

11
12 Chair Desai called the regular meeting of the Planning Commission to order at 7:00
13 p.m.
14

15 **ROLL CALL**

16
17 **Present:** Chair Desai, Commissioners Frierman-Hunt, Hinton, Hutt, Spears
18 **Absent:** Vice Chair Goldstein, Commissioner Buckles
19 **Staff:** Theresa Highsmith, City Attorney
20 Vincent Gonzalez, Director of Planning & Community Preservation
21 Leticia Cardoso, Senior Planner
22 Monica Esparza, Assistant Planner
23 Jennifer Peterson, Administrative Analyst
24

25 **REPORT FROM CLOSED SESSION**

26
27 City Attorney Highsmith stated that no action was taken in closed session.
28

29 **ROTATION OF CHAIR AND VICE CHAIR**

30
31 Commissioner Hutt nominated Vice Chair Goldstein for Planning Commission Chair.
32 Commissioner Spears seconded. Motion carried unanimously.
33

34 Commissioner Hinton nominated Commissioner Frierman-Hunt for Planning
35 Commission Vice-Chair. Commissioner Spears seconded. Motion carried
36 unanimously.
37

38 **APPROVAL OF AGENDA**

39
40 Commissioner Hutt moved to approve the agenda. Commissioner Desai seconded.
41 Motion carried unanimously.
42

43 **APPROVAL OF MINUTES OF JULY 16, 2015**

44
45 Commissioner Spears abstained due to his absence at the meeting. A quorum of
46 members present at the July 16th meeting could not be met. City Attorney Highsmith
47 stated that the minutes could be approved as to form.
48 Commissioner Spears moved to approve the minutes as to form. Commissioner Desai
49 seconded. Motion carried unanimously (Commissioner Hutt abstained).

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AUDIENCE COMMENT

None.

PUBLIC HEARING

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

(Commissioner Spears recused himself due to his living within 500' of the project.)

Assistant Planner Esparza delivered the Staff Report.

Barry & Leslie Ziff
Applicants

Mr. & Mrs. Ziff gave background on the house, and the need for the HVAC system.

Commissioner Frierman-Hunt requested to add a condition of approval that the HVAC system be required to be permanently screened by plants.

Action: Commissioner Hutt moved to approve Planning Commission Resolution 15-11, to approve Certificate of Appropriateness 15-03 as amended. Commissioner Desai seconded. Motion carried unanimously.

**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**

Senior Planner Cardoso delivered the Staff Report.

Adele Chang
Applicant & Project Architect

Ms. Chang gave a brief history of the project.

Commissioner Spears stated that he would prefer that the project use non-reflective glass guard rails.

Commissioner Hutt inquired about the ownership of the driveway apron at Lot 7, and whether it is public or owned by CETT, as Lot 7 owns the Los Angeles County Flood Control District (LACFCD) access easement. He also asked whether Lot 6 might be able to use the access easement in lieu of taking access directly from Nathaniel Terrace through the curb cut at Lot 6. The applicant stated that this would require approval from LA County.

Commissioner Hutt stated that he feels that the retaining wall is not necessary for Lot 6 along the south property line. He also stated that the water feature is an attractive

99 nuisance for wildlife and should be omitted from the design. Commissioner Hutt also
100 inquired if the summer kitchen was included in the calculation of square footage, and
101 the applicant clarified that it was not included.
102

103 **Public Comment**

104
105 Marguerite Schuster
106 Mt. Wilson Trail.
107 Ms. Schuster spoke against the project.
108

109 Barry Gold
110 Ramona Ave.
111 Mr. Gold spoke against the project.
112

113 Teryl Willis
114 Carter Ave.
115 Ms. Willis spoke against the project.
116

117 Judy Webb-Martin
118 Mira Monte Ave.
119 Ms. Webb-Martin spoke against the project.
120

121 **Discussion**

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123 The Commissioners each discussed their concerns about the project and agreed by
124 consensus that the project needs significant revisions including but not limited to:
125

- 126 • The Stonegate Design Guidelines references that building form, mass and profile
127 should consider the character of the natural terrain to break-up the massing of a
128 building. The design should be arranged so that it fits in with the hillside
129 landform.
- 130 • Architectural style should be more symbiotic with the hillside location.
- 131 • Reflect idea of light, thin, simple, clean, but grounded design with an in-door/out-
132 door approach. This will lend itself stylistically better for this project.
- 133 • Distribute second-story massing to ground-level. Consider sinking first floor
134 downward to reduce building mass.
- 135 • Provide more articulation to create relief in the massing.
- 136 • 10' plate height is substantial. Consider reducing interior plate height to reduce
137 the overall height of the building.
- 138 • Introduce one-story elements along the east and west side of the building to
139 minimize views from the street.
- 140 • The flat roof with parapet provides an institutional feel and adds to the vertical
141 face of the building. Articulate the roof profile to reflect the contour of the
142 adjacent hillside.
- 143 • The building appears to have large swaths of stucco and concrete planes. Some
144 members asked the applicant to consider a more organic material such as corten
145 steel or natural stone.

- 146 • Create a void that is a deck without the cantilever in lieu of a two-story volume
147 above the dining room.
148 • The large windows will broadcast the house at night. Indoor lighting should be
149 considered in the design, including the use of non-reflective glass and non-
150 reflective exterior guardrails

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152 **Landscape Design:**

- 153 • Redesign the landscape plan to include a more organic influence.
154 • The 200 SF outdoor summer kitchen/patio (with second floor above) contributes
155 to the overall massing of the building. Revise concept. Consider roof deck or
156 locate outdoor kitchen to the side of the building.
157 • Increase percentage of permeable pavement or direct water to permeable
158 surfaces.
159 • The retaining wall along the interior lot line between Lot 6 and Lot 5 is
160 unnecessary and should be omitted from the plan.
161 • Eliminate the garden reflecting pool; it may become an attractive nuisance to
162 wildlife.
163 • The property line walls should be eliminated.

164
165 The Commission offered the applicant the option to continue the meeting to allow for there
166 design of the project based on their comments, but asked the applicant not to piecemeal
167 the revisions. Ms. Chang stated that she would like to continue to a date uncertain, to
168 allow her time to discuss the Commission's comments with her clients.
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170 **Action: Commissioner Spears moved to continue this item to a date uncertain.**
171 **Commissioner Hutt seconded. Motion carried unanimously.**
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173 **ORAL COMMUNICATION**

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175 **Audience Comments**

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177 None.

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179 **Planning Commission**

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181 None.

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183 **Planning & Community Preservation**

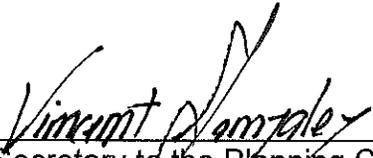
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185 Director Gonzalez stated that the next regular Planning Commission meeting is
186 scheduled for September 3, 2015, but at this time there were no items on the agenda.
187

188 Director Gonzalez announced the dedication ceremony for the City Hall landscape
189 project at 10 a.m. on Saturday, August 22, 2015.
190

191 **Adjournment**

192
193 Vice-Chair Frierman-Hunt adjourned the meeting at 9:00 p.m.

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