
REGULAR PLANNING COMMISSION MEETING

City Council Chamber
232 W. Sierra Madre Blvd.
Sierra Madre, California
Thursday,
December 15, 2016
7:00 P.M.

- I. **ROLL CALL** Chair Frierman-Hunt, Vice-chair Spears, Commissioners Buckles, Desai, Hinton, Hutt, Pevsner
- II. **AGENDA** Approval of Agenda
- III. **APPROVAL OF MINUTES** Approval of Minutes from the Regular Planning Commission Meeting on [December 1, 2016](#).
- IV. **AUDIENCE COMMENTS** 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. **DISCUSSION**

1. [DISCUSSION REGARDING AMENDMENTS TO CHAPTER 17.60.056-DISCRETIONARY DEMOLITION PERMIT TO REVISE THE DEMOLITION PERMIT REQUIREMENT OF SINGLE-FAMILY HOMES AND DUPLEXES; AND AMENDMENTS TO CHAPTER 15.04.115 SECTION 105.7-DEMOLITION PERMITS AND PENALTIES; AND CHAPTER 15.52.060-CALCULATION OF FEES.](#)

The Planning Commission will introduce a discussion regarding potential amendments to the zoning code concerning chapter 17.60.056–Discretionary Demolition Permit requirements of single-family homes and duplexes 75-years and older, eliminating the exception allowing demolition of up to 25% of exterior walls and eliminating restriction requiring only single-family homes and duplexes to abide by the Discretionary Demolition Permit requirements, thereby expanding requirement to all structure types; Amendments to the Building Code Chapter 15.04.115 Section 105.7-Demolition Permits and Penalty for demolition without a permit; and Chapter 15.52.060-Calculation of Fees, to eliminate the award of impact credits toward future development for structures that have been demolished without permits.

2. [DISCUSSION REGARDING REGULATION OF GROUP LIVING FACILITIES \(Continued from October 6, 2016\).](#)

The Planning Commission will continue a discussion regarding potential amendments to the zoning code regarding unlicensed and licensed group living facilities with greater than six (6) persons. The amendments would afford the City the ability to better

regulate such facilities by imposing operational and distance requirements through a conditional use permit to preserve the residential character of neighborhoods.

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)