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**CITY OF SIERRA MADRE
PLANNING COMMISSION MINUTES
Regular Meeting of
Thursday, May 5, 2016 at 7:00 p.m.
City Council Chambers, 232 W. Sierra Madre Blvd.**

CALL TO ORDER

Chair Goldstein called the meeting to order at 7:05 p.m.

ROLL CALL

Present: Chair Goldstein, Commissioners Buckles, Desai, Hinton, Hutt, Spears
Absent: Commissioner Frierman-Hunt
Staff: Vincent Gonzalez, Director of Planning & Community Preservation
Leticia Cardoso, Planning Manager
Terri Highsmith, City Attorney
Jennifer Peterson, Administrative Analyst

APPROVAL OF AGENDA

Chair Goldstein stated that he was aware of many audience members' concern regarding a group home at a specific address. In light of that, he stated that any comments on that matter would be heard during public comment regarding items not on the agenda. He suggested also that the agenda discussion items be heard in reverse order, and that the matter of group homes would be discussed in a general sense, as the staff report prepared for this evening needs further research.

Commissioner Hutt moved to approve the agenda as amended. Commissioner Spears seconded. Motion carried unanimously.

APPROVAL OF MINUTES OF APRIL 21, 2016

Commissioner Hutt requested that on line #115 "Board" be changed to "Boarding".

Commissioner Hutt moved to approve the minutes as amended. Commissioner Desai seconded. Motion carried unanimously.

AUDIENCE COMMENT

Teryl Willis
Carter Ave.
Ms. Willis spoke regarding various concerns regarding the facility at 22 W. Carter.

Chair Goldstein stated that he will request response from counsel at the end of public comment.

Gary Hood

51 N. Baldwin Ave.
52 Mr. Hood spoke regarding various concerns regarding the facility at 22 W. Carter.
53
54 Melissa Thew
55 N. Baldwin Ave.
56 Ms. Thew spoke regarding various concerns regarding the facility at 22 W. Carter.
57
58 Caroline Brown
59 Alta Vista Dr.
60 Ms. Brown spoke on wildlife issues in the General Plan and volunteered to help with the
61 implementation plan.
62
63 Scott Oliver
64 W. Carter Ave.
65 Mr. Oliver spoke regarding various concerns regarding the facility at 22 W. Carter.
66
67 Marlene Goldfarb
68 W. Carter Ave.
69 Ms. Goldfarb spoke regarding various concerns regarding the facility at 22 W. Carter.
70
71 Gary Hood
72 N. Baldwin Ave.
73 Mr. Hood reiterated his concerns regarding the facility at 22 W. Carter.
74
75 Durlene Escobar
76 Operations Manager
77 22 W. Carter
78 Ms. Escobar responded to some of the concerns regarding the facility at 22 W. Carter.
79 She also provided a contact phone number for concerned residents.
80
81 Chair Goldstein closed the public comment, and requested City Attorney Highsmith to
82 provide an overview on allowable use at 22 W. Carter. City Attorney Highsmith
83 provided clarification.
84

85 **PUBLIC HEARING**

86
87 **CONDITIONAL USE PERMIT 16-01 (CUP 16-01)**
88 **150 S. Baldwin Avenue**
89 **Applicants: James and Kathy Watson**
90

91 Planning Manager Cardoso delivered the staff report.
92

93 The Commission inquired if the project will qualify towards meeting the goals of the
94 Regional Housing Needs Assessment allocation, which Planning Manager Cardoso
95 stated it does. Commissioner Desai also inquired if the project complies with the side
96 yard setback requirements, which Planning Manager Cardoso confirmed that it does.
97

98 **Public Comment**
99

100 Jim Watson
101 Applicant

102
103 Mr. Watson provided the history of the project.

104
105 The Commission inquired about access to the proposed second unit and garage. Mr.
106 Watson addressed their questions.

107
108 **Action: Commissioner Hutt moved to approve PC Resolution 16-03, approving**
109 **Conditional Use Permit 16-01. Commissioner Spears seconded. Motion carried**
110 **unanimously.**

111
112 **DISCUSSION**

113
114 **1. Discussion of General Plan Land Use Implementation Program Items IM-36, IM-**
115 **37, and IM-38, amending the R-3 (Multiple Family Residential) Zone to Establish**
116 **Limits on Floor Area Ratio and to Update Development and Design Standards.**

117
118 Director Gonzalez delivered the Staff Report.

119
120 Commissioner Hutt proved clarification and background on the General Plan Committee's
121 intention.

122
123 The Commission agreed by consensus to move forward now with the amendment that
124 addresses allowable floor area as it is the exact language in the General Plan. The
125 Commission also agreed to continue to work on possible amendments to other sections
126 of the R-3 ordinances.

127
128 **2. Discussion Regarding Group Homes and Group Living Facilities in residential**
129 **zones (R-1, R-2, and R-3) and the R-P (Residential-Professional) Zone.**

130
131 Director Gonzalez delivered the Staff Report.

132
133 Chair Goldstein reminded the Commission that the discussion this evening would be
134 general, and that this item will return in the future to the Commission for further detailed
135 consideration.

136
137 The Commission discussed the possible types of group homes, and how to manage code
138 enforcement.

139
140 The Commission agreed by consensus that further detailed research and discussion is
141 needed regarding licensed and unlicensed facilities.

142
143 **Public Comment**

144
145 Caroline Brown
146 Alta Vista Dr.

147 Ms. Brown spoke about battered woman's shelters and the need to remain deliberately
148 anonymous.

149
150 Durlene Escobar
151 Operations Manager
152 Ms. Escobar stated that she is working with staff to get situation resolved.

153
154 **ORAL COMMUNICATION**

155
156 **Audience Comments**

157
158 None.

159
160 **Planning Commission**

161
162 None.

163
164 **Planning & Community Preservation**

165
166 Director Gonzalez stated that the amendments to the Institutional Zone will be
167 considered by the City Council on May 24, 2016.

168
169 Director Gonzalez stated that the next Planning Commission meeting will be held on
170 May 19, 2016.

171
172 **Adjournment**

173
174 Chair Goldstein adjourned the meeting at 8:55 p.m.

175
176
177
178
179 _____
180 Secretary to the Planning Commission
Vincent Gonzalez, Director of Planning & Community Preservation