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3 **CITY OF SIERRA MADRE**
4 **PLANNING COMMISSION MINUTES**
5 **Regular Meeting of**
6 **Thursday, December 17, 2015 at 7:00 p.m.**
7 **City Council Chambers, 232 W. Sierra Madre Blvd.**
8

9 **CALL TO ORDER**

10
11 Chair Goldstein called the meeting to order at 7:03 p.m.
12

13 **REPORT FROM CLOSED SESSION**

14
15 City Attorney Highsmith stated that no action had been taken in Closed Session.
16

17 **ROLL CALL**

18
19 **Present:** Chair Goldstein, Commissioners Desai, Buckles, Frierman-Hunt, Hinton,
20 Hutt, Spears

21 **Staff:** Vincent Gonzalez, Director of Planning & Community Preservation
22 Leticia Cardoso, Planning Manager
23 Monica Esparza, Assistant Planner
24 Jennifer Peterson, Administrative Analyst
25 Terri Highsmith, City Attorney
26

27 **APPROVAL OF AGENDA**

28
29 Commissioner Frierman-Hunt moved to approve the agenda. Commissioner Hutt
30 seconded. Motion carried unanimously.
31

32 **APPROVAL OF MINUTES**

33
34 Chair Goldstein noted that there was no mention of the approval of the two sets of
35 minutes at the past meeting. He requested that action be included in the minutes.
36

37 Commissioner Hutt approved to amend the minutes as amended. Commissioner
38 Spears seconded. Motion carried 6.0.1 (Desai abstain).
39

40 **AUDIENCE COMMENT**

41
42 None.
43

44 **PUBLIC HEARING**

- 45
46 **1. CONDITIONAL USE PERMIT 15-23 (CUP 15-23)**
47 **126 E. Mira Monte Avenue**
48 **Applicant: William and Anastasia Kefalas**
49 **(Continued from December 3, 2015)**

50
51 Assistant Planner Esparza delivered the Staff Report in which she detailed the
52 modifications in this revision.

53
54 **Bill Kefalas**
55 **Applicant**

56 Mr. Kefalas assured that he had personally verified the calculations. He also detailed the
57 revisions from the previous submittal.

58
59 The Commission posed questions to the applicant about the landscape plan, which Mr.
60 Kefalas addressed.

61
62 **Discussion**

63
64 Commissioner Hinton requested the addition of a condition of approval to not allow any
65 future lot line adjustments or easements to reduce the square footage of the lot.

66
67 Commissioner Spears requested the addition of a condition of approval to require
68 undergrounding of the utilities.

69
70 The Commission discussed the differentiation between the existing and proposed rock
71 along the elevations. They agreed by consensus that the new rock along the addition
72 should be more foundational, so it should be lower than proposed to achieve the proper
73 scale.

74
75 Commissioner Hutt requested to add a fifth finding in reference to General Plan Policy
76 L1.5.

77
78 **Action: Commissioner Frierman-Hunt moved to approve Planning Commission**
79 **Resolution 15-15 with noted corrections. Commissioner Desai seconded. Motion**
80 **carried unanimously.**

81
82 ***Commissioner Buckles joined the meeting at 7:55pm***

83
84 **2. MUNICIPAL CODE TEXT AMENDMENT 15-04 (MCTA 15-04)**

85
86 Director Gonzalez delivered the Staff Report.

87
88 Police Captain Ortiz delivered a presentation.

89
90 The Commission discussed Code Enforcement concerns and how best to address them
91 with Captain Ortiz.

92
93 Commissioner Hutt requested that in B3, language be corrected to read “within the City”.

94
95 **Action: Commissioner Frierman-Hunt moved to recommend approval Draft City**
96 **Council Ordinance 1371, establishing land use regulations of the growing of live**
97 **marijuana plants for personal medical use, with corrections requested by**

98 **Commissioner Hutt and language added that prohibits accessibility to minors.**
99 **Commissioner Spears seconded. Motion carried unanimously.**

100
101 **ORAL COMMUNICATION**

102
103 **Audience Comments**

104
105 None.

106
107 **Planning Commission**

108
109 Commissioner Spears invited everyone to join Santa at the fire house on Christmas
110 Eve.

111
112 Commissioner Goldstein requested again that the story poles be removed from 1
113 Carter.

114
115 **Planning & Community Preservation**

116
117 Director Gonzalez stated that the next regular Planning Commission meeting is
118 scheduled for January 7, 2016 during which the Commission would consider the R-1
119 Amendments.

120
121 **Adjournment**

122
123 Chair Goldstein adjourned the meeting at 8:55 p.m.

124
125
126
127
128 _____
129 Secretary to the Planning Commission
Vincent Gonzalez, Director of Planning & Community Preservation