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**CITY OF SIERRA MADRE  
PLANNING COMMISSION MINUTES  
Regular Meeting of  
Thursday, October 20, 2016 at 7:00 p.m.  
City Council Chambers, 232 W. Sierra Madre Blvd.**

9 **CALL TO ORDER**

10  
11 Chair Frierman-Hunt called the meeting to order at 7:05 p.m.

12  
13 **ROLL CALL**

14  
15 **Present:** Chair Frierman-Hunt, Vice Chair Spears, Commissioners Hinton Hutt,  
16 Pevsner

17 **Absent:** Commissioners Buckles, Desai,

18 **Staff:** Vincent Gonzalez, Director of Planning & Community Preservation  
19 Jonathan Perez, Assistant Planner  
20 Jennifer Peterson, Administrative Analyst  
21 Terri Highsmith, City Attorney  
22

23 **APPROVAL OF AGENDA**

24  
25 Commissioner Hutt moved to approve the agenda. Vice Chair Spears seconded.  
26 Motion carried unanimously.  
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28 **APPROVAL OF MINUTES OF OCTOBER 6, 2016**

29  
30 Vice Chair Spears moved to approve the minutes. Commissioner Hutt seconded.  
31 Motion carried unanimously.  
32

33 **AUDIENCE COMMENT**

34  
35 None.  
36

37 **PUBLIC HEARING**

38  
39 **CONDITIONAL USE PERMIT 16-03 (CUP (16-03)**

40 **ADDRESS: 156 West Highland Avenue**

41 **APPLICANT: Steve Salisian**  
42

43 Assistant Planner Perez delivered the Staff Report.  
44

45 The Commission discussed requiring an annual inspection as a condition of approval.  
46 The Commission also discussed the application of the Fire Code, as it pertains to  
47 setbacks and the requirement of fire sprinklers. Staff stated that those concerns would

48 be addressed in the building plan check process, or can be added as a condition of  
49 approval.

50

51 **Public Comment**

52

53 Brent Chaney  
54 Attorney for Applicant

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56 Mr. Chaney spoke about the history and revisions to the project.

57

58 Commissioner Hinton inquired if the applicant is prepared to submit a dump receipt from  
59 the landfill to satisfy the Public Works condition of approval. Mr. Chaney said they are.

60

61 **Discussion**

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63 Commissioner Spears stated that he felt that the project is okay, but is not thrilled with it.  
64 Commissioner Hutt stated that he is happy that the applicant has been responsive to the  
65 Commissions comments, and can approve the project as submitted.

66 Commissioner Pevsner stated that he is okay with all of the changes. He stated that he  
67 agrees with Commissioner Spears that the project isn't the best, but that the applicant  
68 has completed sufficient mitigation to approve. Chair Frierman-Hunt stated that she feels  
69 that what exists would never have been permitted. She said she is agreeable to approval,  
70 provided that the applicant comply with conditions.

71

72 **Action: Commissioner Hutt moved to approve Planning Commission resolution**  
73 **16-07 with added conditions of approval as discussed. Commissioner Buckles**  
74 **seconded. Motion carried unanimously.**

75

76 **ORAL COMMUNICATION**

77

78 **Audience Comments**

79

80 None.

81

82 **Planning Commission**

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84 Chair Frierman-Hunt inquired about a resident paving in the parkway. Director  
85 Gonzalez confirmed that that is a Code Enforcement case.

86

87 **Planning & Community Preservation**

88

89 Director Gonzalez listed the items scheduled for consideration at the upcoming  
90 Planning Commission meetings.

91

92 **Adjournment**

93

94 Chair Frierman-Hunt adjourned the Planning Commission meeting at 7:30 pm

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96



97 Secretary to the Planning Commission

98 Vincent Gonzalez, Director of Planning & Community Preservation