

**** Revised ****



CITY OF SIERRA MADRE

PLANNING COMMISSION REGULAR MEETING AGENDA

Thursday, April 2, 2026, 5:30 PM

City Council Chambers, 232 W. Sierra Madre Blvd.

AMERICANS WITH DISABILITIES ACT

Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability related modification or accommodation in order to participate in a meeting, including auxiliary aids or services, may request such modification or accommodation from the City Clerk at (626) 574-5455. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.

PUBLIC COMMENT & ACCESS

The Brown Act provides the public with an opportunity to make public comments at any public meeting. As an alternative, public comment may be submitted by e-mail to publiccomment@sierramadrecal.gov by 3:00PM on the day of the meeting. Emails will be acknowledged at the Planning Commission meeting, filed into public record, and scanned onto the City website for public review.

A copy of the posted agenda and a live video stream of the meeting can be found on the City's website at sierramadrecal.gov, on Foothills Media website at foothillsmedia.org/sierramadre, and broadcast on Government Access Channel 3 (Spectrum).

If you require special assistance to participate in this meeting, please contact the City Clerk's Office at (626) 355-7135 at least 48 hours prior to the meeting.

CODE OF CONDUCT

The purpose of a Planning Commission meeting is to conduct City business. Members of the public that behave in a manner that interrupts or obstructs the Planning Commission's ability to conduct City business may be asked to leave the meeting. Any and all demonstrations which disrupt, interrupt, or obstruct the Planning Commission's ability to conduct City business are prohibited. No signs, posters, or other large objects shall be brought into the Council Chambers or other meeting place if doing so would disrupt, disturb, or otherwise impede the orderly course of the meeting.

1. CALL TO ORDER

2. ROLL CALL OF PLANNING COMMISSION MEMBERS

Thomas Denison, Chair
Patrick Simcock, Vice Chair,
Kevin Brennan, Commissioner
Christine Moran, Commissioner
Yong Yoo, Commissioner

3. APPROVAL OF AGENDA

4. REPORT FROM CITY COUNCIL LIASON

5. PRESENTATIONS

6. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

Any person wishing to speak before the Planning Commission is asked to complete a Speaker Card and provide it to staff prior to the start of the meeting. Speakers are generally limited to three (3) minutes per person and time may not be delegated; any changes to the allotted time will be announced prior to the Public Comment period. Under the Brown Act, the Planning Commission is prohibited from discussing or taking action on any item not listed on the posted agenda.

Addressing the Planning Commission from the audience is not permitted; all comments addressing the Commission must be made from the podium. Only public comment made from the podium will be recognized by the Planning Commission and entered into public record.

7. PUBLIC HEARING

Any person wishing to speak before the Planning Commission on a public hearing item is asked to complete a Speaker Card noting the agenda item number and provide it to staff prior to the start of the public hearing. Separate and apart from the applicant (who may speak longer in the discretion of the Commission) speakers are generally limited to three (3) minutes per person; any changes to the allotted time will be announced prior to the Public Comment period. Under the Brown Act, the Planning Commission is prohibited from discussing or acting on any item not listed on the posted agenda. The applicant may additionally submit rebuttal comments, at the discretion of the Commission.

Following the closure of the public hearing and prior to the final decision, Commissioners shall disclose any ex parte communication that has taken place pertaining to the public hearing item. Planning Commissioners shall also disclose all visits to a site that is the subject of a quasi-adjudicatory proceeding before the Planning Commission. The disclosure will include whether the site visit was organized by staff, upon the invitation of the applicant, or on the Commissioners' own accord. The Commissioner must disclose all information learned from the site visit that is not included in the agenda packet and that informs his or her decision-making.

- A. Public Hearing to Investigate a Potential Public Nuisance at 281 W. Carter Ave
CEQA: Not a Project
Recommended Action: Provide Direction

8. CONSENT CALENDAR

All matters listed under the Consent Calendar are considered to be routine and can be acted on by one roll call vote. There will be no separate discussion of these items unless a member of the Planning Commission requests that a specific item be removed from the Consent Calendar for separate discussion and action.

9. DISCUSSION ITEMS

- A. California Legislative Update Part 2 - Land Use and Housing
CEQA: Not a Project
Recommended Action: Receive and File

10. REPORTS FROM PLANNING COMMISSION

11. REPORTS FROM CITY STAFF

12. ADJOURNMENT

The Planning Commission will adjourn to its next regular meeting on April 16, 2026.

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 5:30 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 Commissioner or 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 Planning and Community Preservation Department at (626) 355-7138.

(Source: Curtin's California Land Use & Planning Law, Daniel)

Date Posted: March 26, 2026



CITY OF SIERRA MADRE

STAFF REPORT

CITY ATTORNEY

DATE: April 2, 2026

TO: Honorable Chair and the Planning Commission

FROM: Aleks Giragosian, City Attorney
By: Aleks Giragosian, City Attorney

SUBJECT: Public Hearing to Investigate a Potential Public Nuisance at 281 W. Carter Ave

RECOMMENDATION

The City Attorney's Office recommends the Planning Commission determine whether the potential public nuisance at 281 W. Carter Avenue has been abated. If so, to close the public hearing and dismiss the item. If not, to continue this public hearing to a date certain.

SUMMARY

This code enforcement action against the property located at 281 W. Carter Avenue ("Property") is brought under Chapter 8.16 of the Sierra Madre Municipal Code and Section 38771 et seq. of the Government Code.

DISCUSSION & ANALYSIS

On February 19, 2026, the Planning Commission heard evidence from Code Enforcement Officer Silva regarding the existence of a potential public nuisance located at the Property. The Planning Commission adopted Resolution No. 26-02 to schedule a public hearing to determine whether a public nuisance exists and to order abatement.

On March 13, 2026, Code Enforcement Officer Silva personally served Linda Huang and Glen Springer, the owners of the Property, with a copy of the notice of public hearing. Included as Attachment A is the affidavit evidencing service. In a series of subsequent conversations, the Property owners represented to Officer Silva that they would abate any identified public nuisances by the April 2nd Planning Commission meeting.

On April 2, 2026, Officer Silva will report on the condition of the property at the public hearing. If, based on the evidence presented during the public hearing, the Planning Commission determines the public nuisance has been abated, the Planning Commission may closed the public hearing and dismiss the item. If the Planning Commission determines the public nuisance has not been abated, the Planning Commission may continue the public hearing to a date certain.

ENVIRONMENTAL ANALYSIS

This public hearing is exempt from the California Environmental Quality Act under 14 CCR 15308, which exempts “actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment,” and 14 CCR 15321, which exempts “enforcement of a law, general rule, standard, or objective administered or adopted by the regulatory agency.”

Approved by:

Clare Lin
Planning and Community Preservation Director

Attachments

[Affidavit 03-16-26.pdf](#)

AFFIDAVIT OF NOTICE AND SERVICE

NOTICE OF PUBLIC HEARING – PUBLIC SITE NUISANCE City of Sierra Madre, State of California

I, Gregory Silva, declare as follows:

1. Position and Authority.

I am employed by the City of Sierra Madre as Code Enforcement Officer. In that capacity I am authorized to post and serve notices required for nuisance abatement proceedings conducted by the City pursuant to Sierra Madre Municipal Code (SMMC) Chapter 8.16 and applicable state law, including but not limited to the authority granted to cities under California Government Code Section 38771 and related provisions.

2. Adoption of Resolution Setting Hearing.

On February 19, 2026, the Planning Commission of the City of Sierra Madre adopted Resolution No. 26-02, declaring that a public hearing would be held before the Planning Commission on April 2, 2026, pursuant to SMMC Chapter 8.16, to investigate a potential public site nuisance, and ascertain whether the same constitutes a public nuisance, the abatement of which is appropriate under the police power of the city.

3. Subject Property.

The property that is the subject of the hearing is located at:

Address: 281 W. Carter Avenue
Sierra Madre, CA 91024

Lot No.: 5761-008-018

4. Property Owner.

Per SMMC 8.16.060(A), I checked the last equalized assessment roll and determined that Glen Springer is listed as the owner of the property.

5. Posting of Notice.

SMMC 8.16.040 states, "the secretary of the planning commission shall cause to be posted on the premises, a certified copy of such resolution, and a notice of the time and place of hearing before the planning commission." On March 4, 2026, I posted a true and correct copy of the Notice of Public Hearing and Resolution No. 26-02 on the door of the Property. Included as Attachment A is a picture of the posting.

6. Personal Service.

SMMC 8.16.060(A) states, "Service of the notice and resolution shall be by personal service upon the owner of the affected premises as such owner's name and address appears on the last equalized assessment roll if he is found within

the city limits." I attempted to personally serve Glen Springer on March 4, 2026, but when I knocked on the door, no one answered. I visited the property again on March 13, 2026, and spoke to Glen Springer and his partner, Linda Huang.

7. Service by Mail.

On March 3, 2026, I caused copies of the following documents to be served by certified mail to Glen Springer in compliance with SMMC 8.16.050 and 8.16.060:

- o Notice of Public Hearing
- o Resolution No. 26-02 Setting the Public Hearing

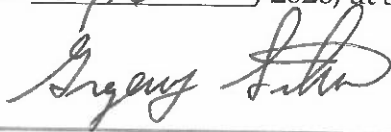
8. Purpose of Affidavit.

This affidavit is executed for the purpose of documenting compliance with the notice requirements applicable to the City's public nuisance abatement proceedings and for inclusion in the administrative record for the Planning Commission public hearing.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on 3/16, 2026, at Sierra Madre, California.

Signature:



Printed Name: Gregory Silva

Title / Department: Code Enforcement Officer

City of Sierra Madre