



## *City of Sierra Madre*

*Planning & Community Preservation Department*  
232 W. Sierra Madre Boulevard, Sierra Madre, CA 91024  
626.355.7138

October 2, 2024

Portia Bescocke  
No Mow, LLC dba Hardy Californians  
37 Auburn Ave. Unit 6A  
Sierra Madre, CA 91024

**RE: Approval of Temporary Use Permit 24-12 (TUP 24-12)**

A request to hold a pop-up native plant nursery on the vacant premises of 283 W. Sierra Madre Blvd.

Please consider this letter as approval of your request for the subject Temporary Use Permit. The approved permit is to hold a pop-up native plant nursery on the vacant premises of 283 W. Sierra Madre Blvd. This event will take place November 1, 2024 and run through December 15, 2024, which includes set up and break down, between the business hours of 9:00am and 5:00pm Tuesday through Sunday.

This Temporary Use Permit is granted pursuant to the application submitted, the findings for approval and the conditions of approval on file with the Planning & Community Preservation Department.

Please call me with any questions (626) 355-7135 regarding this or any other matter.

Sincerely,

Clare Lin  
Manager of Planning & Community Preservation

Cc: Jose Reynoso, City Manager  
Arnulfo Yanez, Public Works Director  
Gustavo Barrientos, Police Chief  
Brent Bartlett, Fire Chief

Attachments:

1. Temporary Use Permit 24-12 Findings for Approval
2. Temporary Use Permit 24-12 Conditions of Approval

**TEMPORARY USE PERMIT 24-12**  
283 W. Sierra Madre Blvd.  
CA Native Plant Pop-Up Nursery

**Findings for Approval**

Pursuant to Sierra Madre Municipal Code Section 17.88.050(A)(2), for applications for uses that do not have the purpose of engaging in constitutionally protected expression, temporary use permits may be approved pursuant to the provisions of this chapter only upon the making of the following findings:

**Commercial Use**

1. **That the temporary use will not unreasonably overload street parking or public parking facilities nor create a nuisance;** in that the conditions of approval require all parking for the use authorized by this Temporary Use Permit shall be subject to Chapter 10.24 of the Sierra Madre Municipal Code. Additionally, the subject site of the temporary use is within a commercial zone and takes access from Sierra Madre Blvd. where parking on-street and away from the site increases foot traffic thereby facilitating more business activity.
2. **That the temporary use is compatible with the applicable provisions of this code;** in that the applicant has followed the procedures of the Temporary Use Permit process. Pursuant to SMMC 17.88.020.B(2), the use may be permitted to occur at the property, located within the central core area, as often as daily during the period of no more than 45 days, inclusive of setup and takedown operations.
3. **The temporary use is a reasonable use of land given the purposes of the general plan, the land use designation and the zone in which the temporary use would be located;** in that the use is limited to four times per year and will not change the underlying land use of the site. To date, the location has only applied for 4 temporary uses.

**Objective L33:** Maintaining a commercial area designed to enhance pedestrian activity, preserve historic patterns of development and foster community values.

**Objective L35:** Achieving a mix of uses which accomplishes a healthy balance of local services and visitor attraction while maximizing the City's revenues from property and other taxes.

**Policy L35.2:** Accommodate a diversity of commercial uses intended to meet the needs of local residents.

**Objective L36:** Conserving the City's water resources.

4. **That the temporary use will not impede the reasonable use of land or the orderly development of land in the immediate vicinity;** in that the applicant has followed the procedures of the Temporary Use Permit process, including providing notice to neighboring residences, and the conditions of approval require compliance with all other provisions of the Municipal Code.
5. **That the temporary use will not endanger the public health, safety or welfare;** in that the conditions of approval require compliance with all provisions of the Municipal Code with regard to health, safety and welfare.

- 6. The applicant has not violated a condition of a prior temporary use permit within a twenty-four-month period;** there are no prior violations of conditions of a prior temporary use permit as this is the fourth application filed for Portia Bescocke at 283 W. Sierra Madre Blvd., for a pop-up native plant nursery within a 24-month period prior the proposed start date of the temporary use.
- 7. The temporary use will comply with all portions of the code, including Chapter 9.32 (“Noise”);** in that the conditions of approval require the applicant to conform to all provisions of the Sierra Madre Municipal Code, including general noise regulations pursuant to Chapter 9.32.030. Furthermore, in that the temporary use is within a commercial area and does not involve activity that would generate noise beyond expected of the commercial zone.

**TEMPORARY USE PERMIT 24-12**  
283 W. Sierra Madre Blvd.  
CA Native Plant Pop-Up Nursery

**Conditions of Approval**

1. The subject Temporary Use Permit is valid from November 1, 2024 through December 15, 2024, from 9:00am and 5:00pm, Tuesday through Sunday including setup and break down.
2. No materials used for the subject event shall be nailed or taped to any street tree or lamppost.
3. At the close of the event, the applicant shall remove and dispose of all materials used or associated with the subject event.
4. Placement and removal of barricades shall be the sole responsibility of the applicant. City will deliver four barricades to be placed at both ends of the event.
5. The applicant shall conform to all provisions of the Sierra Madre Municipal Code, including general noise regulation pursuant to SMMC 9.32.030.
6. All parking for the use authorized by this Temporary Use Permit shall be subject to Chapter 10.24 of the Sierra Madre Municipal Code.
7. All lighting in connection with the use authorized by this Temporary Use Permit shall be shielded and directed in such a manner as to not directly impact surrounding properties.

(End of Conditions)