



# *City of Sierra Madre*

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

October 16, 2023

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

**RE: Approval of Temporary Use Permit 23-12 (TUP 23-12)**

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 for to hold a pop-up native plant nursery on the vacant premises of 283 W. Sierra Madre Blvd. This event will take place from March 1, 2024 through April 14, 2024 which includes set up and break down, between the business hours of 9:00am and 5:00pm Monday 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,

Vincent Gonzalez  
Director of Planning & Community Preservation

Cc: Jose Reynoso, City Manager  
Chris Cimino, Public Works Director  
Henry Amos, Police Chief  
Brent Bartlett, Fire Chief

**Attachments:**

1. Temporary Use Permit 23-12 Findings for Approval
2. Temporary Use Permit 23-12 Conditions of Approval

**TEMPORARY USE PERMIT 23-12**

283 W. Sierra Madre Blvd.  
CA Native Plant PopUp Nursery

**Findings for Approval**

Pursuant to Sierra Madre Municipal Code Section 17.88.050(A), 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:

- 1. That the temporary use permit is compatible with the applicable provisions of this code;** in that the applicant has followed the procedures of the Temporary Use Permit process
- 2. The temporary use will not conflict with the general plan;** 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 5 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.

- 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. Additionally, the conditions of approval require compliance with all other provisions of the Municipal Code.
- 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 24-month period;** there are no prior violations of conditions of a prior temporary use permit as this is the sixth 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.

**TEMPORARY USE PERMIT 23-12**

283 W. Sierra Madre Blvd.  
CA Native Plant PopUp Nursery

**Conditions of Approval**

1. The subject Temporary Use Permit is valid Friday March 1, 2024 through Sunday April 14, 2024, from 9:00am and 5:00pm, Monday 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)