

Residential Low Density – Hillside (Map designation H)

Objective L14: Facilitate hillside preservation through the application of standards and guidelines that direct and encourage development that is sensitive to the unique characteristics of the hillsides, which include, but are not limited to, slopes, land forms, vegetation, wildlife habitat and scenic quality; accordingly, innovation in the design of buildings and structures is encouraged in order to preserve hillside areas.

Policies:

- L14.1 ~~In subdividing larger parcels, D~~determine development density based on a calculation that uses slope as one of the primary factors, which means that the steeper the slope, the ~~larger the minimum lot size~~ larger the minimum lot size.
- L14.2 Ensure that development in the hillside areas be located in those areas resulting in the least environmental impact.
- L14.3 Require that all access into hillside areas be designed for minimum disturbance to the natural features.
- L14.4 Limit the use of irrigation systems in landscaping to comply with water conservation measures and provide for natural habitat and erosion control.
- L14.5 Consider the impact of development on wildlife.

Objective L15: Ensure that hazards are minimized in the hillside.

Policies:

- L15.1 Minimize the amount of grading and removal of natural vegetation.

L15.2 Require that home sites be planned, developed and designed to:

- a. Eliminate fire hazards;
- b. Prevent land instability.
- c. Prevent exposure to geological and geotechnical hazards;
- d. Provide adequate drainage controls to prevent flooding and landslides;
- e. Prevent any other hazard or threat to the public health, safety, and welfare.

L15.3 Establish performance standards for public safety to address the upkeep and maintenance of sites under construction.

Objective L16: Protect the views to and from hillside areas in order to maintain the image and identity of the City as a village of the foothills.

Policies:

- L16.1 Require the use of natural materials where allowed and earth tone colors for all structures to blend in with the natural landscape and natural chaparral vegetative growth.
- L16.2 Require that all development be designed to reflect the contours of the existing land form using techniques such as split pads, detached secondary structures (such as garages), and avoiding the use of excessive cantilevers.
- L16.3 Require that all development preserves, to the maximum extent possible, significant features of the natural topography, including swales, canyons, knolls, ridge lines, and rock outcrops.

- L16.4 Require that fencing be designed of fire retardant materials and that permanent fencing be minimized, and in no event placed in any area with slopes in excess of 25 percent.
- L16.5 Require that exterior lighting be directed away from adjacent properties and the night sky.
- L16.6 Review and update the H Zoning Ordinance and other implementing ordinances as necessary every two years to ensure compliance with the Goals, Objectives and Policies of the General Plan.

Residential Medium Density (Map designations RM)

Objective L17: Provide for a medium density area as a transition from low density to higher intensity uses in neighborhoods developed with two units, attached or detached, one- and two-story structures, and in transitional areas which are characterized by high traffic patterns and/or a mix of low, medium and medium-high density structures.

Policies:

- L17.1 Allow for one or two units per lot.
- L17.2 Require a minimum lot area of 7,500 square feet.
- L17.3 Review and update the R-2 Zoning Ordinance and other implementing ordinances as necessary every two years to ensure compliance with the Goals, Objectives and Policies of the General Plan.

Objective L18: Maintain the massing and scale of the existing block and existing structures on sites.

Policies:

- L18.1 Require that new residential development be compatible with and complement existing structures on the block:
- a. Maintain existing front yard setbacks on the block;
 - b. Use compatible building materials, colors, and forms;
 - c. Minimize front yard paving and prohibit front yard parking.
- L18.2 Limit the floor area ratio and maximum lot coverage for single-family dwellings on RM lots the same as for RL lots.
- L18.3 Limit floor area of all above-ground buildings and structures (including garages and other non-habitable areas) to 40% of lot area on lots with two dwelling units, provided, however, that an additional five percent of lot area (for a total 45% of lot area) may be occupied by such structures for development that preserves all or substantially all of an existing residential unit.
- L18.4 Require that second residential structures added to properties with an existing residential structure be compatible in design.
- L18.5 Require that the front elevation of a property developed with two units maintains the appearance of a single-family structure.
- L18.6 Require that two-unit structures have design elements which avoid flat, planar like structures and provide visual interest, such as balconies, recessed or projecting windows, sloping roofs, landscaped courtyards, etc.
- L18.7 Require that a minimum of ~~approximately~~ 50 percent of the street-facing façade of the building at the graded elevation be designed as occupiable space and entries.
- L18.8 Require that entries occur at the lowest habitable level.

L18.9 Prohibit subterranean parking and require that all parking under habitable spaces be within fully enclosed structures.

Objective L19: Ensure the safety of individuals in RM neighborhoods.

Policies:

L19.1 Require that the primary entrance of a front unit be accessed from and oriented toward the street.

L19.2 Require that perimeter fencing and landscaping be kept low for visual clearance to the street.

Residential Medium/High Density (Map designations RH)

Objective L20: Allow for the continued development of multiple family units in areas which are characterized by multiple family structures.

Policies:

L20.1 Allow for densities of approximately 13 units per acre.

L20.2 Ensure that on small or narrow lots (lot area less than 10,000 square feet or street frontage of less than 50 feet), the floor area of all above-ground buildings and structures (including garages and other non-habitable areas, but excluding basements and other fully subterranean spaces) is limited to 55% of lot area. On other lots, limit floor area of all above-ground buildings and structures (including garages and other non-habitable areas, but excluding basements and other fully subterranean spaces) to 5,500 square feet plus 70% of lot area in excess of 10,000 square feet.

L20.3 Review and update the R-3 Zoning Ordinance and other implementing ordinances as necessary every two years to ensure compliance with the Goals, Objectives and Policies of the General Plan.

Objective L21: Ensure that new development is compatible in scale and character with existing development.

Policies:

- L21.1 Require that new residential development be compatible with and complement existing structures on the block:
- a. Maintain existing front yard setbacks on the block;
 - b. Use compatible building materials, colors, and forms;
 - c. Minimize front yard paving and prohibit front yard parking.
- L21.2 Require that building siting maximize the privacy of residents by placement of windows, balconies, landscaping, and design of outdoor spaces.
- L21.3 Require that buildings be oriented to face the street, avoiding views from the street of parking garages and alleys.
- L21.4 Require that buildings include useable common open space in addition to private patios and balconies.
- L21.5 Encourage the retention of existing mature, specimen trees.
- L21.6 Require that a minimum of 50 percent of the street-facing façade of the building at the graded elevation be designed as occupiable space and entries.
- L21.7 Require that development incorporates architectural design details and elements which provide visual character and interest, avoiding flat planar walls and “box-like” appearances. This may include the use of courtyards, balconies, offset plans, deeply recessed or projecting windows, sloping roofs, and extensively landscaped yards.

L21. 8 Establish special zoning provisions for development on small or narrow lots in addition to the limitations on density and floor area ratios contained herein.

Objective L22: Ensure the safety of individuals in RH neighborhoods.

Policies:

L22. 1 Require that the primary entrance of a front unit be accessed from and oriented toward the street.

L22. 2 Require that perimeter fencing and landscaping be kept low for visual clearance to the street.

L22. 3 Require that parking below habitable spaces be fully underground or within fully enclosed structures.

Combined Uses Overlay Designation

Residential Entrepreneur (Map designation RE)

Objective L23: Provide an opportunity for small entrepreneurial businesses, service and professional offices in addition to residential uses near the downtown area where transit opportunities exist and where a mix of uses already exists.

Policies:

L23.1 Create an overlay zoning ordinance that allows for certain commercial uses in addition to residential uses. Residential densities, floor area ratios, and other development standards shall be the same as for the underlying residential zone.

L23.2 Maintain zoning districts which contain classifications of permitted and conditionally permitted uses allowed on a block by block basis.

L23.3 Adopt an overlay zoning ordinance to implement the RE designation, and review and update such ordinance and other implementing ordinances every two years to ensure compliance with the Goals, Objectives and Policies of the General Plan.

Objective L24: Ensure that new development is designed to be compatible with the existing residential appearance in order to maintain the City's village setting.

Policies:

~~L24.1 Require that new development be designed to match existing residential appearance.~~

L24.12 Encourage adaptive reuse of the existing structures and prohibit the demolition and replacement of residential structures with development which contains commercial uses only.

L24.23 Require Planning Commission review (appealable to the City Council) when a change of use occurs from residential to business and office uses.

Objective L25: Preserve the residential feel of East and West Sierra Madre Boulevard and South Baldwin Avenue.

Policies:

L25.1 Allow for existing structures to be converted to limited office and business use, but require that any new development (construction) include residential uses or both residential and limited business uses.

L25.2 Require that the construction of any new primary structures on a property designat~~ed~~ RE be reviewed by the Planning Commission.

L25.3 Review and update the RP Zoning Ordinance and other implementing ordinances as necessary every two years to

ensure compliance with the Goals, Objectives and Policies of the General Plan.