

NOTICE OF PUBLIC HEARING AND NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

SUBJECT: Filing of Notice of Intent in compliance with Sections 15072 and 15105 of the Public Resources Code and review of amendments to Chapter 17.20 (R-1 One-Family Residential Zoning Ordinance) and Chapter 17.68 (Parking Ordinance).

Project Title/ File Number: Municipal Code Text Amendment 12-03 (MCTA 12-03) – Amendments to Chapter 17.20 R-1 One-Family Residential Zoning Ordinance and Chapter 17.68 Parking Ordinance

Project Proponent: City of Sierra Madre

**Lead Agency
Contact Person**

Telephone Number

City of Sierra Madre
Danny Castro
Director of Development Services

626-355-7138

Project Location: Properties subject to R-1 zoning standards as shown on the Zoning Map attached as Exhibit A.

Project Description: The R-1 One Family Residential Zoning Ordinance (Chapter 17.20 of the Municipal Code), was adopted to encourage development that preserves the small town character of the community, to promote architectural diversity while maintaining neighborhood consistency, and to protect valley and mountain views of residential properties; the Parking Ordinance (Chapter 17.68 of the Municipal Code) was adopted to regulate parking in the City with respect to number of required parking spaces for various land uses, location of parking spaces, design of parking facilities, parking lot landscaping, and other related provisions. The proposed amendments to Chapters 17.20 and 17.68 of the Municipal Code have been drafted to address a number of development standards included in these ordinances that have been proven to be contradictory, difficult to apply, or inconsistent with the City's development goals.

This notice is to advise interested individuals that the CITY OF SIERRA MADRE intends to adopt a Negative Declaration for the project described above. As mandated by State law, the minimum public review period for this document is 20 days; therefore public comments should be received by February 5, 2013.

The Initial Study was prepared in accordance with the City's guidelines implementing the California Environmental Quality Act (CEQA). This Initial Study was undertaken for the purpose of deciding whether the project may have a significant effect on the environment. On the basis

of the Initial Study, City staff has concluded that the project will not have a significant effect on the environment; staff has therefore, prepared a Draft Negative Declaration. The Initial Study and Draft Negative Declaration is available for public review at the City of Sierra Madre City Hall, located at 232 West Sierra Madre Boulevard, Sierra Madre, CA 91024.

Due to time limits mandated by State law, the public comment period for this document is:

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|-------------------------|-------------------------|
| <u>January 17, 2013</u> | <u>February 5, 2013</u> |
| Begins | Ends |

If you challenge the decision of the Planning Commission, you may be limited to raising only those issues you or someone else raised at the public hearings described in this notice, or in written correspondence delivered to the City at, or prior to, the public hearings.

Public Hearing on Ordinance Adoption: This notice is also to advise interested individuals that the CITY OF SIERRA MADRE intends to adopt amendments to the R-1 One-Family Residential Zoning Ordinance and Parking Ordinance. The City of Sierra Madre Planning Commission will consider these amendments at their regularly scheduled public hearing starting at 7 p.m. on February 7, 2013. The meeting will take place at the Sierra Madre City Hall, located at 232 West Sierra Madre Boulevard, Sierra Madre, CA 91024. Anyone interested in this matter is invited to comment on the document by written response or by personal appearance at the public hearing.