

CITY COUNCIL TO CONSIDER AMENDMENTS TO R-1 SINGLE-FAMILY RESIDENTIAL DEVELOPMENT STANDARDS

The City Council will be holding a public hearing to consider changes to the development standards that apply to the construction and remodeling of single-family homes. Some of the major proposed changes include:

- Calculation of allowable building floor area to include all structures covered by a solid roof, including first and second floors, lofts, guest houses, garages, carports, patios, porches, gazebos, with some exceptions such as front porches, fully submerged basements, roof eaves up to 4 feet in projection, and some attic areas.
- New angle plane height established to minimize second story impact onto neighboring homes.
- Three on-site parking spaces required for homes with 5 bedrooms or more.
- *Inclusion* of flood control easement areas in the computation of lot area, for purposes of calculating the maximum allowable building floor area (the existing standard *excludes* the flood control easement areas from the computation of lot area).
- Bedroom to be defined as any room capable of being used as sleeping quarters in a customary manner.
- Restrict storage of recreational vehicles (RVs) and trailers within the front 25 feet of a property; any vehicle that is towed or pulled (including but not limited to boats and jet skis) may be permitted within the front 25 feet of a property subject to the approval of a minor conditional use permit.
- Requirement that a minimum of 50% of the front yard area shall be landscaped.

The Planning Commission at the March 7, 2013 meeting recommended approval of the proposed changes to the City Council.

The City Council meeting will be held on March 26, 2013 at 6:30 p.m., in the City Council Chambers at the Sierra Madre City Hall located at 232 West Sierra Madre Blvd. The meeting is open to the public and there will be opportunity to make comments. Information regarding the draft amendments is available on the Development Services page on the City's website at www.cityofsierramadre.com, at the Development Services counter at City Hall, and at the City's Library. If you have any questions, please contact the Development Services Department at (626) 355-7138.