



FAQ

Proposed Memorandum of Understanding (MOU) Between the Congregation of the Passion, Mater Dolorosa Community and the City of Sierra Madre



Memorandum of Understanding FAQ

Q: Does the MOU exempt the developer from any requirements?

A: No. The proposed MOU does not provide any exemption from any study or hearing or any other entitlement process as required by local or State law.

Q: Does the MOU bind the City to accepting a housing development the public doesn't support?

A: No. The MOU facilitates the administration of proceedings only, it does not grant any zoning or land use entitlements, and it does not dictate the outcome.



Memorandum of Understanding FAQ

Q: Does the MOU limit public participation?

A: No. The MOU increases the opportunity for public participation by requiring two additional workshops which are not required by either State or local law.

Q: Does the MOU exempt the applicant from any requirements under CEQA?

A: No. The MOU does provide a timeline and mechanism for the studies to take place (environmental, traffic, etc.)



Memorandum of Understanding FAQ

Q: Does the MOU limit the density of a proposed development?

A: Yes. In the proposed MOU the applicant commits to a development that is less dense than what is legally allowed, either under the current zoning or low-density residential zoning.

Q: Does the MOU include applicant concessions to the City?

A: Yes. The applicant has agreed to provide a turnkey 3.5 acre park (paid for in perpetuity), a development that is NetZero, a donation of 45 acres +/- of hillside, plans to pay the costs incurred for the numerous CEQA studies, underground utilities, plans to make select improvements to Bailey Canyon Park, and improve streets as necessary for access.



MOU Language Excerpt

“This Memorandum of Understanding will facilitate the administration of the Proceedings and will not dictate a substantive outcome regarding the Proceedings or the Applicant’s Project. This MOU grants the Applicant procedural rights. It does not grant any planning or land use entitlements

All Parties agree that failure of the City to approve the Proceedings or Project, failure by the Parties to enter into a subsequent development agreement or failure to abide by the deadlines in the Timeline is not a breach of this MOU.”

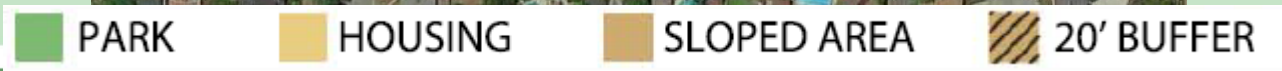


Opportunity for Public Comment

Deadlines	Forum
Friday, March 10, 2020	City Council Discussion Regarding Term Sheet
Tuesday, April 28, 2020	City Council Public Hearing Regarding Adoption of Memorandum of Understanding
Friday, June 30, 2020	First Public Workshop Regarding Project & Proceedings
Friday, July 15, 2020	Second Public Workshop Regarding Project & Proceedings
Friday, October 16, 2020 - Tuesday, December 1, 2020	Public Comment on Draft Environmental Impact Report
Thursday, February 18, 2021	Planning Commission Public Hearing Regarding Proceedings
Thursday, March 4, 2021	Planning Commission Public Hearing Regarding Proceedings
Tuesday, March 23, 2021	City Council Public Hearing Regarding Proceedings
Tuesday, April 13, 2021	City Council Public Hearing Regarding Proceedings



Proposed Project Configuration



Additional Information

CityofSierraMadre.com/Transparency

CityofSierraMadre.com/Monastery

