



CITY OF SIERRA MADRE

Planning & Community Preservation Department
232 W. Sierra Madre Blvd., Sierra Madre, CA 91024

RECEIVED

Case No.

Project No. 209905

Date Received:

26 12 2022

CITY OF SIERRA MADRE
PLANNING & BUILDING

REQUEST FOR ZONE CHANGE

Project Address: 700 N. Sunnyside Avenue

APN # 5761-002-008

REQUEST

Land Use Designation	<u>Institutional</u>	<u>Specific Plan</u>
	<small>Current Land Use Designation</small>	<small>Proposed Land Use Designation</small>
Zoning Designation	<u>Institutional</u>	<u>Specific Plan</u>
	<small>Current Zoning Designation</small>	<small>Proposed Zoning Designation</small>

SUBMITTAL REQUIREMENTS

The submittal requirements for a Zoning Change are listed on the Submittal Requirements Checklist of the Master Application. It is important to review the submittal requirements with a Planner to establish the specific materials necessary to submit with your application.

DISCLOSURES

A Request for Zone Change application is supplemental to a Master Zoning Application and must be submitted together as part of a complete application with any other applications as required.

Any Zone Change application shall be accepted for filing by the director only upon the payment by the applicant of a filing and processing fee in a sum set by the council. Any applicant may, in writing, withdraw his/her request at any time during the processing of such request; provided, however, that there shall be no refund of any fees paid in connection therewith.

APPEAL

The decision of the planning commission, in the case of a denial of a proposed amendment, shall be final and conclusive in the absence of an appeal taken in the time and manner specified in Chapter 17.66 of this title.

Upon the timely filing of an appeal, together with the payment of a fee in an amount set by the city council, the city clerk shall immediately advise the secretary of the commission thereof, who shall thereupon transmit to the city clerk the commission files in connection with matter.

If any person is aggrieved by a decision, an appeal may be filed to a higher decision-making body. For further information, please contact the Department of Planning & Community Preservation for the procedure and time constraints.

The applicant and each successor in interest to the property which is the subject of this project application, shall defend, indemnify and hold harmless the City of Sierra Madre and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul any approval of the City, City Council, Planning Commission, City Manager, or City Directors concerning this use.

Please respond thoroughly to the directives below. Use additional sheets if necessary.

1) Describe how the Zone Change would be consistent with the objectives and policies of the General Plan.

See attached general plan consistency analysis included as Appendix 1A of the Meadows Specific Plan.

2) Describe why the Zone Change is necessary for the project described in the attached Master Application Form.

The current zoning designation of "Institutional" does not permit residential land uses as proposed. In order to effectuate the development proposal outlined in the approved Memorandum of Understanding ("MOU") related to the property, a zoning map amendment is required.

3) Describe the reasons why the Zone Change would not be detrimental to the surrounding property or to the general welfare of the public.

The proposed zoning map amendment facilitates the construction of 42 single family detached residential dwellings consistent with the MOU approved by the City Council. The subject property is currently surrounded by single family residential land uses to the west and south. As such, the proposed project is consistent with existing adjacent land uses. The proposed project design includes a 3 acre public park on the southern boundary, providing a dedicated buffer between any existing residence to the south and the newly proposed homes. A privacy buffer and expanded setbacks have also been provided between existing and proposed homes on the western portion of the project site. The proposed Specific Plan ensures high quality design and a diverse mix of home styles, materials, and architectural features. Further, the Specific Plan provides community benefits in the form of various sustainability features, public park, and dedicated open space. As shown by the project EIR, the project does not result in any significant and unavoidable impacts and is able to fully mitigate any potential environmental impacts.

Appendix 1A

General Plan Consistency Analysis

Table 1. Consistency with City of Sierra Madre's General Plan Goals and Policies

Master Responses:

Response 1: The Specific Plan includes development regulations and design guidelines and standards for the project site created to be compatible with the surrounding neighborhood. The development will be designed in a manner that is sensitive to viewpoints through building design, site layout and building heights. The design guidelines and standards in Chapter 5 promote the high-quality standards that the City and the community value. In addition, multiple measures are in place that will provide buffers, additional setbacks for lots west of North Sunnyside Avenue and landscaping, as well as a Grading and Landscape buffer along the northern boundary of the Plan area, to ensure compatibility with existing structures in the adjacent neighborhood and Retreat Center. See Section 3.8.5, Good Neighborhood Plan for additional details. See Section 3.8.5, Good Neighborhood Plan for additional compatibility details in regard to the site's compatibility with surrounding uses.

Response 2: The development will have net-zero water usage for the first 50 years after construction (i.e. the expected life of the homes). This will be accomplished by pre-purchasing and obtaining water rights from Metropolitan Water District Metropolitan Water District on behalf of the City for the anticipated 50-year demand of the new homes, as described in Chapter 4. Additionally, the project would include the incorporation of green infrastructure into the design to promote water conservation through measures including on-site stormwater treatment per the MS4, the use of native/drought-resistant landscaping, and compliance with the City's Water Efficiency Landscape Ordinance, as well as with the California Green Building Standards Code (CalGreen - Title 24), as referenced in Chapter 15.30 - Green Building Standards Code, of the SMMC, including requirements on installing water-conserving and energy-efficient fixtures and appliances, managing stormwater, recycling, building materials, and other sustainable practices.

Response 3: City's Dark Sky Ordinance - The Specific Plan's Developments Standards require that all lighting of the building, landscaping, parking area, or similar facilities shall be in compliance with the City's "Dark Sky" Program. In addition, the Specific Plan's Development Standards require that lighting shall be hooded and directed downward to reflect away from adjoining properties, that lighting shall be confined to the lot boundaries and not be oriented towards neighboring properties to protect privacy, and that pedestrian-scaled street lighting shall be provided within the proposed park areas pedestrian routes of travel to enable visibility and safety.

Response 4: California Green Building Standards Code (CalGreen - Title 24) - Development within the Plan area shall comply to the California Green Building Standards Code, as referenced in Chapter 15.30 – Green Building Standards Code, of the SMMC. CalGreen has a mandatory component for all new residential construction, including requirements on using water- and energy-efficient materials, fixtures, and appliances; managing stormwater; recycling; and other sustainable practices. The Specific Plan contains Design Guidelines and Standards including sustainable development attributes for water and energy conservation. As part of CalGreen, residential and nonresidential buildings within the Plan area shall comply with the state’s Building Energy Efficiency Standards.

Response 5: Fire Service: Sierra Madre Fire Department (SMFD) currently serves the Plan area and the surrounding area. SMFD is responsible for emergency medical calls, fire response, and inspection, and plan check services. The frequency of emergency response calls is expected to increase in the Plan area relative to existing conditions. However, due to the minor nature of the relatively low population growth expected from the development and because this growth falls well within the projected population growth for the City, the expected population growth is not considered substantial and has been accounted for in local and regional population projections. In addition, SMFD has reviewed the development and has determined that it would not have a significant effect on service demands.

Response 6: Fire Prevention and Landscaping: The Specific Plan’s Plant Palette was developed in consultation with the following documents: City’s Community Forest’s Management Plan; List of Recommended Trees Permissible in VHFHSZ Area; and LA County’s Fuel Modification Plant List. Vegetation management would occur as required by Fire Department regulations and applicable code requirements. The Specific Plan Development Standards include Fire Prevention and Landscaping Requirements, including fire protection criteria, and Fuel Modification. In addition, fuel modification guidelines are provided in Appendices 4a and 4b. Individual homeowners will be required to maintain horizontal space, adequately spaced and well-pruned vegetation, including trees, in order to eliminate ladder for fuels near structure and provide defensible space in accordance with the maintenance requirements in Chapter 8.36 of the SMMC, as mentioned in section 3.8.6 of the Specific Plan, and the guidelines as provided in the Specific Plan appendices. A Landscape Maintenance District will be developed and administered by the City for the maintenance of the public park and the HOA will maintain the open space, including landscaped parkways and slopes, and landscape buffer as shown on Figure 3-8, Open Space Plan in Chapter 3.

General Plan Goals and Policy	Consistency of Specific Plan
<p>Goal 2: Preserve and enhance the diversity in the character of residential neighborhoods ensuring that new development is compatible in its design and scale with older established development in the surrounding neighborhood without attempting to replicate or mass produce a style of development.</p>	<p><u>Consistent.</u> The Specific Plan would assist in the implementation of this Goal through the provision of development regulations and design guidelines and standards, which would be compatible with existing surrounding neighborhoods. SEE MASTER RESPONSE 1.</p>
<p>Goal 3: Ensure that development is done in harmony with its neighborhood, and preserves and protects privacy and mountain views of neighboring properties.</p>	<p><u>Consistent.</u> The Specific Plan includes development regulations and design guidelines and standards for the project site created to be compatible with the surrounding neighborhood. The development will be designed in a manner that is sensitive to scenic viewpoints and/or viewsheds through building design, site layout and building heights. SEE MASTER RESPONSE 1.</p>
<p>Goal 4: Ensure that development is done to maximize water conservation practices to reduce and minimize the impact on the City's local water supply and the ability to serve its water customers.</p>	<p><u>Consistent.</u> The development would comply with City requirements by having net zero water usage for the first 50 years after construction as described in Chapter 4. SEE MASTER RESPONSE 2.</p>
<p>Goal 5: Institute conservation measures so that the demand for water matches the City's local supply.</p>	<p><u>Consistent.</u> This Policy is a responsibility of and directed to the City of Sierra Madre. However, the proposed project would incorporate water conservation strategies into the project design, including the use of native/drought-resistant landscaping.</p>
<p>Goal 8: Preserve existing and provide additional constructed and natural open space.</p>	<p><u>Consistent.</u> The project would comply with the City's Goal of providing additional open space. The Specific Plan establishes open spaces zones on the project site, including the incorporation of a public park at the southern area of the Plan area, and includes the dedication to the City or other perpetual conservation of approximately 45 acres of open space hillside land. This ensures the perpetuity of the dedicated land as open space. Furthermore, the Landscape Maintenance District (LMD), which will be developed and administered by the City, and the Homeowners Association (HOA) will ensure the maintenance of the public park and open space within the Plan area, ensuring the maintenance and quality of the open space.</p>
<p>Goal 9: Preserve the hillside areas in order to protect the environment and mountain views, obtain a balance between developed areas and the hillside wilderness, and establish the role of the hillside as an entry point into wildland areas.</p>	<p><u>Consistent.</u> The Specific Plan includes the dedication to the City or other perpetual conservation of approximately 45 acres of open space hillside land to the north of the Mater Dolorosa Retreat Center. Through this land dedication, open space at the foothills of the San Gabriel Mountains is preserved, which helps to ensure future development in that area will not obstruct Mountain views from Sierra Madre. SEE MASTER RESPONSE 1.</p>
<p>Objective L1: Continuing the existing pattern of residential housing development.</p>	<p><u>Consistent.</u> The Specific Plan assists with the implementation of this Objective as it creates low-density residential and open</p>

	space land uses that are similar to those surrounding the Plan area.
Policy L1.6: Require that new residential development, substantial remodeling and additions comply with all adopted water conservation measures that reduce and minimize the impact on the City's water supply and its ability to serve its water customers.	<u>Consistent:</u> The Specific Plan incorporate water conservation strategies into the project design, including the use of native/drought-resistant landscaping and net zero water usage for the first 50 years after construction. SEE MASTER RESPONSE 2.
Objective L4: Mitigating the impacts of new development on the City's open space, trees, infrastructure, water, transit services, the character of existing development, and other public needs.	<u>Consistent:</u> The Specific Plan protects the City's open space through the dedication to the City or other perpetual conservation of approximately 45 acres of open space hillside land, mitigates impacts to the City's trees by adhering to the City's Tree Preservation and Protection Ordinance, incorporates water conservation measures (see Master Response 2), provides a public park as a new public amenity, and provides a tree, infrastructure, and development plan consistent with the character of adjacent residential neighborhoods.
Policy L4. 2: Except for those single family residences that would not otherwise require a conditional use permit (CUP), development projects that cumulatively comprise over one acre of land on one or more parcels require a CUP unless a specific plan or master plan is approved for the proposed project.	<u>Consistent:</u> The Meadows is a development project that cumulatively comprises over one acre of land on one or more parcels, which requires a CUP, Specific Plan or Master Plan. As such, the Meadows Specific Plan will be approved for the proposed project and guide the development for the project area, which is consistent with the Policy.
Policy L4. 3: Ensure that new development and the expansion of existing uses incorporate water conservation measures that reduce and minimize the impact on the City's water supply and its ability to serve its customers.	<u>Consistent:</u> The Specific Plan incorporates water conservation strategies into the development design. SEE MASTER RESPONSE 2.
Objective L5: Preserving the existing grid street pattern which promotes community life.	<u>Consistent:</u> The Specific Plan incorporates a Mobility Plan that is designed in a grid pattern typical of Sierra Madre's existing grid street pattern. The Plan area will be connected to the existing street pattern through the extensions of North Sunnyside Avenue and Carter Avenue. North Sunnyside Avenue will provide access to the Plan area, the new public park, and thru access to the Retreat Center. Carter Avenue will provide a secondary access route to and from the Plan area to the existing Sierra Madre community.
Policy L5. 1: Prohibit the use of cul-de-sacs and require through streets in new subdivisions except when no other access is physically feasible due to property ownership, parcel location or other physical factors.	<u>Consistent:</u> The Specific Plan does not include plans for the use of cul-de-sacs. Streets A, B, and C are proposed as through streets, which connect to North Sunnyside Avenue and Carter Avenue.
Objective L6: Development that is done in harmony with its neighborhood and preserves and protects the privacy, mountain, and basin views of neighboring properties.	<u>Consistent:</u> The Specific Plan provides the framework for a development that is sensitive to scenic viewpoints and/or viewsheds through building design, site layout and building heights. SEE MASTER RESPONSE 1.
Policy L6.2: Ensure that any new or expanded structures in residential neighborhoods do not unreasonably obstruct significant mountain or basin views.	<u>Consistent:</u> The development is designed in a manner that is sensitive to scenic viewpoints and/or viewsheds through building design, site layout and building heights. SEE MASTER RESPONSE 1.

<p>Policy L6.3: Ensure new and remodeled structures in residential neighborhoods to minimize placement of windows and decks with direct lines of sight inside neighboring homes and back yards.</p>	<p><u>Consistent:</u> The development is designed to ensure new buildings would not include features within direct lines of sight inside neighboring homes and back yards. For example, the Specific Plan’s Design Guidelines and Standards cite “buildings should be oriented to provide adequate light and air while protecting the privacy of adjacent neighbors.” In addition, multiple measures are in place that will provide buffers, additional setbacks for lots west of North Sunnyside Avenue and landscaping, which will provide privacy and ensure there is not a direct line of sight from the new homes in the Meadows Plan area into the homes of existing adjacent homes. See Section 3.8.5, Good Neighborhood Plan for additional details.</p>
<p>Objective L7: Development that is compatible in its design and scale with the neighborhood.</p>	<p><u>Consistent.</u> The development would be compatible with existing surrounding neighborhoods by creating new low-density residential land uses, similar to the adjacent existing conditions. For example, the maximum height in the Specific Plan area is 25 feet, the same as the maximum height allowed in the adjacent neighborhoods zoned R-1. The minimum required lot area in the Specific Plan area is 7,800 square feet, similar to the minimum required lot area in the R-1 of 7,5000 square feet.</p>
<p>Policy L7. 1: Maintain maximum lot coverage and floor area ratios which allow for adequate buffering from neighboring properties, usable private yard area, air circulation and light.</p>	<p><u>Consistent:</u> The Specific Plan includes development regulations, inclusive of maximum allowable floor area, building heights and setbacks, including additional rear yard setbacks for lots west of North Sunnyside Avenue to provide additional privacy to existing adjacent neighbors.</p>
<p>Policy L7.3: Limit the height of new buildings to reflect the prevailing height patterns on the street and within the Sierra Madre community.</p>	<p><u>Consistent:</u> The Specific Plan includes development regulation, inclusive of a maximum building height reflecting the existing height patterns in the greater Sierra Madre community. The maximum height in the Specific Plan area is 25 feet, which is the same as the maximum height allowed in the adjacent neighborhoods zoned R-1 of 25 feet.</p>
<p>Policy L7.4: Encourage new residential development to be compatible with and complement existing structures including the following:</p> <ol style="list-style-type: none"> a. Maintenance of front, side, and rear yard setbacks. b. Use of landscaping to complement the design of the structure and reflect the Sierra Madre vegetation patterns, with an emphasis on sustainable, low-water use landscaping and use of permeable surfaces for hardscaping, and the use of irrigation equipment that automatically senses the need for water. c. Minimize paving in the front yard as necessary to accommodate driveways and pedestrian walkways. d. Require that covered parking be provided. 	<p><u>Consistent:</u> The Specific Plan includes development regulations and design guidelines and standards for the project site created to be compatible with the surrounding neighborhood. SEE MASTER RESPONES 1.</p>

<p>e. Prohibit required parking from being located in the front yard setback except in the Residential Canyon Zone.</p>	
<p>Policy L8.1: Encourage the use of sustainable materials in the design and construction of structures and landscapes.</p>	<p><u>Consistent:</u> The Specific Plan incorporates sustainable design standards for structures and landscapes, such as low water use plants, and CalGreen requirements. SEE MASTER RESPONSE 2.</p>
<p>Policy L8.2: Incorporate water conservation measures in the zoning development standards for new construction and substantial remodeling or building expansion, including but not limited to green building construction, the percentage of permeable ground surfaces, building floor area limitations, lot coverage, landscaping and irrigation, greywater plumbing requirements, rainwater capture, and design review.</p>	<p><u>Consistent:</u> The Specific Plan serves as the zoning code for the Plan area. As such, the Specific Plan incorporates water conservation measures in the zoning development standards and complies with the California Green Building Standards Code. SEE MASTER REPONES 2.</p>
<p>Policy L8.3: Consider a water impact fee to apply to new residential dwelling units and additions to existing development that increase water consumption, to fund water fixture retrofits of existing homes and other water conservation measures.</p>	<p><u>Consistent:</u> While the City is not imposing a water impact fee on the new residential dwelling units, water usage for the first 50 years after construction will be purchased on behalf of the City. SEE MASTER REPONES 2.</p>
<p>Objective L17: Protecting views to and from hillside areas in order to maintain the image and identity of the City as a village of the foothills.</p>	<p><u>Consistent:</u> The development is designed in a manner that is sensitive to scenic viewpoints and/or viewsheds through building design, site layout and building heights. SEE MASTER REPONSE 1.</p>
<p>Policy L17.5: Require that exterior lighting be directed away from adjacent properties and the night sky.</p>	<p><u>Consistent:</u> SEE MASTER RESPONSE 3.</p>
<p>Objective L44: The preservation of natural open space areas as crucial to the distinctive character of Sierra Madre, and as a key feature of sustainability and public safety.</p>	<p><u>Consistent:</u> The Specific Plan includes the dedication to the City or other perpetual conservation of approximately 45 acres of open space hillside land to the north of the Mater Dolorosa Retreat Center.</p>
<p>Policy L44.1: Support the purchase of hillside property by the Sierra Madre Mountains Conservancy and similar organizations.</p>	<p><u>Consistent:</u> While the Specific Plan does not specifically identify the Sierra Madre Mountain Conservancy as the recipient of the 45-acre open space north of the Mater Dolorosa Retreat Center, the proposed project, includes the dedication of the 45 acres to the City or other organization for perpetual conservation.</p>
<p>Objective 45: Acquiring additional natural and constructed open space areas.</p>	<p><u>Consistent:</u> The Specific Plan includes the dedication to the City or other perpetual conservation of approximately 45 acres of open space hillside land to the north of the Mater Dolorosa Retreat Center, discussed in Chapter 1 of the Specific Plan, in accordance with the conditions outlined in the Memorandum of Understanding following adoption of the Specific Plan.</p>
<p>Housing</p>	
<p>Goal 1.0: Maintain and enhance the quality of existing housing and ensure that new residential development is consistent with Sierra Madre's small town character.</p>	<p><u>Consistent.</u> The Specific Plan includes development regulations (i.e. height and lot area requirements that are the same or comparable to adjacent R-1 development regulations) and design guidelines and standards for the project site created to</p>

	be compatible with the surrounding neighborhood. SEE MASTER RESPONSE 1.
Policy 1.1: Maintain sustainable neighborhoods with quality housing, infrastructure and open space that fosters neighborhood character and the health of residents.	<u>Consistent:</u> The development would provide new, high-quality, low-density housing, infrastructure improvements, a public park, and open space. The public park and open space provides green space for residents to enjoy, promoting the health of residents.
Policy 2.1: Encourage diversity in the type, size, price and tenure of residential development in Sierra Madre, while maintaining quality of life goals.	<u>Consistent:</u> To ensure a harmonious integration and compatibility with the adjacent Sierra Madre community, while enabling a diversity of styles and eclecticism, the design of all buildings, inclusive of materials, elements, and details on a single lot shall be stylistically consistent with one of the four architectural styles included in the Specific Plan's Appendix 5A, Architectural Styles Reference Guide.
Policy 2.2: Provide adequate housing sites through appropriate zoning and land use designations, consistent with Sierra Madre's regional housing growth needs.	<u>Consistent:</u> The development would designate the site as Specific Plan (SP) and provide 42 new housing units to further the City's regional housing growth needs.
Policy 2.5: Encourage the construction of new, well designed second units in residential zones as a means of addressing a portion of Sierra Madre's regional housing needs.	<u>Consistent:</u> The Specific Plan includes secondary uses such as accessory dwelling units within the proposed RL land use zone of this Specific Plan, pursuant to the provisions in SMMC, Section 17.22, Second Units.
Goal 5.0: Promote environmental sustainability through support of existing and new development which minimizes reliance on natural resources.	<u>Consistent:</u> The Specific Plan contains Development Standards and Design Guidelines and Standards. SEE MASTER COMMENT 2.
Policy 5.2: Promote the use of sustainable construction techniques and environmentally sensitive design for housing.	<u>Consistent:</u> The Specific Plan contains Development Standards and Design Guidelines and Standards including sustainable development attributes for water and energy conservation. Additionally, development in the Specific Plan area will comply with CalGreen. SEE MASTER COMMENT 4.
Policy 5.3: Promote the use of alternative energy sources such as solar energy, cogeneration, and non-fossil fuels.	<u>Consistent:</u> The Specific Plan contains Design Guidelines and Standards for the use of solar panels on proposed structures and development standards referencing state's Building Energy Efficiency Standards, which promote the use of alternative energy. SEE MASTER COMMENT 4. The California solar mandate requires new construction homes to have a solar photovoltaic (PV) system as an electricity source on all single-family residences and multi-family residences up to three stories high.
Policy 5.4: Incorporate transit and other transportation alternatives such as walking and bicycling into the design of new development.	<u>Consistent:</u> The Specific Plan includes a Mobility Plan, including a pedestrian plan, which incorporates pathways for walking into the design of the new development, including a pedestrian connection extending from Carter Avenue near the public park area to the Bailey Canyon Wilderness Park.
<i>Economic Development</i>	
Goal 3. Sierra Madre as a destination point accenting the area's natural beauty, artist community, and historic character.	<u>Consistent:</u> The Specific Plan dedicates 45 acres of open space, in accordance with the conditions outlined in the Memorandum of Understanding following adoption of the Specific Plan, and provides access to the Mater Dolorosa

	Retreat Center and a pedestrian connection extending from Carter Avenue near the public park area to the Bailey Canyon Wilderness Park, which will help accent the area's natural beauty and historic character.
Policy L48.3: Continue to allow home based businesses which do not negatively impact the residential neighborhoods in which they are located.	<u>Consistent:</u> The Specific Plan allows Home Occupations as a secondary use in the RL zone, pursuant to the provisions in SMMC, Chapter 17.85, Home Occupations.
Circulation	
Goal 1. A balanced transportation system which accommodates all modes of travel including automobiles, pedestrians, bicycles, and transit users.	<u>Consistent:</u> The Specific Plan includes a Mobility Plan which provides for a circulation system utilizing private vehicular and non-vehicular modes of transportation in a system of public roadways and pedestrian pathways within the Plan area.
Goal 2. Safe and well-maintained streets.	<u>Consistent:</u> The Specific Plan includes a Mobility Plan which seeks to implement street sections that create a safe and pleasant small neighborhood environment through landscaped parkways, pedestrian pathways incorporated into portions of the Plan area as shown on the Specific Plan's Paving and Pedestrian Plan. The LMD ensure the parkways and landscaping along the streets is well-maintained.
Goal 3. Preservation of quiet neighborhoods with limited thru traffic.	<u>Consistent:</u> The Specific Plan includes Guiding Principles such as "Provide safe and welcoming public access to the site from Sunnyside Avenue for motorists and pedestrians while minimizing traffic impacts to adjacent residential streets." In addition, the only use that can be accessed thru the Plan area, is the gated Retreat Center north of the Plan area, which is expected to create a relatively low flow of thru traffic based on the Retreat Center's usage.
Objective L51: Developing a balanced and multi-modal transportation system to serve the needs of all roadway users, including motorists, public transit patrons, pedestrians, and cyclists.	<u>Consistent:</u> The Specific Plan includes a Mobility Plan which provides for a circulation system utilizing private vehicular and non-vehicular modes of transportation in a system of public roadways and pedestrian pathways within the Plan area.
Policy L51.5: Encourage and support the use of non-automotive travel throughout the City.	<u>Consistent:</u> The Specific Plan includes a Mobility Plan, including a pedestrian plan, which incorporates pathways for walking into the design of the new development, including a pedestrian connection extending from Carter Avenue near the public park area to the Bailey Canyon Wilderness Park.
Policy L52.1: Ensure that all pedestrians, particularly seniors and the disabled, are able to travel safely and easily throughout the City.	<u>Consistent:</u> The Specific Plan's Mobility Plan includes ADA accessible paths of travel and ADA ramp locations, and the parking lot for the public park includes an ADA-compliant parking space to ensure that all pedestrians, particularly seniors and the disabled, are able to travel safely and easily by using the ADA features.
Policy L52.9: Explore the possibility of sidewalk continuity where feasible.	<u>Consistent:</u> Within the Specific Plan's Mobility Plan, sidewalks connect the community to the public park at the southern area of the Plan area. Although the project will not include off-site sidewalk improvements, a pedestrian connection extending from Carter Avenue near the public park will provide access to the Bailey Canyon Wilderness Park.

<p>Objective L53: Protecting residential neighborhoods from the intrusion of through traffic.</p>	<p><u>Consistent:</u> The Specific Plan’s Mobility Plan will develop new Streets A, B, and C and extend North Sunnyside Avenue and Carter Avenue to provide adequate circulation within the Plan area. However, while the extension of North Sunnyside Avenue will provide thru access to the Retreat Center, the flow of traffic is expected to be very low and thus not have a significant impact or cause an intrusion of through traffic. In addition, the public park will be located on the southern perimeter of the Plan area, minimizing traffic through the residential uses.</p>
<p>Objective L54: Providing off-street parking requirements, on-street parking, and public parking facilities to maximize parking opportunities and address future parking needs.</p>	<p><u>Consistent:</u> Residential parking within the Plan area will be provided within garages and on private driveways for single-family residential dwellings; public on-street parking occurs on both sides of North Sunnyside Avenue, on the west side of Carter Avenue and along the south side of Streets A, B, and C. In addition, off-street parking is provided in the park’s public parking lot.</p>
<p>Objective L56: Maximizing accessibility for the disabled.</p>	<p><u>Consistent:</u> The Specific Plan’s Mobility Plan includes ADA accessible paths of travel and ADA ramp locations, and the parking lot for the public park includes an ADA-compliant parking space. See details on Figure 3-2, Specific Plan Mobility Plan in Chapter 3.</p>
<p>Policy L56.1: Make streets handicap-accessible with more ramps and curb cuts.</p>	<p><u>Consistent:</u> The Specific Plan’s Mobility Plan includes ADA accessible paths of travel and ADA ramp locations. See details on Figure 3-2, Specific Plan Mobility Plan in Chapter 3.</p>
<p>Policy L56.2: Identify locations for handicap parking stalls on the street, and also install and maintain those spaces.</p>	<p><u>Consistent:</u> The public park’s parking lot includes an ADA-compliant parking space.</p>
<p>Chapter Two: Resource Management</p>	
<p>1. Hillside Preservation</p>	
<p>Goal 3. Public access to the San Gabriel Mountains via parks, trails and roads</p>	<p><u>Consistent:</u> The Specific Plan’s Pedestrian Plan includes a pedestrian pathway connecting the east side of the Park area to Bailey Canyon Wilderness park.</p>
<p>3. Dark Sky</p>	
<p>Goal 1. Protection of the starlit sky to avoid deterioration of the viewing of dark sky as it is a valuable resource.</p>	<p><u>Consistent:</u> SEE MASTER RESPONSE 3.</p>
<p>Goal 3. Consideration of neighboring properties and the community as a whole with regard to exterior lighting through the reduction of negative light impacts in the design of new exterior lighting schemes.</p>	<p><u>Consistent:</u> SEE MASTER RESPONSE 3.</p>
<p>Goal 4. Energy conservation.</p>	<p><u>Consistent:</u> SEE MASTER RESPONSE 4.</p>
<p>Objective R1: Protecting hillside areas to preserve their unique character.</p>	<p><u>Consistent:</u> The Specific Plan includes the dedication to the City or other perpetual conservation of approximately 45 acres of open space hillside land to the north of the Mater Dolorosa Retreat Center.</p>
<p>Objective R6: Reducing light pollution, trespass, and unnecessary glare through the use of light shielding methods, and elimination of lighting that is misdirected, excessive, or unnecessary.</p>	<p><u>Consistent:</u> SEE MASTER RESPONSE 3.</p>

Policy R6.1: Require that all new development projects utilize light fixtures that shield the light source so that light is cast downward to avoid light spillage off site or upward into the sky.	<u>Consistent:</u> SEE MASTER RESPONSE 3.
Policy R6.2: Discourage continuous all-night exterior lighting and encourage motion-sensored lighting.	<u>Consistent:</u> SEE MASTER RESPONSE 3.
Policy R6.3: Encourage the use of fixtures like the "shoe box" design that are capable of providing accurate light patterns, and can often be used for lighting without spilling onto the neighboring property and upward into the sky.	<u>Consistent:</u> SEE MASTER RESPONSE 3.
Objective R7: Minimizing lighting use and intensity, utilizing the most efficient lighting technology.	<u>Consistent:</u> SEE MASTER RESPONSES 3 and 4.
Objective R8: The reasonable use of outdoor lighting for nighttime safety, utility, security, and enjoyment while preserving the ambiance of the night.	<u>Consistent:</u> SEE MASTER RESPONSE 3.
Policy R8.1: Encourage outdoor lighting to be designed and installed in a manner that confines the direct lighting rays to the property upon which the lighting is installed so as to protect adjacent and nearby residential districts and public rights-of- way, and reduce "skyglow."	<u>Consistent:</u> SEE MASTER RESPONSE 3
Policy R8.2: Lighting in and near residential areas shall be minimal and shielded to prevent nuisance glare.	<u>Consistent:</u> SEE MASTER RESPONSE 3
Policy R8.3: Lighting attached to single-family home structures should not exceed the height of the eave, and residential lighting pole height restrictions can be considered to control light trespass on adjacent properties and upward into the sky.	<u>Consistent:</u> SEE MASTER RESPONSE 3
Policy R8.4: Provide adequate illumination of all streets, alleys, and public areas.	<u>Consistent:</u> SEE MASTER RESPONSE 3
4. Tree Preservation	
Goal 1. Continued preservation and protection of existing trees.	<u>Consistent:</u> The Specific Plan will adhere to the City's Tree Preservation and Protection Ordinance (see chapter 12.20 of the SMMC) and includes a Tree and Planting Plan. SEE MASTER REPSONE 6.
Goal 2. Increase of the City's community forest.	<u>Consistent:</u> The Specific Plan includes a Tree and Planting Plan which includes the planting of new trees throughout the Plan Area. SEE MASTER RESPONSE 6.
Objective R10: Maintaining and enhancing the City's significant tree resources.	<u>Consistent:</u> The Specific Plan includes a Tree and Planting Plan, which includes the planting of new trees throughout the Plan Area and will adhere to the City's Tree Preservation and Protection Ordinance (see chapter 12.20 of the SMMC).

<p>Policy R10.2: Continue to develop tree preservation and protection measures.</p>	<p><u>Consistent:</u> The Specific Plan includes guidelines for tree maintenance, including in Appendix 4B, CalFire Defensible Space and Hardening (SEE MASTER RESPONSE 6), and will adhere to the City’s Tree Preservation and Protection Ordinance (see chapter 12.20 of the SMMC).</p>
<p>Policy R10.8: Continue to monitor construction projects with regard to grading and construction effects on trees, tree removal and replacement</p>	<p><u>Consistent:</u> The Specific Plan includes a Tree and Planting Plan, which includes the planting of new trees throughout the Plan Area, and will adhere to the City’s Tree Preservation and Protection Ordinance, including the adequate replacement of protected trees if removed from the Plan area (see chapter 12.20 of the SMMC).</p>
<p>5. Water Resources</p>	
<p>Goal 1: Conservation of the City’s water resources.</p>	<p><u>Consistent:</u> The Specific Plan includes sustainable guidelines and strategies to conserve water resources and will have net zero water usage for the first 50 years after construction. SEE MASTER RESPONSE 2.</p>
<p>Goal 3. Growth that is linked to the availability of water.</p>	<p><u>Consistent:</u> The development has secured water rights for the first 50 years after construction.</p>
<p>Goal 5. Meet or exceed water quality objectives.</p>	<p><u>Consistent:</u> The Specific Plan will meet or exceed the water quality objectives listed in this consistency analysis. SEE MASTER RESPONSE 2.</p>
<p>Objective R12: Optimizing the use of water resources.</p>	<p><u>Consistent:</u> Detailed water demand estimates, provided in Chapter 4, were prepared as part of the Specific Plan and the development will have net zero water usage. SEE MASTER RESPONES 2.</p>
<p>Policy R12.3: Develop new ways to capture and percolate storm water.</p>	<p><u>Consistent:</u> The Specific Plan has identified three drainage areas within the Plan area and proposed infrastructure improvements would include the installation of proposed storm drains and catch basins which would flow into a proposed underground retention storage gallery in the southern portion of the Plan area.</p>
<p>Objective R14: Ensuring adequate water availability for future growth in the City.</p>	<p><u>Consistent:</u> Detailed water demand estimates, provided in Chapter 4, were prepared as part of the Specific Plan and the development will have net zero water usage. SEE MASTER RESPONES 2.</p>
<p>Objective R14.2: Evaluate water availability in conjunction with public and private development projects.</p>	<p><u>Consistent:</u> Detailed water demand estimates were prepared as part of the Specific Plan, see discussion provided in Chapter 4.</p>
<p>Objective R15: Conserving water during times of drought.</p>	<p><u>Consistent:</u> The Specific Plan would incorporate water conservation strategies into the project design. SEE MASTER RESPONSE 2.</p>
<p>6. Waste Management/Recycling</p>	
<p>Objective R21: Providing adequate waste disposal systems to meet the demands of existing and new development.</p>	<p><u>Consistent:</u> Per the Meadows Environmental Impact Report, the Plan area’s solid waste management services would be provided by Athens Services and the available capacity of the Scholl Canyon Landfill would be able to accommodate development allowed under the project.</p>
<p>7. Air Quality</p>	

Policy 22.2: Prohibit the development of land uses and land use practices which would contribute significantly to poor air quality.	<u>Consistent</u> As evaluated by the Meadows Environmental Impact Report, the Specific Plan does will not include uses which would have significant impacts to poor air quality.
Policy 22.3: Establish controls and monitor uses in the City which contain operations or materials characterized by air pollutants which individually or cumulatively could significantly add to the air basin's degradation (e.g., furniture manufacturers using paints and finishes, automobile repair, printing, and reproduction, and dry cleaners).	<u>Consistent:</u> The Specific Plan proposes residential and recreation uses; both uses do not contribute significantly to the air basin's degradation.
Policy 23.4: Allow for local job opportunities including home-based businesses and telecommuting in Sierra Madre.	<u>Consistent:</u> The Specific Plan allows Home Occupations as a secondary use in the RL zone, pursuant to the provisions in SMMC, Chapter 17.85, Home Occupations.
Chapter Three: Hazard Prevention	
1. Fire Safety	
Objective Hz1: Providing adequate service levels of fire protection that meets the needs of Sierra Madre residents, businesses and visitors.	<u>Consistent:</u> SEE MASTER RESPONSE 5.
Objective Hz2: Providing adequate fire protection necessary for existing and future development.	<u>Consistent:</u> SEE MASTER RESPONSES 5 AND 6.
Policy Hz2.1: Continue to require all existing and new development to install and maintain adequate smoke detection systems.	<u>Consistent:</u> The development is located within a Very High Fire Hazard Severity Zone (VHFHSZ) and would meet all Fire Department regulations and applicable code requirements for building in these higher fire hazard areas, including as they pertain to smoke detection systems.
Policy Hz2.2: Continue to require all new development to install automatic fire sprinkler systems.	<u>Consistent:</u> The development is located within a Very High Fire Hazard Severity Zone (VHFHSZ) and would meet all Fire Department regulations and applicable code requirements for building in these higher fire hazard areas, including as they pertain to automatic fire sprinkler systems.
Policy Hz2.3: Continue to require review of building plans by a Fire Captain.	<u>Consistent:</u> The SMFD has reviewed the development and has determined that it would not have a significant effect on service demands. Building Plans will be submitted consistent with City requirements for any review required by the Fire Captain, therefore compliant with the policy's objective.
Policy Hz2.4: Consider water availability in terms of quantity and water pressure for safety purposes when considering the size and location of new residential construction.	<u>Consistent:</u> Detailed water demand estimates were prepared as part of the Specific Plan as provided in Chapter 4. Water availability will be assured through the net-zero water impact (SEE MASTER REPONSE 2). SEE MASTER REPSONE 5.
Policy Hz2.5: Assess the impacts of incremental increases in development density and related traffic congestion on fire hazards and emergency response time, and ensure through the development review process that new development will not result in a reduction of fire protection services below acceptable levels.	<u>Consistent:</u> The impacts were assessed as part of the Meadows Environmental Impact Report. Additionally, the SMFD has reviewed the development and has determined that it would not have a significant effect on service demands, see discussion in Chapter 4.
Policy Hz2.6: Continue to require that new development provides adequate hydrants and show sufficient evidence that there is adequate	<u>Consistent:</u> SEE MASTER RESPONSE 5. The development will meet all Fire Department regulations and applicable code

water supply/fire flow and that it is available to accommodate the fire protection needs of new construction.	requirements, including as they pertain to installation of fire hydrants.
Policy Hz2.8: Develop vegetation management plans that manage chemise and chaparral to ensure adequate firebreaks, to provide adequate access for fire protection water systems, and access for firefighting.	<u>Consistent:</u> SEE MASTER RESPONSE 6.
Objective Hz4: Addressing emergency operations and disaster preparedness as a priority.	<u>Consistent:</u> The Specific Plan addresses public services in Chapter 4, Infrastructure and Public Services Plan.
Objective Hz5: Limiting fire hazard through brush and weed abatement.	<u>Consistent:</u> SEE MASTER RESPONSE 6.
Policy Hz5.1: Mandate annual brush removal from April to June.	<u>Consistent:</u> SEE MASTER RESPONSE 6.
Policy Hz5. 3: Promote voluntary efforts in tree trimming, and brush and weed abatement.	<u>Consistent:</u> SEE MASTER RESPONSE 6.
2. Flood/Landslide	
Objective Hz6: Addressing potential flooding and landslide hazards on public and private property.	<u>Consistent:</u> The Specific Plan's Infrastructure Plan includes stormwater conveyance as to not result in an increase of surface runoff that would result in flooding on or off site. The Specific Plan proposes the creation of two independent storm drain networks that convey site runoff to the MS4, shown on Figure 4-6, Proposed Drainage and described in detail in Chapter 4.
Policy Hz6.1: Require that all new development incorporates sufficient measures to mitigate flood hazards, including the design of containment systems to capture stormwater runoff on-site, and site grading that minimizes stormwater runoff from increased impervious surfaces, thereby addressing impacts to on-site structures and adjacent properties.	<u>Consistent:</u> The Specific Plan has identified three drainage areas within the Plan area and proposed infrastructure improvements would include the installation of proposed storm drains and catch basins which would flow into a proposed underground retention storage gallery in the southern portion of the Plan area.
Policy Hz6.2: Require that the landscape of open space areas provide the maximum permeable surface area to reduce site runoff, and prohibit the paving of a majority of these areas.	<u>Consistent:</u> The Specific Plan includes a Landscaping Plan and Tree and Planting Plan for open space and maintenance will be provided by the Landscape Maintenance District.
Objective Hz8: Maintaining adequate infrastructure to prevent flooding hazards.	<u>Consistent:</u> The Specific Plan's Infrastructure Plan includes stormwater conveyance as to not result in an increase of surface runoff that would result in flooding on or off site.
Policy Hz8.1: Require that residential tract developers be responsible for construction of drainage/storm drain systems improvements that are compatible with City and County systems within or adjacent to their project site.	<u>Consistent:</u> The Specific Plan's Infrastructure Plan addresses the Plan area's proposed drainage and water quality plan, water service, and wastewater service. As outlined in the memorandum of understanding, street improvements and undergrounding all utilities in consultation with the City will be required, including drainage/storm drain systems as included in Chapter 4.
Policy Hz8.2: Install required public storm drainage improvements.	<u>Consistent:</u> The Specific Plan's Infrastructure Plan addresses the Plan area's proposed drainage and water quality plan, water service, and wastewater service. As outlined in the memorandum of understanding, street improvements and

	undergrounding all utilities in consultation with the City will be required, including drainage improvements as included in Chapter 4.
4. Noise	
Policy Hz14.1: Formulate measures to mitigate noise impacts from mobile and stationary noise sources through compatible land use planning and the discretionary review of development projects.	<u>Consistent:</u> The Specific Plan's Open Space and Low Density Residential land uses are compatible with surrounding land uses.
Policy Hz14.5: To the extent possible, protect schools, hospitals, libraries, churches, parks and recreational areas from excessive sound levels so as not to adversely affect their normal activities.	<u>Consistent:</u> The Specific Plan includes a grading and landscaping buffer along the northern Plan area boundary to provide a buffer between the Plan area and the Retreat Center. This area is envisioned to provide a visual landscape buffer and screening, as well as a wall for noise attenuation between the Retreat Center's existing amphitheater and lookout point and the proposed one- and two-story homes on the northern end of the Plan area.
Chapter Four: Community Services	
1. Law Enforcement	
Policy C1.2: Assess the impact of increases in population on response time, calls for service and traffic through the development review process so law enforcement assets will not be degraded.	<u>Consistent:</u> The Specific Plan would be served by the Sierra Madre Police Department (SMPD). Payment of development fees by the project applicant, as required by Chapter 15.52 of the Sierra Madre Municipal Code (SMMC), would be used to offset the costs of increased personnel or equipment that could be required in order to maintain acceptable service ratios, response times, and other performance objectives. Therefore, the SMPD would adequately serve the Plan area as assessed by the Meadows Environmental Impact Report.
Policy C3.1: Evaluate on a continual basis the delivery of police services to monitor their adequacy and responsiveness to community needs.	<u>Consistent:</u> The development fees required for this development, would help offset the costs of increased personnel or equipment that could be required in order to maintain acceptable service ratios, response times, and other performance objectives.
Policy C4.3: Maximize passive prevention measures for new and existing development through the development review process.	<u>Consistent:</u> The development fees required for this development, would help offset the costs of increased personnel or equipment that could be required in order to maintain acceptable service ratios, response times, and other performance objectives.
2. Recreation Services	
Objective C6: Providing quality recreation, leisure and social programs and facilities for the various segments of the Sierra Madre community	<u>Consistent:</u> The Specific Plan's Park Plan includes a publicly accessible neighborhood park.
Policy C8.1: Continue a park maintenance program to secure the existing nature and beauty of the City Parks and open space areas.	<u>Consistent:</u> The Specific Plan's Park Plan includes a publicly accessible neighborhood park, which would be maintained by the City of Sierra Madre, LMD, or similar public Maintenance Assessment District.
Policy C8.4: Identify each recreational site with its name and encompassing facilities with signage visible to the public	<u>Consistent:</u> Signage within the Plan area shall comply with the design requirements and procedures found within Chapter 17.72, Signs, of the SMMC. A Signage Plan is required to be reviewed and approved by the City of Sierra Madre Planning

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	and Community Development Department. Signage plan shall include both temporary, construction, and permanent signage standards and guidelines.
Objective C10: Increasing parkland and recreational facilities in the City.	<u>Consistent:</u> The Specific Plan’s Park Plan includes a publicly accessible neighborhood park.
Policy C10.4: Require that all new commercial and residential subdivision developments provide open space areas on-site for passive or active recreation or contribute fees for public development of such uses.	<u>Consistent:</u> The Specific Plan’s Park Plan includes a publicly accessible neighborhood park and the dedication of approximately 45 acres of open space hillside land.
Objective C11: Coordinating the management of parks and recreation efforts throughout the City	<u>Consistent:</u> The publicly accessible neighborhood park, will be operated and maintained by the City of Sierra Madre, LMD, or similar public Maintenance Assessment District.
Policy C11.2: Maintain and update a maintenance and repair plan for existing and future City facilities.	<u>Consistent:</u> The publicly accessible neighborhood park, will be operated and maintained by the City of Sierra Madre, LMD, or similar public Maintenance Assessment District.
5. Transit Services	
Objective C30: Improving traffic safety.	<u>Consistent:</u> The Specific Plan includes a Mobility Plan which provides for a circulation system utilizing private vehicular and non-vehicular modes of transportation in a system of public roadways and pedestrian pathways, which seeks to implement street sections that create a safe and pleasant small neighborhood environment through landscaped parkways, and pedestrian pathways incorporated into the Plan area as shown on the Specific Plan’s Paving and Pedestrian Plan.
Policy C30.3: Maintain safety and efficient circulation without impacting the village atmosphere.	<u>Consistent:</u> The Specific Plan includes a Mobility Plan which seeks to implement street sections that create a safe and pleasant small neighborhood environment through landscaped parkways, and pedestrian pathways incorporated into portions of the Plan area as shown on the Specific Plan’s Paving and Pedestrian Plan.
6. Public Services	
Objective C31: Providing adequate water, wastewater/sewer, storm drainage, electrical, and telecommunications systems to meet the demands of new and existing development.	<u>Consistent:</u> The Specific Plan’s Infrastructure Plan addresses the Plan area’s proposed drainage and water quality plan, wastewater service and dry utilities to meet the demand of the new development in the Plan area. The net-zero water usage helps ensure water demand is met for the new development. SEE MASTER RESPONSE 2.
Policy C31.3: Require that new development be contingent upon the ability to be served by adequate sanitation collection and treatment, water, electrical and natural gas energy, telecommunication, storm drainage, and other supporting infrastructure.	<u>Consistent:</u> Chapter 4 of the Specific Plan addresses Public Services and the Specific Plan’s Infrastructure Plan addresses the Plan area’s proposed drainage and water quality plan, water service, wastewater service and dry utilities to meet the demand of the new development in the Plan area.
Policy C31.5: Require that new development capture for percolation on site the maximum practical amount of storm water.	<u>Consistent:</u> The Specific Plan has identified three drainage areas within the Plan area and proposed infrastructure improvements would include the installation of proposed storm drains and catch basins which would flow into a proposed underground retention storage gallery in the southern portion of the Plan area.