

RULES OF DECORUM

- The purpose of the meeting is to consider the application for The Meadows and Bailey Canyon project
- Members of the public that behave in a manner that interrupts or obstructs the meeting will be issued a warning, and if they persist, they will be asked to leave
- Any and all demonstrations which disrupt, interrupt, forestall, or obstruct the City's ability to conduct City business are prohibited, including clapping, booing, cheering, and hissing
- No signs, posters, or other large objects shall be displayed

MEETING FORMAT

- The Commission will continue deliberations from the April 7th Public Hearing.
- Staff will provide a presentation
- Planning Commissioners will be invited to ask questions of staff and the applicant



THE MEADOWS AT BAILEY CANYON SPECIFIC PLAN

Planning Commission

Public Hearing – May 5, 2022

Continued from April 7, 2022

City of Sierra Madre

PLANNING COMMISSION DELIBERATIONS



Phase One Proceedings

(Continued from 4/7 Planning Commission Hearing)

- Certify Final EIR and adopt a Mitigation Monitoring and Reporting Program (MMRP)
- Adopt a Specific Plan
- Amend General Plan and Land Use Map
- Amend Zoning Code and Zoning Map
- Approve a Lot Line Adjustment
- Enter into a Development Agreement

ACTIONS FROM 4/7 PLANNING COMMISSION HEARING

1. Organize a site tour
2. Outline procedure of entitlement review process
3. Provide greater clarity regarding how design review of the Specific Plan (SP) will be conducted
4. Draft a table or summary comparing the SP development standards and R-1 development standards
5. Change the SP floor area calculation to match R-1's calculation
6. Update the Commission on discussions with the County regarding road widening
7. Provide a site map of the Retreat Center property with clear lot lines
8. Show individual lot lines in the Land Use Map
9. Provide more information regarding connection to parking and access related to Bailey Canyon Wilderness Park
10. Request the Retreat Center to amend the lot line adjustment application to include realignment of the lot line of the open space further south
11. Make the zoning approval conditional on the construction of the project
12. Consider amending the Development Agreement to have the applicant provide the City with the Conservation Easement earlier in the process and for the City to forestall recordation until after all entitlements are issued
13. Include more language in the Development Agreement regarding Bonds for residential improvements (performance bond, surety bond, construction bond)
14. Recirculation of Draft EIR
15. Lot Line Adjustment procedure

ACTION ITEMS & STATUS (4/7 PLANNING COMMISSION HEARING)

1.	Organize a site tour	Complete.
2.	Outline procedure of entitlement process	<p>The Planning Commission will consider adoption of entitlements by resolution. The entitlements appear in order of action. Although listed as two separate actions, both the Final EIR/Monitoring and Reporting Program and the Specific Plan should be approached collectively. The Specific Plan outlines the project scope and the EIR analyzes environmental impacts.</p> <ul style="list-style-type: none">A. Certify the Environmental Impact Report (EIR) and adopt the Mitigation Monitoring and Reporting Program; andB. Approve the Specific Plan; andC. Amend the General Plan and Land Use Map from Institutional to Low Density Residential; andD. Amend the Zoning Code and Zoning Map from Institutional to Specific Plan; andE. Approve a Lot Line Adjustment, andF. Approve a Development Agreement.

ACTION ITEMS & STATUS (4/7 PLANNING COMMISSION HEARING)

- | | |
|---|---|
| 3. Provide greater clarity regarding how design review of the Specific Plan (SP) will be conducted | <ul style="list-style-type: none">• Design review conducted in Phase II Proceedings• The Commission evaluates the plans and elevations in totality, not on an individual lot basis |
|---|---|

- The Planning Commission will not apply subjective design review permit findings as found in Section 17.60.041 – Design Review Permit
- Design review will comply with the Specific Plan:
 - Chapter 3 – Development Plan and Standards
 - Chapter 5 – Design Standards and Guidelines
- Design Review includes:
 - Evaluation of four architectural styles
 - Three variations in elevation
 - Four color schemes
 - Resulting in a total of 12 building elevations and 16 color variations

ACTION ITEMS & STATUS (4/7 PLANNING COMMISSION HEARING)

- | | |
|---|---|
| 3. Provide greater clarity regarding how design review of the Specific Plan (SP) will be conducted | <ul style="list-style-type: none">• Design review conducted in Phase II Proceedings• The Commission evaluates the plans and elevations in totality, not on an individual lot basis |
|---|---|

➤ **Landscape Plan** - Section 3.5 of the Specific Plan

The landscape plan focuses on primarily on drought tolerant tree and plant species and addresses:

- Conceptual Parks and Recreation Plan
- Wall and Fence Plan

➤ **Site Planning and Design** - Section 5.4 of the Specific Plan

Addresses development standards including requirements for building height, setback, grading, building placement and orientation

➤ **Architectural Design** - Section 5.5 of the Specific Plan

Addresses building mass, form, scale, facade articulation, roof materials and supporting design elements, such as windows, doors, exterior materials and color

ACTION ITEMS & STATUS (4/7 PLANNING COMMISSION HEARING)

4. *Draft a table or summary comparing the R-1 One Family Residential Zone to the Specific Plan development standards.*

The Meadows at Bailey Canyon		
Zoning Comparison		
May 5, 2022		
Development Standards		
	R-1 One-Family Residential Zone	The Meadows Specific Plan
Minimum Lot Area:	7,500sf	7,800sf
Maximum Lot Coverage:	40%	50%
Maximum Allowable Floor Area:		
	For lots over 7,500sf created after 10/27/2016: Gross area = 2,225sf + 10% of lot area over 7,500sf (A*)	Net - 4,250sf (B*)
	For all other lots 7,500sf - 11,000sf: Gross area = 2,625sf + 25% of lot area over 7,500sf (A*)	
Maximum Building Height:	25ft Maximum Building Envelope (C*)	25ft or 2 stories (D*)

ACTION ITEMS & STATUS (4/7 PLANNING COMMISSION HEARING)

Setbacks:		
Front:	Standard Front Yard Setback - 25ft	15ft to main building
		20ft to garage
Side:	Lots 60ft or less in width - 5ft	5ft (each side)
	Lots greater than 60ft in width - Cumulative side yard setback of not less than 30% of the lot width, with a minimum required sideback of any side of not less than 5ft or 10% of the lot width.	
Rear:	15ft	Lots East of N Sunnyside Avenue - 15ft
		Lots West of N Sunnyside Avenue - 35ft
Angled Encroachment Plane:	Building shall not exceed the height of a 45 degree plane drawn from a height of 10ft above the existing ground level at the side lot line boundaries.	N/A
Projections into front yard setback:		
Nonhabitable covered front porch:	Maximum 6ft	Maximum 6ft
Open, uncovered balcony:	Maximum 48"	Maximum 48"
Open balcony, covered:	Maximum 48" by administrative design review approval	Maximum 48" by administrative design review approval
Required Parking:	2 covered parking spaces	2 enclosed parking spaces per dwelling unit
Accessory Structures:	Per Section 17.20.060	Per Section 17.20.060
Minimum Landscape at front yard:	50%	40%

ACTION ITEMS & STATUS (4/7 PLANNING COMMISSION HEARING)

*	Notes
A:	Gross floor area: The sum of all horizontal areas of floors covered by solid roof including first and second floors, attics spaces over 7.5ft in height, basements, lofts, guest houses, garages, carports, patios, porches, balconies, barns, gazebos, and raised decks which are higher than 7.5 ft from natural or pre-existing grade as measured from the perimeter of the structure. Further, the area of interior spaces over 16ft in height shall be counted as double the floor area except for stairways and elevator shafts, which shall only be counted once. The horizontal floor area of vents, shafts, and courts shall be included in the calculation of gross floor area. <i>(17.20.015-Definitions ~ Sierra Madre Municipal Code)</i>
B:	Floor Area: The sum of all interior, horizontal areas of above-grade floors within a dwelling unit that are occupied for livable, residential use, including first and second floors, measured from the interior face of exterior walls. This includes provisions for living, sleeping, eating, cooking, sanitation, and/or storage, exclusive of attics, garages or accessory structures, vents, shafts, courts, elevators, stairways, covered porches, patios and balconies and similar facilities. Interior areas, regardless of height, shall be counted only once. <i>(3.2 Definitions - The Meadows Specific Plan)</i>
C:	A building envelope shall be established 25ft as measured from a warped plane defined by the adjoining natural or pre-existing grade, or finished grade, whichever is lower, around a 5ft perimeter of the building. The Height shall be measured from the lowest point adjoining natural or pre-existing grade, or finished grade, whichever is lower, around the perimeter of the building to the highest point of the coping of a flat roof or to a point one-third of the height of a pitched or hipped roof. <i>(17.20.040.A - Height ~ Sierra Madre Municipal Code)</i>
D:	Height: The vertical distance of the structure measured from natural or pre-existing grade, or finished floor, whichever is higher, around the perimeter of the building to the highest point of the coping of a flat roof or to a point one-third of the height of a pitched or hipped roof. <i>(3.2 Definitions - The Meadows Specific Plan)</i>

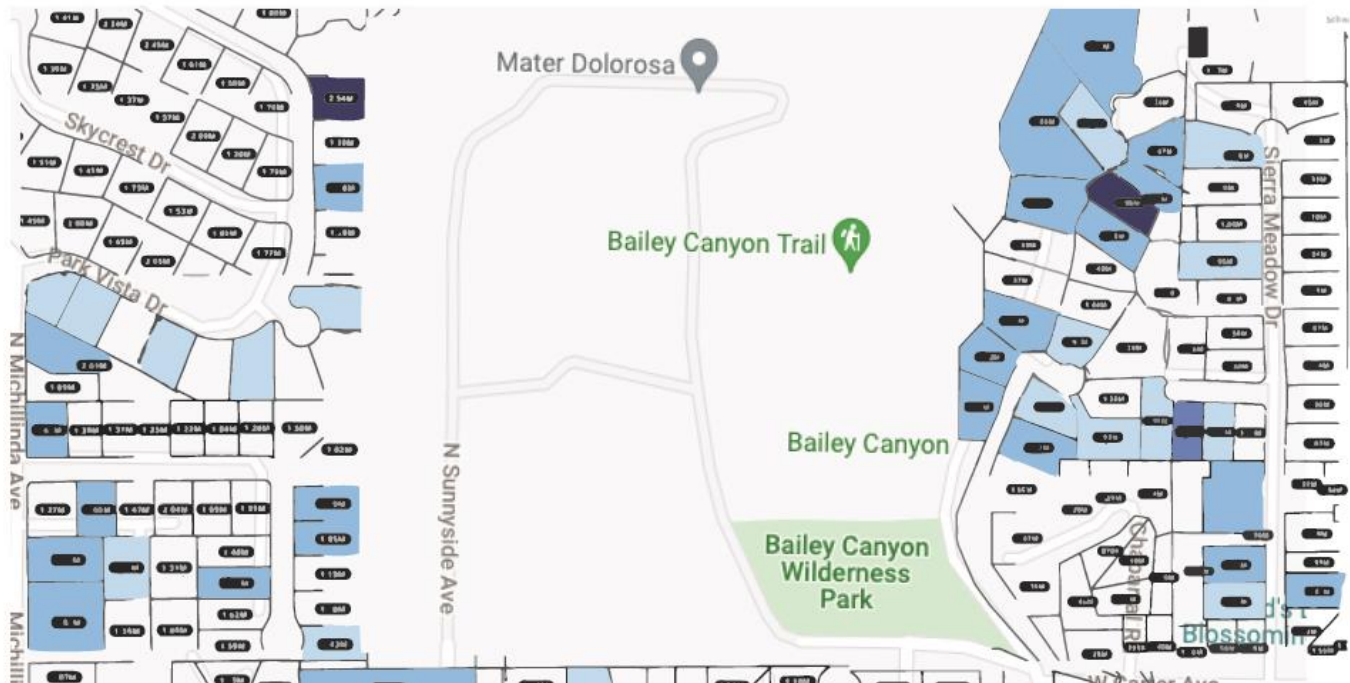
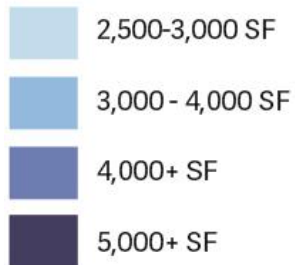
ACTION ITEMS & STATUS (4/7 PLANNING COMMISSION HEARING)

5. Change the floor area calculation to match R-1's calculation

The approved MOU contemplated modifications to the R-1 standard for floor area:

Per the MOU: WHEREAS, the City Council believes the development of single-family detached residential units may be the most compatible use of the Property and is willing to consider homes **in excess of standard measurements** in exchange for ensuring that single-family units are created;

Surrounding Area:



ACTION ITEMS & STATUS (4/7 PLANNING COMMISSION HEARING)

5. Change the floor area calculation to match R-1's calculation

R-1 zone – Minimum floor area would be approximately 2,255 SF and maximum floor area of 3,606 SF

Maximum Floor Area Analysis based on R-1 Standards

Lot	Lot Area	Maximum Floor Area
1	21,311 sf	3,606 sf
2	11,656 sf	2,641 sf
3	11,255 sf	2,601 sf
4	10,520 sf	2,527 sf
5	11,325 sf	2,608 sf
6	11,047 sf	2,580 sf
7	13,052 sf	2,780 sf
8	13,586 sf	2,834 sf
9	10,661 sf	2,541 sf
10	12,604 sf	2,735 sf
11	9,381 sf	2,413 sf
12	7,800 sf	2,255 sf
13	7,800 sf	2,255 sf
14	7,811 sf	2,256 sf
15	7,811 sf	2,256 sf
16	7,811 sf	2,256 sf
17	7,811 sf	2,256 sf
18	7,811 sf	2,256 sf
19	7,811 sf	2,256 sf
20	7,811 sf	2,256 sf
21	7,811 sf	2,256 sf
22	8,934 sf	2,368 sf

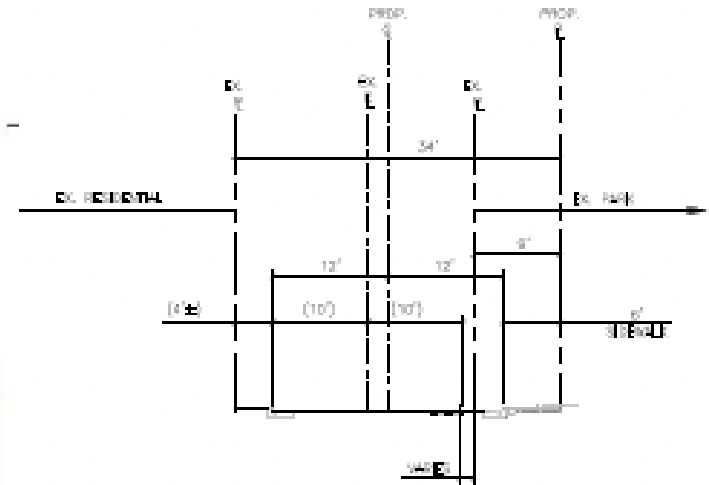
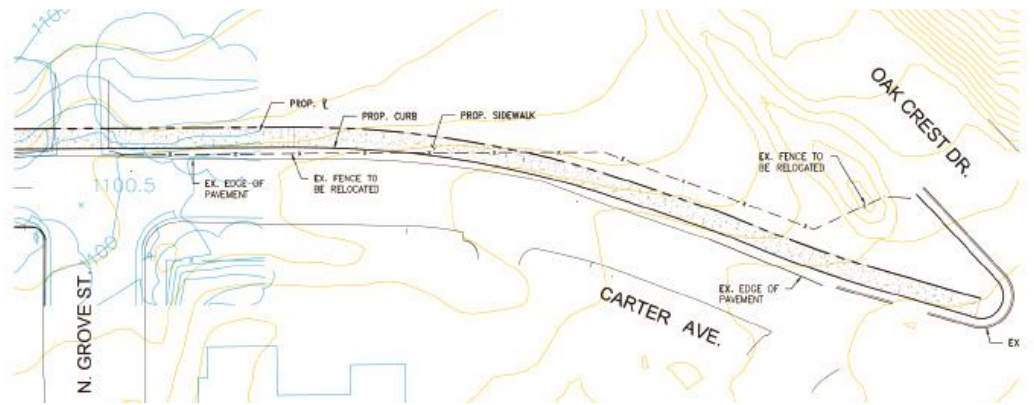
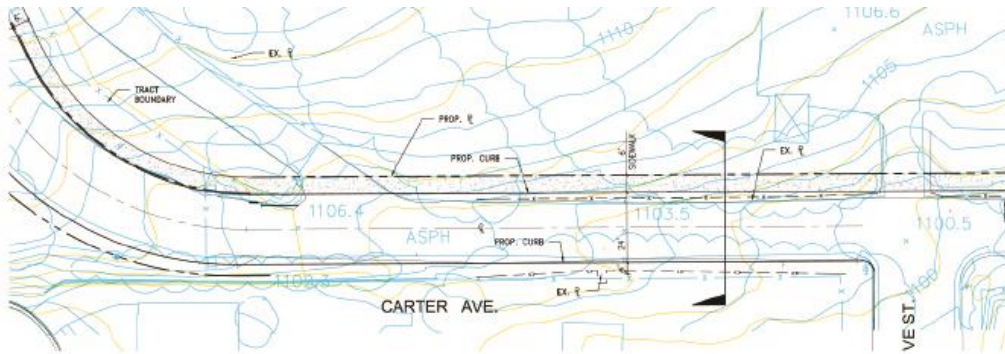
Maximum Floor Area Analysis based on R-1 Standards

Lot	Lot Area	Maximum Floor Area
23	8,350 sf	2,310 sf
24	8,350 sf	2,310 sf
25	8,350 sf	2,310 sf
26	8,350 sf	2,310 sf
27	8,350 sf	2,310 sf
28	8,350 sf	2,310 sf
29	8,350 sf	2,310 sf
30	8,350 sf	2,310 sf
31	8,348 sf	2,310 sf
32	9,256 sf	2,401 sf
33	9,256 sf	2,401 sf
34	9,256 sf	2,401 sf
35	9,256 sf	2,401 sf
36	9,256 sf	2,401 sf
37	9,256 sf	2,401 sf
38	9,256 sf	2,401 sf
39	9,256 sf	2,401 sf
40	9,256 sf	2,401 sf
41	9,256 sf	2,401 sf
42	9,256 sf	2,401 sf

ACTION ITEMS & STATUS (4/7 PLANNING COMMISSION HEARING)

6. Update the Commission on discussions with the County regarding road widening

- Applicant held three meetings with the County
- Preliminary application for County feedback is in progress



OPTION 1
SECTION - CARTER AVE.
24' CURB TO CURB WITH NO PARKING
AND 8' SIDEWALK ON NORTH SIDE
1" = 10'

ACTION ITEMS & STATUS (4/7 PLANNING COMMISSION HEARING)

7. Provide a site map of the Retreat Center property with clear lot lines

Applicant provided to City Staff for discussion.



ACTION ITEMS & STATUS (4/7 PLANNING COMMISSION HEARING)

8. Show individual lot lines in the Land Use Map

Exhibit provided below; individual lot lines extend to the bottom of the proposed slopes along Streets B and C.



LEGEND






-  PROJECT BOUNDARY (17.30 AC)
-  LOW DENSITY RESIDENTIAL (9.19 AC)
-  OPEN SPACE (0.35 AC) - NOTE: LANDSCAPE AT LOT A TO BE MAINTAINED BY MDRC
-  PARK SPACE (3.04 AC)
-  GRADING AND LANDSCAPE BUFFER (1.04 AC)

FIG. 3-1 LAND USE

1"=200'

ACTION ITEMS & STATUS (4/7 PLANNING COMMISSION HEARING)

9. Provide more information regarding connection to parking and access related to Bailey Canyon Wilderness Park

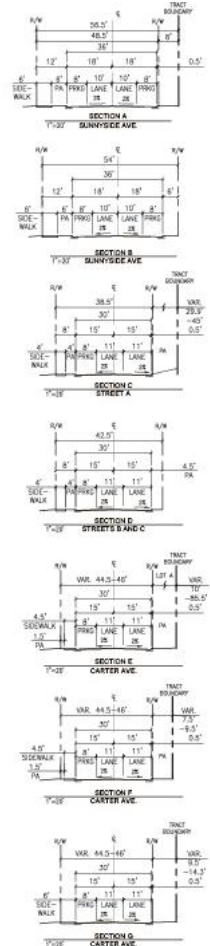
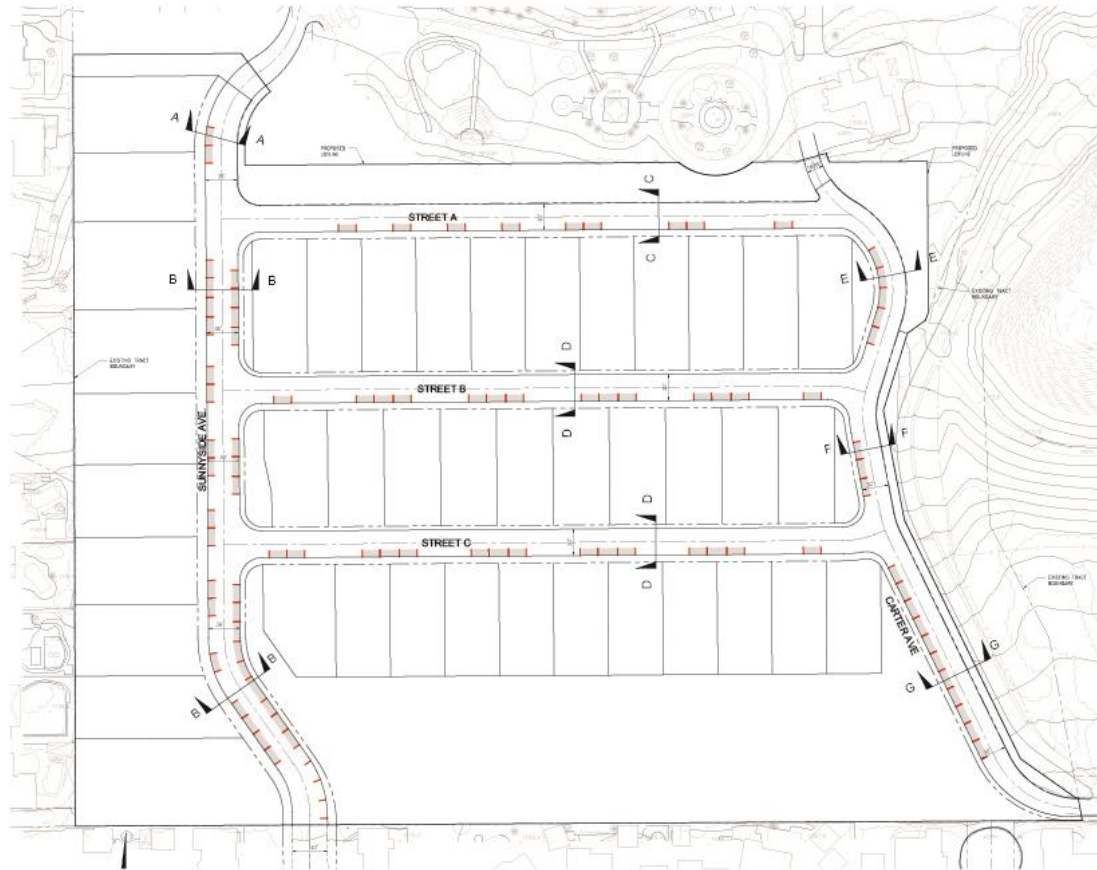
97 total public parking spaces provided within the project site.

97
Total on-street
Parking Spaces

37
Total Parking
Spaces along
Sunnyside Ave.

19
Total Parking
Spaces along
Carter Ave.

7
Parking Spaces in
proposed park

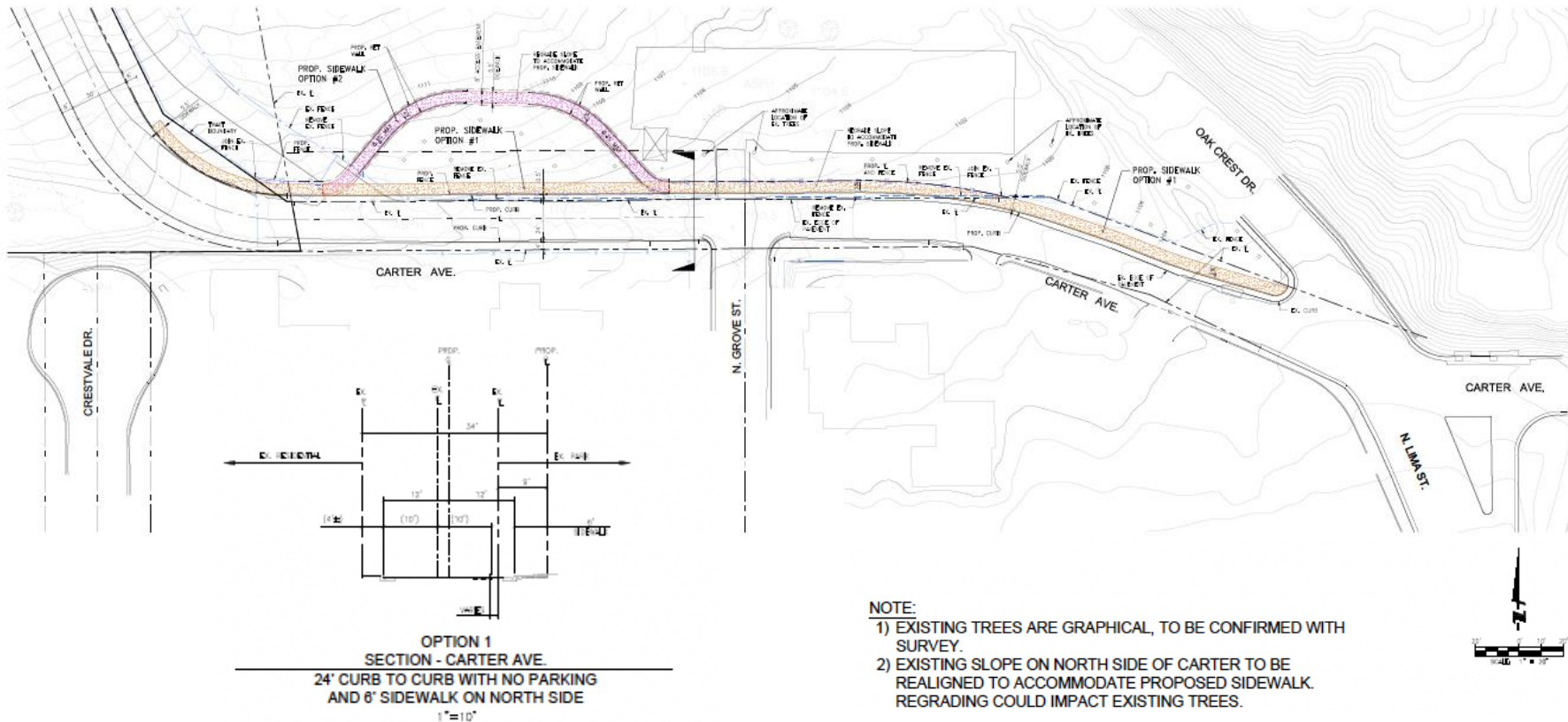


ACTION ITEMS & STATUS (4/7 PLANNING COMMISSION HEARING)

9. Provide more information regarding connection to parking and access related to Bailey Canyon Wilderness Park

Carter Roadway sidewalk options:
Both options must comply with ADA requirements
Option 1 results in the removal of 4 Cypress trees
Option 2 in purple retains trees

CARTER SIDEWALK-OPTIONS 1 AND 2

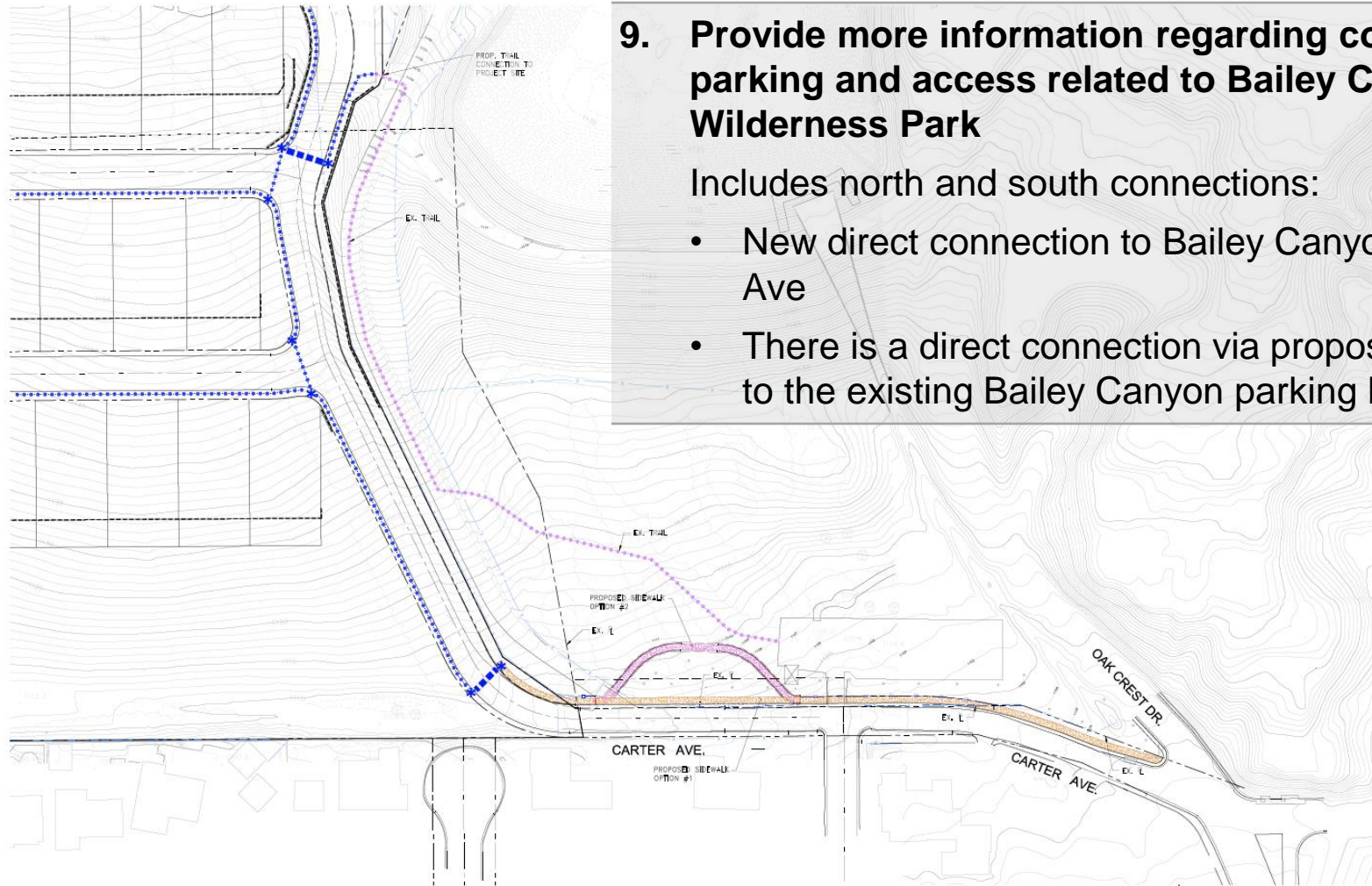


ACTION ITEMS & STATUS (4/7 PLANNING COMMISSION HEARING)

9. Provide more information regarding connection to parking and access related to Bailey Canyon Wilderness Park

Includes north and south connections:

- New direct connection to Bailey Canyon from Carter Ave
- There is a direct connection via proposed sidewalk to the existing Bailey Canyon parking lot



LEGEND	
	ACCESS TRAIL
	ACCESSIBLE PATH OF TRAVEL
	PROPOSED CROSSWALK
	PROPOSED ACCESSIBLE RAMP

BAILEY CANYON PARK ACCESS EXHIBIT
SIERRA MADRE, CA
MAY 3, 2022



ACTION ITEMS & STATUS (4/7 PLANNING COMMISSION HEARING)

9. Provide more information regarding connection to parking and access related to Bailey Canyon Wilderness Park

Both a north and south connection; new direct connection to Bailey Canyon from Carter Ave. There is a direct connection via proposed sidewalk to the existing Bailey Canyon parking lot.



SOURCE: Fuzco 2022; County of Los Angeles; Bing Maps



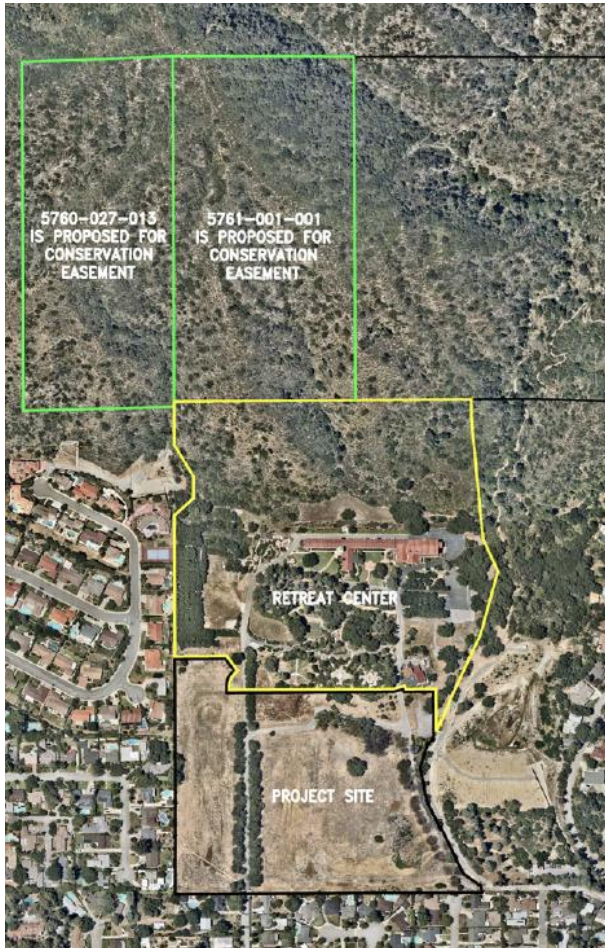
APPENDIX B2

Tree Locations within the Alternative Sidewalk Alignment

The Meadows at Bailey Canyon

ACTION ITEMS & STATUS (4/7 PLANNING COMMISSION HEARING)

10. Request the Retreat Center to amend the lot line adjustment application to include realignment of the lot line of the open space further south



ACTION ITEMS & STATUS (4/7 PLANNING COMMISSION HEARING)

11. Include a reversion clause in the Development Agreement that will allow the project to revert back to underlying zone if project fails

Automatic reversion would violate the procedural directions of state law.

The second phase of these proceedings requires the developer to obtain a tentative tract map and design review permit. Both permit approvals have expiration dates. If the developer fails to develop the site within a specific time frame, those entitlements will expire and the developer will be required to return to the City to obtain further approvals.

12. Consider amending the Development Agreement to have the applicant provide the City with the Conservation Easement earlier in the process and for the City to forestall recordation until after all entitlements are issued

Applicant agreed to execute a conservation easement upon approval of a design review permit and tentative tract map

The Conservation Easement will be held in escrow and recorded upon issuance of the 10th building permit

13. Include more language in the Development Agreement regarding Bonds for residential improvements (performance bond, surety bond, construction bond)

Development Agreement modified to require performance bonds for all improvements.

ACTION ITEMS & STATUS (4/7 PLANNING COMMISSION HEARING)

14. *The Commission asked for clarity regarding public comment claiming the lot line adjustment is the improper procedure to create Parcel 1 and Parcel 2.*

- Staff reviewed the public comments submitted on this item and concluded that a lot line adjustment is the appropriate procedure.
- The City Attorney will publish a memorandum outlining the City's position.

ACTION ITEMS & STATUS (4/7 PLANNING COMMISSION HEARING)

15. *The Commission requested that the City Attorney provide an opinion regarding recirculation of the draft environmental impact report.*

- Staff reviewed the public comments submitted on this item and concluded that recirculation is not required.
- The City Attorney will publish a memorandum outlining the City's position.



Thank you.