

**HOUSING CRISIS ACT of 2019 – SB 330**

**PRELIMINARY APPLICATION FORM**

**PURPOSE**

This form serves as the preliminary application for housing development projects seeking vesting rights pursuant to SB 330, the Housing Crisis Act of 2019.

**GENERAL INFORMATION**

An applicant for a housing development project that includes (1) residential units (2) a mix of commercial and residential uses with two-thirds of the project's square footage used for residential purposes; or (3) transitional or supportive housing, shall be deemed to have submitted a preliminary application upon provision of all of the information listed in this Preliminary Application form and payment of the permit processing fee to the agency from which approval for the project is being sought.

After submitting this Preliminary Application to the local agency, an applicant has 180 days to submit a full application or the Preliminary Application will expire.

**Submittal Date Stamp\*1,2:**

**RECEIVED**

DEC 21 2022

**CITY OF SIERRA MADRE  
PLANNING & BUILDING**

\*1Submittal of all the information listed and payment of the permit processing fee freezes fees and development standards as of this date, unless exceptions per Government Code § 65889.5(o) are triggered.

\*2Note: Record keeping pertaining to which standards and fees apply at date of submittal is imperative, as penalties may apply for imposing incorrect standards

**Notes:**

1. California Environmental Quality Act (CEQA) and Coastal Act standards apply.
2. After submittal of all of the information required, if the development proponent revises the project to change the number of residential units or square footage of construction changes by 20 percent or more, excluding any increase resulting from Density Bonus Law, the development proponent must resubmit the required information so that it reflects the revisions.

**SITE INFORMATION**

1. **PROJECT LOCATION** - The specific location, including parcel numbers, a legal description, and site address, if applicable.

Street Address 700 N. Sunnyside Ave Unit/Space Number \_\_\_\_\_

Legal Description (Lot, Block, Tract) \_\_\_\_\_ Attached? YES  NO

See attached legal description.  
RECEIVED  
DEC 2 1 2022  
CITY OF SIERRA MADRE

Assessor Parcel Number(s) 5761-002-008

2. **EXISTING USES** - The existing uses on the project site and identification of major physical alterations to the property on which the project is to be located.

Vacant land south of Mater Dolorosa Retreat Center.

3. **SITE PLAN** - A site plan showing the building(s) location on the property and approximate square footage of each building that is to be occupied.

Attached? YES  NO

4. **ELEVATIONS** - Elevations showing design, color, material, and the massing and height of each building that is to be occupied.

Attached? YES  NO

5. **PROPOSED USES** - The proposed land uses by number of units and square feet of residential and nonresidential development using the categories in the applicable zoning ordinance.

This application proposes 50 residential dwelling units on a 17.3 acre site pursuant to the R-1-15 zoning designation. A total of 149,718 SF of residential uses are proposed. A total of 603,870 SF of open space, circulation, and detention basin uses are proposed.

a. **RESIDENTIAL DWELLING UNIT COUNT:**

Please indicate the number of dwelling units proposed, including a breakdown of levels by affordability, set by each income category.

	Number of Units
Market Rate	47
Managers Unit(s) – Market Rate	
Extremely Low Income	
Very Low Income	3
Low Income	
Moderate Income	
<b>Total No. of Units</b>	50
<b>Total No. of Affordable Units</b>	3
<b>Total No. of Density Bonus Units</b>	None proposed at this time

Other notes on units:

Units will have a maximum height of 25' per SMMC 17.20.040. Based on the inclusion of 5% of total units as affordable to VLI households, the project is entitled to a 20% density bonus. However, the project does not propose to utilize any bonus units at this time.

6. **FLOOR AREA** - Provide the proposed floor area and square footage of residential and nonresidential development, by building (attach relevant information by building and totals here):

	Residential	Nonresidential	Total
<b>Floor Area (Zoning)</b>	149,718		
<b>Square Footage of Construction</b>	149,718	603,870	753,588

7. **PARKING** - The proposed number of parking spaces:

228 (garage + on-street)

8. **AFFORDABLE HOUSING INCENTIVES, WAIVERS, CONCESSIONS and PARKING REDUCTIONS** - Will the project proponent seek Density Bonus incentives, waivers, concessions, or parking reductions pursuant to California Government Code Section 65915?

YES  NO

If "YES," please describe:

Incentive requested to increase allowable gross floor area. Waivers requested for minimum lot size, lot coverage, front setback, and angle plane requirements. Compliance with the aforementioned development standards would physically preclude development of the project as proposed with the incentives granted by Gov. Code Section 65915.

9. **SUBDIVISION** – Will the project proponent seek any approvals under the Subdivision Map Act, including, but not limited to, a parcel map, a vesting or tentative map, or a condominium map?

YES  NO

If "YES," please describe:

Proposed Vesting Tentative Map to subdivide the existing 17.3 acre property.

10. **POLLUTANTS** – Are there any proposed point sources of air or water pollutants?

YES  NO

If "YES," please describe:

11. **EXISTING SITE CONDITIONS** – Provide the number of existing residential units on the project site that will be demolished and whether each existing unit is occupied or unoccupied. Provide attachment, if needed.

	Occupied Residential Units	Unoccupied Residential Units	Total Residential Units
Existing	0	0	0
To Be Demolished	0	0	0

12. **ADDITIONAL SITE CONDITIONS** –

a. Whether a portion of the property is located within any of the following:

i. A very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection, pursuant to Section 51178?

YES  NO

ii. Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993)?

YES  NO

iii. A hazardous waste site that is listed pursuant to Section 65962.5, or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code?

YES  NO

iv. A special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by any official maps published by the Federal Emergency Management Agency?

YES  NO

v. A delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2?

YES  NO

vi. A stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code?

YES  NO

If "YES" to any, please describe:

Site is located in a very-high fire severity zone ("VHFSZ").

b. Does the project site contain historic and/or cultural resources?

YES  NO

If "YES," please describe:

c. Does the project site contain any species of special concern?

YES  NO

If "YES," please describe:

d. Does the project site contain any recorded public easement, such as easements for storm drains, water lines, and other public rights of way?

YES  NO

If "YES," please describe:

Drainage easement granted to Los Angeles County for stormwater purposes.

e. Does the project site contain a stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code? Provide an aerial site photograph showing existing site conditions of environmental site features that would be subject to regulations by a public agency, including creeks and wetlands.

YES  NO

If "YES," please describe and depict in attached site map:

13. **COASTAL ZONE** - For housing development projects proposed to be located within the coastal zone, whether any portion of the property contains any of the following:

a. Wetlands, as defined in subdivision (b) of Section 13577 of Title 14 of the California Code of Regulations.

YES  NO

b. Environmentally sensitive habitat areas, as defined in Section 30240 of the Public Resources Code.

YES  NO

c. A tsunami run-up zone.

YES  NO

d. Use of the site for public access to or along the coast.

YES  NO

14. **PROJECT TEAM INFORMATION** - The applicant's contact information and, if the applicant does not own the property, consent from the property owner to submit the application.

Applicant's Name Jonathan Frankel

Company/Firm NUWI Sierra Madre, LLC

Address [REDACTED] Unit/Space Number           

City [REDACTED] State [REDACTED] Zip Code [REDACTED]

Telephone [REDACTED] Email [REDACTED]

Are you in escrow to purchase the property?

YES  NO

Property Owner of Record  Same as applicant  Different from applicant

Name (if different from applicant) The Congregation of the Passion, Mater Dolorosa Community, A California not for profit Corporation

Address [REDACTED] Unit/Space Number \_\_\_\_\_

City [REDACTED] State [REDACTED] Zip Code [REDACTED]

Telephone [REDACTED] Email [REDACTED]

Optional: Agent/Representative Name \_\_\_\_\_

Company/Firm \_\_\_\_\_

Address \_\_\_\_\_ Unit/Space Number \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Telephone \_\_\_\_\_ Email \_\_\_\_\_

Optional: Other (Specify Architect, Engineer, CEQA Consultant, etc.) \_\_\_\_\_

Name \_\_\_\_\_

Company/Firm \_\_\_\_\_

Address \_\_\_\_\_ Unit/Space Number \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Telephone \_\_\_\_\_ Email \_\_\_\_\_


Primary Contact for Project:  Owner  Applicant  Agent/Representative  Other

**PROPERTY OWNER AFFIDAVIT**

Before the application can be accepted, the owner of each property involved must provide a signature to verify the Preliminary Application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts, the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service or process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25 percent interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the Preliminary Application form may be provided if the property is owned by a partnership, corporation, LLC or trust, or in rare circumstances when an individual property owner is unable to sign the Preliminary Application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized to file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items 1-3 below. In the case of partnerships, corporations, LLCs or trusts, the LOA must be signed by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide Copy of the Grant Deed if the ownership of the property does not match local records. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g., John and Jane Doe, or Mary Smith and Mark Jones) signatures are required of all owners.

1. I hereby certify that I am the owner of record of the herein previously described property located in 700 N. Sunnyside Avenue Sierra Madre, CA which is involved in this Preliminary Application, or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC, or trust as evidenced by the documents attached hereto.
2. I hereby consent to the filing of this Preliminary Application on my property for processing by the Department of Planning & Community Preservation for the sole purpose of vesting the proposed housing project subject to the Planning and Zoning ordinances, policies, and standards adopted and in effect on the date that this Preliminary Application is deemed complete.
3. Further, I understand that this Preliminary Application will be terminated and vesting will be forfeited if the housing development project is revised such that the number of residential units or square footage of construction increases or decreases by 20 percent or more, exclusive of any increase resulting from the receipt of a density bonus, incentive, concession, waiver, or similar provision, and/or an application requesting approval of an entitlement is not filed with The City of Sierra Madre within 180 days of the date that the Preliminary Application is deemed complete.
4. By my signature below, I certify that the foregoing statements are true and correct.

Signature	<u></u>	Signature	_____
Printed Name	<u>Keith Zekind, Assistant Treasurer</u>	Printed Name	_____
Date	<u>12/20/2022</u>	Date	_____



**EXHIBIT A**  
**APN 5761-002-008**  
**PARCEL 2**  
**LEGAL DESCRIPTION**

THAT CERTAIN PARCEL OF LAND IS SITUATED IN THE CITY OF SIERRA MADRE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING ALL THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND GOVERNMENT LOT 1 OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 11 WEST, SAN BERNARDINO MERIDIAN, AND THOSE PORTIONS OF LOTS 19 AND 20 OF THE SIERRA MADRE TRACT AS PER MAP FILED IN BOOK 4, PAGES 502 AND 503, MISCELLANEOUS RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WITHIN PARCEL 4, AS DESCRIBED IN THE DEED RECORDED IN BOOK 3051 PAGE 305, OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**EXCEPTING THEREFROM** ALL THAT PORTION OF SAID PARCEL 4, LYING EASTERLY AND NORTHEASTERLY OF THE WESTERLY, NORTHWESTERLY AND SOUTHWESTERLY LINE OF THE LAND DESCRIBED AS PARCEL 140, IN THE FINAL ORDER OF CONDEMNATION RECORDED IN BOOK 49004, PAGE 198, OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER.

**ALSO EXCEPTING** THAT PORTION OF SAID PARCEL 4 LYING NORTHERLY AND EASTERLY OF THE FOLLOWING LINE:

**COMMENCING** AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17 AS SHOWN ON TRACT NO. 30597, FILED IN BOOK 798 PAGES 14 AND 15, OF MAP BOOKS IN SAID OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE ALONG THE WESTERLY LINE OF SECTION 17 AS SHOWN ON SAID TRACT MAP 30597 NORTH 0°12'34" WEST 360.78 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 89°37'17" EAST, 189.83 FEET;

THENCE SOUTH 37°18'31" EAST, 54.27 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 73.50 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH 37°18'31" WEST;

THENCE SOUTHWESTERLY ALONG SAID CURVE 68.08 FEET, THROUGH A CENTRAL ANGLE OF 53°04'13" AN ARC DISTANCE OF 68.08 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 0°22'43" EAST, 23.88 FEET;

THENCE NORTH 89°37'17" EAST, 489.30 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 65.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS SOUTH 39°29'27" WEST;

THENCE EASTERLY ALONG SAID CURVE 90.46 FEET THROUGH A CENTRAL ANGLE OF 79°44'20";

THENCE NORTH 89°37'17" EAST, 49.39 FEET;

THENCE NORTH 74°29'17" EAST, 35.03 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 79.50 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS SOUTH 74°29'17" WEST;

THENCE SOUTHERLY ALONG SAID CURVE 10.47 FEET THROUGH A CENTRAL ANGLE OF 7°32'33";

THENCE NORTH 89°37'17" EAST, 110.45 FEET;

THENCE SOUTH 0°22'43" EAST, 170.32 FEET TO THE WESTERLY LINE OF SAID PARCEL 140.

CONTAINING 17.30 ACRES, MORE OR LESS.

ALL AS SHOWN ON EXHIBIT B, ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

THIS DESCRIPTION WAS PREPARED BY ME, OR UNDER MY DIRECTION.



KURT R. TROXELL, P.L.S. 7854  
DATED THIS 22 DAY OF APRIL, 2021



# EXHIBIT B

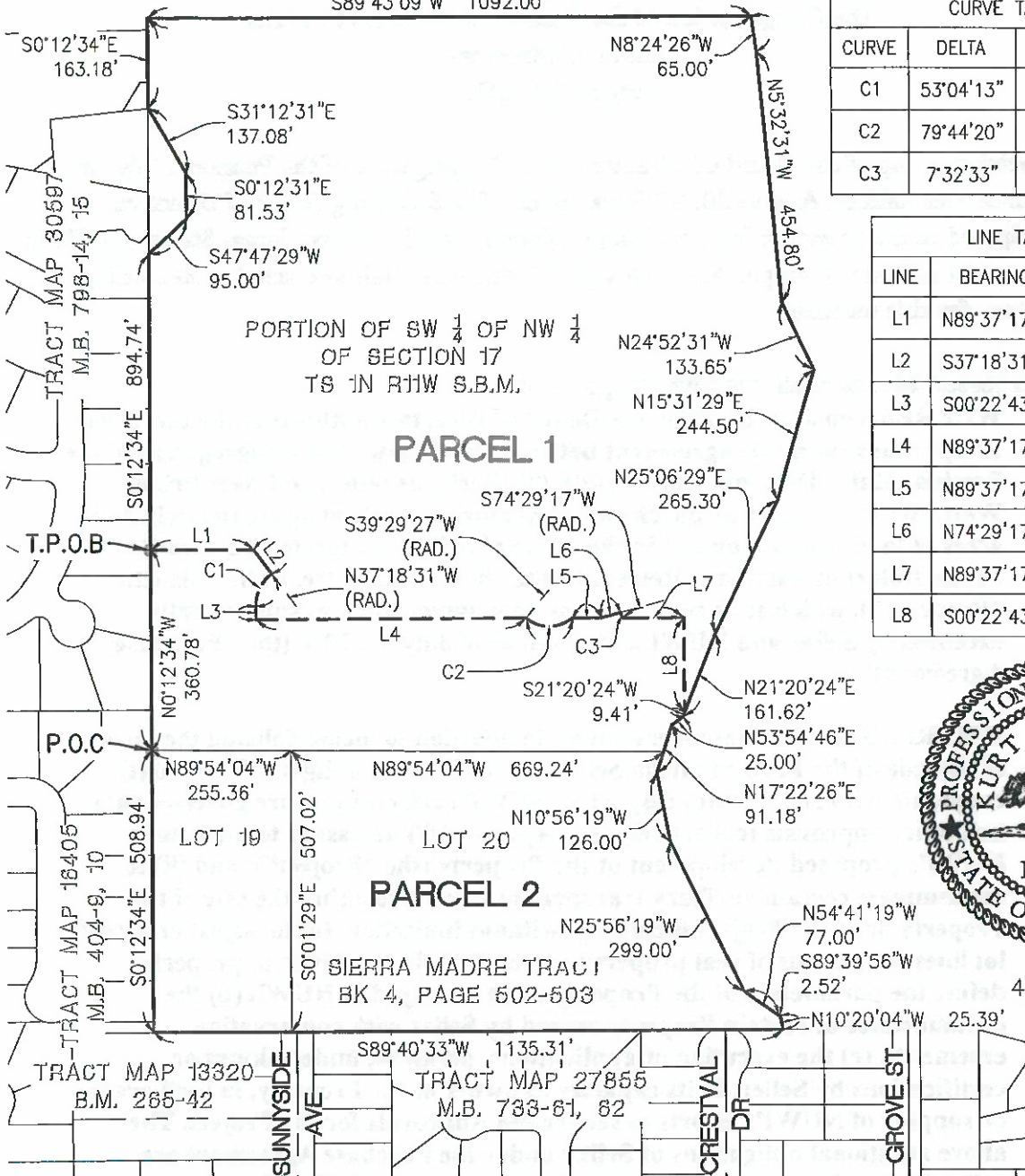
S89°43'09"W 1092.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	53°04'13"	73.50'	68.08'
C2	79°44'20"	65.00'	90.46'
C3	7°32'33"	79.50'	10.47'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°37'17"E	189.83'
L2	S37°18'31"E	54.27'
L3	S00°22'43"E	23.88'
L4	N89°37'17"E	489.30'
L5	N89°37'17"E	49.39'
L6	N74°29'17"E	35.03'
L7	N89°37'17"E	110.45'
L8	S00°22'43"E	170.32'



4/22/21



**LINE LEGEND:**

- SUBJECT PROPERTY LINES
- CENTERLINES
- EXISTING LOT LINES
- - - - - PROPOSED LOT LINES



SCALE: 1" = 300'



16795 Von Karman, Suite 100  
Irvine, California 92606  
tel 949.474.1960 • fax 949.474.5315  
www.fuscoe.com

**EXHIBIT B**  
PLAT TO ACCOMPANY LEGAL DESCRIPTION  
of: PARCEL 2 LOT LINE ADJUSTMENT  
700 N SUNNYSIDE AVE

DATE: April 22, 2021  
FN: 1972 – PARCEL 2  
DRAWN BY: MC  
CHECKED BY: KRT  
SHEET 1 OF 1

Exhibit C - Ownership Disclosure

**The Congregation of the Passion, Holy Cross Province  
Board of Directors  
August 20, 2021**

**A special meeting of the Board of Directors, The Congregation of the Passion, Holy Cross Province, was held on August 20, 2021 via email. The following Board of Directors participated in the meeting: Fathers Joseph Moons, David Colhour, James Strommer, Philip Paxton, and Alfredo Ocampo. Father Joseph Moons was Chair and acted as Recording Secretary for this meeting.**

**Father Joseph Moons made the following motion:**

**WHEREAS on July 28, 2020, the Board of Directors authorized the execution of a purchase and sale agreement between its affiliate, The Congregation of the Passion, Mater Dolorosa Community ("Seller"), as seller, and New Urban West, Inc. ("NUWI"), as purchaser, governing the sale of approximately 16.5 acres of land which is owned in the name of Seller and located adjacent to the Mater Dolorosa Passionist Retreat Center in Sierra Madre, California (the "Property"), which such purchase and sale agreement was subsequently executed by Seller and NUWI and dated as of July 30, 2020 (the "Purchase Agreement");**

**WHEREAS the Purchase Agreement, in addition to memorializing the terms of the sale of the Property from Seller to NUWI, also obligates Seller to (i) cooperate with NUWI with respect to NUWI's efforts to secure governmental and other approvals (collectively, the Approvals") necessary to undertake NUWI's proposed development of the Property (the "Project"); and (ii) to consummate certain ancillary transactions related to either the sale of the Property or to the Project including, without limitation, (a) to adjust or modify lot lines for parcels of real property owned by Seller in order to properly define the parameters of the Property to be conveyed to NUWI, (b) the encumbrance of certain Property owned by Seller with conservation easements, (c) the execution of applications, petitions, undertakings or certifications by Seller, in its capacity as owner of the Property, in furtherance or support of NUWI's efforts to secure the Approvals for the Project. The above additional obligations of Seller under the Purchase Agreement are collectively referred to herein as the "Ancillary Undertakings";**

**BE IT RESOLVED, that the Board of Directors authorizes Keith Zekind, Assistant Treasurer of the Corporation, to execute any and all instruments or documents necessary to effect, perform and discharge the obligations of Seller with respect to the Ancillary Undertakings, including but not limited to any applications associated with a proposed lot line adjustment, materially consistent with the above terms, on behalf of either Seller or the Corporation, and to process, execute and deliver, to any necessary counterparty, specifically including the City of Sierra Madre, California, all relevant agreements and transactions described in the Purchase Agreement which relate in any manner to the Property or to the Project.**

The motion was discussed, seconded by Father David Colhour, and accepted unanimously by the Board. There being no further business, the meeting adjourned.

---

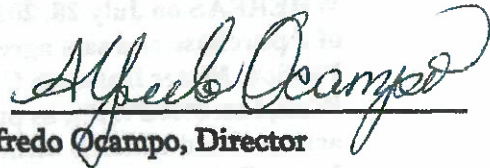
Fr. Joseph Moons, President



Fr. David Colhour, Director

---

Fr. Philip Paxton, Director



Fr. Alfredo Ocampo, Director

---

Fr. James Strommer, Director

**The Congregation of the Passion, Holy Cross Province  
Board of Directors  
August 20, 2021**

A special meeting of the Board of Directors, The Congregation of the Passion, Holy Cross Province, was held on August 20, 2021 via email. The following Board of Directors participated in the meeting: Fathers Joseph Moons, David Colhour, James Strommer, Philip Paxton, and Alfredo Ocampo. Father Joseph Moons was Chair and acted as Recording Secretary for this meeting.

**Father Joseph Moons made the following motion:**

**WHEREAS** on July 28, 2020, the Board of Directors authorized the execution of a purchase and sale agreement between its affiliate, The Congregation of the Passion, Mater Dolorosa Community ("Seller"), as seller, and New Urban West, Inc. ("NUWI"), as purchaser, governing the sale of approximately 16.5 acres of land which is owned in the name of Seller and located adjacent to the Mater Dolorosa Passionist Retreat Center in Sierra Madre, California (the "Property"), which such purchase and sale agreement was subsequently executed by Seller and NUWI and dated as of July 30, 2020 (the "Purchase Agreement");

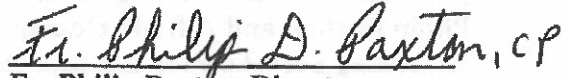
**WHEREAS** the Purchase Agreement, in addition to memorializing the terms of the sale of the Property from Seller to NUWI, also obligates Seller to (i) cooperate with NUWI with respect to NUWI's efforts to secure governmental and other approvals (collectively, the Approvals") necessary to undertake NUWI's proposed development of the Property (the "Project"); and (ii) to consummate certain ancillary transactions related to either the sale of the Property or to the Project including, without limitation, (a) to adjust or modify lot lines for parcels of real property owned by Seller in order to properly define the parameters of the Property to be conveyed to NUWI, (b) the encumbrance of certain Property owned by Seller with conservation easements, (c) the execution of applications, petitions, undertakings or certifications by Seller, in its capacity as owner of the Property, in furtherance or support of NUWI's efforts to secure the Approvals for the Project. The above additional obligations of Seller under the Purchase Agreement are collectively referred to herein as the "Ancillary Undertakings";

**BE IT RESOLVED**, that the Board of Directors authorizes Keith Zekind, Assistant Treasurer of the Corporation, to execute any and all instruments or documents necessary to effect, perform and discharge the obligations of Seller with respect to the Ancillary Undertakings, including but not limited to any applications associated with a proposed lot line adjustment, materially consistent with the above terms, on behalf of either Seller or the Corporation, and to process, execute and deliver, to any necessary counterparty, specifically including the City of Sierra Madre, California, all relevant agreements and transactions described in the Purchase Agreement which relate in any manner to the Property or to the Project.

The motion was discussed, seconded by Father David Colhour, and accepted unanimously by the Board. There being no further business, the meeting adjourned.



**Fr. Joseph Moons, President**



**Fr. Philip Paxton, Director**

**Fr. David Colhour, Director**

**Fr. Alfredo Ocampo, Director**

**Fr. James Strommer, Director**

**The Congregation of the Passion, Holy Cross Province  
Board of Directors  
August 20, 2021**

**A special meeting of the Board of Directors, The Congregation of the Passion, Holy Cross Province, was held on August 20, 2021 via email. The following Board of Directors participated in the meeting: Fathers Joseph Moons, David Colhour, James Strommer, Philip Paxton, and Alfredo Ocampo. Father Joseph Moons was Chair and acted as Recording Secretary for this meeting.**

**Father Joseph Moons made the following motion:**

**WHEREAS on July 28, 2020, the Board of Directors authorized the execution of a purchase and sale agreement between its affiliate, The Congregation of the Passion, Mater Dolorosa Community (“Seller”), as seller, and New Urban West, Inc. (“NUWI”), as purchaser, governing the sale of approximately 16.5 acres of land which is owned in the name of Seller and located adjacent to the Mater Dolorosa Passionist Retreat Center in Sierra Madre, California (the “Property”), which such purchase and sale agreement was subsequently executed by Seller and NUWI and dated as of July 30, 2020 (the “Purchase Agreement”);**

**WHEREAS the Purchase Agreement, in addition to memorializing the terms of the sale of the Property from Seller to NUWI, also obligates Seller to (i) cooperate with NUWI with respect to NUWI’s efforts to secure governmental and other approvals (collectively, the Approvals”) necessary to undertake NUWI’s proposed development of the Property (the “Project”); and (ii) to consummate certain ancillary transactions related to either the sale of the Property or to the Project including, without limitation, (a) to adjust or modify lot lines for parcels of real property owned by Seller in order to properly define the parameters of the Property to be conveyed to NUWI, (b) the encumbrance of certain Property owned by Seller with conservation easements, (c) the execution of applications, petitions, undertakings or certifications by Seller, in its capacity as owner of the Property, in furtherance or support of NUWI’s efforts to secure the Approvals for the Project. The above additional obligations of Seller under the Purchase Agreement are collectively referred to herein as the “Ancillary Undertakings”;**

**BE IT RESOLVED, that the Board of Directors authorizes Keith Zekind, Assistant Treasurer of the Corporation, to execute any and all instruments or documents necessary to effect, perform and discharge the obligations of Seller with respect to the Ancillary Undertakings, including but not limited to any applications associated with a proposed lot line adjustment, materially consistent with the above terms, on behalf of either Seller or the Corporation, and to process, execute and deliver, to any necessary counterparty, specifically including the City of Sierra Madre, California, all relevant agreements and transactions described in the Purchase Agreement which relate in any manner to the Property or to the Project.**



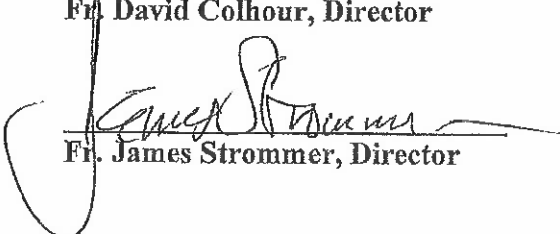
The motion was discussed, seconded by Father David Colhour, and accepted unanimously by the Board. There being no further business, the meeting adjourned.

\_\_\_\_\_  
Fr. Joseph Moons, President

\_\_\_\_\_  
Fr. Philip Paxton, Director

\_\_\_\_\_  
Fr. David Colhour, Director

\_\_\_\_\_  
Fr. Alfredo Ocampo, Director

  
\_\_\_\_\_  
Fr. James Strommer, Director

# LEGEND

GENERAL PLAN	RL
ZONING	R1
<b>MARKET RATE UNITS</b>	
QUANTITY	41
HEIGHT MAX. PER SMMC SECTION 11.20.040	25'
FLOOR AREA RANGE IN FT <sup>2</sup>	2,500 TO 3,115
MIN. LOT SIZE IN FT <sup>2</sup>	6,375
MAX. LOT SIZE IN FT <sup>2</sup>	16,400
AVG. LOT SIZE IN FT <sup>2</sup>	8,161
MIN. SETBACK - FRONT: R.O.W. TO GARAGE	20'
MIN. SETBACK - REAR: P.L. TO HOUSE	15'
MIN. SETBACK - SIDE: P.L. TO HOUSE	5'
<b>AFFORDABLE UNITS</b>	
QUANTITY	3
HEIGHT MAX. PER SMMC SECTION 11.20.040	25'
FLOOR AREA RANGE IN FT <sup>2</sup>	1,942 TO 2,146
LOT SIZE IN FT <sup>2</sup>	3,200'
MIN. SETBACK - FRONT: R.O.W. TO GARAGE	20'
MIN. SETBACK - REAR: P.L. TO HOUSE	13'
MIN. SETBACK - SIDE: P.L. TO HOUSE	5'
<b>TOTAL PROJECT UNITS</b>	<b>50</b>

Lot #	Plan	House SF	Product Type
1	1	2,700	Market Rate
2	3	3,200	Market Rate
3	2	3,000	Market Rate
4	3	3,200	Market Rate
5	2	3,000	Market Rate
6	3	3,200	Market Rate
7	2	3,000	Market Rate
8	3	3,200	Market Rate
9	2	3,000	Market Rate
10	3	3,200	Market Rate
11	3	3,200	Market Rate
12	1	2,700	Market Rate
13	1	2,700	Market Rate
14	1	2,700	Market Rate
15	1	2,700	Market Rate
16	2	3,000	Market Rate
17	3	3,200	Market Rate
18	2	3,000	Market Rate
19	3	3,200	Market Rate
20	1	2,700	Market Rate
21	2	3,000	Market Rate
22	3	3,200	Market Rate
23	2	3,000	Market Rate
24	3	3,200	Market Rate
25	2	3,000	Market Rate
26	3	3,200	Market Rate
27	2	3,000	Market Rate
28	3	3,200	Market Rate
29	2	3,000	Market Rate
30	3	3,200	Market Rate
31	3	3,200	Market Rate
32	2	3,000	Market Rate
33	3	3,200	Market Rate
34	2	3,000	Market Rate
35	3	3,200	Market Rate
36	2	3,000	Market Rate
37	3	3,200	Market Rate
38	2	3,000	Market Rate
39	3	3,200	Market Rate
40	2	3,000	Market Rate
41	3	3,200	Market Rate
42	2	3,000	Market Rate
43	3	3,200	Market Rate
44	2	3,000	Market Rate
45	3	3,200	Market Rate
46	2	3,000	Market Rate
47	3	3,200	Market Rate
48	1	1,942	Affordable
49	2	2,030	Affordable
50	3	2,146	Affordable

Market Rate Total SF	143,600
Affordable Total SF	6,118
<b>Grand Total SF</b>	<b>149,718</b>



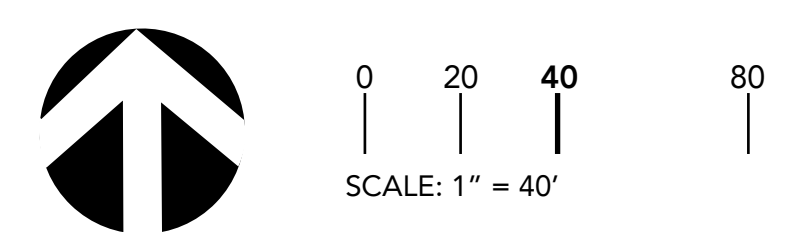
NUWI



## MATER DOLOROSA: STATE DENSITY BONUS & HOUSING ACCOUNTABILITY ACT

SIERRA MADRE, CALIFORNIA

Preliminary Site Plan



# THE MEADOWS AT BAILEY CANYON



## PROJECT DATA

Project Address:  
700 N Sunnyside Avenue  
Sierra Madre, CA 91024

Assessor's Parcel Number:  
5761-002-008

## PROJECT DESCRIPTION

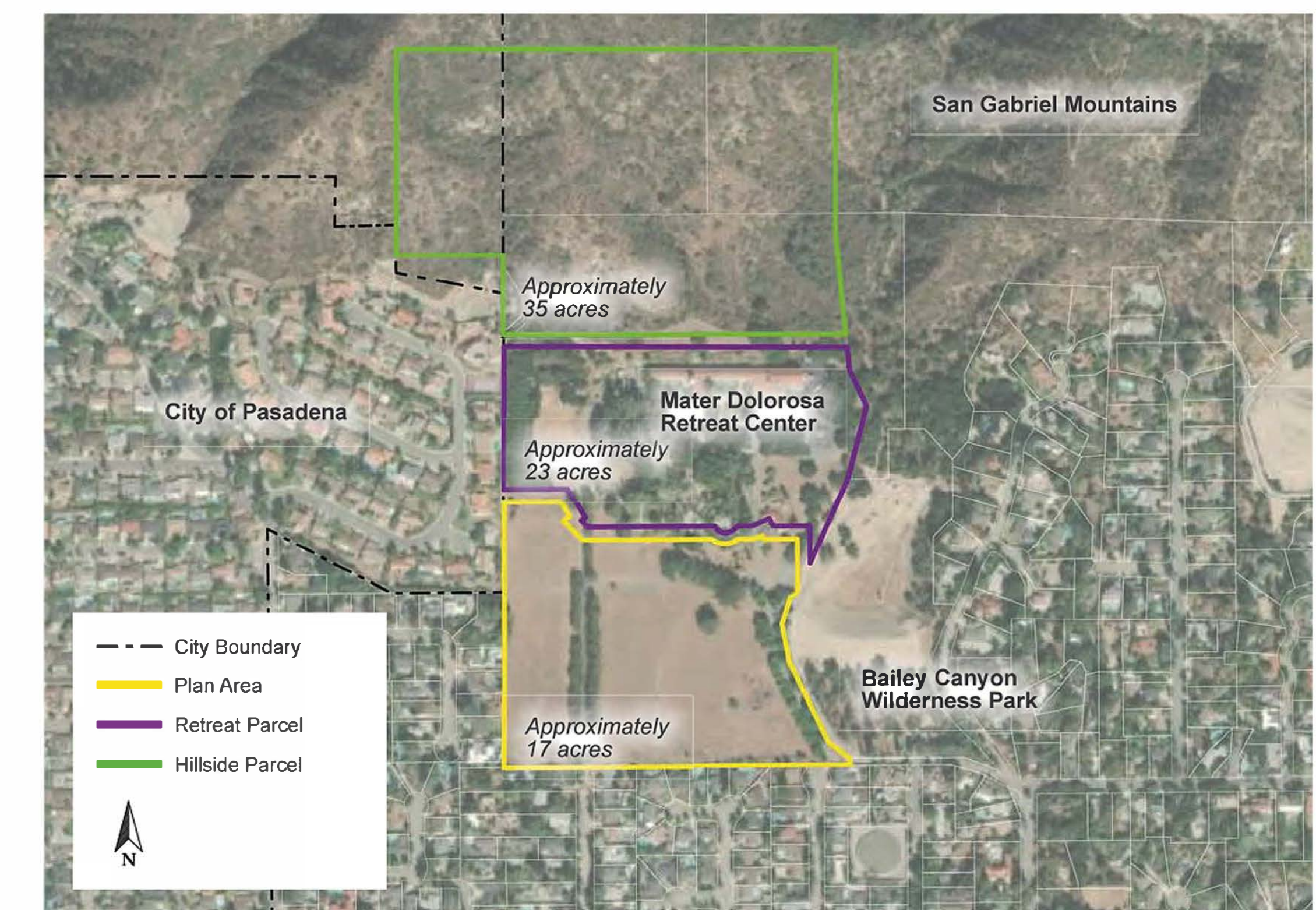
The development includes 50 detached single-family dwellings on approximately 17 acres. All buildings have a maximum height of 25' per SMMC Section 17.20.040.

## PROJECT OWNER

NUWI Sierra Madre, LLC

## PROJECT TEAM

LCRA Architects  
Robert Hidey Architects  
Harvest Architecture



VICINITY MAP

# THE MEADOWS AT BAILEY CANYON

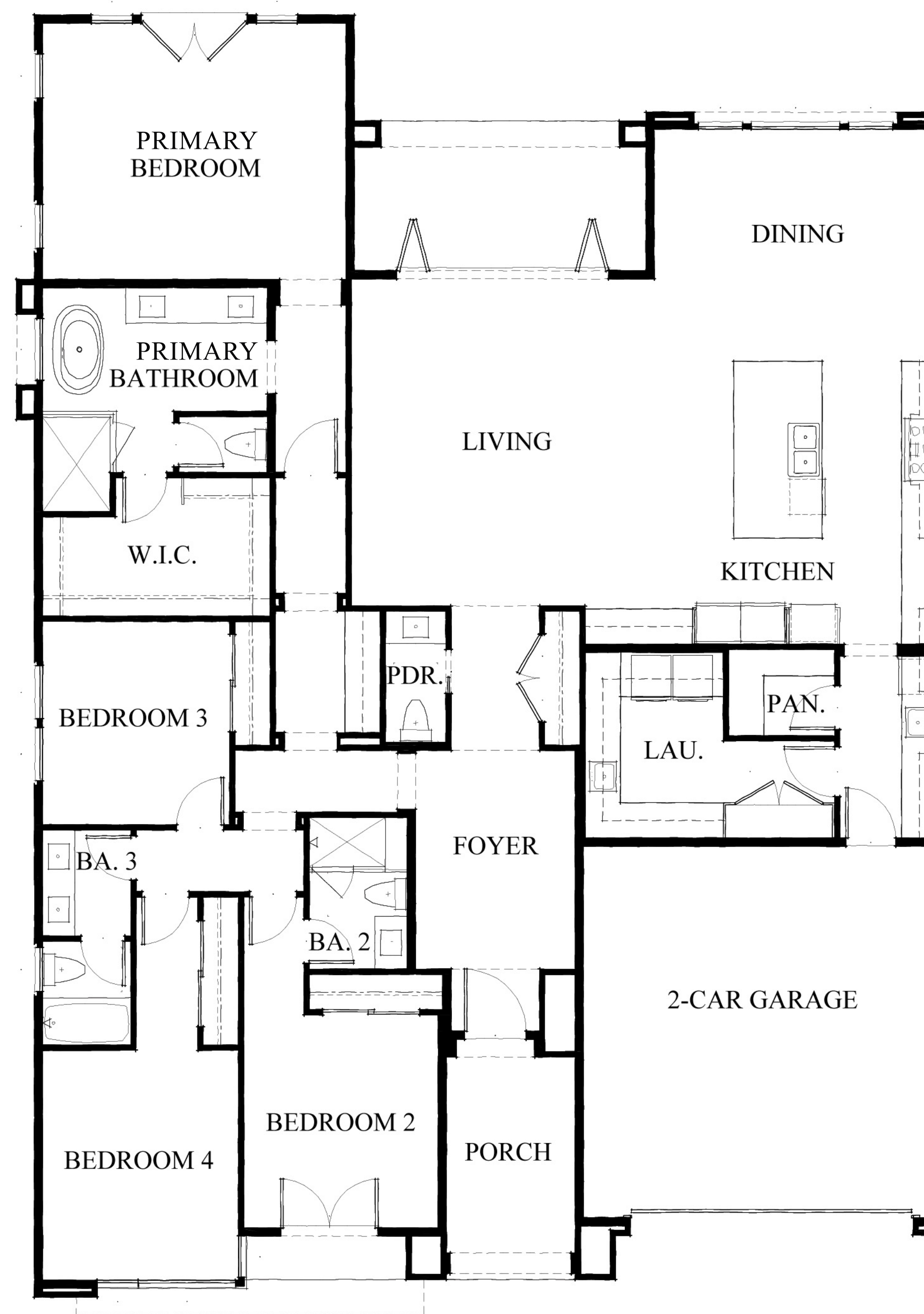
## PLAN 1 - CONTEMPORARY SPANISH

1-Story  
Single Family Home

2,700-2,800 SF Home Size  
8,000-10,00 SF Lot Size

4 Bed / 3.5 Bath

2-Car Garage



### HOME FEATURES:

- Solar with EV-Ready
- Open Concept Floorplan
- Gourmet Kitchen
- Covered Veranda with Large Backyard

# THE MEADOWS AT BAILEY CANYON

## CONTEMPORARY CRAFTSMAN

1-Story  
Single Family Home

2,700-2,800 SF Home Size  
8,000-10,000 SF Lot Size

4 Bed / 3.5 Bath

2-Car Garage



FRONT ELEVATION



REAR ELEVATION

# THE MEADOWS AT BAILEY CANYON

## CONTEMPORARY CRAFTSMAN

1-Story  
Single Family Home

2,700-2,800 SF Home Size  
8,000-10,000 SF Lot Size

4 Bed / 3.5 Bath

2-Car Garage



RIGHT ELEVATION



LEFT ELEVATION

# THE MEADOWS AT BAILEY CANYON

## CONTEMPORARY SPANISH

1-Story  
Single Family Home

2,700-2,800 SF Home Size  
8,000-10,000 SF Lot Size

4 Bed / 3.5 Bath

2-Car Garage



FRONT ELEVATION



REAR ELEVATION

# THE MEADOWS AT BAILEY CANYON

## CONTEMPORARY SPANISH

1-Story  
Single Family Home

2,700-2,800 SF Home Size  
8,000-10,000 SF Lot Size

4 Bed / 3.5 Bath

2-Car Garage



RIGHT ELEVATION



LEFT ELEVATION



# THE MEADOWS AT BAILEY CANYON

## CONTEMPORARY FARMHOUSE

1-Story  
Single Family Home

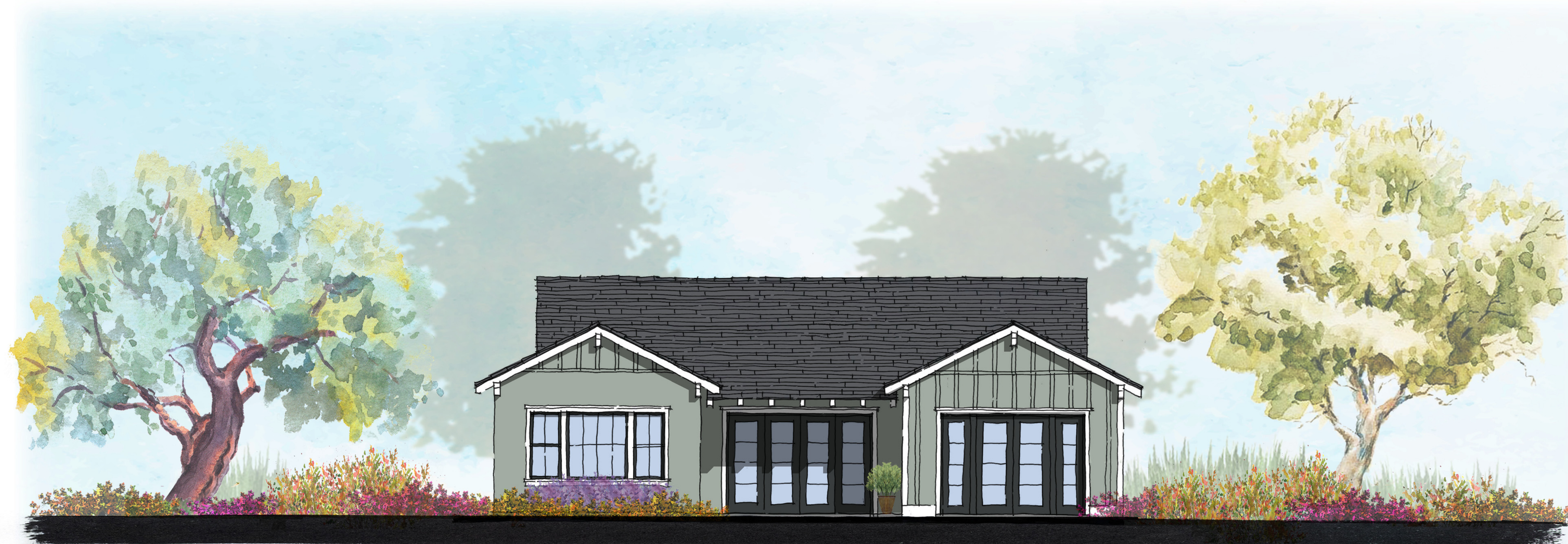
2,700-2,800 SF Home Size  
8,000-10,000 SF Lot Size

4 Bed / 3.5 Bath

2-Car Garage



FRONT ELEVATION



REAR ELEVATION

# THE MEADOWS AT BAILEY CANYON

## CONTEMPORARY FARMHOUSE

1-Story  
Single Family Home

2,700-2,800 SF Home Size  
8,000-10,000 SF Lot Size

4 Bed / 3.5 Bath

2-Car Garage



RIGHT ELEVATION



LEFT ELEVATION

# THE MEADOWS AT BAILEY CANYON

## MODERN

1-Story  
Single Family Home

2,700-2,800 SF Home Size  
8,000-10,000 SF Lot Size

4 Bed / 3.5 Bath

2-Car Garage



FRONT ELEVATION



REAR ELEVATION

# THE MEADOWS AT BAILEY CANYON

## MODERN

1-Story  
Single Family Home

2,700-2,800 SF Home Size  
8,000-10,000 SF Lot Size

4 Bed / 3.5 Bath

2-Car Garage



RIGHT ELEVATION



LEFT ELEVATION

# THE MEADOWS AT BAILEY CANYON

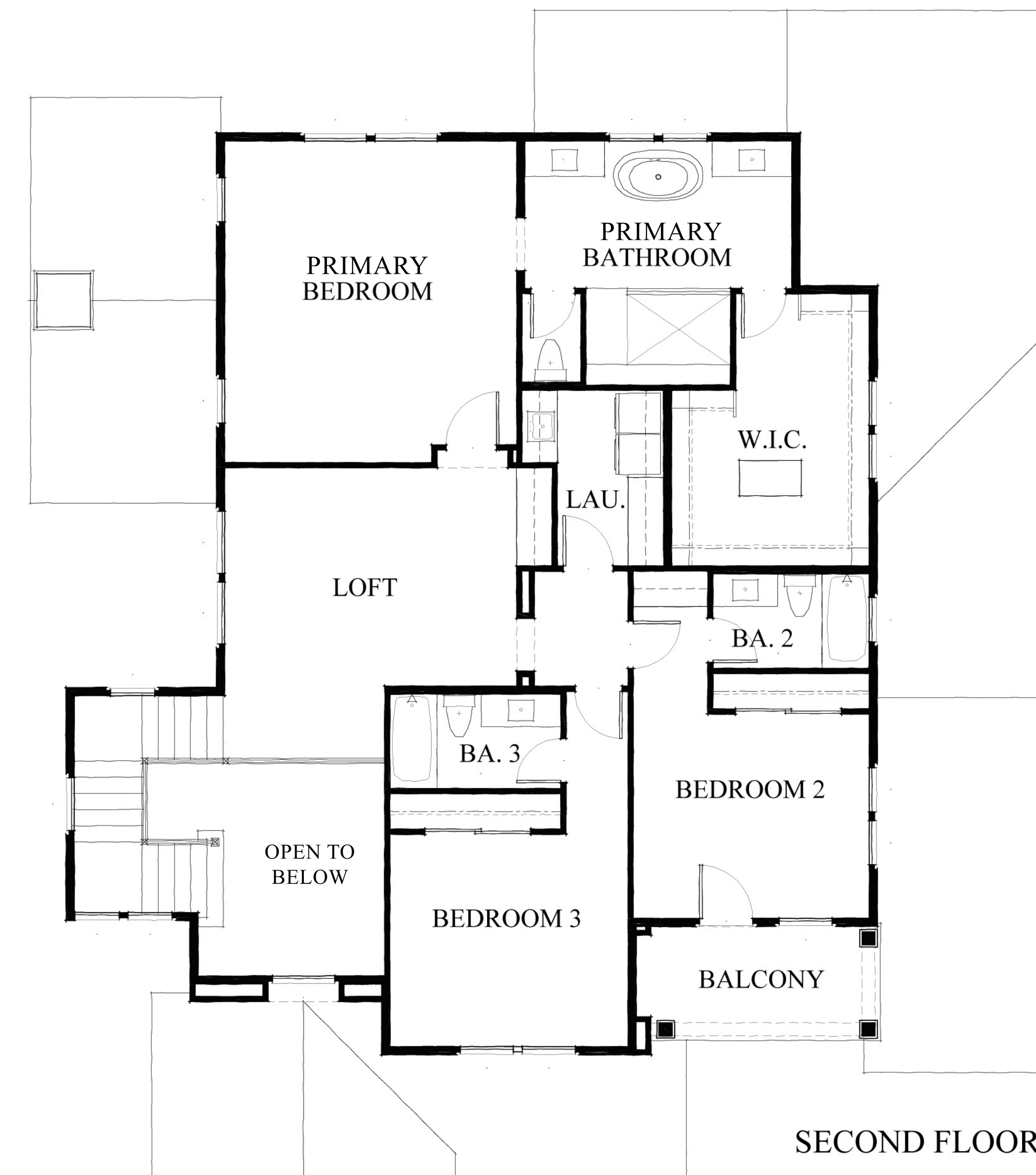
## PLAN 2 - CONTEMPORARY CRAFTSMAN

2-Story  
Single Family Home

3,000-3,100 SF Home Size  
8,000-10,00 SF Lot Size

5 Bed / 5.5 Bath

3-Car Garage



### HOME FEATURES:

- Solar with EV-Ready
- Open Concept Floorplan
- Gourmet Kitchen
- Second Primary Down
- Home Office
- Upstairs Loft
- Side Courtyard

# THE MEADOWS AT BAILEY CANYON

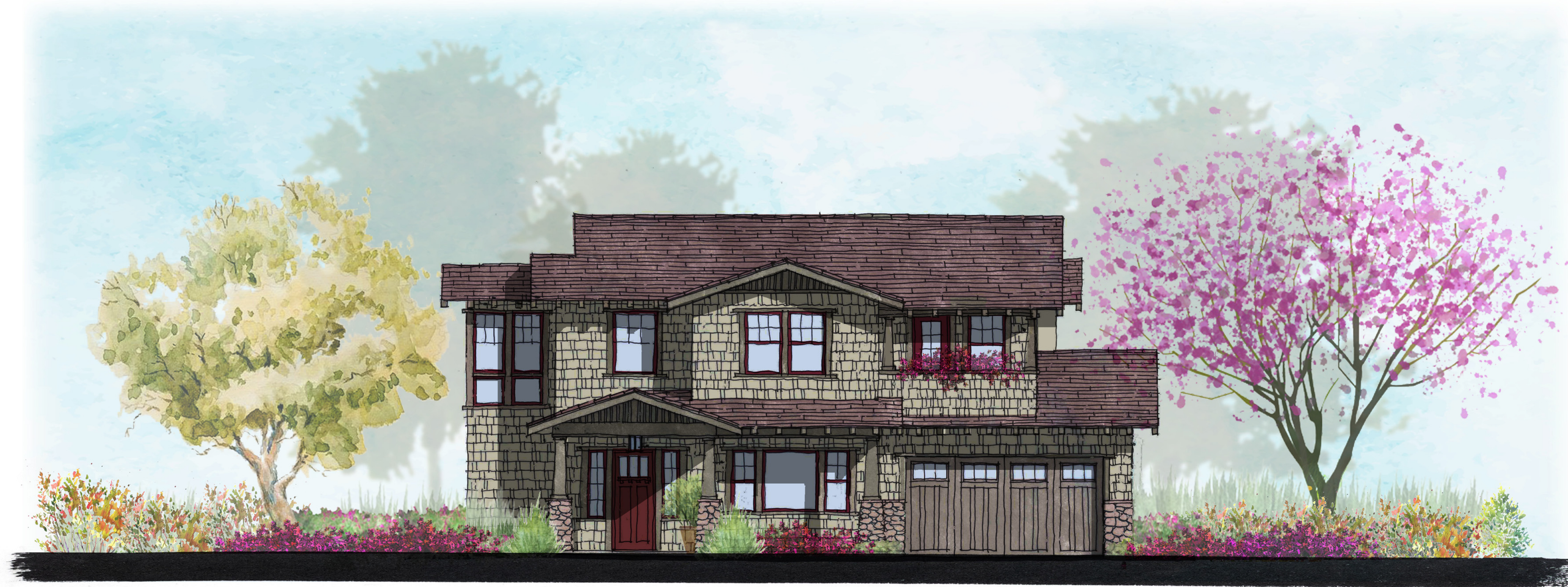
## CONTEMPORARY CRAFTSMAN

2-Story  
Single Family Home

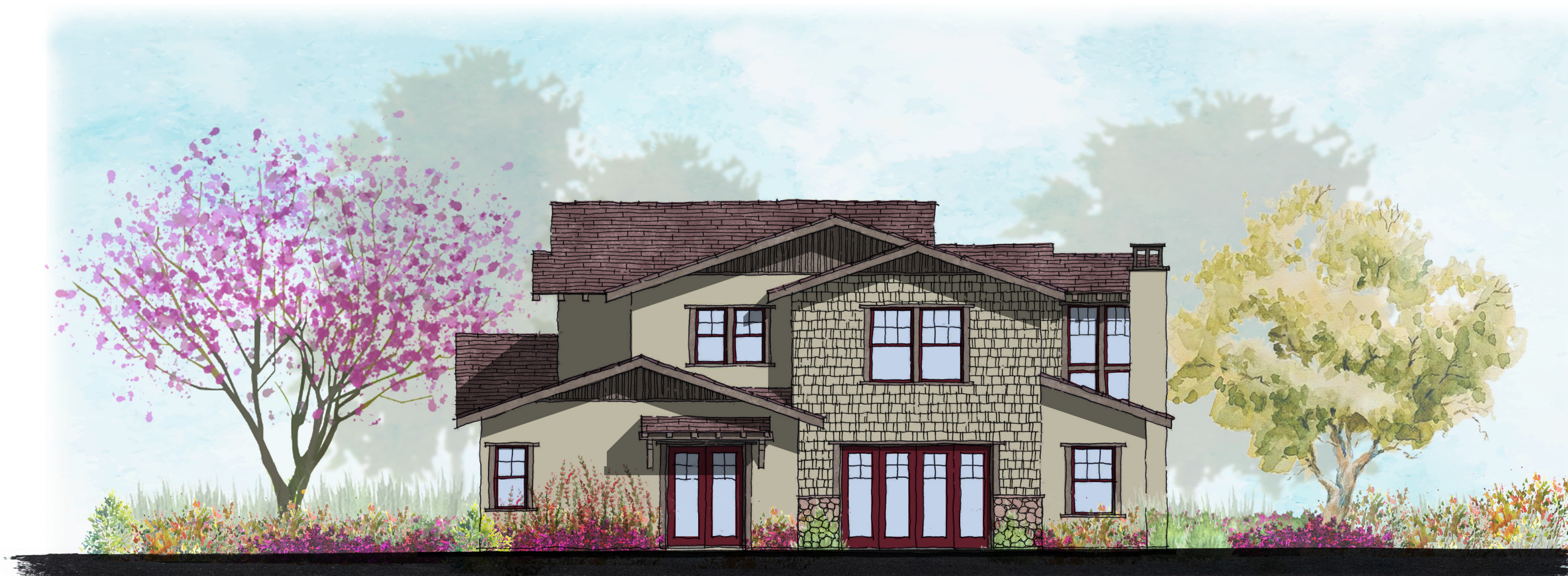
3,000-3,100 SF Home Size  
8,000-10,000 SF Lot Size

5 Bed / 5.5 Bath

3-Car Garage



FRONT ELEVATION



REAR ELEVATION

# THE MEADOWS AT BAILEY CANYON

## CONTEMPORARY CRAFTSMAN

2-Story  
Single Family Home

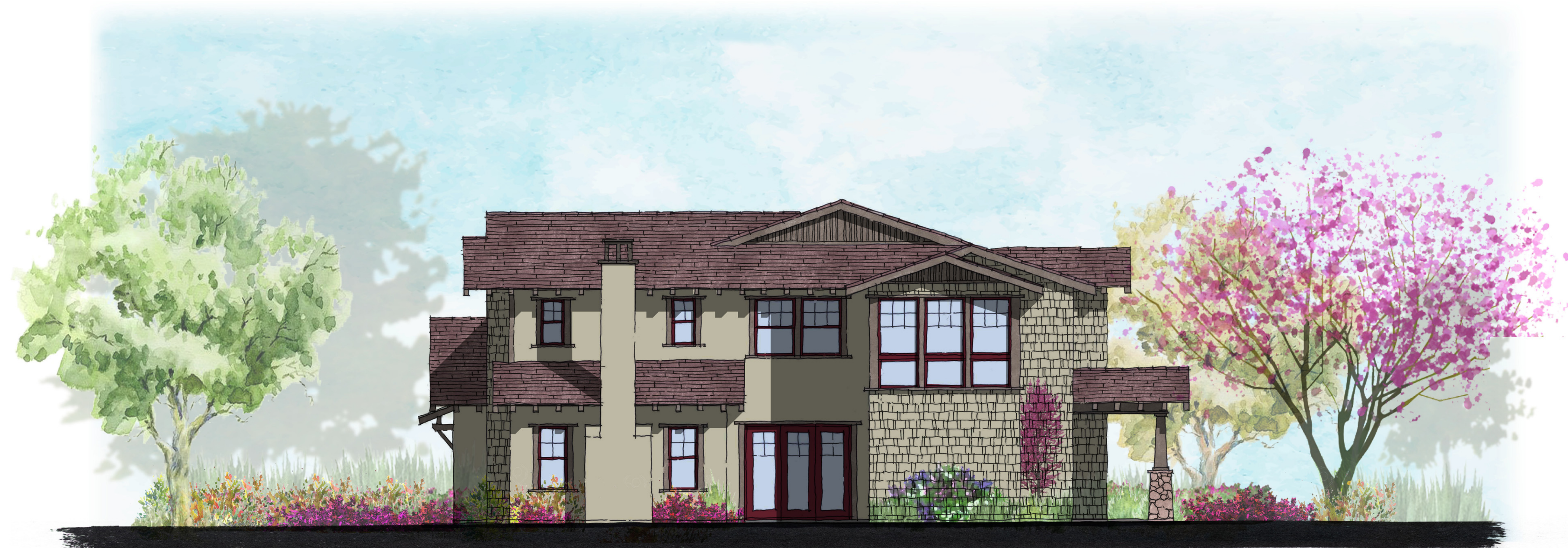
3,000-3,100 SF Home Size  
8,000-10,000 SF Lot Size

5 Bed / 5.5 Bath

3-Car Garage



RIGHT ELEVATION



LEFT ELEVATION

# THE MEADOWS AT BAILEY CANYON

## CONTEMPORARY SPANISH

2-Story  
Single Family Home

3,000-3,100 SF Home Size  
8,000-10,000 SF Lot Size

5 Bed / 5.5 Bath

3-Car Garage



FRONT ELEVATION



REAR ELEVATION



# THE MEADOWS AT BAILEY CANYON

## CONTEMPORARY SPANISH

2-Story  
Single Family Home

3,000-3,100 SF Home Size  
8,000-10,000 SF Lot Size

5 Bed / 5.5 Bath

3-Car Garage



RIGHT ELEVATION



LEFT ELEVATION

# THE MEADOWS AT BAILEY CANYON

## CONTEMPORARY FARMHOUSE

2-Story  
Single Family Home

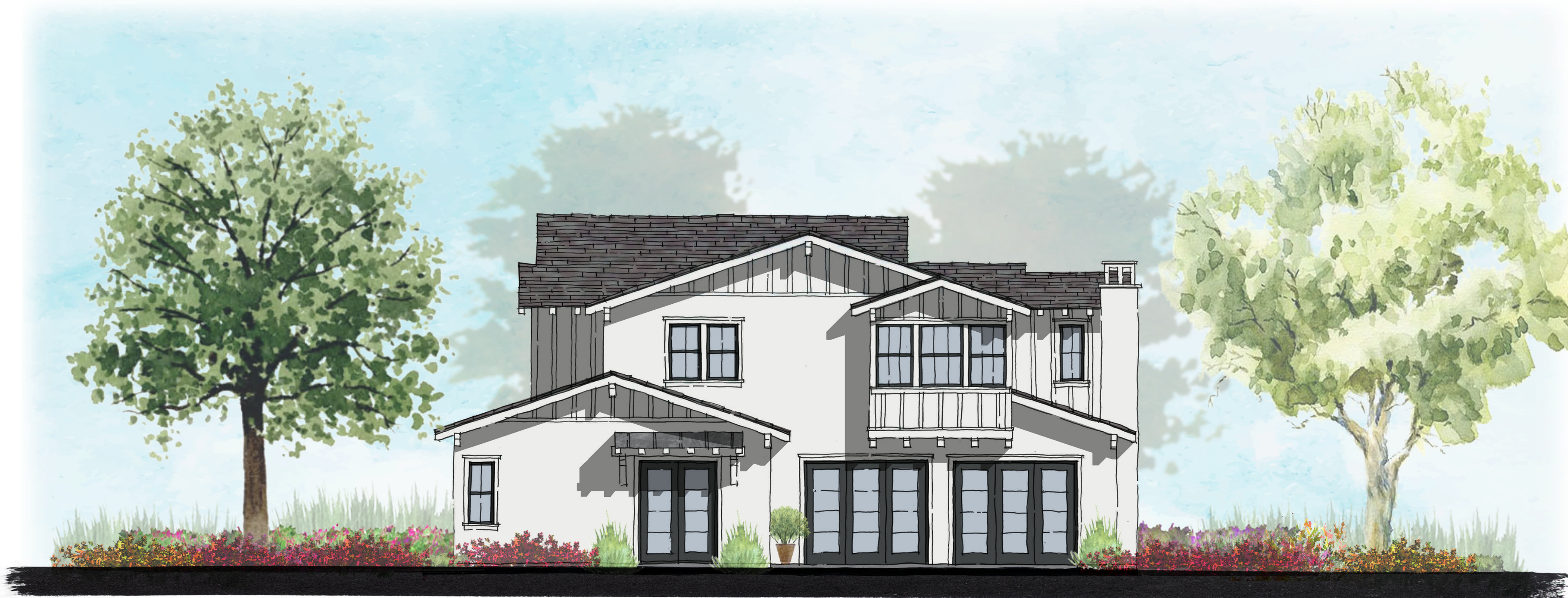
3,000-3,100 SF Home Size  
8,000-10,000 SF Lot Size

5 Bed / 5.5 Bath

3-Car Garage



FRONT ELEVATION



REAR ELEVATION

# THE MEADOWS AT BAILEY CANYON

## CONTEMPORARY FARMHOUSE

2-Story  
Single Family Home

3,000-3,100 SF Home Size  
8,000-10,000 SF Lot Size

5 Bed / 5.5 Bath

3-Car Garage



RIGHT ELEVATION



LEFT ELEVATION

# THE MEADOWS AT BAILEY CANYON

## MODERN

2-Story  
Single Family Home

3,000-3,100 SF Home Size  
8,000-10,000 SF Lot Size

5 Bed / 5.5 Bath

3-Car Garage



FRONT ELEVATION



REAR ELEVATION

# THE MEADOWS AT BAILEY CANYON

## MODERN

2-Story  
Single Family Home

3,000-3,100 SF Home Size  
8,000-10,000 SF Lot Size

5 Bed / 5.5 Bath

3-Car Garage



RIGHT ELEVATION



LEFT ELEVATION

# THE MEADOWS AT BAILEY CANYON

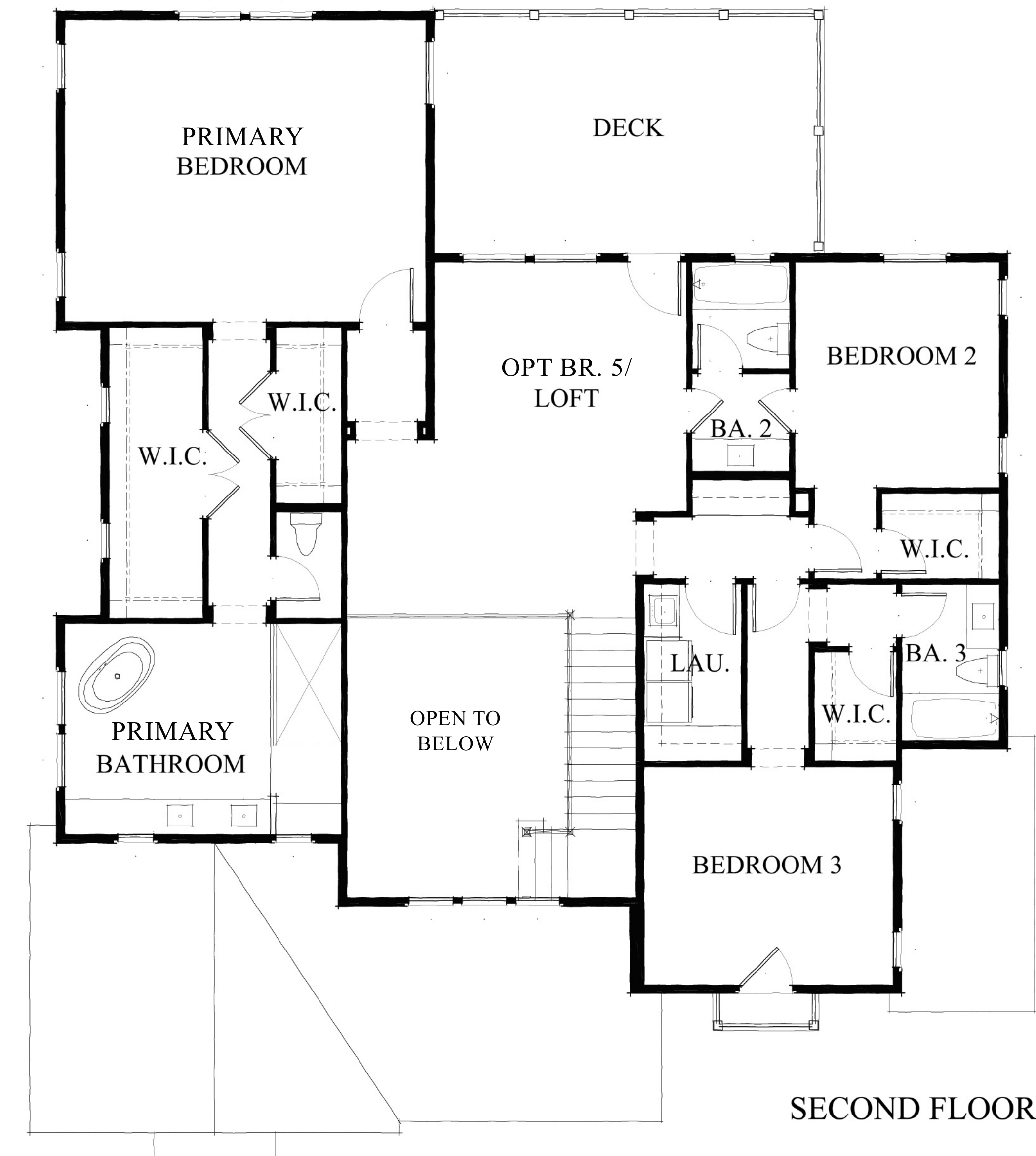
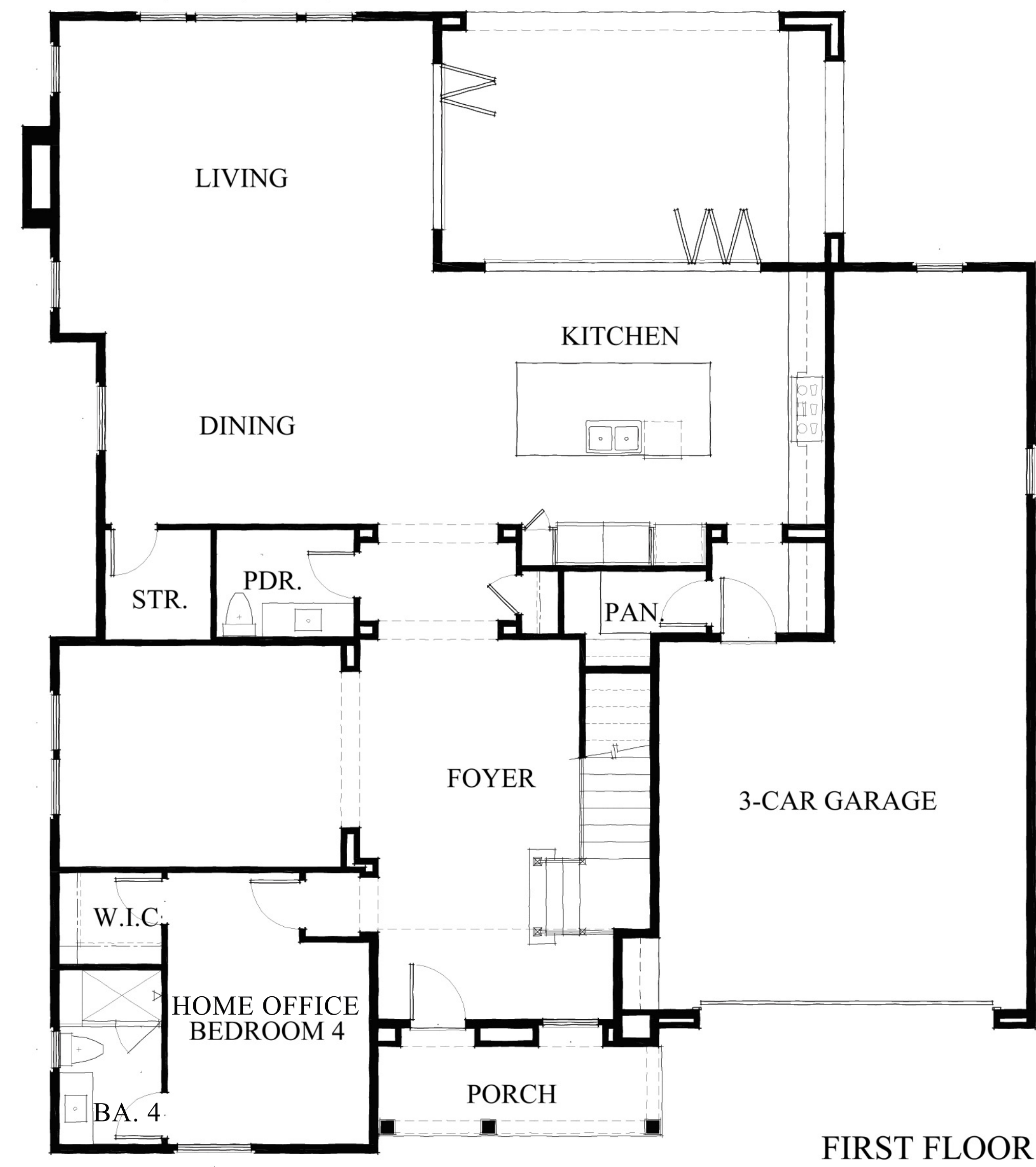
## PLAN 3 - CONTEMPORARY FARMHOUSE

2-Story  
Single Family Home

3,100-3,200 SF Home Size  
8,000-10,00 SF Lot Size

5 Bed / 4.5 Bath

3-Car Garage



### HOME FEATURES:

- Solar with EV-Ready
- Open Concept Floorplan
- Gourmet Kitchen
- Home Office
- Upstairs Loft
- Covered Veranda with Large Backyard

# THE MEADOWS AT BAILEY CANYON

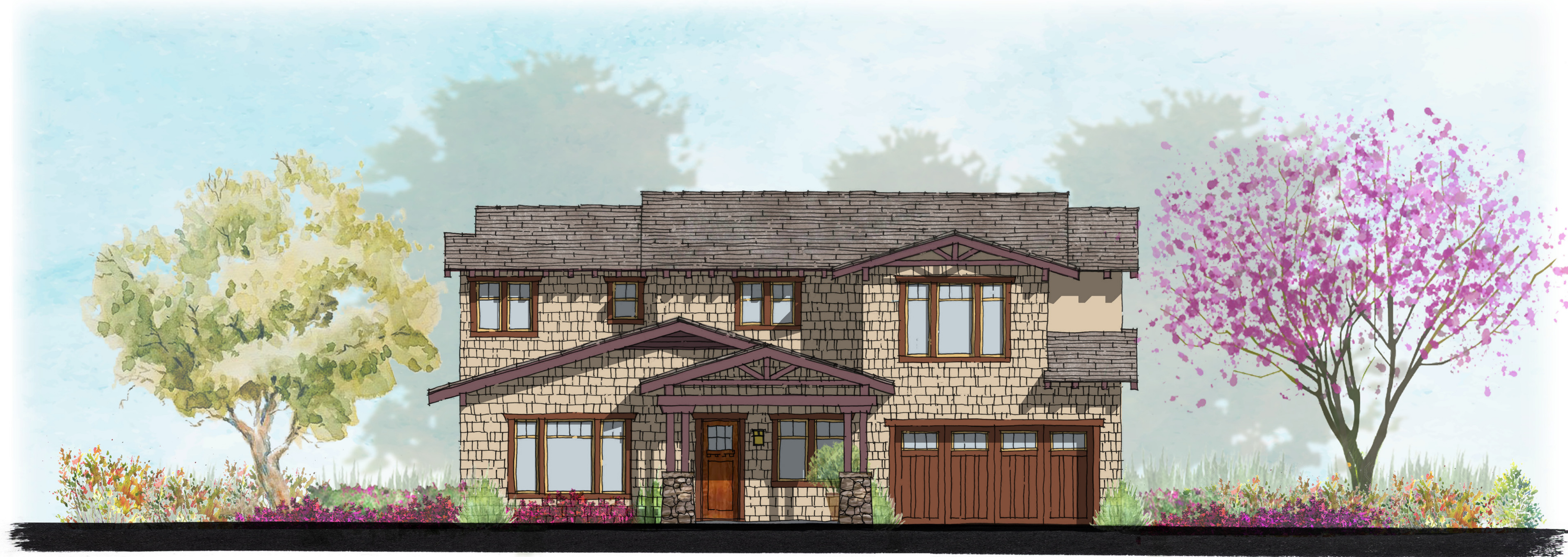
## CONTEMPORARY CRAFTSMAN

2-Story  
Single Family Home

3,100-3,200 SF Home Size  
8,000-10,000 SF Lot Size

5 Bed / 4.5 Bath

3-Car Garage



FRONT ELEVATION



REAR ELEVATION

# THE MEADOWS AT BAILEY CANYON

## CONTEMPORARY CRAFTSMAN

2-Story  
Single Family Home

3,100-3,200 SF Home Size  
8,000-10,000 SF Lot Size

5 Bed / 4.5 Bath

3-Car Garage



RIGHT ELEVATION



LEFT ELEVATION



# THE MEADOWS AT BAILEY CANYON

## CONTEMPORARY SPANISH

2-Story  
Single Family Home

3,100-3,200 SF Home Size  
8,000-10,000 SF Lot Size

5 Bed / 4.5 Bath

3-Car Garage



FRONT ELEVATION



REAR ELEVATION

# THE MEADOWS AT BAILEY CANYON

## CONTEMPORARY SPANISH

2-Story  
Single Family Home

3,100-3,200 SF Home Size  
8,000-10,000 SF Lot Size

5 Bed / 4.5 Bath

3-Car Garage



RIGHT ELEVATION



LEFT ELEVATION

# THE MEADOWS AT BAILEY CANYON

## CONTEMPORARY FARMHOUSE

2-Story  
Single Family Home

3,100-3,200 SF Home Size  
8,000-10,000 SF Lot Size

5 Bed / 4.5 Bath

3-Car Garage



FRONT ELEVATION



REAR ELEVATION

# THE MEADOWS AT BAILEY CANYON

## CONTEMPORARY FARMHOUSE

2-Story  
Single Family Home

3,100-3,200 SF Home Size  
8,000-10,000 SF Lot Size

5 Bed / 4.5 Bath

3-Car Garage



RIGHT ELEVATION



LEFT ELEVATION

# THE MEADOWS AT BAILEY CANYON

## MODERN

2-Story  
Single Family Home

3,100-3,200 SF Home Size  
8,000-10,000 SF Lot Size

5 Bed / 4.5 Bath

3-Car Garage



FRONT ELEVATION



REAR ELEVATION

# THE MEADOWS AT BAILEY CANYON

## MODERN

2-Story  
Single Family Home

3,100-3,200 SF Home Size  
8,000-10,000 SF Lot Size

5 Bed / 4.5 Bath

3-Car Garage



RIGHT ELEVATION



LEFT ELEVATION

# THE MEADOWS AT BAILEY CANYON

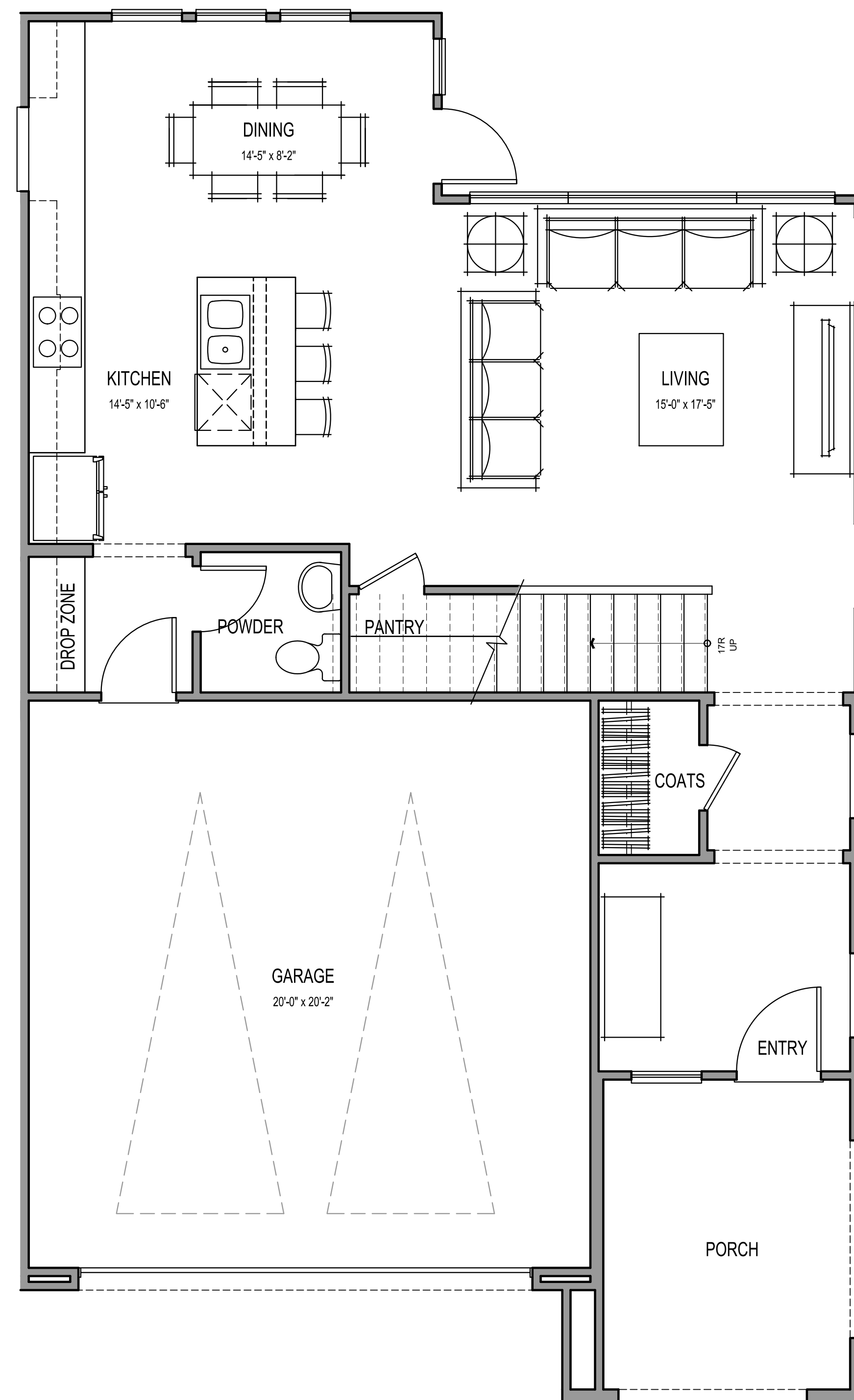
## AFFORDABLE UNIT - PLAN 1 - SPANISH

2-Story  
Single Family Home

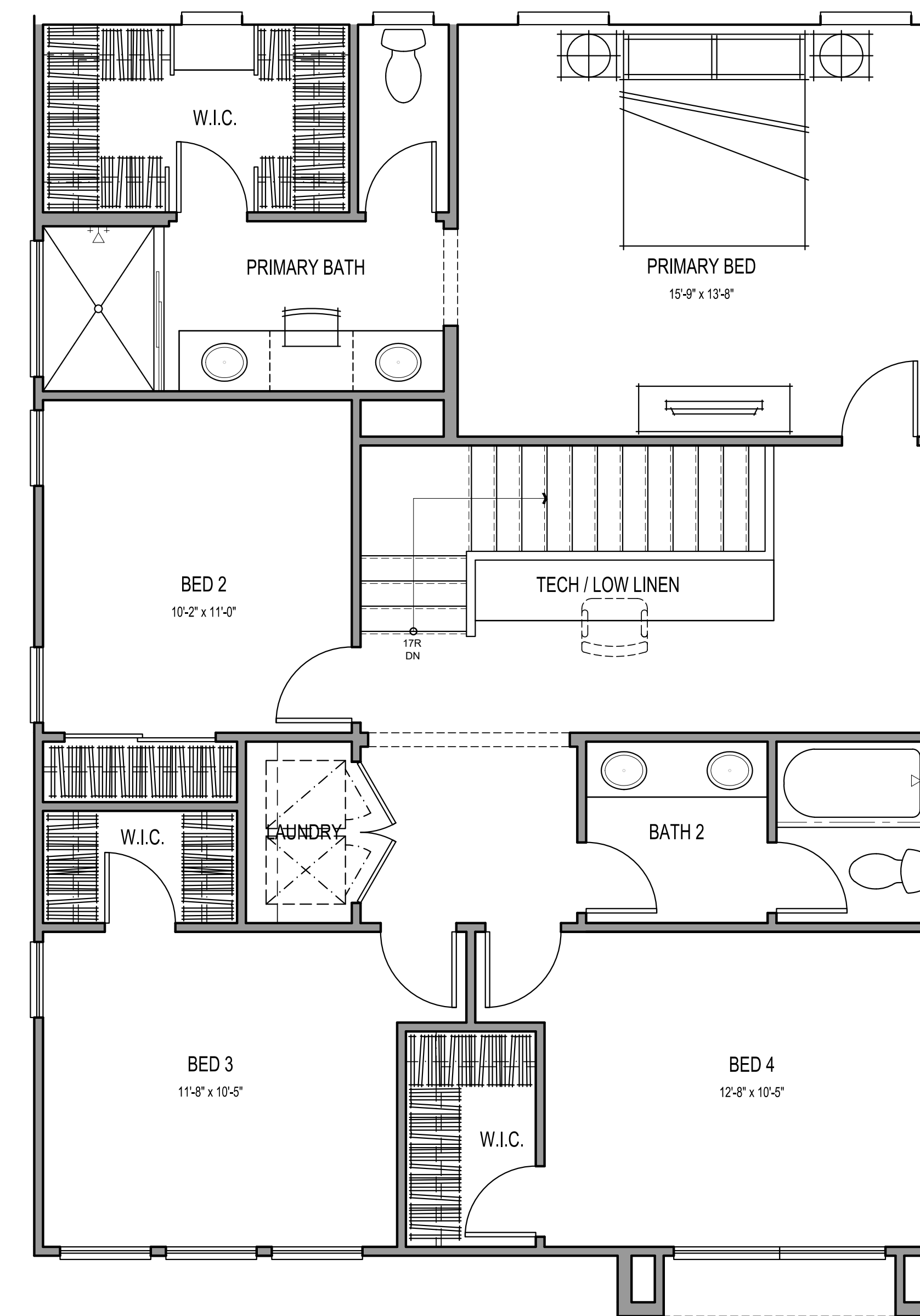
1,942 SF Home Size  
3,200 SF Lot Size

4 Bed / 2.5 Bath

2-Car Garage



FIRST FLOOR



SECOND FLOOR

# THE MEADOWS AT BAILEY CANYON

## AFFORDABLE UNIT - PLAN 1 - SPANISH

2-Story  
Single Family Home

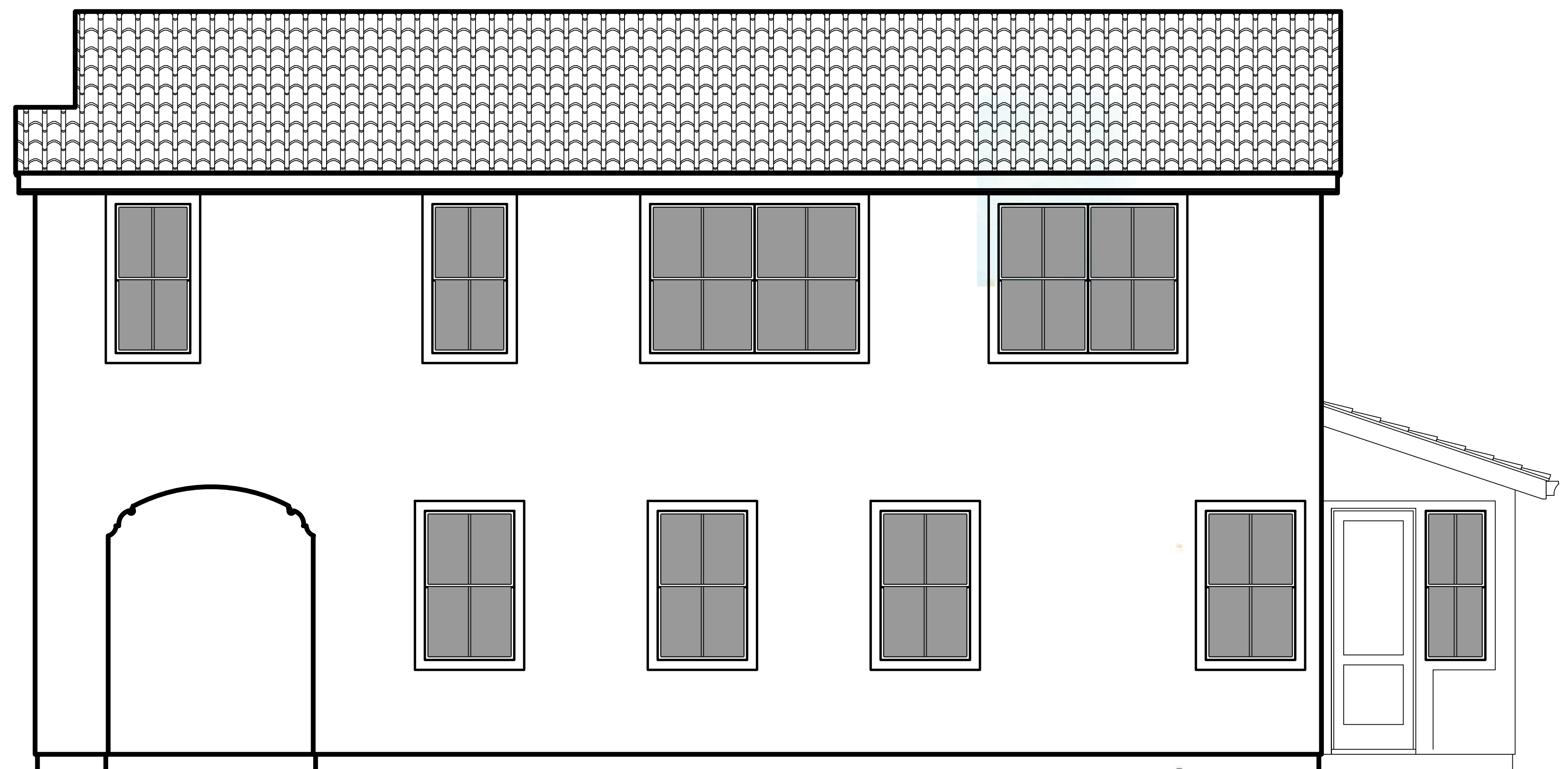
1,942SF Home Size  
3,200 SF Lot Size

4 Bed / 2.5 Bath

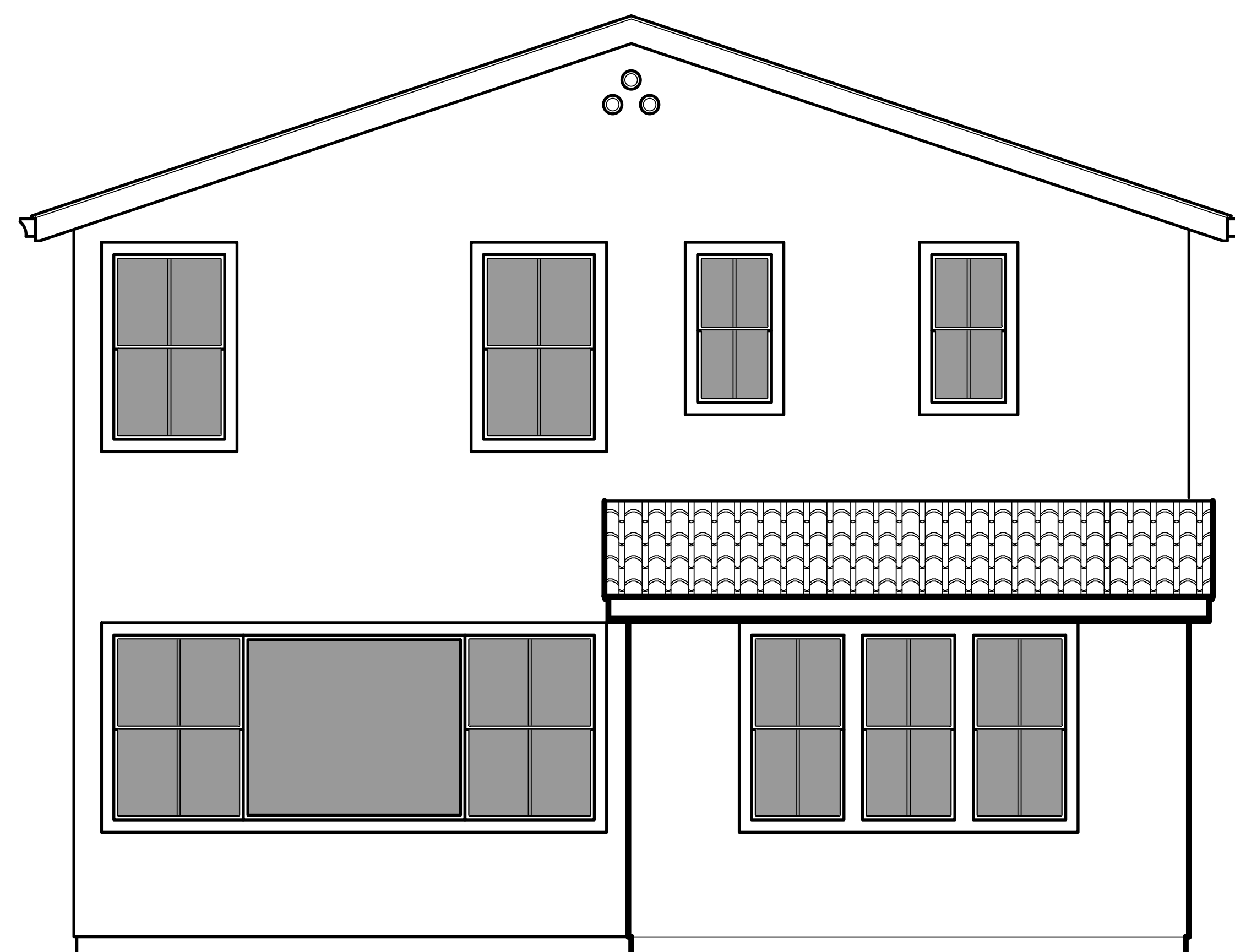
2-Car Garage



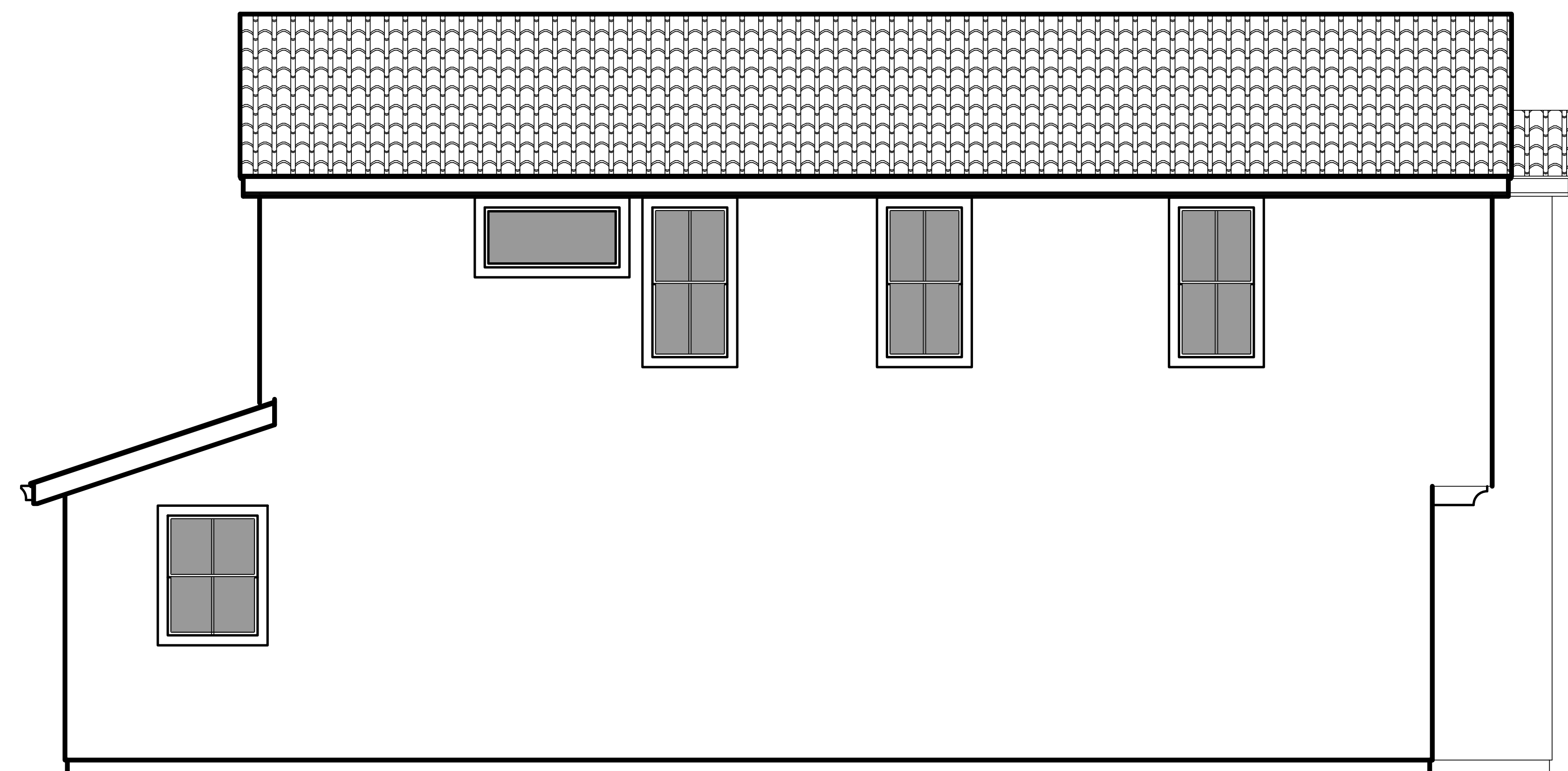
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



# THE MEADOWS AT BAILEY CANYON

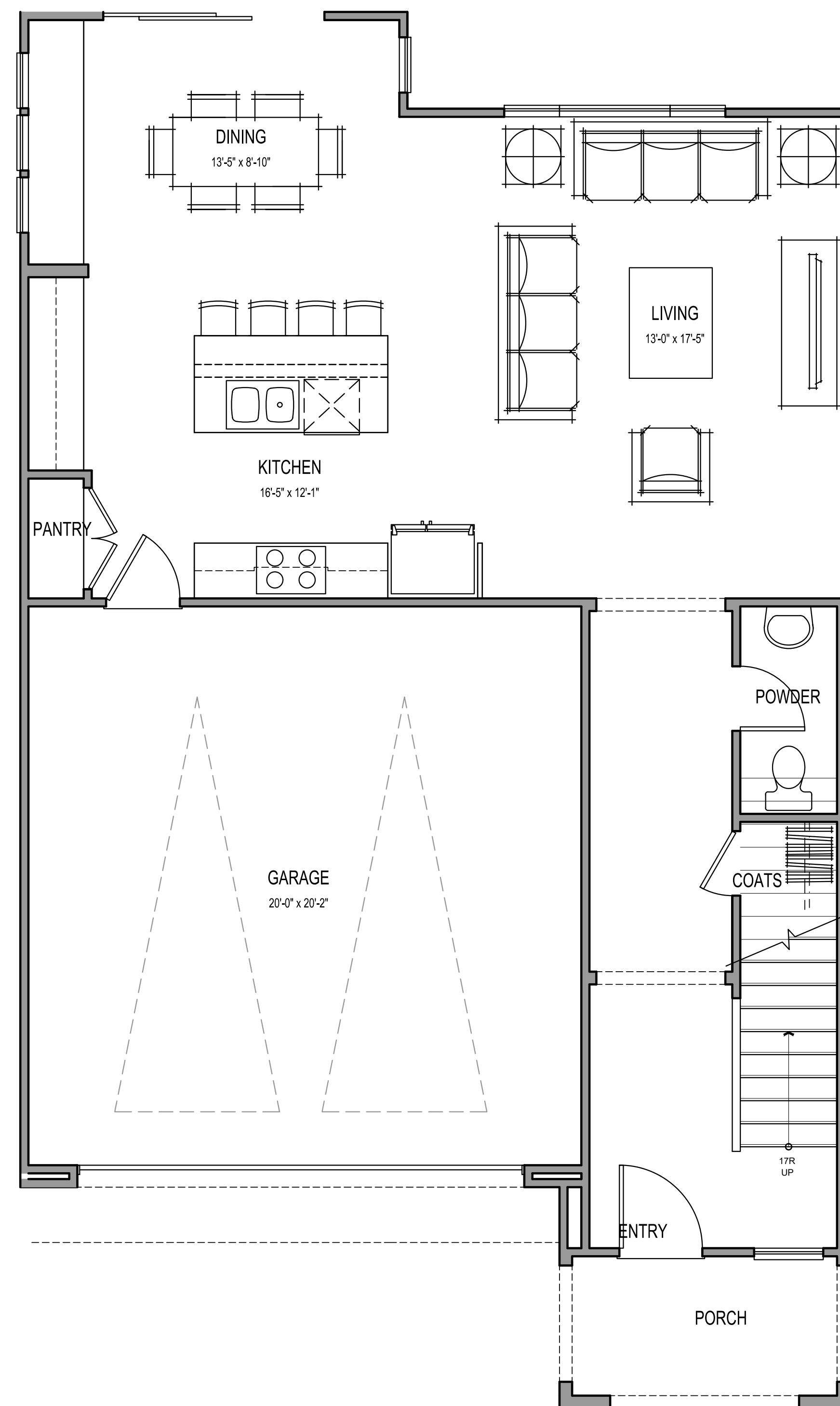
## AFFORDABLE UNIT - PLAN 2 - IRVING GILL

2-Story  
Single Family Home

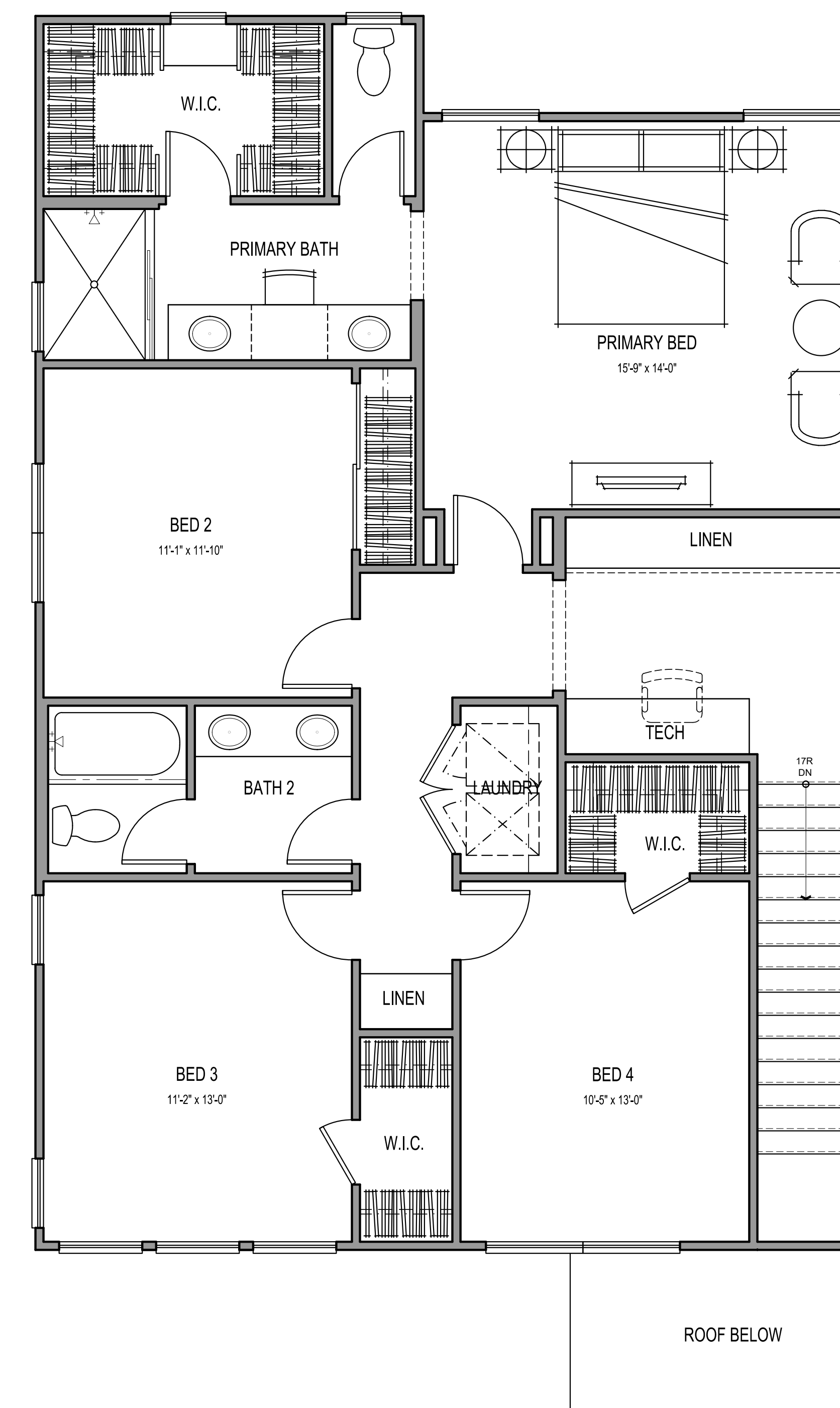
2,030 SF Home Size  
3,200 SF Lot Size

4 Bed / 2.5 Bath

2-Car Garage



FIRST FLOOR



SECOND FLOOR

# THE MEADOWS AT BAILEY CANYON

## AFFORDABLE UNIT - PLAN 2 - IRVING GILL

2-Story  
Single Family Home

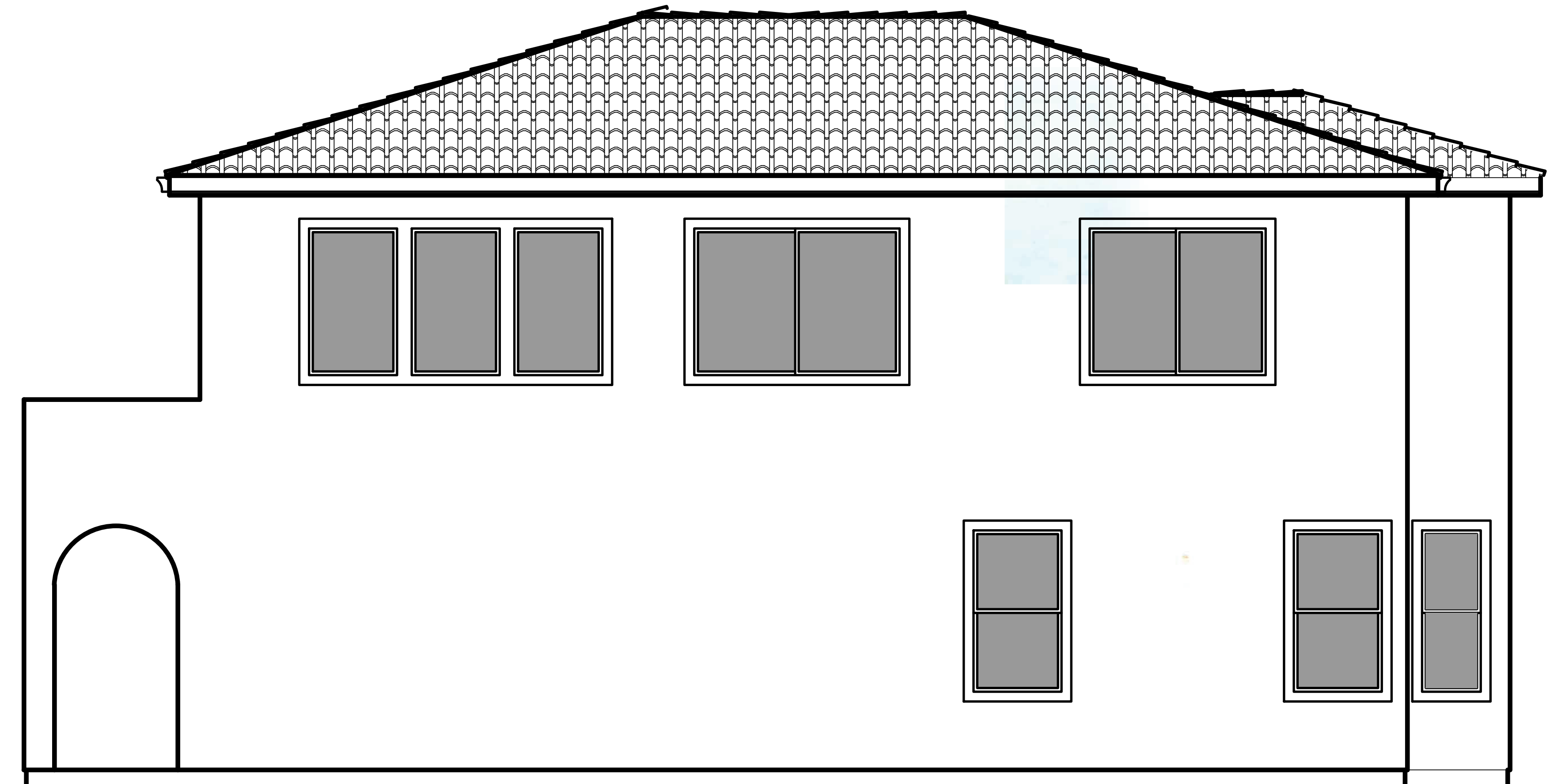
2,030 SF Home Size  
3,200 SF Lot Size

4 Bed / 2.5 Bath

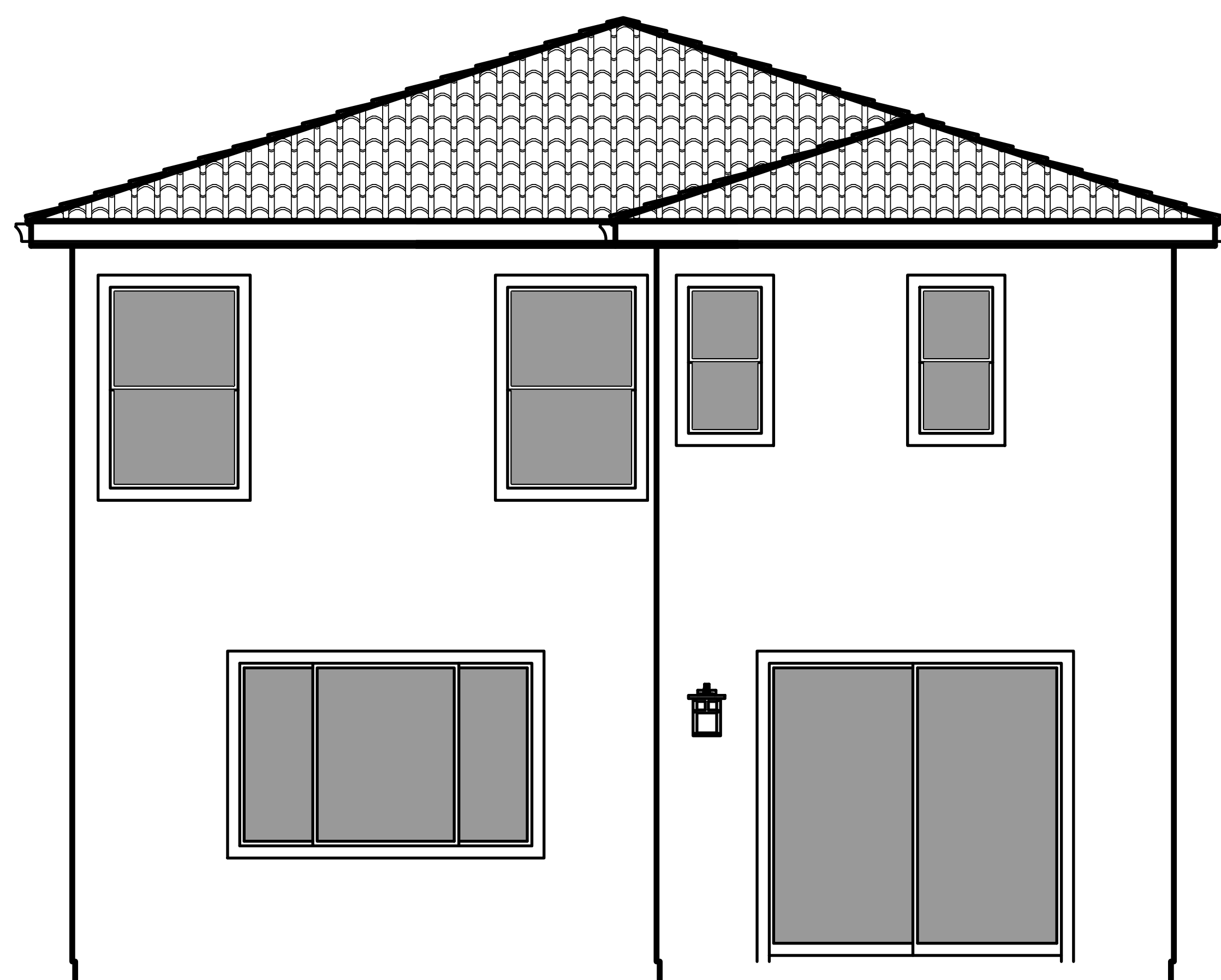
2-Car Garage



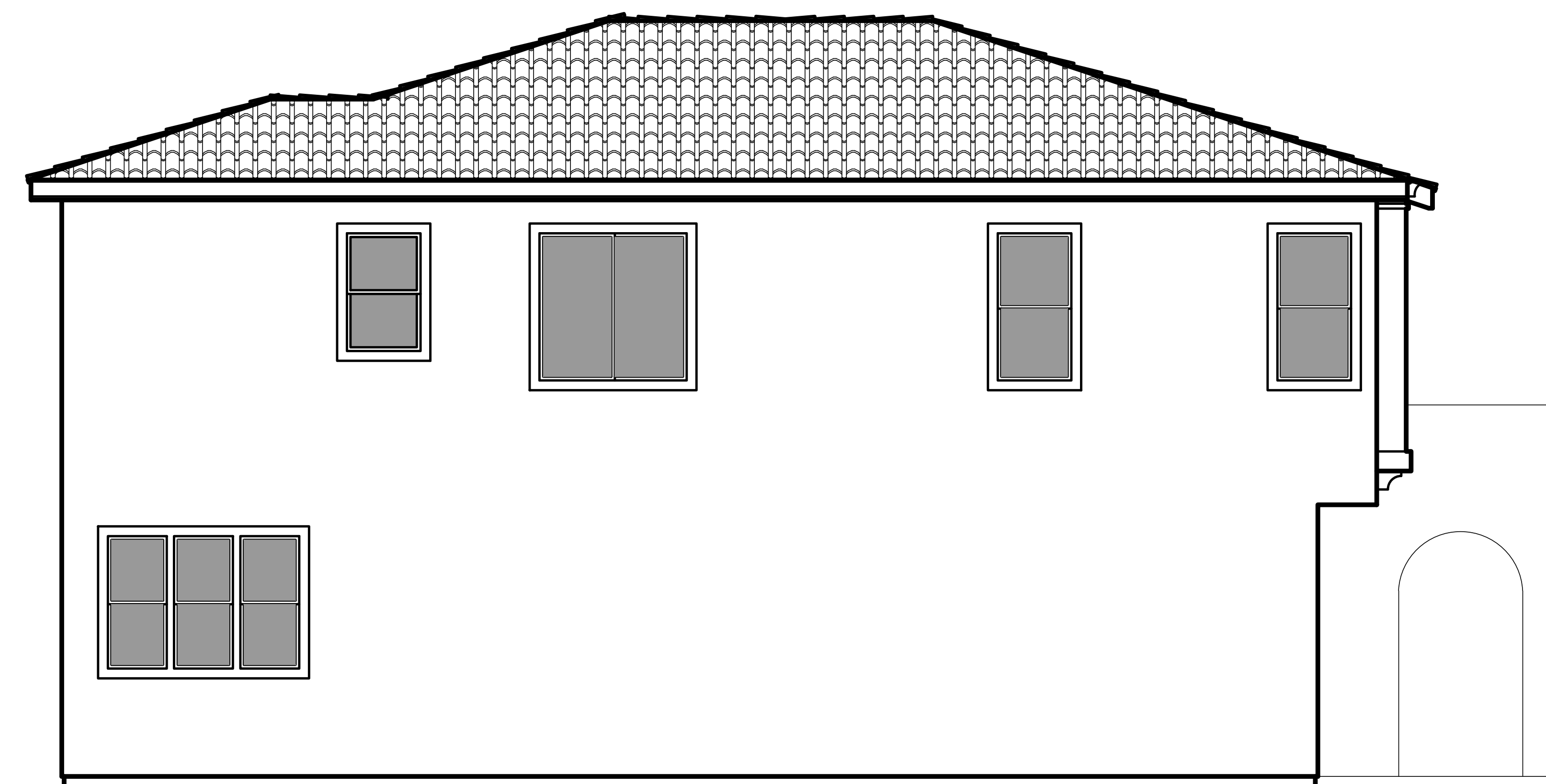
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

# THE MEADOWS AT BAILEY CANYON

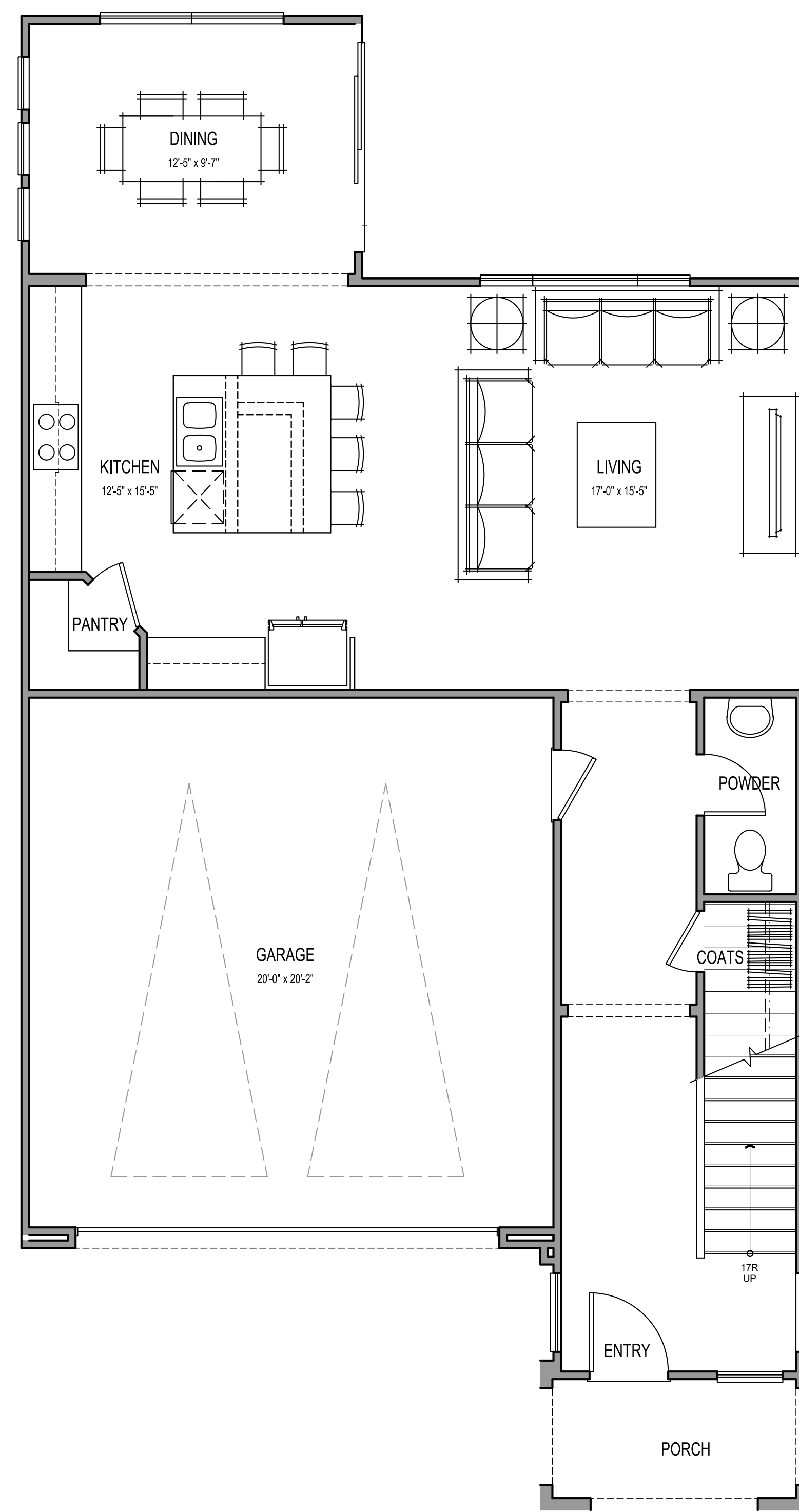
## AFFORDABLE UNIT - PLAN 3 - WRIGHTIAN

2-Story  
Single Family Home

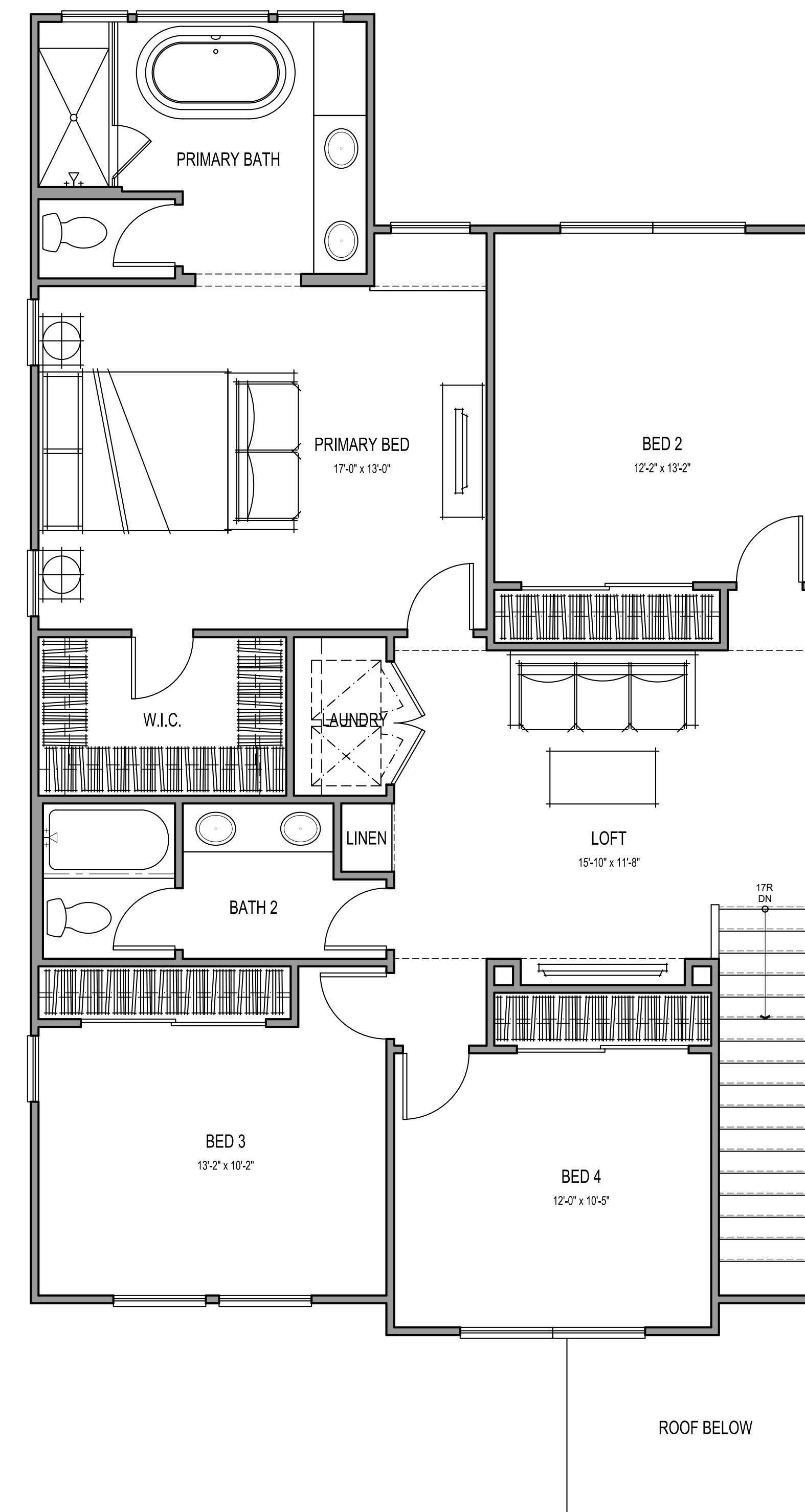
2,030 SF Home Size  
3,200 SF Lot Size

4 Bed / 2.5 Bath

2-Car Garage



FIRST FLOOR



SECOND FLOOR

# THE MEADOWS AT BAILEY CANYON

## AFFORDABLE UNIT - PLAN 3 - WRIGHTIAN

2-Story  
Single Family Home

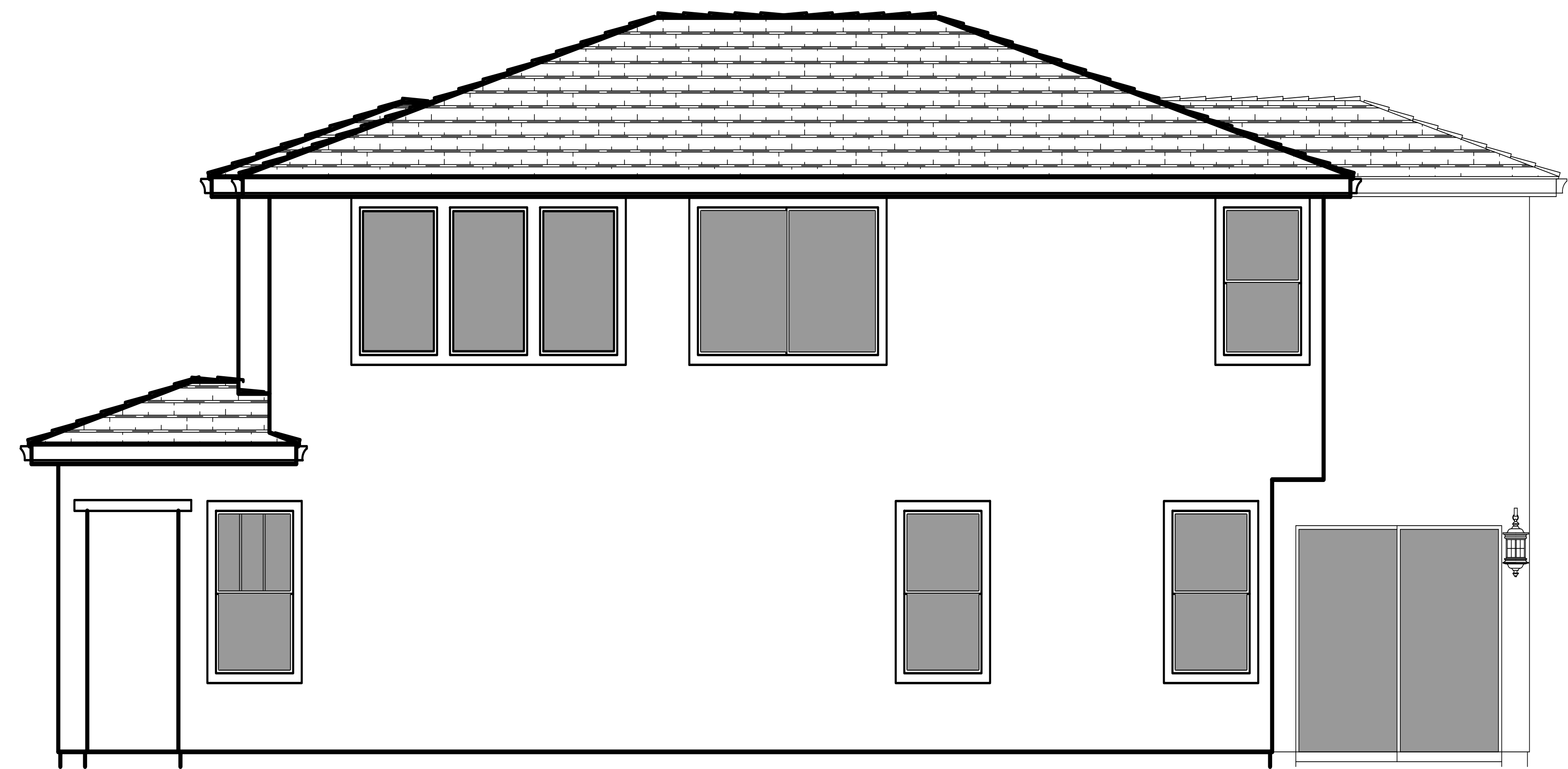
2,146SF Home Size  
3,200 SF Lot Size

4 Bed / 2.5 Bath

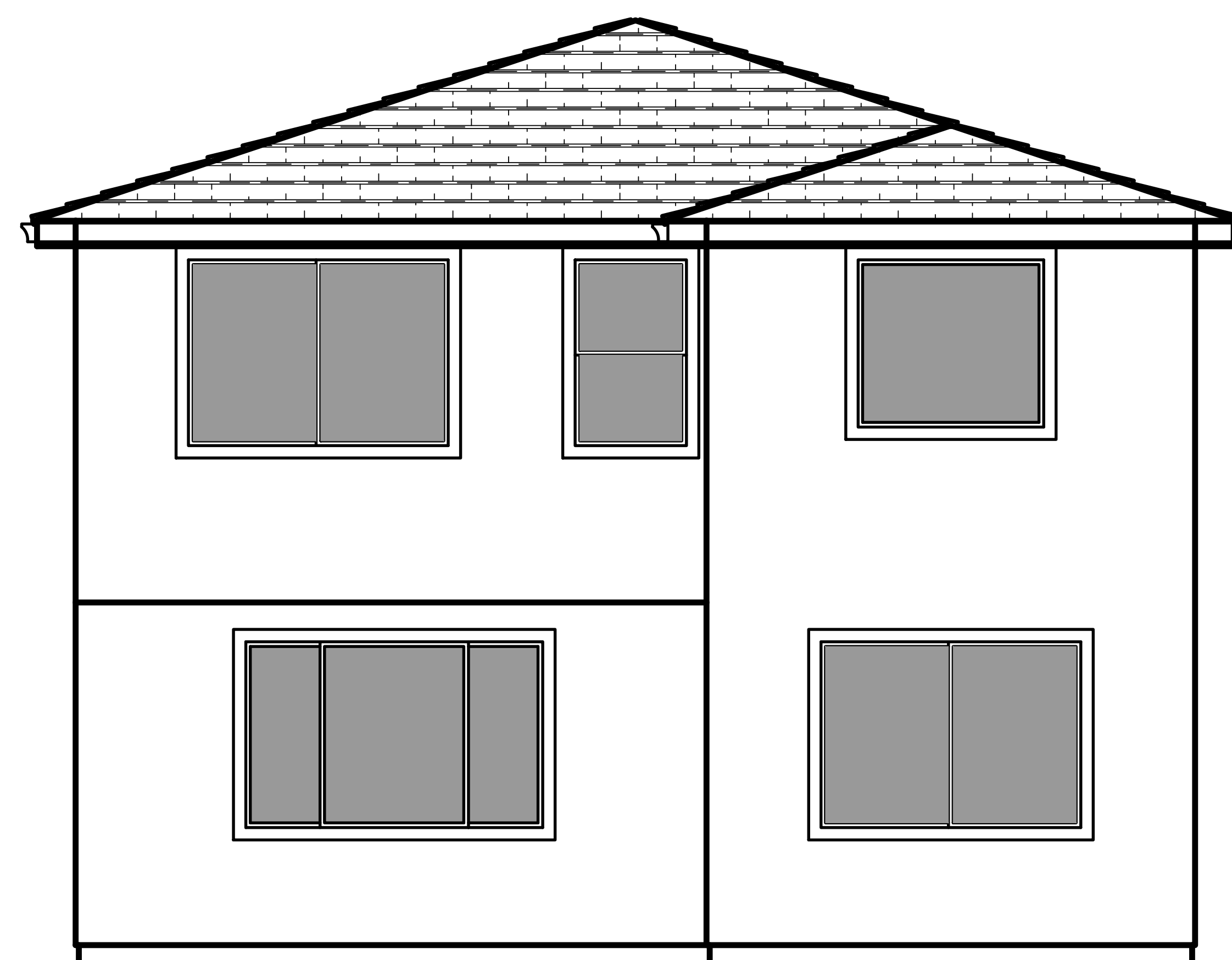
2-Car Garage



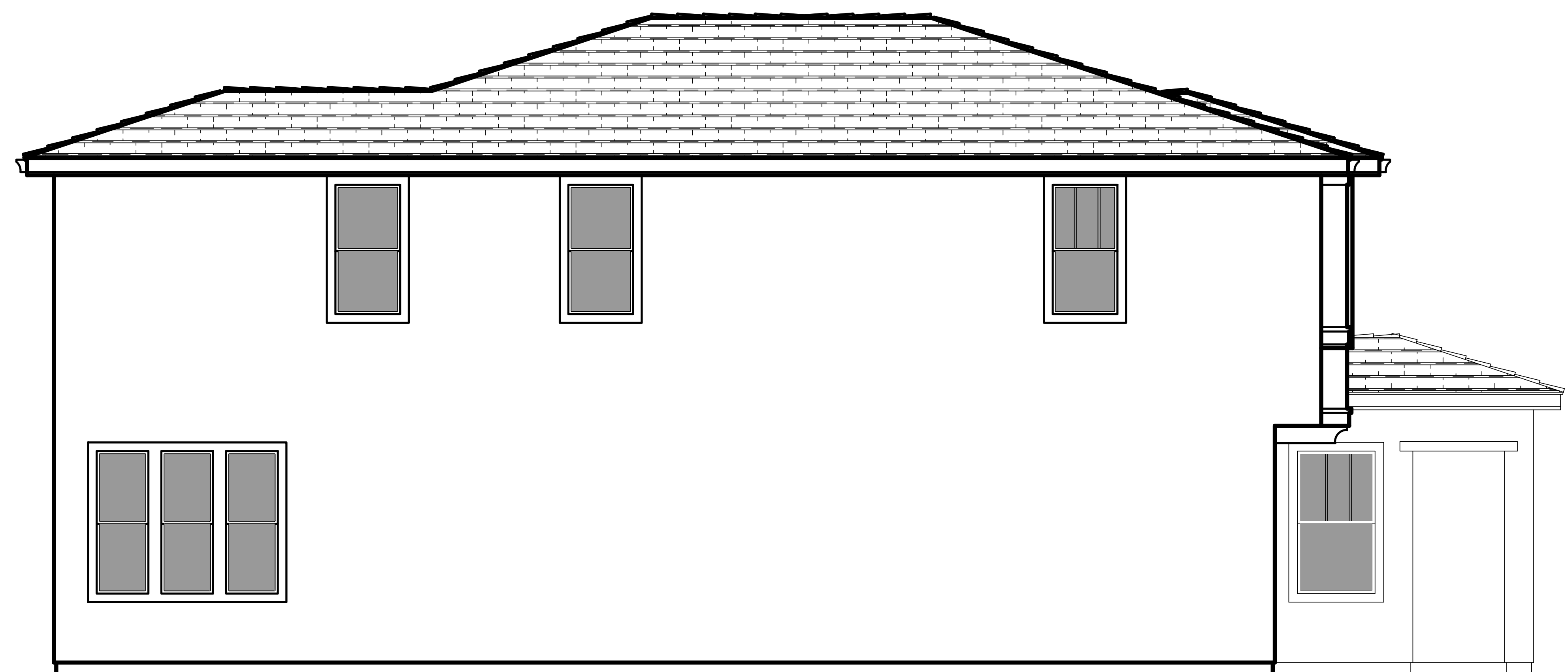
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

# THE MEADOWS AT BAILEY CANYON

## CONTEMPORARY SPANISH



PLAN 1

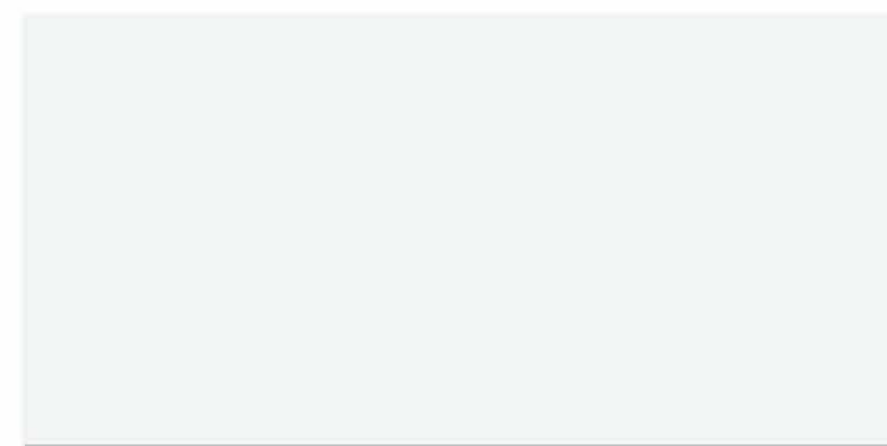


PLAN 2



PLAN 3

### COLORS AND MATERIALS



STUCCO, BENJAMIN MOORE,  
OC-66, SNOW WHITE,  
OFF-WHITE COLLECTION



TRIM AND GARAGE DOOR,  
BENJAMIN MOORE, 2134-30,  
IRON MOUNTAIN, COLOR  
PREVIEW COLLECTION



DOORS AND WINDOWS, JASCO  
WINDOWS AND DOORS OR  
EQUAL, WALNUT BROWN



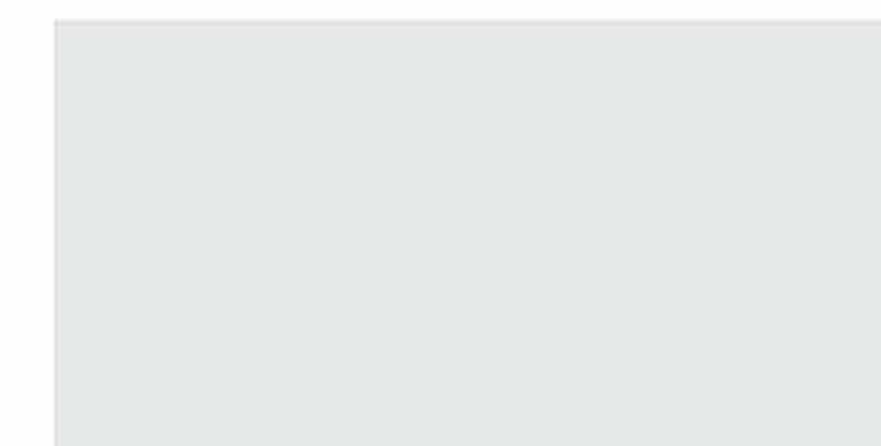
STUCCO, BENJAMIN MOORE,  
OC-9, BALLET WHITE,  
OFF-WHITE COLLECTION



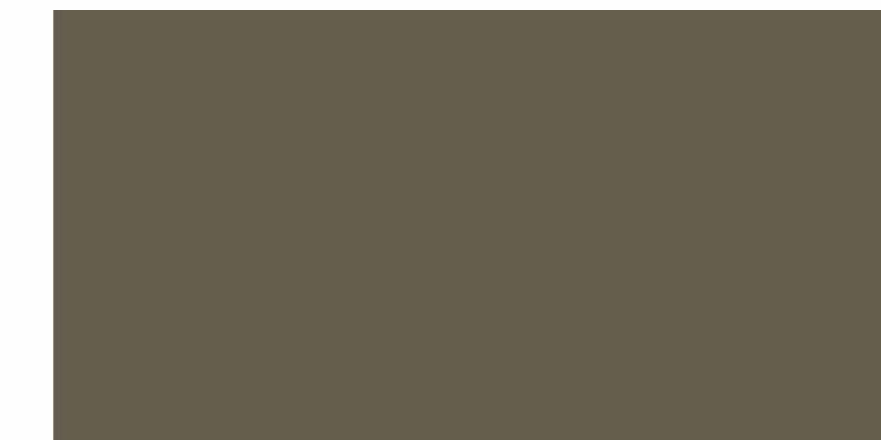
TRIM AND GARAGE DOOR,  
BENJAMIN MOORE, 2130-20,  
DEEP CAVIAR, COLOR PREVIEW  
COLLECTION



DOORS AND WINDOWS, JASCO  
WINDOWS AND DOORS OR  
EQUAL, WEDGEWOOD BLUE



STUCCO, BENJAMIN MOORE,  
OC-64, PURE WHITE,  
OFF-WHITE COLLECTION



TRIM AND GARAGE DOOR,  
BENJAMIN MOORE, 2137-30,  
DURANGO, COLOR PREVIEW  
COLLECTION



DOORS AND WINDOWS, JASCO  
WINDOWS AND DOORS OR  
EQUAL, SPRING PINE

# THE MEADOWS AT BAILEY CANYON

## MODERN CRAFTSMAN



PLAN 1



PLAN 2



PLAN 3

### COLORS AND MATERIALS



STUCCO/SIDING, BENJAMIN MOORE, HC-81, MANCHESTER TAN, HISTORIC COLORS COLLECTION



STUCCO/SIDING, BENJAMIN MOORE, HC-102, CLARKSVILLE GRAY, HISTORIC COLORS COLLECTION



STUCCO/SIDING, BENJAMIN MOORE, HC-80, BLEEKER BEIGE, HISTORIC COLORS COLLECTION



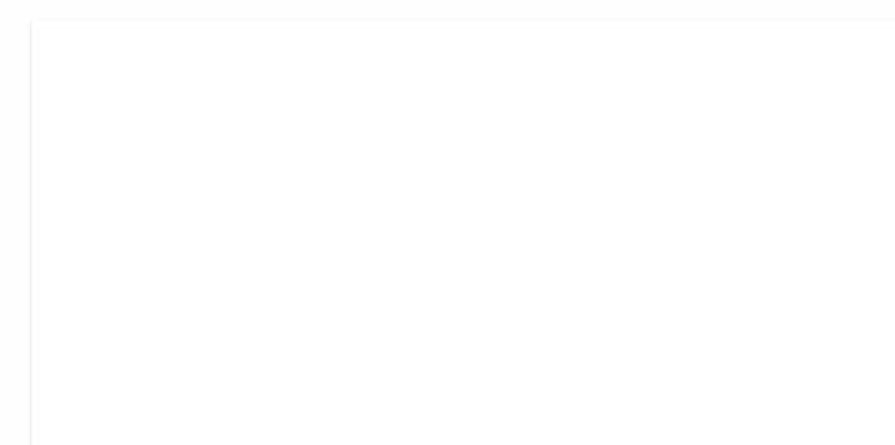
TRIM AND GARAGE DOOR, BENJAMIN MOORE, OC-61, WHITE DIAMOND, OFF-WHITE COLLECTION



TRIM AND GARAGE DOOR, BENJAMIN MOORE, HC-104, COPLEY GREY, HISTORIC COLORS COLLECTION



TRIM AND GARAGE DOOR, BENJAMIN MOORE, HC-72, BRANCHPORT BROWN, HISTORIC COLORS COLLECTION



DOORS AND WINDOWS, JASCO WINDOWS AND DOORS OR EQUAL, FROST WHITE



DOORS AND WINDOWS, JASCO WINDOWS AND DOORS OR EQUAL, WILD BERRY



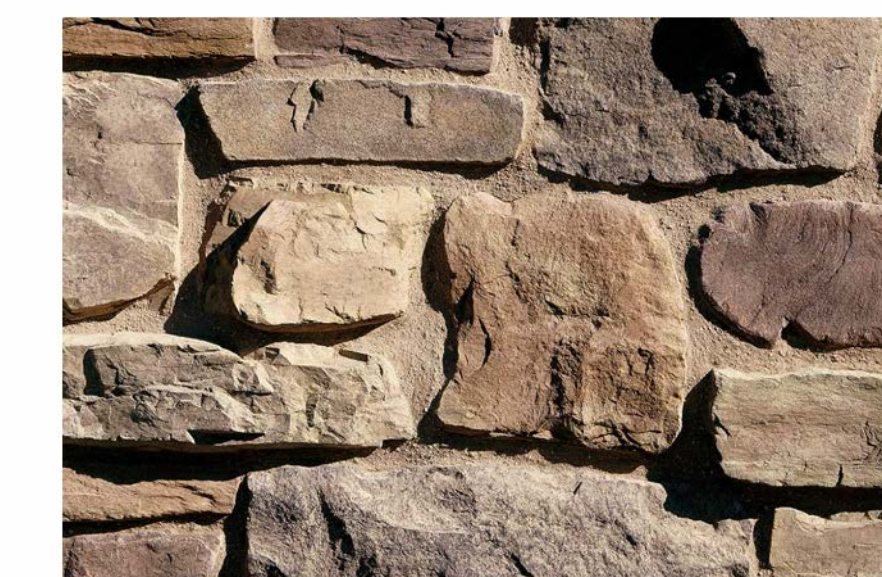
DOORS AND WINDOWS, JASCO WINDOWS AND DOORS OR EQUAL, WALNUT BROWN



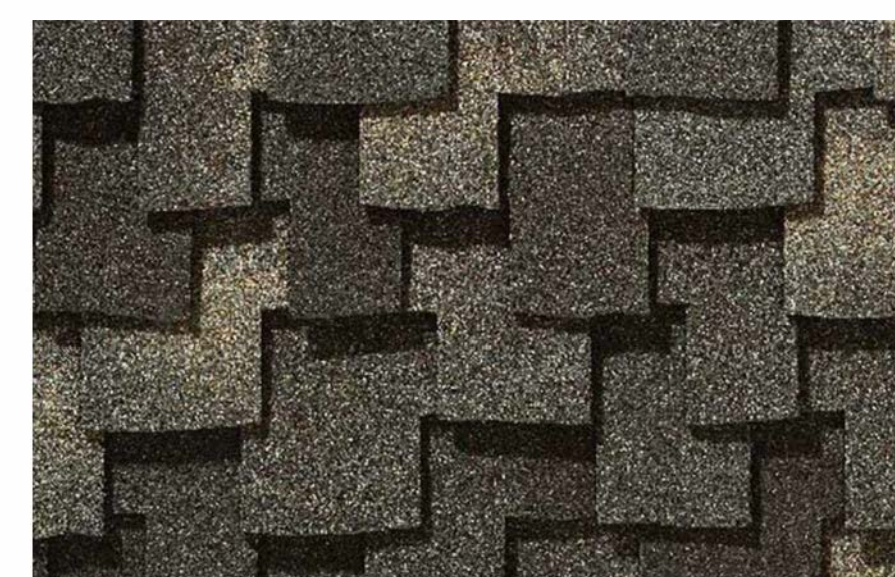
EL DORADO STONE, COUNTRY RUBBLE, PALERMO



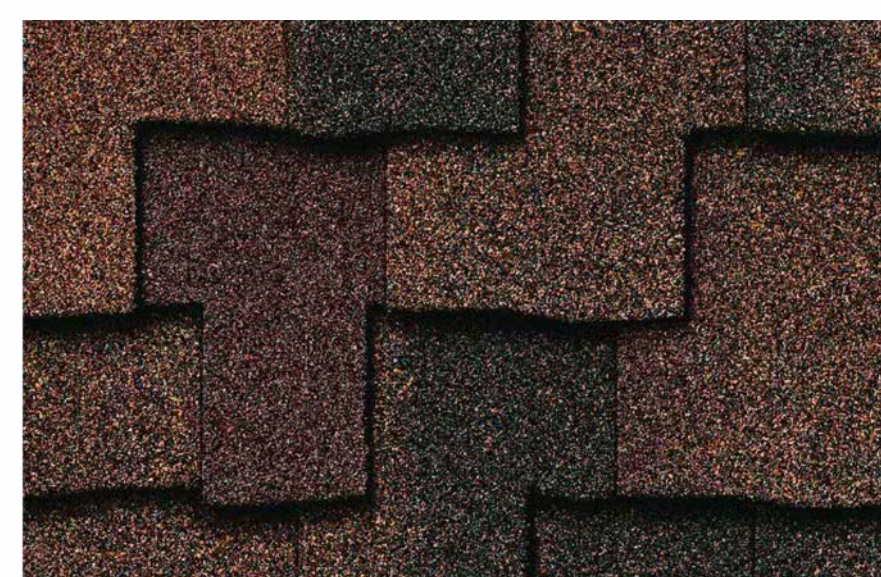
EL DORADO STONE, HILLSTONE, VERONA



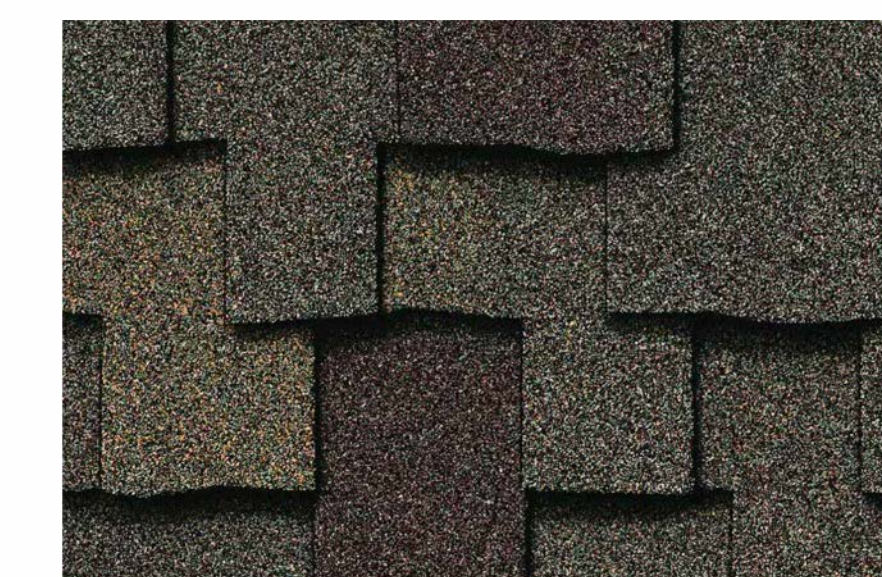
EL DORADO STONE, CYPRESS RIDGE, ORCHARD



CERTAINTEED, PRESIDENTIAL SHAKE, COUNTRY GREY



CERTAINTEED, PRESIDENTIAL SHAKE, AGED BARK



CERTAINTEED, PRESIDENTIAL SHAKE, AUTUMN BLEND

# THE MEADOWS AT BAILEY CANYON

## MODERN



PLAN 1

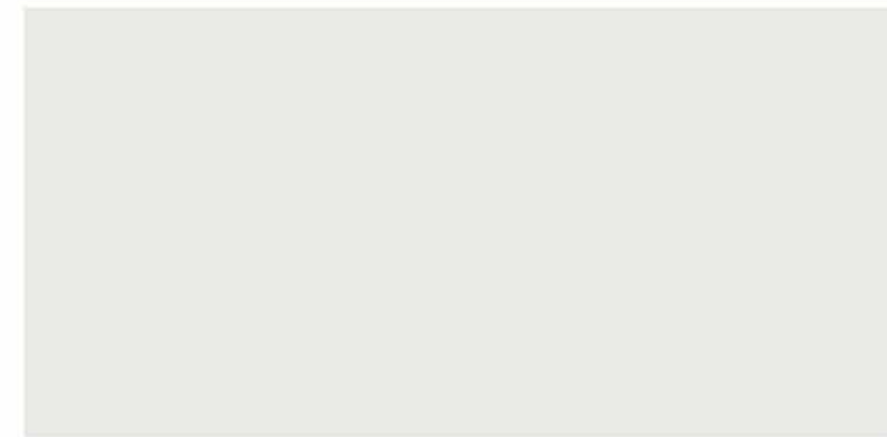


PLAN 2



PLAN 3

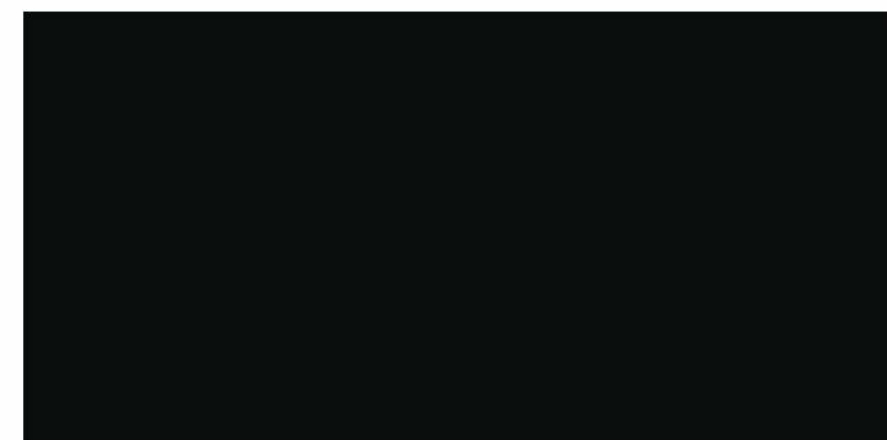
### COLORS AND MATERIALS



STUCCO, BENJAMIN MOORE, 2140-70, WINTER WHITE, COLOR PREVIEW COLLECTION



TRIM/SIDING AND GARAGE DOOR, BENJAMIN MOORE, 2135-20, STONECUTTER, COLOR PREVIEW COLLECTION



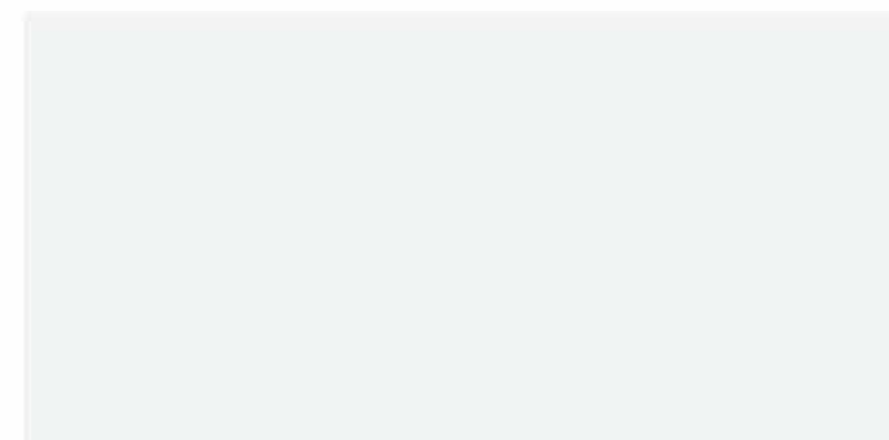
DOORS AND WINDOWS, JASCO WINDOWS AND DOORS OR EQUAL, SATIN BLACK



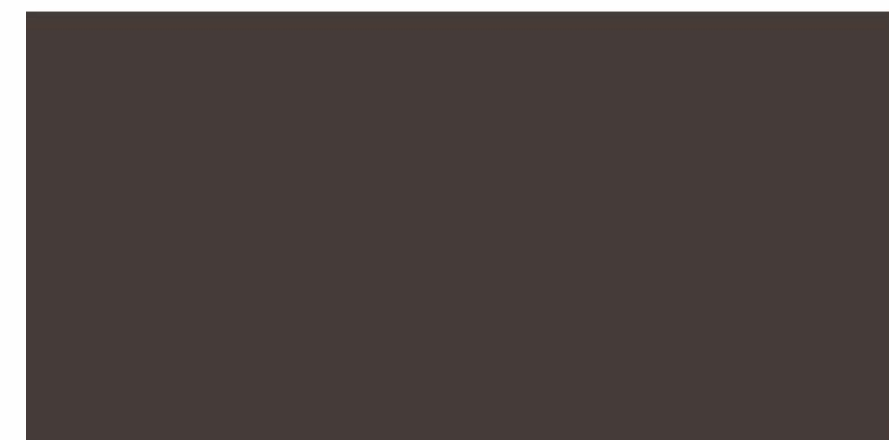
CREATIVE MINES, CRAFT URBAN STRIP, MORNINGLIGHT



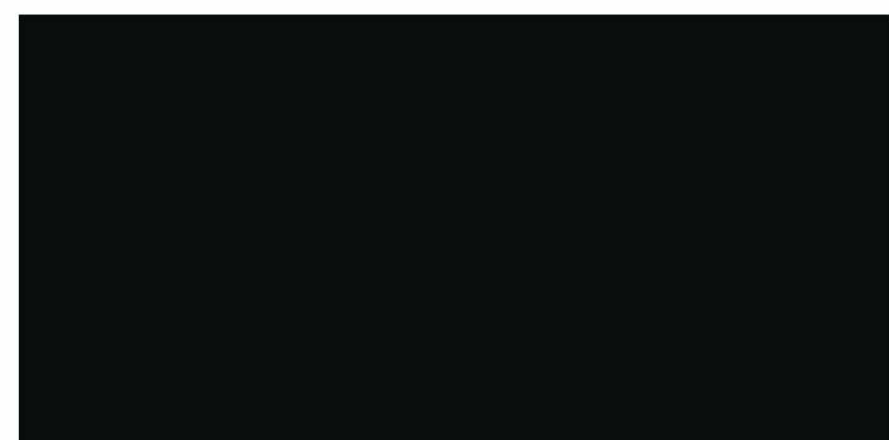
STUCCO, BENJAMIN MOORE, 2112-40, STONE, COLOR PREVIEW COLLECTION



STUCCO 2, BENJAMIN MOORE, 0C-67, ICE MIST, OFF-WHITE COLLECTION



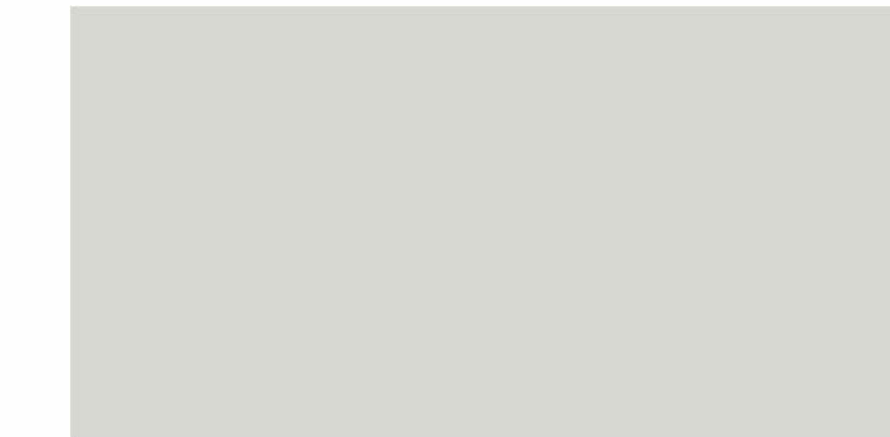
TRIM/SIDING AND GARAGE DOOR, BENJAMIN MOORE, 2116-10, NIGHT SHADE, COLOR PREVIEW COLLECTION



DOORS AND WINDOWS, JASCO WINDOWS AND DOORS OR EQUAL, SATIN BLACK



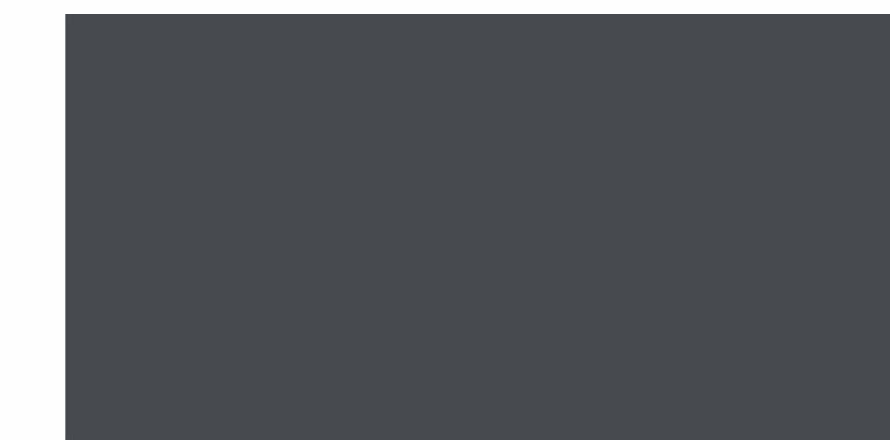
EL DORADO STONE, LONGITUDE 24, SILENT GREY



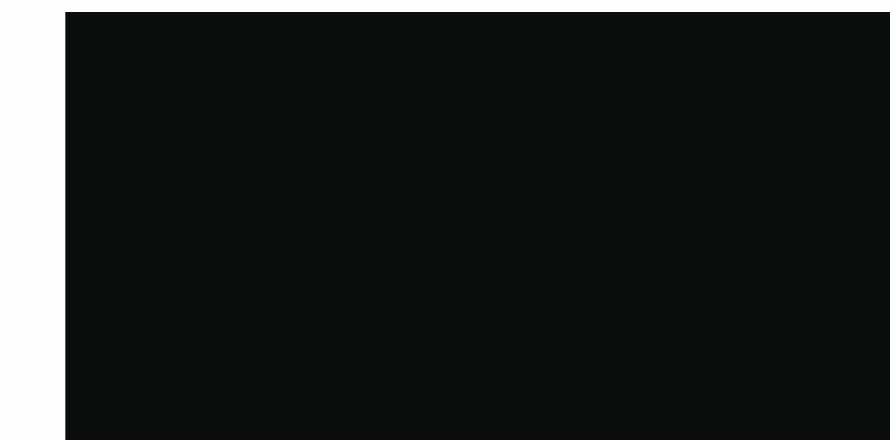
STUCCO, BENJAMIN MOORE, 0C-56, MOONSHINE, OFF-WHITE COLLECTION



TRIM/SIDING, BENJAMIN MOORE, 2175-10, AZTEC BRICK, COLOR PREVIEW COLLECTION



GARAGE DOOR, BENJAMIN MOORE, 2120-30, WITCHING HOUR, COLOR PREVIEW COLLECTION



DOORS AND WINDOWS, JASCO WINDOWS AND DOORS OR EQUAL, SATIN BLACK



CREATIVE MINES, CRAFT WAREHOUSE BRICK, CLOUDBREAK

# THE MEADOWS AT BAILEY CANYON

## CONTEMPORARY FARMHOUSE



PLAN 1

### COLORS AND MATERIALS



STUCCO/SIDING, BENJAMIN MOORE, HC-123, KENNEBUNKPORT GREEN, HISTORIC COLORS COLLECTION



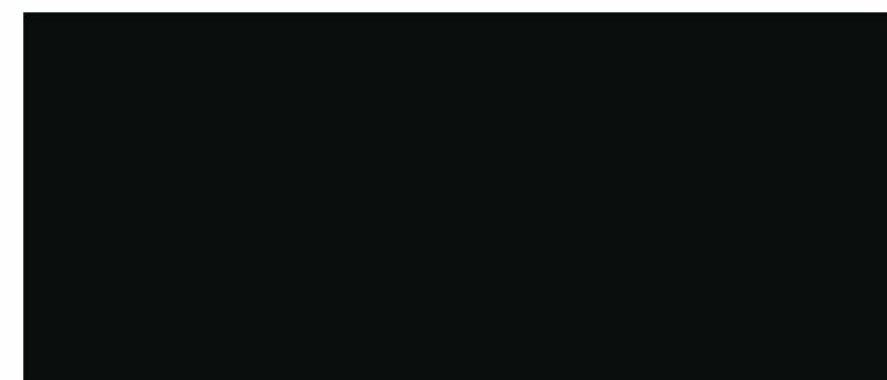
TRIM, BENJAMIN MOORE, OC-58, WHITE ICE, OFF-WHITE COLLECTION



ENTRY DOOR, BENJAMIN MOORE, HC-134, TARRYTOWN GREEN, HISTORIC COLORS COLLECTION



WOOD TRIM, OLYMPIC, SEMI-TRANSPARENT STAIN COLOR, RUSTIC CEDAR



DOORS AND WINDOWS, JASCO WINDOWS AND DOORS OR EQUAL, SATIN BLACK



EL DORADO STONE, HILLSTONE, LUCERA



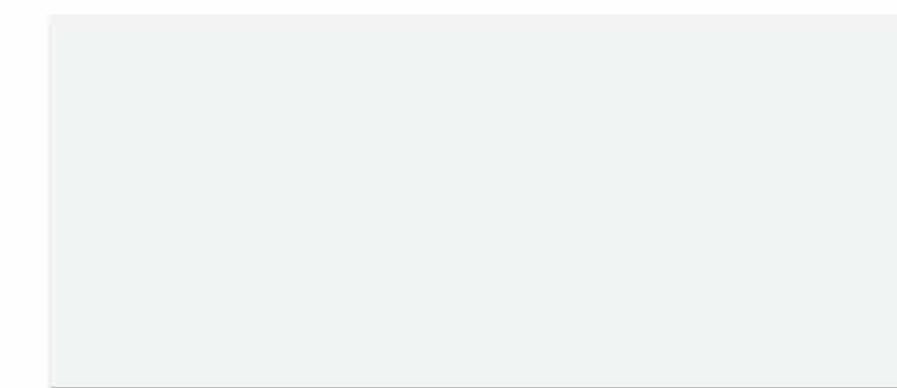
CERTAINTEED, LANDMARK PRO, DRIFTWOOD



WESTERN STATES METAL ROOFING, STANDARD COLORS, BURNISHED SLATE



PLAN 2



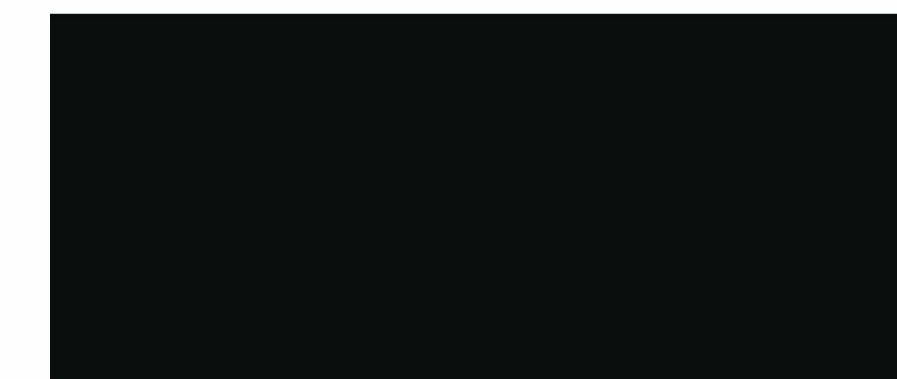
STUCCO/SIDING & TRIM, BENJAMIN MOORE, OC-68, DISTANT GREY, OFF-WHITE COLORS COLLECTION



GARAGE DOOR, BENJAMIN MOORE, 2124-10, WROUGHT IRON, COLOR PREVIEW COLLECTION



WOOD TRIM, OLYMPIC, SEMI-TRANSPARENT STAIN COLOR, MADRONE



DOORS AND WINDOWS, JASCO WINDOWS AND DOORS OR EQUAL, SATIN BLACK



EL DORADO STONE, FIELDLEDGE, VENETO



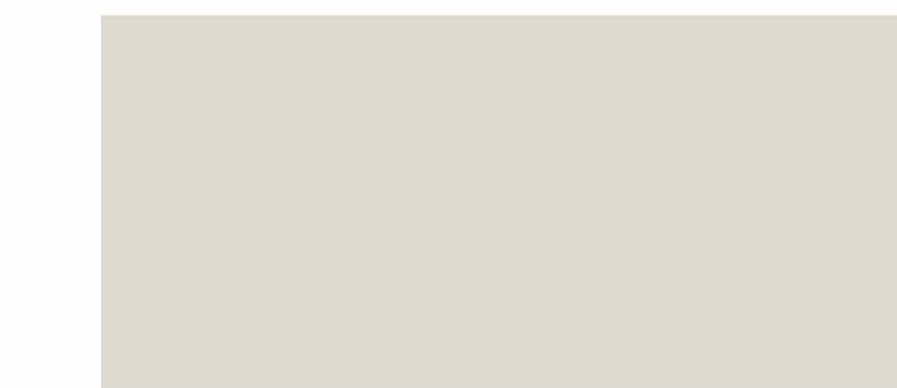
CERTAINTEED, LANDMARK PRO, DRIFTWOOD



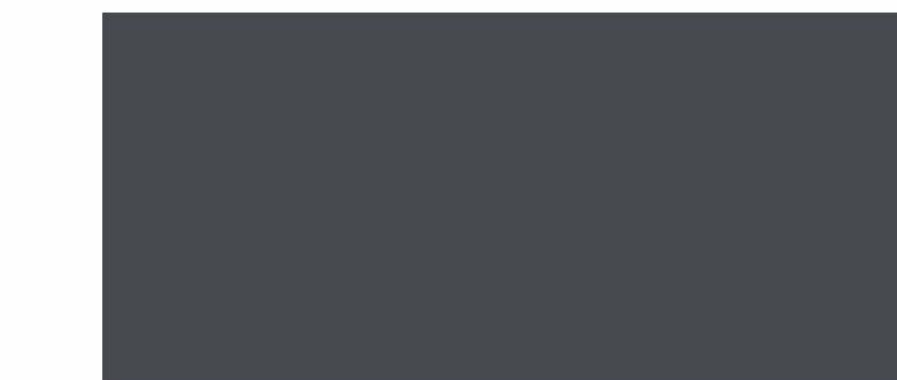
WESTERN STATES METAL ROOFING, STANDARD COLORS, DARK BRONZE



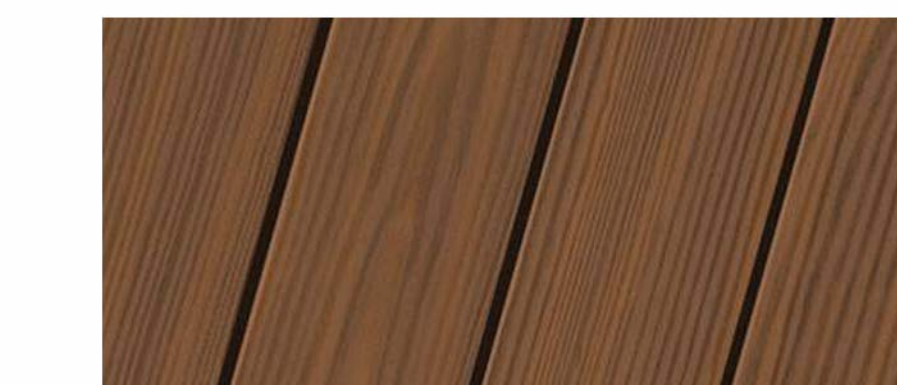
PLAN 3



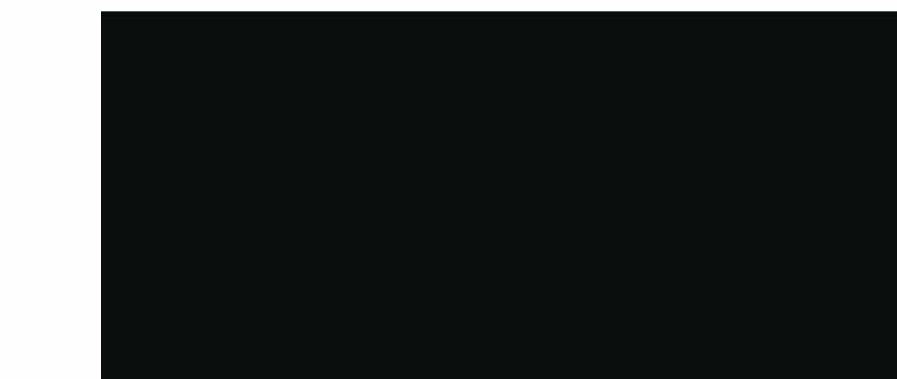
STUCCO/SIDING & TRIM, BENJAMIN MOORE, OC-20, PALE OAK, OFF-WHITE COLORS COLLECTION



GARAGE DOOR, BENJAMIN MOORE, 2119-30, BABY SEAL BLACK, COLOR PREVIEW COLLECTION



WOOD TRIM, OLYMPIC, SEMI-TRANSPARENT STAIN COLOR, CHESTNUT BROWN



DOORS AND WINDOWS, JASCO WINDOWS AND DOORS OR EQUAL, SATIN BLACK



EL DORADO STONE, MOUNTAIN LEDGE, DURANGO



CERTAINTEED, LANDMARK PRO, SUNRISE CEDAR



WESTERN STATES METAL ROOFING, STANDARD COLORS, ZINC METALLIC



# THE MEADOWS AT BAILEY CANYON

## AFFORDABLE UNITS

### MODERN SPANISH

ELEVATION A

COLOR SCHEME 1	COLOR SCHEME 2	COLOR SCHEME 3
(A) STUCCO DEW 379 IGLOO	(A) STUCCO DEW 386 PRECIOUS PEARLS	(A) STUCCO DEW 337 GARDENIA
(B) FIBERCEMENT SIDING DEC 712 BRIAR	(B) FIBERCEMENT SIDING DE 6063 BLACK WALNUT	(B) FIBERCEMENT SIDING DE 6210 MIDNIGHT BROWN
(C) TRIM/ EAVE/ CORBELS DEC 712 BRIAR	(C) TRIM/ EAVE/ CORBELS DE 6063 BLACK WALNUT	(C) TRIM/ EAVE/ CORBELS DE 6210 MIDNIGHT BROWN
(D) ENTRY DOOR DE 5650 GREEN BAYOU	(D) ENTRY DOOR DET 440 RUSSET LEATHER	(D) ENTRY DOOR DET 439 SPICE OF LIFE
(E) GARAGE DOOR DEC 712 BRIAR	(E) GARAGE DOOR DE 6140 BROWN BEAR	(E) GARAGE DOOR DEA 158 NORTHERN TERRITORY
(F) ROOFING MATERIAL EAGLE ROOFING - LHC 8709 EL MORADO BLEND	(F) ROOFING MATERIAL EAGLE ROOFING - 3813 SAN MATEO BLEND	(F) ROOFING MATERIAL EAGLE ROOFING - LMC 8402 SANTA CRUZ BLEND

### IRVING GILL

ELEVATION B

COLOR SCHEME 1	COLOR SCHEME 2	COLOR SCHEME 3
(A) STUCCO DEW 379 IGLOO	(A) STUCCO DEW 379 IGLOO	(A) STUCCO DEW 379 IGLOO
(B) TRIM/ EAVE/ CORBELS DE 6063 BLACK WALNUT	(B) TRIM/ EAVE/ CORBELS DET 631 COCOA POWDER	(B) TRIM/ EAVE/ CORBELS DE 637E LOOKING GLASS
(C) ENTRY DOOR DEA 187 BLACK	(C) ENTRY DOOR DE 5573 DILL PICKLE	(C) ENTRY DOOR DEA 185 OLD MILL
(D) GARAGE DOOR DEA 187 BLACK	(D) GARAGE DOOR DET 631 COCOA POWDER	(D) GARAGE DOOR DE 637E LOOKING GLASS
(E) ROOFING MATERIAL EAGLE ROOFING - LMC 8402 SANTA CRUZ BLEND	(E) ROOFING MATERIAL EAGLE ROOFING - SHC 8711 PUESTA DEL SOL BLEND	(E) ROOFING MATERIAL EAGLE ROOFING - LHC 8710 LADERA BLEND

### WRIGHTIAN

ELEVATION C

COLOR SCHEME 1	COLOR SCHEME 2	COLOR SCHEME 3
(A) STUCCO DEW 340 WHISPER	(A) STUCCO DEW 383 COOL DECEMBER	(A) STUCCO DEW 337 GARDENIA
(B) TRIM/ EAVE/ CORBELS DE 6063 BLACK WALNUT	(B) TRIM/ EAVE/ CORBELS DE 6069 BANNISTER BROWN	(B) TRIM/ EAVE/ CORBELS DEA 162 LOG CABIN
(C) ENTRY DOOR DEA 176 IRON RIVER	(C) ENTRY DOOR DE 5769 AFTER THE STORM	(C) ENTRY DOOR DET 529 GREENER PASTURES
(D) GARAGE DOOR DET 621 PALOMINO PONY	(D) GARAGE DOOR DE 6378 JET	(D) GARAGE DOOR DE 6063 BLACK WALNUT
(E) ROOFING MATERIAL EAGLE ROOFING - 4636 PIEDMONT BLEND	(E) ROOFING MATERIAL EAGLE ROOFING - 4689 BROWN RANGE	(E) ROOFING MATERIAL EAGLE ROOFING - 4702 CALABAR BLEND