

Chapter One – Land Use

INTRODUCTION

The Land Use Chapter of the Sierra Madre General Plan contains five components: land use designations (State-mandated land use element), historic preservation, housing (State-mandated housing element), economic development, and circulation and traffic.

Sustainable policies and goals are called out by a green leaf icon. 

Section One: Land Use Designations

OVERVIEW OF EXISTING CONDITIONS

The City of Sierra Madre is comprised of approximately 1,882 acres (2.94 square miles.) There are three distinct geographical patterns in the City - the foothill slope, the canyon and the hillside.

Two thirds of the area within the City limits is on the foothill slope. This is the “developable” area of the City and it is largely developed. Sierra Madre is an established, built-out community with just a handful of vacant parcels remaining.

The predominant land use in the City is residential. Sixty-one percent of the land is zoned for residential purposes. Of that, 88 percent is residential low density, 3 percent is medium density, and 9 percent is high density. The higher density housing is located around the downtown area.

Institutions utilize the second greatest area of land. This includes four elementary schools, one middle school, one high

school, seven churches, the Mater Dolorosa Passionist Retreat Center, and City-owned facilities. Institutional uses are generally intermixed with residential and commercial areas. Most institutional uses are old and well established in the community.

Less than two percent of the land in the City is devoted to commercial uses. All of the commercial land is in the historic downtown area of Sierra Madre along Sierra Madre Boulevard, Baldwin Avenue, and on adjacent smaller streets. This area is characterized by small “one-of-a-kind” retail businesses, branch offices of major lending institutions, medical offices, and other personal service businesses. There are also magazine and newspaper publishers in town.

There is an old established manufacturing area in the City along East Montecito Avenue. This area comprises less than one percent of the City’s land area, and includes a mixture of structures along the street—single family homes, warehouses, office spaces, artists’ studios and one complex of studio apartments. There are naturally occurring vacancies in office spaces, but the houses have low turnover and the neighborhood is stable.

There is one canyon in the City which has been developed. This is known as “Sierra Madre Canyon” or “The Canyon” by locals. It has its own unique development pattern and a more rural lifestyle that is valued by its residents. An ordinance that specifically addresses the unique development standards of “The Canyon” was adopted in 2011 in an effort to preserve its rustic and historic character.

The hillside area has experienced some development activity, mostly involving individual properties rather than multi-home subdivisions. In 2007, the City updated a hillside ordinance to closely regulate development of hillside land and the canyons within the hillside that have not been developed. The ordinance includes major design criteria for development within the Hillside Management Zone to preserve and minimize impacts on significant natural features of hillside areas, including swales, canyons, knolls, ridgelines, and rock outcrops, and to regulate grading which impacts the natural terrain, flora and fauna. The Sierra Madre Mountain Conservancy, an organization established for the protection of hillside land, has acquired

several acres of property through purchase and donations, further limiting development opportunities in the hillside area.

LAND USE AND WATER CONSERVATION

The impact of land use and development growth on Sierra Madre's water supply is a serious concern. In January 2014, the Governor of the State of California proclaimed a state of emergency in the State of California due to current drought conditions in the State. Sierra Madre is a public water supply distributor to the resident customers within its jurisdiction and produces and delivers potable water from four wells located within the Eastern Unit of the Raymond Basin. Due to the lack of rainfall, in 2013 and 2014, Sierra Madre has been able to capture and spread only a fraction of the necessary water at the spreading grounds. As such, water levels of the aquifer have been very low and incapable of pumping water for delivery from any of its four production wells since October 2013. For the first time in the history of the water department, in October 2013, Sierra Madre became completely dependent on imported water from the San Gabriel Valley Municipal Water District via the Metropolitan Water District to serve its existing customers.

Due to the present serious drought conditions and in recognition of any potential future droughts and the inability to access its adjudicated ground water in the Eastern Unit of the Raymond Basin, Sierra Madre declared a water shortage emergency in July 2014 and imposed a water service connection moratorium until the Raymond Basin aquifer recovers sufficiently to allow Sierra Madre to pump its ground water for delivery to its existing customers. Land use regulations and policies which do not increase the demand for ground water must be developed and implemented in order to sustain Sierra Madre's ability to be self-sufficient in supplying water from its traditional sources to its customers, especially as the City faces future land use and development growth.

URBAN FORM

Sierra Madre was originally developed in a traditional grid pattern in the foothill slope area and a more organic street

pattern in the hillside and canyon areas reflecting the topography of these areas. Recent subdivisions of estate-size properties have resulted in the existence of some cul-de-sac streets. The development pattern of Sierra Madre is distinctly different than that of the surrounding jurisdictions. Few of Sierra Madre's local streets are through streets to other jurisdictions. Even Baldwin Avenue, the primary access to the center of the city from the south, continues through a small area of the City of Arcadia and then jogs to the east at the 210 freeway. The self-contained physical form of the City contributes to the sense of place experienced by its residents. Further, the architecture of Sierra Madre is eclectic. Large houses are commonly found next to small houses of varying styles throughout the City.

In the language of urban design there are some distinct elements – paths, nodes, centers, districts, and landmarks – which make the City function for its residents.

Paths

A path is a street that provides a means of vehicular and pedestrian movement and interconnects various land uses to others.

Sierra Madre Boulevard and Baldwin Avenue transect the City's urban area and establish the commercial and governmental center of town. Michillinda Avenue, Orange Grove Avenue, Grandview Avenue and Santa Anita Avenue are primary paths as they provide access from adjacent jurisdictions into the City.

Mt. Wilson Trail, Bailey Canyon and Santa Anita Canyon Road are important paths linking the urbanized area with the wildland area.

Nodes

A node is a strategically located focal point that contributes to the functions and activities in the City. Entry nodes are located at the transition points between jurisdictions or districts. Internal nodes are places where activity occurs.

The important entry nodes in the City are at the entries into the City from the south at Baldwin Avenue and Orange Grove Avenue, from the west at Michillinda Avenue and Sierra Madre Boulevard, and at the eastern entry on Sierra Madre Boulevard at Sierra Vista Park. These are points at which people traveling into the City from the outside realize that they have arrived in a new place – Sierra Madre. Currently there are signs at these locations which denote the entry node.

There are several internal nodes in the City. Perhaps the most important is at Kersting Court. This is a public gathering place at the center of town, and the four-way stop at Sierra Madre Boulevard and Baldwin Avenue accentuate the importance of this node. Kersting Court is the location or start or terminus for numerous civic events. The intersection of Lima Street and Sierra Madre Boulevard is another important node as it designates the western entry into the commercial district. The Sierra Madre Public Library is also an important node in that it constitutes a public gathering place toward the west end of Sierra Madre Boulevard, Sturtevant Drive and Woodland Drive is a significant node in the Sierra Madre Canyon.

Centers

Centers are specific sites or clusters of sites with specific functions. There are two primary centers in Sierra Madre: The Civic Center—comprising City Hall, the Police and Fire Stations—and Memorial Park, an important center in Sierra Madre. The City is a major employer and numerous constituents come to City Hall in both the day and evening hours for assistance and to attend public meetings. Memorial Park is a recreational center with a bandstand, a play area for children, tennis courts and picnic tables. It is also the location for the Sierra Madre Senior Citizens Center housed in a multi-purpose structure on the park site. Concerts, festivals, and holiday activities for children in the community are among the numerous activities that take place in Memorial Park.

The other primary center in the City is Sierra Vista Park. The City’s recreation center is at Sierra Vista Park, which includes a public pool, and a multi-purpose recreation building which houses the Youth Activity Center and the City’s year-round programs for children, teens, and adults. In addition, Sierra

Vista Park is the location for the City’s baseball diamonds, tennis, volleyball and basketball courts, the Rose Float building, a dog park, and it is equipped with picnic tables and barbeques. The City Yards, settling basins and the Sierra Madre Community Nursery School are located to the north and east of Sierra Vista Park, respectively.

Privately owned and operated, the Mater Dolorosa Passionist Retreat Center is recognized as a location for special functions, and therefore it is considered a center as well. It is used regularly on weekends for large retreat gatherings. It is also made available to the community for special functions, and a dinner and auction is held once a year in October.

Districts

A district is a geographical area within a city that has common distinguishing characteristics. It is distinct from other areas and it is apparent to someone in the district that they are in a distinctive place.

◇ Downtown District

The Downtown District is located in the center of the City along Sierra Madre Boulevard and Baldwin Avenue. Along Sierra Madre Boulevard, this district begins at Lima Street to the west and Baldwin Avenue to the east. Along Baldwin Avenue, it extends from Suffolk Avenue to the south and up to Highland Avenue to the north. The Downtown district can be described as a “village center” as it is characterized by one and two-story commercial buildings with small storefronts housing quaint retail stores, unique restaurants, commercial and professional offices, service businesses, institutional and non-profit facilities, and medical facilities. The Kensington Assisted Living Facility is also located in this district.

Among the unique structures in downtown are the Sierra Madre Playhouse – an active live-stage theater, Old City Hall which was vacated by the City in 1977 and restored as offices, the former Hotel Shirley restored as offices and residences, and the Sierra Madre Hotel, which is now maintained as residences, retail business, and offices in a courtyard setting. Many of the structures were built in the early 1900s, although a

few newer structures have been added in the place of fire damaged and deteriorating buildings. The pattern of development in the downtown encourages pedestrian activity that brings a liveliness to the street. In 2007, the Voter’s Empowerment Ordinance, known as “Measure V”, was adopted to ensure the preservation of the small town character of the downtown district by limiting development height and density to two stories, 30 feet in height, and 13 residential units per acre.

◇ *East Montecito District*

East Montecito Avenue is the City’s manufacturing and light industrial district. This street is locally historic in that a number of older industrial structures still exist, as well as historic housing, such as the original ticket booth for the Red Line, and the original cabins built for the tuberculosis patients who came to the area before Sierra Madre was formed. There is very low housing turnover in this area. This district includes several businesses such as plumbers’ and mechanics’ shops, storage facilities, welders, vehicle storage, research and development firms, and crafts-related businesses, such as furniture making, glass lamp making, pottery, seamstress, film making, photography and artists’ studios. This area is subject to the Voters Empowerment Ordinance (Measure V) requirements.

Residential Areas

◇ *Residential High Density Areas*

The High Density Residential Areas are located along the Sierra Madre Boulevard corridor to the east and west ends of the commercial district on Sierra Madre Boulevard, and the neighborhoods which are clustered around the downtown district, providing a buffer between commercial and low-density residential uses. The streets most identified with High density development are Esperanza Avenue, Mariposa Avenue from Park Avenue to Baldwin Avenue, Suffolk Avenue, and Laurel Avenue from Baldwin Avenue to Mountain Trail. The housing stock in these areas is a mixture of older apartment buildings from the 1950s through 1970s, and newer apartment and condominium buildings from the 1980s and 1990s.

Although multi-unit construction slowed down in the late 1980s and early 1990s, there was a steady pattern of development of these structures during that period. During the 2000s, there have been a few multi-unit condominium developments within this area, including a 46-unit senior housing facility.

◇ *Residential Medium Density Areas*

The Medium Density Residential Areas are located adjacent to Medium-High density areas. These are characterized by properties with two or three units on a lot. Some of the notable Medium Density areas are located along San Gabriel and Santa Anita Courts in the southeast area of the City, as well as Laurel Avenue and Victoria Lane. In most cases, the units look like single-family houses, but upon closer inspection it can be seen that a second unit exists to the side, rear or on the second floor of the property. The low-density residential appearance of these properties is important to maintain the character of the neighborhoods.

◇ *Residential Canyon Area*

The Sierra Madre Canyon Residential Area is located in a natural canyon in the northeast quadrant of the City. The boundaries of the Canyon extend from Mountain Trail on the west, Sturtevant Drive and Canon Avenue on the south, and Sturtevant Drive on the east. The Canyon was originally developed in the 1920s for seasonal housing. The lots are small and the original structures were cottages used by out-of-town visitors who came to Sierra Madre for rest, recuperation and recreational purposes. Over time, the cottages have come to be used for permanent year-round housing. At one time, the center of the area known as the Lower Canyon was developed with commercial businesses. There was also a community plunge in this location until the 1950s. Today, there is one commercial structure remaining in this area, while others have been converted to year-round residential uses or have been demolished and replaced with residential structures. There is one property that provides overnight accommodations and meeting space for an international nature organization.

◇ Residential Low Density Area

The Low Density Residential Areas comprise most of Sierra Madre. Due to the City's original rural development pattern, the urbanization of the City took place over a period of 100 years. The low-density residential pattern varies throughout the City. Lot sizes vary dramatically as do the structures built on them, which enhances Sierra Madre's charm. The periods of tract home development occurred in the post-war era of the 1940s and 50s throughout the City, in the 1960s and 70s in the northeastern portion of the City at Liliano Drive and in the development of two subdivisions along Orange Grove, and more recently in the 1980s and 90s with the subdivision of the Jameson Estate in the west central area of town. A notable hillside subdivision development in the 2000s occurred above Carter Avenue, at the intersection of Baldwin Avenue, which is the original land of the Nathaniel Carter estate, historically known as "Carterhia." Responsible stewardship of the Low Density Residential Areas demands strict enforcement and monitoring of all zoning requirements, including the Hillside Management Zone where applicable.

Landmarks

Landmarks are reference points that help identify an area. They provide functional and visual points of reference and are easily identifiable. The following are notable landmarks in Sierra Madre: Kersting Court with its bell tower, pepper trees and the Hotel Shirley façade, the cannon and band shell in Memorial Park, St. Rita's Catholic Church, Sierra Madre Congregational Church and the Old North Church, Alverno High School, the Wistaria Vine on Carter Avenue, the Pinney House on Lima Street, the E. Waldo Ward property, the Richardson House, Lizzy's Inn, the Sierra Madre Elementary School (Lower Campus), the Sierra Madre Middle School (Upper Campus), Sierra Vista Park, the Mater Dolorosa Passionist Retreat Center, the Sierra Madre Canyon Dam, the Mount Wilson Trailhead and the Bailey Canyon Trailhead.

HISTORIC PRESERVATION

The City's Historic Preservation Ordinance provides incentives and guidelines for the protection of individual properties

listed in the City's List of Designated Historic Landmarks, which includes 49 properties as of 2013. The Ordinance provides a process and criteria for historical designation, as well as standards for the review of exterior modifications of historic structures as seen from the public view.

LAND USE CHARACTERISTICS

There are several land use characteristics relating to the existing urban form which are identified below to help "set the stage" for the goals of the Land Use Chapter:

1. The urbanized area of the City is built-out. Very few vacant parcels exist and the number of large very-low density properties has diminished as they have been subdivided into smaller parcels.
2. As evidenced by the water shortage emergency and the enactment of a moratorium in 2014 on new water service connections, land use policies which encourage water conservation and avoid creating additional burdens on the aquifer are a priority.
3. An emphasis on conservation of natural resources, including water conservation will play an important role in the City's land use development regulations in order to preserve the health, safety, welfare, and quality of life of the existing population. The City shall enact and enforce development standards which do not significantly increase the demand for water use and encourage reduction.
4. The development pattern of the City is established.
5. Sierra Madre remains a desirable place to live as evidenced by the long term stability of property values.
6. Due to the distance from highways and major arterials, there is little demand for new commercial and industrial development.

7. Most parcel sizes in the downtown area are small and shallow, not permitting development of large new structures and their required parking.
8. Residential neighborhoods are varied throughout the City regarding lot sizes, housing sizes, age and style of structures.
9. Additional parkland, sports playing fields, and recreational facilities are desired by the community. In order to create additional space, it is likely that the City would have to purchase land at market rate for these purposes.
10. There are a number of historic structures in the City in all land use categories – single- and multiple-family residential, commercial, institutional, and governmental.
11. Other than City Hall, the Recreation Center at Sierra Vista Park, the Senior Center and the Sierra Madre Elementary School auditorium, there are no other indoor public meeting places in the City.
12. The commercial downtown area has a regular pattern of occupancy consistent with economic cycles.
13. The East Montecito area is currently zoned as a light-industrial and commercial/residential mixed-use area, and is interspersed with residential non-conforming uses.

OVERVIEW OF LAND USE POLICY

The fundamental principle behind the land use policies of the General Plan is to maintain the existing low-density village character of Sierra Madre in the same urban development pattern that exists today. This provides a central business district that serves local residents and attracts visitors to the boutique and retail establishments. This area also contains religious and educational institutions and public buildings. East of the central business district is a light-manufacturing area which should also be preserved or adapted to complimentary residential and commercial uses. Surrounding the central business district is a High Density residential zone which is characterized by multi-family units, including apartments and

condominiums. The majority of land in the City is devoted to single-family residential development of varying densities. These neighborhoods occur around the City center.

Parkland and open space should be preserved and expanded when possible. Hillside areas should be preserved either in their natural state or with very low density residential development designed to be sensitive to the environmental nature of the foothills. This should include water conservation measures to reduce and minimize the impact to the City's water supply and the ability to serve its water customers.

The City should continually recognize the connection from the urban area to the mountain wildland by way of hillside land. This connection aligns Sierra Madre with a unique cluster of foothill cities, and preserving this area is vital to protect the fragile watershed, and the urban wildland interface.

Two general categories of open space are recognized: natural and constructed. Constructed open space includes developed recreational parklands, and natural open space means undeveloped natural areas conserved for their wild land characteristics. Natural open space is the most precious because it cannot be replaced once lost. Both constructed open space and natural open space should be preserved and expanded when possible.

DISTRIBUTION AND INTENSITY OF LAND USE DEVELOPMENT

The City's Land Use Map and Land Use Chart are shown as Figures 1-1 and 1-2, respectively.

Figure 1-1 Land Use Map

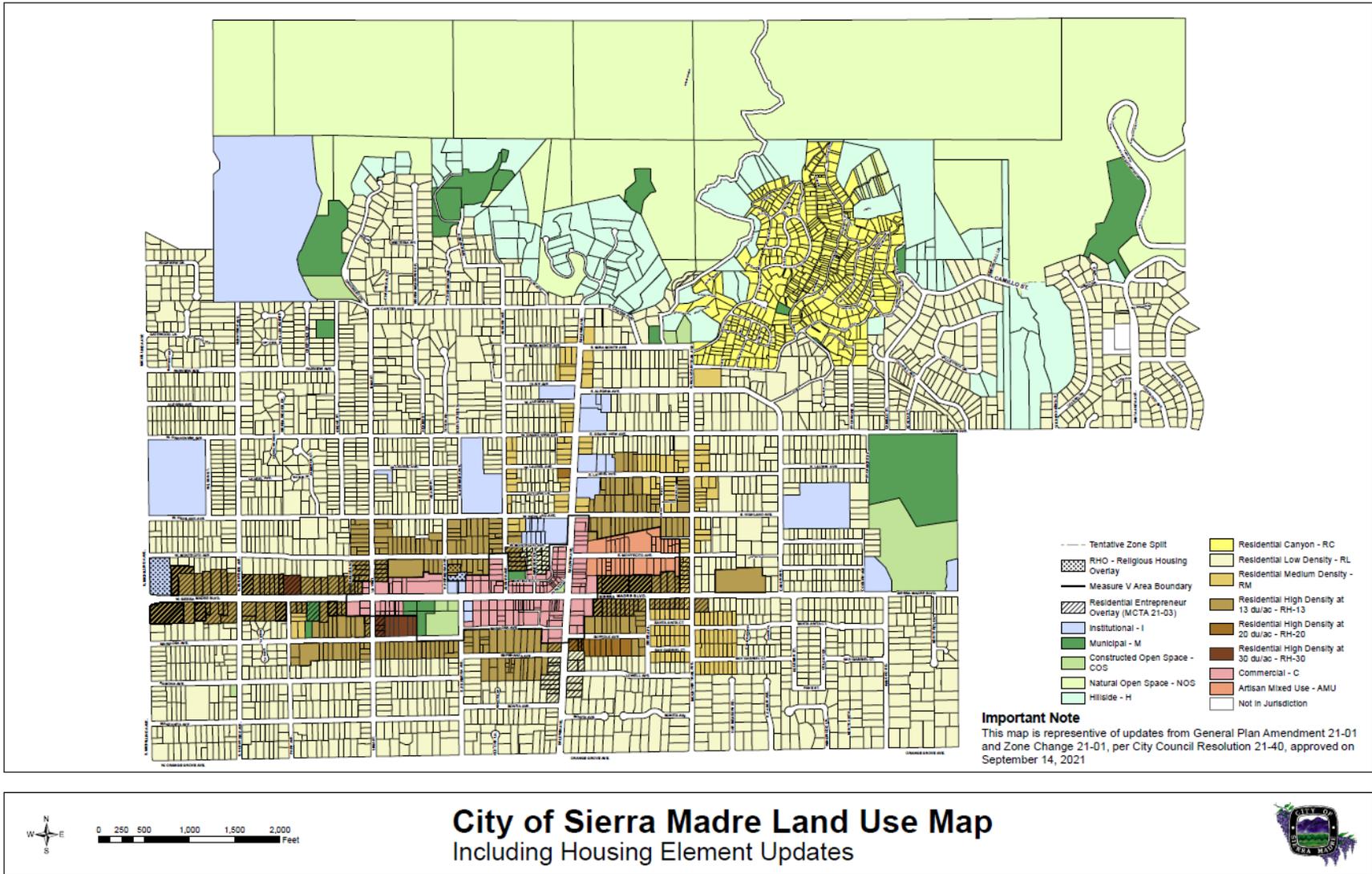


Figure 1-2 Land Use Chart

LAND USE CATEGORY		HEIGHT (FEET)/ NO. OF STORIES	MAXIMUM DENSITY/FLOOR AREA RATIO
RL	(Residential Low Density)	25 / 2 stories	1 dwelling units/lot
RC	(Residential – Canyon)	25 / 2 stories	1 dwelling units/lot
H	(Hillside)	25 / 2 stories	1 dwelling units/lot
RM	(Residential Medium Density)	30 / 2 stories	2 dwelling units/lot
RH-13	(Residential High Density)	30 / 2 stories	13 dwelling units/acre
RH-20	(Residential High Density)	30 / 2 stories	20 - 24 dwelling units/acre
RH-30	(Residential High Density)	30 / 2 stories	30 - 34 dwelling units/acre
RE	(Residential Entrepreneur Overlay)	30 / 2 stories	13 dwelling units/acre
C	(Commercial)	30 / 2 stories	13 dwelling units/acre 1.0 FAR
AMU	(Artisan Mixed Use)	30 / 2 stories	13 dwelling units/acre 1.0 Floor Area Ratio
I	(Institutional)	Established by Master Plan	Established by Master Plan
Measure V boundary area		30 / 2 stories	13 dwelling units/acre
M	(Municipal Government)	n/a	n/a
COS	(Constructed Open Space)	n/a	n/a
NOS	(Natural Open Space)	n/a	n/a
RHO	(Religious Housing Overlay) ¹	30 / 2 stories	42 dwelling units/acre

¹ Projects meeting the affordability requirements of the Overlay may apply for development standard concessions under State density bonus law, or may take advantage of the City's pre-approved affordable housing concessions, which includes a height increase to 35 feet and 3 stories.

SUMMARY OF LAND USE GOALS

1. Preserve the existing street and block patterns currently established throughout the City and provide additional non-vehicular connectivity where it is currently lacking in the downtown commercial area.
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.
3. Ensure that development is done in harmony with its neighborhood, and preserves and protects privacy and mountain views of neighboring properties.
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.

5. Institute conservation measures so that the demand for water matches the City's local supply. 
6. Achieve a balanced physical environment which provides for housing, business, service, light-industrial and manufacturing, recreational, social, cultural and educational needs of the residents, thereby maintaining and enhancing their quality of life while recognizing that Sierra Madre is not a self-sufficient city and many needs must be met outside the City borders.
7. Preserve and enhance the pattern of development in the downtown area to facilitate commerce.
8. Preserve existing and provide additional constructed and natural open space.
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.
10. Preserve the Canyon as a predominantly single-family residential community characterized by its rustic environs.
11. Preserve East Montecito Avenue as a vital district containing light-manufacturing, commercial and residential uses by encouraging its preservation through the adaptive reuse of existing structures.

OBJECTIVES AND POLICIES

The City has established the following goals and policies for land use in the City of Sierra Madre. The implementation measures are contained in the Implementation Section at the end of the General Plan.

General Types and Mix of Land Uses

Objective L1: Continuing the existing patterns of residential housing development.

Policies:

- L1.1 Maintain areas of the City for single-family residences on varying lot sizes through the review and update of appropriate development standards.
- L1.2 Maintain areas of the City for the development of two units per lot through the review and update of appropriate development standards.
- L1.3 Maintain areas of the City for the development of multiple-unit apartment, condominium, and townhouse development through the review and update of appropriate development standards.
- L1.4 Develop regulations for housing which meets the special needs of senior citizens and the disabled.
- L1.5 Encourage preservation, refurbishment, and adaptive reuse of existing housing stock. 🌿
- 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. 🌿
- L1.7 Develop regulations that discourage lot splits, including but not limited to, increasing minimum lot sizes.

Objective L2: Appropriately regulating group living facilities such as assisted living facilities, homes for the aged, dormitories, boarding houses, sororities, fraternities, live-in drug or alcohol rehabilitation facilities, rest homes and convalescent hospitals in designations which allow residential uses.

Policies:

- L2.1 Require discretionary review and approval, such as a conditional use permit, for the construction of a building for, or establishment of, a group living facility, except where prohibited by state law.
- L2.2 Establish measures of, and limits to, resident/patient occupancy in group living facilities as part of the zoning code implementing these provisions. Except in the central core area covered by Measure V, such occupancy limit shall supersede the dwelling unit density limit.
- L2.3 Establish zoning provisions for group living facilities including floor area limits, height limits, setbacks, location of residential uses in commercial areas, and design guidelines.
- L2.4 Adopt a zoning code to implement the foregoing together with other appropriate regulations of group living facilities, and review and update such code and other implementing ordinances every two years to ensure compliance with Goals and Policies of the General Plan.

Objective L3: Continuing the existing, and developing new commercial structures and uses.

Policies:

- L3.1 Maintain an area in the City for commercial development through the review and update of appropriate standards and regulations for new construction.
- L3.2 Encourage the development of specialty retail, including stores selling products of local artisans and craftsmen, art galleries, and design furnishings.
- L3.3 Encourage the development of restaurants, bed and breakfasts, and other visitor-serving uses.

- L3.4 Encourage the development of service and retail uses which meet the needs of local residents and local business people and residents.
- L3.5 Encourage businesses that attract more people to the downtown area in the evening.
- L3.6 Encourage office and technology uses without displacing retail.
- L3.7 Encourage commercial uses that do not add a burden on the City's natural resources, including water resources.

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.

Policies:

- L4.1 Ensure that the expansion of existing uses is reflective of and complements the overall pattern of development, without changing the character of existing development.
- 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.
- 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.

Objective L5: Preserving the existing grid street pattern which promotes community life.

Policies:

- 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.

Residential Low Density – Neighborhood Conservation (Map designation RL)

Objective L6: Development that is done in harmony with its neighborhood and preserves and protects the privacy, mountain and basin views of neighboring properties.

Policies:

- L6.1 Require that all adjoining neighbors of new or expanded existing structures in residential areas be notified and be made aware of the appeal process for any new construction that will exceed one story in height or significantly increase the volume and/or footprint of the overall structure.
- L6.2 Ensure that any new or expanded structures in residential neighborhoods do not unreasonably obstruct significant mountain or basin views.
- 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.
- L6.4 Establish an angle plane height envelope along the side property line for properties located in the Residential Low Density and Residential Canyon designations.

Objective L7: Development that is compatible in its design and scale with the neighborhood.

Policies:

- 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.
- L7.2 Maintain a maximum floor area for ministerial approvals and require that properties which are proposed to exceed that floor area be reviewed as a discretionary project.
- L7.3 Limit the height of new buildings to reflect the prevailing height patterns on the street and within the Sierra Madre community.
- L7.4 Encourage new residential development to be compatible with and complement existing structures including the following:
- 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.
 - e. Prohibit required parking from being located in the front yard setback except in the Residential Canyon Zone.

L7.5 Review and update the R1 Zoning Ordinance and other implementing ordinances every two years as necessary to ensure compliance with the Goals and Policies of the General Plan.

L7.6 Consider implementing a design review process.

Objective L8: Incorporating measures to promote sustainability in RL neighborhoods. 

Policies:

L8.1 Encourage the use of sustainable materials in the design and construction of structures and landscapes. 

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. 

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. 

L8.4 Conduct a historic resources survey to encourage retention of existing older homes and encourage the retention of these homes where there are conservation methods. 

L8.5 Provide incentives for property owners to retrofit historically designated homes with water saving fixtures. 

L8.6 Consider the establishment of a home inspection program upon sale of property to confirm the retrofit of the property to existing City water saving standards. 

Residential – Canyon (Map designation RC)

Objective L9: Maintaining the existing density of the Canyon.

Policies:

- L9.1 Require that new sites be limited to single-family detached units, no more than one unit per lot, except as in compliance with State law regarding second units.
- L9.2 Require a minimum lot area of 15,000 square feet for newly created lots.
- L9.3 Maintain a maximum dwelling size beyond which the Planning Commission shall review plans to ensure that the structure is consistent with the character of the Canyon area.
- L9.4 Provide incentives to rebuild damaged or demolished structures to pre-existing dimensions but in conformance with the City’s building code. Incentives may include fee reductions, permit streamlining and other similar measures.

Objective L10: Preserving the existing rustic atmosphere of the Canyon. 

Policies:

- L10.1 Maintain a minimum dwelling size, lot coverage and floor area ratio which are consistent with the smaller homes in the Canyon area.
- L10.2 Require new construction to provide adequate on-site parking either covered or uncovered, tandem or prime with flexibility in design and development standards such that both parking needs and aesthetic considerations are accommodated.

- L10.3 Maintain the appropriate setbacks consistent with structures in the immediate area, and to allow safe access between structures.
- L10.4 Maintain development standards and minimum lot sizes which result in development with dimensions, quality, and aesthetics consistent with existing developments.
- L10.5 Encourage open porches and discourage the enclosure of porches and other non-habitable areas.
- L10.6 Undertake to develop guidelines which encourage the use of materials which are characteristic of existing development in the Canyon area.
- L10.7 Require the conservation of natural elements such as large rocks, plants and trees. 
- L10.8 Require that new development be designed in a way which preserves the flood control channel as an open space focal point. 

Objective L11: Retaining uses that promote a sense of community.

Policies:

- L11.1 Allow for the continued use of multiple residential units and retail uses in the area near the City parking lot located at the junction of Woodland Drive and Brookside Lane.
- L11.2 Allow for the continued use of facilities which allow overnight guest accommodations, group meeting space, and limited commercial activity.
- L11.3 Allow for the development of park and open space areas on a discretionary basis. 

Objective L12: Discouraging the deterioration of existing housing stock. 

Policies:

- L12.1 Provide economic assistance to the extent possible for the improvement of physically deteriorated and blighted structures.
- L12.2 Provide a program for educating property owners regarding methods of maintenance and upkeep of their property. 
- L12.3 Conduct a historic resources survey to encourage retention of existing older homes and encourage the retention of these homes where there are conservation methods.
- L12.4 Provide incentives for property owners to retrofit historically designated homes with water saving fixtures.

Objective L13: Providing adequate parking for Canyon residents.

Policies:

- L13.1 Require new construction projects to provide on-site parking.
- L13.2 Continue to evaluate policies for public parking areas to benefit Canyon residents.
- L13.3 Review and update the RC Zoning Ordinance and other implementing ordinances every two years as necessary to ensure compliance with the Goals and Policies of the General Plan.

Objective L14: Incorporating measures to promote sustainability in RC neighborhoods. 

Policies:

- L14.1 Incorporate water conservation measures in the zoning development standards for new construction and substantial remodeling or building expansion, as it relates 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. 
- L14.2 Consider a water impact fee to apply to new residential dwelling units and additions to existing development, to fund water fixture retrofits of existing homes and other water conservation measures. 
- L14.3 Conduct a historic resources survey to encourage retention of existing older homes. 
- L14.4 Provide incentives for property owners to retrofit historically designated homes with water saving fixtures. 

Residential Low Density – Hillside (Map designation H)

Objective L15: Preserving the hillside through the application of standards and guidelines that direct and encourage development that is sensitive to the unique characteristics of the hillsides, which include, but are not limited to, slopes, land forms, vegetation, wildlife habitat and scenic quality; accordingly, innovation in the design of buildings and structures is encouraged in order to preserve hillside areas.

Policies:

- L15.1 In subdividing larger parcels, determine development density based on a calculation that uses slope as one of the primary factors, which means that the steeper the slope, the larger the minimum lot size.

L15.2 Ensure that development in the hillside areas be located in those areas resulting in the least environmental impact.

L15.3 Require that all access into hillside areas be designed for minimum disturbance to the natural features.

L15.4 Limit the use of irrigation systems in landscaping to comply with water conservation measures and provide for natural habitat and erosion control.

L15.5 Consider the impact of development on wildlife.

Objective L16: Minimizing hazards in the hillside.

Policies:

L16.1 Minimize the amount of grading and removal of natural vegetation.

L16.2 Require that home sites be planned, developed and designed to:

- a. Eliminate fire hazards;
- b. Prevent land instability.
- c. Prevent exposure to geological and geotechnical hazards;
- d. Provide adequate drainage controls to prevent flooding and landslides;
- e. Prevent any other hazard or threat to the public health, safety, and welfare.
- f. Use the minimum amount of water possible for landscaping and interior uses.

L16.3 Establish performance standards for public safety to address the upkeep and maintenance of sites under construction.

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.

Policies:

- L17.1 Require the use of natural materials where allowed and earth tone colors for all structures to blend in with the natural landscape and natural chaparral vegetative growth.
- L17.2 Require that all development be designed to reflect the contours of the existing land form using techniques such as split pads, detached secondary structures (such as garages), and avoiding the use of excessive cantilevers.
- L17.3 Require that all development preserves, to the maximum extent possible, significant features of the natural topography, including swales, canyons, knolls, ridge lines, and rock outcrops.
- L17.4 Require that fencing be designed of fire retardant materials and that permanent fencing be minimized, and in no event placed in any area with slopes in excess of 25 percent.
- L17.5 Require that exterior lighting be directed away from adjacent properties and the night sky.
- L17.6 Review and update the H Zoning Ordinance and other implementing ordinances as necessary every two years to ensure compliance with the Goals, Objectives and Policies of the General Plan.

Objective L18: Incorporating measures to promote sustainability in Hillside neighborhoods. 

Policies:

- L18.1 Incorporate water conservation measures in the zoning development standards for new construction and substantial remodeling or building expansion, as it relates to green building construction, percentage of permeable ground surfaces, building floor area limitations, lot coverage, landscaping and irrigation, greywater requirements, rainwater capture, and design review. 
- L18.2 Consider a water impact fee to apply to new residential dwelling units and additions to existing development, to fund water fixture retrofits of existing homes and other water conservation measures. 
- L18.3 Conduct a historic resources survey to encourage retention of existing older homes. 
- L18.4 Provide incentives for property owners to retrofit historically designated homes with water saving fixtures. 

Residential Medium Density (Map designations RM)

Objective L19: Providing for a medium density area as a transition from low density to higher intensity uses in neighborhoods developed with two units, attached or detached, one-and two-story structures, and in transitional areas which are characterized by high traffic patterns and/or a mix of low, medium and high density structures.

Policies:

- L19.1 Allow for one or two units per lot.
- L19.2 Require a minimum lot area of 7,500 square feet.
- L19.3 Review and update the R-2 Zoning Ordinance and other implementing ordinances as necessary every two years to ensure compliance with the Goals, Objectives and Policies of the General Plan.

Objective L20: Maintaining the massing and scale of the existing block and existing structures on sites.

Policies:

L.20.1 Require that new residential development be compatible with and complement existing structures on the block:

- a. Maintain existing front yard setbacks on the block;
- b. Use compatible building materials, colors, and forms;
- c. Minimize front yard paving and prohibit front yard parking.

L20.2 Limit the floor area ratio and maximum lot coverage for single-family dwellings on RM lots the same as for RL lots.

L20.3 Limit floor area of all above-ground buildings and structures (including garages and other non-habitable areas) to 40% of lot area on lots with two dwelling units, provided, however, that an additional five percent of lot area (for a total 45% of lot area) may be occupied by such structures for development that preserves all or substantially all of an existing residential unit.

L20.4 Require that second residential structures added to properties with an existing residential structure be compatible in design.

L20.5 Require that the front elevation of a property developed with two units maintains the appearance of a single-family structure.

L20.6 Require that two-unit structures have design elements which avoid flat, planar like structures and provide visual interest, such as balconies, recessed or projecting windows, sloping roofs, landscaped courtyards, etc.

L20.7 Require that a minimum of 50 percent of the street-facing façade of the building at the graded elevation be designed as occupiable space and entries.

L20.8 Require that entries occur at the lowest habitable level.

L20.9 Prohibit subterranean parking and require that all parking under habitable spaces be within fully enclosed structures.

Objective L21: Promoting the safety of individuals in RM neighborhoods.

Policies:

L21.1 Require that the primary entrance of a front unit be accessed from and oriented toward the street.

L21.2 Require that perimeter fencing and landscaping be kept low for visual clearance to the street.

Objective L22: Incorporating measures to promote sustainability in RM neighborhoods. 

Policies:

L22.1 Incorporate water conservation measures in the Zoning development standards for new construction and substantial remodeling or building expansion, as it relates to green building construction, percentage of permeable ground surfaces, building floor area limitations, lot coverage, landscaping and irrigation, greywater plumbing requirements, rainwater capture, and design review. 

L22.2 Consider a water impact fee to apply to new residential dwelling units and additions to existing development, to fund water fixture retrofits of existing homes and other water conservation measures. 

L22.3 Conduct a historic resources survey to encourage retention of existing older homes. 

L22.4 Provide incentives for property owners to retrofit historically designated homes with water saving fixtures.



L22.5 Consider requiring individual meters for each dwelling unit for new construction, for the purpose of tracking water usage per unit.



Residential High Density
(Map designations R-3-13, R-3-20, R-3-30)

Objective L23: Allowing the continued development of multiple family units in areas which are characterized by multiple family structures.

Policies:

L23.1 Allow for densities of 13 units per acre (R-3-13), 20-24 units per acre (R-3-20) and 30-34 units per acre (R-3-30).

L23.2 In the RH-13 land use district, ensure that on small or narrow lots (lot area less than 10,000 square feet or street frontage of less than 50 feet), the floor area of all above-ground buildings and structures (including garages and other non-habitable areas, but excluding basements and other fully subterranean spaces) is limited to 55% of lot area. On other lots, limit floor area of all above-ground buildings and structures (including garages and other non-habitable areas, but excluding basements and other fully subterranean spaces) to 5,500 square feet plus 70% of lot area in excess of 10,000 square feet.

L23.3 Review and update the R-3 Zoning Ordinance and other implementing ordinances as necessary every two years to ensure compliance with the Goals, Objectives and Policies of the General Plan.

Objective L24: Promoting new development that is compatible in scale and character with existing development.

Policies:

L24.1 Require that new residential development be compatible with and complement existing structures on the block:

- a. Maintain existing front yard setbacks on the block;
- b. Use compatible building materials, colors, and forms;
- c. Minimize front yard paving and prohibit front yard parking.

L24.2 Require that building siting maximize the privacy of residents by placement of windows, balconies, landscaping, and design of outdoor spaces.

L24.3 Require that buildings be oriented to face the street, avoiding views from the street of parking garages and alleys.

L24.4 Require that buildings include useable common open space in addition to private patios and balconies.

L24.5 Encourage the retention of existing mature, specimen trees.

L24.6 Require that a minimum of 50 percent of the street-facing façade of the building at the graded elevation be designed as occupiable space and entries.

L24.7 Require that development incorporates architectural design details and elements which provide visual character and interest, avoiding flat planar walls and “box-like” appearances. This may include the use of courtyards, balconies, offset plans, deeply recessed or projecting windows, sloping roofs, and extensively landscaped yards.

L24.8 Establish special zoning provisions for development on small or narrow lots in addition to the limitations on density and floor area ratios contained herein.

Objective L25: Promoting the safety of individuals in RH neighborhoods.

Policies:

- L25.1 Require that the primary entrance of a front unit be accessed from and oriented toward the street.
- L25.2 Require that perimeter fencing and landscaping be kept low for visual clearance to the street.
- L25.3 Require that parking below habitable spaces be fully underground or within fully enclosed structures.

Objective L26: Incorporating measures to promote sustainability in RH neighborhoods. 

Policies:

- L26.1 Incorporate water conservation measures in the zoning development standards for new construction and substantial remodeling or building expansion, as it relates to green building construction, percentage of permeable ground surfaces, building floor area limitations, lot coverage, landscaping and irrigation, greywater plumbing requirements, rainwater capture, and design review. 
- L26.2 Consider a water impact fee to apply to new residential dwelling units and additions to existing development, to fund water fixture retrofits of existing homes and other water conservation measures. 
- L26.3 Conduct a historic resources survey to encourage retention of existing older structures. 
- L26.4 Provide incentives for property owners to retrofit historically designated properties with water saving fixtures. 
- L26.5 Consider requiring individual meters for each dwelling unit for new construction, for the purpose of tracking water usage per unit.

Combined Uses Overlay Designation

Residential Entrepreneur (Map designation RE)

Objective L27: Providing opportunities for small entrepreneurial businesses, service and professional offices in addition to residential uses near the downtown where transit opportunities exist and where a mix of uses already exists.

Policies:

- L27.1 Create an overlay zoning ordinance that allows for certain commercial uses in addition to residential uses. Residential densities, floor area ratios, and other development standards shall be the same as for the underlying residential zone.
- L27.2 Maintain zoning districts which contain classifications of permitted and conditionally permitted uses allowed on a block by block basis.
- L27.3 Adopt an overlay zoning ordinance to implement the RE designation, and review and update such ordinance and other implementing ordinances every two years to ensure compliance with the Goals, Objectives and Policies of the General Plan.

Objective L28: Requiring that new development be designed to be compatible with the existing residential appearance in order to maintain the City's village setting.

Policies:

- L28.1 Encourage adaptive reuse of existing structures and prohibit demolition and replacement of residential structures with development which contains commercial uses only.
- L28.2 Require Planning Commission review (appealable to the City Council) when a change of use occurs from residential to business and office uses.

Objective L29: Preserving the residential feel of East and West Sierra Madre Boulevard and South Baldwin Avenue.

Policies:

- L29.1 Allow for existing structures to be converted to limited office and business use, but require that any new development (construction) include residential uses or both residential and limited business uses.
- L29.2 Require that the construction of any new primary structures on a property designated RE be reviewed by the Planning Commission.
- L29.3 Review and update the RP Zoning Ordinance and other implementing ordinances as necessary every two years to ensure compliance with the Goals, Objectives and Policies of the General Plan.

Objective L30: The incorporation of measures to promote sustainability in RE neighborhoods. 

Policies:

- L30.1 Incorporate water conservation measures in the zoning development standards for new construction and substantial remodeling or building expansion, as it relates to green building construction, percentage of permeable ground surfaces, building floor area limitations, lot coverage, landscaping and irrigation, greywater plumbing requirements, rainwater capture, and design review. 
- L30.2 Consider a water impact fee to apply to new residential dwelling units and additions to existing development, to fund water fixture retrofits of existing homes and other water conservation measures. 
- L30.3 Conduct a historic resources survey to encourage retention of existing older structures. 

L30.4 Provide incentives for property owners to retrofit historically designated properties with water saving fixtures. 🍃

L30.5 Consider requiring individual meters for each dwelling unit for new construction, for the purpose of tracking water usage per unit. 🍃

Commercial (Map designation C)

Objective L31: Providing for infill development in the downtown area to create a uniform and consistent pattern of development.

Policies:

L31.1 Limit the floor area of all above ground buildings and structures (including garages and other non-habitable areas, but excluding basements and other fully-subterranean spaces) to 1.0 FAR and height of 30 feet.

L31.2 Establish a front yard setback for new construction which allows for outdoor dining and sales uses, landscaping, and/or decorative paving.

L31.3 Discourage on-site parking along the street frontage to maintain the streetscape.

Objective L32: Providing for the upgrading and adaptive reuse of existing structures.

Policy:

L32.1 Allow the reconstruction of existing non-conforming structures which must be replaced due to deterioration or hazard (fire and earthquake).

Objective L33: Maintaining a commercial area designed to enhance pedestrian activity, preserve historic patterns of development and foster community values.

Policies:

- L33.1 Require that the ground floor elevation of a commercial space (storefront or professional) facing the sidewalk be visibly and physically penetrable by placing windows and doorways at the street elevation.
- L33.2 Encourage professional and personal service businesses and other non-retail uses to locate on the second floor or to the rear of commercial properties, thereby allowing retail uses to be located along the street frontage.
- L33.3 Encourage the use of awnings, overhangs, porticoes, trellises, and other design elements which provide protection to pedestrians.
- L33.4 Encourage the use of architectural design elements such as showcase windows, cornices, and columns to provide interest along the sidewalk.
- L33.5 Require that front elevations be designed to mimic small individual storefronts even if one tenant intends to use the space. This may be accomplished using vertical design elements to break up the façade.
- L33.6 Encourage the use of traditional building materials such as tile, textured concrete, color-tinted concrete, decorative masonry (brick, river rock), wood siding, and stucco.
- L33.7 Encourage the development of outdoor spaces for dining, and public gathering spaces.
- L33.8 Require that landscaping be designed with form and function in mind – that the plant materials be low maintenance as well as attractive, and drought tolerant plants that use the minimum amount of water.
- L33.9 Require signage to be designed as part of the overall architectural design theme through the use of similar

materials and colors, as well as proportionate size and location.

Objective L34: Promoting greater linkage between off-street parking areas and commercial uses.

Policies:

- L34.1 Encourage the enhancement of rear entrances to existing businesses.
- L34.2 Require that new construction adjacent to a parking area be designed to have access from the parking area as well as the street.
- L34.3 Identify opportunities to improve pedestrian access from public parking areas to commercial uses, particularly the access from the parking lot on Mariposa Avenue to the commercial uses on the south side of Sierra Madre Boulevard.
- L34.4 Improve directional signage and develop educational materials to encourage the use of available public parking.

Objective L35: Achieving a mix of uses which accomplishes a healthy balance of local services and visitor attraction while maximizing the City's revenues from property and other taxes.

Policies:

- L35.1 Prohibit any new, and the expansion of existing institutional facilities.
- L35.2 Accommodate a diversity of commercial uses intended to meet the needs of local residents.
- L35.3 Accommodate commercial uses intended to attract visitors such as gift shops, lodging, specialty shops, antiques, retail sales and rental of outdoor and recreational equipment, art galleries, and sales of local art and crafts.

L35.4 Allow for residential uses at the rear and above the first floor on commercial properties.

L35.5 Establish a required minimum depth for commercial uses which have residential uses located at the rear.

L35.6 Review and update the C Zoning Ordinance and other implementing ordinances every two years as necessary to ensure compliance with the Goals and Policies of the General Plan.

Objective L36: Conserving the City's water resources. 

Policies:

L36.1 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, percentage of permeable ground surfaces, landscaping and irrigation, and design review. 

L36.2 Consider a water impact fee to apply to new commercial development and additions to existing development, to fund water fixture retrofits of existing development or other water conservation measures. 

L36.3 Consider the establishment of a home inspection program upon sale of property to confirm the retrofit of property to existing City water saving standards.

Artisan Mixed Use (Map designation AMU)

Objective L37: Allowing for complementary commercial, residential, and manufacturing uses on East Montecito Avenue which appeal to local residents as well as visitors to the City, where artisans can work and live, and where craft-related manufacturing can take place.

Policies:

- L37.1 Create standards for adaptive reuse of existing manufacturing properties to accommodate mixed land uses.
- L37.2 Accommodate light manufacturing uses which support design related industries.
- L37.3 Accommodate a full diversity of craft related businesses including, but not limited to, furniture making, pottery, and art and design studios.
- L37.4 Accommodate a full diversity of entertainment and specialty stores including, but not limited to, bookstores, galleries, boutiques, performance art venues, hotels, and cafes.
- L37.5 Accommodate professional offices.
- L37.6 Accommodate live/work space for artists to have studios in concert with residential units.
- L37.7 Accommodate housing units (i) on the second level, or to the rear of buildings provided that the impacts of noise, odor, and other adverse characteristics of commercial activity can be adequately mitigated, and a healthy, safe, and well-designed environment is achieved for the residential units, and (ii) in the easterly third of the Artisan Mixed-Use area.
- L37.8 Ensure that all development and new uses are compatible with adjacent uses, and yield no significant negative impacts to noise, air quality, water quality and traffic.
- L37.9 Encourage the addition of street trees to make the area less industrial and more attractive.
- L37.10 Allow buildings to utilize outdoor display space closer to the street to show wares.
- L37.11 Ensure that all new development and uses provide sufficient off-street parking.

L37.12 Examine other parking opportunities and other options to address the shortfall of on-site parking space requirements in order to accommodate re-use of existing commercial spaces and new uses.

Objective L38: Providing for infill development that allows diversity yet is complementary.

Policies:

- L38.1 Permit a maximum above-ground building area (including garages and other non-habitable areas, but excluding basements and other fully subterranean spaces), expressed as the ratio of building area to lot size (floor area ratio), of a maximum of 1.0 and height of 30 feet for structures designed for the intended use of light manufacturing, general commercial, and residential.
- L38.2 Adopt an Artisan Mixed Use Zoning Ordinance to regulate commercial, light-manufacturing and residential uses.
- L38.3 Require the issuance of a conditional use permit for new uses to adequately protect adjacent uses.
- L38.4 Review and update the Artisan Mixed Use Zoning Ordinance and other implementing ordinances every two years to ensure compliance with the Goals and Policies of the General Plan.

Objective L39: Conserving the City’s water resources. 

Policies:

- L39.1 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, percentage of permeable ground surfaces, building floor area limitations, lot coverage, landscaping and irrigation, greywater plumbing requirements, rainwater capture, and design review. 

L39.2 Consider a water impact fee to apply to new residential units, new commercial or industrial development, and additions to existing development, to fund water fixture retrofits of existing homes and other water conservation measures. 

L39.3 Conduct a historic resources survey to encourage retention of existing older structures. 

L39.4 Provide incentives for property owners to retrofit historically designated structures with water saving fixtures. 

Central Core Area

Objective L40: Maintaining residential density and building height restrictions in the Central Core Area.

Policies:

L40.1 Limit density of new residential use in central core area to a maximum 13 dwelling units per acre.

L40.2 Limit height of new construction in the central core area to a maximum of two stories and 30 feet.

Implementation:

Enforce Measure V, Voter’s Empowerment Ordinance, Municipal Code Chapter 17.35, which by its terms is set forth in full here:

17.35.010 - Title.

This chapter shall be known as the Sierra Madre voters’ empowerment ordinance.

(Init. Ord. 2-30-13 (part), 2007)

17.35.020 - Findings.

The people of Sierra Madre find and determine as follows:

A. Preserving the small town character of downtown Sierra Madre is a matter of utmost importance, and residents of our city must not be excluded from major decisions affecting our downtown.

B. No city council or city staff can possess the necessary community-wide sensitivity to make decisions to ensure that the small town character of downtown Sierra Madre will be preserved.

C. Only by carefully considering long-standing land use goals as to height and density will the small town character of downtown Sierra Madre be maintained for all members of our community.

D. Downtown development decisions that could deviate from our long-standing goals should be made by the entire city after a public debate and an election, and not by a few city hall insiders.

(Init. Ord. 2-30-13 (part), 2007)

17.35.030 - Core area height limit.

On and after the effective date of the initiative ordinance codified in this chapter, no new construction shall be permitted or occur within the central core area (as those terms are defined in this chapter) which exceeds the height limit as specifically defined below in this chapter, and more generally described as no more than thirty feet and two stories in height.

(Init. Ord. 2-30-13 (part), 2007)

17.35.040 - Core area density limit.

A. On and after the effective date of the initiative ordinance codified in this chapter, no new construction shall be permitted or occur within the central core area (as those terms are defined in this chapter), which exceeds the density limit as specifically defined below in this chapter, and more generally described as no more than thirteen dwelling units per acre of land. A density bonus, to the extent required by state law to provide additional units for affordable housing, may be allowed in addition to this density limit, but no greater than as specifically required by state law.

B. Notwithstanding the density limit set forth in Sub-section A, an assisted living facility which is consistent with the “Kensington

(Assisted Living Facility) Specific Plan,” which was conditionally approved on July 24, 2012 and on file with the City Clerk of the City of Sierra Madre may be constructed on the parcels located at 33 North Hermosa Avenue (APN 5768-019-043) and 245 West Sierra Madre Boulevard (APN 5768-019-041), which parcels together comprise approximately 1.84 acres.”

(Init. Ord. 2-30-13 (part), 2007; Ord. 1331, 2012)

17.35.050 - Definitions.

The following definitions shall apply to the provisions of this chapter:

“Central core area” means the downtown geographic area within the city of Sierra Madre generally shown on the map attached to the initiative ordinance codified in this chapter as Exhibit A, and used for illustration purposes only, and more particularly described as all property in public and private ownership assigned the following 2006-2007 Los Angeles County assessor parcel numbers (“APN”), and also all of the following described portions of streets, rights-of-way, and easements immediately abutting such assessor parcels (street addresses are provided for information purposes only and may be in error). In the event of any uncertainty the 2006-2007 assessor parcel number shall govern:

<i>A. North Side of Montecito Avenue Between Baldwin and an Unnamed Alley.</i>	
<i>1. APN 5767-013-900</i>	<i>city property, Montecito</i>
<i>2. APN 5767-013-024</i>	<i>41 E. Montecito Ave.</i>
<i>3. APN 5767-014-022</i>	<i>71 E. Montecito Ave.</i>
<i>4. APN 5767-014-023</i>	<i>61 E. Montecito Ave.</i>
<i>5. APN 5767-014-028</i>	<i>61 E. Montecito Ave.</i>
<i>6. APN 5767-014-021</i>	<i>77 E. Montecito Ave.</i>
<i>7. APN 5767-014-027</i>	<i>85 E. Montecito Ave.</i>
<i>8. APN 5767-014-026</i>	<i>85 E. Montecito Ave.</i>
<i>9. APN 5767-014-020</i>	<i>89 E. Montecito Ave.</i>
<i>10. APN 5767-014-019</i>	<i>97 E. Montecito Ave.</i>
<i>11. APN 5767-014-035</i>	<i>123 E. Montecito Ave.</i>
<i>12. APN 5767-014-032</i>	<i>139 E. Montecito Ave.</i>

13. APN 5767-014-033	145 E. Montecito Ave.
14. APN 5767-014-034	145 E. Montecito Ave.
15. APN 5767-014-013	155 E. Montecito Ave.
16. APN 5767-014-012	161 E. Montecito Ave.
17. APN 5767-014-011	167 E. Montecito Ave.
18. APN 5767-014-009	171 E. Montecito Ave.
19. APN 5767-014-010	175 E. Montecito Ave.
20. APN 5767-014-008	179 E. Montecito Ave.
21. APN 5767-014-007	181 E. Montecito Ave.
22. APN 5767-014-005	187 E. Montecito Ave.
23. APN 5767-014-006	189 E. Montecito Ave.
<i>B. South Side of Montecito Avenue Between Baldwin and an Unnamed Alley.</i>	
24. APN 5767-015-040	38 E. Montecito Ave.
25. APN 5767-015-041	40 E. Montecito Ave.
26. APN 5767-015-042	52 E. Montecito Ave.
27. APN 5767-015-043	70 E. Montecito Ave.
28. APN 5767-015-044	72 E. Montecito Ave.
29. APN 5767-015-045	80 E. Montecito Ave.
30. APN 5767-015-045	80 E. Montecito Ave.
31. APN 5767-015-046	90 E. Montecito Ave.
32. APN 5767-015-047	100 E. Montecito Ave.
33. APN 5767-015-048	lot E. Montecito Ave.
34. APN 5767-015-014	162 E. Montecito Ave.
35. APN 5767-015-015	174 E. Montecito Ave.
36. APN 5767-015-028	134 E. Montecito Ave.
37. APN 5767-015-029	150 E. Montecito Ave.
38. APN 5767-015-058	194 E. Montecito Ave.
39. APN 5767-015-105	lot E. Montecito Ave.
40. Part of APN 5767-015-900	northerly 211 feet of a city-owned alley
<i>C. North Side of Sierra Madre Boulevard East of Baldwin.</i>	

41. APN 5767-015-039	25 E. Sierra Madre Bl.
42. APN 5767-015-055	33 E. Sierra Madre Bl.
<i>D. South Side of Sierra Madre Boulevard East of Baldwin.</i>	
43. APN 5767-025-038	14 E. Sierra Madre Bl.
44. APN 5767-025-041	14 E. Sierra Madre Bl.
45. APN 5767-025-042	14 E. Sierra Madre Bl.
<i>E. East Side of Baldwin Avenue Between Sierra Madre and Highland.</i>	
46. APN 5767-015-038	4 North Baldwin Ave.
47. APN 5767-015-036	12 North Baldwin Ave.
48. APN 5767-015-037	12 North Baldwin Ave.
49. APN 5767-015-104	20 North Baldwin Ave.
50. APN 5767-015-034	26 North Baldwin Ave.
51. APN 5767-015-033	34 North Baldwin Ave.
52. APN 5767-015-032	38 North Baldwin Ave.
53. APN 5767-015-031	52 North Baldwin Ave.
54. APN 5767-015-030	54 North Baldwin Ave.
55. APN 5767-013-018	90 North Baldwin Ave.
56. APN 5767-013-003	94 North Baldwin Ave.
57. APN 5767-013-002	108 North Baldwin Ave.
58. APN 5767-013-001	122 North Baldwin Ave.
59. APN 5767-013-800	telephone co. property
60. APN 5767-013-801	telephone co. property
<i>F. East Side of Baldwin Avenue Between Sierra Madre and Suffolk.</i>	
61. APN 5767-025-906	city property S. Baldwin
62. APN 5767-025-907	city property S. Baldwin
63. APN 5767-025-066	50 S. Baldwin Ave.
64. APN 5767-025-069	17 Suffolk Ave.
<i>G. West Side of Baldwin Avenue Between Sierra Madre and Montecito Avenue.</i>	
65. APN 5767-018-019	29 North Baldwin Ave.
66. APN 5767-018-020	29 North Baldwin Ave.
67. APN 5767-018-021	31 North Baldwin Ave.

68. APN 5767-018-022	31 North Baldwin Ave.
69. APN 5767-018-023	35 North Baldwin Ave.
70. APN 5767-018-024	35 North Baldwin Ave.
71. APN 5767-019-024	41 North Baldwin Ave.
72. APN 5767-019-025	41 North Baldwin Ave.
73. APN 5767-019-021	55 North Baldwin Ave.
74. APN 5767-019-018	65 North Baldwin Ave.
75. APN 5767-019-017	73 North Baldwin Ave.
<i>H. Kersting Court, Near Northwest Corner of Baldwin and Sierra Madre.</i>	
76. APN 5767-018-900	city park Baldwin/Kersting
77. APN 5767-018-025	1 Kersting Court
78. APN 5767-018-016	11 Kersting Court
79. APN 5767-018-015	11 Kersting Court (rear)
80. APN 5767-018-013	13 Kersting Court
81. APN 5767-018-012	15 Kersting Court
80. APN 5767-018-010	15 Kersting Court (rear)
82. APN 5767-018-011	17 Kersting Court
83. APN 5767-018-009	17 Kersting Court (rear)
<i>I. West Side of Baldwin Avenue Between Sierra Madre and South of Mariposa.</i>	
84. APN 5767-023-007	27 S. Baldwin Ave.
85. APN 5767-023-008	31 S. Baldwin Ave.
86. APN 5767-023-009	35 S. Baldwin Av. (Parkg)
87. APN 5767-023-036	41 S. Baldwin Ave.
88. APN 5767-023-037	41 S. Baldwin Ave.
89. APN 5767-024-033	65 S. Baldwin Av. (PO)
90. APN 5767-024-039	65 S. Baldwin Av. (PO)
91. APN 5767-024-030	85 S. Baldwin Av. (Lot)
<i>J. West Montecito Avenue, Montecito Court, and Windsor Lane.</i>	
92. APN 5767-019-016	20 W. Montecito Ave.
93. APN 5767-018-014	9 Montecito Court

94. APN 5767-019-009	15 Montecito Court
95. APN 5767-019-020	50 Montecito Court
96. APN 5767-019-019	72 Montecito Court
97. APN 5767-020-900	city parking lot
98. APN 5767-019-027	24 Windsor Lane
99. APN 5767-020-017	39 Windsor Lane
<i>K. North Side of West Sierra Madre Boulevard Between Baldwin and Auburn Avenue.</i>	
100. APN 5767-018-007	25 W. Sierra Madre Bl.
101. APN 5767-018-008	25 W. Sierra Madre Bl.
102. APN 5767-018-005	31 W. Sierra Madre Bl.
103. APN 5767-018-006	31 W. Sierra Madre Bl.
104. APN 5767-018-003	37 W. Sierra Madre Bl.
105. APN 5767-018-004	37 W. Sierra Madre Bl.
106. APN 5767-018-001	47 W. Sierra Madre Bl.
107. APN 5767-018-002	47 W. Sierra Madre Bl.
108. APN 5767-020-023	55 W. Sierra Madre Bl.
109. APN 5767-020-024	55 W. Sierra Madre Bl.
110. APN 5767-020-025	55 W. Sierra Madre Bl.
111. APN 5767-020-008	71 W. Sierra Madre Bl.
112. APN 5767-020-007	73 W. Sierra Madre Bl.
113. APN 5767-020-005	81 W. Sierra Madre Bl.
114. APN 5767-020-006	81 W. Sierra Madre Bl.
115. APN 5767-020-003	87 W. Sierra Madre Bl.
116. APN 5767-020-004	87 W. Sierra Madre Bl.
117. APN 5767-020-001	91 W. Sierra Madre Bl.
118. APN 5767-020-002	91 W. Sierra Madre Bl.
<i>L. North Side of West Sierra Madre Boulevard Between Auburn and Hermosa.</i>	
119. APN 5767-022-054	115 W. Sierra Madre Bl.
120. APN 5767-022-055	125 W. Sierra Madre Bl.
121. APN 5767-022-010	127 W. Sierra Madre Bl.

122. APN 5767-022-038	147 W. Sierra Madre Bl.
123. APN 5767-022-039	147 W. Sierra Madre Bl.
124. APN 5767-022-045	161 W. Sierra Madre Bl.
125. APN 5767-022-046	161 W. Sierra Madre Bl.
126. APN 5767-022-012	181 W. Sierra Madre Bl.
127. APN 5767-022-015	183 W. Sierra Madre Bl.
128. APN 5767-022-011	191 W. Sierra Madre Bl.
129. APN 5767-022-036	201 W. Sierra Madre Bl.
130. APN 5767-022-052	201 W. Sierra Madre Bl.
<i>M. West Side of Auburn Avenue North of Sierra Madre Boulevard.</i>	
131. APN 5767-022-006	15 Auburn Ave.
132. APN 5767-022-004	27 Auburn Ave.
133. APN 5767-022-003	37 Auburn Ave.
134. APN 5767-022-002	47 Auburn Ave.
135. APN 5767-022-001	55 Auburn Ave.
<i>N. North Side of Sierra Madre Between Hermosa Avenue and West of Lima Street.</i>	
136. APN 5768-019-043	33 N. Hermosa Avenue
137. APN 5768-019-041	245 W. Sierra Madre Bl.
138. APN 5768-019-067	283 W. Sierra Madre Bl.
139. APN 5768-019-025	297 W. Sierra Madre Bl.
140. APN 5768-019-026	297 W. Sierra Madre Bl.
141. APN 5768-019-003	303 W. Sierra Madre Bl.
142. APN 5768-019-001	321 W. Sierra Madre Bl.
143. APN 5768-019-066	331 W. Sierra Madre Bl.
144. APN 5768-018-023	341 W. Sierra Madre Bl.
145. APN 5768-018-022	347 W. Sierra Madre Bl.
<i>O. South Side of Sierra Madre Between Baldwin and Hermosa Avenue.</i>	
146. APN 5767-023-001	2 W. Sierra Madre Bl.
147. APN 5767-023-002	12 W. Sierra Madre Bl.
148. APN 5767-023-003	14 W. Sierra Madre Bl.
149. APN 5767-023-004	16 W. Sierra Madre Bl.

150. APN 5767-023-005	18 W. Sierra Madre Bl.
151. APN 5767-023-006	24 W. Sierra Madre Bl.
152. APN 5767-023-031	38 W. Sierra Madre Bl.
153. APN 5767-023-034	38 W. Sierra Madre Bl.
154. APN 5767-023-039	48 W. Sierra Madre Bl.
155. APN 5767-023-040	48 W. Sierra Madre Bl.
156. APN 5767-023-026	60 W. Sierra Madre Bl.
157. APN 5767-023-025	62 W. Sierra Madre Bl.
158. APN 5767-023-022	70 W. Sierra Madre Bl.
159. APN 5767-023-021	74 W. Sierra Madre Bl.
160. APN 5767-023-020	78 W. Sierra Madre Bl.
161. APN 5767-023-019	80 W. Sierra Madre Bl.
162. APN 5767-023-041	80 W. Sierra Madre Bl.
163. APN 5767-023-015	82 W. Sierra Madre Bl.
164. APN 5767-023-018	82 W. Sierra Madre Bl.
165. APN 5767-023-038	90 W. Sierra Madre Bl.
166. APN 5767-023-013	100 W. Sierra Madre Bl.
167. APN 5767-023-014	100 W. Sierra Madre Bl.
168. APN 5767-024-015	110 W. Sierra Madre Bl.
169. APN 5767-024-016	110 W. Sierra Madre Bl.
170. APN 5767-024-017	110 W. Sierra Madre Bl.
171. APN 5767-024-018	110 W. Sierra Madre Bl.
172. APN 5767-024-013	120 W. Sierra Madre Bl.
173. APN 5767-024-014	120 W. Sierra Madre Bl.
174. APN 5767-024-011	138 W. Sierra Madre Bl.
175. APN 5767-024-012	140 W. Sierra Madre Bl.
176. APN 5767-024-009	154 W. Sierra Madre Bl.
177. APN 5767-024-010	154 W. Sierra Madre Bl.
178. APN 5767-024-007	170 W. Sierra Madre Bl.
179. APN 5767-024-008	170 W. Sierra Madre Bl.
<i>P. South Side of Sierra Madre Between Hermosa Avenue and West of Lima Sheet.</i>	

180. APN 5768-020-902	city park
181. APN 5768-020-907	city park
182. APN 5768-020-908	city park
183. APN 5768-020-905	City Hall and facilities
184. APN 5768-020-906	City Hall and facilities
185. APN 5768-020-909	City Hall and facilities
186. APN 5768-020-910	City Hall and facilities
187. APN 5768-020-030	280 W. Sierra Madre Bl.
188. APN 5768-020-031	280 W. Sierra Madre Bl.
189. APN 5768-020-028	300 W. Sierra Madre Bl.
190. APN 5768-020-029	300 W. Sierra Madre Bl.
191. APN 5768-020-039	304 W. Sierra Madre Bl.
192. APN 5768-020-024	304 W. Sierra Madre Bl.
193. APN 5768-020-025	304 W. Sierra Madre Bl.
194. APN 5768-020-022	314 W. Sierra Madre Bl.
195. APN 5768-020-023	314 W. Sierra Madre Bl.
196. APN 5768-020-020	322 W. Sierra Madre Bl.
197. APN 5768-020-021	322 W. Sierra Madre Bl.
198. APN 5768-020-001	330 W. Sierra Madre Bl.
199. APN 5768-021-008	350 W. Sierra Madre Bl.
200. APN 5768-021-031	370 W. Sierra Madre Bl.
201. APN 5768-020-002	22 S. Lima Street
202. APN 5768-021-030	23 S. Lima Street
<i>Q. North Side of Mariposa Street Between Baldwin and Hermosa.</i>	
203. APN 5767-023-900	city parking, Mariposa St.
204. APN 5767-023-901	city parking, Mariposa St.
205. APN 5767-024-006	40 S. Hermosa Ave.

R. Public Rights-of-Way, Streets, Alleys, and Easements. The following described portions of public rights-of-way, streets, alleys, and easements are also included with the central core area:

1. *Auburn Avenue. The portion of the Auburn Avenue public right-of-way located between West Sierra Madre Boulevard and the northerly edge of West Montecito Avenue located to the south of 2006-2007 Los Angeles County Assessor Parcel Number 5767-020-014 (but not including the parcel itself).*
2. *Baldwin Avenue. The portion of the Baldwin Avenue public right-of-way located between a line extending westward along the northerly edge of Highland Avenue and a line located one hundred fifty feet south of and parallel to the southerly edge of Mariposa Street.*
3. *Hermosa Avenue (North). The portion of the North Hermosa Avenue public right-of-way located between West Sierra Madre Boulevard and a point two hundred twelve feet north of the northerly edge of Sierra Madre Boulevard.*
4. *Hermosa Avenue (South). The portion of the South Hermosa Avenue public right-of-way located between West Sierra Madre Boulevard and a line located 460.7 feet south of and parallel to the southerly edge of Sierra Madre Boulevard.*
5. *Lima Street (North). The portion of the North Lima Street public right-of-way located between West Sierra Madre Boulevard and a line one hundred fifty feet north of and parallel to the northerly edge of Sierra Madre Boulevard.*
6. *Lima Street (South). The portion of the South Lima Street public right-of-way located between Sierra Madre Boulevard and a line one hundred sixty-three feet south of and parallel to the southerly edge of Sierra Madre Boulevard.*
7. *Mariposa Street. The portion of the Mariposa Street public right-of-way located between Baldwin Avenue and a line four hundred fifty-nine feet west of and parallel to the westerly edge of South Hermosa Avenue.*
8. *Montecito Avenue (East). The portion of the East Montecito Avenue public right-of-way located between Baldwin Avenue and the easterly edge of the unnamed alley located one hundred feet west of and parallel to Mountain Trail.*

9. *Montecito Avenue (West).* The portion of the West Montecito Avenue public right-of-way located between Baldwin Avenue and a line extending northward from the westerly edge of Montecito Court, and a separate portion of the West Montecito Avenue public right-of-way located between the easterly edge of Auburn Avenue and a line one hundred fifty feet west of and parallel to the westerly edge of Auburn Avenue.

10. *Montecito Court.* All of the Montecito Court public right-of-way located between West Montecito Avenue and extending southward and then westward to the easterly edge of Auburn Avenue.

11. *Sierra Madre Boulevard.* The portion of the Sierra Madre Boulevard public right-of-way located between a line two hundred eighty-five east of and parallel to the easterly edge of Baldwin Avenue and another line two hundred fifty-nine feet west of and parallel to the westerly edge Lima Street.

12. *Suffolk Avenue.* The portion of the Suffolk Avenue public right-of-way located between South Baldwin Avenue and a line one hundred sixty-four feet east of and parallel to the easterly edge of South Baldwin Avenue.

13. *Unnamed Alley Extending North from East Montecito Avenue.* All of the unnamed alley public right-of-way located one hundred feet west of and parallel to Mountain Trail between its northerly terminus and the northerly edge of East Montecito Avenue.

14. *Unnamed Alley Extending South from East Montecito Avenue.* The portion of the unnamed alley public right-of-way located one hundred feet west of and parallel to Mountain Trail between the southerly edge of East Montecito Avenue and a line two hundred eleven feet south of and parallel to the southerly edge East Montecito Avenue. This portion of the alley is part of 2006-2007 Los Angeles County Assessor Parcel Number 5767-015-900 owned by the city of Sierra Madre.

15. *Unnamed Alley West of Mountain Trail.* The portion of the unnamed alley public right-of-way located one hundred fifty-two and one-half feet north of and parallel to East Montecito Avenue between its westerly terminus and a line extending northerly from and along the

easterly edge of another unnamed alley perpendicular thereto and located one hundred feet west of and parallel to Mountain Trail.

16. Unnamed Alley Extending North from Montecito Court. The portion of the unnamed alley public right-of-way located sixty-five feet west of and parallel to Windsor Lane that extends north from Montecito Court to a line one hundred nine feet north of and parallel to Montecito Court.

17. Unnamed Alley Extending West of North Lima Street. The portion of the unnamed alley public right-of-way located one hundred fifty north of and parallel to West Sierra Madre Boulevard extending from the westerly edge of North Lima Street and a line eighty-five feet west of and parallel to the westerly edge of North Lima Street.

18. Unnamed Alley Near City Parking Lot. All of the unnamed alley public right-of-way extending northerly from Mariposa Street between 2006-2007 Los Angeles County Assessor Parcel Numbers 5767-024-034 and 5767-024-900, and then extending westerly until its terminus at the easterly edge of Assessor Parcel Number 5767-024-041.

19. Windsor Lane. The portion of the Windsor Lane public right-of-way located between West Sierra Madre Boulevard and a line one hundred nine feet north of and parallel to Montecito Court.

"City" means the city of Sierra Madre, including, but not limited to, actions or policies of the city council.

"Density limit" generally means no greater than thirteen dwelling units per acre of land. This density limit shall be specifically applied as follows: no new construction shall be permitted or constructed for more than one dwelling unit for each three thousand three hundred fifty square feet of area of a lot or parcel where units will be built. The number of dwelling units allowed under this density limit shall be rounded down to whole integers. For example, for half an acre (twenty-one thousand seven hundred eighty square feet) only six dwelling units could be built.

"Dwelling unit" is defined as follows in a manner consistent with its 2006 definition in Sierra Madre Municipal Code Section 17.08.020:

"Dwelling unit" means one or more rooms in a building designed and intended to be used as living quarters by one person or a family.

"Finished grade" means the final grade of the site which conforms to the approved plan.

"Height" is defined as follows in a manner consistent with its 2006 definition in Sierra Madre Municipal Code Section 17.08.020:

The "height" of a building is the vertical distance above a reference datum measured to the highest point of:

- 1. The coping of a flat roof; or*
- 2. The deck line of a mansard roof; or*
- 3. The average height of the highest pitched gable of a pitched or hipped roof.*

The reference datum shall be selected from one of the following whichever yields a greater height of building:

- a. The average elevation of adjoining finished grade within a five-foot horizontal distance of the exterior wall of the building; or*
- b. The average elevation of adjoining pre-existing grade or natural grade within a five-foot horizontal distance of the exterior wall of the building, but natural grade shall not be used if the site has been previously graded or developed.*

The "height" of a stepped or terraced building is the greatest height of any segment of the building, and the height limit shall apply to each segment.

"Height limit" means both no greater than a physical height of thirty feet, and also no greater than two stories of enclosed space. Under no circumstances shall the height limit be exceeded. No change in the height limit shall be allowed as part of any density bonus offered for any reason.

"Major general plan change" means any action by the city of Sierra Madre, including, but not limited to, any change to the land use element of the Sierra Madre general plan or the land use map in the Sierra Madre general plan or by adoption or amendment of any specific plan which would either:

- 1. Increase the allowed height on any lot or parcel of land in the central core area beyond the height limit, or*
- 2. Increase the allowed development density on any lot or parcel of land in the central core area beyond the density limit, or*
- 3. Sell, lease, transfer, or allow any development of land or rights-of-way or easements owned or controlled by the city of Sierra Madre or any public entity within the central core area.*

"Major zone change" means any action by the city of Sierra Madre, including, but not limited to, any change to the Sierra Madre zoning map or the Sierra Madre zoning code or any city ordinance or city council resolution or motion or approval of a contract which would either:

- 1. Increase the allowed height on any lot or parcel of land in the central core area beyond the height limit, or*
- 2. Increase the allowed development density on any lot or parcel of land in the central core area beyond the density limit, or*
- 3. Sell, lease, transfer, or allow any development on any rights-of-way or easements or other land within the central core area owned or controlled by the city or by any public entity.*

"Natural grade" means the grade prior to the deposit of earth material placed by artificial means and/or prior to mechanical removal of earth material.

"New construction" means any physical activity to erect or alter any building within the central core area, but does not include mere repairs or maintenance of existing buildings or structures which does not increase the physical height, number of habitable stories, or number of dwelling units on a lot or parcel or in an existing building,

"Pre-existing grade" means an established grade that exists on a site for which a legal grading or building permit was in effect for ten years prior to a request for a building, demolition, or grading permit.

"Story" or "stories" are defined as follows in a manner consistent with its 2006 definition in Sierra Madre Municipal Code Section 17.08.020:

“Story” means that portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the highest point of the exterior roof above. If the finished floor level directly above a usable or unused underfloor is more than six feet above the pre-existing grade or natural grade for more than fifty percent of the total perimeter or it is more than twelve feet above the finished grade at any point, such usable or unusable underfloor shall be considered as a story.

“Voter approval” means an ordinance proposed by the city council or voter petition and affirmatively approved by a majority voting “YES” on it at a regularly-scheduled city election. The entire text of any such proposed ordinance shall appear in all sample ballot materials.

Nothing in this chapter restricts the city from applying existing or commonly used definitions to other words and phrases not specifically defined in this chapter. (Init. Ord. 2-30-13 (part), 2007)

17.35.060 - Zoning code and general plan amended.

On and after the effective date of the initiative ordinance codified in this chapter:

A. The entire text of the initiative ordinance codified in this chapter is hereby added to the zoning code of the city of Sierra Madre, and all copies of the zoning code shall contain the entire text of this chapter.

B. The entire text of this chapter is hereby added to the land use element of the 1996 Sierra Madre general plan under new a heading entitled “3.5 Central Core Area” commencing at the middle of page 36 in Chapter One, prior to the heading “4. Institutional Land Uses.” All copies of the land use element of the general plan thereafter shall contain the entire text of this chapter. (Init. Ord. 2-30-13 (part), 2007)

17.35.070 - Zoning map and land use map amended.

On and after the effective date of the initiative ordinance codified in this chapter, all copies of the zoning map and general plan land use map of the city printed or distributed to the public by the city shall include or attach a copy of the map of the central core area attached to the initiative ordinance codified in this chapter as Exhibit A as follows:

A. All copies of the zoning map of the city of Sierra Madre shall contain a map of the central core area either printed on the zoning map itself or as a separate attachment thereto.

B. All copies of land use map of the Sierra Madre general plan shall contain a copy of a map of the central core area either printed on the land use map itself or as a separate attachment thereto. (Init. Ord. 2-30-13 (part), 2007)

17.35.080 - Priority of this chapter.

On and after the effective date of the initiative ordinance codified in this chapter, its provisions shall apply to all new construction in the central core area without regard to any provisions of the Sierra Madre Municipal Code or the Sierra Madre general plan that may be in conflict with the provisions of this chapter. (Init. Ord. 2-30-13 (part), 2007)

17.35.090 - Geographic scope of this chapter.

The provisions of this chapter apply to all land, all public or private rights-of-way or easements, and their uses within the central core area only, and the provisions of this chapter do not apply to property or rights-of-way or easements outside the central core area. (Init. Ord. 2-30-13 (part), 2007)

17.35.100 - Relation to other land use regulations.

Nothing in this chapter shall be deemed to limit the authority of the city to regulate uses of property or design standards or building construction within the central core area as to matters outside the subjects of:

- A. The maximum of two stories in any new construction,
- B. The maximum of thirty feet height in any new construction,
and
- C. The maximum of thirteen net dwelling units per acre.

However, in no event may the city staff or city council approve any policy or take any action which directly or indirectly undermines or is inconsistent with the provisions of this chapter except through the voter approval mechanism set forth in Section 17.35.140 below. (Init. Ord. 2-30-13 (part), 2007)

17.35.110 - *Effective date.*

The provisions of this chapter shall become effective at midnight after the polls close on the same day of its approval by the voters at an election. (Init. Ord. 2-30-13 (part), 2007)

17.35.120 - *Severability.*

In the event a final judgment of a court determines that a provision of this chapter, or a particular application of a provision, is invalid or unenforceable pursuant to a state or federal law or constitution, that invalid or unenforceable portion or application shall be severed from the remainder of this chapter, and all other portions of this chapter shall remain in effect without the invalid or unenforceable provision or application. (Init. Ord. 2-30-13 (part), 2007)

17.35.130 - *Conflict with other ballot measures.*

In the event that any ballot measure is proposed for voter approval on the same election ballot as this initiative measure, and such other measure contains provisions which deal with land uses or development or construction in the central core area, it is the intent of the voters that the provisions of this measure shall prevail over any such other measure in its entirety, and to the extent that this measure receives a greater number of votes for approval than any such other measure, it is the voters' intent in enacting this measure that no provision of any such other measure shall become effective. (Init. Ord. 2-30-13 (part), 2007)

17.35.140 - *Amendment.*

No provision of this chapter may be amended or repealed except by a majority of the voters of the city of Sierra Madre voting on a ballot measure for that purpose placed before them at a regularly-scheduled municipal election. (Init. Ord. 2-30-13 (part), 2007)

Institutional (Map designation I)

Objective L41: Providing for the development of private institutional uses in areas where such uses currently exist and ensure that they are compatible with and complement adjacent land uses.

Policies:

L41.1 Require that private institutional uses are compatible with adjacent land uses, in the following ways:

- a. Building, siting, massing, and scale shall be consistent with adjacent uses;
- b. Structures should be designed to a high level of architectural quality, being a visual asset in the area in which they are located;
- c. Landscaping should be incorporated in the building design and reflect the overall visual character of the district which surrounds it.
- d. Building and sites shall be designed to enhance the pedestrian character of the City, by opening directly onto sidewalks, providing walkways, other pedestrian linkages, and other amenities and incorporating public open activity spaces.

L41.2 Allow for the expansion of existing institutional sites, including height and density beyond that allowed in adjacent commercial and residential areas, provided that a comprehensive master plan is approved by the City which demonstrates that the project:

- a. Contains activities and functions which will be a significant asset for the City.
- b. Adequately mitigates all impacts attributable to the increase in floor area ratio and height.
- c. Conveys the village theme in its siting of structures, massing, scale, use of open space and architectural character.

- d. Preserves historic structures to the maximum extent possible.
- e. Provides additional benefits to the community above those which can be exacted to account for the direct impacts of the development. Such benefits can include making available parking to the public when not needed for the use, dedicating on-site recreational space or parkland facilities for public meetings, making day care available to the public, contributing to park site acquisition, and offsetting impacts to historic structures with monetary contribution to a preservation fund.
- f. Will not displace or encroach into existing commercial uses.
- g. Incorporates water conservation practices such as but not limited to greywater plumbing, permeable ground surfaces, drought tolerant landscaping, green building materials, rainwater capture devices, and low-flow fixtures.

L41.3 Allow the re-use of existing institutional properties as appropriate for the following uses:

- a. Relocation of large institution.
- b. Retreat center, civic use or other such uses operated by religious, non-profit or health organizations.
- c. Housing for institutional uses such as dormitories.
- d. Parkland, open space, and public recreation facilities.
- e. School.

L41.4 Retain all school sites that are needed to meet future educational needs and determine the appropriate use of surplus school property in the context of the City's open space and recreation needs.

L41.5 Review and update the Institutional Zoning Ordinance and other implementing ordinances every two years as

necessary to ensure compliance with the Goals and Policies of the General Plan.

Municipal Government (Map designation M)

Objective L42: Providing for the development of public institutional uses such as civic buildings, educational facilities, libraries, etc., in locations where these uses already exist and ensure that they are compatible with and complement adjacent land uses.

Policies:

- L42.1 Allow for the development of a governmental agency or services building (administrative, police, fire) which is easily accessible to residents and other users.
- L42.2 Allow for the development of resident-serving public cultural facilities, such as libraries, museums, etc.

Open Space

Constructed Open Space (Map designation OS)

Objective L43: Preserving constructed open space areas for the enjoyment of residents and visitors to Sierra Madre.

Policies:

- L43.1 Allow the installation and maintenance of recreational equipment such as ball fields, fire rings, bridges, nature trails, picnic tables, and other equipment in existing park areas.
- L43.2 Encourage the use of open space areas for the purposes of educating individuals and groups about the local environment. This may include informational gatherings, information kiosks, and other methods of public outreach.

Natural Open Space (Map designation NOS)

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.

Policies:

- L44.1 Support the purchase of hillside property by the Sierra Madre Mountains Conservancy and similar organizations.
- L44.2 Require stringent environmental analysis following existing conservation easements prior to the installation of any improvements for any purpose on existing unimproved hillside land, in order to preserve existing biology, natural habitat, resources and watershed health.
- L44.3 Establish the role of natural open space as an interface to the wilderness area.

Objective 45: Acquiring additional natural and constructed open space areas.

Policy:

- L 45.1 When not preempted by Federal and State law, establish generally applicable standards that require applicants to dedicate land or provide payment of fees in lieu thereof in amounts that exceed the maximum dedication/fee thresholds set forth on Government Code 66477, or any successor statute.

Religious Housing Overlay (Map designation RHO)

Objective L46: Allowing religious institutions to carry out their mission by supporting the provision of affordable housing on congregational land in conjunction with continuation of the existing religious use.

Policies:

- L46.1 Establish a Religious Housing Overlay Zone to allow for housing by-right on designated congregational land that incorporates either: a) a minimum 50% of rental units affordable to lower income households; or b) a minimum 90% of ownership units affordable to moderate income households.
- L46.2 Adopt pre-approved development concessions for parking, height, setbacks and open space to facilitate use of the overlay and development feasibility.
- L46.3 Support collaborative partnerships between religious institutions and affordable housing developers, and assist in accessing affordable housing funds.
- L46.4 Allow adaptive reuse of existing buildings on congregational land for residential use.