



CITY OF SIERRA MADRE

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

Supplemental Application for a Zoning Map Amendment

Please complete all fields below

Project Address: 700 N. Sunnyside Avenue

APN(s) 5761-002-008

ZMA #: _____

A Zoning Map Amendment is a procedure to amend the official zoning map of the City by changing the boundaries of a zoning district or by creating a new zoning district. A zoning boundary change cannot be made except to bring the district into consistency with the objectives and policies of the General Plan.

SUBMITTAL REQUIREMENTS - The submittal requirements for a Zoning Map Amendment are listed on the *Planning Application Submittal Requirements Checklist*. It is important to review the submittal requirements with a Planner to establish the specific materials necessary to submit with your application.

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

- 1) Describe how the Zoning Map Amendment would be consistent with the objectives and policies of the General Plan.

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

Office Use Only

Zoning Map Amendment Application Fee

Date Received

2) Describe why the Zoning Map Amendment is necessary for the project described in the attached Master Application Form.

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

3) Describe the reasons why the Zoning Map Amendment would not be detrimental to the surrounding property or to the general welfare of the public.

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

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

Appendix 1A

General Plan Consistency Analysis

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

General Plan Goals and Policy	Consistency of Specific Plan
Goal 2: Preserve and enhance the diversity in the character of residential neighborhoods ensuring that new development is compatible in its design and scale with older established development in the surrounding neighborhood without attempting to replicate or mass produce a style of development.	<u>Consistent.</u> The Specific Plan would assist in the implementation of this Goal through the provision of development regulations and design guidelines, which would be compatible with existing surrounding neighborhoods.
Goal 3: Ensure that development is done in harmony with its neighborhood, and preserves and protects privacy and mountain views of neighboring properties.	<u>Consistent.</u> The Specific Plan includes development regulations and design guidelines for the project site created to be compatible with the surrounding neighborhood. The development will be designed in a manner that is sensitive to scenic viewpoints and/or viewsheds through building design, site layout and building heights.
Goal 4: Ensure that development is done to maximize water conservation practices to reduce and minimize the impact on the City’s local water supply and the ability to serve its water customers.	<u>Consistent.</u> The development would comply with City requirements by having net zero water usage for the first 50 years after construction. Additionally, the project would include the incorporation of green infrastructure into the design to promote water conservation.
Goal 5: Institute conservation measures so that the demand for water matches the City’s local supply.	<u>Consistent.</u> This Policy is a responsibility of and directed to the City of Sierra Madre. However, the proposed project would incorporate water conservation strategies into the project design, including the use of native/drought-resistant landscaping.
Goal 8: Preserve existing and provide additional constructed and natural open space.	<u>Consistent.</u> The project would comply with the City’s Goal of providing additional open space. The Specific Plan establishes open spaces zones on the project site, including the incorporation of a public park at the southern area of the Plan area, and includes the dedication to the City or other perpetual conservation of approximately 45 acres of open space hillside land.
Goal 9: Preserve the hillside areas in order to protect the environment and mountain views, obtain a balance between developed areas and the hillside wilderness, and establish the role of the hillside as an entry point into wildland areas.	<u>Consistent.</u> The Specific Plan includes the dedication to the City or other perpetual conservation of approximately 45 acres of open space hillside land to the north of the Mater Dolorosa Retreat Center.
Objective L1: Continuing the existing pattern of residential housing development.	<u>Consistent.</u> The Specific Plan assists with the implementation of this Objective as it creates similar

	low-density residential and open space land uses as compared to those surrounding the Plan area.
Policy L1. 1: Maintain areas of the City for single-family residences on varying lot sizes through the review and update of appropriate development standards.	<u>Consistent.</u> The Specific Plan assists with the implementation of this Policy as it creates similar low-density residential land uses as compared to those surrounding the Plan area.
Policy L1.6: Require that new residential development, substantial remodeling and additions comply with all adopted water conservation measures that reduce and minimize the impact on the City’s water supply and its ability to serve its water customers.	<u>Consistent:</u> The Specific Plan would incorporate water conservation strategies into the project design, including the use of native/drought-resistant landscaping and net zero water usage for the first 50 years after construction.
Policy L1.7: Develop regulations that discourage lot splits, including but not limited to, increasing minimum lot sizes.	<u>Consistent:</u> The Specific Plan assists with the implementation of this Policy as it sets minimum lot sizes.
Objective L4: Mitigating the impacts of new development on the City’s open space, trees, infrastructure, water, transit services, the character of existing development, and other public needs.	<u>Consistent:</u> The Specific Plan provides open space, includes the dedication to the City or other perpetual conservation of approximately 45 acres of open space hillside land, incorporates water conservation measures, net zero water usage for the first 50 years after construction, provides a tree, infrastructure, and development plan consistent with the character of existing development.
Policy L4. 2: Except for those single family residences that would not otherwise require a conditional use permit (CUP), development projects that cumulatively comprise over one acre of land on one or more parcels require a CUP unless a specific plan or master plan is approved for the proposed project.	<u>Consistent:</u> A Specific Plan will guide the development for the project area.
Policy L4. 3: Ensure that new development and the expansion of existing uses incorporate water conservation measures that reduce and minimize the impact on the City’s water supply and its ability to serve its customers.	<u>Consistent:</u> The Specific Plan incorporates water conservation strategies into the development design. The proposed project would also achieve a net zero impact for the first 50 years after construction through purchasing and obtaining water rights from MWD for the expected life of the homes.
Objective L5: Preserving the existing grid street pattern which promotes community life.	<u>Consistent:</u> The Specific Plan incorporates a Mobility Plan that is designed in a grid pattern typical of Sierra Madre’s existing grid street pattern.
Policy L5. 1: Prohibit the use of cul-de-sacs and require through streets in new subdivisions except when no other access is physically feasible due to property ownership, parcel location or other physical factors.	<u>Consistent:</u> The Specific Plan does not include plans for the use of cul-de-sacs. Streets A, B, and C are proposed as through streets, which would connect to Sunnyside Avenue and Carter Avenue.
Objective L6: Development that is done in harmony with its neighborhood and preserves and protects the privacy, mountain, and basin views of neighboring properties.	<u>Consistent:</u> The Specific Plan provides the framework for a development that is sensitive to scenic viewpoints and/or viewsheds through building design, site layout and building heights.
Policy L6.2: Ensure that any new or expanded structures in residential neighborhoods do not	<u>Consistent:</u> The development is designed in a manner that is sensitive to scenic viewpoints and/or

<p>unreasonably obstruct significant mountain or basin views.</p>	<p>viewsheds through building design, site layout and building heights.</p>
<p>Policy L6.3: Ensure new and remodeled structures in residential neighborhoods to minimize placement of windows and decks with direct lines of sight inside neighboring homes and back yards.</p>	<p><u>Consistent:</u> The development is designed to ensure new buildings would not include features within direct lines of sight inside neighboring homes and back yards. For example, the Specific Plan’s Design Guidelines cite “buildings should be oriented to provide adequate light and air while protecting the privacy of adjacent neighbors.”</p>
<p>Objective L7: Development that is compatible in its design and scale with the neighborhood.</p>	<p><u>Consistent.</u> The development would be compatible with existing surrounding neighborhoods by creating new low-density residential land uses, similar to the adjacent existing conditions.</p>
<p>Policy L7. 1: Maintain maximum lot coverage and floor area ratios which allow for adequate buffering from neighboring properties, usable private yard area, air circulation and light.</p>	<p><u>Consistent:</u> The Specific Plan includes development regulations, inclusive of maximum allowable floor area, building heights and setbacks, including additional rear yard setbacks for lots east of Sunnyside Avenue to provide additional privacy to existing adjacent neighbors.</p>
<p>Policy 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.</p>	<p><u>Consistent:</u> The Specific Plan includes development regulations and design guidelines for the project site. However, any subsequent discretionary approval or amendment to the Specific Plan must be consistent with the General Plan as amended and/or updated. Minor modifications to the Specific Plan may be permitted, subject to the granting of a minor conditional use permit or minor variance pursuant to Chapter 17.60 of the SMMC.</p>
<p>Policy L7.3: Limit the height of new buildings to reflect the prevailing height patterns on the street and within the Sierra Madre community.</p>	<p><u>Consistent:</u> The Specific Plan includes development regulation, inclusive of a maximum building height reflecting the existing height patterns in the greater Sierra Madre community.</p>
<p>Policy L7.4: Encourage new residential development to be compatible with and complement existing structures including the following:</p> <ul style="list-style-type: none"> a. Maintenance of front, side, and rear yard setbacks. b. Use of landscaping to complement the design of the structure and reflect the Sierra Madre vegetation patterns, with an emphasis on sustainable, low-water use landscaping and use of permeable surfaces for hardscaping, and the use of irrigation equipment that automatically senses the need for water. c. Minimize paving in the front yard as necessary to accommodate driveways and pedestrian walkways. d. Require that covered parking be provided. 	<p><u>Consistent:</u> The Specific Plan includes development regulations and design guidelines for the project site created to be compatible with the surrounding neighborhood.</p>

<p>e. Prohibit required parking from being located in the front yard setback except in the Residential Canyon Zone.</p>	
<p>Policy L8.1: Encourage the use of sustainable materials in the design and construction of structures and landscapes.</p>	<p><u>Consistent:</u> The Specific Plan incorporates sustainable design standards for structures and landscapes, such as low water use plants, and defers to CalGreen for requirements on installing water-conserving and energy-efficient fixtures and appliances, managing stormwater, recycling, building materials, and other sustainable practices.</p>
<p>Policy L8.2: Incorporate water conservation measures in the zoning development standards for new construction and substantial remodeling or building expansion, including but not limited to green building construction, the percentage of permeable ground surfaces, building floor area limitations, lot coverage, landscaping and irrigation, greywater plumbing requirements, rainwater capture, and design review.</p>	<p><u>Consistent:</u> The Specific Plan incorporates water conservation measures in the zoning development standards.</p>
<p>Policy L8.3: Consider a water impact fee to apply to new residential dwelling units and additions to existing development that increase water consumption, to fund water fixture retrofits of existing homes and other water conservation measures.</p>	<p><u>Consistent:</u> The Specific Plan incorporates water conservation strategies into the project design, including the use of native/drought-resistant landscaping and use of recycled water and will have net zero water usage for the first 50 years after construction through purchasing and obtaining water rights from MWD.</p>
<p>Objective L17: Protecting views to and from hillside areas in order to maintain the image and identity of the City as a village of the foothills.</p>	<p><u>Consistent:</u> The development is designed in a manner that is sensitive to scenic viewpoints and/or viewsheds through building design, site layout and building heights.</p>
<p>Policy L17.5: Require that exterior lighting be directed away from adjacent properties and the night sky.</p>	<p><u>Consistent:</u> The Specific Plan sets the following standards: Lighting shall be hooded and directed downward to reflect away from adjoining properties. Lighting shall be confined to the lot boundaries and not be oriented towards neighboring properties to protect privacy.</p>
<p>Objective L44: The preservation of natural open space areas as crucial to the distinctive character of Sierra Madre, and as a key feature of sustainability and public safety.</p>	<p><u>Consistent:</u> The Specific Plan includes the dedication to the City or other perpetual conservation of approximately 45 acres of open space hillside land to the north of the Mater Dolorosa Retreat Center.</p>
<p>Policy L44.1: Support the purchase of hillside property by the Sierra Madre Mountains Conservancy and similar organizations.</p>	<p><u>Consistent:</u> While the Specific Plan does not support the purchase, the Specific Plan does include the dedication to the City or other perpetual conservation of approximately 45 acres of open space hillside land to the north of the Mater Dolorosa Retreat Center.</p>
<p>Objective 45: Acquiring additional natural and constructed open space areas.</p>	<p><u>Consistent:</u> The Specific Plan includes the dedication to the City or other perpetual conservation of approximately 45 acres of open space hillside land to the north of the Mater Dolorosa Retreat Center.</p>
<p>Housing</p>	

Goal 1.0: Maintain and enhance the quality of existing housing and ensure that new residential development is consistent with Sierra Madre's small town character.	<u>Consistent:</u> The Specific Plan includes development regulations and design guidelines for the project site created to be compatible with the surrounding neighborhood.
Policy 1.1: Maintain sustainable neighborhoods with quality housing, infrastructure and open space that fosters neighborhood character and the health of residents.	<u>Consistent:</u> The development would provide new low density housing, infrastructure improvements, and open space to the project site.
Goal 2.0: Facilitate the provision of a range of housing types to meet community needs.	<u>Consistent:</u> The development would provide new housing on the project site consistent with the surrounding residential community.
Policy 2.1: Encourage diversity in the type, size, price and tenure of residential development in Sierra Madre, while maintaining quality of life goals.	<u>Consistent:</u> The development will offer new housing in a variety of architectural styles reflecting the diversity of styles throughout the City.
Policy 2.2: Provide adequate housing sites through appropriate zoning and land use designations, consistent with Sierra Madre's regional housing growth needs.	<u>Consistent:</u> The development would designate the site as Specific Plan (SP) and provide 42 new housing units to further the City's regional housing growth needs.
Policy 2.5: Encourage the construction of new, well designed second units in residential zones as a means of addressing a portion of Sierra Madre's regional housing needs.	<u>Consistent:</u> The Specific Plan includes secondary uses such as accessory dwelling units within the proposed RL land use zone of this Specific Plan, pursuant to the provisions in SMMC, Section 17.22, Second Units.
Goal 5.0: Promote environmental sustainability through support of existing and new development which minimizes reliance on natural resources.	<u>Consistent:</u> The Specific Plan contains Development Standards and Design Guidelines including sustainable development attributes for water and energy conservation.
Policy 5.2: Promote the use of sustainable construction techniques and environmentally sensitive design for housing.	<u>Consistent:</u> The Specific Plan contains Development Standards and Design Guidelines including sustainable development attributes for water and energy conservation. Additionally, the Specific Plan defers to the state's Building Energy Efficiency Standards – Title 21, and to CalGreen (the California Green Building Standards Code) for building materials.
Policy 5.3: Promote the use of alternative energy sources such as solar energy, cogeneration, and non-fossil fuels.	<u>Consistent:</u> The Specific Plan contains Design Guidelines for the use of solar panels on proposed structures and development standards referencing state's Building Energy Efficiency Standards – Title 21.
Policy 5.4: Incorporate transit and other transportation alternatives such as walking and bicycling into the design of new development.	<u>Consistent:</u> The Specific Plan includes a Mobility Plan which provides for a circulation system utilizing private vehicular and non-vehicular modes of transportation in a system of public roadways and pedestrian pathways within the Plan area.
<i>Economic Development</i>	
Goal 3. Sierra Madre as a destination point accenting the area's natural beauty, artist community, and historic character.	<u>Consistent:</u> The Specific Plan dedicates 45 acres of open space, and provides access to the Mater Dolorosa Retreat Center and a pedestrian connection to the Bailey Canyon Wilderness Park, which will help

	accent the area's natural beauty and historic character.
Policy L48.3: Continue to allow home based businesses which do not negatively impact the residential neighborhoods in which they are located.	<u>Consistent:</u> The Specific Plan allows Home Occupations as a secondary use in the RL zone, pursuant to the provisions in SMMC, Chapter 17.85, Home Occupations.
Circulation	
Goal 1. A balanced transportation system which accommodates all modes of travel including automobiles, pedestrians, bicycles, and transit users.	<u>Consistent:</u> The Specific Plan includes a Mobility Plan which provides for a circulation system utilizing private vehicular and non-vehicular modes of transportation in a system of public roadways and pedestrian pathways within the Plan area.
Goal 2. Safe and well-maintained streets.	<u>Consistent:</u> The Specific Plan includes a Mobility Plan which seeks to implement street sections that create a safe and pleasant small neighborhood environment.
Goal 3. Preservation of quiet neighborhoods with limited thru traffic.	<u>Consistent:</u> The Specific Plan includes Guiding Principles such as "Provide safe and welcoming public access to the site from Sunnyside Avenue for motorists and pedestrians while minimizing traffic impacts to adjacent residential streets."
Objective L51: Developing a balanced and multi-modal transportation system to serve the needs of all roadway users, including motorists, public transit patrons, pedestrians, and cyclists.	<u>Consistent:</u> The Specific Plan includes a Mobility Plan which provides for a circulation system utilizing private vehicular and non-vehicular modes of transportation in a system of public roadways and pedestrian pathways within the Plan area.
Policy L51.5: Encourage and support the use of non-automotive travel throughout the City.	<u>Consistent:</u> The Specific Plan includes a Pedestrian Plan.
Objective L52: Improving streets to maintain levels of service, vehicular, cyclist and pedestrian safety.	<u>Consistent:</u> The Specific Plan includes a Mobility Plan, including a Pedestrian Plan, which will improve both North Sunnyside Avenue and West Carter Avenue and develop new Streets A, B, and C to provide adequate circulation within the Plan area.
Policy L52.1: Ensure that all pedestrians, particularly seniors and the disabled, are able to travel safely and easily throughout the City.	<u>Consistent:</u> The Specific Plan's Mobility Plan includes ADA accessible paths of travel and ADA ramp locations, and the parking lot for the public park includes an ADA-compliant parking space.
Policy L52.9: Explore the possibility of sidewalk continuity where feasible.	<u>Consistent:</u> Within the Specific Plan's Mobility Plan, sidewalks connect the community to the public park at the southern area of the Plan area.
Objective L53: Protecting residential neighborhoods from the intrusion of through traffic.	<u>Consistent:</u> The Specific Plan's Mobility Plan will develop new Streets A, B, and C and improve and extend Sunnyside Avenue and West Carter Avenue to provide adequate circulation within the Plan area. However, Carter Avenue will serve as an egress only route, protecting the Plan area from intrusive through traffic.
Objective L54: Providing off-street parking requirements, on-street parking, and public parking facilities to maximize parking opportunities and address future parking needs.	<u>Consistent:</u> Parking within the Plan area will be provided within both garages and driveways for single-family residential dwellings, public parking in the public park's parking lot, as well as a parking lot for

	the proposed public park. On-street parking on Sunnyside Avenue, Carter Avenue and along Streets A, B, and C.
Objective L56: Maximizing accessibility for the disabled.	<u>Consistent:</u> The Specific Plan’s Mobility Plan includes ADA accessible paths of travel and ADA ramp locations, and the parking lot for the public park includes an ADA-compliant parking space.
Policy L56.1: Make streets handicap-accessible with more ramps and curb cuts.	<u>Consistent:</u> The Specific Plan’s Mobility Plan includes ADA accessible paths of travel and ADA ramp locations.
Policy L56.2: Identify locations for handicap parking stalls on the street, and also install and maintain those spaces.	<u>Consistent:</u> The parking lot for the public park in the Plan area includes an ADA-compliant parking space.
Chapter Two: Resource Management	
1. Hillside Preservation	
Goal 3. Public access to the San Gabriel Mountains via parks, trails and roads	<u>Consistent:</u> The Specific Plan’s Pedestrian Plan includes a pedestrian pathway connecting the east side of the Park area to Bailey Canyon Wilderness park.
3. Dark Sky	
Goal 1. Protection of the starlit sky to avoid deterioration of the viewing of dark sky as it is a valuable resource.	<u>Consistent:</u> The Specific Plan’s Developments Standards require that all lighting of the building, landscaping, parking area, or similar facilities shall be in compliance with the City’s “Dark Sky” Program.
Goal 3. Consideration of neighboring properties and the community as a whole with regard to exterior lighting through the reduction of negative light impacts in the design of new exterior lighting schemes.	<u>Consistent:</u> The Specific Plan’s Development Standards require that lighting shall be hooded and directed downward to reflect away from adjoining properties, and that lighting shall be confined to the lot boundaries and not be oriented towards neighboring properties to protect privacy.
Goal 4. Energy conservation.	<u>Consistent:</u> The Specific Plan contains Design Guidelines including sustainable development attributes for water and energy conservation.
Objective R1: Protecting hillside areas to preserve their unique character.	<u>Consistent:</u> The Specific Plan includes the dedication to the City or other perpetual conservation of approximately 45 acres of open space hillside land to the north of the Mater Dolorosa Retreat Center.
Objective R6: Reducing light pollution, trespass, and unnecessary glare through the use of light shielding methods, and elimination of lighting that is misdirected, excessive, or unnecessary.	<u>Consistent:</u> The Specific Plan’s Development Standards require that lighting shall be hooded and directed downward to reflect away from and only light the area that needs it and should only be on when needed, and that lighting shall be confined to the lot boundaries and not be oriented towards neighboring properties to protect privacy.
Policy R6.1: Require that all new development projects utilize light fixtures that shield the light source so that light is cast downward to avoid light spillage off site or upward into the sky.	<u>Consistent:</u> The Specific Plan’s Development Standards require that lighting shall be hooded and directed downward to reflect away from adjoining properties.

<p>Policy R6.2: Discourage continuous all-night exterior lighting and encourage motion-sensored lighting.</p>	<p><u>Consistent:</u> The Specific Plan’s Development Standards require that lighting shall be hooded and directed downward to reflect away from adjoining properties and only light the area that needs it, and should only be on when needed.</p>
<p>Policy R6.3: Encourage the use of fixtures like the "shoe box" design that are capable of providing accurate light patterns, and can often be used for lighting without spilling onto the neighboring property and upward into the sky.</p>	<p><u>Consistent:</u> The Specific Plan’s Development Standards require that lighting shall be hooded and directed downward to reflect away from and only light the area that needs it and should only be on when needed, and that lighting shall be confined to the lot boundaries and not be oriented towards neighboring properties to protect privacy.</p>
<p>Objective R7: Minimizing lighting use and intensity, utilizing the most efficient lighting technology.</p>	<p><u>Consistent:</u> The Specific Plan’s Development Standards identify Lighting Standards in compliance with the City’s Dark Sky Program and the state’s Building Energy Efficiency Standards – Title 21.</p>
<p>Objective R8: The reasonable use of outdoor lighting for nighttime safety, utility, security, and enjoyment while preserving the ambiance of the night.</p>	<p><u>Consistent:</u> The Specific Plan’s Development Standards identify that lighting in the Plan area shall be in compliance with the City’s Dark Sky Program and pedestrian-scaled street lighting shall be provided within the proposed park areas pedestrian routes of travel to enable visibility and safety.</p>
<p>Policy R8.1: Encourage outdoor lighting to be designed and installed in a manner that confines the direct lighting rays to the property upon which the lighting is installed so as to protect adjacent and nearby residential districts and public rights-of-way, and reduce “skyglow.”</p>	<p><u>Consistent:</u> The Specific Plan’s Development Standards require that lighting be compliant with the City’s Dark Sky Program and shall be hooded and directed downward to reflect away from and only light the area that needs it and should only be on when needed, and that lighting shall be confined to the lot boundaries and not be oriented towards neighboring properties to protect privacy.</p>
<p>Policy R8.2: Lighting in and near residential areas shall be minimal and shielded to prevent nuisance glare.</p>	<p><u>Consistent:</u> The Specific Plan’s Development Standards require that lighting shall be hooded and directed downward to reflect away from and only light the area that needs it and should only be on when needed, and that lighting shall be confined to the lot boundaries and not be oriented towards neighboring properties to protect privacy.</p>
<p>Policy R8.3: Lighting attached to single-family home structures should not exceed the height of the eave, and residential lighting pole height restrictions can be considered to control light trespass on adjacent properties and upward into the sky.</p>	<p><u>Consistent:</u> The Specific Plan’s Development Standards require that lighting be compliant with the City’s Dark Sky Program.</p>
<p>Policy R8.4: Provide adequate illumination of all streets, alleys, and public areas.</p>	<p><u>Consistent:</u> The Specific Plan’s Development Standards identify that lighting in the Plan area shall be in compliance with the City’s Dark Sky Program and pedestrian-scaled street lighting shall be provided within the proposed park areas pedestrian routes of travel to enable visibility and safety.</p>
<p>4. Tree Preservation</p>	

Goal 1. Continued preservation and protection of existing trees.	<u>Consistent:</u> The Specific Plan includes a Tree and Planting Plan and will adhere to the City's Tree Preservation and Protection Ordinance.
Goal 2. Increase of the City's community forest.	<u>Consistent:</u> The Specific Plan includes a Tree and Planting Plan which includes the planting of new trees throughout the Plan Area.
Objective R10: Maintaining and enhancing the City's significant tree resources.	<u>Consistent:</u> The Specific Plan includes a Tree and Planting Plan, which includes the planting of new trees throughout the Plan Area, and will adhere to the City's Tree Preservation and Protection Ordinance.
Policy R10.2: Continue to develop tree preservation and protection measures.	<u>Consistent:</u> The Specific Plan includes guidelines for tree maintenance, including in Appendix 4B, CalFire Defensible Space and Hardening.
Policy R10.8: Continue to monitor construction projects with regard to grading and construction effects on trees, tree removal and replacement	<u>Consistent:</u> The Specific Plan includes a Tree and Planting Plan, which includes the planting of new trees throughout the Plan Area, and will adhere to the City's Tree Preservation and Protection Ordinance, including the adequate replacement of protected trees if removed from the Plan area.
5. Water Resources	
Goal 1: Conservation of the City's water resources.	<u>Consistent:</u> The Specific Plan includes sustainable guidelines and strategies to conserve water resources and will have net zero water usage for the first 50 years after construction.
Goal 3. Growth that is linked to the availability of water.	<u>Consistent:</u> The development will have net zero water usage for the first 50 years after construction.
Goal 5. Meet or exceed water quality objectives.	<u>Consistent:</u> The Specific Plan will meet or exceed the water quality objectives listed in this consistency analysis.
Objective R12: Optimizing the use of water resources.	<u>Consistent:</u> The development will have net zero water usage for the first 50 years after construction through purchasing and obtaining water rights from MWD to supply the proposed development.
Policy R12.3: Develop new ways to capture and percolate storm water.	<u>Consistent:</u> The Specific Plan has identified three drainage areas within the Plan area and proposed infrastructure improvements would include the installation of proposed storm drains and catch basins which would flow into a proposed underground retention storage gallery in the southern portion of the Plan area.
Objective R14: Ensuring adequate water availability for future growth in the City.	<u>Consistent:</u> Detailed water demand estimates were prepared as part of the Specific Plan and the development will have net zero water usage for the first 50 years after construction.
Objective R14.2: Evaluate water availability in conjunction with public and private development projects.	<u>Consistent:</u> Detailed water demand estimates were prepared as part of the Specific Plan.
Objective R15: Conserving water during times of drought.	<u>Consistent:</u> The Specific Plan would incorporate water conservation strategies into the project design, including the use of native/drought-resistant

	landscaping and net zero water usage for the first 50 years after construction.
6. Waste Management/Recycling	
Objective R21: Providing adequate waste disposal systems to meet the demands of existing and new development.	<u>Consistent:</u> Per the Meadows at Bailey Canyon Environmental Impact Report, the Plan area's solid waste management services would be provided by Athens Services and the available capacity of the Scholl Canyon Landfill would be able to accommodate development allowed under the project.
7. Air Quality	
Policy 22.2: Prohibit the development of land uses and land use practices which would contribute significantly to poor air quality.	<u>Consistent:</u> The Specific Plan does not include uses which would contribute significantly to poor air quality as evaluated by the Meadows at Bailey Canyon Environmental Impact Report.
Policy 22.3: Establish controls and monitor uses in the City which contain operations or materials characterized by air pollutants which individually or cumulatively could significantly add to the air basin's degradation (e.g., furniture manufacturers using paints and finishes, automobile repair, printing, and reproduction, and dry cleaners).	<u>Consistent:</u> The Specific Plan does not include uses which contain operations or materials characterized by air pollutants which individually or cumulatively could significantly add to the air basin's degradation (e.g., furniture manufacturers using paints and finishes, automobile repair, printing, and reproduction, and dry cleaners).
Objective R23: Reducing the amount of vehicular emissions in Sierra Madre.	<u>Consistent:</u> The Specific Plan includes a Pedestrian Plan as part of its Mobility Plan to provide non-vehicular modes of transportation and reduce vehicular emissions.
Policy 23.4: Allow for local job opportunities including home-based businesses and telecommuting in Sierra Madre.	<u>Consistent:</u> The Specific Plan allows Home Occupations as a secondary use in the RL zone, pursuant to the provisions in SMMC, Chapter 17.85, Home Occupations.
Chapter Three: Hazard Prevention	
1. Fire Safety	
Objective Hz1: Providing adequate service levels of fire protection that meets the needs of Sierra Madre residents, businesses and visitors.	<u>Consistent:</u> The Specific Plan would be served by the Sierra Madre Fire Department (SMFD). The SMFD has reviewed the development and has determined that it would not have a significant effect on service demands.
Objective Hz2: Providing adequate fire protection necessary for existing and future development.	<u>Consistent:</u> The Specific Plan would be served by the Sierra Madre Fire Department (SMFD). The Specific Plan Development Standards include Fire Prevention and Landscaping Requirements, including fire protection criteria, and fuel modification and plant selection guidelines.
Policy Hz2.1: Continue to require all existing and new development to install and maintain adequate smoke detection systems.	<u>Consistent:</u> The development is located within a Very High Fire Hazard Severity Zone (VHFHSZ) and would meet all Fire Department regulations and applicable code requirements for building in these higher fire hazard areas, including as they pertain to smoke detection systems.

<p>Policy Hz2.2: Continue to require all new development to install automatic fire sprinkler systems.</p>	<p><u>Consistent:</u> The development is located within a Very High Fire Hazard Severity Zone (VHFHSZ) and would meet all Fire Department regulations and applicable code requirements for building in these higher fire hazard areas, including as they pertain to automatic fire sprinkler systems.</p>
<p>Policy Hz2.3: Continue to require review of building plans by a Fire Captain.</p>	<p><u>Consistent:</u> The SMFD has reviewed the development and has determined that it would not have a significant effect on service demands. Building Plans will be submitted consistent with City requirements.</p>
<p>Policy Hz2.4: Consider water availability in terms of quantity and water pressure for safety purposes when considering the size and location of new residential construction.</p>	<p><u>Consistent:</u> Detailed water demand estimates were prepared as part of the Specific Plan. Additionally, the SMFD has reviewed the development and has determined that it would not have a significant effect on service demands.</p>
<p>Policy Hz2.5: Assess the impacts of incremental increases in development density and related traffic congestion on fire hazards and emergency response time, and ensure through the development review process that new development will not result in a reduction of fire protection services below acceptable levels.</p>	<p><u>Consistent:</u> The impacts were assessed as part of the Meadows at Bailey Canyon Environmental Impact Report. Additionally, the SMFD has reviewed the development and has determined that it would not have a significant effect on service demands.</p>
<p>Policy Hz2.6: Continue to require that new development provides adequate hydrants and show sufficient evidence that there is adequate water supply/fire flow and that it is available to accommodate the fire protection needs of new construction.</p>	<p><u>Consistent:</u> The SMFD has reviewed the development and has determined that it would not have a significant effect on service demands. The development will meet all Fire Department regulations and applicable code requirements, including as they pertain to installation of fire hydrants.</p>
<p>Policy Hz2.8: Develop vegetation management plans that manage chemise and chaparral to ensure adequate firebreaks, to provide adequate access for fire protection water systems, and access for firefighting.</p>	<p><u>Consistent:</u> The Specific Plan’s Development Standards includes fuel modification areas and proposed landscaping would be in accordance with the current Fuel Modification and Plant Selection Guidelines from the Los Angeles County Fire Department. Vegetation management would occur as required by Fire Department regulations and applicable code requirements.</p>
<p>Objective Hz4: Addressing emergency operations and disaster preparedness as a priority.</p>	<p><u>Consistent:</u> The Specific Plan addresses public services in Chapter 4, Infrastructure and Public Services Plan.</p>
<p>Objective Hz5: Limiting fire hazard through brush and weed abatement.</p>	<p><u>Consistent:</u> The Specific Plan’s Development Standards include fuel modification areas and proposed landscaping would be in accordance with the current Fuel Modification and Plant Selection Guidelines from the Los Angeles County Fire Department. Brush and weed abatement would occur as required by Fire Department regulations and applicable code requirements.</p>
<p>Policy Hz5.1: Mandate annual brush removal from April to June.</p>	<p><u>Consistent:</u> The proposed project would include fuel modification areas and proposed landscaping would be in accordance with the current Fuel Modification and Plant Selection Guidelines from the Los Angeles</p>

	County Fire Department. Brush removal would occur as required by Fire Department regulations and applicable code requirements.
Policy Hz5. 3: Promote voluntary efforts in tree trimming, and brush and weed abatement.	<u>Consistent:</u> The Specific Plan's Development Standards include fuel modification areas and proposed landscaping would be in accordance with the current Fuel Modification and Plant Selection Guidelines from the Los Angeles County Fire Department. Brush and weed abatement would occur as required by Fire Department regulations and applicable code requirements.
2. Flood/Landslide	
Objective Hz6: Addressing potential flooding and landslide hazards on public and private property.	<u>Consistent:</u> The Specific Plan's Infrastructure Plan includes stormwater conveyance as to not result in an increase of surface runoff that would result in flooding on or off site.
Policy Hz6.1: Require that all new development incorporates sufficient measures to mitigate flood hazards, including the design of containment systems to capture stormwater runoff on-site, and site grading that minimizes stormwater runoff from increased impervious surfaces, thereby addressing impacts to on-site structures and adjacent properties.	<u>Consistent:</u> The Specific Plan has identified three drainage areas within the Plan area and proposed infrastructure improvements would include the installation of proposed storm drains and catch basins which would flow into a proposed underground retention storage gallery in the southern portion of the Plan area.
Policy Hz6.2: Require that the landscape of open space areas provide the maximum permeable surface area to reduce site runoff, and prohibit the paving of a majority of these areas.	<u>Consistent:</u> The Specific Plan includes a Landscaping Plan and Tree and Planting Plan for open space and maintenance will be provided by the Landscape Maintenance District.
Objective Hz8: Maintaining adequate infrastructure to prevent flooding hazards.	<u>Consistent:</u> The Specific Plan's Infrastructure Plan includes stormwater conveyance as to not result in an increase of surface runoff that would result in flooding on or off site.
Policy Hz8.1: Require that residential tract developers be responsible for construction of drainage/storm drain systems improvements that are compatible with City and County systems within or adjacent to their project site.	<u>Consistent:</u> The Specific Plan's Infrastructure Plan addresses the Plan area's proposed drainage and water quality plan, water service, and wastewater service.
Policy Hz8.2: Install required public storm drainage improvements.	<u>Consistent:</u> The Specific Plan's Infrastructure Plan addresses the Plan area's proposed drainage and water quality plan, water service, and wastewater service.
4. Noise	
Objective Hz14: Maintaining the quiet residential character of the City, free from excessive noise from transportation or fixed source generators.	<u>Consistent:</u> The Specific Plan includes a Mobility Plan which seeks to implement street sections that create a safe and pleasant small neighborhood environment.
Policy Hz14.1: Formulate measures to mitigate noise impacts from mobile and stationary noise sources through compatible land use planning and the discretionary review of development projects.	<u>Consistent:</u> The Specific Plan's Open Space and Low Density Residential land uses are compatible with surrounding land uses.

<p>Policy Hz14.2: Identify and control the noise levels associated with transportation and general circulation patterns in the City to ensure the residential quality of the community.</p>	<p><u>Consistent:</u> The Specific Plan includes a Mobility Plan which seeks to implement street sections that create a safe and pleasant small neighborhood environment.</p>
<p>Policy Hz14.5: To the extent possible, protect schools, hospitals, libraries, churches, parks and recreational areas from excessive sound levels so as not to adversely affect their normal activities.</p>	<p><u>Consistent:</u> The Specific Plan includes a grading and landscaping buffer along the northern Plan area boundary to provide a buffer between the Plan area and the Retreat Center.</p>
<p>Chapter Four: Community Services</p>	
<p>1. Law Enforcement</p>	
<p>Policy C1.2: Assess the impact of increases in population on response time, calls for service and traffic through the development review process so law enforcement assets will not be degraded.</p>	<p><u>Consistent:</u> The Specific Plan would be served by the Sierra Madre Police Department (SMPD). Payment of development fees by the project applicant, as required by Chapter 15.52 of the Sierra Madre Municipal Code (SMMC), would be used to offset the costs of increased personnel or equipment that could be required in order to maintain acceptable service ratios, response times, and other performance objectives. Therefore, the SMPD would adequately serve the Plan area as assessed by the Meadows at Bailey Canyon Environmental Impact Report.</p>
<p>Policy C3.1: Evaluate on a continual basis the delivery of police services to monitor their adequacy and responsiveness to community needs.</p>	<p><u>Consistent:</u> The development fees required for this development, would help offset the costs of increased personnel or equipment that could be required in order to maintain acceptable service ratios, response times, and other performance objectives.</p>
<p>Policy C4.3: Maximize passive prevention measures for new and existing development through the development review process.</p>	<p><u>Consistent:</u> The development fees required for this development, would help offset the costs of increased personnel or equipment that could be required in order to maintain acceptable service ratios, response times, and other performance objectives.</p>
<p>2. Recreation Services</p>	
<p>Objective C6: Providing quality recreation, leisure and social programs and facilities for the various segments of the Sierra Madre community</p>	<p><u>Consistent:</u> The Specific Plan's Park Plan includes a publicly accessible neighborhood park.</p>
<p>Policy C8.1: Continue a park maintenance program to secure the existing nature and beauty of the City Parks and open space areas.</p>	<p><u>Consistent:</u> The Specific Plan's Park Plan includes a publicly accessible neighborhood park, which would be maintained by the City of Sierra Madre, Landscape Maintenance District, or similar public Maintenance Assessment District.</p>
<p>Policy C8.3: Install and replace existing landscape with native and drought resistant plants in City parks where deterioration has occurred</p>	<p><u>Consistent:</u> The Specific Plan includes a planting plan, which includes native and drought resistant plants. The public park and public open space in the Plan area will be maintained by the City of Sierra Madre, Landscape Maintenance District.</p>
<p>Policy C8.4: Identify each recreational site with its name and encompassing facilities with signage visible to the public</p>	<p><u>Consistent:</u> Signage within the Plan area shall comply with the design requirements and procedures found within Chapter 17.72, Signs, of the SMMC. A Signage Plan is required to be reviewed and approved by the City of Sierra Madre Planning and Community</p>

	Development Department. Signage plan shall include both temporary, construction, and permanent signage standards and guidelines.
Objective C10: Increasing parkland and recreational facilities in the City.	<u>Consistent:</u> The Specific Plan's Park Plan includes a publicly accessible neighborhood park.
Policy C10.4: Require that all new commercial and residential subdivision developments provide open space areas on-site for passive or active recreation or contribute fees for public development of such uses.	<u>Consistent:</u> The Specific Plan's Park Plan includes a publicly accessible neighborhood park and the dedication of approximately 45 acres of open space hillside land.
Objective C11: Coordinating the management of parks and recreation efforts throughout the City	<u>Consistent:</u> The publicly accessible neighborhood park, will be operated and maintained by the City of Sierra Madre, Landscape Maintenance District, or similar public Maintenance Assessment District.
Policy C11.2: Maintain and update a maintenance and repair plan for existing and future City facilities.	<u>Consistent:</u> The publicly accessible neighborhood park, will be operated and maintained by the City of Sierra Madre, Landscape Maintenance District, or similar public Maintenance Assessment District.
5. Transit Services	
Objective C30: Improving traffic safety.	<u>Consistent:</u> The Specific Plan includes a Mobility Plan which provides for a circulation system utilizing private vehicular and non-vehicular modes of transportation in a system of public roadways and pedestrian pathways, which seeks to implement street sections that create a safe and pleasant small neighborhood environment.
Policy C30.3: Maintain safety and efficient circulation without impacting the village atmosphere.	<u>Consistent:</u> The Specific Plan includes a Mobility Plan which seeks to implement street sections that create a safe and pleasant small neighborhood environment.
6. Public Services	
Objective C31: Providing adequate water, wastewater/sewer, storm drainage, electrical, and telecommunications systems to meet the demands of new and existing development.	<u>Consistent:</u> The Specific Plan's Infrastructure Plan addresses the Plan area's proposed drainage and water quality plan, water service, wastewater service and dry utilities to meet the demand of the new development in the Plan area.
Policy C31.1: Provide for storm drainage improvements where existing systems are deficient.	<u>Consistent:</u> The Specific Plan's Infrastructure Plan addresses the Plan area's proposed drainage and water quality plan, water service, and wastewater service.
Policy C31.3: Require that new development be contingent upon the ability to be served by adequate sanitation collection and treatment, water, electrical and natural gas energy, telecommunication, storm drainage, and other supporting infrastructure.	<u>Consistent:</u> Chapter 4 of the Specific Plan addresses Public Services and the Specific Plan's Infrastructure Plan addresses the Plan area's proposed drainage and water quality plan, water service, wastewater service and dry utilities to meet the demand of the new development in the Plan area.
Policy C31.4: Upgrade areas that are deficient and maintain lighting fixtures in good working condition.	<u>Consistent:</u> The development would include adequate lighting as required by the City's Municipal Code.

<p>Policy C31.5: Require that new development capture for percolation on site the maximum practical amount of storm water.</p>	<p><u>Consistent:</u> The Specific Plan has identified three drainage areas within the Plan area and proposed infrastructure improvements would include the installation of proposed storm drains and catch basins which would flow into a proposed underground retention storage gallery in the southern portion of the Plan area.</p>
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