



THE MEADOWS AT BAILEY CANYON

Specific Plan Changes

in Response to Planning Commission Feedback

JULY 7, 2022



Brookside— Escondido, CA



Ranchos at Vistamonte – Escondido, CA



Long Canyon – Simi Valley, CA



Cambria – Huntington Beach, CA



Hollister – Santa Monica, CA



Ranchos at Vistamonte – Escondido, CA

N E W
U R B A N
W E S T
I N C

- In business for nearly 70 years
- Built and planned 5000+ homes in Southern California
- Diverse design approaches to each home while still adhering to the existing community character

Open Space Conservation



3 parcels to be conserved as open space

New legal lot for Restricted Use Area
(no habitable structures)

Restricted Use Area rezoned to open space

Changes Made to House Size

1. Adopt R-1 definition of floor area

Gross Floor Area

Revised for consistency with the “gross floor area” definition under Chapter 17.20 (R-1 Zone) of the SMMC.

Net Floor Area

Added for consistency with the “net floor area” definition under Chapter 17.08 (Definitions) of the SMMC.



Changes Made to House Size (continued)

2. Reduce maximum floor area to 3,775 SF

*Results in a reduction of over 17,000 SF
of gross floor area from the project*

3. Establish a limit to the average floor area

*Average floor area shall not exceed 3,500 SF
for the entire project*

Changes Made to House Size (continued)

Table 3-3 Unit Mix Requirements		
Housing Plan	Net Floor Area	Percentage of Units to be Provided ¹
Plan 1	3,200 sq. ft.	25% min.
Plan 2	3,650 sq ft.	35% max.
Plan 3	3,775 sq. ft.	40% max.

Note: Min. = minimum; Max. = maximum; sq. ft. = square feet; ft. = feet.

¹ Number of units to be calculated as a percentage of the total number of units provided in the Specific Plan area.

Changes Made to House Size (continued)

4. Require the following Unit Mix (25/35/40)

Minimum 25% of the project shall be one-story units, **Plan 1** floor plan

No more than 35% of the project shall be the **Plan 2** floor plan

No more than 40% of the project shall be the largest **Plan 3** floorplan

PLAN 1: 11 Units | **PLAN 2:** 14 Units | **PLAN 3:** 17 Units

Changes Made to Design



LOT AREA EXHIBIT
SIERRA MADRE, CA
JUNE 17, 2022

1. Modify street radius to achieve **additional curvature** on Streets A/B/C
2. Streets A/B/C designed with the **same width**
3. Move **parking to the north** side of Streets A/B/C

Changes Made to Design (continued)



LEGEND:

- 1-STORY
- 2-STORY
- PORCH

BUILDING MASSING & PLOTTING EXHIBIT

SIERRA MADRE, CA
JUNE 15, 2022

TOTAL NUMBER OF LOTS IS 42.

- Added requirement to locate one story houses at the corner lots to **reduce massing**

All Plan 1 homes will comply with angle plane encroachment standards

- Added additional plane breaks and articulation on front elevations to **reduce bulk & mass** from the street

Minimizing Angle Plane Encroachments – All Plan 1s Comply

Angled Height Envelope



Modern: 1-story



Modern: 2-story



Craftsman: 2-story



Farmhouse: 2-story



Spanish: 1-story

Changes Made to Design (continued)



PLAN-1 MODERN

PLAN-3 FARMHOUSE

PLAN-2 MODERN

PLAN-2 CRAFTSMAN

PLAN-1 SPANISH

6. Prohibit repetition of the same style with the same floorplan on each street

7. Floor plans designed to complement architectural styles

Modern | 1-Story



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

Contemporary Spanish | 1-Story



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

Modern | 2-Story



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

Contemporary Craftsman | 2-Story



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

Contemporary Farmhouse | 2-Story



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

Changes Made to Landscape



1. Planting **493 trees** throughout the site

*480% increase
in the total number of trees
as compared today*

*Doubled the number of
trees located on the north
sides of Streets A/B/C*

Changes Made to Landscape (continued)

2. Eliminating trees within the park buffer

To preserve views, shrubs will be used for landscaping



SECTION A:
500 SUNNYSIDE AVE.
SIERRA MADRE, CA 91024

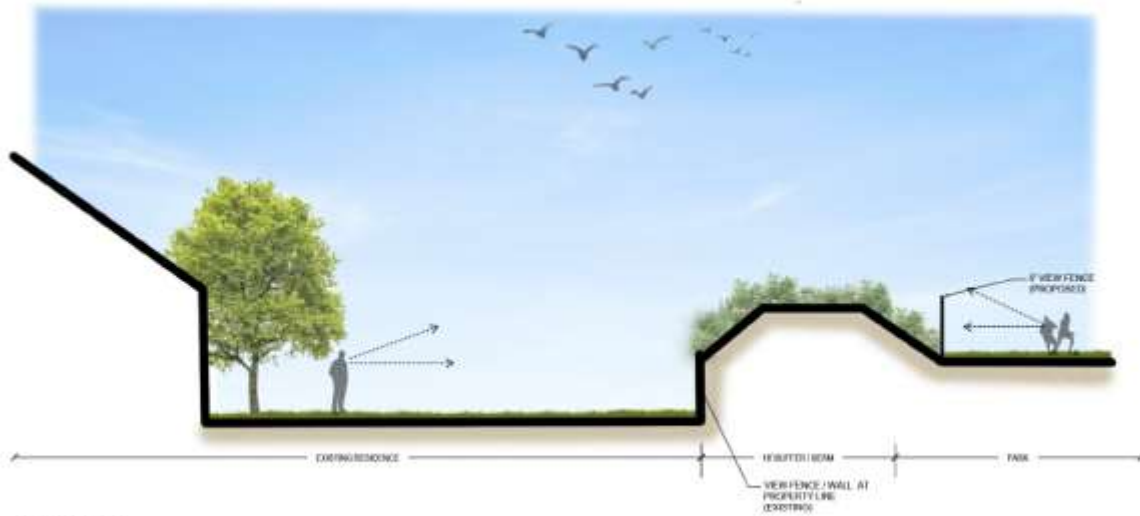


SECTION B:
523 SIERRA KEYS DR.
SIERRA MADRE, CA 91024

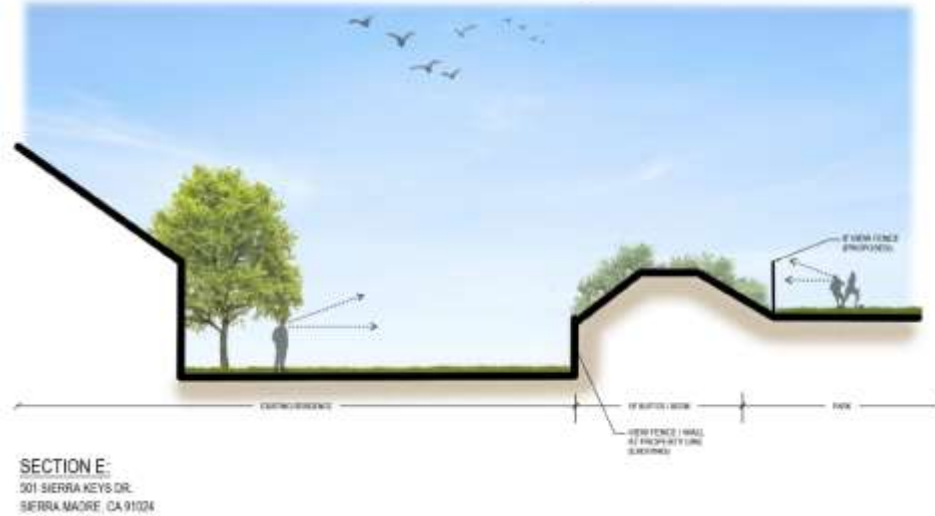


SECTION C:
513 SIERRA KEYS DR.
SIERRA MADRE, CA 91024

Changes Made to Landscape (continued)



SECTION D:
507 SIERRA KEYS DR
SIERRA MADRE, CA 91024



SECTION E:
301 SIERRA KEYS DR
SIERRA MADRE, CA 91024

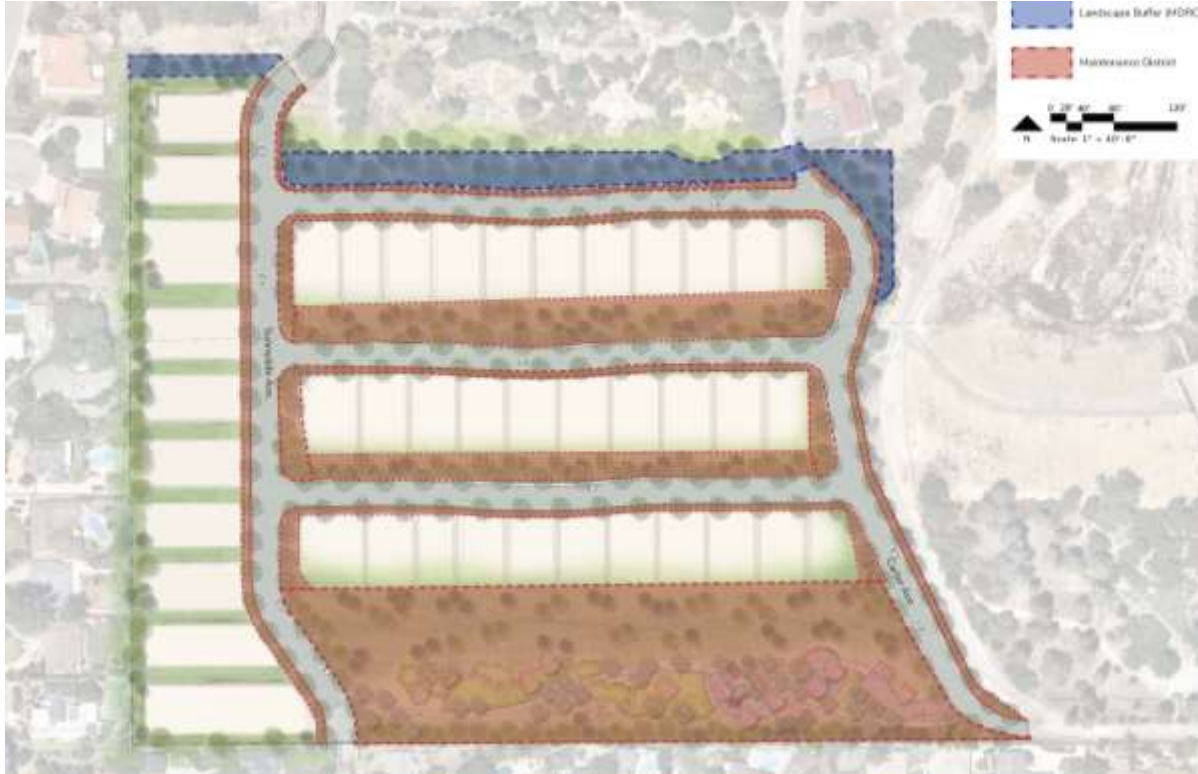


SECTION F:
486 SIERRA KEYS DR
SIERRA MADRE, CA 91024



SECTION G:
301 CRESTVALE DR,
SIERRA MADRE, CA 91024

Changes Made to Landscape (continued)



3. Maintenance District to maintain slope areas upon build out



4. Eliminated parking within the proposed park
Accessible spaces will remain