

CITY ATTORNEY'S IMPARTIAL ANALYSIS OF MEASURE M

This referendum seeks to overturn Ordinance No. 1461, which approved (1) a Zoning Map Amendment; (2) a Specific Plan; and (3) a Development Agreement for "The Meadows Project"

Background

The Congregation of the Passion, Mater Dolorosa Community, ("Congregation") is the owner of property located at 700 North Sunnyside Avenue, Sierra Madre, CA 91204 ("Property"). In partnership with NUWI-Sierra Madre LLC ("Developer"), Congregation seeks to develop approximately 17.3 acres of the Property. The proposed development, referred to as "The Meadows at Bailey Canyon" or "The Meadows Project", includes up to 42 single-family homes (9.19 acres), roadways (3.68 acres), a public park (3.01 acres), HOA open space (0.35), and a landscape buffer (1.07 acre).

Procedural History

On August 18, 2022, the Planning Commission unanimously recommended approval of The Meadows Project to the City Council.

On September 20, 2022, the City Council adopted Resolution No. 22-58:

- certifying an Environmental Impact Report;
- adopting findings of fact and a mitigation and monitoring program under the California Environmental Quality Act;
- approving a General Plan land use map amendment; and
- approving a lot line adjustment.

On September 27, 2022, the City Council adopted Ordinance No. 1461 approving:

- a zoning map amendment;
- a specific plan; and
- a development agreement.

On January 10, 2023, the City Council certified the sufficiency of a petition to referend Ordinance No. 1461 signed by 1,222 qualified residents.

Referendum

This referendum does not protest the City Council's decision to adopt Resolution No. 22-58, which has now taken effect. This referendum only protests the City Council's decision to adopt Ordinance No. 1461. The individual components of Ordinance No. 1461 are summarized below.

- The zoning map amendment proposes changing the zoning designation of the Property from Institutional to Single Family Residential R-1 with a Specific Plan Overlay.
- The Specific Plan outlines the development standards and guidelines governing the construction of homes in The Meadows Project. Where the Specific Plan is silent as to a development standard, the Sierra Madre Municipal Code controls.
- The development agreement is a contract between the City, Congregation, and Developer. The development agreement secures additional concessions from the Congregation and Developer as part of The Meadows Project that cannot be obtained through either the Sierra Madre Municipal Code or as an ordinary condition of a development approval. Those additional concessions include the following:
 - Recordation of conservation easements on the northern most portion of the Property above the Retreat Center and on two additional hillside parcels;
 - Development of a public park of approximately 3.01 acres to be dedicated to the City;
 - Payment of \$983,500 to increase the City's supplemental water supply and offset the development's impact on

the City's water system; and

- Payment of \$250,000 to the City for public safety purposes.

Vote

A YES vote would uphold Ordinance No. 1461, allowing the zoning map amendment, specific plan, and development agreement to take effect.

A NO vote would repeal Ordinance No. 1461.

ALEKS R. GIRAGOSIAN

February 15, 2023

Sierra Madre City Attorney

The above statement is an impartial analysis of City Council Ordinance No. 1461. If you desire a copy of the ordinance or measure, please call the City Clerk at (626) 355-7135 and a copy will be mailed at no cost to you. Alternatively, you can download a copy of City Council Ordinance No. 1461 at https://www.cityofsierramadre.com/cityhall/city_manager_s_office/transparency/Meadows.

RECEIVED



FEB 23 2023

CITY OF SIERRA MADRE