

INITIATIVE MEASURE TITLE AND SUMMARY

PREPARED BY CITY ATTORNEY
UNDER ELECTIONS CODE § 9203

BALLOT TITLE

Petition for Initiative Measure to Change the General Plan Land Use Designation from "Institutional" to "Hillside" and the Zoning Designation from "Institutional" to "Hillside Management" for the Mater Dolorosa Property

INITIATIVE SUMMARY

This initiative amends the allowable land use for the parcels owned by The Congregation of Passion, Mater Dolorosa Community. Specifically, the initiative changes the parcels' General Plan land use designation from "Institutional" to "Hillside" and zoning designation from "Institutional" to "Hillside Management."

The Congregation of the Passion, Mater Dolorosa Community, is a California charitable corporation that owns the parcels located at 700 North Sunnyside Avenue in Sierra Madre, California (APN: 5761-002-008) ("Mater Dolorosa Property"). The initiative does not amend the land use designation for any other property owner in the City.

Currently, the Mater Dolorosa Property is zoned as Institutional. Residential uses are limited in the Institutional zone. Single-family homes are prohibited, whereas communal residential facilities are allowed with a conditional use permit and master plan amendment approved by the City's Planning Commission after a public hearing.

Under the initiative, the Mater Dolorosa Property would be zoned Hillside Management. Any subdivisions of the Mater Dolorosa Property created after January 25, 2022, would also be zoned Hillside Management. Residential uses are permitted in the Hillside Management Zone. Under state law, duplexes, single-family homes, and accessory dwelling units are allowed with a permit approved ministerially and without a public hearing by the Director of Planning and Community Preservation. The existing Mater Dolorosa Passionist Retreat Center would be allowed to continue operating as a nonconforming use.

If you sign this petition, you will help place this initiative measure on the ballot for election by the qualified voters of the City of Sierra Madre.

If you do not sign this petition, you will not help place this initiative measure on the ballot.


Aleks R. Giragosian, City Attorney

2/9/2022
Date