

5. Environmental Analysis

5.1 AESTHETICS

This section of the DEIR describes the existing landform and aesthetic character of the City of Sierra Madre and discusses the potential impacts to the visual character of the city of Sierra Madre from implementation of the Sierra Madre General Plan Update (General Plan Update). This section includes a discussion of the qualitative aesthetic characteristics of the existing environment that would be potentially degraded by implementation of the General Plan Update.

5.1.1 Environmental Setting

5.1.1.1 REGULATORY SETTING

Local laws, regulations, plans, or guidelines that are potentially applicable to the General Plan Update are summarized below.

City of Sierra Madre Municipal Code

Title 17 (Zoning) of the City's Municipal Code identifies land use categories, development standards, and other general provisions that ensure consistency between the City's General Plan and proposed development projects. The following is a description of the provisions of the City's Municipal Code that are applicable to the General Plan Update.

- **Chapter 17.20 (One-Family Residential Zone).** In order to maintain the historical, architectural and ecological integrity and quality of the existing single-family residential areas within the city, the following purposes are set forth: A) To encourage development that preserves the small town, mountainous flavor of this closely-knit foothill community; B) To encourage preservation of historical structures; C) To encourage architectural diversity while maintaining architectural accord with the character of the existing neighborhood; D) To promote design in accordance with recognized principles of architecture. Individual designs should reflect only one style of architecture, avoiding the mixture or combined use of several different ones. Classically defined styles would include Craftsman, Victorian, Tudor, Classic Box, Mediterranean, Board and Batten, California Ranch House, etc.; E) To promote consideration of one another's valley and mountain views; F) To ensure adequate light, air, privacy, and open space for each dwelling and in relation to adjacent dwellings; G) To encourage appropriate scale and size of new construction and reconstruction that is compatible with the existing neighborhood and surroundings.
- **Chapter 17.30 (Residential Canyon Zone).** The purposes of this chapter are to: A) Facilitate residential canyon preservation through single-family development standards as set forth in this chapter; B) Maintain the environmental equilibrium unique to the residential canyon consistent with the aesthetic of its rustic and historic character; and C) Establish dwelling size, lot coverage, building massing, and floor area ratios which are consistent with the smaller homes and lots in the canyon area.

5. Environmental Analysis

AESTHETICS

- **Chapter 17.35 (Voter's Empowerment).** The purpose of this chapter, also known as the Sierra Madre Voters' Empowerment Ordinance, is to require all new construction in the downtown area to be a maximum of two stories, 30 feet in high, and 13 net dwelling units per acre.
- **Section 17.36.040 (Downtown Design Criteria).** Outlines the design criteria that are required to be applied to all development within the commercial zone within the downtown area of the city. Downtown design standards included standards for architectural style and character, building materials, landscaping, signs, and other general provisions.
- **Chapters 17.48 (Development Standards).** This chapter outlines applicable development standards (e.g., development densities and intensities, building heights, landscaping, setbacks) for all zoning designations.
- **Chapter 17.52 (Hillside Management Zone).** The purposes of this chapter are to: A) Protect the natural environment of hillside areas from change by preserving and protecting the views to and from hillside areas in the city to maintain the identity, image and environmental quality of the city; B) Maintain an environmental equilibrium consistent with the native vegetation, animal life, geology, slopes, and drainage patterns; C) Facilitate hillside preservation through the development standards and guidelines set forth in this chapter; to direct and encourage development that is sensitive to the unique characteristics of the hillside areas in the city, which include, but are not limited to, slopes, land forms, vegetation and scenic quality; accordingly, innovation in the design of buildings and structures is encouraged so long as the result preserves hillside areas and is consistent with this chapter and with the General Plan; D) Ensure that development in the hillside areas is located so as to result in the least environmental impact; E) Ensure that all hillside development is designed to fit the existing land form; F) Preserve significant natural features of hillside areas, including swales, canyons, knolls, ridgelines, and rock outcrops. Development may necessarily affect natural features; therefore, a major design criterion for all hillside development shall be the minimization of impacts on such natural features; G) Provide safe ingress and egress for vehicular and pedestrian traffic to and within hillside areas, with minimal disturbance of natural features; H) Correlate intensity of development to steepness of terrain to minimize grading, removal of natural vegetation; and to prevent the creation of land instability or fire hazards; I) Provide, in hillside areas, alternative approaches to conventional flat-land development practices by achieving land use patterns and intensities that are consistent with the natural features of hillside areas.
- **Chapter 17.72 (Signs).** This chapter provides standards for signs to safeguard life, health, property, safety and public welfare, while encouraging creativity, variety, compatibility and enhancement of the city's visual image. Sign standards include requirements for but not limited to type, lighting, and location.

5. Environmental Analysis

AESTHETICS

Specific Plans

The city has three overlay zones in the form of specific plans; the specific plans function as the regulating zoning document for the properties associated with the specific plans. The first is the Senior Housing Specific Plan, adopted by the City Council in July 2002, for the 46-unit Sierra Vista Senior Housing development at 70 Esperanza Avenue. The second specific plan is The Kensington (Assisted Living Facility) Specific Plan, which was adopted by the City Council in July 2012 for the development of an assisted living facility at the property on the northwest corner of the Sierra Madre Boulevard/North Hermosa Avenue intersection. The third specific plan is The British Home (Assisted Living Facility) Specific Plan, which was adopted by the City Council in February 2013 for the expansion of an assisted living facility on a property situated midblock between Ramona Avenue and Manzanita Avenue, east of Michillinda Avenue and west of Sunnyside Avenue.

Stonegate Residential Design Guidelines

In July 2010, the City adopted the Stonegate Design Guidelines for the residential subdivision known as Stonegate (formerly One Carter Avenue), which provides design guidance for residential development lots within Stonegate. Specifically, the design guidelines address the design and development issues associated with site planning, building architecture, and landscape architecture. All residential lots within Stonegate are subject to the Stonegate Design Guidelines. As part of the hillside development permit review, each residential development within Stonegate is required to be reviewed by the City's Planning Commission to ensure that it complies with the design guidelines and other regulations.

5.1.1.2 VISUAL SETTING

Character and Land use

The city of Sierra Madre encompasses 1,882 acres (2.94 square miles). Sierra Madre is a bedroom community, comprised primarily of single-family residential neighborhoods. The city's eclectic architecture and a quaint downtown consisting of one- and two-story commercial buildings contribute to its "village center" character. Although located within the larger Los Angeles metropolitan area, there are no freeways within Sierra Madre's limits. The nearest major transportation corridor to the city is Interstate 210 (I-210), which runs in an east-west direction through the city of Arcadia approximately one-half mile south of the Sierra Madre limits.

There are three distinct geographic patterns/areas in the city—the foothill slope, canyon (known as the Sierra Madre Canyon or The Canyon), and hillside. Two-thirds of the city is within the foothill slope area, which is the "developable" area of the city and is largely developed. Land uses in the city can be seen as organized along/within these three geographic patterns/areas. As shown in Figure 3-3, *Existing Land Uses*, the predominant land use in the city is residential, consisting of low, medium, and medium-high density residential. The majority of low- and medium-density residential occurs in the foothill slope area; however, there is some low- and medium-density residential within the canyon and along the hillside areas. The majority of the medium-high density residential is located around the downtown area near Baldwin Avenue, Sierra Madre Boulevard, and adjacent streets.

5. Environmental Analysis

AESTHETICS

The canyon area, which extends from North Mount Wilson Trail to the upper eastern reaches of Sturtevant Drive, has its own unique architectural style. This area is more rural and rustic in character, and primarily residential and recreational. While there are some residential uses, the hillside area also contains most of the city's open space, including approximately 120 of the 1,100 acres of Bailey Canyon Wilderness Park, which is owned by the County of Los Angeles but operated by the City.

Other land uses in the city include commercial, light manufacturing, mixed use, institutional, civic uses, public schools, and open space and parks. As shown in Figure 3-3, the majority of the institutional/civic/park uses, as well as the city's open space areas, occur north of Sierra Madre Boulevard. Open space is the most prominent nonresidential land use, with institutional uses making up the third largest area of land (see Figure 3-3). Institutional uses are generally mixed within the residential and commercial areas. Most institutional uses are older and well established in the city. All of the city's commercial uses (e.g., retail, professional office, and neighborhood services) are in the downtown area of the city, concentrated along Sierra Madre Boulevard, Baldwin Avenue, and adjacent smaller streets (see Figure 3-3). There are a few mixed-use parcels consisting of both residential and commercial uses in and around the city's downtown area, mostly on Sierra Madre Boulevard and Baldwin Avenue. There is also an older well-established light manufacturing area in the city along East Montecito Avenue, which includes a mix of single-family residences; warehouses, office spaces, artist studios, and one complex of live-work condominiums.

Visual and Scenic Resources

Sierra Madre is known for its scenic backdrop of the southern foothills of the rugged San Gabriel Mountains, with elevations ranging from 1,000 to 2,100 feet above mean sea level. Generally, the terrain north of the foothills within the city's boundary is very steep and rugged, while the terrain to the south is gently sloping. The foothills possess a high degree of aesthetic value with the hillsides and ridgelines being the most prominent visual features. Additionally, other significant features of the natural vegetation and topography, such as swales, knolls and rock outcroppings, contribute to the aesthetic quality of the foothills. Views of these features are afforded from various view points throughout the city and outside the city's boundaries. Native oak and other native and ornamental trees are dominant features of Sierra Madre's landscape, which includes tree-lined streets, public and private spaces and properties, and parks and open space. The city's abundance of trees significantly enhances the visual quality of the community and promotes a welcoming environment. The Sierra Madre Canyon should also be noted for the unique infrastructure that is character-defining to the area including the rock walls, narrow winding roads, dam and wash, and other "non-suburban" features that distinguish this area and are important visual and scenic attributes.

While there is no dominant architectural style in Sierra Madre, residents are easily able to discern structures that embody the city's long history of architectural eclecticism. Architectural diversity has thus become Sierra Madre's distinguishing visual feature, adding to the unique feel of the city, especially noticeable in its downtown area. The downtown area, which begins east of Lima Street and continues east to the east side of Baldwin Avenue and from south of Mariposa Avenue up Baldwin Avenue to Highland Avenue, can be described as a "village center", characterized by one- and two-story commercial buildings with small storefronts housing specialty retail stores, restaurants, commercial and professional offices, medical offices, service businesses, institutional and non-profit facilities. Among the unique structures in downtown are the

5. Environmental Analysis

AESTHETICS

Sierra Madre Playhouse, an active live-stage theater; the Old City Hall, which was vacated by the City in 1977 and has been adaptively reused as offices as well as a single suite bed and breakfast inn called the Jailhouse Inn; the former Hotel Shirley, which has been restored as offices, shops, and residences located on the second level; and the Renaissance Plaza which is now maintained as retail businesses, offices, and residences located on the second level, in a courtyard setting.

The following are notable landmarks in Sierra Madre that are considered unique visual and scenic resources. They provide functional and visual points of reference in the city and can easily be identified.

- Kersting Court with its old school bell tower and pepper trees
- The Hotel Shirley façade
- The cannon and band shell in Memorial Park
- Saint Rita's Catholic Church
- Sierra Madre Congregational Church
- Old North Church
- Villa del Sol d'Oro at Alverno High School
- The Wistaria Vine on Hermosa Avenue
- The Pinney House on Lima Street
- Sierra Madre Elementary School
- Sierra Madre Library
- The Passionist Fathers Mater Dolorosa Retreat Center
- Sierra Madre Canyon Dam
- Mount Wilson Trailhead
- Bailey Canyon Trailhead
- Richardson House and Lizzie's Trail Inn at Mount Wilson Trailhead
- The Sierra Madre Pool
- The Pioneers' Cemetery
- Heasley Field
- The scenic backdrop created by the San Gabriel Mountains

Landform and Topography

The city is located within the boundaries of two geomorphic provinces. The southern urbanized area is within the Peninsular Ranges Geomorphic Province and the northern foothill area is within the Transverse Ranges Geomorphic Province. The city's topography is characterized by broad, gentle foothill slopes within the southern portions of the city and steep hillsides and ridgeline-canyon terrain along the northern portions adjacent to the San Gabriel Mountains of the Angeles National Forest. The northern portion of the city is situated in an area where the alluvial plain meets the southern foothills of the San Gabriel Mountains. The majority of Sierra Madre's urban development is located within the gentler sloping foothill areas of the city.

5. Environmental Analysis

AESTHETICS

Elevations in the city range from a high of 1,500 feet to a low of 600 feet. The terrain of the city is gently sloping with a consistent downgrade slope of 7.5 percent. The hillside portions of the San Gabriel Mountains within the city's northern boundary consist of south draining canyons, swales, mountainous terrain, ridgelines, knolls, foothills, rock outcroppings, wildlife habitat, and a wide range of native and non-native vegetation.

Scenic Vistas and Corridors

Sierra Madre's scenic vistas and corridors strongly contribute to defining the city's image and identity as they are a means by which residents and visitor experience the city. Scenic vistas and features include gently sloping alluvial fans, rugged mountains and steep slopes, mountain peaks and ridges, rounded hills with boulder outcrops and natural open space. Sierra Madre residents are uniquely positioned to access these scenic vistas and natural open space resources in the Angeles National Forest to the north of and abutting the city. Because the city is situated at the base (southern foothills) of the rugged San Gabriel Mountains of the Angeles National Forest, residents are also in a prime location for accessing views of the foothills. Along the base of these foothills lies two of the city's park and recreation amenities, Bailey Canyon Wilderness Park and Mount Wilson Trail, which along with offering recreational opportunities, residents are afforded major scenic vistas of the city and the region from these parks.

According to the California Scenic Highway Program, a scenic corridor is the land generally adjacent to and visible from the highway. A scenic corridor is identified using a motorist's line of vision (*Streets and Highway Code Section 260*, Caltrans). Although there are no officially designated or eligible state scenic highways or corridors in the City (Caltrans 2014a and 2014b), a few city streets play a major role in connecting the city's urbanized areas to scenic vistas in the wilderness areas of the San Gabriel Mountains. These include Mountain Trail, Auburn Avenue, Grove Street and Santa Anita Avenue.

Light and Glare

Sources of light and glare exist within the confines of the city, including building lighting (interior and exterior) and materials (e.g., glass, reflective materials), street lighting, security lighting, sign illumination, and parking-area lighting. These sources are mostly associated with the residential, commercial, and light manufacturing uses located throughout the city. Other sources of nighttime light and glare include vehicular traffic along surrounding roadways. Additionally, a significant amount of ambient lighting comes from surrounding communities and roadways.

5.1.2 Thresholds of Significance

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project would:

- AE-1 Have a substantial adverse effect on a scenic vista.
- AE-2 Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.

5. Environmental Analysis

AESTHETICS

- AE-3 Substantially degrade the existing visual character or quality of the site and its surroundings.
- AE-4 Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

5.1.3 Relevant General Plan Policies and Implementation Program Measures

The following are relevant policies and implementation measures of the Sierra Madre General Plan Update and Implementation Program, respectively, which are designed to reduce the potential impacts on aesthetics (scenic vistas and resources, visual character and quality, and light and glare) from implementation of the General Plan Update.

General Plan Update Policies

Land Use Element

- **Policy L1.5:** Encourage preservation, refurbishment, and adaptive reuse of existing housing stock.
- **Policy 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.
- **Policy L6.2:** Ensure that any new or expanded structures in residential neighborhoods do not unreasonably obstruct significant mountain or basin views.
- **Policy L7.3:** Limit the height of new buildings to reflect the prevailing height patterns on the street and within the Sierra Madre community.
- **Policy L7.4:** Encourage new residential development to be compatible with and complement existing structures including the following:
 - Maintenance of front, side, and rear yard setbacks.
 - 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.
 - Minimize paving in the front yard as necessary to accommodate driveways and pedestrian walkways.
 - Require that covered parking be provided.
 - Prohibit required parking from being located in the front yard setback except in the Residential Canyon Zone.
- **Policy L7.6:** Consider implementing a design review process.
- **Policy 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.

5. Environmental Analysis

AESTHETICS

- **Policy L10.4:** Maintain development standards and minimum lot sizes which result in development with dimensions, quality, and aesthetics consistent with existing developments.
- **Policy L10.6:** Undertake to develop guidelines which encourage the use of materials which are characteristic of existing development in the Canyon area.
- **Policy L10.7:** Require the conservation of natural elements such as large rocks, plants and trees.
- **Policy L12.2:** Provide a program for educating property owners regarding methods of maintenance and upkeep of their property.
- **Policy L16.3:** Establish performance standards for public safety to address the upkeep and maintenance of sites under construction.
- **Policy 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.
- **Policy L17.5:** Require that exterior lighting be directed away from adjacent properties and the night sky.
- **Policy 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.
- **Policy L20.1:** Require that new residential development be compatible with and complement existing structures on the block:
 - Maintain existing front yard setbacks on the block;
 - Use compatible building materials, colors, and forms;
 - Minimize front yard paving and prohibit front yard parking.
- **Policy L20.4:** Require that second residential structures added to properties with an existing residential structure be compatible in design.
- **Policy L20.5:** Require that the front elevation of a property developed with two units maintains the appearance of a single-family structure.
- **Policy 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.
- **Policy L24.1:** Require that new residential development be compatible with and complement existing structures on the block:
 - Maintain existing front yard setbacks on the block;

5. Environmental Analysis

AESTHETICS

- Use compatible building materials, colors, and forms;
- Minimize front yard paving and prohibit front yard parking.
- **Policy 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.
- **Policy L32.1:** Allow the reconstruction of existing non-conforming structures which must be replaced due to deterioration or hazard (fire and earthquake).
- **Policy L33.4:** Encourage the use of architectural design elements such as showcase windows, cornices, and columns to provide interest along the sidewalk.
- **Policy 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.
- **Policy 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.
- **Policy 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.
- **Policy 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.
- **Policy L34.1:** Encourage the enhancement of rear entrances to existing businesses.
- **Policy L37.9:** Encourage the addition of street trees to make the area less industrial and more attractive.
- **Policy L40.1:** Limit height of new construction in the central core area to a maximum of two stories and 30 feet.
- **Policy L49.1:** Encourage restoration of original building facades, and adaptive reuse of existing buildings through educational programs and economic incentives such as reduced permit fees and parking requirements.
- **Policy L49.3:** Maintain pedestrian-level street lighting in the downtown district to enhance the nighttime dining and shopping experience, and consider installation of the same on East Montecito Avenue in accordance with dark sky guidelines.

5. Environmental Analysis

AESTHETICS

- **Policy L49.8:** Improve the aesthetic qualities of the public parking lots by adding color plantings and encouraging improvements to rear facades of buildings.
- **Policy L49.9:** Encourage the addition of street trees to make the area less industrial and more attractive.

Resource Management Element

- **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 offsite or upward into the sky.
- **Policy R6.2:** Discourage continuous all-night exterior lighting and encourage motion-sensored lighting.
- **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.
- **Policy R7.1:** The City shall use the lowest wattage of lamp that is feasible and encourage the public to do the same.
- **Policy R7.2:** The City shall, whenever possible, turn off the lights or use motion sensor controlled lighting and encourage the public to do the same.
- **Policy R7.3:** Investigate the possibility of having businesses turn off lights when they are closed.
- **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."
- **Policy R8.2:** Lighting in and near residential areas shall be minimal and shielded to prevent nuisance glare.
- **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.
- **Policy R8.4:** Provide adequate illumination of all streets, alleys, and public areas.
- **Policy R9.1:** Provide pamphlets from organizations dedicated to the preservation of the night sky.

5. Environmental Analysis

AESTHETICS

Implementation Program Measures

Land Use Implementation Program

- **Measure IM-45:** The City shall amend the C (Commercial) Zoning Ordinance as necessary to require windows and doorways along the street, front elevations designed to mimic individual storefronts, landscaping designed for form and function, and incorporation of signage into overall building design.
- **Measure IM-9:** The City shall establish a pre-application process to require neighbor notification and appeal opportunities with respect to any new construction and additions that exceeds one story in height or significantly increases the volume and/or footprint of the structure.
- **Measure IM-10:** The City shall establish guidelines to minimize direct lines-of-sight between neighboring homes and backyards and encourage preservation of mountain or basin views as they relate to new or expanded structures.
- **Measure IM-30:** The City shall continue to enforce the Hillside Management Zone Ordinance, and amend as necessary to protect the views to and from hillside areas to maintain the image and identity of the City as a village of the foothills.
- **Measure IM-6:** The City shall amend the Zoning Code as necessary to require that the expansion of existing uses is reflective of and complements the overall pattern of development without changing the existing character of development.

Hillside Preservation Implementation Program

- **Measure IM-1:** The City shall continue to enforce the Hillside Zone Ordinance and other ordinances that seek to protect the hillside areas.

5.1.4 Environmental Impacts

Methodology

The assessment of aesthetics and aesthetic impacts is subjective by nature. Aesthetics generally refer to the identification of visual resources and the quality of what can be seen, as well as an overall visual perception of the environment. The assessment requires the application of a process that objectively identifies the visual features of the existing environment and their importance. The characterization of aesthetics involves establishing the existing visual characteristics—including visual resources and scenic vistas—unique to Sierra Madre. Visual resources are determined by identifying existing landforms (e.g., topography and grading), views (e.g., scenic resources such as natural features or urban characteristics), viewing points/locations, and light and glare (e.g., nighttime illumination). Changes to the existing aesthetic environment from implementation of the General Plan Update are identified and qualitatively evaluated based on the proposed modifications to the existing setting and the viewers' sensitivity. It should be noted, however, that there are no locally designated or defined standards or methodologies for the assessment of aesthetic impacts.

5. Environmental Analysis

AESTHETICS

Impact Analysis

The following impact analysis addresses thresholds of significance for which the Notice of Preparation (see Appendix A) disclosed potentially significant impacts. The applicable thresholds are identified in brackets after the impact statement.

For the impact analysis of all thresholds below, it should be noted that the large infill opportunity site shown in Figure 3-5, *Infill Opportunity Sites*, just north of Carter Avenue, which is associated with the residential subdivision known as Stonegate, is an approved development project and was analyzed under separate environmental documentation in accordance with CEQA. The impact on aesthetics (scenic vistas and resources, visual character and quality, and light and glare) resulting from Stonegate were addressed and mitigated for in that environmental documentation. Also, in addition to the provisions of Title 17 (Zoning) of the City's Municipal Code and the Hillside Management zone regulations (Chapter 17.52 of the City's Municipal Code), which requires that each residential development within Stonegate obtain approval of a hillside development permit, all residential lots within Stonegate are subject to the Stonegate Design Guidelines, which provide design guidance for residential development within Stonegate. . As part of the hillside development permit review, each residential development is required to be reviewed by the City's Planning Commission to ensure that it complies with the Stonegate Design Guidelines, as well as other development regulations.

For the purpose of the following analysis, it is also important to note that, based on the requirements of CEQA, this analysis is based on a comparison to existing land uses and does not address the differences that would result from a comparison with the existing General Plan land use map, from which there is little variation when compared to the proposed General Plan land use map.

Furthermore, it is important to note that while the General Plan Update establishes City-wide policy level guidance, includes a revision to the current land use Map (see Figures 3-4, *Current Land Use Map*, and 3-6, *Proposed Land Use Map*), and modifies the development potential of certain parcels in the City (see Figure 3-5, *Infill Opportunity Sites*), it does not contain specific development project proposals. The General Plan Update is a regulatory document that sets forth the framework for future growth and development (e.g., infill development, redevelopment, and revitalization/restoration) in the City and does not directly result in development in and of itself. Before any development can occur in the City, all such development is required to be analyzed for conformance with the City's General Plan, zoning requirements, and other applicable local and state requirements; comply with the requirements of CEQA (e.g., preparation of site-specific environmental documentation in accordance with CEQA); and obtain all necessary approvals, clearances, and permits.

Impact 5.1-1: Implementation of the General Plan Update would not substantially alter or damage scenic vistas or resources in the City or along a state scenic highway. [Thresholds AE-1 and AE-2]

Impact Analysis: Preserving the city's scenic vistas and resources is a core aspect of maintaining Sierra Madre's character and physical setting. Topography, urban development, and city streets offer scenic views throughout the city, including to and from hillside areas of the San Gabriel Mountains. Scenic features and

5. Environmental Analysis

AESTHETICS

resources in and around the city that are afforded to City residents, workers, and visitors include gently sloping alluvial fans, rugged mountains and steep slopes, mountain peaks and ridges, rounded hills with boulder outcrops and natural open space associated with the rugged San Gabriel Mountains. Additionally, as noted above, there are a number of notable landmarks in Sierra Madre that are considered unique visual and scenic resources. Following is a discussion of the potential impacts on scenic vistas, resources, and highways as a result of implementation of the General Plan Update.

Scenic Vistas and Resources

Sierra Madre is an established, built-out community with just a handful of vacant parcels remaining. The General Plan Update would guide the growth and development (e.g., infill development, redevelopment, and revitalization/restoration) that could occur within the city's infill opportunity sites (Figure 3-5, *Infill Opportunity Sites*), which include mostly underutilized parcels in various areas of the city. The infill opportunity sites shown in Figure 3-5 mostly occur in the developable foothill areas of the city, with just a few sites shown in the hillside areas (shown in green in Figure 3-5). The majority of the development potential under the General Plan Update would concentrate on redevelopment efforts of underutilized parcels and the replacement or expansion of existing development mostly in the foothill areas of the city and not the hillside areas. Therefore, implementation of the General Plan Update would not introduce a substantial amount of new development that would damage or alter scenic vistas or resources in the city.

The existing scale and design of the city, as well as its land uses (both existing and those that would be accommodated by the General Plan Update), complement and do not deter from the backdrop scenery of the San Gabriel Mountains. The height of the San Gabriel Mountains also ensure that they will remain a scenic backdrop to surrounding communities without detriment from future development that would be accommodated by the General Plan Update. The General Plan Update land use map also designates the hillside areas as Natural Open Space (see Figure 3-6, *Proposed Land Use Map*), further preserving the hillsides as a scenic resource.

Additionally, the provisions of Chapter 17.52 (Hillside Management Zone) of the City's Municipal Code have and would continue to protect the natural environment of the city's hillside areas from change. For example, as outlined in Chapter 17.52, some of the purposes of this chapter include:

- Protect the natural environment of hillside areas from change by preserving and protecting the views to and from hillside areas in the city to maintain the identity, image and environmental quality of the city.
- Facilitate hillside preservation through the development standards and guidelines set forth in this chapter.
- Ensure that development in the hillside areas is located so as to result in the least environmental impact.
- Ensure that all hillside development is designed to fit the existing land form.
- Preserve significant natural features of hillside areas, including swales, canyons, knolls, ridgelines, and rock outcrops.

5. Environmental Analysis

AESTHETICS

- Correlate intensity of development to steepness of terrain to minimize grading, removal of natural vegetation.

Furthermore, future development and/or redevelopment activities under the General Plan Update would be controlled by the design standards and guidelines outlined in the Title 17 (Zoning) of the City's Municipal Code. For example, future development and/or redevelopment activities would be required to adhere to the design standards and guidelines (which include architectural design parameters) outlined for the respective zoning designation (e.g., Chapter 17.20 [One-Family Residential Zone], Chapter 17.36 [Commercial Zone]) of the property that would undergo development and/or redevelopment activity. Also, the standards outlined in Chapters 17.48 (Development Standards) regulate the placement of buildings and structures; the design of setback areas; and landscaping.

The City also understands the importance of Sierra Madre's viewsheds of the San Gabriel Mountains, the Bailey Canyon Wilderness Area, the historic Mount Wilson Trail and the San Gabriel Valley, which contribute to the quality of life for residents. Policies in the proposed General Plan Update and implementation measures of the Implementation Program give substantial consideration to the preservation of scenic vistas and resources. For example, various policies call for the retention of important natural features, preservation of views, and new development and landscaping that is sensitive to visual resources, which in turn help ensure the preservation of scenic vistas and resources in and around the city. Specific policies and implementation measures included in the General Plan Update and Implementation Plan, respectively, to protect scenic vistas and resources within the City include:

- **Land Use Element Policy L6.2:** Ensure that any new or expanded structures in residential neighborhoods do not unreasonably obstruct significant mountain or basin views.
- **Land Use Element Policy L10.7:** Require the conservation of natural elements such as large rocks, plants and trees.
- **Land Use Element Policy 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.
- **Land Use Element Policy 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.
- **Land Use Implementation Measure IM-10:** The City shall establish guidelines to minimize direct lines-of-sight between neighboring homes and backyards and encourage preservation of mountain or basin views as they relate to new or expanded structures.
- **Land Use Implementation Measure IM-30:** The City shall continue to enforce the Hillside Management Zone Ordinance, and amend as necessary to protect the views to and from hillside areas to maintain the image and identity of the City as a village of the foothills.

5. Environmental Analysis AESTHETICS

- **Hillside Preservation Implementation Measure IM-1:** The City shall continue to enforce the Hillside Zone Ordinance and other ordinances that seek to protect the hillside areas.

Implementation of these policies and implementation measures would have both direct and indirect beneficial effects for protecting the hillside areas of the city as a visual resource.

Adherence to the design standards and guidelines of the City's Municipal Code and implementation of the policies of the General Plan Update and implementation measures of the Implementation Program would ensure that future development that would be accommodated by the General Plan Update would be developed in a manner that would not cause significant impacts on scenic vistas or resources.

As also outlined in Chapter 3, *Project Description*, one of the goals of the General Plan Update is to protect and be responsible stewards of the neighboring San Gabriel Mountain foothill's wildlife, forest, open space, watershed and all other natural resources.

For these reasons, future development that would be accommodated by the General Plan Update, any land use changes proposed under the General Plan Update, and any new or updated policies of the General Plan Update are not anticipated to create a significant impact.

Scenic Highways

According to the California Scenic Highway Mapping System of the California Department of Transportation (Caltrans), there are no state-designated or eligible scenic highways in Sierra Madre (Caltrans 2014a and 2014b). However, although there are no officially designated or eligible state scenic highways or corridors in the city, a few city streets play a major role in connecting the city's urbanized areas to scenic vistas in the wilderness areas of the San Gabriel Mountains; these include Mountain Trail, Auburn Avenue, Grove Street, and Santa Anita Avenue.

As shown in Figure 3-5, *Infill Opportunity Sites*, with the exception of two parcels at the southern terminus of Auburn Avenue (northwest corner of the Auburn Avenue/Sierra Madre Intersection) and one parcel on the east side of Grove Street (just south of Fairview Avenue), no other infill opportunity sites were designated along Mountain Trail, Auburn Avenue, Grove Street, or Santa Anita Avenue. Existing views of the San Gabriel Mountains along these roadways would not be altered by future development on the infill opportunity site that would be accommodated by the General Plan Update. Specifically, future development that could occur on these infill opportunity sites would not obstruct views of the San Gabriel Mountains from motorists or passersby traveling north along Auburn Avenue and Grove Street, as development would occur on the west and east sides of these roadways and the viewshed of the San Gabriel Mountains is to the north along these roadways. Thereby, ensuring that these roadways will continue to connect the city's urbanized areas to scenic vistas of the wilderness areas of these mountains.

Additionally, the height of the San Gabriel Mountains also ensures that they will remain a scenic backdrop to Sierra Madre without detriment from future development that could occur on these infill opportunity sites. Furthermore, as noted above, the General Plan Update includes specific policies to protect scenic vistas and resources within the city.

5. Environmental Analysis

AESTHETICS

For these reasons, future development that would be accommodated by the General Plan Update, any land use changes proposed under the General Plan Update, and any new or updated policies of the General Plan Update are not anticipated to create a significant impact.

Impact 5.1-2: Implementation of the General Plan Update would alter the visual appearance of some portions of the City, but would not substantially degrade the existing visual character or quality of the City and its surroundings. [Threshold AE-3]

Impact Analysis: The General Plan Update is a comprehensive update of the City's goals and policies related to a wide spectrum of resources and issues. It also includes updates to the current land use map. Because the General Plan Update is not a "growth oriented" plan and Sierra Madre is almost entirely built out, new or revised policies, land use changes, and other components of the proposed General Plan Update are not anticipated to dramatically alter the character or visual quality of the community. No substantial changes in land use are proposed, as reflected in Figures 3-4, *Current Land Use Map*, and 3-6, *Proposed Land Use Map*. Policies that would affect the visual environment are generally aimed at capitalizing on existing opportunities for redevelopment with minimal changes to the existing land use patterns. Additionally, upon implementation of the General Plan Update, the visual appearance of the neighborhoods would remain largely unchanged, since few changes are proposed for those areas. Also, proposed land use designations would generally remain similar to existing land uses designations. For example, as shown in Figures 3-4 and 3-6, the majority of existing residential land uses in the city would remain residential.

With regards to future development activities that would be accommodated by the General Plan Update, the General Plan Update would guide the growth and development (e.g., infill development, redevelopment, and revitalization/restoration) that could occur within the city's infill opportunity sites (see Figure 3-5, *Infill Opportunity Sites*), which includes mostly underutilized parcels in various areas of the city. The infill opportunity sites shown in Figure 3-5 mostly occur in the developable foothill areas of the city, with just a few sites shown in the hillside areas (shown in green in Figure 3-5). The majority of the development potential under the General Plan Update would concentrate on redevelopment efforts of currently undeveloped or underutilized parcels and alteration or intensification of some existing land uses. Although the city is mostly developed, there are portions of the city (infill opportunity sites) that are envisioned to be developed or redeveloped with a different mix of uses and/or more intensive land uses under the General Plan Update (e.g., conversion of vacant parcels or underutilized areas into residential, commercial, office, industrial, and institutional). For example, greater allowable building intensity and the allowance of mixed uses on infill opportunity sites along the city's commercial corridors (which include Sierra Madre Boulevard and East Montecito Avenue), which currently feature single use commercial, manufacturing or residential, could result in a change in the visual character of the immediate area. However, the majority of the development potential of the General Plan Update would occur in areas of the city that are already developed; therefore, the proposed land use changes would not result in a substantial cumulative change or degradation of visual character in these areas.

Future development activities that would be accommodated by the General Plan Update would also be subject to the design standards and guidelines outlined in the Title 17 (Zoning) of the City's Municipal Code. All development activities would be required to adhere to the provisions of the City's Municipal Code, including the general development standards outlined in Chapter 17.48 (Development Standards) and Chapter 17.35

5. Environmental Analysis

AESTHETICS

(Voters Empowerment), the design standards outlined in Section 17.36.040 (Downtown Design Criteria), and the sign regulations outlined in Chapter 17.72 (Signs). These standards regulate the features of buildings and streets that affect the public realm and help guide the physical development of any development project within the city's boundaries. Additionally, each of the City's adopted specific plans— Senior Housing Specific Plan, Kensington Specific Plan, and British Home Specific Plan—outlines provisions (including building and site design standards and architectural and landscape design guidelines) that control the use and development of property within the respective specific plan boundary. Any future development or redevelopment activities that would occur within the boundaries of each of these specific plans would be required to adhere to those provisions. Adherence to the provisions of the City's Municipal Code and the aforementioned specific plans is ensured through the City's development review and building permit process.

The City also ensures that residential, commercial, and industrial properties are properly maintained through the provisions outlined in Chapter 8.16 (Site Nuisances) of the City's Municipal Code, which require the maintenance of such properties in a manner that furthers the stated goals of the City, including the promotion of aesthetic considerations and the protection of its citizens and their property.

Additionally, the City realizes the importance of the hillside resources and their visual quality and has established a Hillside Management Zone (Chapter 17.52 of the City's Municipal Code), which affects approximately 610 acres of the City's hillsides. For example, as outlined in Chapter 17.52, some of the purposes of this chapter include:

- Protect the natural environment of hillside areas from change by preserving and protecting the views to and from hillside areas in the city to maintain the identity, image and environmental quality of the city.
- Facilitate hillside preservation through the development standards and guidelines set forth in this chapter.
- Ensure that development in the hillside areas is located so as to result in the least environmental impact.
- Ensure that all hillside development is designed to fit the existing land form.
- Preserve significant natural features of hillside areas, including swales, canyons, knolls, ridgelines, and rock outcrops.
- Correlate intensity of development to steepness of terrain to minimize grading, removal of natural vegetation.

The City also understands the importance of Sierra Madre's viewsheds of the San Gabriel Mountains, the Bailey Canyon Wilderness Area, the historic Mount Wilson Trail and the San Gabriel Valley, which contribute to the quality of life for residents, as reflected in many of the General Plan Update policies.

The General Plan Update objectives also ensure that development is compatible in its design and scale with its neighborhood (Objective L7), achieve long-term preservation of significant architectural and historical landmarks and districts (Objective L40), and improve the aesthetics, safety, and usability of the public realm within the downtown area (Objective L49). Additionally, following are some of the policies of the General

5. Environmental Analysis

AESTHETICS

Plan Update and implementation measures of the Implementation Program that would help reduce aesthetic impacts (including visual impacts to natural topography and manmade scenic resources) of future development that would be accommodated by the General Plan Update (refer to Section 5.1.3, *Relevant General Plan Policies and Implementation Program Measures*, for a complete list of applicable policies and implementation measures):

- **Land Use Element Policy 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.
- **Land Use Element Policy L6.2:** Ensure that any new or expanded structures in residential neighborhoods do not unreasonably obstruct significant mountain or basin views.
- **Land Use Element Policy L7.3:** Limit the height of new buildings to reflect the prevailing height patterns on the street and within the Sierra Madre community.
- **Land Use Element Policy 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.
- **Land Use Element Policy 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.
- **Land Use Element Policy 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.
- **Land Use Element Policy L33.4:** Encourage the use of architectural design elements such as showcase windows, cornices, and columns to provide interest along the sidewalk.
- **Land Use Element Policy 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.
- **Land Use Element Policy L37.9:** Encourage the addition of street trees to make the area less industrial and more attractive.
- **Land Use Implementation Measure IM-45:** The City shall amend the C (Commercial) Zoning Ordinance as necessary to require windows and doorways along the street, front elevations designed to mimic individual storefronts, landscaping designed for form and function, and incorporation of signage into overall building design.

5. Environmental Analysis

AESTHETICS

- **Land Use Implementation Measure IM-9:** The City shall establish a pre-application process to require neighbor notification and appeal opportunities with respect to any new construction and additions that exceeds one story in height or significantly increases the volume and/or footprint of the structure.
- **Land Use Implementation Measure IM-6:** The City shall amend the Zoning Code as necessary to require that the expansion of existing uses is reflective of and complements the overall pattern of development without changing the existing character of development.

Implementation of these policies and implementation measures would have both direct and indirect beneficial effects for protecting the visual quality and character of hillside and other areas of the city, as well as visual resources throughout.

Furthermore, the fundamental principle behind the land use policies of the General Plan Update is to maintain the existing low-density village character of Sierra Madre in the same urban development pattern that exists today. As also outlined in Chapter 3, *Project Description*, one of the key vision and guiding principles of the General Plan Update is to preserve and sustain Sierra Madre's distinctive character as a historic small town nestled in the foothills, but within a major metropolitan area. Another objective is to ensure that development is done in harmony with its neighborhood, while maintaining the character of the town.

Adherence to the design standards and guidelines of the City's Municipal Code and implementation of the policies of the General Plan Update and implementation measures of the Implementation Program would ensure that future development that would be accommodated by the General Plan Update would not substantially degrade the visual character or quality of the city or its surroundings.

For these reasons, future development that would be accommodated by the General Plan Update, any land use changes proposed under the General Plan Update, and any new or updated policies of the General Plan Update are not anticipated to create a significant impact.

Implementation of the General Plan Update would not lead to the creation of a new source of substantial light or glare that would adversely affect day or nighttime views in the area

Impact 5.1-3: Implementation of the General Plan Update would not lead to the creation of a new source of substantial light or glare that would adversely affect day or nighttime views in the area. [Threshold AE-4]

Impact Analysis: Sources of light and glare exist within the confines of the city, including building lighting (interior and exterior) and materials (e.g., glass, reflective materials), security, sign illumination, and parking-area lighting. These sources are mostly associated with the residential, commercial, and light manufacturing uses located throughout the city. Other sources of nighttime light and glare include street lights (although these are limited to mostly the downtown area of the city) and vehicular traffic along surrounding roadways. Additionally, a significant amount of ambient lighting from surrounding communities and roadways also exists.

5. Environmental Analysis

AESTHETICS

As noted above, the majority of the development and redevelopment potential of the General Plan Update would occur in areas of the city that are already developed or designated for development, with most of the development potential proposed under the General Plan Update occurring on the infill opportunity sites shown in Figure 3-5, *Infill Opportunity Sites*. Future development activities on the opportunity sites and others throughout the city would generate new sources of light and glare that could affect day or nighttime views in the city and surrounding communities. Sources of light and glare from new development or redevelopment would include lighting needed to provide nighttime building illumination, security lighting, nighttime traffic, sign illumination, and lighting associated with construction activities and potential glare from building and site improvement materials.

Daytime Glare

New or greater allowable building intensity in developed areas of the city and the allowance of residential, commercial, and industrial uses in these areas could result in greater surface areas of buildings, parking lots, and other flat surfaces that are reflective and create glare. However, because the City and surrounding area are largely developed, the daytime glare associated with improvements and structures of future development that would be accommodated by the General Plan Update would not substantially increase glare within the city or its surroundings.

Additionally, the architectural treatments of the buildings associated with future development that would be accommodated by the General Plan Update would generally include style-appropriate architectural building materials and treatments (e.g., stucco and plaster exteriors, brick and stone finishes, and tile roofs) that are not reflective in nature and would therefore, not create substantial day or nighttime glare. Windows that would be installed in future residential, commercial, and industrial structures could potentially increase sources of glare, as they would reflect sunlight during certain times of the day. In addition, vehicles parked on future development sites would increase the potential for reflected sunlight during certain times of the day. However, glare from these sources is typical of others areas of the city and would not increase beyond what is expected for an urban area. Therefore, daytime glare from architectural treatments and building materials is not anticipated to create a significant impact.

For these reasons, future development that would be accommodated by the General Plan Update, any land use changes proposed under the General Plan Update, and any new or updated policies of the General Plan Update are not anticipated to create a significant impact.

Nighttime Lighting and Glare

Sierra Madre is generally built out and is anticipated to grow primarily by way of increased development intensities and a different mix of uses allowed in certain areas of the city, specifically on the infill opportunity sites shown in Figure 3-5, *Infill Opportunity Sites*. Because the city and surrounding area are largely developed, the lighting associated with improvements and structures of future development that would be accommodated by the General Plan Update would not substantially increase nighttime lighting and glare in Sierra Madre or its surroundings. Development activities on the infill opportunity sites are not anticipated to generate more nighttime lighting or glare than that which is already present on or near these sites.

5. Environmental Analysis

AESTHETICS

As noted above, the large infill opportunity site shown in Figure 3-5 just north of Carter Avenue, which is associated with the residential subdivision known as Stonegate, is an approved development project and was analyzed under separate environmental documentation in accordance with CEQA. The light and glare impacts associated with Stonegate were addressed and mitigated for in that environmental documentation. Also, in addition to the provisions of Title 17 (Zoning) of the City's Municipal Code and the Hillside Management Zone regulations (Chapter 17.52 of the City's Municipal Code), which requires that each residential development within Stonegate obtain approval of a hillside development permit, all residential lots within Stonegate are subject to the Stonegate Design Guidelines, which provide design guidance for residential development within Stonegate. As part of the hillside development permit review, each residential development is required to be reviewed by the City's Planning Commission to ensure that it complies with the design guidelines.

Future development that would be accommodated under the General Plan Update would also be required to adhere to the provisions of Title 17(Zoning) of the City's Municipal Code, including the lighting provisions outlined in Section 17.28.250 (Lighting) of Chapter 17.28 (Multiple Family Residential Zone) and Section 17.36.160 (Lighting) of Chapter 17.36 (Commercial Zone). As outlined in Sections 17.28.250 and 17.36.160, all lighting of the building, landscaping, parking lot or similar facilities is required to be shielded and directed away from adjoining properties. Additionally, Chapter 17.72 (Signs) of the City's Municipal Code establishes development standards for signs within the City including requirements for type, lighting and location. For example, as outlined in Section 17.72.105 (Creative Signs), signs are required to be located and designed not to cause light and glare impacts on surrounding uses, especially residential uses. Compliance with these provisions of the City's Municipal Code would be ensured through the City's development review and building permit process.

Furthermore, all future development projects that would be accommodated by the General Plan Update would be required to comply with California's Building Energy Efficiency Standards for Residential and Nonresidential Buildings, Title 24, Part 6, of the California Code of Regulations, which outlines mandatory provisions for lighting control devices and luminaires. For example, future lighting sources would be required to be installed in accordance with the provisions of Section 110.9 (Mandatory Requirements for Lighting Control Devices and Systems, Ballasts, and Luminaires) of the California Building Energy Efficiency Standards for Residential and Nonresidential Buildings. Compliance these provisions would be ensured through the City's development review and building permit process.

Additionally, the General Plan Update contains policies, respectively, designed to minimize light and glare impacts from new development projects and help ensure the city's protection and enjoyment of the dark sky environment. Specific policies provided in the General Plan Update include:

- **Land Use Element Policy L17.5:** Require that exterior lighting be directed away from adjacent properties and the night sky.
- **Land Use Element Policy L49.3:** Maintain pedestrian-level street lighting in the downtown district to enhance the nighttime dining and shopping experience, and consider installation of the same on East Montecito Avenue in accordance with dark sky guidelines.

5. Environmental Analysis

AESTHETICS

- **Resource Management Element 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 offsite or upward into the sky.
- **Resource Management Element Policy R6.2:** Discourage continuous all-night exterior lighting and encourage motion-sensored lighting.
- **Resource Management Element 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.
- **Resource Management Element Policy R7.1:** The City shall use the lowest wattage of lamp that is feasible and encourage the public to do the same.
- **Resource Management Element Policy R7.2:** The City shall, whenever possible, turn off the lights or use motion sensor controlled lighting and encourage the public to do the same.
- **Resource Management Element Policy R7.3:** Investigate the possibility of having businesses turn off lights when they are closed.
- **Resource Management Element 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."
- **Resource Management Element Policy R8.2:** Lighting in and near residential areas shall be minimal and shielded to prevent nuisance glare.
- **Resource Management Element 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.
- **Resource Management Element Policy R9.1:** Provide pamphlets from organizations dedicated to the preservation of the night sky.

Adherence to the City's provisions and other existing regulations and implementation of the policies of the General Plan Update would ensure that nighttime light and glare from future development that would be accommodated by the General Plan Update would be minimized.

For these reasons, future development that would be accommodated by the General Plan Update, any land use changes proposed under the General Plan Update, and any new or updated policies of the General Plan Update are not anticipated to create a significant impact.

5. Environmental Analysis

AESTHETICS

5.1.5 Existing Regulations

State

- California's Building Energy Efficiency Standards for Residential and Nonresidential Buildings, Title 24, Part 6, of the California Code of Regulations

Local

City of Sierra Madre Municipal Code

- Chapters 17.20 (One-Family Residential Zone), 17.30 (Residential Canyon Zone), 17.35 (Voter's Empowerment), 17.48 (Development Standards), 17.52 (Hillside Management Zone), 17.72 (Signs)
- Section 17.36.040 (Downtown Design Criteria)

Specific Plans and Design Guidelines

- Senior Housing Specific Plan
- The Kensington (Assisted Living Facility) Specific Plan
- The British Home (Assisted Living Facility) Specific Plan
- Stonegate Design Guidelines

5.1.6 Level of Significance Before Mitigation

Upon compliance with the regulatory requirements and implementation of the General Plan Update policies and Implementation Program measures, the following impacts would be less than significant: 5.1-1, 5.1-2, and 5.1-3.

5.1.7 Mitigation Measures

No significant adverse impacts were identified and no mitigation measures are necessary.

5.1.8 Level of Significance After Mitigation

No significant adverse impacts were identified relating to aesthetics and light and glare.

5.1.9 References

California Department of Transportation (Caltrans), Division of Design. 2014a. California Scenic Highway Mapping System. http://www.dot.ca.gov/hq/LandArch/scenic_highways/.

———. 2014b. Officially Designated State Scenic Highways. <http://www.dot.ca.gov/hq/LandArch/scenic/schwy.htm>.

5. Environmental Analysis

AESTHETICS

This page intentionally left blank.