

Development Services Department  
City of Sierra Madre  
232 W. Sierra Madre Blvd.  
Sierra Madre, CA 91024



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## ***NOTICE OF PUBLIC HEARING***

### **City of Sierra Madre PUBLIC HEARING NOTICE**

**To:** Property Owners within a 300-foot radius  
**From:** The City of Sierra Madre  
**Subject:** **DESIGN REVIEW PERMIT 25-02**  
**Applicant:** **NUWI Sierra Madre, LLC**  
**Project Location:** 700 North Sunnyside Avenue, in the City of Sierra Madre, County of Los Angeles, State of California

The City of Sierra Madre gives notice, pursuant to State of California law, that the Planning Commission will conduct a public hearing to consider **Design Review Permit 25-02**, an implementation of The Meadows at Bailey Canyon Specific Plan for the entitlement to construct 42 detached single-family dwellings, 6 parcels of maintained landscaping, and one city public park.

#### **DATE AND TIME OF HEARING**

City of Sierra Madre  
Planning Commission Meeting  
**Thursday, January 15, 2026**  
(Hearing begins at 5:30 p.m.)

#### **PLACE OF HEARING**

City of Sierra Madre  
City Council Chambers  
232 West Sierra Madre Blvd.  
Sierra Madre, California

All interested persons may submit public comments by 3:00 PM to [PublicComment@cityofsierramadre.com](mailto:PublicComment@cityofsierramadre.com) or participate in person.

**ENVIRONMENTAL DETERMINATION:** On September 27, 2022, pursuant to 14 Cal. Code of Regulations (CCR) Section 15090, the City Council certified that the Meadows at Bailey Canyon Specific Plan Final Environmental Report (Final EIR) was completed in compliance with CEQA. Pursuant to Public Resources Code Section 21081(a) and 14 CCR Section 15091(a), findings, accompanying mitigation measures, and a Mitigation Monitoring Program were also approved and adopted by the City. State law requires the preparation of an EIR for projects that have the potential for environmental impacts. Public Resources Code Section 21002 requires that an EIR identify the significant effects of a project on the environment and provide measures or alternatives that can mitigate or avoid these effects. The EIR evaluates the environmental effects associated with the development of the project and discusses the manner in which the project's significant effects can be reduced or avoided through the implementation of mitigation measures or feasible alternatives to the proposed project. Design Review Permit 25-02 is a project that is consistent with and implements the Meadows at Bailey Canyon Specific Plan. Pursuant to 14 CCR Section 15182, projects consistent with an adopted specific plan are exempt from CEQA.

**APPEAL:** The decision of the Planning Commission is subject to a 10-business-day appeal to the City Council. If in the future anyone wishes to challenge the decision of the Planning Commission in court, one may be limited to raising the issues that were raised or presented in written correspondence delivered to the Planning Commission at, or before, the scheduled public hearing. For further information on this subject, please contact the Planning and Community Preservation Department at (626) 355-7138.

