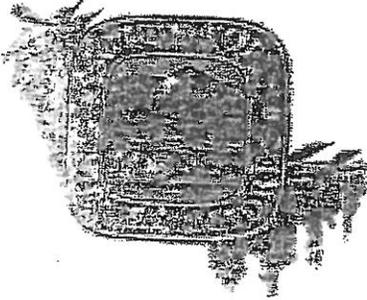




SIERRA MADRE SENIOR HOUSING SPECIFIC PLAN

July 22, 2002

**City of Sierra Madre
232 W. Sierra Madre Boulevard
Sierra Madre, CA 91024**



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(626) 355-7135

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CHAPTER 1.0

INTRODUCTION

1.1 PURPOSE

The specific plan is a detailed planning document that is below the general plan in the land use approval hierarchy and is used to implement the adopted general plan for a specific area. Once the specific plan is adopted, all zoning, subdivision, public works projects and development agreements must be consistent with the plan.

The purpose of the Sierra Madre Senior Housing Specific Plan (the "Specific Plan") is to approve the entitlement of a 46-unit senior citizen housing facility and the conceptual use for a six-unit multiple-family residential development in the City of Sierra Madre. A key focus of the Specific Plan is to provide affordable housing for senior citizens ages 55 years and over in a living environment that reflects the character of the surrounding neighborhood. In addition, the implementation of the Specific Plan will enable the City to fulfill its housing goals.

1.2 SPECIFIC PLAN SITE

A. Project Location

The Specific Plan site includes six contiguous parcels totaling 1.4 acres. The site is located at 70, 78, 84, 86, 94 and 100 Esperanza Avenue between Hermosa Avenue and Baldwin Avenue in the City of Sierra Madre. Appendix A of this Specific Plan describes the specific boundaries of the site. It is situated approximately one-quarter mile southeast of the Sierra Madre City Hall and approximately three-quarter miles north of the Foothill (I-210) Freeway.

The cities in the vicinity of Sierra Madre include Pasadena to the west and Arcadia to the south and east. The Angeles National Forest borders the city on the north. Figure 1 shows the location of the City of Sierra Madre from a regional perspective and Figure 2 shows the Specific Plan site within the City. Figure 3 illustrates the parcels and boundaries of the site.

B. Property Ownership

The six parcels within the Specific Plan site are privately or publicly owned. A single owner owns parcels 5767-039-016 and 5767-039-017, and the Sierra Madre Community Redevelopment Agency owns parcels 5767-039-018, 5767-039-019, 5767-039-020 and 5767-039-021.

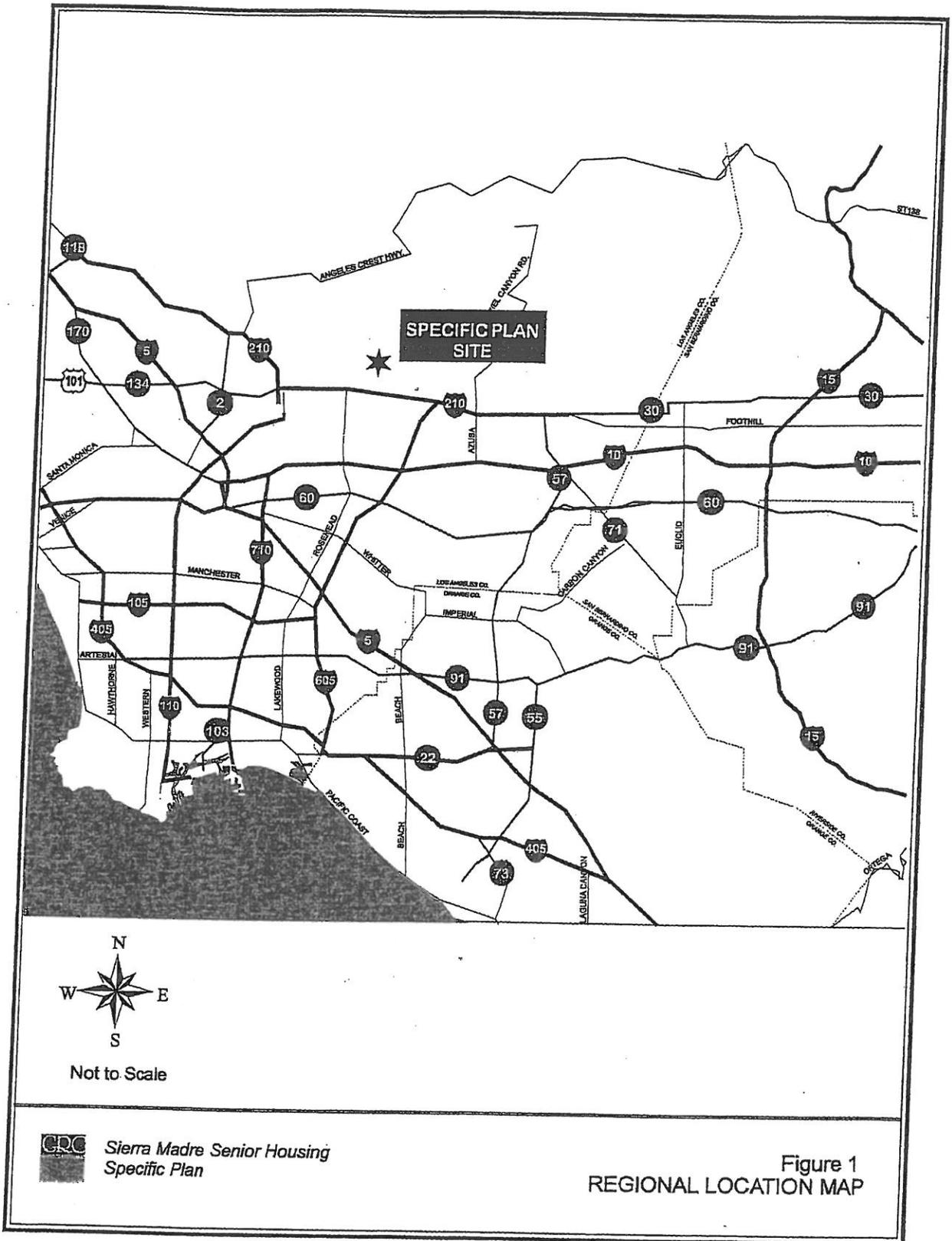
C. Existing Setting

Table 1 presents the parcel information of the Specific Plan site. It shows that six residential units occupy five parcels and one parcel (5767-039-018) is currently vacant. According to the City's General Plan Land Use Element, the site is designated Residential Medium/High Density with corresponding zoning of Multiple Family Residential (R-3).

The topography of the 1.4-acre site slopes gently downward toward the southeast with a maximum difference in the existing ground surface elevation of approximately 15 feet from the front to the rear of the site. The existing residential properties are landscaped with common transplanted vegetation. A recent arborist report prepared in 2001 indicated the presence of four Coast Live Oak trees. The City's Tree Ordinance designates these oak trees as protected trees; however, only one oak tree is considered a significant specimen and is recommended for preservation and relocation. The site also includes a Sycamore tree that is also designated a protected tree. This Sycamore tree shall remain at its current location.

D. Surround Setting

The City of Sierra Madre is generally considered a residential community. According to the General Plan EIR prepared in 1996, approximately three-quarters (74%) of the City is residential, while commercial and manufacturing uses represent less than one percent of the total land. The properties adjacent to the Specific Plan site include both single-family and multiple-family residential units. The City's commercial district is located along Sierra Madre Boulevard and a portion of Baldwin Avenue which is located north of the site.



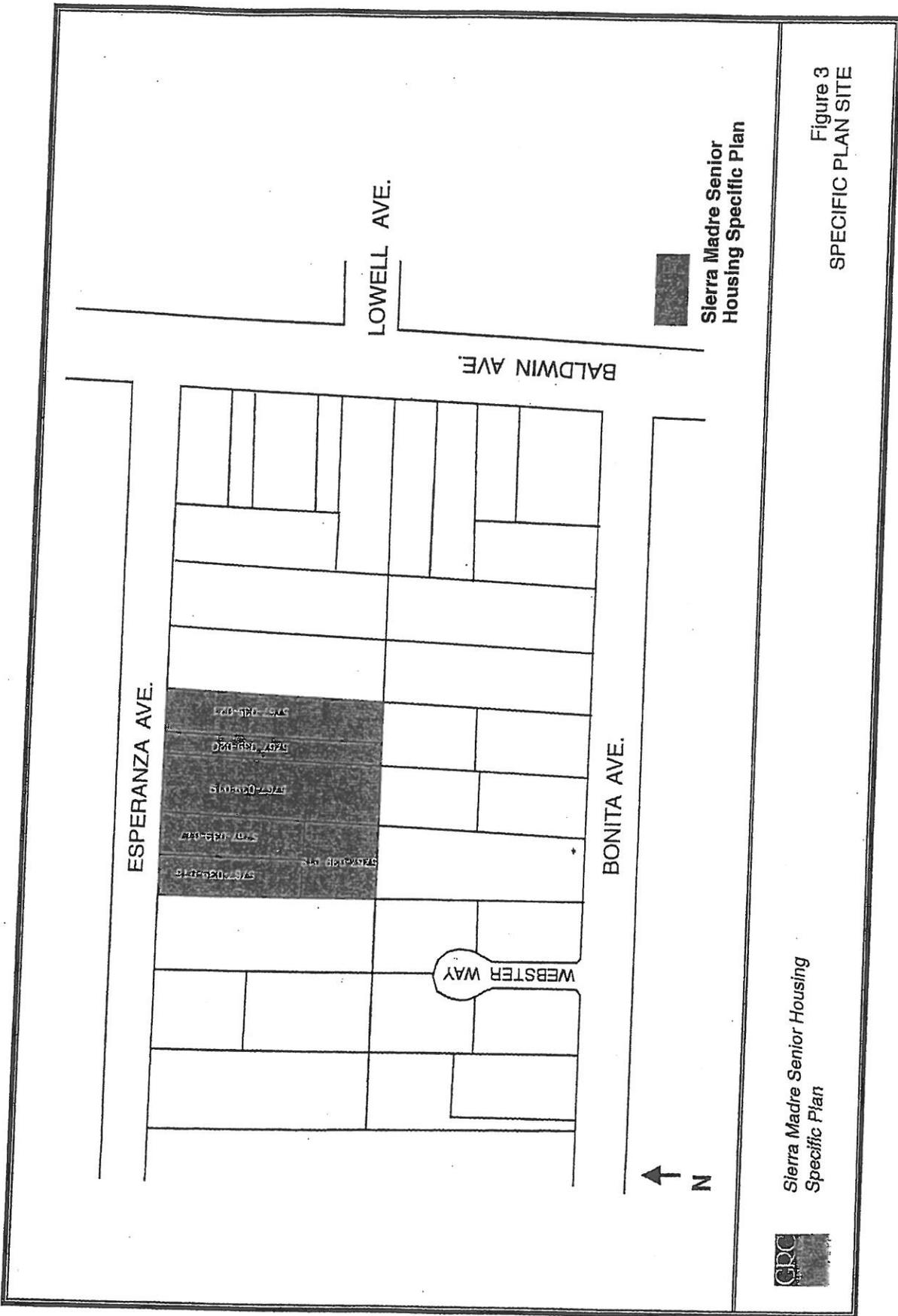
Sierra Madre Senior Housing
Specific Plan

Figure 1
REGIONAL LOCATION MAP



Sierra Madre Senior Housing
Specific Plan

Figure 2
CITY OF SIERRA MADRE AND
THE SPECIFIC PLAN SITE



Sierra Madre Senior Housing
Specific Plan

Figure 3
SPECIFIC PLAN SITE

**Table 1
SPECIFIC PLAN PARCELS**

Parcel APN	Lot Size (Acres)	Existing Building Size (SF)	Existing Use	Zoning	GP Land Use
5767-039-016	0.18	640	Single-Unit Residential	R-3	Residential Medium/High Density
5767-039-017	0.18	729	Single-Unit Residential	R-3	Residential Medium/High Density
5767-039-018	0.19	0	Vacant	R-3	Residential Medium/High Density
5767-039-019	0.40	2,029	Two Residential Units	R-3	Residential Medium/High Density
5767-039-020	0.17	2,071	Single-Unit Residential	R-3	Residential Medium/High Density
5767-039-021	0.29	977	Single-Unit Residential	R-3	Residential Medium/High Density
Total	1.4 Acres	6,446 SF	6 Units	R-3	Residential Medium/High Density

Source: Los Angeles County Assessors and GRC Associates, Inc.

1.3 GOALS

The implementation of the Specific Plan will ensure the long-term attainment of the following general goals:

- Encourage a land use which takes maximum advantage of the physical, social and economic potential of the site without adversely impacting the surrounding residential properties.
- Establish development standards and guidelines which are suitable for the development of the property taking into consideration the immediate community.
- Encourage design standards which promote a quality living environment for the City's senior residents.
- Provide affordable housing, especially for senior citizens.

1.4 SPECIFIC PLAN CONTENTS

Chapter 1.0 Introduction: provides a broad overview of the Specific Plan.

Chapter 2.0 Planning Context: describes the planning issues and process of the Specific Plan.

Chapter 3.0 Component Plans: includes the general land use concept, circulation and infrastructure impacts and landscaping standards.

Chapter 4.0 Development Standards and Guidelines: sets forth site planning, building, parking, sign and architectural provisions for the development of senior housing and multiple-family residential units.

Chapter 5.0 Implementation and Administration: provides a review of the Specific Plan's relationship to the City's General Plan, Zoning Ordinance and government codes. In addition, this chapter discusses the Specific Plan's implementation and amendment processes and the available funding sources to implement the Specific Plan.

CHAPTER 2.0

PLANNING CONTEXT

2.1 INTRODUCTION

This Specific Plan was developed in conjunction with the Sierra Madre Senior Housing Project proposed by the Accessible Housing Corporation. Once adopted, the Specific Plan will allow for the development of 46 senior citizen housing units on 1.05 acres of the site and six units of multiple-family housing on 0.35 acres.

2.2 AUTHORITY

The California Government Code authorizes cities to adopt specific plans either by resolution as policy or by ordinance as regulation. Both Planning Commission and City Council hearings are required as part of the adoption process. In either form, specific plans must be adopted by the City Council to be in effect.

This Specific Plan is a regulatory document and serves to direct the size and type of development on the properties involved. Development plans, site plans and tentative tract and parcel maps on this site must be consistent with this Specific Plan. If a development agreement is sought, it must also be consistent with the intent of the City's General Plan and this Specific Plan. The scope of subjects covered in this Specific Plan will augment the General Plan.

The Specific Plan is established through the authority granted to the City of Sierra Madre, by the California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457.

2.3 SIERRA MADRE GENERAL PLAN LAND USES

Development within the City of Sierra Madre, as well as the Specific Plan site, is governed by the City's General Plan adopted in 1996. The Land

Use Element, which is one of the seven mandatory components of the General Plan, designates the Specific Plan site as Residential Medium/High Density (RH). The objectives of the Residential Medium/High Density designation are:

- Allow for the continued development of multiple-family units in areas which are characterized by multiple-family structures.
- Ensure that new development is compatible in scale and character with existing development.
- Ensure the safety of individuals in RH neighborhoods

The General Plan allows multiple-family units with densities of approximately 13 units per acre; however, greater densities are allowed for congregated care or senior units. Further, a density bonus will allow additional units to be constructed on the 0.35-acre multiple-family housing portion of the Specific Plan site. The density bonus permits two units on a minimum lot area of 7,500 square feet and an additional unit for each additional 2,500 square feet of lot. A 25 percent density bonus is also granted to a housing project with at least 20 percent lower income units.

2.4 PUBLIC PARTICIPATION PROCESS

The Specific Plan must be prepared, adopted and amended in the same manner as a general plan, and therefore, is required to involve the public in the preparation of this plan. Public participation has been, and will continue to be, maximized through open discussion at public meetings and hearings.

As part of the public participation process for the development of this Specific Plan, two community meetings on the proposed senior housing development were conducted in the City. The community meetings were held on-site and meeting notices were mailed to all residents within

300 feet of the Specific Plan site. In addition, numerous City Council study sessions on the proposed project were conducted at City Hall. The public was invited to attend these study sessions which were televised on the local cable station.

2.5 CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE

In compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's environmental clearance procedures, an environmental document has been prepared for this Specific Plan. As the first step in the environmental review process, an Initial Study was prepared to determine the environmental impacts associated with the level of development allowed under the proposed Specific Plan. Based on the

Initial Study evaluation, all environmental impacts were considered less than significant and a Negative Declaration was prepared and submitted to the State Clearinghouse and circulated for public review in May 2002. After the public review period and prior to the adoption of the Specific Plan, the Negative Declaration shall be approved and adopted.

Once the Negative Declaration is adopted, any subsequent residential development projects that are undertaken to implement and are consistent with the Specific Plan are exempt from additional CEQA review unless the Specific Plan provisions are amended or existing environmental conditions change that may impact the site.

CHAPTER 3.0

COMPONENT PLANS

3.1 INTRODUCTION

The recent 2000 Census reveals that the residents of Sierra Madre are generally older than the rest of the region. The median age of the City's population in 2000 was 42.6 years as compared to 32.0 years countywide. Recent demographics trends toward an aging population in the city and regionwide further indicate the need for senior housing in the City. Thus, this Specific Plan ultimately provides the best opportunity for the development of senior housing in the City.

3.2 LAND USE CONCEPT

The City recommends multiple-family residential housing for the Specific Plan site. Based on the needs of the City, the Specific Plan site shall include two components: 1) affordable senior citizen housing, and 2) multiple-family housing.

A. Senior Citizen Housing

The Specific Plan shall permit three-quarters of the site or 1.05 acres for a planned senior citizen housing development that will be occupied by qualified permanent resident for the senior housing project in accordance with Civil Code Section 51.3. The residential units may range from a minimum of 500 square feet for a one-bedroom unit to a minimum of 750 square feet for a two-bedroom unit. In addition to the residential units, the development shall include: lounge area, mezzanine, administrative office, library, garden and courtyard, and subterranean garage. Figure 4 is a land use concept of the Specific Plan and is illustrative in nature to demonstrate the potential uses and building location on Specific Plan site. The development intensity, as illustrated in the figure, represents the optional scale based on market factors and the development standards identified in this Specific Plan.

The overall building intensity of new construction within the Specific Plan site will not exceed the General Plan intensities. The Specific Plan allows

a maximum building coverage of 55 percent and 46 residential units.

Appendix B of this Specific Plan, presents a rendering of the senior housing project from Esperanza Avenue and site plans of each floor level of the senior housing project.

B. Multiple-Family Housing Units

In addition to the senior housing component of the Specific Plan, 0.35 acres of the site is allocated for apartment units. The Specific Plan shall permit a maximum of five (5) two- and three-bedroom units. Each unit shall be two stories. A sixth unit may be permitted with a density bonus. To qualify for the density bonus, one of the six units shall be available for lower-income households. The size of each unit may include a minimum of 900 square feet for a two-bedroom unit or a minimum of 1,400 square feet for a three-bedroom unit. The site shall include: parking spaces, courtyard, decks and patios, landscaping and a 20-foot wide easement that will allow emergency access to the rear of the Specific Plan site.

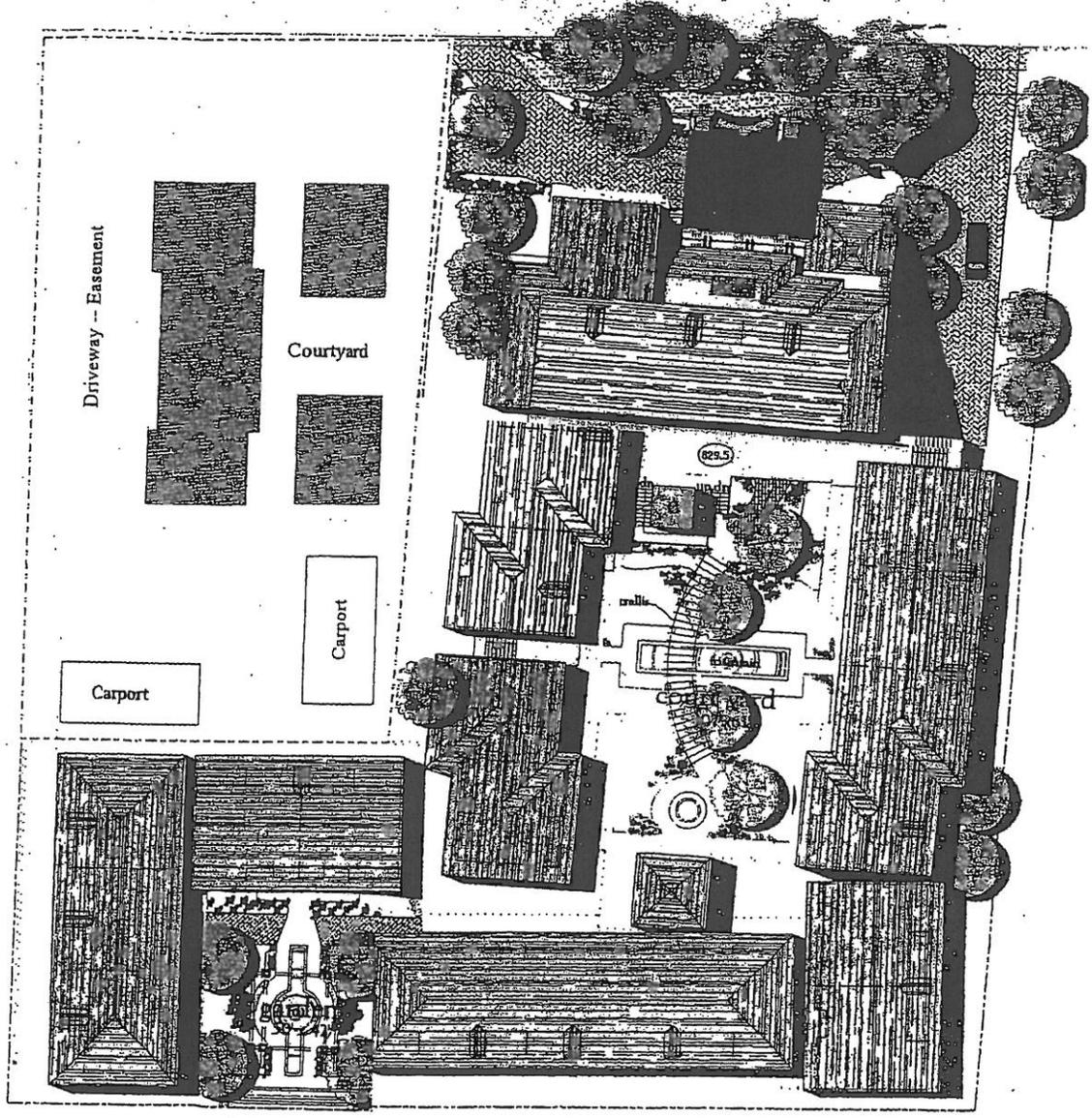
3.3 CIRCULATION

A. Local Circulation

The Specific Plan site is situated on the southside of Esperanza Avenue. Access to the site shall be provided via a primary full access driveway on Esperanza Avenue leading to an on-site subterranean parking facility and a secondary access from Esperanza Avenue on the northwestern edge of the senior citizen housing property. Access to the multiple-family housing development shall also be from Esperanza Avenue.

Other key streets in the immediate vicinity that provide access to the site include Hermosa Avenue, Baldwin Avenue and Sierra Madre Boulevard. The location of these streets and the street sections are shown in previous Figure 2.

esperanza avenue



Sierra Madre Senior Housing
Specific Plan

Figure 4
LAND USE CONCEPT

- Esperanza Avenue. East-west two-lane residential collector street with an existing volume/capacity (V/C) ratio estimated at less than 0.60.
- Baldwin Avenue. North-south two-lane collector street with a capacity of 15,000 vehicles per day. The existing volume on the segment of Baldwin Avenue between Sierra Madre Boulevard and Orange Grove Avenue is approximately 7,600 vehicles per day, resulting in a V/C ratio of 0.51.
- Sierra Madre Boulevard. East-west two-lane collector street with a capacity of 15,000 vehicles per day. The existing volumes on the Sierra Madre Boulevard between Baldwin Avenue and Michillinda Avenue are approximately 7,700 vehicles per day, resulting in a V/C ratio of 0.51.

B. Traffic Impacts

According to the traffic study prepared in May 2002, development of the Specific Plan site with 46 senior housing units and six multiple-family units would generate an additional 224 trips per day. The City of Sierra Madre's Transportation and Circulation Element of the General Plan identifies a volume to capacity ratio of 0.90 as the "significance threshold" for roadways. The projected trips generated by the proposed development would result in an average daily trips (ADT) of 7,824 vehicles per day on Baldwin Avenue, which changes the V/C ratio from 0.51 to 0.52. For Sierra Madre Boulevard the resultant ADT is projected at 7,924 vehicles per day. The V/C ratio for Sierra Madre Boulevard changes from 0.52 to 0.53. The traffic study concludes that the additional vehicles trips generated by the Specific Plan development will have no significant impacts on the surrounding roadway network for either the existing condition or the General Plan Buildout Effective Housing Capacity scenario. Therefore, no additional street improvements are required for the implementation of this Specific Plan. The complete traffic study is presented in Appendix C of this Specific Plan.

C. Emergency Access

In the event of structural fires, it is necessary that emergency trucks and equipment have access to the back portion of the Specific Plan site. An

existing ten-foot wide unpaved easement from Esperanza Avenue along the western boundaries of the Specific Plan site shall be improved to 20 feet to provide emergency access.

D. Parking

The traffic study also concluded that the amount of parking in the Specific Plan is adequate to meet the demands of the proposed development. The senior housing component of the Specific Plan includes 46 parking spaces and the apartment component includes 12 parking spaces for its residents and two spaces for guests for a total of 60 spaces. Assuming a conservative parking ratio for senior housing of one space per senior unit and the parking ratios for R-3 zones of two spaces per unit and one guest space per every three units for the multiple-family housing development, the total parking spaces required for the Specific Plan site is 60 spaces, which is equivalent number of spaces proposed.

3.4 UTILITIES

A. Water

The City of Sierra Madre is the licensee and operator of its own water distribution system under the Sierra Madre Water Department (SMWD). Water provided to the City comes from local sources which are derived from wells and tunnels. There are four wells within the City which draw the water from the East Raymond Groundwater Basin. According to SMWD, the existing supply and distribution of water can accommodate the level of water demand from the implementation of the Specific Plan. However, new waterlines will need to be looped wherever fire hydrants are connected. In addition, new development on the Specific Plan site shall implement water conservation measures such as:

- Setting automatic sprinkler systems to irrigate landscaping during early morning hours or during the evening to reduce water losses from evaporation; and
- Lower-volume water faucets, water saving showerheads, and low-flush toilets shall be installed at the senior housing development.

No additional improvements to the water distribution system are required for the implementation of the Specific Plan.

B. Sewer

Sewage generated from the implementation of the Specific Plan would be conveyed through local sewer lines. An 8-inch sewer line is located along Esperanza Avenue that connects with the main 10-inch sewer trunks of the County Sanitation Districts of Los Angeles County (Sanitation District) that are located along Baldwin Avenue. The wastewater is conveyed to the Districts' San Jose Creek Water Reclamation Plant located in the City of Whittier and treated at the Joint Water Pollution Control Plant located in the City of Carson. According to the City's Public Works Department, the existing sewer lines and County treatment facilities are adequate to support the additional wastewater generated by the implementation of the Specific Plan. No additional sewer improvements will be required other than sewer hookups at the site.

C. Solid Waste

Waste Management, Inc. provides residential waste disposal service for the City. The waste is disposed at the Scholl Canyon Landfill located in the City of Glendale and operated by the County Sanitation Districts. Western Waste Industries provides construction material disposal service for the City of Sierra Madre. The collected solid waste is hauled to a local transfer station operated by Western Waste and disposed at the Nu-Way Live Oak Landfill, which is operated by Waste Management Inc. and located in the City of Irwindale, approximately seven miles from the Specific Plan site. Nu-Way Live Oak Landfill has a permitted capacity of 14 million cubic yard, with approximately 7 million cubic yard of remaining capacity. According to Western Waste Industries, both the disposal service and the landfill will be able to accommodate the additional solid waste generated by the implementation of the Specific Plan. In addition, the existing and planned landfill facilities, when coupled with the City's adopted recycling policies, are adequate to accommodate the disposal of solid waste generated from the implementation of the Specific Plan.

D. Drainage

Development of the Specific Plan site will increase the amount of paved surface area, which will result in an increase, although minimal, of storm water runoff. Water runoff will drain into the City's

existing collection system which is adequate in capacity to meet the potential water runoff. In addition, to ensure that storm water runoff impacts are minimal, the Specific Plan requires the following:

- A sump pumping system to pump drainage water from the rear of the property up to Esperanza Avenue, where it will flow into the existing stormwater drainage system on Baldwin Avenue.
- Development on the site will require the applicant to comply with the applicable standards of the National Pollution Discharge Elimination System (NPDES) permit, including the use of Best Management Practices related to the construction and operational aspects of the project prior to the issuance of grading and/or building permits.

E. Energy

The Southern California Edison Company (SCE) provides electrical service to the City Sierra Madre. Although the existing site is currently developed with dwelling units, additional utility lines will be required on the site to accommodate the increase in electrical use. However, there is sufficient energy capacity to accommodate the needs associated with the implementation of the Specific Plan. The implementation of Title 24 of the California Administrative Code's energy conservation measures along with the building code and energy conservation measures will minimize any potential energy impacts. In addition, to avoid adverse aesthetic and safety impacts associated with new utility lines, all electrical, cable television and communication lines shall be installed underground.

The Southern California Gas Company provides natural gas service to the City of Sierra Madre. Similar to the impacts associated with electrical power, implementation of the Specific Plan will require extending additional natural gas lines to the site. This will result in a minor increase in natural gas consumption; however, the implementation of Title 24 and compliance with the building code and existing energy conservation programs recommended by the Gas Company will minimize the need for additional natural gas to the site.

3.5 LANDSCAPING

The landscaping component is intended to create a consistent landscaping treatment throughout the Specific Plan site. The landscaping component of the Specific Plan shall be integrated with the site plan and shall complement all physical structures and provide functional features as well as aesthetic qualities.

Since the existing landscape includes common imported plants, the vegetation on the site can be removed, with the exception of two trees designated by the City's Tree Ordinance as protected trees that are individually significant specimen of outstanding size and form. An arborist report was prepared for the senior housing portion of the project site in July 2001. This report includes an inventory of the existing trees and recommendations on the preservation and relocation of significant trees. The full report is included as Appendix D of this Specific Plan. According to the tree inventory documented in the report there are 34 trees with a trunk diameter of four inches or larger at a point 48 inches above the soil. Four of the trees have been identified as Coast Live Oaks (*Quercus agrifolia*) which are designated by the City's Tree Ordinance as Protected Trees. Only one of the four oak trees is considered an individually significant specimen – a tree of outstanding size and form, and is therefore recommended for preservation and relocation. The arborist recommends boxing the relocating the Protected Tree on the site. The relocation requires expert care and attention to certain proven methodology. Details of the relocation methodology are presented in the arborist report.

The second protected tree is a Sycamore on the multiple-family development site which has a trunk diameter of over four inches measured four feet above the natural ground level. This tree shall remain in its existing location and apartment units shall be developed around the tree.

3.6 GEOTECHNICAL

A geotechnical report prepared in 2001 for the senior housing component of the Specific Plan site found through its soils investigation that the surface soils consisted of loose, dry, silty fine sands. Variations of the soil according to depth are discussed in detail in the geotechnical report which is presented in full as Appendix E. The report also indicated that groundwater was not encountered within the maximum boring depth of 31 feet below the existing found surface. In addition, the report indicated that the soils on the site are considered to be essentially non-expansive and that no special precautions for expansive soils need to be considered in the design of footings and floor slabs. The report, however, recommends numerous measures for site preparation, excavation, foundations, lateral design, settlements, floor slabs, backfills, and retaining walls. Details of the recommendations are presented in Appendix E of this Specific Plan.

CHAPTER 4.0

DEVELOPMENT STANDARDS AND GUIDELINES

4.1 INTRODUCTION

The purpose of the Specific Plan is two fold, first it is to promote senior housing development in the City while remaining sensitive to the village qualities of the community, and second to allow multiple-family development. This Specific Plan presents development and design standards and guidelines for both components of the Specific Plan.

This Specific Plan is a regulatory document and all development within the Specific Plan site shall be in accordance with the development standards and guidelines contained herein. The regulations of this Specific Plan are applied in addition to the provisions of the Sierra Madre Zoning Ordinance. If there is a difference or conflict between the Specific Plan and the Zoning Ordinance, the provisions of this Specific Plan shall prevail. Any development topic not specifically covered in this Specific Plan shall defer to the regulations of the Zoning Ordinance.

The proposed development of the senior citizen housing component of the Specific Plan will be financed through the California Housing Finance Agency (CHFA). Therefore, development shall, at a minimum, also comply with the development standards and specifications of the CHFA Manual which are included as Appendix F. In addition, a narrative of the basic development standards and a list of modifications to the CHFA standards are included as Appendix G.

SENIOR CITIZEN HOUSING

4.2 SITE PLANNING

The senior citizen housing component of the Specific Plan allows for high-density residential development.

A. Maximum Building Coverage

- Maximum building coverage calculations will include all main and accessory structures.
- Maximum coverage shall be 55 percent of the senior housing site to allow for adequate landscaping, walkways and open areas.

B. Maximum Building Height

- Maximum building height shall be limited to three (3) stories and shall not exceed 45 feet above the slope of the finished grade. Buildings at the rear of the site shall not exceed two (2) stories and 27 feet above the finished grade of the Specific Plan site. A height envelope is illustrated in Figure 5.

C. Minimum Building Setbacks

- Front: 25 feet
- Side and Rear: 5 feet.
- Balconies and decks shall be included in the setback requirements.

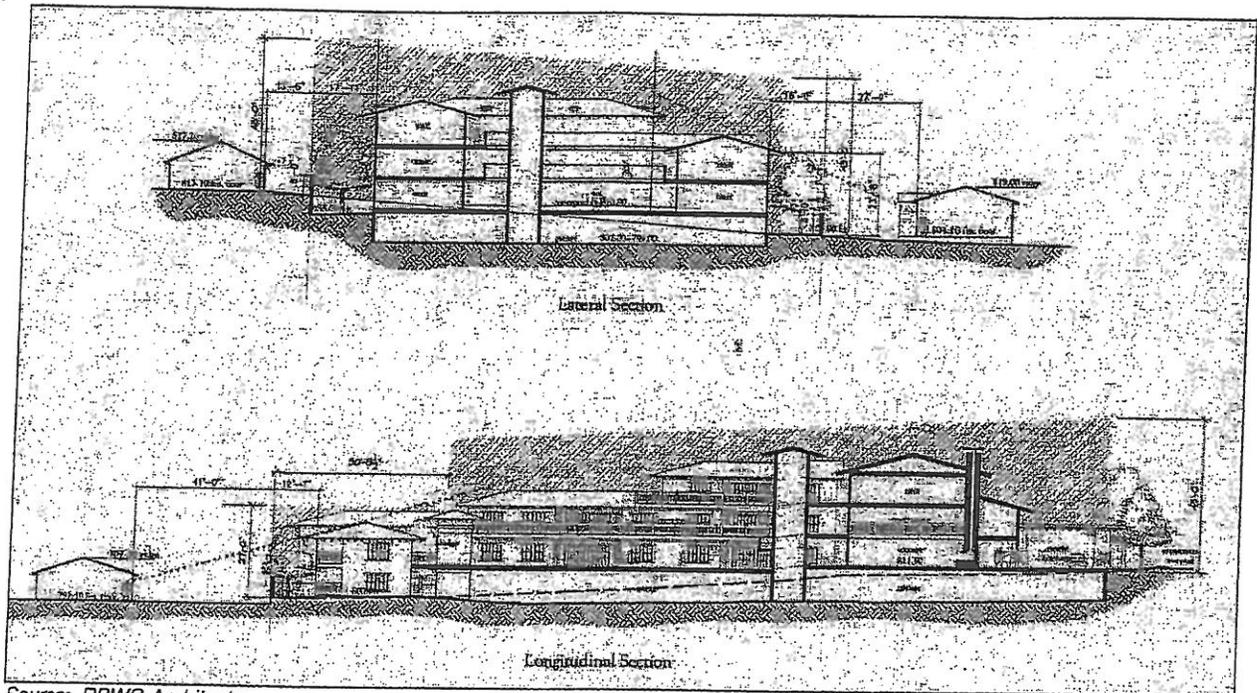
D. Minimum Open Space

- Balconies and decks shall be included at a minimum size of 60 square feet per dwelling unit.
- Common open space (e.g. courtyard) shall be included at a minimum size of 200 square feet per dwelling unit with a minimum dimension of 15 feet.

E. Building Placement

- Security is of key concern and shall be a factor in the placement of structures within the site. Units shall be oriented towards a courtyard located in the center of the senior housing complex.
- Building mass shall be broken up into a series of building to prevent bulk and massive appearance.

**Figure 5
MAXIMUM BUILDING HEIGHT**



Source: PBWS Architects

4.3 BUILDING STANDARDS

A. Minimum Floor Area Per Dwelling Unit

- 1-Bedroom: 500 sq. ft.
- 2-Bedroom: 750 sq. ft.

B. Minimum Building Facilities and Features

- Laundry facilities, washers and dryers -- 1 per 10 units, centrally located in the front indoor recreational space.
- Elevator(s) sized for gurney access shall be located in 3-story buildings and subterranean parking facility with stairs also available.
- Lounge, lobby and group recreation facilities, including kitchen and bathrooms -- 40 sq. ft. per unit.
- Private storage space per dwelling unit in interior or exterior of units in addition to clothes closets -- 150 cu. ft. per one-bedroom unit and 300 cu. ft. per two-bedroom unit.
- Grab bars installed per standards of California Administrative Code Title 24 -- in all bathrooms.
- Handrails in all public hallways are required.
- Heating and air conditioning system shall meet all Title 24 requirements and shall not be visible from the outside.
- Five (5) percent of the units shall be fully built handicapped units and 95 percent of the units shall be fully accessible and meet all state and federal requirements including the American with Disability Act.
- Sound rating shall be a minimum:
 - > Floor/Ceiling: 55-59 STC
 - > Party Walls: 50-60 STC
 - > Interior Partitions: 35-39 STC
- Interior appliances and materials shall be of medium-grade or better.
- Access and design elements of the senior housing facility shall comply with the requirements set forth in Civil Code Section 51.2(d).

- All electrical, cable television and communication lines shall be installed underground.

4.4 PARKING

A. Parking Space Requirements

Minimum covered parking:

- 1-bedroom dwelling units: 1.0 space/unit
- 2-bedroom dwelling units: 1.0 space/unit

B. General Parking and Access Provisions

Parking lots shall be designed for convenient parking and safe circulation.

- Resident and visitor drop-off point shall be provided in front of the main entrance to the complex.
- Decorative concrete at driveway to the drop-off point in front of the main entrance to the complex.
- Drainage improvements – The subterranean parking facility shall be provided with drainage facilities to eliminate potential flooding.
- Winding footpath along Esperanza Avenue.

4.5 SIGN STANDARDS

- Number – One sign adjacent to the main entry on Esperanza Avenue identifying the senior housing complex.
- Maximum Area – Not to exceed fifteen (15) square feet in area size.
- Maximum Height – Up to four (4) feet from the finished grade.
- Style – Designed to relate to the architectural style of the buildings on the site.

4.6 ARCHITECTURE

The architectural design theme of the buildings shall be based upon elements of the Craftsman style, a style that is typical of the historic buildings in Sierra Madre and the surrounding area.

The following architectural standards shall apply to the senior housing site:

A. Exterior

- Design statements shall be simple and consistent with the overall theme of the Craftsman style.
- Building material shall include plaster and wood in colors and textures reflecting the local Craftsman aesthetics.
- Natural river rock accents shall be utilized at the street level.
- Dimensional profile composition fire-retardant roof shingles shall be utilized for aesthetics and fire safety purposes.
- Wood accents shall be consistent with the overall design theme.
- Lighting, door and window fixtures shall be of high quality material, with the design of the fixtures consistent with the Craftsman style.
- French doors shall be utilized as access from the living room of each unit to the outdoor deck and standard sliding doors shall be utilized as access from the bedroom to the outdoor deck.
- Balcony railing shall be a combination of wood and tube steel guardrails.

B. Landscaping

- Landscaping shall represent at a minimum 15 percent of the gross area within the site.
- Landscaping shall be used to define Specific Plan site edges, walkways and open areas such as the courtyard.
- Landscape, hardscape treatment, water features and lighting shall be integrated in the building form.
- Foot-candles shall line the walking paths for safety.
- Tree boxes and raised planters shall be located within the courtyards.

4.7 SECURITY AND SAFETY

A. Security System

- 24-hour medical, security, and smoke detector/fire sprinkler alarm system linked to a central location.
- Emergency call system with two stations located in each unit.
- Lighted display niches at the entry of each unit.
- Lighting shall be used to illuminate the porte cochere, driveways, courtyards, walkways and parking facility for security and safety purposes.
- Lighting fixtures shall be placed, directed and hooded to minimize spillovers onto neighboring properties.

B. Fire Requirements

Meet County Fire Department standards, including, but not limited to:

- Automatic fire sprinkler system throughout buildings.
- Fire hydrants with adequate fire flow.
- 20-foot wide hard surface access capable of supporting a fire truck and roadway access to the rear portion of the site – to be located on the multiple-family housing component of the Specific Plan.
- Waste storage methods.
- Fire alarm system and fire drill/emergency evacuation system.
- Emergency lighting system.
- Emergency exit plan.
- Use of fire-retardant materials as much as possible.

MULTIPLE-FAMILY HOUSING

4.8 SITE PLANNING

A. Maximum Building Coverage

- Maximum building coverage calculations will include all main and accessory structures.

- Maximum coverage shall be 55 percent of the multiple-family housing site to allow for adequate landscaping, walkways and open areas.

B. Maximum Building Height

Maximum building height shall be limited to two (2) stories and shall not exceed 35 feet above the slope of the finished grade.

C. Minimum Building Setbacks

- Front: 25 feet
- Side: 5 feet
- Rear: 15 feet
- Balconies and patios shall be included in the setback requirement.

D. Minimum Open Space

- Common usable open space (e.g. courtyard) shall be included at a minimum size of 400 square feet per dwelling unit with at least one-half of the area devoted to usable open landscaped areas.
- Private patios may be calculated and added together to offset the open space requirement.

E. Building Placement

Units shall be oriented towards a courtyard located in the center of the complex.

4.9 BUILDING STANDARDS

A. Minimum Floor Area Per Dwelling Unit

- 1-Bedroom: 900 sq. ft.
- 2-Bedroom: 1100 sq. ft.
- 3-Bedroom: 1300 sq. ft.

B. Minimum Patio Area Per Dwelling Unit

- 1-Bedroom: 125 sq. ft.
- 2-Bedroom: 150 sq. ft.
- 3-Bedroom: 150 sq. ft.

C. Minimum Building Facilities and Features

- Heating and air conditioning system shall meet all Title 24 requirements and shall not be visible from the outside.
- All electrical, cable television and communication lines shall be installed underground.

4.10 PARKING

A. Parking Space Requirements

Minimum parking:

- 1-bedroom dwelling units: 2.0 space/unit
- 2-3-bedroom dwelling units: 2.0 space/unit
- Guest parking: 1.0 space/3 units

B. Parking Improvements

Parking lots shall be designed for convenient parking and safe circulation.

- Resident parking shall be covered.
- Guest parking may be uncovered.

4.11 ARCHITECTURE

The Specific Plan does not set forth a specific design theme for this portion of the site, but rather seeks well-thought-out design solutions that are compatible with the Senior Housing Complex and the surrounding residential community.

The following architectural standards shall apply to the residential site:

A. Exterior

- Design statements shall be simple and consistent with the overall design theme of the adjacent senior housing complex.
- Building material shall be of high quality and low-maintenance, with appropriate use of color and textures that are consistent with the architectural style of the adjacent senior housing complex.

B. Landscaping

- Landscaping shall represent at a minimum 15 percent of the gross area within the site.
- Landscaping shall be used to define Specific Plan site edges, walkways and open areas such as the courtyard.
- Landscaping shall be integrated in the building form as an architectural element.
- Foot-candles shall line the walking paths for safety.

4.12 SECURITY AND SAFETY

A. Security System

- Lighting shall be used to illuminate the driveway, courtyards, walkways and parking garages for security and safety purposes.
- Lighting fixtures shall be placed, directed and hooded to minimize spillovers onto neighboring properties.

B. Fire Requirements

Meet County Fire Department standards, including, but not limited to:

- Fire hydrants with adequate fire flow.
- 20-foot wide hard surface access capable of supporting a fire truck and roadway access to the rear portion of the site.
- Waste storage methods.
- Use of fire-retardant material and fire-retardant roofing.

CHAPTER 5.0

IMPLEMENTATION AND ADMINISTRATION

5.1 PURPOSE

This chapter sets forth guidelines for implementing the Specific Plan, determining consistency with the Sierra Madre General Plan and amending the Specific Plan.

5.2 GENERAL PLAN CONSISTENCY

California State Law requires a specific plan to be consistent with the General Plan. The City's General Plan designates the land use for the proposed Specific Plan site as Medium/High Density Residential. The Specific Plan only permits senior citizen housing on 1.05 acres of the site and multiple-family housing on 0.35 acres of the site. Both uses are consistent with the Residential Medium/High Density designation. The Specific Plan is consistent with the General Plan Elements and specifically with the policies identified below.

A. Land Use Element

The Sierra Madre General Plan Land Use Element contains the following policies that are important to the Specific Plan:

- Policy L18.2: Allow for greater densities on properties which are designed for congregate care or senior units.
- Policy L19.3: Require that buildings be oriented to face the street, avoiding views from the street of parking garages and alleys.
- Policy L19.4: Require that buildings include useable common open space in addition to private patios and balconies.
- Policy L19.5: Encourage the retention of existing mature specimen trees.
- Policy L19.6: Require that a minimum of 50 percent of the street-facing façade of the building at the grade elevation be designed as occupiable space and entries.

- Policy L19.7: Encourage multi-unit residential structures incorporate architectural design details and elements which provide visual character and interest, avoiding flat planar walls and "box-like" appearances. These may include the use of courtyards, balconies, offset planes, deeply recessed or projecting windows, sloping roofs, and extensively landscaped yards.

- Policy L20.1: Require that the primary entrance of a front unit be accessed from and oriented toward the street.

- Policy L20.2: Require that perimeter fencing and landscaping be kept low for visual clearance to the street.

B. Housing Element

- Policy H1.2: The City will provide density bonuses and other incentives for low-income housing or housing for seniors or the disable.

- Policy H2.5: Require that new housing development is compatible with the neighborhood in which it is located.

- Policy H2.6: Require new housing to be designed in a manner that improves safety on the street and in the neighborhood.

- Policy H2.7: Encourage re-use of existing properties where feasible.

- Policy H3.1: Pursue participation between the City and private developers and/or non-profit housing developers for the implementation of the City's housing goals.

- Policy H3.3: Improve housing choices for those elderly, handicapped or low-income families needing assistance in obtaining suitable housing.

- Policy H4.1: Participate actively in the process of addressing regional fair share housing requirements.

C. Resource Management

- Policy R3.1: Continue to develop public awareness and support for the City's tree ordinance.
- Policy R3.2: Develop future tree preservation and protection measures.
- Policy R14.1: Plan and schedule implementation for additional BMPs.
- Policy Hz3.1: Require all existing and new development to install and maintain adequate smoke detections systems.
- Policy Hz3.2: Require all new commercial and multiple-unit residential development to install fire protection systems and encourage the use of automatic sprinkler systems.
- Policy Hz7.1: Require that all new development incorporate sufficient measures to mitigate flood hazards, including the design of on-site drainage systems to link with city-side storm drainage gradation of the site, so that runoff does not impact adjacent properties or structure on the site.
- Policy Hz11.3: Require that proposed Critical, Sensitive, and High Occupancy facilities come under careful standards of seismic review prior to any approval including detailed site investigations for faulting, and ground motion characteristics, and application of the most current professional standards for seismic design.
- Policy Hz17.1: Require that construction activities be limited to reasonable weekday and weekend/holiday hours which reduce noise on adjacent residences.
- Policy Hz17.2: Require that construction activities incorporate feasible and practical techniques which minimize the noise impact on adjacent uses.

D. Community Services

- Policy C31.3: Require that new development be contingent upon the ability to be served by adequate sanitation collection and treatment, water, electrical and natural gas energy, telecommunication, storm drainage and other supporting infrastructure.

5.3 RELATIONSHIP TO THE CITY ZONING ORDINANCE

Any development standards or other regulations not specifically addressed in this Specific Plan are subject to the City of Sierra Madre Zoning Ordinance. Where those Specific Plan regulations differ from provisions of the Zoning Ordinance, the Specific Plan supersedes those provisions. When an issue, condition or situation occurs that is not covered or provided for in this Specific Plan, the regulation(s) of the Zoning Ordinance that is most applicable to the issue, condition or situation shall apply.

5.4 INTERPRETATION

The Development Services Director shall have the responsibility to interpret the provisions of the Specific Plan. If there is a conflicting requirement for building standards in regards to uniform building code, the most stringent standard will prevail. All such interpretations shall be reduced to written form and permanently maintained. Any person aggrieved by such an interpretation may request that the City of Sierra Madre Planning Commission review such interpretation.

5.5 COMPLIANCE WITH GOVERNMENT CODE

All development and construction within the Specific Plan site shall comply with the applicable codes of all governmental agencies having jurisdictions on such matters including, but not limited to, building, mechanical, fire and electrical codes and codes pertaining to drainage, wastewater, public utilities and grading. In addition, the definition of senior citizens and qualified permanent resident for the senior housing project shall be in compliance with Civil Code Section 51.3.

5.6 PROJECT APPROVAL PROCESS

Approval of this Specific Plan also includes the entitlement approval of the senior citizen housing project and the conceptual approval of the six-unit multiple-family complex. As details of the multiple-family development become available, the proposed development projects shall be subject to the review of the City's Development Services Department and the Building Department and approval of the Planning Commission and City Council.

5.7 SPECIFIC PLAN IMPLEMENTATION

The Specific Plan establishes standards and guidelines with regard to future land use and development decisions within the boundaries of the Specific Plan site. It is the policy of the City to continually work toward the effective implementation of the Specific Plan. Therefore, decisions with regard to discretionary permit applications and public improvements shall be guided by this Specific Plan, including its land use concept, site plan, building, parking, sign, architecture, security and safety and landscaping guidelines.

5.8 AMENDMENTS TO THE SPECIFIC PLAN

Specific Plan amendments require the review and approval of the City of Sierra Madre Planning Commission and City Council. Amendments are governed by Section 65500 of the California Government Code, which specify notification, public hearing and similar requirements. In addition, all Specific Plan amendments shall adhere to all submittal and review requirements established by the City of Sierra Madre.

5.9 POTENTIAL FINANCING MECHANISM

The City of Sierra Madre and the Sierra Madre Community Redevelopment Agency may consider the following funding sources to encourage the implementation of the Specific Plan.

- Tax Increment. Under California Redevelopment Law, a redevelopment agency, with an adopted redevelopment plan, uses the increase in property tax revenues within the redevelopment project area for improvements that will benefit the project area. These tax revenues are called "tax increment". Agencies often issue bonds as a method of leveraging tax increment revenues. Bond financing enables agencies to finance redevelopment

projects and programs and to stimulate development in the project area earlier than would otherwise be permitted.

- Low- and Moderate-Income Housing Fund. A redevelopment agency is required to set aside 20 percent of all tax increment revenue generated from its redevelopment project area for the purpose of increasing, improving and preserving the community's supply of housing for low- or moderate-income households. Redevelopment Law allows for a broad range of uses for the Housing Fund including, but are limited to, the acquisition of land or buildings, construction of buildings, rehabilitation of buildings, subsidies, and on-site and off-site improvements.
- HOME Funds. A federally administered fund that can be used for a variety of affordable housing activities, including, but are not limited to, property acquisition, new construction, site improvements, demolition, and relocation expenses.
- Community Development Block Grant (CDBG). Through the CDBG program, the federal Department of Housing and Urban Development (HUD) provides funds to local governments for funding of community development activities for low- and moderate-income persons. Eligible activities include, but are not limited to, acquisition and/or disposition of real estate or property; build facilities and improvements; relocation, rehabilitation and construction of housing, homeownership assistance; and clearance activities.
- Low-Income Housing Tax Credit. The Tax Credit housing program provides a valuable incentive for investors, particularly corporation, to invest in low-income housing. Usually, the tax credits are sold to corporations with a high tax liability and the proceeds from the sale are used to create the housing. Funds can be used for acquisition of property, construction of new housing units or the rehabilitation of existing units.