

**THE KENSINGTON
(ASSISTED LIVING FACILITY)
SPECIFIC PLAN**

| Approved July 24, 2012

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

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TABLE OF CONTENTS

CHAPTER 1.0 – INTRODUCTION AND SUMMARY	1
1.1 ROLE AND FUNCTION OF SPECIFIC PLANS	1
1.2 AUTHORITY FOR SPECIFIC PLANS	1
1.2.1 State Authority	1
1.2.2 City of Sierra Madre Authority	1
1.3 REQUIRED SPECIFIC PLAN CONTENT	2
1.4 PURPOSE OF THIS SPECIFIC PLAN	3
1.5 OVERVIEW OF THE KENSINGTON DEVELOPMENT	3
CHAPTER 2.0 – PLANNING CONTEXT	5
2.1 LOCATION AND PLAN BOUNDARY	5
2.1.1 Project Location	5
2.1.2 Plan Boundaries	5
2.1.3 Property Ownership	5
2.2 CURRENT CONDITIONS	5
2.2.1 Existing Site Conditions	5
2.2.2 Surrounding Area	9
2.3 CURRENT POLICIES AND REGULATIONS	9
2.3.1 General Plan	9
2.3.2 Zoning	10
2.3.3 Measure V - Voter Empowerment Zone	10
2.3.4 Other Applicable Regulations	10
2.4 OPPORTUNITIES AND ISSUES	11
2.4.1 Site Development Opportunities	11
2.4.2 Site Development Planning Issues	11
2.5 ENVIRONMENTAL COMPLIANCE	11
2.6 PUBLIC PARTICIPATION PROCESS	11
CHAPTER 3.0 – COMPONENT PLANS	13
3.1 INTRODUCTION	13
3.2 LAND USE CONCEPT	13
3.2.1 Specific Plan Goals, Objectives and Policies	15
3.2.2 Conceptual Land Use Plan	16
3.2.3 Open Space Plan	16
3.3 ACCESS AND CIRCULATION PLAN	18
3.3.1. Traffic Access	18
3.3.2 Emergency Access	19
3.4 GRADING AND DRAINAGE PLAN	19
3.4.1 Grading Concept	19
3.4.2 Drainage Concept	20
3.5 INFRASTRUCTURE, UTILITIES AND SERVICES PLAN	20
3.5.1 Water	20
3.5.2 Sewer	22
3.5.3 Electrical Power	23
3.5.4 Natural Gas	23
3.5.5 Communications	23
3.5.6 Emergency Response	23
3.5.7 Waste Disposal	24
3.6 LANDSCAPE AND LIGHTING CONCEPT	24
3.7 ARCHITECTURE AND DESIGN	27

CHAPTER 4.0 – DEVELOPMENT STANDARDS AND GUIDELINES	32
4.1 INTRODUCTION	32
4.2 ALLOWED LAND USES	32
4.3 SITE PLANNING	33
4.4 BUILDING STANDARDS	35
4.5 PARKING	36
4.6 SIGN STANDARDS	37
4.7 ARCHITECTURE AND BUILDING DESIGN GUIDELINES	37
CHAPTER 5.0 – IMPLEMENTATION AND ADMINISTRATION	38
5.1 PURPOSE	38
5.2 GENERAL PLAN CONSISTENCY	38
5.3 RELATIONSHIP TO THE CITY ZONING ORDINANCES	42
5.4 INTERPRETATION	43
5.5 COMPLIANCE WITH GOVERNMENT CODE	43
5.6 PROJECT APPROVAL PROCESS	43
5.6.5 Expiration of Specific Plan	43
5.7 SPECIFIC PLAN IMPLEMENTATION AND ADMINISTRATION	43
5.8 AMENDMENTS TO THE SPECIFIC PLAN	44
5.9 PROJECT FINANCING	44

LIST OF FIGURES

Figure 1 - Regional Location Map	6
Figure 2 - Site Location Map	7
Figure 3 - Specific Plan Boundary	8
Figure 4 - Land Use Concept	17
Figure 5 - Site Cross-sections	21
Figure 6 - Landscape Concept	26
Figure 7A - Architectural Elevations	30
Figure 7B - Architectural Elevations	31

CHAPTER 1.0 INTRODUCTION AND SUMMARY

1.1 ROLE AND FUNCTION OF SPECIFIC PLANS

A specific plan is a tool for the systematic implementation of the general plan for a specific area. It effectively establishes a link between implementing policies of the general plan and the individual development proposals in a defined area.

A specific plan may be as general as setting forth broad policy concepts, or as detailed as providing direction to every facet of development from the type, location and intensity of uses to the design and capacity of infrastructure; from the resources used to finance public improvements to the design guidelines of a subdivision.

Specific plans function as versatile tools for implementing general plans and defining a particular development. They systematically implement the general plan for all or part of the area under its scope in any of three ways: 1) by acting as statements of planning policy that refine the general plan policies applicable to a defined area, 2) by directly regulating land use, or 3) by bringing together detailed policies and regulations into a focused development scheme. Once a specific plan is adopted, all development projects and development agreements for that specific area must be consistent with the plan.

1.2 AUTHORITY FOR SPECIFIC PLANS

1.2.1 State Authority

The specific plan is established by the California Government Code, Title 8, Division 1, Chapter 3, Article 8, Sections 65450 through 65457. These provisions require that a specific plan be consistent with the adopted general plan of the jurisdiction within which it is located. In turn, all subsequent subdivision, development, public works projects and zoning regulations for the defined area must be consistent with the adopted specific plan.

As with a general plan, the authority for adoption of the specific plan is vested with the local legislative body pursuant to Government Code Section 65453(a). However, unlike the general plan, which is required to be adopted by resolution (Section 65356), two options are available for the adoption of a specific plan: 1) adoption by resolution, which is designed to be policy driven, or 2) adoption by ordinance, which is regulatory by design.

1.2.2 City of Sierra Madre Authority

The Sierra Madre General Plan (Policy L3.1) requires the adoption of a comprehensive plan or similar planning document for all developments on properties that exceed one acre in size. Also, Section 17.04.120 of the Sierra Madre Zoning Code contains language covering this situation. More specifically, that section provides that whenever an area of the City has been included in a specific plan area that contains standards relating to land usage, "such standards shall control to the exclusion of any contradictory provisions of this title." Thus, the Zoning Code currently sets forth administrative provisions allowing the specific plan to serve as an overlay above existing zones.

Therefore, in a situation where property involves two different zoning classifications, or the provisions of the specific plan vary somewhat from the previously established standards, the

specific plan may establish unique development standards and guidelines applicable to the regulated area.

1.3 REQUIRED SPECIFIC PLAN CONTENT

The range of issues contained in a specific plan is generally left to the discretion of the decision-making body; however, all specific plans, must comply with Sections 65450 - 65457 of the Government Code.

Section 65451 of the Government Code mandates that a specific plan be structured as follows:

(a) A specific plan shall include a text and a diagram or diagrams which specify all of the following in detail:

(1) The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.

(2) The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.

(3) Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.

(4) A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2), and (3).

(b) The specific plan shall include a statement of the relationship of the specific plan to the general plan.

In the City of Sierra Madre, further guidance on the content of a specific plan is implied from the both the General Plan and Zoning Code.

General Plan policy L3.1 requires that development greater than one acre of land include a common scheme should be addressed through a specific plan or similar comprehensive planning document. Policy L3.2 provides that when a specific plan is prepared, flexibility of development standards should be allowed, especially when the development allowed by such plan would be a socially valued use or features an architectural design which compensates for the flexibility and mitigates negative aesthetic impacts of the project along the sidewalk, street, and adjacent properties. The overall objective (O L3) tied to these policies, and thus a key objective and function of any specific plan adopted in the City of Sierra Madre, including the Kensington Specific Plan is to:

Provide for new or expanded land use development that is reflective of and complementary to the overall pattern and character of existing development, serves to infill vacant or very low density parcels, and demonstrates clear benefits to the community while reducing impacts to the greatest extent possible.

1.4 PURPOSE OF THIS SPECIFIC PLAN

The purpose of The Kensington (Assisted Living Facility) Specific Plan is to allow for development of an approximate 60,100 square foot, assisted living facility on 1.84 acres at the northwest corner of Sierra Madre Boulevard and Hermosa Avenue in the City of Sierra Madre. This Specific Plan will establish development standards that are tailored and unique to the needs of an assisted living facility at the particular location defined by the Specific Plan.

Further, this Specific Plan fulfills City of Sierra Madre General Plan Policy L3.1, which requires that development proposals on parcels cumulatively totaling one acre or more be comprehensive planned (e.g., with a specific plan) prior to approval.

Consistent with Sections 1.1, 1.2 and 1.3 above, this Specific Plan is also intended to serve as the comprehensive planning document, development standards and design guidance for any assisted living facility or residential care facility for the elderly (RCFE) development located within the Specific Plan boundary.

The Kensington Specific Plan shall expire on November 6, 2014 unless building permits for construction of the project are issued prior to the expiration date. (See Section 5.6.5)

1.5 OVERVIEW OF THE KENSINGTON DEVELOPMENT

The Kensington (Assisted Living Facility) Specific Plan shall permit an assisted living facility or RCFE.

Fountain Square Development West is proposing to build an assisted living facility that will provide care for seniors (i.e., generally those 60 years or older, as well as younger residents with debilitating memory illnesses), including those with Alzheimer's disease and other memory impairments. The facility, to be licensed as a Residential Care Facility for the Elderly (RCFE) by the California Department of Social Services, will accommodate up to 96 residents.

The facility design involves a two-story, "H" shaped building envelop totaling approximately 60,100 gross square feet and offering up to 75 resident suites, administrative offices, and resident common areas for dining, living and socializing. Other spaces and facilities will be provided for fitness, physical therapy, wellness activities, along with staff offices, a commercial-scale kitchen and commercial-scale laundry facilities. Common use gardens, patios and sitting areas will also be incorporated throughout the facility grounds. The first floor of the facility fronting on Sierra Madre Boulevard contains commercial uses.

1.6 CONTENTS OF THIS SPECIFIC PLAN

The Kensington Specific Plan is organized as follows:

Chapter 1.0 – Introduction and Summary: This chapter provides an explanation of the role and function of specific plans, the purpose of The Kensington Specific Plan, and a summary overview of the subject assisted living facility development.

Chapter 2.0 – Planning Context: This chapter describes the location, setting, context and planning issues associated with The Kensington Specific Plan.

Chapter 3.0 – Components Plan: This chapter includes the conceptual and development-specific plans for the subject assisted living facility development. Component plans include the land use concept, access and circulation plan, grading and drainage plan, infrastructure, utilities and services plan, landscaping and lighting concept, and architecture and design concept.

Chapter 4.0 – Development Standards and Guidelines: This chapter sets forth allowed land uses, site planning, and building, parking, sign and architectural provisions for the development of an assisted living facility.

Chapter 5.0 – Implementation and Administration: This chapter 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 implementation, administration and amendment process for the Specific Plan.

CHAPTER 2.0 PLANNING CONTEXT

2.1 LOCATION AND PLAN BOUNDARY

2.1.1 Project Location

The Specific Plan area consists of two contiguous parcels totaling approximately 1.84 acres located at 225-245 W. Sierra Madre Boulevard and 33 Hermosa Avenue within the downtown core of the City of Sierra Madre. More specifically, the property is bounded by Sierra Madre Boulevard to the south, Hermosa Avenue to the east, residential uses to the north and a vacant commercially zoned lot to the west.

The Specific Plan area is situated north of (and across the street from) the Sierra Madre City Hall. It is approximately one mile north of the Foothill (I-210) Freeway. 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 (Regional Location Map) shows the location of the City of Sierra Madre from a regional perspective. Figure 2 (Site Location Map) shows the Specific Plan site within the vicinity of Sierra Madre.

2.1.2 Plan Boundaries

The Specific Plan area consists of the following two contiguous parcels:

- Parcel 1 (APN 5768-019-041; commercial lot): Lots 26, 27 and 28 of Mrs. C.B. Jones' Subdivision of the South half of the west half of Lot 15 of Sierra Madre Tract, in the City of Sierra Madre, County of Los Angeles, State of California, as per map recorded in Book 13 pages 89 of Miscellaneous Records of said county.
- Parcel 2 (APN 5768-019-043; residential lot): Lot "A" of Tract No. 6962, in the City of Sierra Madre, County of Los Angeles, State of California, as per map recorded in Book 145, pages 84 and 85 of maps, in the Office of the County Recorder of said county.

The Specific Plan boundary is coincident with the legal boundaries of parcels 5768-019-041 and 5768-019-043. Figure 3 (Specific Plan Boundary) indicates the boundary of The Kensington Specific Plan area.

2.1.3 Property Ownership

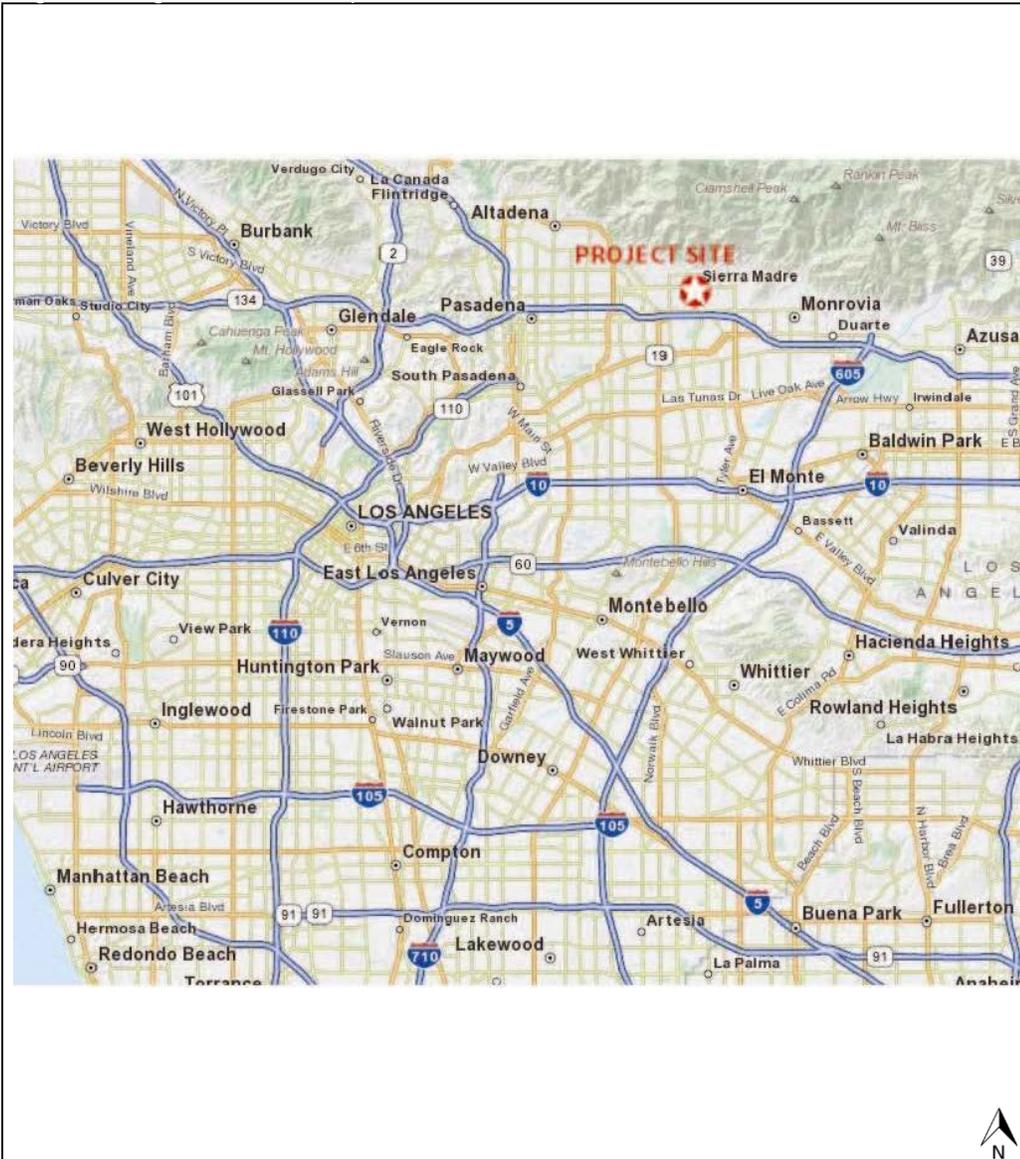
The two parcels within the Specific Plan area are privately owned.

2.2 CURRENT CONDITIONS

2.2.1 Existing Site Conditions

The Specific Plan site is currently occupied by two vacant buildings. The larger commercially-zoned lot (Parcel 1) on Sierra Madre Boulevard is 54,917 square feet in area and comprises 68.5 percent of the Specific Plan site. Parcel 1 is developed with a 32,545 square foot, one-

Figure 1 - Regional Location Map



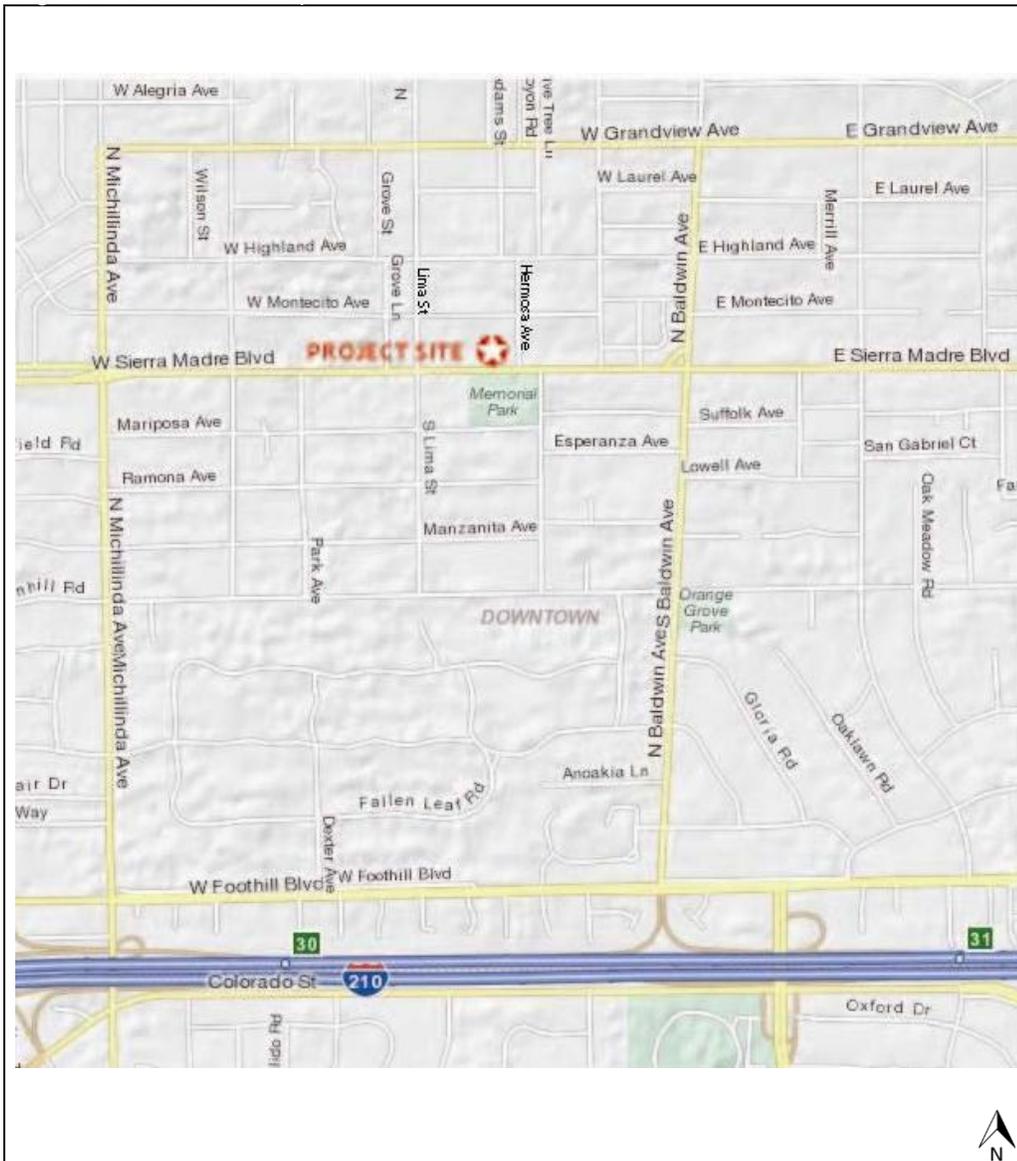
Source: Hill Partnership, Inc.

Not to scale.

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 An Assisted Living Community
 City of Sierra Madre

FIGURE 1
REGIONAL LOCATION MAP

Figure 2 - Site Location Map



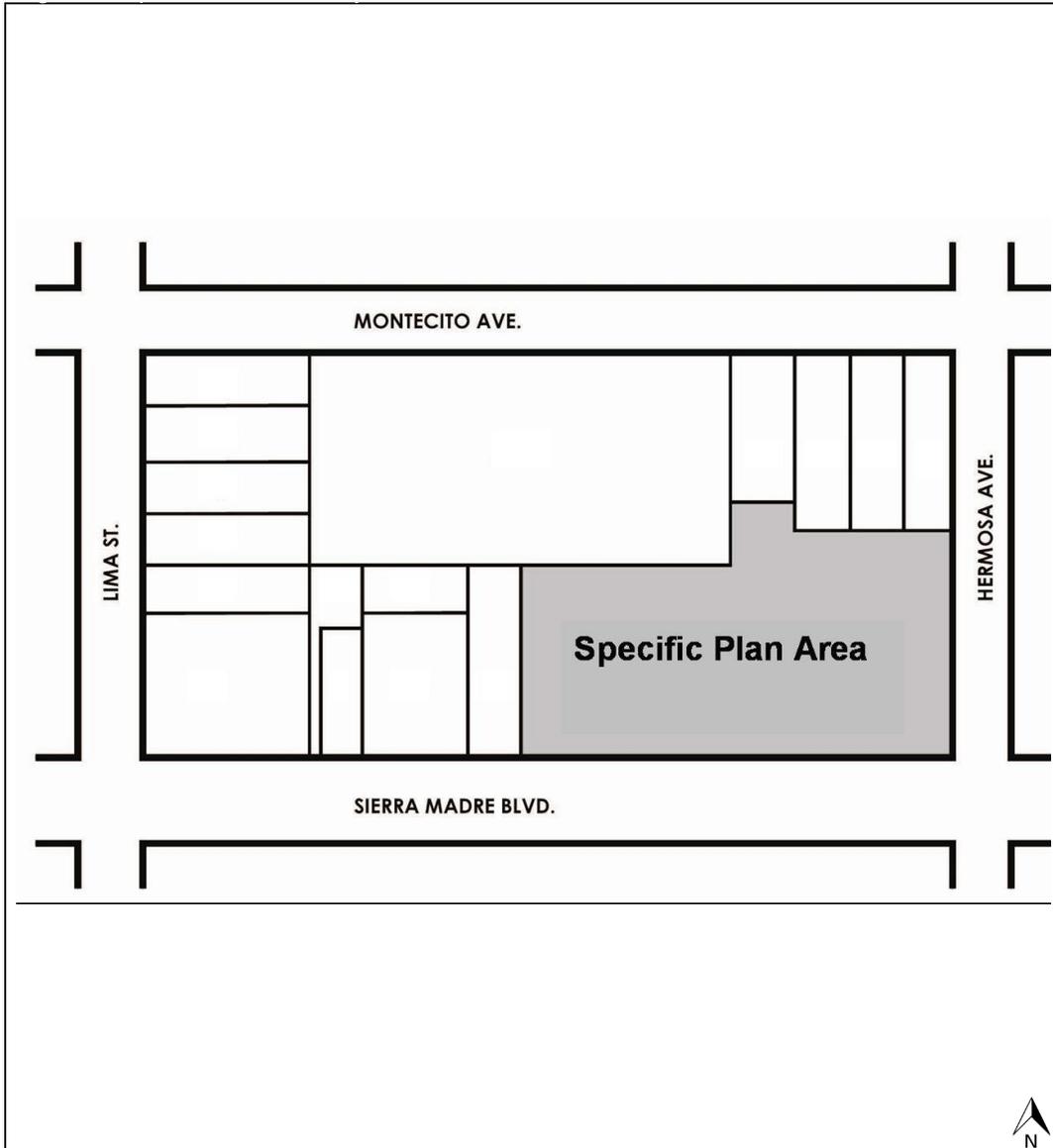
Source: Hill Partnership, Inc.

Not to scale.

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 An Assisted Living Community
 City of Sierra Madre

FIGURE 2
SITE LOCATION MAP

Figure 3 - Specific Plan Boundary



Source: Hill Partnership, Inc.

Not to scale.

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FIGURE 3
SPECIFIC PLAN BOUNDARY

story structure previously utilized as a skilled nursing facility with an adjacent surface parking area that accommodates approximately 55 stalls. The smaller residentially-zoned parcel (Parcel 2) that takes legal access from Hermosa Avenue is 25,226 square feet in area and comprises 31.5 percent of the Specific Plan site. Parcel 2 is developed with a 1,150 square foot, single-family dwelling, which is also vacant. Existing landscape consists of shrubs, lawn areas and trees, none of which meet the City's tree preservation criteria.

The site topography of the existing pad is generally level and slopes gently downward toward the southeast, having an overall existing elevation differential of approximately ten feet from the south (front) to the north (rear) of the site. The property is elevated approximately eight feet above the adjacent street levels at the northwest corner of Sierra Madre Boulevard and Hermosa Avenue, and supported by retaining walls (six feet at their maximum height) along the south and east property perimeter (adjacent to the public sidewalk). Residential properties north of the site are at a higher elevation and sit six to twelve feet higher than the site, supported by combination retaining walls (along the rear property line) and undeveloped slope.

Because the site has been previously developed, it is currently connected to municipal infrastructure to provide water, sewer, natural gas and communication services.

2.2.2 Surrounding Area

The City of Sierra Madre is generally considered a residential community, although an established commercial district is located along Sierra Madre Boulevard defining the downtown commercial core. According to the General Plan EIR (1996), approximately 74 percent of the City is comprised of residential uses, while commercial and industrial uses represent less than one percent of the land total. The remainder of the City consists of institutional, civic, park and other uses that support the residents of the community.

The project site is situated within the heart of the downtown area and is surrounded by a mix of commercial, residential, civic/institutional, park and church uses. The City Hall, Police Headquarters and Memorial Park are located across Sierra Madre Boulevard from the project site. Established commercial and church uses are present toward the west and east, respectively, along Sierra Madre Boulevard. Residential uses, including four single-family homes and a 20-unit condominium building are located immediately north of the project site.

2.3 CURRENT POLICIES AND REGULATIONS

2.3.1 General Plan

Development within the City of Sierra Madre, including 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 Commercial on Parcel 1 and Residential Medium/High Density on Parcel 2.

General Plan objectives for Residential Medium/High Density (RH) designated properties generally encourage the development of multiple-family residential uses that are consistent with the scale and character of the existing community and address the safety of its residents. Objectives for Commercial (C) designated properties generally encourage infill development that is consistent with the existing pattern of development while fostering enhanced pedestrian activity, improved linkages to use areas, retention of local commerce, and allows residential

uses above and behind ground-floor commercial uses in front of the property. Objective L30 also encourages the redevelopment of properties that are underutilized or obsolete.

Because the Specific Plan site is located within the downtown area of the City, policies in the General Plan that address downtown development, including policies under amended Section 3.5 (Central Core Area) that address height and density limitations, also apply to the project site.

2.3.2 Zoning

Development and use of land within the City of Sierra Madre is regulated by the City's Zoning Code. The Zoning Code is comprised of a set of regulations and standards that define how lands may be utilized, and a zoning map that assigns land use categories for each parcel. The Zoning Code designates Parcels 1 and 2 of the Specific Plan site as C (Commercial) and R-3 (Multiple Family Residential), respectively. As implied by the zone designation titles, uses that are generally consistent and compatible with commercial and multiple-family uses are supported and encouraged per existing adopted ordinances.

Further, the Zoning Code (Section 17.60.030) identifies a range of uses that may be rendered compatible in any zone. In particular, the Zoning Code recognizes the unique nature of "eldercare facilities", such as "rest homes" or "homes for the aged", by allowing establishment of these uses in any zone within the City through approval of a Conditional Use Permit (CUP). In addition, Section 17.36.030 identifies that any new construction in the Commercial zone shall require approval of a CUP. Hence, to authorize the proposed assisted living facility use at this location and to establish appropriate conditions of approval, a CUP is required in addition to the Specific Plan (consistent with General Plan Policy L3.1).

In addition, a Municipal Code text amendment to establish an overlay zone, which becomes applicable only when an assisted living facility is developed at this site location and in accordance with this Specific Plan, is required.

2.3.3 Measure V - Voter Empowerment Zone

The Voter Empowerment Zone (adopted under "Measure V" in 2007), establishes a District within the downtown area of the City within which maximum building heights are limited to two stories and 30 feet, and maximum density is limited to 13 dwelling units per acre.

The Voter Empowerment Zone was established through a vote of the citizens and any alteration to the regulations requires a vote of the citizens for approval. Because the Specific Plan site falls within the downtown core and within the Voter Empowerment Zone, development at the project site is restricted to the specific limitations of Measure V, as well as the development standards of the underlying zoning (including regulations established through adoption of this Specific Plan).

2.3.4 Other Applicable Regulations

Other applicable regulations and policy documents, including the Downtown Design Guidelines, and conservation ordinances, would still apply to development at this location.

2.4 OPPORTUNITIES AND ISSUES

2.4.1 Site Development Opportunities

- The project site has been vacant for over 6 years.
- Previous utilization of the project site included a skilled nursing care facility, a land use that shares many characteristics to an assisted living facility use.
- Existing development at the project site does not address the highest utilization potential.
- Totalling almost 2 acres in size, the size and configuration of the project site affords an opportunity for comprehensive planning.

2.4.2 Site Development Planning Issues

- Existing structures at the project site are obsolete and not economically practical for reuse.
- The elevation differential between the existing site grade and adjacent street grades constrains access to the site.
- The project site is governed by dual zones with conflicting objectives and development standards.
- Existing residential uses are established north of the project site.
- Located in the downtown core, development at the project site must be compatible in size, scale and character with existing development patterns and styles in the surrounding area.
- General Plan policies allow residential uses in the commercial district above and behind ground-floor commercial uses.

2.5 ENVIRONMENTAL COMPLIANCE

In compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's environmental clearance procedures, an environmental document was prepared for this Specific Plan. An Initial Study (IS) was prepared to determine the potential for environmental impacts associated with the level of development allowed under the Specific Plan. Based on the IS evaluation, and with consideration of self-mitigating design features incorporated into this Specific Plan and proposed assisted living facility development project, all environmental impacts were considered to be less than significant. Thus, a Mitigated Negative Declaration (MND) was prepared and circulated for public review in December 2011, and recirculated in January 2012. After this public review period and prior to the adoption of The Kensington Specific Plan, the MND shall be considered, approved and adopted by the Sierra Madre City Council.

Once the MND is adopted, any subsequent development or improvements that are undertaken to implement, provided they are in substantial conformance with this Specific Plan, are exempt from additional CEQA review.

2.6 PUBLIC PARTICIPATION PROCESS

Section 65453 of the Government Code states that "a specific plan shall be prepared, adopted and amended in the same manner as a general plan..." As such, opportunities for the involvement of citizens, public agencies, public utilities, civic education, and other community groups must be provided pursuant to Section 65351.

As appropriate, the specific plan process must provide opportunities for the general public, as well as residents located within planning areas, to assist in the planning of their particular communities. Public involvement helps define the community's vision of future growth and development. Hence, The Kensington Specific Plan was prepared and adopted with the involvement of the public and in a manner similar to that required for the general plan.

As part of the public participation process for the preparation of this Specific Plan, one community meeting on the proposed assisted living development was conducted on September 7, 2011 at the City's Community Recreation Center. The community meeting was announced through the City's public bulletin as well as notices mailed to all residents within 300 feet of the Specific Plan site.

In addition, a total of two public hearings, including one before the Planning Commission, which was held over nine regular and special meetings, and one before the City Council, which was held over three regular meetings, were conducted at City Hall prior to City Council's conditional approval and adoption of this Specific Plan on July 24, 2012.

CHAPTER 3.0 COMPONENT PLANS

3.1 INTRODUCTION

The 2010 Census reveals that the residents of Sierra Madre are generally older than in other communities of the region. Demographics trends toward an aging population indicate the need for senior care and services in the City.

In particular, using methodology widely accepted by market analysts working in the senior living sector, the Sierra Madre trade area is significantly underserved.¹ The methodology considers the number of “care giver households” (those with head of household age 45 – 65) as well as “senior households” (those with head of household age 75 or more) compared to the number of licensed beds in a 1 mile, 3 mile and 5 mile radius from the subject site. The Sierra Madre market ranks in the lowest 10 percent of all markets studied by Senior Housing Analytics, a consulting firm who has studied more than 300 of the top major metro markets for senior housing operators across the United States.

As the senior population of the Sierra Madre community and the nation in general grows, the need for facilities that provide services and housing for the elderly has emerged as an increasing necessity for the general welfare and convenience of the public. In particular, there is a specific need for transitional housing options that provide care for relatively active and non-ambulatory seniors with memory impairments, including those with Alzheimer’s disease.

3.2 LAND USE CONCEPT

The Kensington Specific Plan area shall be comprehensively developed as a single use to support an assisted living facility or RCFE.

The following General Plan Objectives and Policies influence the Land Use Concept for the Kensington Specific Plan:

Land Use - General

O L3: *Provide for new land use development and the expansion of existing uses which is reflective of and complements the overall pattern of development, without changing the character of existing development, infills vacant and very low density parcels, provides clear benefits to the community while reducing impacts to the greatest extent possible.*

P L3.1 *Allow for new developments or the expansion of existing developments or uses including integrated or reciprocal projects or projects with a common scheme of development which cumulatively comprise over one acre of land or one or more parcels only when a comprehensive plan (master plan, specific plan, planned unit development or other such mechanism) is reviewed by the Planning Commission and approved by the City Council of the City of Sierra Madre.*

¹ Source: Phil Downey, Principal, Senior Housing Analytics.

P L3.2 Allow for flexibility in development standards for master plans, specific plans planned unit developments which provide uses which are considered to be of significant importance to the City such as municipal revenue, historical use, socially valued use, etc. when they a) provide an extraordinary benefit to the City such as improved public facilities, community centers, streetscape improvements, park facilities, social services, affordable housing, preservation of historic structures, etc.; and, b) they feature an architectural design which compensates for the flexibility and mitigates negative aesthetic impacts of the project along the sidewalk, street, and adjacent properties.

P L3.3: Require that new development mitigates impacts on the City's open space, infrastructure, transit services, and other public needs.

Land Use – Residential Medium/High (RH) Density

O L19: Ensure that new development is compatible in scale and character with existing development.

P L19.2 Require that building siting maximize the privacy of residents through placement of windows, balconies, landscaping, and design of outdoor spaces.

P L19.4 Require that buildings include useable common open space in addition to private patios and balconies.

Land Use – Commercial (C)

O L25: Provide for infill development in the downtown area to create a uniform and consistent pattern of development.

P L25.1 Permit a maximum building area, excluding parking, expressed as the ratio of building area to lot size (floor area ratio), of 1.5 and height of 30 feet.

P L25.2 Require that new commercial development have a front setback consistent with existing adjacent setbacks to allow for outdoor dining and sales uses, landscaping, and/or decorative paving.

P L27.1 Require that the ground floor elevation of a commercial space (storefront or professional) facing the sidewalk must be visibly and physically penetrable placing windows and doorways at the street elevation.

P L27.2 Encourage professional and personal service businesses and other non-retail uses to locate on second floors or to the rear of commercial properties allowing for retail uses along the street frontage.

P L27.3 Encourage the use of awnings, overhangs, porticoes, trellises, and other design elements which provide protection to pedestrians.

P L27.4 Encourage the use of architectural design elements such as showcase windows, cornices, and columns to provide interest along the sidewalk.

P L27.5 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.

P L27.6 Encourage the use of traditional building materials such as tile, textured concrete, color tinted concrete, decorative masonry (brick, slump stone, river rock), wood siding, and stucco.

P L28.2 Require that new construction adjacent to a parking area be designed to have access from the parking area as well as the street.

O L29: Provide for a mix of uses which accomplishes a healthy balance of local services and visitor attraction while maximizing the City's revenues from property and sales taxes.

P L29.3 Accommodate commercial uses intended to attract visitors such as gift shops, specialty shops, antiques, retail sales and rental of outdoor and recreational equipment, art galleries, sales of local art and crafts.

P L29.4 Allow for residential uses at the rear and above the first floor on commercial properties.

O L30: Create unique development opportunities on sites which can accommodate greater square footage due to either the obsolescence of the existing structure or a large parcel size.

Economic Development

O L43: Provide a business friendly environment in Sierra Madre.

3.2.1 Specific Plan Goals, Objectives and Policies

The Specific Plan shall permit an assisted living facility or RCFE. Implementation of this Specific Plan will ensure the long-term attainment of the following objectives:

- Provide a range of services and care for senior citizens.
- Implement a project design that embraces the positive physical features of the property, promotes a high quality living environment for occupants within the proposed development, and minimizes adverse influences on the surrounding community.
- Establish development standards and guidelines that are suitable for this assisted living facility, consistent with city policy, and compatible with the surrounding uses.
- Maintain the viability of commercial uses along Sierra Madre Boulevard with residential uses above and behind the ground-floor commercial uses in front of the property.

Implementation of this Specific Plan will provide for an assisted living facility that will provide care for seniors (i.e., generally those 60 years or older, as well as younger residents that may

experience early on-set of debilitating memory illnesses), including those with Alzheimer's disease and other memory impairments. The facility, to be licensed as a RCFE by the California Department of Social Services, will accommodate up to 96 residents.

3.2.2 Conceptual Land Use Plan

Figure 4 (Land Use Concept) presents a conceptual Site Plan illustrative in nature to demonstrate the potential uses and general building location on the Specific Plan site.

The overall building intensity of new construction within the Specific Plan site will not exceed the General Plan intensities. The proposed use and design facilitates an operating philosophy to provide services and care to seniors by fostering choice, encouraging independence, protecting dignity, engaging family and friends, and enriching each day. Assisted living services are intended for seniors who need assistance with the activities of daily living, including eating, bathing, dressing and medication management, but do not require 24-hour medical or skilled nursing care.

The resident suites will range from 325 square foot one-room suites to 625 square foot two-room suites. Each resident suite will consist of bedroom area, sitting area (some in a separate room) and bathroom (with sink, shower and toilet). Some suites may have kitchenette-scale facilities, including sinks (without garbage disposals), small refrigerators and microwave ovens, but will not be fully appointed for food preparations because resident meals are served restaurant style in a common area.

3.2.3 Open Space Plan

Incorporated into the Land Use Plan Concept and Site Plan approach are provisions for open space and recreational areas. The proposed land use plan establishes three categories of open space and recreation, as follows:

Public Open Space - Comprised of outdoor landscape and hardscape areas along the Sierra Madre Boulevard frontage and the southern portion of the Hermosa Avenue frontage, the public open space area reflects elements of the plan that have open access to the public from the sidewalk area and which provide visual interest or seating areas. Public open space areas include the arcade walkway, arbored landscape area, stepped plaza area between commercial elements, and seating alcoves along the sidewalk. Approximately 4,200 square feet of public open space is provided in the Conceptual Land Use Plan.

Private Outdoor Open Space - Comprised of outdoor landscape and hardscape areas surrounding the assisted living facility building perimeter, as well as gated patios, private balconies and the northerly garden nook, private open space areas are intended to provide opportunities for outdoor enjoyment, socialization and coordinated recreation within a secure environment for the facility residents. Approximately 17,400 square feet of private outdoor open space is provided in the Conceptual Land Use Plan.

Private Indoor Space and Recreation - Because of the unique and special needs of the assisted living facility residents, considerable area is devoted for indoor uses that will accommodate recreational activities and supplement the useable open space for the residents. Indoor open space is especially important for many of the residents who may require a climate-controlled environment, regular access to staff for assistance and mobility accommodations. Approximately 19,000 square feet of area is provided within the proposed building area to serve as common living and social areas.

3.3 ACCESS AND CIRCULATION PLAN

The following General Plan Objectives and Policies influence the Access and Circulation Concept for the Kensington Specific Plan:

Land Use - General

***P L3.3:** Require that new development mitigates impacts on the City's open space, infrastructure, transit services, and other public needs.*

***O L4:** Preserve the existing grid street pattern which promotes community life.*

Land Use – Commercial (C)

***O L28:** Establish greater linkage between off-street parking areas and commercial uses.*

***P L28.2** Require that new construction adjacent to a parking area be designed to have access from the parking area as well as the street.*

Parking and Traffic

***O L49:** Provide off-street parking requirements, on-street parking and public parking facilities to maximize parking opportunities and address future parking needs.*

***O L51:** Maximize accessibility for the disabled.*

3.3.1. Traffic Access

Vehicle access to the site will be provided via a single ingress/egress driveway from Sierra Madre Boulevard leading to the building entrance (drop-off/pick-up area), on-site parking, and delivery loading area.

The driveway will provide immediate access to a drop-off/pick-up at building's main entrance on the west side of the building. Just north of the main entrance will be a short-term delivery area and the trash storage room. The driveway will then extend to the surface parking lot located at the western portion of the project site. The location of the proposed driveway and curb cut will remain in substantially the same location as the existing but widened and redesigned to accommodate current building code requirements and proposed site grades.

Pedestrian access is also accommodated at multiple points along the Sierra Madre Boulevard and Hermosa Avenue street frontages to create strong pedestrian linkages between the varied building components and the public realm along the sidewalk area. Consistent with City downtown design policies, the pedestrian access points are designed to engage the public in a way that provides for direct interaction with the project site. Multiple pedestrian accesses, each of which can function as a primary access to building components, are oriented toward the needs of the residents, employees, visitors and public in general. Functional pedestrian access from the parking area to/from the main building is also accommodated through the parking lot through pavement treatment (painted pedestrian zones or special pavement treatment). The pedestrian access pays particular attention to providing convenient linkage to the bus stop at

the Sierra Madre Boulevard frontage. A less pronounced secondary pedestrian access is provided at both the north and south edge of the building from Hermosa Avenue for maintenance, utility service personnel, and secondary emergency response access.

Sierra Madre Boulevard is an Arterial Highway and Hermosa Avenue is a local street. Both have full improvements and no widening or reconstruction is required. Minor repairs after construction for curbs, sidewalks, and asphalt surfacing that may have been damaged during construction are anticipated. Adjacent street trees that may extend into the work area will be pruned back to avoid damage, and any street trees irreparably damaged will be replaced.

3.3.2 Emergency Access

Access for emergency vehicles is via the primary driveway. Emergency vehicles may also park in front of or adjacent to the building on Sierra Madre Boulevard or Hermosa Avenue, respectively, and access the building on foot via pedestrian points and doorways along all sides of the building.

3.4 GRADING AND DRAINAGE PLAN

The following General Plan Objective influences the Grading and Drainage Plan for the Kensington Specific Plan:

Land Use – Residential Medium/High (RH) Density

O L19: *Ensure that new development is compatible in scale and character with existing development.*

3.4.1 Grading Concept

The elevation of the building site and parking area will be lowered from current grade in order to lower the building pad, thus allowing site development to have a better connection with the street and pedestrian interface. This will also minimize the elevational building height relative to adjacent residential properties located to the north. Site grade changes will vary across the site, but generally the building and arcade edge along Sierra Madre Boulevard will be lowered by four to six feet in order to interface directly with the public sidewalk and street frontage. The remainder of the building pad will be lowered 1.5 feet or more, and the parking area will be lowered slightly to allow for safe transition between the parking area and building. Site grading will require export of approximately 6,800 cubic yards from the site.

Existing retaining walls along the east, south and west property lines will be modified, and additional retaining walls (stepped out in front of existing retaining walls to be retained) will be added along the rear (north) property line, to accommodate the final site grade. Along the Sierra Madre Boulevard building frontage, the existing 5-6 foot retaining wall will be removed and replaced with a low-level seat wall, access points and building features. For those frontage areas not utilized for building elements or walkways, the grade along the Sierra Madre Boulevard building frontage will reflect sloped planter areas that will create a more personal connection to the public realm.

The street grades for Sierra Madre Boulevard and Hermosa Avenue will not be modified, and the existing alignment and grade of these roadways will not change. If at time of final engineering it is determined existing walls are not structurally sound to support the site

configuration, then those walls would be replaced by new engineered walls along substantially the same line as the existing footings.

Figure 5 (Site Cross-sections) shows three cross-sections that conceptually demonstrate the relationship between buildings and finished grade relative to existing structures and adjacent properties. The final grading elevations and precise wall locations will be reviewed for consistency with the Specific Plan and safety and approved by the city engineer during plan check review.

3.4.2 Drainage Concept

Water runoff will drain into the City's existing collection system. The existing storm drain catch basins in Sierra Madre Boulevard and Hermosa Avenue at the southeast corner of the site will serve the development. The catch basins are connected to an existing 24-inch reinforced concrete pipe (RCP) storm drain system with 18-inch RCP laterals from the catch basins. The existing storm drain system terminates at this location. There are no anticipated changes in the existing public drainage system.² To ensure that storm water runoff impacts are minimal, the Specific Plan requires the following:

- 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 (BMPs) related to the demolition, construction and operational aspects of the development.
- On-site drainage facilities, consisting of small catch basins, bio swales and pipes, have been incorporated into the grading design in accordance with City requirements.
- The on-site system will convey the runoff to the existing streets or to the existing drainage systems.

3.5 INFRASTRUCTURE, UTILITIES AND SERVICES PLAN

The following General Plan Objectives and Policies influence the Infrastructure, Utilities and Services Plan for the Kensington Specific Plan:

Land Use - General

P L3.3: Require that new development mitigates impacts on the City's open space, infrastructure, transit services, and other public needs.

Land Use – Residential Medium/High (RH) Density

O L20: Ensure the safety of individuals in RH neighborhoods

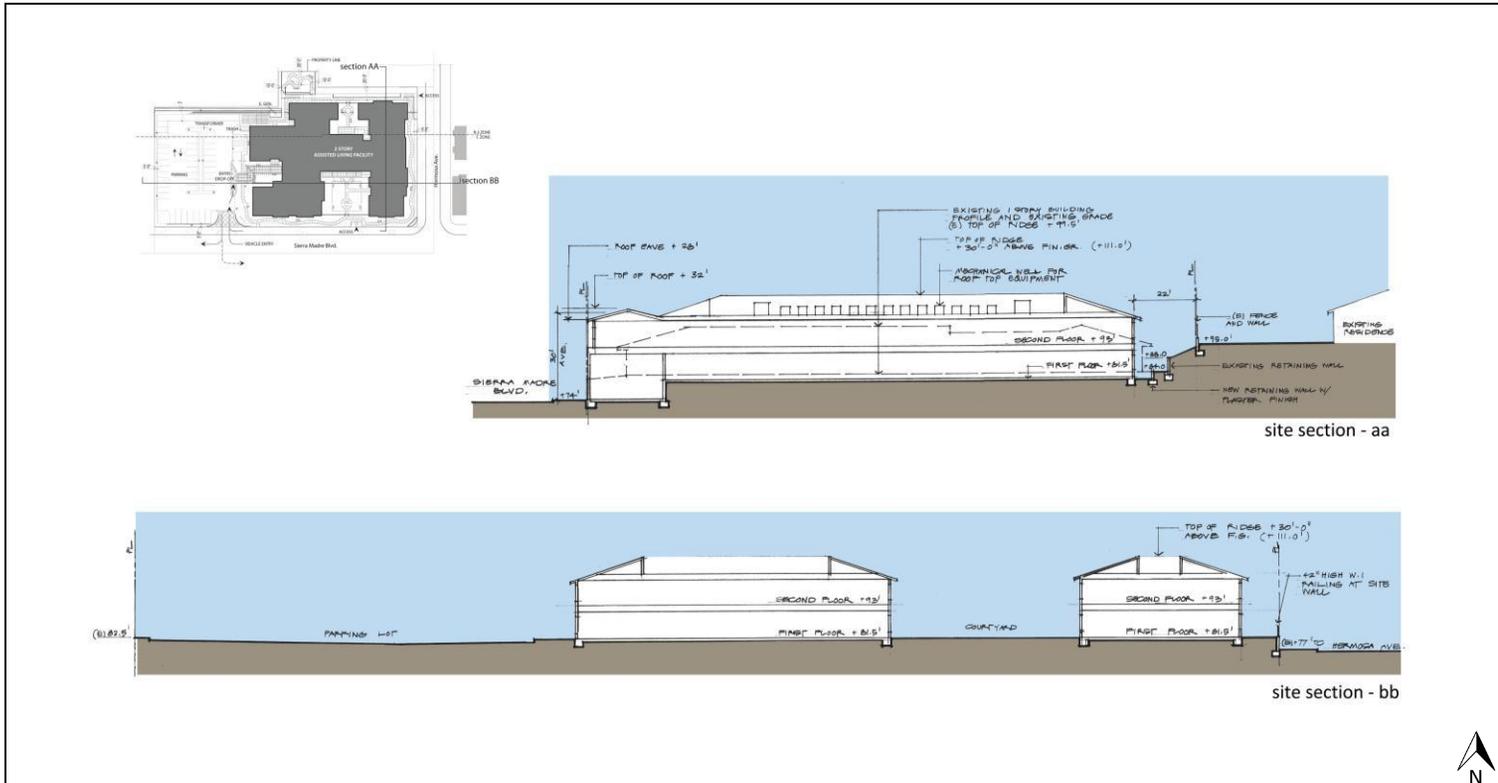
3.5.1 Water

Domestic Water

The City of Sierra Madre is the licensee and operator of its own water distribution system under the Sierra Madre Water Department (SMWD). The SMWD provides water to all of its residents

² Fountain Square Development West Civil Feasibility Study for Sierra Madre, CA, prepared by JMC (2011).

Figure 5 - Site Cross-sections



Source: Hill Partnership, Inc.

Not to scale.

THE KENSINGTON SPECIFIC PLAN
 An Assisted Living Community
 City of Sierra Madre

FIGURE 5
SITE CROSS-SECTIONS

and commercial uses totaling approximately 3,700 connections. The City draws approximately 2,900 AF per year from the local groundwater basin and the SMWD owns and maintains approximately 46.13 miles of water lines. The City's water distribution system is dependent on gravity flow from higher elevations to maintain city pressure standards.³

Water services for domestic and fire protection will be served from the water line in Sierra Madre Boulevard at the approximate same locations as for the existing building. There is a 6-inch diameter waterline approximately 5 feet east of curb face on Hermosa Avenue and an 8-inch line 19 inches south of the centerline of Sierra Madre Boulevard. There is a water vault and water meter in Sierra Madre Boulevard that is the fire sprinkler service connection to the existing building. Two additional water meters are located along Hermosa Avenue. The existing water supply and distribution system in the vicinity of the project site is adequate to meet the water service needs of the project.⁴

The City adopted a Water Conservation Ordinance in March 1991, which involved a series of procedures for drought emergencies. The Water Conservation Ordinance (incorporated as Chapter 13.20 of the Municipal Code) is the Mandatory Water Conservation Plan and its provisions would apply to all development at the Specific Plan site.

Fire Suppression Water Service

Existing fire hydrants at the corner of Sierra Madre Boulevard and Hermosa Avenue, and on the south side of Sierra Madre Boulevard across from the southwest corner of the site, currently serve the site and are anticipated to continue to provide adequate fire service for development related to this Specific Plan.

3.5.2 Sewer

The sewer collection system is owned by the City of Sierra Madre and is managed, operated and maintained by the City's Public Works Department. The 33 mile sewer pipeline system operates on gravity and intersects County Sanitation District trunk pipe lines within the City. City sewer main lines are eight inches in diameter and are found on most City streets.⁵

There is an existing 10-inch non-reinforced concrete pipe (NCP) sanitary sewer line in Sierra Madre Boulevard (street fronting the site) and an 8-inch line in Hermosa Avenue. Both lines appear to have adequate slope and capacity for The Kensington Specific Plan development.⁶ The existing vacant building is connected to this line. Existing sewer laterals will be verified and inspected for use with the new development. If existing laterals are not usable, a new sewer lateral would be constructed to connect to the existing sewer. No modifications to the existing sewer system are required.

³ City of Sierra Madre General Plan (1996).

⁴ Fountain Square Development West Civil Feasibility Study for Sierra Madre, CA, prepared by JMC (2011).

⁵ City of Sierra Madre General Plan (1996).

⁶ Fountain Square Development West Civil Feasibility Study for Sierra Madre, CA, prepared by JMC (2011).

3.5.3 Electrical Power

Electrical service to the City is provided by Southern California Edison Company (SCE). Existing SCE facilities presently provide adequate electrical service throughout Sierra Madre, including the project site.

An existing easement for power is located at the northeast corner of the site. The easement will be modified to accommodate power service to the new building.

3.5.4 Natural Gas

The project site is currently served by natural gas. There are existing gas lines in Sierra Madre Boulevard and Hermosa Avenue, with two separate vaults associated with the project site. The existing connection will be used to serve the new development.⁷

3.5.5 Communications

An existing easement for communication connections is located at the northeast corner of the project site. The easement will be modified to accommodate communications service to new building under this Specific Plan.

3.5.6 Emergency Response

Because of the 24-hour operational nature of assisted living and RCFE facilities, combined with security needs for residents with memory illnesses and potential ambulatory limitations of some residents, in addition to on-going training programs for all staff, built-in features that will enhance on-site safety and facilitate emergency response are integral to the development design and operational procedures. These measures shall comply with applicable building and fire codes, as well as any special requirements that may be identified through the facility licensing process. These measures, which will enhance emergency response, typically include:

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.
- Delayed egress door latch system
- Lighting will be used to illuminate the entryways, driveways, courtyards, walkways and parking facility for security and safety purposes. However, lighting fixtures shall be placed, directed and hooded to minimize spillovers onto neighboring properties.

Fire Requirements

- 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 alongside of building to access to the rear portion of the site.

⁷ Fountain Square Development West Civil Feasibility Study for Sierra Madre, CA, prepared by JMC (2011).

- Fire alarm system
- Emergency lighting system
- Emergency exit plan
- Use of fire retardant materials as much as possible.

Emergency Generator

- An emergency generator shall be provided and maintained as shown on the project plans.

3.5.7 Waste Disposal

Sierra Madre currently has a contract with Athens Services to collect residential waste, while businesses in the City contract for private trash collection service. The City is involved in curbside recycling with the assistance of Athens Services.

The project operator will contract privately for trash collection services, as well as for special disposal services for any bio-medical or hazardous materials wastes generated at the assisted living facility. The project would comply with all required solid waste stream reduction or recycling programs that are mandatorily established by the City or State.

3.6 LANDSCAPE AND LIGHTING CONCEPT

The following General Plan Objectives and Policies influence the Landscape and Lighting Concept for the Kensington Specific Plan:

Land Use – Residential Medium/High (RH) Density

O L19: *Ensure that new development is compatible in scale and character with existing development.*

P L19.2 *Require that building siting maximize the privacy of residents through placement of windows, balconies, landscaping, and design of outdoor spaces.*

P L19.4 *Require that buildings include useable common open space in addition to private patios and balconies.*

P L19.5 *Encourage the retention of existing mature, specimen trees.*

P 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 plans, deeply recessed or projecting windows, sloping roofs, and extensively landscaped yards.*

Land Use – Commercial (C)

O L27: *Ensure that the commercial area be designed to enhance pedestrian activity, preserve historic patterns of development and foster community values.*

P L27.3 Encourage the use of awnings, overhangs, porticoes, trellises, and other design elements which provide protection to pedestrians.

P L27.8 Require that landscaping be designed with form and function in mind – that the plant materials be low maintenance as well as attractive.

Economic Development

O L44: Improve the aesthetics, safety, and usability of the public realm within the downtown area.

P L44.3 Add pedestrian-level street lighting in the downtown district to enhance the nighttime dining and shopping experience.

Figure 6 (Landscape Concept) provides a conceptual overview of the future landscaping and future lighting at the site.

The overall intent of the landscape design is to protect (where applicable), reinforce, and enhance the site's connection to the existing surrounding neighborhood, and in particular the public interface along the street frontages. This will be accomplished through careful selection of hardscape materials, colors and appropriate planting materials.

Elements of the Landscape Concept include:

- Integration of sloped planters along the Sierra Madre Boulevard street frontage to provide visual interest and establish connection to the public realm;
- Incorporate seating opportunities along the sidewalk and arcade area to encourage pedestrian activity and create a sense of place;
- Low maintenance/low water-use plant materials representing either Southern California native plants and/or drought tolerant ornamentals.
- Limited use of higher water-using plant materials, restricting such to use for color accents or visual focus areas.
- “State-of-the-art” irrigation technologies, such as flow sensors, rain sensors, and ET-based automatic controllers, designed to reduce water waste.
- Established irrigation hydro-zones that are paired with compatible planting associations and solar exposures.
- Adherence to the City's adopted a Water Conservation Ordinance (Chapter 13.20 of the Municipal Code).

The landscaping component of this project is intended to promote a consistent landscape treatment throughout the project site, while still addressing the specific needs of the private residential users and activating the public interface along sidewalks and within the commercial component. The proposed landscape plan will complement the building architecture and provide spaces for programmed functional activities. Further, it is intended that the landscape design will protect, reinforce and enhance the site's connection to the neighboring community, including the adjacent residential interface. This will be accomplished through the careful selection of appropriate hardscape, colors and planting materials that facilitate these objectives.

Figure 6 - Landscape Concept



Source: Hill Partnership, Inc.

Not to scale.

THE KENSINGTON SPECIFIC PLAN
 An Assisted Living Community
 City of Sierra Madre

FIGURE 6
LANDSCAPE CONCEPT

Along the Sierra Madre Boulevard and Hermosa Avenue frontages, the landscape plan will incorporate variety of hardscape elements that serve and embellish the public realm. Such hardscape elements include ornate benches, seating walls, trellis/arbors, and artistic elements.

Proposed planting materials will be those that require low maintenance, low water-use and be comprised of either southern California native plants and/or drought-tolerant ornamentals. Higher water-using plant materials, such as mown turf grass and seasonal color will be used sparingly. Added exterior features will include low-impact lighting in compliance with City's ordinance to avoid nuisance to other area properties.

The proposed irrigation system will be designed to reduce water waste. This system will utilize "state-of-the-art" irrigation technologies, such as flow sensors, rain sensors, and ET-based automatic controllers. Irrigation will be delivered through a combination of low-flow bubblers, drip emitters, and low-volume matched precipitation overhead sprinklers. Irrigation hydro-zones will be established based upon compatible planting associations and solar exposure.

Lighting shall be used to illuminate the building entrances, driveways, courtyards, walkways and parking facility for security and safety purposes. Hooded accent lighting at the roof eave line will be installed to highlight building features. Exterior features will include minimal low-impact lighting in compliance with the City's ordinance to avoid damage or nuisance to other area properties.

In accordance with required development standards, all open areas with the exception of vehicular access ways and parking areas, pedestrian walkways, outdoor seating, and paved or covered recreational facilities shall be landscaped and irrigated. Such landscaping and irrigation system shall be permanently maintained. In the event that existing street trees are removed during construction, they shall be replaced with a substitute specimen trees (minimum 30-inch box container size). Other mature, required trees that are removed will be replaced on a one-to-one basis (minimum 24-inch box container size) elsewhere on the site and in accordance with an approved landscape plan. All planted areas shall be surrounded by a curb of concrete or comparable material at least six inches above the higher of the final grade or the pavement of the parking lot, except when such planted areas lie adjacent to a paved sidewalk, masonry wall or a building or when accessible route of travel or zero curbs restrain curb heights.

Landscaping shall consist of trees, shrubs and ground covers with careful consideration given to eventual size, form, susceptibility to disease and pests, durability, water consumption and adaptability to soil and climate conditions.

3.7 ARCHITECTURE AND DESIGN

The following General Plan Objectives and Policies influence the Architecture and Design Concept for the Kensington Specific Plan:

Land Use - General

P L3.2 Allow for flexibility in development standards for master plans, specific plans planned unit developments which provide uses which are considered to be of significant importance to the City such as municipal revenue, historical use, socially valued use, etc. when they a) provide an extraordinary benefit to the City such as improved public facilities, community centers, streetscape improvements, park facilities, social services, affordable housing, preservation of historic structures, etc.; and, b) they feature an architectural design which

compensates for the flexibility and mitigates negative aesthetic impacts of the project along the sidewalk, street, and adjacent properties.

Land Use – Residential Medium/High (RH) Density

O L19: *Ensure that new development is compatible in scale and character with existing development.*

P L19.2 *Require that building siting maximize the privacy of residents through placement of windows, balconies, landscaping, and design of outdoor spaces.*

P L19.4 *Require that buildings include useable common open space in addition to private patios and balconies.*

P 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 plans, deeply recessed or projecting windows, sloping roofs, and extensively landscaped yards.*

Land Use – Commercial (C)

P L25.1 *Permit a maximum building area, excluding parking, expressed as the ratio of building area to lot size (floor area ratio), of 1.5 and height of 30 feet.*

P L25.2 *Require that new commercial development have a front setback consistent with existing adjacent setbacks to allow for outdoor dining and sales uses, landscaping, and/or decorative paving.*

O L27: *Ensure that the commercial area be designed to enhance pedestrian activity, preserve historic patterns of development and foster community values.*

P L27.1 *Require that the ground floor elevation of a commercial space (storefront or professional) facing the sidewalk must be visibly and physically penetrable placing windows and doorways at the street elevation.*

P L27.3 *Encourage the use of awnings, overhangs, porticoes, trellises, and other design elements which provide protection to pedestrians.*

P L27.4 *Encourage the use of architectural design elements such as showcase windows, cornices, and columns to provide interest along the sidewalk.*

P L27.5 *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.*

***P L27.6** Encourage the use of traditional building materials such as tile, textured concrete, color tinted concrete, decorative masonry (brick, slump stone, river rock), wood siding, and stucco.*

***P L27.9** 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.*

Economic Development

***O L43:** Provide a business friendly environment in Sierra Madre.*

***O L44:** Improve the aesthetics, safety, and usability of the public realm within the downtown area.*

Figures 7A and 7B (Architectural Elevations) illustrate the design treatment of the building exterior, including the use of varied building articulation, use of multiple colors and textures, and design theme that complements the surrounding area.

The architectural design theme of the building is based on a Santa Barbara Spanish Revival vocabulary. This style of architecture is consistent with the blend of commercial and residential architectural styles found throughout the City. The style is scale appropriate for a mixed-use project proposed for the downtown corridor with the scale and rhythm of arcades contributing to this design style. Open and "in-filled" arcades create a variety of forms and transparencies establishing an urban edge which contributes to the downtown image. Architectural embellishments may include attached wrought iron balconies, window awnings, exposed heavy timber roof rafter framing and textured plaster finishes. Also, varied window styles including arched windows and divided lights further enhance the project's exterior and contribute toward the image of small individual storefronts. To create a pedestrian friendly experience along and adjacent to Sierra Madre Boulevard, the use of landscape features such as potted/raised planters, landscaped arbors, planted slopes and connecting stairs and ramps add to the connection between public sidewalk and proposed building and arcades.

The following building materials or those determined by the Director of Development Services to be similar to them shall be utilized in all construction in the commercial zone:

- Roof materials intended to be viewed, including but not limited to concrete or clay Spanish or mission style tile;
- Brick, tile, textured concrete, tinted concrete or exposed aggregate patios and walkways;
- Decorative masonry materials such as bricks, stone or slump stone;
- Heavy rough textured wood beams, headers, trim;
- Textured stucco.

Earth tone or lighter natural colors shall be utilized throughout with the use of bright, non-pastel colors for the purpose of accent; however, such accent colors shall not be used to such a degree as to become the dominant color of any structure. All signs shall be designed as an integral part of the overall architectural design theme of the building through the use of similar materials and colors, as well as proportionate size and location. As appropriate, a master sign program shall be developed to ensure consistency and quality of tenant space signage.

Figure 7A - Architectural Elevations



Elevation A: View from Memorial Park near intersection of Sierra Madre Boulevard and Hermosa Avenue looking at south building face with commercial component step-out on right, patio/plaza at center, and commercial component arcade on left.



Elevation B: Detail of southeast building corner at Sierra Madre Boulevard and Hermosa Avenue illustrating commercial component step-out to sidewalk, integration of architectural elements (e.g., rotunda), window variety and vertical element so distinguish storefront spaces, and varied setback accommodations.



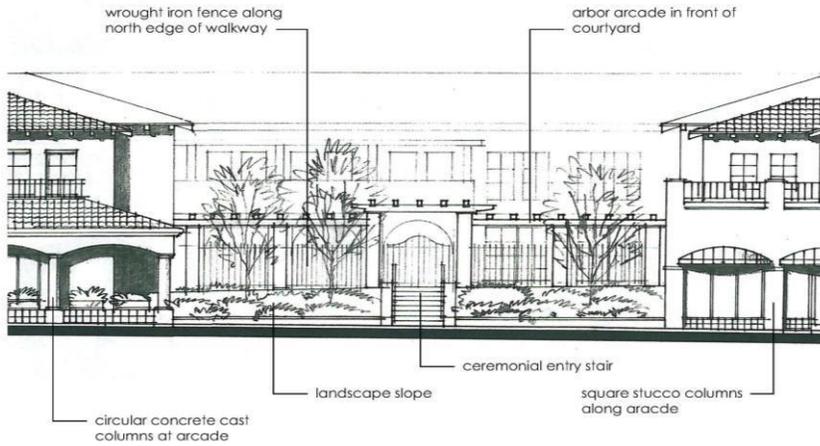
Source: Hill Partnership, Inc.

Not to scale.

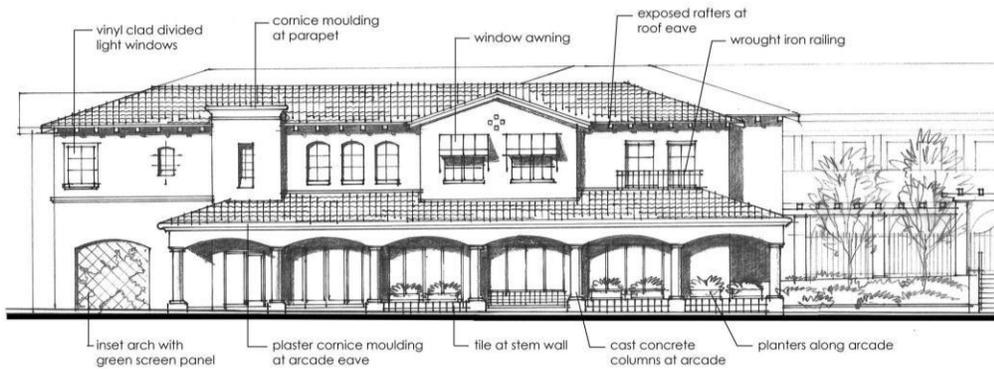
THE KENSINGTON SPECIFIC PLAN
 An Assisted Living Community
 City of Sierra Madre

FIGURE 7A
ARCHITECTURAL ELEVATIONS

Figure 8B - Architectural Elevations



Elevation C: Detail of street plaza illustrating use of varied embellishment details and integration of public space.



Elevation D: Detail of southwest building corner illustrating varied treatment of commercial component with arcade walkway and varied detail embellishments.



Source: Hill Partnership, Inc.

Not to scale.

THE KENSINGTON SPECIFIC PLAN
An Assisted Living Community
City of Sierra Madre

FIGURE 7B
ARCHITECTURAL ELEVATIONS

CHAPTER 4.0 DEVELOPMENT STANDARDS AND GUIDELINES

4.1 INTRODUCTION

The purpose of the Specific Plan is to allow for development of an assisted living facility or RCFE.

The 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 project site is comprised of two parcels with different zones: C (commercial) and R3 (multiple family residential). The proposed development involves a two-story, 60,100 square foot building that would straddle both parcels/zones. The proposed assisted living facility use is atypical in that it incorporates a blend of elements associated with commercial and residential. Therefore, the unique nature of the proposed use necessitates development standards aside from those required singularly for typical multiple-family residential or commercial development.

The combination of unique land use, split property zones, irregular boundary lines, diversity of surrounding adjacent properties, and site elevations relative to abutting properties, necessitates special consideration that supports the granting of unique site-specific development standards in order to facilitate a reasonable use of the property for an assisted living facility or RCFE.

The Kensington Specific Plan establishes appropriate development standards for the proposed use at this specific project property, including development standards that reflect on the underlying zones to establish guidelines for development of an assisted living facility or RCFE at the Specific Plan site.

4.2 ALLOWED LAND USES

It is the intent of The Kensington Specific Plan that the plan area be comprehensively developed as a single use to support an assisted living facility or RCFE. Hence, when an assisted living facility is proposed within the specific plan area, the terms and regulations adopted through The Kensington Specific Plan would apply.

In the event that an assisted living facility or RCFE is not implemented at the subject site, the underlying zoning will remain as C (commercial) and R-3 (multiple family residential) for Parcels 1 and 2, respectively. Any other (non-eldercare) development proposed at the project site would be required to comply with regulations established by the Zoning Code, including limitations set forth by Measure V, and General Plan requirements per policy L3.1 directing the preparation of a specific plan or other comprehensive planning document.

To reinforce the intended use of the property, the following land use standards apply:

Assisted Living Facility. When the special development standards set forth in this Specific Plan are applied, allowed land uses shall be limited to an assisted living facility or RCFE. For purposes of this Specific Plan, an assisted living facility or RCFE shall be defined as follows:

Assisted Living Facility. A residential building (or buildings) that provides housing and personal and health care, as permitted by the Department of Social Services, and which is designed to respond to the daily, individual needs of its residents. Some suites may have kitchenette-scale facilities, including sinks (without garbage disposals), small refrigerators and microwave ovens, but will not be fully appointed for food preparations because resident meals are served restaurant style in a common area. Assisted Living Facilities are required to be licensed by the California Department of Social Services, and do not include full skilled nursing services.

An Assisted Living Facility, as defined in this Specific Plan, is also classified as a Residential Care Facility for the Elderly (RCFE) (as defined under the California Code of Regulations Title 22, Division 6, Chapter 6, Residential Care Facilities for the Elderly). RCFEs provide care, supervision and assistance with activities of daily living, such as bathing and grooming. They may also provide incidental medical services under special care plans. More specifically, RCFEs are a housing arrangement chosen voluntarily by the residents, or the residents' guardians, conservators or other responsible persons; where the majority of the residents are at least 62 years of age (or, if younger, have needs compatible with other residents); and where varying levels of care and supervision are provided, as agreed to at the time of admission or as determined necessary at subsequent times of reappraisal. RCFE projects may include basic services and community space.

Nonconversion of land uses. Conversion of any structures established in accordance with this Specific Plan as an assisted living facility (or RCFE) within the plan area may not be later converted to any other use without first demonstrating compliance with the City's regulations and policies, including adopting a new (or amending the existing) specific plan prior to approving a new use of the property.

4.3 SITE PLANNING

Building and site coverage. Coverage of the combined project site by roofed structures and paved areas shall not exceed 80 percent, exclusive of all improvements within a public easement. For purposes of this standard, paved parking and driveway areas shall be considered in the calculation of covered areas, except that parking or driveway areas covered by porous paving, turf block or similar permeable surfaces may be excluded from the calculation. Decks, patios, porous paving areas, recreational areas, pedestrian walkways and terraces, when not covered by solid roof structures, need not be considered covered areas for the purpose of this standard.

Street frontage commercial uses. Consistent with the intent of the underlying commercial zone for Parcel 1 and General Plan polices directed at the design of projects in the downtown commercial core, project uses within the building frontage immediately adjacent to Sierra Madre Boulevard, where "building frontage" shall mean any portion of the building that lies within the property frontage area adjacent to and within 20 feet of the property edge, shall consist primarily of commercial uses. Substantial compliance with this standard shall be demonstrated if: 1) a minimum of 75 percent of the ground-level building frontage along Sierra Madre Boulevard is comprised of commercial uses, where such commercial uses are a minimum depth of 20 feet and a minimum size per unit of 500 square feet; and 2) at least 70 feet of the ground-level building frontage along Sierra Madre Boulevard is comprised of commercial uses.

Ground-level residential uses. Consistent with the intent of the underlying commercial zone for Parcel 1 and General Plan polices directed at the design of projects in the downtown

commercial core, residential uses shall be limited within the building frontage immediately adjacent to Sierra Madre Boulevard, where “building frontage” shall mean any portion of the building that lies within the property frontage area adjacent to and within 20 feet of the property edge. Ground-level residential uses are permitted provided that no more than 25 percent of the ground-level building frontage along Sierra Madre Boulevard incorporates residential uses, and only when: 1) at least 50 percent of the building façade that faces Sierra Madre Boulevard is brought forward into the frontage area and is occupied by commercial uses; and 2) no doors, windows or other visible penetrations front Sierra Madre Boulevard within any ground-level residential area that is within 20 feet of the south property line..

Commercial frontage elevations. The ground floor elevation of commercial uses that are located adjacent to Sierra Madre Boulevard shall be designed so that: 1) the commercial setbacks are consistent with existing setbacks of other commercial properties on the adjacent blocks; 2) the commercial space facing the sidewalk is visibly and physically penetrable via the placement of windows and doorways at the street elevation; and 3) the front elevations mimic small individual storefronts even if one tenant intends to use the space.

Landscaping. The Zoning Code provisions of Section 17.36.110, addressing commercial zone landscaping, and Chapter 17.68, addressing parking area landscaping, shall apply.

Parking area screening. A minimum thirty-inch-high (but not to exceed thirty-six inches high) decorative masonry wall, green screen or acceptable equivalent, shall be provided and maintained on the outside perimeter of all off-street parking areas except at those points of ingress and egress for either vehicular or pedestrian traffic, including related line-of-sight setbacks for safe access. Separate screening will not be required when other required perimeter walls or landscape treatments provide adequate screening of parking areas.

A plant screen (e.g., green screen) may be erected in place of a wall, provided it is:

- Sufficient to visually screen the parking area;
- Comprised of specimen stock;
- Within a planter area of at least four feet in depth;
- Provided with a permanent irrigation system;
- Compliant with all other provisions of this section for landscaping, including being an integral part of an approved landscaping plan.

Landscaped earth mounds (thirty-inch-high minimum), or other screening options, may be substituted for required wall or plant screening provided such is approved in design, location, scale and landscape treatment by the planning commission.

Perimeter residential walls. A wall or fence of at least six feet (and maximum eight feet) in height shall be constructed and maintained on the boundary of any abutting residential-zoned property. Materials used for the perimeter residential wall shall have a minimum rating necessary to meet sound attenuation measures identified in the adopted Mitigated Negative Declaration (MND) for this Specific Plan. The materials and design of the perimeter residential wall shall be of a quality that matches the balance of the project design and that will be durable and sustainable for the life of the project. The perimeter residential wall shall be maintained in good repair.

Refuse storage. Trash, garbage and refuse storage areas shall be within an enclosed room. All bins and containers shall be stored within the enclosure with lids closed at all times when not being loaded or unloaded.

Outdoor storage prohibited. All outdoor storage is prohibited.

Loading facilities. All loading or unloading areas containing a loading dock or similar facility shall be located so as to reasonably contain and restrict noise. Further, no loading or unloading area shall be located within a front yard or side yard adjacent to a public street. Reasonable measures shall be employed to minimize visibility of loading dock facilities from public areas and to balance noise concerns when siting loading areas.

Mechanical equipment. All ground mechanical equipment shall be completely screened behind a permanent structure or appropriate landscape screen. All roof top mechanical equipment shall be completely screened from view from the street level.

Underground utilities. All utilities connections for new construction shall be underground.

4.4 BUILDING STANDARDS

Yards and building setbacks.

- Sierra Madre Boulevard Facing (Front) Yard. A zero-foot yard shall be allowed in the front yard for all commercial building components that take access directly from the public sidewalk and which front the street. At least 130 feet of ground-level frontage along Sierra Madre Boulevard shall have a maximum set back of five feet. For all other project components, there shall be a front yard having a minimum depth of five feet.
- Hermosa Avenue Facing and West Property Line (Side) Yard. There shall be a side yard having a minimum depth of five feet extending across the full depth of the side lot line.
- North Property Line (Rear) Yard. There shall be a rear yard of not less than 22 feet in depth, except that off-street parking spaces shall be located no less than ten feet from the north property line.
- Balconies, Patios, Arcades, Arbors and Exterior Stairways. Balconies, private patios, exterior stairways and awnings may project up to five feet, but not more than fifty percent of the minimum setback requirement, into any required setback area.
- Accessory Structures, Trash Enclosures and Electrical and Mechanical Equipment. Minor accessory structures (including parking area shade structures), trash enclosures, ground-mounted electrical and mechanical equipment, privacy or screening enclosures, solar equipment and similar secondary building elements may project into required yard areas provided that the height of such structures does not exceed twelve feet and that a minimum five foot setback is retained. Except that projections for balconies, patios, arcades, arbors and exterior stairways may project into the setbacks as provided above.
- Parking Stall Overhang. Up to two feet of any required yard may serve as an overhang or required extension of a parking space provided that the overhang or extension area remains otherwise landscaped and maintained as a required yard area.

Building length. Any building face exceeding a length of one hundred fifty linear feet shall be articulated such that the average setback along that building face shall not be less than a depth equivalent to 150 percent of the required yard setback. When a zero-foot setback has been applied (as for commercial components), the minimum average articulated setback for the front yard shall be three feet. And no linear wall segment of such building shall extend a distance greater than fifty feet of length without a variation of the setback or articulation.

Building height. No building shall exceed thirty feet in height or two stories above adjoining finished or pre-existing grade within a five-foot horizontal distance of the exterior wall of the building, whichever is less, in accordance with the height standard prescribed in Measure V.

Wall length and design. Perimeter walls, where required for retaining, property separation or noise attenuation purposes and that are not otherwise screening walls, must be constructed of materials complementary in style, color, and form to the structure or structures on the same development site as the wall. Through design review, conditional use permit, or similar project review process, conditions may be placed on the permit approval requiring additional wall treatment, including, but not limited to, landscaping, wall placement and wall height.

Wall design palate of materials may include but not be limited to concrete block wall and pilasters with applied finish, decorative concrete block, terraced retaining blocks, metal decorative fencing, wood fencing or other materials as acceptable to the Director of Development Services. When a solid wall or fence is not specifically required for noise attenuation, privacy or other utilitarian use, open-style fencing with landscaping screening may be substituted as an alternative to solid fencing.

Masonry walls, including retaining walls, along public streets or right-of-ways greater than 50 feet in total length must be designed with architectural elements, such as articulated columns, tree well insets, planters, staggered wall faces, dimensional trellises, or other similar elements as may be approved by the Director of Development Services, at intervals lengths of between 20 to 30 feet in order to break-up the linear appearance of the wall and facilitate a visually interesting pedestrian environment.

Interior walls or perimeter walls that are not adjacent to a public street or right-of-way, but which are otherwise substantially visible from the street level, shall be either architecturally treated or screened by landscaping to breakup and camouflage the appearance of the wall along those segments visible from the public street.

4.5 PARKING

Off-street parking. All off-street parking shall be provided, designed and maintained in accordance with Chapter 17.68 of the Zoning Code, except that the calculation of required parking and additional parking design considerations shall be as provided below. The number of required parking spaces is less than would otherwise be required by Chapter 17.68 of the Sierra Madre Municipal Code.

Parking spaces required. The following standards shall be used for calculation of off-street parking for assisted living or RCFE facilities:

Assisted Living Facility/RCFE: One space for every four resident beds, plus one space for every two employees (as calculated at peak shift).

Design (parking). Design and development of all parking facilities shall conform to the parking lot development design standards provided in Zoning Code Section 17.68.080, except for as follows:

- Unless otherwise provided in this Specific Plan, no parking space either required or otherwise shall be located in any required front yard or side yard. However, up to two feet of any required yard may serve as an overhang or required extension of a parking space provided that the overhang or extension area remains otherwise landscaped and maintained as a required yard area. Covered spaces exceeding twelve feet in height shall conform to yard requirements for accessory buildings.
- All parking areas subject to vehicular traffic shall be paved with asphaltic or concrete pavement, except that incorporation of permeable pavement options, including reinforced turf block is permitted up to a maximum of twenty percent of the parking area and as approved by the city engineer
- All pedestrian walkways located within the parking area and crossing vehicular circulation routes shall be either raised above the normal grade or at grade but physically defined by special pavement treatment in order to clearly mark pedestrian zones and provide safe and level access.

4.6 SIGN STANDARDS

A Sign Program developed for the Kensington Specific Plan shall be reviewed and approved by the City in accordance with the provisions Zoning Code Chapter 17.72 (Signs).

When integrated into the design of the site, monument or free-standing ground-mounted signs may be allowed. Monument or ground-mounted signs in excess of 20 square feet require review and approval of the Planning Commission.

4.7 ARCHITECTURE AND BUILDING DESIGN GUIDELINES

Design criteria. All development within The Kensington Specific Plan area shall comply with Zoning Code Section 17.36.040, to be consistent with the downtown design criteria for commercial properties.

Building material. Wood roof shingles are prohibited and flammable siding may only be used on the side of structures with one hour fire resistive construction. Openings and windows are permitted.

Lighting (building and site). All lighting of the building, landscaping, parking lot or similar facilities shall be shielded and directed away from adjoining properties.

Lighting (parking). All parking areas used after dark shall have adequate lighting to facilitate safe access and enhance site security.

No lighting standards shall exceed the height of twelve feet to the bottom of the reflector. Lighting shall be hooded and so arranged and controlled so as not to cause a nuisance either to roadway traffic or to the living environment.

CHAPTER 5.0 IMPLEMENTATION AND ADMINISTRATION

5.1 PURPOSE

This chapter sets forth procedures for implementing and administering The Kensington Specific Plan, including procedures for amendments if needed. This chapter also provides discussion of this Specific Plan's relationship to the General Plan, Zoning Ordinance and government codes and consistency with such.

5.2 GENERAL PLAN CONSISTENCY

California state law requires a specific plan to be consistent with the corresponding General Plan. The City's General Plan designates the land use for the proposed Specific Plan site as Commercial (Parcel 1) and Residential Medium/High Density (Parcel 2).

The proposed assisted living facility use is atypical in that it incorporates a blend of elements associated with commercial and residential uses. Hence, the assisted living facility use itself represents a "special circumstance" for the use of this property. As defined in this Specific Plan, an assisted living facility will be classified for zoning purposes as a residential use; however the project will incorporate commercial uses, which reflects a mix of uses. The proposed "assisted living facility" use, when considered through a CUP application, is an allowed use under both current zoning and General Plan land use designation. Further, adoption of the Specific Plan will demonstrate that the proposed project is consistent with the General Plan.

City General Plan Policy L3.1 requires the preparation of a specific plan (or similar comprehensive planning document) for proposed development projects on property exceeding one acre in size. Because the project site totals 1.84 acres, and thus exceeds one acre in size, adoption of a Specific Plan detailing proposed uses, location, development standards, and project implementation is required. By law, the Specific Plan must be consistent with, and implement the policies of, the adopted General Plan. Adoption of this Specific Plan demonstrates consistency and compliance with General Plan Policy L3.1.

As discussed in Section 2.3 of this document, the General Plan was amended in 2007 to incorporate the provisions of Measure V. The Kensington Specific Plan demonstrates compliance with Measure V in the following manner:

- **Maximum of two stories and thirty feet in height in any new construction.** Section 4.4 of The Kensington Specific Plan establishes building height limitations for new development that are consistent with Measure V. Chapter 3.0 of the Specific Plan describes the proposed development plans, which demonstrate that the proposed assisted living facility is limited in height to two stories and thirty feet.

The Kensington Specific Plan is consistent with the Sierra Madre General Plan and specifically will serve to implement the following policies:

LAND USE

■ General – Types and Mix of Land Uses

Policy L1.4: Establish regulations for housing which meets the special needs of senior citizens and the disabled.

Policy L2.1: Designate an area in the City for commercial development and determine appropriate standards and regulations for new construction.

Policy L2.4: Establish regulations and standards which encourage the development of service and retail uses which meet the needs of local business people and residents.

Policy L3.1: Allow for new developments or the expansion of existing developments or uses including integrated or reciprocal projects or projects with a common scheme of development which cumulatively comprise over one acre of land or one or more parcels only when a comprehensive plan (master plan, specific plan, planned unit development or other such mechanism) is reviewed by the Planning Commission and approved by the City Council of the City of Sierra Madre

Policy L3.2: Allow for flexibility in development standards for master plans, specific plans planned unit developments which provide uses which are considered to be of significant importance to the City such as municipal revenue, historical use, socially valued use, etc. when they a) provide an extraordinary benefit to the City such as improved public facilities, community centers, streetscape improvements, park facilities, social services, affordable housing, preservation of historic structures, etc.; and, b) they feature an architectural design which compensates for the flexibility and mitigates negative aesthetic impacts of the project along the sidewalk, street, and adjacent properties.

Policy L3.3: Require that new development mitigates impacts on the City's open space, infrastructure, transit services, and other public needs.

■ Residential Land Use Designations – Residential Medium/High Density (Map Designations RH)

Policy L19.1: Require that new residential development be compatible with and complement existing structures on the block, including the: a) maintenance of existing front yard setbacks; b) use of compatible building materials, colors, and forms; and c) limitation of front yard paving to the driveway apron no greater than approximately 15 feet in width on a lot 50 feet in width or less and no greater than approximately 20 feet in width on a lot greater than 50 feet in width.

Policy L19.2: Require that building siting maximize the privacy of residents through placement of windows, balconies, landscaping, and design of outdoor spaces.

Policy L19.4: Require that buildings include useable common open space in addition to private patios and balconies.

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 plans, deeply recessed or projecting windows, sloping roofs, and extensively landscaped yards.

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

■ Commercial (Map Designation C)

Policy L25.5: Permit a maximum building area, excluding parking, expressed as the ratio of building area to lot size (floor area ratio), of 1.5 and height of 30 feet.

Policy L25.2: Require that new commercial development have a front setback consistent with existing adjacent setbacks to allow for outdoor dining and sales uses, landscaping, and/or decorative paving.

Policy L27.1: Require that the ground floor elevation of a commercial space (storefront or professional) facing the sidewalk must be visibly and physically penetrable placing windows and doorways at the street elevation.

Policy L27.3: Encourage the use of awnings, overhangs, porticoes, trellises, and other design elements which provide protection to pedestrians.

Policy L27.4: Encourage the use of architectural design elements such as showcase windows, cornices, and columns to provide interest along the sidewalk.

Policy L27.5: 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 L27.6: Encourage the use of traditional building materials such as tile, textured concrete, color tinted concrete, decorative masonry (brick, slump stone, river rock), wood siding, and stucco.

Policy L27.8: Require that landscaping be designed with form and function in mind – that the plant materials be low maintenance as well as attractive.

Policy L27.9: 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 L28.2: Require that new construction adjacent to a parking area be designed to have access from the parking area as well as the street.

Policy L29.2: Accommodate a diversity of commercial uses intended to meet the needs of local residents, including retail, offices, food sales and service, general merchandise apparel and accessories, dry goods, home improvement, gardening, financial services, personal services, entertainment and cultural uses.

Policy L29.3: Accommodate commercial uses intended to attract visitors such as gift shops, specialty shops, antiques, retail sales and rental of outdoor and recreational equipment, art galleries, sales of local art and crafts.

Policy L29.4: Allow for residential uses at the rear and above the first floor on commercial properties.

ECONOMIC DEVELOPMENT

- Policy L44.3: Add pedestrian-level street lighting in the downtown district to enhance the nighttime dining and shopping experience.
- Policy L44.9: Encourage outdoor dining, sidewalk sales, street fairs, and other uses of the sidewalk which encourage pedestrian activity.
- Policy L47.1: Develop a circulation plan for pedestrians with an emphasis on safety, particularly for seniors and the disabled.

RESOURCE MANAGEMENT

- Policy R8.2: Evaluate water availability in conjunction with public and private development projects.
- Policy R9.4: Restrict hours of water usage for landscape and irrigation.
- Policy R14.1: Plan and schedule implementation for additional BMP's;
- Policy R14.3: Plan for measures to control pollutants in surface runoff;
- Policy R16.3: Require dust abatement measures during grading and construction operations.
- Policy R16.4: Allow for local job opportunities (including home based businesses and telecommuting) and local commercial services in the City's zoning code.
- Policy R16.5: Provide opportunities for the development of residential units in concert with commercial uses.

HAZARD PREVENTION

- Policy Hz3.1: Require all existing and new development to install and maintain adequate smoke detection 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 Hz3.4: Continue review of building plans by fire inspectors.
- Policy Hz3.5: Consider water availability in quantity and water pressure for safety purposes when considering the size and location of new residential construction.
- Policy Hz3.6: Assess the impacts of incremental increases in development density and related traffic congestion on fire hazards and emergency response time, and ensure through the design review process, that new development will not result in a reduction of fire protection services below acceptable levels.
- Policy Hz3.7: Require new development to provide adequate hydrants or reservoirs to accommodate new construction.

Policy Hz11.3: Require that proposed Critical, Sensitive, and High Occupancy facilities come under careful standards of seismic review prior to any approvals including detailed site investigations for faulting, and ground motion characteristics, and application of the most current professional standards for seismic design.

Policy Hz15.4: The noise level of the commercial districts should not interfere with the normal business, commercial or residential activities.

Policy Hz15.5: To the extent possible protect schools, hospitals, libraries, churches, parks and recreational areas from excessive sound levels so as not to affect adversely their normal activities.

Policy Hz17.1: Require that construction activities be limited to reasonable weekday and weekend/holiday hours which reduce noise impacts on adjacent residences.

Policy Hz17.2: Require that construction activities incorporate feasible and practical techniques which minimize the noise impacts on adjacent uses.

COMMUNITY SERVICES

Objective C9: The City shall continue to provide quality and meaningful senior citizen services and facilities.

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 ORDINANCES

The proposed assisted living facility use is atypical in that it incorporates a blend of elements associated with commercial and residential uses. The Zoning Code (Section 17.60.030) recognizes the unique nature of “eldercare facilities”, such as “rest homes” or “homes for the aged”, by allowing establishment of these uses in any zone within the City through approval of a CUP. Hence, the proposed “assisted living facility” use considered through the CUP application is an allowed use under both current zoning and General Plan land use designations.

The unique nature of the proposed use necessitates special consideration to deviate from zoning development standards that are required for traditional commercial and multiple family residential development, because an assisted living facility functions as a blend of commercial and residential uses. This Specific Plan establishes site-specific development standards that are appropriate to accommodate an assisted living facility development at the Specific Plan site while simultaneously addressing the intent of the underlying C and R-3 zones through equivalent regulations that have been adapted for the proposed use.

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 Director of Development Services shall have the responsibility to interpret the provisions of this 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.

5.6 PROJECT APPROVAL PROCESS

Approval of this Specific Plan, when accompanied by an approved CUP for the proposed RCFE use, also includes the entitlement of an assisted living facility project of 60,100 square feet and accommodating a maximum of 96 eldercare residents, subject to an amendment of the Core Area density limitation set forth in Sierra Madre Municipal Code Section 17.35.040, as approved by the electorate at the November 6, 2012 special election.

5.6.5 EXPIRATION OF THE SPECIFIC PLAN

The Kensington Specific Plan shall expire on November 6, 2014 unless building permits for construction of the project are issued prior to the expiration date. No application for an extension of this period shall be considered unless applied for in writing no less than thirty (30) days before its expiration.

5.7 SPECIFIC PLAN IMPLEMENTATION AND ADMINISTRATION

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.

Administration of this Specific Plan shall generally be through the standard Site Plan Review and Application process established by the City. Development plans to implement this Specific Plan shall be submitted to the planning department to ensure that the proposal complies with all provisions of this Specific Plan. The planning department shall transmit the plans to the city engineer and building department for review and recommendations for project engineering and code compliance. Except as may otherwise be required for design review, the planning department may make final approval of plans that are in compliance with this Specific Plan.

Any person aggrieved by the decision of the planning department made pursuant to this chapter may, in writing, appeal such decision to the planning commission. Any person aggrieved by the decision of the planning commission on any such appeal may, in writing, appeal to the city council within the time and manner prescribed by Chapter 17.66 of the Zoning Code. Appeals to the commission and council shall be limited to the issue of whether or not the plans conform

to this Specific Plan and other applicable law.

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 Government Code Section 65500, which specifies notification, public hearing and similar requirements. In addition, all Specific Plan amendments shall adhere to all submittal, review and approval requirements established by the City of Sierra Madre.

Notwithstanding the above, it is recognized that minor adjustments to the land use concept, grading and drainage concept, architecture and lighting concept or other aspects of the development site planning and design during the implementation of this Specific Plan may be required. The Director of Development Services shall have the discretion to accommodate requests for minor changes that do not materially affect the proposed use or development program represented within this Specific Plan. Minor changes shall be documented for the record consistent with procedures identified in Sections 5.4 and 5.7 of this Specific Plan.

5.9 PROJECT FINANCING

Development of the Specific Plan site, including fair-share costs for related off-site improvements and service connections to accommodate the proposed development, shall be privately financed by the Developer.