

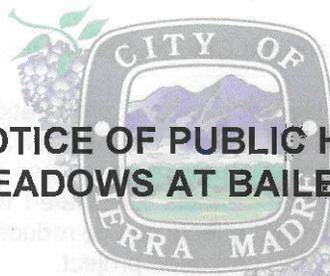
2022 192163



FILED  
Aug 30 2022

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by ANNA MOYSISYAN



## NOTICE OF PUBLIC HEARING THE MEADOWS AT BAILEY CANYON

THIS NOTICE WAS POSTED

ON August 30 2022

UNTIL September 29 2022

REGISTRAR - RECORDER/COUNTY CLERK

### PROPOSED CONSTRUCTION OF 42 SINGLE-FAMILY RESIDENCES AND NEIGHBORHOOD PARK AT 700 NORTH SUNNYSIDE AVENUE, SIERRA MADRE, CALIFORNIA 91024

**DATE:** September 15, 2022

**SCH NUMBER:** 2020060534

**TO:** State Clearinghouse, Los Angeles County Clerk-Recorder, Responsible and Trustee Agencies, Organizations, Native American Heritage Commission, and Interested Parties

**FROM:** City of Sierra Madre Planning and Community Preservation Department  
232 W. Sierra Madre Boulevard, Sierra Madre, CA 91024

**SUBJECT:** CONSIDERATION TO APPROVE GENERAL PLAN AMENDMENT AND ZONE CHANGE AND SUBSEQUENT LAND USE MAP AND ZONING MAP AMENDMENTS, SPECIFIC PLAN, LOT LINE ADJUSTMENT, AND DEVELOPMENT AGREEMENT, AND CERTIFY AN ENVIRONMENTAL IMPACT REPORT AND APPROVE RELATED MITIGATION MEASURES AND REPORTING PROGRAM FOR A PROPOSED 42 LOT RESIDENTIAL SUBDIVISION

**NOTICE IS HEREBY GIVEN THAT** the City Council will be conducting a Public Hearing on the date, time, and the location described below regarding a request to construct up to 42 single-family detached residential units on approximately 17.30 acres of the property owned by The Congregation of the Passion, Mater Dolorosa Community referred to as "The Meadows at Bailey Canyon."

The City Council will consider project applications to certify the Environmental Impact Report (EIR) and adoption of a Mitigation Monitoring and Reporting Program, approve amendments to the update the General Plan and Land Use Map to change the project site from Institutional to residential low density, and update the Zoning Code and Zoning Map to change the project site from Institutional to Single-Family Residential Specific Plan Overlay, approve the Lot Line Adjustment, and approve the Development Agreement. Application approval may be made pursuant to applicable findings for each independent action.

The meeting will be streamed live on the City's website at [www.cityofsierramadre.com](http://www.cityofsierramadre.com), on Foothills Media website at <http://www.foothillsmedia.org/sierramadre> and broadcast on Government Access Channel 3 (Spectrum).

The Brown Act provides the public with an opportunity to make public comments at any public meeting. Public comment may also be made by e-mail to [PublicComment@CityofSierraMadre.com](mailto:PublicComment@CityofSierraMadre.com) by 3 PM on the day of the meeting.

For further information on this subject, please contact the Planning and Community Preservation Department at (626) 355-7138.

**DATE AND TIME OF HEARING**

City of Sierra Madre  
City Council meeting  
**Thursday, September 15, 2022**  
(Hearing begins at 5:30 p.m.)

**PLACE OF HEARING**

City of Sierra Madre  
City Council Chambers  
232 W. Sierra Madre Blvd.  
Sierra Madre, CA

All interested persons may attend this meeting and the City Council will hear them with respect thereto.

**ENVIRONMENTAL DETERMINATION:** State law requires the preparation of an EIR for projects that have the potential for environmental impacts. Public Resources Code Section 21002 requires that an EIR identify the significant effects of a project on the environment and provide measures or alternatives that can mitigate or avoid these effects. The EIR evaluates the environmental effects associated with the development of the project and discusses the manner in which the project's significant effects can be reduced or avoided through the implementation of mitigation measures or feasible alternatives to the proposed project.

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

TO: State Clearinghouse, Los Angeles County Clerk-Recorder, Responsible and Justice Agencies, Organizations, Native American Heritage Commission and

FROM: [Illegible]

SUBJECT: [Illegible]

NOTICE IS HEREBY GIVEN THAT the City Council will be conducting a Public Hearing on the date, time, and location described below regarding a request to construct up to 42 single-family detached residential units on approximately 1.50 acres of the property owned by The Congregation of the Passion, Mater Dolorosa Community, referred to as "the Meadows at Bailey Canyon".

The City Council will consider project applications to certify the Environmental Impact Report (EIR) and adoption of a Mitigation Monitoring and Reporting Program, approve amendments to the update the General Plan and Land Use Map to change the project site from Institutional to Residential Low Density, and update the Zoning Code and Zoning Map to change the project site from Institutional to Single-Family Residential Single Plan Overlay, approve the lot layout plan, and approve the subdivision map, and other related matters, and may be subject to the provisions of the California Environmental Quality Act (CEQA) and the California Public Resources Code (PRC).

The meeting will be broadcast live on the City's website at [www.ci.azusa.ca.us](http://www.ci.azusa.ca.us) on Footfall Media website at [www.footfallmedia.com](http://www.footfallmedia.com) and will be broadcast on Government Access Channel 3 (GAC3) on the same date and time. The Board also provides the public with an opportunity to make public comments at any public hearing. Public comments may also be made by e-mail to [PublicComments@ci.azusa.ca.us](mailto:PublicComments@ci.azusa.ca.us) or by mail to the City Clerk at the address below. For further information on this subject, please contact the Planning and Community Preservation Department at (626) 355-7138.

PLACE OF HEARING  
City of Azusa  
City Council Chamber  
332 W. First Street, 2nd  
Azusa, CA

TIME OF HEARING  
August 30, 2022  
10:00 AM

2022 192163



FILED  
Aug 30 2022

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by ANNA MOVSISYAN