

**AGENDA
PLANNING COMMISSION**

Thursday, December 18, 2025

5:30 PM

**City Hall Council Chambers
232 W. Sierra Madre Boulevard
Sierra Madre, California 91024**



THIS MEETING WILL BE HELD IN PERSON

The Brown Act provides the public with an opportunity to make public comments at any public meeting. Public comments may be made by e-mail to PublicComment@SierraMadreCA.gov by 3:00 PM on the day of the meeting. Emails will be acknowledged at the Commission meeting and filed into the public record. Public comments received electronically will also be posted on the City website for public viewing and transparency.

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

1. ROLL CALL

Chair Denison, Vice Chair Simcock, Commissioners Brennan, Moran, and Yoo.

2. APPROVAL OF AGENDA

Majority vote of the Commission to proceed with Commission business.

3. COUNCIL LIAISON REPORT

Report from City Council Liaison to the Planning Commission.

4. COMMUNITY INPUT

At this time, any person may address the Planning Commission concerning an item that is not on the agenda. The Commission welcomes your attendance and participation. When addressing the Commission, please begin by providing your name and address for the record. Please keep comments to no more than three minutes to assure an orderly and timely meeting.

Copies of the Agenda are available for your convenience on the City's website. State legislation (Govt. Code Section 54954.2) limits the Commission's ability to take action on specific requests. Govt. Code Section 54954.2 limits the placement of items on the Agenda for action 72 hours prior to meetings, except for specific findings.

No action or discussion may be undertaken by the Planning Commission on any item if not posted on the agenda, except that Commissioners or staff may briefly respond to statements made or questions posed by the public, or a Commissioner or staff liaison may ask a question for clarification, or make a brief report on his or her own activities. A Commissioner or the Commission itself may provide a reference to staff to report back to the Commission at a subsequent meeting concerning any matter or may direct staff to place a matter of business on a future agenda.

5. CONSENT

A. APPROVAL OF THE DECEMBER 4, 2025 PLANNING COMMISSION MEETING MINUTES

B. CANCELLATION OF REGULAR PLANNING COMMISSION MEETING ON JANUARY 1, 2026

It is recommended that the Planning Commission approve the cancellation of regular Planning Commission meeting on January 1, 2026.

6. **PUBLIC HEARING**

Disclosure of Site Visits and Ex-parte Contacts

A. DISCRETIONARY DEMOLITION PERMIT (DDP 25-03), A REQUEST TO ALLOW THE COMPLETE DEMOLITION OF AN EXISTING SINGLE-FAMILY RESIDENCE BUILT IN 1910, AND DESIGN REVIEW PERMIT (DRP 25-01), A REQUEST FOR THE CONSTRUCTION OR ADDITION OF ONE OR MORE DWELLING UNITS THAT RESULT IN A SITE WITH THREE OR MORE DWELLING UNITS

(Continued from December 4, 2025)

Project Location: 81 Victoria Lane
Project Applicant: Mhaer J. Alahydoian

CEQA: The proposed project qualifies for a Categorical Exemption (Class 3), pursuant to Section 15303(a) Section 15303(b) for New Construction or Conversion of Small Structures, of the California Environmental Quality Act (CEQA) as it involves new construction of a single-family residence and a duplex or similar multi-family residential structure totaling no more than four dwelling units.

Recommended Action: It is recommended that the Planning Commission continue the public hearing for Discretionary Demolition Permit (DDP 25-03) and Design Review Permit (DRP 25-01) for a proposed project located at 81 Victoria Lane to a date certain of January 15, 2026.

B. TENTATIVE TRACT MAP 65348, CERTIFICATION OF AN ENVIRONMENTAL IMPACT REPORT, AND APPROVAL OF A MITIGATION MONITORING AND REPORTING PROGRAM FOR A PROPOSED NINE-LOT RESIDENTIAL SUBDIVISION LOCATED AT 935 AND 965 EAST GRAND VIEW AVENUE

Recommended Action: Provide recommendation that the City Council take the following actions:
(1) Certify the Environmental Impact Report (EIR); and
(2) Approve Tentative Tract Map 65348 with the condition that it be in substantial conformance with Project Alternative 2, a Reduced Lot Size Design, as identified in the Environmental Impact Report; and adopt the Mitigation Monitoring and Reporting Program.

7. **PLANNING COMMISSION REPORTS**

Reporting of Planning Commissioner's activities related to City business.

8. **PLANNING & COMMUNITY PRESERVATION DEPARTMENT REPORTS**

Forecast and status of projects for upcoming meetings.

9. **ADJOURNMENT**

The Planning Commission will adjourn to a meeting to take place on January 15, 2026.

INFORMATION TO THE PUBLIC

The Planning Commission will consider the last item at 10:30 p.m. and they will adjourn the meeting by 11:00 p.m. The Planning Commission will continue all unfinished business to an adjourned meeting on the following Thursday at 5:30 p.m. or to a different time and date certain.

Copies of the Agenda are available for your convenience at the rear of the Council Chambers. State legislation (Govt. Code Section 54954.2) limits the Planning Commission's ability to take action on specific requests. Govt. Code Section 54954.2 limits the placement of items on the Agenda for action 72 hours prior to meetings, except for specific findings.

No action or discussion may be undertaken by the Planning Commission on any item if not posted on the agenda, except that Commissioners or staff may briefly respond to statements made or questions posed by the public, a Council member or its staff may ask a question for clarification, make a brief announcement, or make a brief report on his or her own activities. A Commissioner or the Planning Commission itself may provide a reference to staff to report back to the Planning Commission at a subsequent meeting concerning any matter or may direct staff to place a matter of business on a future agenda.

REQUIRED FINDINGS

Conditional Use Permit and Variance considerations are "quasi-judicial" decisions made by the Planning Commission. As such, these decisions may be challenged in court. Accordingly, courts require an adequate "record" to exercise judicial review. This means that the documentation supporting the approval or denial of a project must include an explanation of how the Planning Commission processed the raw information and evidence considered in reaching its decision. The California Supreme Court has laid down distinct, definitive principles of law detailing the need for findings when a public agency approves or denies a project while acting in a "quasi-judicial" roll. This decision is based upon the case, *Topanga Assoc. For a Scenic Community V. County of Los Angeles* ("Topanga"). The "Topanga" court outlined the following 5 purposes for making findings:

- Provide a framework for making principled decisions, enhancing the integrity of the administrative process;
- Facilitate orderly analysis and reduce the likelihood the agency will randomly leap from evidence to conclusions;
- Serve a public relations function by helping to persuade the parties that the administrative decision making is careful, reasoned, and equitable;
- Enable the parties to determine whether and on what basis they should seek judicial review and remedies; and,
- Apprise the reviewing court of the basis for the agency's decision.

For more information on the necessary "Findings" that the Planning Commission must make, please contact the Planning and Community Preservation Department at (626) 355-7138.

(Source: Curtin's California Land Use & Planning Law, Daniel)

If you require special assistance to participate in this meeting, please call the City Manager's Office at 626-355-7135 at least 48 hours prior to the meeting.

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**CITY OF SIERRA MADRE
PLANNING COMMISSION MINUTES**

Regular Meeting of
Thursday, December 4, 2025 at 5:30 p.m.
City Council Chambers, 232 W. Sierra Madre Blvd.

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CALL TO ORDER/ROLL CALL MEMBERS OF THE PLANNING COMMISSION

Chair Denison called the meeting to order at 5:35 p.m. Planning Director Lin called the roll.

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Present: Chair Thomas Denison, Vice-Chair Patrick Simcock, Commissioners Kevin Brennan, Christine Moran, and Yong Yoo

Also Present: Clare Lin, Planning Director
Joshua Wolf, Senior Planner
Katelyn Huang, Assistant Planner
Julia Homaechearria, Deputy City Attorney

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APPROVAL OF MEETING AGENDA

Chair Denison asked for a motion to approve the agenda as presented.

Vice-Chair Simcock made a motion to approve the agenda as presented.

Commissioner Yoo seconded the motion.

Ayes: Chair Denison, Vice-Chair Simcock, Commissioner Brennan, Commissioner Moran, and Commissioner Yoo

Noes:

Absent:

Abstain:

The motion to approve the agenda as presented was approved by a unanimous voice vote by all commissioners present.

APPROVAL OF MEETING MINUTES

APPROVAL OF THE OCTOBER 16, 2025, PLANNING COMMISSION MEETING MINUTES

Chair Denison made a motion to approve the October 16, 2025, Planning Commission Meeting Minutes. Vice-Chair Simcock seconded.

Ayes: Chair Denison, Vice-Chair Simcock, Commissioner Moran, and Commissioner Yoo

Noes:

Absent:

Abstain: Commissioner Brennan

The motion to approve the October 16, 2025, Planning Commission Meeting Minutes as presented was passed by a unanimous voice vote by all commissioners present.

COUNCIL LIAISON REPORT

The Council Liaison announced the next City Council meeting on December 9, 2025, featuring the transportation plan from the ad hoc committee. The Council will have its reorganization meeting on December 16, 2025, at which time a new Mayor and Mayor Pro Tem will be selected.

COMMUNITY INPUT

56 Chair Denison opened the floor for community input on items not on the agenda. No
57 members of the public came forward to speak.

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59 **PUBLIC HEARING**

60 **A. DISCRETIONARY DEMOLITION PERMIT (DDP 25-03), A REQUEST TO ALLOW THE**
61 **COMPLETE DEMOLITION OF AN EXISTING SINGLE-FAMILY RESIDENCE BUILT IN**
62 **1910, AND DESIGN REVIEW PERMIT (DRP 25-01), A REQUEST FOR THE**
63 **CONSTRUCTION OR ADDITION OF ONE OR MORE DWELLING UNITS THAT**
64 **RESULT IN A SITE WITH THREE OR MORE DWELLING UNITS**

65 Staff requested a continuance of this item due to a conflict between the City's interpretation
66 and the applicant's interpretation of certain state statutes. Staff indicated they had
67 communicated with the applicant, who expressed availability for the December 18, 2025
68 meeting. The applicant was present at the meeting.

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70 **COMMUNITY INPUT**

71 Chair Denison opened the floor for community input on items not on the agenda.

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73 **DELIBERATION**

74 Commissioner Brennan made a motion to continue the matter to December 18, 2025.

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77 Vice-Chair Simcock seconded the motion.

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79 Ayes: Chair Denison, Vice-Chair Simcock, Commissioner Brennan, Commissioner
80 Moran, and Commissioner Yoo

81 Noes:

82 Absent:

83 Abstain:

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85 **PLANNING COMMISSION REPORTS**

86 There were no reports from the planning commissioners.

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88 **PLANNING & COMMUNITY PRESERVATION DEPARTMENT REPORTS**

89 Staff reported that the December 18, 2025 meeting would include a review of the
90 environmental impact report for the Stone House division of nine lots, as well as the
91 continuation of the residential development project at 81 Victoria Lane.

92 Staff also announced a workshop on December 10, 2025, for the General Plan update
93 focusing on the conservation element and open space element, and invited all members of
94 the public to attend to provide feedback.

95 Beginning in January, the Commission will start reviewing the Meadows design review
96 project for 42 homes.

97 Staff presented a new agenda format that includes moving the consent calendar to follow the
98 public hearings, along with other stylistic changes. The Commission was asked to
99 individually provide feedback on whether to include the Pledge of Allegiance in the new
100 format.

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102 **ADJOURNMENT**

103 The meeting was adjourned at 5:43 p.m.

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106 Secretary to the Planning Commission

107 Clare Lin, Planning Director



Planning Commission Staff Report

Thomas Denison, Chair
Patrick Simcock, Vice-Chair
Kevin Brennan, Commissioner
Christine Moran, Commissioner
Yong Yoo, Commissioner

Clare Lin, Director
Planning & Community Preservation

TO: Planning Commission

FROM: Joshua Wolf, Senior Planner
Julia A. Homaechearria, Deputy City Attorney

DATE: December 18, 2025

SUBJECT: TENTATIVE TRACT MAP 65348, CERTIFICATION OF AN ENVIRONMENTAL IMPACT REPORT, AND APPROVAL OF A MITIGATION MONITORING AND REPORTING PROGRAM FOR A PROPOSED NINE-LOT RESIDENTIAL SUBDIVISION LOCATED AT 935 AND 965 EAST GRAND VIEW AVENUE

EXECUTIVE SUMMARY

The City of Sierra Madre and the CS One Carter and CS Stonehouse entered into a Settlement Agreement on March 23, 2010, which outlined a proposed nine-lot subdivision ("Project") for Parcel 3 and 4, as shown in the Settlement Agreement with CS One Carter and CS Stonehouse. The applicant, Ginkgo Stonehouse, LLC ("Applicant"), successor of CS Stonehouse, entered into a Tolling Agreement to extend the Settlement Agreement.

The Project proposes the subdivision and development of nine (9) single-family residential lots on approximately 9.06 acres of land located at 935 and 965 East Grand View Avenue. The Project requires City Council action to approve Tentative Tract Map 65348 and certify the Final Environmental Impact Report ("EIR") with a Mitigation Monitoring and Reporting Program ("MMRP") pursuant to the California Environmental Quality Act ("CEQA").

ALTERNATIVES

The Planning Commission may:

1. Provide a recommendation that the City Council take the following actions:
 - (1) Certify the EIR and adopt the MMRP; and
 - (2) Approve Tentative Tract Map 65348 in substantial conformance with the Project as proposed.
2. Provide a recommendation that the City Council take the following actions:
 - (1) Certify the EIR and adopt the MMRP; and
 - (2) Approve Tentative Tract Map 65348 with the condition that it be in substantial conformance with Project Alternative 2: Reduce Lot Size Design, as specified in the EIR.
3. Continue the application under consideration to a date certain, providing staff and the Applicant with direction; or
4. Provide a recommendation that the City Council take the following actions:

- (1) Certify the EIR and adopt the MMRP; and
- (2) Deny the application under consideration citing applicable findings the Planning Commission determines cannot be made.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

2. Provide a recommendation that the City Council take the following actions:
 - (1) Certify the EIR and adopt the MMRP; and
 - (2) Approve Tentative Tract Map 65348 with the condition that it be in substantial conformance with Project Alternative 2: Reduce Lot Size Design, as specified in the EIR.

BACKGROUND

In March 2010, CS Stonehouse LLC and the City entered into the “Settlement Agreement” with respect to the property located at 935 & 965 East Grand View Avenue, Sierra Madre, California 91024-0000 (“Stonehouse Property”). Following the Settlement Agreement, CS Stonehouse LLC wanted to sell its interest in the Stonehouse Property to Ginkgo Stonehouse, LLC (“Ginkgo 1”). In order to facilitate the transfer and avoid relitigating the case, the City and CS Stonehouse LLC entered into a Tolling Agreement in October 2011 — thereby preserving the option for CS Stonehouse LLC (and their successors in interest) to refile their lawsuits at some future date.

In September 2012, CS Stonehouse LLC transferred its interest in the Stonehouse Property to Ginkgo 1. In December 2012, Ginkgo 1 sold a portion of its interest in the Stonehouse Property to Ginkgo Stonehouse II, LLC (“Ginkgo 2”), thereby leaving AIN Nos. 5764-001-017 and 5764-001-018 with Ginkgo 1 and transferring AIN Nos. 5764-001-019 and 5764-005-012 to Ginkgo 2.

On January 18, 2023, Ginkgo Stonehouse II, LLC recorded a Grant Deed with the Los Angeles County Recorder transferring its interest in the Stonehouse Property to CYTS USA, LLC. Therefore, Ginkgo 1 and CYTS USA, LLC are the current owners of their respective portions of the Stonehouse Property, but Ginkgo 1 is contractually authorized to bind both parties pursuant to a separate agreement between them.

On March 11, 2025 the City Council adopted the Fourteenth Tolling Agreement, extending the term of the rolling agreements through June 30, 2027, and thereby providing two additional years for the developers to obtain the entitlements to develop their property consistent with the settlement agreement between the Ginkgo 1 and CYTS USA, LLC and the City.

APPLICANT

Ginkgo 1, a California limited liability company, is the owner of the property (APN 5764-001-017 and 5764-001-018) located at 935 and 965 E. Grand View Avenue, Sierra Madre, CA 91024 (Property). The project site contains one approximately 1,700-square-foot single-family residential building and one 600-square-foot shed. The property located at 965 E. Grand View Avenue contains three single-family residential buildings; residences measure approximately 1,800 square feet, 1,400 square feet, and 1,500 square feet. There are also two gazebos (approximately 250 square feet) and two sheds (approximately 500–1,000 square feet) at 965 E. Grand View Avenue. The areas surrounding the Project site consist of single-family residences and vacant areas with varying levels of disturbance.

PROPOSED PROJECT

The Project proposes the subdivision of approximately nine acres of land to create nine single-family residential lots. Approximately four of the nine acres within the “Project boundary” or “Project site” are proposed as a non-buildable area that would prohibit development and limit activities within. The non-buildable area within the lots of individual homeowners would be deed restricted to prohibit any use or development other than for passive open space and maintenance purposes.

Four (4) existing residential structures and accessory gazebos and sheds would be demolished; the Project site would be graded to establish the residential building pads; and associated infrastructure would be constructed including a new private Street ‘A’ with cul-de-sac, driveway/fire access road, retaining walls, swales, and utility connections to East Grand View Avenue.

Project Alternative 2: Reduce Lot Size Design Alternative

Alternative 2 proposes the construction of nine (9) units, the same number of units as the proposed Project, with reduced lot size for Lots 1, 2, 3, and 4, and condensed toward the south end of the project site and situated closer to East Grand View Avenue.

This design would allow for less encroachment into the non-buildable area due to the lack of the additional driveway/fire access road, smaller grading footprint, and potential to reduce any fuel modification/brush management requirements within the non-buildable area that may be later conditioned on the Lot 4 residential structure. Lots 5, 6, 7, 8, and 9 would be in the same area and configuration as the proposed Project. Both the proposed Project and Alternative 2 would construct nine (9) single-family residential detached lots. However, under Alternative 2, Lot 4 is condensed, leaving a larger open space area available on the Project site.

PROCEDURE

Sierra Madre Municipal Code (“SMMC”) Chapter 16.12 provides filing and review procedures for tentative maps. A pre-application review with the Planning Commission was conducted in May of 2014, at which time the applicant proposed a thirteen (13)- lot subdivision within the current Project boundary. Applicant has amended their application for the Vesting Tentative Tract Map to establish the current Project boundary and reduce the number of residential lots within the proposed subdivision from thirteen (13) to nine (9). In 2023, the City commenced the environmental review as lead agency in accordance with the 2010 Settlement Agreement with Ginkgo 1. Preparation and procedure of the EIR is explained in greater detail in the Analysis section of this Staff Report.

In accordance with SMMC Section 16.12.060, this Staff Report, Applicant’s proposed Tentative Tract Map, the Revised Draft EIR, and the Final EIR with a Mitigation Monitoring and Reporting Program have been duly forwarded with recommendation to the Planning Commission. Under SMMC Section 16.12.070, the Planning Commission shall hold a public hearing on the Tentative Tract Map and shall recommend approval, conditional approval, or disapproval of the Tentative Tract Map to the City Council.

Following an approval of Tentative Tract Map 65348 and certification of the Environmental Impact Report with the Mitigation Monitoring and Reporting Program, Applicant is given 24 months to complete the Final Tract Map. This includes the completion of rough grading, installation of utilities, and construction of private roads. Permits for this work are granted following review of

associated demolition, grading, and construction plans for full compliance with all applicable laws. Because the Ginkgo Stonehouse land area remains within the Residential Hillside Zone, development of each lot may be subject to a Hillside Development Permit granted by the Planning Commission.

ANALYSIS

CEQA Compliance

Pursuant to California Public Resources Code Section 21100, state law requires the preparation of an EIR for proposed projects that may have a significant effect on the environment¹. The EIR is an informational document intended for use by the City of Sierra Madre as the lead agency, other public agencies, and members of the public. An EIR must identify the significant effects of a proposed project on the environment and the feasible alternatives or mitigation measures to avoid or substantially lessen such significant effects.²

Here, the Final EIR evaluates the environmental effects associated with 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 Project.

14 CCR Section 15090 requires a lead agency to certify the final EIR prior to approving a proposed project. Certification includes that the final EIR: has been completed in compliance with CEQA, was presented to the decisionmaking body of the lead agency who reviewed and considered the information in the final EIR prior to approving the project, and that the final EIR reflects the lead agency's independent judgment and analysis. Certification of an EIR is not the procedural equivalent of a project approval, but a necessary step in the CEQA process to adopt a final EIR before a project may be approved and a notice of determination is filed with the county clerk.

Here, the Planning Commission is recommending that the City Council certify the Final EIR as the decision-making body of the City, prior to project approval and the filing of a notice of determination.

14 CCR Section 15091 requires that no public agency shall approve or carry out a project for which an EIR has been certified which identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding.

Here, the Planning Commission is recommending that, under 15091(a)(1) and in accordance with 15091(d), the City Council find that the project is altered to avoid or substantially lessen the significant environmental effect by the mitigation measures incorporated within the MMRP as identified by the Final EIR.

Tribal Assembly Bill 52, Public Resources Code section 21080.3.1

On October 19, 2023, the City issued the formal Notice of Preparation notification letter contacting all groups provided by the California Native American Heritage Commission (NAHC) and all

¹ See Cal. Code Regs., tit. 14, § 15060 [the activity is subject to CEQA because it is an activity involving discretionary power by a public agency that will result in a direct or reasonably foreseeable indirect physical change in the environment and is a "project" as defined in Section 15378.]

² Pub. Res. Code, §§ 21000 et seq.; Cal. Code Regs., tit. 14, §§ 15064, 15121, 15126.2, 15126.4, and 15126.6

groups that have previously requested formal notification of projects for which Notice of Preparation, Notice of Mitigated Negative Declaration or Notice of Negative Declaration is filed on or after July 1, 2015. (Stats. 2114, ch. 532, § 11 (c)). This correspondence is intended as formal notification of the proposed Project pursuant to AB 52 and Public Resources Code section 21080.3.1. The City received requests from Gabrieleño Band of Mission Indians—Kizh Nation and Gabrielino Tongva Indians of California—for consultation. Consultations correspondences are included within the Draft EIR (see: Attachment C of Appendix D1).

EIR Scoping Meetings

In compliance with State law, the City held an in-person scoping session at the Sierra Madre Hart Park House on October 25, 2023. Applicant’s consultants, EIR consultants, City Staff and residents participated in the City’s scoping meeting. The EIR process was discussed in detail and participants provided written public comments and suggestions regarding the scope and content of the Draft EIR that was being prepared for the Project.

Draft EIR Public Comment Period

The Draft EIR was released on July 15, 2025 for a 45-day public comment period in compliance with CEQA Guidelines, ending on August 29, 2025. This period allowed residents, responsible and trustee agencies, interested groups, and organizations to thoroughly review the environmental document and technical studies and to submit written comments to staff.

EIR scoping meetings, Notice of Availability, and public hearing notices were sent to all residential addresses within the one thousand foot radius from the subject site.

Comments and Responses

The City received 5 written comments and posted to the City Manager’s transparency portal on November 13, 2025. The responses to comments received on the Draft EIR for the Project (State Clearinghouse Number SCH No. 2023100084) during the public review period are included in the Final EIR document, which has been prepared in accordance with CEQA Guidelines and represents the independent judgment of the City. This document and the circulated Draft EIR comprise the Final EIR, in accordance with CEQA Guidelines (Cal. Code Regs., tit. 14, § § 15007, subd. (c), 15132). These documents are posted to the City Manager’s webpage at the following link.

<https://www.cityofsierramadre.com/ginkgo>

Environmental Analysis

The following sections analyze the potential environmental impacts that may occur as a result of implementation of the Project. Each issue’s analysis section includes a description of existing conditions, the criteria for the determination of impact significance; evaluation of potential project impacts, including mitigation measures (if applicable); identification of project design features that are components of the project that help avoid or reduce potential impacts; and a conclusion of significance after mitigation for impacts identified as requiring mitigation (if applicable). The environmental analyses of each topic are addressed in Section 5.0 of the EIR. Separately considered, but part of the required environmental analysis, are the cumulative impacts of the Project together with other past, present, and reasonably foreseeable future related projects. Cumulative impacts are addressed in Section 4.0 and individual environmental topics are addressed in section of 5.0 of the EIR.

The environmental analysis topics addressed in the EIR are as follows:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

Conclusions of the EIR

The Environmental Issues/Mitigation Summary table of the Section 1.5 of the Revised Draft EIR is included herein as Attachment 3. This table summarizes the proposed project's environmental impacts under CEQA, the mitigation measures to reduce potentially significant impacts to less than significant, and a determination regarding the level of significance of each potential impact after mitigation.

The analysis determined that there is no potential impact, or that any impact would be less than significant to the environment, and therefore no mitigation is required for the following topics.

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Energy
- Greenhouse Gas Emissions
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Population and Housing
- Public Services
- Recreation
- Wildfire

The remaining environmental analyses have a less than significant impact after mitigation. Refer to Attachment 3, for a full description of each mitigation measure.

- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Noise
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems

Project Alternatives Consideration

The proposed Project would result in no impacts, less than significant impacts, and less than significant impacts with mitigation incorporated across all 20 environmental issue areas. No significant unavoidable adverse impact would occur. The proposed Project would meet three (3) Project Objectives and mostly meet three (3) Project Objectives.

Alternative 1 – No Project, Current General Plan and Zoning

Alternative 1 would not construct the proposed development lots. Compared to the proposed Project, Alternative 1 would result in reduced impacts for 14 issue areas (air quality, biological resources, cultural resources, energy, greenhouse gas emissions, hazards/hazardous materials, hydrology/water quality, noise, population/housing, public services, recreation, transportation, tribal cultural resources, and utilities/service systems) and similar impacts for 6 issue areas (aesthetics, agriculture/forestry resources, geology/soils, land use/planning, mineral resources,

and wildfire). No issue areas are anticipated to experience an increase in impacts compared to the proposed Project. As indicated above, Alternative 1 would meet four (4) Project Objectives and would not meet two (2) Project Objectives.

Alternative 2 – Reduced Lot Size Design Alternative

The applicant provided Alternative 2, which proposed the construction of nine units, the same number of units of the proposed project with a reduced lot size and condensed development toward the south end of the project site. Compared to the proposed Project, Alternative 2 would have a substantially similar impact on aesthetics, agriculture/forestry resources, cultural resources, geology/soils, hazards/hazardous materials, hydrology/ water quality, land use/planning, mineral resources, population/housing, public services, recreation, transportation, tribal cultural resources, utilities/service systems, and wildfire. Alternative 2 would have a marginally lesser impact on air quality, biological resources, energy, greenhouse gas emissions, and noise resulting from the condensed lot configuration and slightly reduced grading footprint. Proposed Project mitigation would be the same for Alternative 2. Potential impacts would also be less than significant with mitigation incorporated. Alternative 2 would meet three (3) out of six (6) Project Objectives and mostly meet the remaining three (3) Project Objectives. Alternative 2 is the Environmentally Superior Alternative that is also not the No Project Alternative.

PLANNING COMMISSION ACTIONS

Sierra Madre Municipal Code Section 16.12.070 requires that the Planning Commission provide its recommendation to City Council with findings required in Sections 66427.1, 66473.5, 66474, and 66474.6 of the California Government Code and Section 21100 of the California Public Resources Code. These findings include that the Planning Commission has been presented with the Final EIR, which it has reviewed and considered, and that the EIR is an accurate and objective statement that has been completed in full compliance with CEQA and the State CEQA Guidelines, and that the EIR reflects the independent judgment and analysis of the City.

The Planning Commission must also find that, based on all of the evidence presented, including but not limited to the EIR, written and oral testimony given at meetings and hearings, and the submission of testimony from the public, organizations and regulatory agencies, the environmental impacts associated with the Project are either less than significant and do not require mitigation, or are potentially significant but will be avoided or reduced to a level of insignificance through the identified Mitigation Measures and Reporting Program.

PUBLIC NOTICE PROCESS

This item has been noticed through the regular agenda notification process. Pursuant to Government Code Sections 65090, 65091, and 65094, notice was also published through the City's website at www.sierramadrecal.gov including publication in the Mountain Views News on December 6, 2025, posting at City Hall and City of Sierra Madre Library, and mailings to the residential address within one thousand foot radius map on December 3, 2025.

Attachments

1. Planning Commission Resolution 25-14
2. *Final EIR, Response to Comments, Errata, and Mitigation Monitoring and Reporting Program
3. *Revised Draft EIR and Technical Appendices

4. Tentative Tract Map No. 65348, Project as Proposed
5. Tentative Tract Map No. 65348, Project Alternative 2
6. Draft City Council Resolution 26-xx

*Attachments are only available online at www.cityofsierramadre.com/ginkgo

RESOLUTION NO. 25-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIERRA MADRE, CALIFORNIA, RECOMMENDING THE CITY COUNCIL CONDITIONALLY APPROVE TENTATIVE TRACT MAP 65348, CERTIFY AN ENVIRONMENTAL IMPACT REPORT WITH A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE GINKGO STONEHOUSE RESIDENTIAL PROJECT LOCATED AT 935 AND 965 EAST GRAND VIEW AVENUE IN THE CITY OF SIERRA MADRE

RECITALS

WHEREAS, The Ginkgo Stonehouse, LLC (“Applicant”) owns the property located at 935 and 965 East Grand View Avenue, Sierra Madre, California 91024, Assessor’s Identification No. 5764-001-017 and 5764-001-018, consisting of approximately 9.06 acres (“Property”);

WHEREAS, the Applicant has submitted a vesting tentative tract map application to develop the Property with nine single-family detached residential lots and a cul-de-sac driveway as fire access road connecting to East Grand View Avenue (“Project”);

WHEREAS, the Project is commonly referred to as “The Ginkgo Stonehouse Residential Project”;

WHEREAS, as lead agency, the City is required to certify an environmental impact report (“EIR”) and approve a mitigation monitoring and reporting program (“Mitigation Monitoring and Reporting Program”);

WHEREAS, pursuant to 14 CCR § 15202, the Planning Commission held a properly noticed public hearing on December 18, 2025 to consider the Project, the EIR, and related Project entitlements; and

WHEREAS, pursuant to 14 CCR § 15090, the final EIR must be certified before the Project is approved; and

WHEREAS, the Planning Commission must provide a recommendation that the City Council approve, conditionally approve, or disapprove the Project; and

WHEREAS, the City provided notice of the public hearings listed above pursuant to Government Code Sections 65090, 65091, and 65094, including publication in the Mountain Views News on December 6, 2025, posting at City of Sierra Madre City Hall and public Library, and mailings to the Applicant, affected local agencies, and every residence within the City’s boundaries on December 3, 2025.

THEREFORE, THE PLANNING COMMISSION OF THE CITY OF SIERRA MADRE, CALIFORNIA, DOES RESOLVE AS FOLLOWS:

SECTION 1. Recitals. The Recitals above are true and correct and incorporated herein by reference.

SECTION 2. EIR. Pursuant to 14 CCR 15090, the Planning Commission recommends the City Council certify the EIR for the Ginkgo Stonehouse Residential Project located at 935 and 965 East Grand View Avenue, Sierra Madre, because:

- a. The Final EIR has been completed in compliance with CEQA and the State CEQA Guidelines promulgated thereunder in effect on November 20, 2025, the date the Amended Final EIR was made available for public review (Cal. Code Regs., tit. 14, § 15007, subd. (c).);
- b. The Final EIR will be presented to the City Council and the City Council reviewed and considered the information contained in the Final EIR prior to approving the Project;
- c. The Final EIR reflects the City's independent judgment and analysis.

Pursuant to Public Resources Code Section 21002 and CEQA Guidelines (14 CCR §§ 15000 et seq.) requiring 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 Planning Commission further finds that, based on all of the evidence presented, including but not limited to the EIR, written and oral testimony given at meetings and hearings, and the submission of testimony from the public, organizations and regulatory agencies, the environmental impacts associated with the Project are either less than significant and do not require mitigation, or are potentially significant but will be avoided or reduced to a level of insignificance through the identified Mitigation Measures. The mitigation measures incorporated into the project via the Mitigation Monitoring and Reporting Program (MMRP) will reduce any potentially significant environmental impacts to these other resource areas to levels that are less-than-significant. The applicant is required to complete and implement these mitigation measures via the MMRP as a condition of approval of this project.

The Planning Commission further finds that no evidence of a new significant impact, or any new information of "substantial importance" as defined by State CEQA Guidelines, section 15088.5, has been received by the City after circulation of the Draft EIR that would require recirculation of the EIR.

Pursuant to Public Resources Code Section 21002 and CEQA Guidelines (14 CCR §§ 15091) the Planning Commission finds that the change incorporated into the Project by Project Alternative 2: Reduced Lot Size Design, as further identified in the Project EIR, avoids or substantially lessens the significant environmental effects of the Project as proposed. As identified in the EIR, Project Alternative 2: Reduced Lot Size Design is an environmentally superior project that fully meets three of the six Project Objectives, mostly meets the remaining three Project Objectives, and, as compared with the Project

as proposed, has lesser impact on air quality, biological resources, energy, greenhouse gas emissions, and noise.

SECTION 3.1. Findings for approval of a tentative tract map. Pursuant to Government Code Section 66474 and Sierra Madre Municipal Code Section 16.12.080, any action taken by the City Council shall be supported by the findings required in Sections 66473.5, 66474, and 66474.6 of the California Government Code and Section 21100 of the California Public Resources Code.

SECTION 3.2. Government Code Section 66473.5 requires a proposed subdivision shall be consistent with a general plan or a specific plan only if the local agency has officially adopted such a plan and the proposed subdivision or land use is compatible with the objectives, policies, general land uses, and programs specified in such a plan. The proposed map is consistent with the City's General Plan as described further in Section 3.4.

SECTION 3.3. Pursuant to California Government Code Section 66474.6, the proposed subdivision causes no violation of existing requirements prescribed by a California regional water quality control board pursuant to Division 7 (commencing with Section 13000) of the Water Code, thus disapproval of the proposal may not be found on this basis.

SECTION 3.4. Pursuant to Sierra Madre Municipal Code and California Government Code Section 66474, the tentative tract map or parcel map shall be denied if any of the following findings are made by the Planning Commission:

A. That the proposed map is not consistent with applicable general and specific plans;

This finding cannot be made because the proposed map is consistent with the City's General Plan as found through a surviving Settlement Agreement between the City and CS Stonehouse, LLC wherein the applicant retains vested rights to develop the subject property with standards consistent with the R-1 One-family Residential Zone in which the subject property was located at the time the applicant's vesting tentative map application was deemed complete. Furthermore, an environmental impact report has been prepared consistent with CEQA Guidelines and the following General Plan Goals, Objectives and Policies:

Goal 2: Preserve and enhance the diversity in the character of residential neighborhoods ensuring that new development is compatible in its design and scale with older established development in the surrounding neighborhood without attempting to replicate or mass produce a style of development.

The Project would develop nine single-family lots, consistent with the design and scale of the surrounding development.

Goal 4: Ensure that development is done to maximize water conservation practices to reduce and minimize the impact on the City's local water supply and the ability to serve its water customers.

Stormwater would be treated to support recharge of local groundwater. The Project would connect to the existing water main under East Grand View Avenue, which currently supplies the four existing homes on the Project site.

Goal 5: Institute conservation measures so that the demand for water matches the City's local supply.

The new residential buildings would be constructed with water saving measures as stipulated in the building code.

Goal 8: Preserve existing and provide additional constructed and natural open space.

The Project would construct new residential buildings in the same general area as existing residential buildings. The northern portion of the Project site would be restricted from development.

Goal 9: Preserve the hillside areas in order to protect the environment and mountain views, obtain a balance between developed areas and the hillside wilderness, and establish the role of the hillside as an entry point into wildland areas.

The tentative tract map does not show significant grading in the northern hillside portion of the Project site, which would be restricted from development.

Objective L1: Continuing the existing patterns of residential housing development.

The proposed Project replaces four single-family residential buildings, two sheds, and two gazebos with nine single-family residential lots. The Project would be consistent with the existing residential patterns of the area.

Policy L1.1: Maintain areas of the City for single-family residences on varying lot sizes through the review and update of appropriate development standards.

The Project offers lots of varying sizes for single-family residences.

Policy L1.6: Require that new residential development, substantial remodeling and additions comply with all adopted water conservation measures that reduce and minimize the impact on the City's water supply and its ability to serve its water customers.

The Project would conform to all adopted water conservation measures to reduce and minimize the impact on the City's water supply.

Objective L4: Mitigating the impacts of new development on the City's open space, trees, infrastructure, water, transit services, the character of existing development, and other public needs.

The Project's residents would use City infrastructure in a similar demand to current single-family residential homes in the area.

Policy L4.1: Ensure that the expansion of existing uses is reflective of and complements the overall pattern of development, without changing the character of existing development.

The Project has been designed to concentrate development of the proposed nine homes generally in the same location as the existing homes. Lot sizes and single-family uses would be consistent with the character of existing development.

Policy L4.2: Except for those single family residences that would not otherwise require a conditional use permit (CUP), development projects that cumulatively comprise over one acre of land on one or more parcels require a CUP unless a specific plan or master plan is approved for the proposed project.

The Project would construct single-family residences that would not otherwise require a conditional use permit.

Policy L4.3: Ensure that new development and the expansion of existing uses incorporate water conservation measures that reduce and minimize the impact on the City's water supply and its ability to serve its customers.

The Project would construct new residential units incorporating water conservation measures as required by current building codes to minimize impacts on the City's water supply.

Objective L17: Protecting views to and from hillside areas in order to maintain the image and identity of the City as a village of the foothills.

The Project would construct new homes away from the hillside to preserve the image and identity of the City as a village of the foothills.

Policy L17.1: Require the use of natural materials where allowed and earth tone colors for all structures to blend in with the natural landscape and natural chaparral vegetative growth.

The Project would use material and colors as approved by the City during design review to blend in with natural landscape and natural chaparral vegetative growth.

Policy L17.2: Require that all development be designed to reflect the contours of the existing landform using techniques such as split pads, detached secondary structures (such as garages), and avoiding the use of excessive cantilevers.

The Project makes use of the existing landform to create construction pads which minimize grading and construction of retaining walls. Proposed development is concentrated in the flatter portions of the Project site.

Policy L17.3: Require that all development preserves, to the maximum extent possible, significant features of the natural topography, including swales, canyons, knolls, ridge lines, and rock outcrops.

The Project maintains the significant natural topography by reducing hillside and grading impacts.

Policy L17.4: Require that fencing be designed of fire-retardant materials and that permanent fencing be minimized, and in no event placed in any area with slopes in excess of 25 percent.

Fencing would adhere to City building codes, avoiding flammable materials and slopes more than 25 percent.

Policy L17.5: Require that exterior lighting be directed away from adjacent properties and the night sky.

The Project would not install outdoor lighting without proper shielding to eliminate light pollution.

Objective L18: Incorporating measures to promote sustainability in Hillside neighborhoods

The Project would construct nine homes with measures to reflect the latest energy efficient building codes. The steeper northern portion of the Project site would be designated as non-buildable, thus promoting sustainability.

Policy L18.1: Incorporate water conservation measures in the zoning development standards for new construction and substantial remodeling or building expansion, as it relates to green building construction, percentage of permeable ground surfaces, building floor area limitations, lot coverage, landscaping and irrigation, greywater requirements, rainwater capture, and design review.

Each residential lot would have a retention area, and the street would have a bio-filtration system. This would reduce runoff and recharge ground water. The City planning division would review the tract map, landscape plans, and floorplans to ensure the incorporation of relevant conservation measures.

Policy L18.2: Consider a water impact fee to apply to new residential dwelling units and additions to existing development, to fund water fixture retrofits of existing homes and other water conservation measures.

The Project/Developer would pay applicable water impact fees as required by the City.

Policy L18.3: Conduct a historic resources survey to encourage retention of existing older homes.

A historic resources survey was completed and indicated no significant historical value to the existing homes that are planned for demolition; refer to Section 5.5, Cultural Resources, of the Revised Draft EIR.

Objective L46: Identifying and encouraging the preservation of significant historic resources.

A historic resource survey was completed and indicated no significant historic resources are on the Project site; refer to Section 5.5, Cultural Resources, of the Revised Draft EIR.

B. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans;

This finding cannot be made because the improvement of the proposed subdivision is consistent with the following Goals, Objectives, and Policies of the City's General Plan:

Goal 3: Ensure that development is done in harmony with its neighborhood and preserves and protects privacy and mountain views of neighboring properties.

The Project would minimize grading on the hillside to retain the existing slope and vegetation in the northern portions of the Project site.

Objective L5: Preserving the existing grid street pattern which promotes community life.

The Project would construct proposed Street 'A' in a north/south direction with connection to East Grand View Avenue. No modifications to the existing grid are proposed.

Policy L5.1: Prohibit the use of cul-de-sacs and require through streets in new subdivisions except when no other access is physically feasible due to property ownership, parcel location or other physical factors.

The hillside in the northern portion of the Project site and adjacent private property makes the cul-de-sac layout the only feasible option.

Objective L15: Preserving the hillside through the application of standards and guidelines that direct and encourage development that is sensitive to the unique characteristics of the hillsides, which include, but are not limited to, slopes, land forms, vegetation, wildlife habitat and scenic quality; accordingly, innovation in the design of buildings and structures is encouraged in order to preserve hillside areas.

The Project proposes to preserve the hillside with minimal grading by concentrating housing closer to East Grand View Avenue. This would preserve slopes, land forms, vegetation, wildlife habitat and scenic quality.

Policy L15.1: In subdividing larger parcels, determine development density based on a calculation that uses slope as one of the primary factors, which means that the steeper the slope, the larger the minimum lot size.

Although the Project site's density is governed by the Settlement Agreement and MOU, as described above, the two existing parcels would be subdivided into nine parcels. The steeper sloped portions of the Project site would form the largest lots.

Policy L15.2: Ensure that development in the hillside areas be located in those areas resulting in the least environmental impact.

The Project would construct the new residential pads closer to East Grand View Avenue and away from the non-buildable hillside.

Policy L15.3: Require that all access into hillside areas be designed for minimum disturbance to the natural features.

The Project would not increase hillside access significantly beyond current residential land uses at the Project site. The steeper northern portion of the Project site would be non-buildable.

Policy L15.4: Limit the use of irrigation systems in landscaping to comply with water conservation measures and provide for natural habitat and erosion control.
Landscaping would comply with water conservation measures as required by current building regulations. Natural habitat would be maintained in the non-buildable portion of the Project site and all lots would be required to implement site-specific drainage and erosion control design.

Policy L15.5: Consider the impact of development on wildlife.
The Project has been designed to dedicate the northern portion of the Project site as non-buildable. Additional measures would be required to protect wildlife as described in Section 5.4, Biological Resources, of the Revised Draft EIR.

Objective L16: Minimizing hazards in the hillside.
The Project minimizes hazards in the hillside by avoiding the construction of new homes on the steeper portions of the Project site.

Policy L16.1: Minimize the amount of grading and removal of natural vegetation.
The planned grading minimizes the removal of natural vegetation and limits grading by concentrating the proposed development to within the flatter and more disturbed portions of the Project site.

Policy L16.2: Require that home sites be planned, developed and designed to:

- a. Eliminate fire hazards.
- b. Prevent land instability.
- c. Prevent exposure to geological and geotechnical hazards.
- d. Provide adequate drainage controls to prevent flooding and landslides.
- e. Prevent any other hazard or threat to the public health, safety, and welfare.
- f. Use the minimum amount of water possible for landscaping and interior uses.

Homes would be constructed to incorporate the most current fire and building codes. This would reduce fire hazards; prevent landslides and erosion; reduce threats to the public; and use the minimum amount of water for landscaping.

Policy L16.3: Establish performance standards for public safety to address the upkeep and maintenance of sites under construction.
The Project would adhere to the City of Sierra Madre's conditions of approval during the construction process.

Housing Goal 1.0: Maintain and enhance the quality of existing housing and ensure that new residential development is consistent with Sierra Madre's small-town character.

The proposed nine detached homes would be consistent with the character of the residential area surrounding the Project site.

Housing Policy 1.1: Maintain sustainable neighborhoods with quality housing, infrastructure and open space that fosters neighborhood character and the health of residents.

The proposed Project would install stormwater infrastructure and retain an existing hillside to foster a sustainable character promoting good health of the residents.

Housing Goal 2.0: Facilitate the provision of a range of housing types to meet community needs.

The detached single-family homes would offer new housing opportunities within the City and help the City obtain Regional Housing Needs Allocation goals.

Housing Policy 2.1: Encourage diversity in the type, size, price and tenure of residential development in Sierra Madre, while maintaining quality of life goals.

The proposed Project would construct nine homes where only four homes previously existed. This increase in desirable detached single-family homes maintains quality-of-life goals.

Housing Policy 2.2: Provide adequate housing sites through appropriate zoning and land use designations, consistent with Sierra Madre's regional housing growth needs.

The Project builds low density housing in a Residential-Hillside area, consistent with the City's General Plan and Regional Housing Needs Allocation goals.

Housing Goal 5.0: Promote environmental sustainability through support of existing and new development which minimizes reliance on natural resources.

Construction of the nine proposed homes would incorporate sustainable features in accordance with the building code, which would minimize reliance on natural resources.

Housing Policy 5.1: Implement the City's Green Building Program to implement practices focused on reducing Sierra Madre's greenhouse gas emissions and consumption of natural resources, including water resources.

The Project would align with the City's Green Building Program, as implemented by the grading and building permit process, in the areas of greenhouse gas emission, natural resource consumption and water use.

Housing Policy 5.2: Promote the use of sustainable construction techniques and environmentally sensitive design for housing.

The Project's construction techniques and design for housing would adhere to current building codes as required by the City.

Housing Policy 5.3: Promote the use of alternative energy sources such as solar energy, cogeneration, and nonfossil fuels.

The Project would follow the City building code with respect to solar energy, cogeneration, and non-fossil fuels.

Housing Policy 5.4: Incorporate transit and other transportation alternatives such as walking and bicycling into the design of new development.

The Project would maintain the existing transit and transportation alternative options available in the neighborhood. Sidewalks would be constructed along proposed Street 'A'.

C. That the site is not physically suitable for the type of development;

This finding cannot be made because the site is physically suitable for residential development (Subdivision Map Act §§ 66474(c) and 66474(d)).

The Project's development is on an approximately 9-acre site that is currently identified in the Sierra Madre General Plan as a site within the Residential Low Density – Hillside land use designation, zoned for Hillside Residential use, and is currently improved with residential uses. The Project site is surrounded by residential uses to the north, east, and west and is situated within existing utility infrastructure. Access to the site is readily available from East Grand View Avenue and will be improved with a cul-de-sac providing access to each residential lot created by the Project.

D. That the site is not physically suitable for the proposed density of development;

This finding cannot be made because the project site is physically suitable for the proposed density of subdivision development.

Each residential lot in the Project is proposed with a maximum 6,500 square feet of building area resulting in a maximum potential floor-area-ratio not exceeding 0.15. The area of development in the project occurs primarily within developed or highly disturbed and relatively low-sloped areas and preserves the northern hillside area of the project site, approximately 4 acres in land area.

E. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat;

The design of the subdivision does not cause substantial environmental damage or substantially and unavoidably injure to fish or wildlife or their habitat. All potential significant impacts arising from the development of the Project, including those related to biological resources, historical resources, noise, transportation, utilities, and tribal cultural resources will be mitigated below a level of significance, as stated in the Final EIR. No significant and unavoidable impacts will occur as a result of the proposed Project. Implementation of the Mitigation Monitoring and Reporting Program will ensure that any potential environmental impacts will be reduced to the maximum extent feasible.

F. That the design of the subdivision or the type of improvements is likely to cause serious public health problems;

This finding cannot be made because the design of the subdivision or type of improvements will not be detrimental to public health, safety, and welfare.

There are no segments of the Sierra Madre Fault that directly cross underneath the Project site and the potential for ground rupture impact is low. Each residential lot in the Project's development will include biofiltration systems to capture stormwater offset by development, including the offset resulting from the cul-de-sac. Grading and other construction permits are required the implementation of a Stormwater Pollution Prevention Plan (SWPPP) detailing Best Management Practices (BMPs) to avoid erosion and sediment transfer impacts. All vertical construction developed in the Project will be required to comply with modern and current California Fire Codes including special standards required for construction within a Wildland Urban Interface or High Fire Hazard Severity Zone.

Compliance with these regulations during and after project construction will be enforced through building inspections by the City's building inspectors. Compliance with the standards and regulations included in these conditions will ensure the project does not result in adverse impacts on the health, safety, and general welfare of the community.

- G. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. The governing body may approve a map if it finds that alternative easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.**

This finding cannot be made because the subdivision does not conflict with the easement for access through or use of property within the proposed subdivision.

There are no existing or proposed public access easements within the project site nor in conflict with the development of any improvements in the development of the subdivision.

SECTION 4. Mitigation Monitoring and Reporting Program. Pursuant to Public Resources Code Section 21002, Planning Commission recommends the City Council approve a Mitigation Monitoring and Reporting Program, included in the Final Environmental Impact Report for the Ginkgo Stonehouse Residential Project.

SECTION 5. Housing Accountability Act. Pursuant to California Government Code Section 65589.5, subdivision (j), and whereas findings for approval of a Tentative Tract Map is consistent with this section of the California Government Code, the Planning Commission recommends that the City Council finds that the proposed

subdivision project will not have a significant, quantifiable, direct, and unavoidable impact upon the public health or safety. Thusly, grounds for disapproval of the Project may not be made upon this basis nor shall the Project be conditioned to require development at a lower density.

SECTION 6. Records of Proceeding. Pursuant to Public Resources Code Section 21081.6 and 14 CCR 15091(e), the City Clerk will serve as the custodian of record. The documents and materials that constitute the record of proceedings on which this Resolution has been based are located at 232 W. Sierra Madre Boulevard, Sierra Madre, California.

SECTION 7. Severability. If any sections, subsections, subdivisions, paragraph, sentence, clause or phrase of this Resolution or any part hereof or exhibit hereto is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining portions of this Resolution or any part thereof or exhibit thereto. The Planning Commission hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that anyone or more sections, subsections, subdivisions, paragraph, sentences, clauses or phrases be declared invalid.

SECTION 8. Certification. The Director of Planning and Community Preservation shall attest to the passage and adoption of this Resolution by the Planning Commission and shall cause the same to be listed in the records of the City.

PURSUANT TO THE ABOVE, IT IS RESOLVED that the Planning Commission recommends that the City Council certify the Final EIR, conditionally approve Tentative Tract Map 65348, subject to the attached conditions as provided in Exhibit A herein, and adopt the Mitigation Monitoring and Reporting Program as provided in the Final Environmental Impact Report prepared for the Project.

PASSED, APPROVED AND ADOPTED on this ____ day of _____, 2025.

Thomas Denison, Chair

I HEREBY CERTIFY the foregoing Resolution was duly adopted by the Planning Commission of the City of Sierra Madre, California, at a regular meeting held on the ____ day of _____, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Clare Lin, Director
Planning & Community Preservation Department

EXHIBIT A

TENTATIVE TRACT MAP 65348

Tentative Tract Map 65348 is approved subject to the following conditions:

GENERAL CONDITIONS OF APPROVAL:

1. The applicant shall comply with all applicable provisions of the Sierra Madre Municipal Code, including but not limited to those Chapters pertaining to Zoning, Building and Construction, Vehicles and Traffic, and Health and Safety, and including all such provisions which may be contained in Uniform Codes which have been incorporated by reference within the Sierra Madre Municipal Code.
2. The applicant shall comply with all applicable provisions of Federal, State and Los Angeles County law and regulations, including but not limited to the California Environmental Quality Act.
3. Execute and deliver to the City's Department of Planning and Community Preservation an Affidavit of Acceptance of Conditions on a form to be provided by such Department; this approval shall not be effective for any purpose until the Applicant complies with this condition.
4. To the fullest extent permitted by law, fully protect the City, its employees, agents and officials from any loss, injury, damage, claim, lawsuit, expense, attorneys' fees, litigation expenses, court costs or any other costs arising out of or in any way related to the issuance of this approval, or the activities conducted pursuant to this approval. Accordingly, to the fullest extent permitted by law, the property owner shall defend, indemnify and hold harmless City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorneys' fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this approval, or the activities conducted pursuant to this approval. Applicant shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.
5. This tentative tract map shall expire twenty-four months following approval or conditional approval, unless an extension for a period or periods, not to exceed a total of twenty-four months is granted by the city council. Applicant may request an extension by written application to the Director of Planning and Community Preservation. Such application shall be filed at least thirty days before the tentative tract map is due to expire. Requests for all extensions shall be accompanied by a processing fee as

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prescribed by resolution of the city council and set forth in the fee schedule effective for the fiscal year the application for request is filed.

SPECIFIC CONDITIONS OF APPROVAL:

6. The design of the subdivision shall be modified to be in substantial conformance with Project Alternative No. 2: Reduced Lot Size Design, as provided in the Project's Environmental Impact Report.
7. This project shall expire 24 months following approval, as provided by Sierra Madre Municipal Code Section §16.12.100.
8. The applicant may file for an extension of time, not to exceed 24 months, at least 30 days prior to expiration, in accordance with SMMC §16.12.100(B).
9. Construction a single-family dwelling on each lot created by Tentative Tract Map 65348 shall be subject to the approval of a Hillside Development Permit granted by the Planning Commission.
10. Prior to issuance of any permit to construct a building for the project, one or more geotechnical investigations shall be provided that cover all proposed structures.
11. The applicant, at the time of issuance of construction permits, agrees to develop the property in accordance with the adopted California Administrative Code, Title 24, in force at the time of permit application, including the California Building Code, California Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Energy Code, California Fire Code, and California Green Building Standards Code.
12. The applicant shall comply with all inspection requirements as deemed necessary by the building official of the City of Sierra Madre.
13. The applicant shall comply with the Mitigation Monitoring and Reporting Program ("MMRP") prepared for the Final Environmental Impact Report (FEIR).
14. All construction related activity associated with the project shall comply with the requirements of SMMC §9.32.060(C), related to construction noise.
15. Construction shall be limited to the hours of 7am – 7pm Monday through Saturday. On Sundays or holidays, construction shall be limited to the hours of 10am – 6pm.
16. Prior to the issuance of any permit to construct a building for the project, the applicant shall submit final landscape, lighting, and irrigation plans in conformance with the Water Efficient Landscape Ordinance.
17. The applicant may elect to form a homeowner's association ("HOA"). In the event the applicant elects to form an HOA, the applicant shall obtain approval from the City Attorney for Covenants, Conditions, and Restrictions ("CC&R's") which will govern the

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- newly formed HOA. Approved CC&R's shall be recorded with the Los Angeles County Recorder's office.
18. Prior to issuance of any permits to construct a building, the applicant shall construct all grading and drainage facilities within the project site, obtain rough grade pad certifications, and a compaction report approved by the Director of Public Works.
 19. Construction drawings shall be prepared and submitted to the City for plan review and building permit issuance. Submitted plans shall show all architectural, accessibility, structural, mechanical, plumbing, and electrical work that will be a part of the project.
 20. All construction drawings shall be prepared by qualified and licensed design professionals (California licensed architects and engineers).
 21. Specific drainage requirements for the site will be established upon the submittal of any permit application to construct a building. Prior to the issuance of such a permit, the applicant shall submit a precise grading plan.
 22. All stormwater runoff passing through the site shall be accepted and conveyed across the property in a manner acceptable to the City Engineer. For all stormwater runoff falling on the site, on-site retention or other facilities approved by the City Engineer shall be required to contain the increased stormwater runoff generated by the development of the property. Applicant shall provide a hydrology study to determine the increased stormwater runoff due to development of the site, and to determine required stormwater runoff mitigation measures for the proposed development. Final retention basin sizing and other stormwater runoff mitigation measures shall be determined upon review and approval of the hydrology study by the City Engineer and may require redesign or changes to site configuration or layout consistent with the findings of the final hydrology study. The increased stormwater runoff to retain on-site shall be determined by comparing the existing "predeveloped" condition and proposed "developed" condition, using the 50-year frequency storm.
 23. The applicant shall submit a final map, prepared by a California registered Land Surveyor or qualified Civil Engineer, to the Public Works Engineering Division for review and approval. A Title Report prepared for subdivision guarantee for the subject property, the traverse closures for the existing parcel and all lots created therefrom, and copies of record documents shall be submitted to the Public Works Engineering Division as part of the review of the Map. The Final Map shall be approved by the City Council prior to issuance of any permit to construct a building.
 24. The applicant shall submit street improvement plans by a registered California civil engineer to the Public Works Division for review. The plans shall be approved by the City prior to recordation of the Final Map.
 25. The applicant shall submit street light improvement plans by a registered California civil engineer to the Public Works Division for review. The plans shall be approved by the City prior to recordation of the Final Map.

EXHIBIT A

26. The applicant shall submit traffic and signage improvement plans by a registered California civil engineer to the Public Works Division for review. The plans shall be approved by the City prior to recordation of the Final Map.
27. This project will disturb one acre or more of land. Therefore, the applicant must obtain coverage under a statewide General Construction Activities Stormwater Permit (General Permit). In accordance with the General Permit, the applicant shall file with the State a Notice of Intent (NOI) for the proposed project. Prior to issuance of grading permit by the City, the applicant shall have approved by the City Engineer a Stormwater Pollution Prevention Plan (SWPPP). The SWPPP shall include a copy of the NOI and shall reference the corresponding Waste Discharge Identification (WDID) number issued by the State upon receipt of the NOI.
28. This project is a development planning priority project under the City's NPDES Municipal Stormwater Permit as a development with equal to one acre or greater of disturbed area that adds more than 10,000 square feet of impervious surface area. Prior to issuance of grading permit, the applicant shall have approved by the City Engineer, an Urban Stormwater Mitigation Plan (USMP) that incorporates appropriate post construction Best Management Practices (BMPs), maximizes pervious surfaces, and includes infiltration into the design of the project.
29. The on-site sewer and water systems shall be privately maintained. Water and sewer area studies shall be reviewed and approved by the City of Sierra Madre prior to the issuance of any permit to construct a building.
30. The applicant shall submit sewer and water improvement plans by a registered California Civil Engineer to the Public Works division for review. The plans shall be approved prior to the recordation of the Final Map.
31. Prior to, or concurrent with, the recordation of a final map for the project, the applicant shall dedicate all necessary sewer and water easements to the City of Sierra Madre.
32. All proposed public streets and sidewalks shall be constructed to the satisfaction of the Director of Public Works.
33. Fire apparatus access roads must be installed and maintained in accordance with applicable requirements of the California Fire Code.
34. All required public fire hydrants shall be installed, tested, and accepted prior to substantial delivery of combustible materials.
35. Prior to the issuance of any permit to construct a building, the applicant shall submit a fuel modification plan to the City of Sierra Madre for review and approval. The scope of the fuel modification plan shall be the entire project site.

**Final Environmental Impact Report, Response to Comments, Errata,
and Mitigation Monitoring and Reporting Program
The Ginkgo Stonehouse Residential Project**

Accessible at the following link:
<https://www.cityofsierramadre.com/Ginkgo>

Revised December 2025

**Revised Draft Environmental Impact Report
and Technical Appendices
The Ginkgo Stonehouse Residential Project**

Accessible at the following links:
<https://www.cityofsierramadre.com/Ginkgo>

Revised December 2025

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIERRA MADRE, CALIFORNIA CERTIFYING AN ENVIRONMENTAL IMPACT REPORT, APPROVING TENTATIVE TRACT MAP NO. 65348, AND APPROVING A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE GINKGO STONEHOUSE RESIDENTIAL PROJECT LOCATED AT 935 AND 965 EAST GRAND VIEW AVENUE IN THE CITY OF SIERRA MADRE

RECITALS

WHEREAS, The Ginkgo Stonehouse, LLC (“Applicant”) owns the property located at 935 and 965 East Grand View Avenue, Sierra Madre, California 91024, Assessor’s Identification No. 5764-001-017 and 5764-001-018, consisting of approximately 9.06 acres (“Property”);

WHEREAS, the Applicant has submitted a vesting tentative tract map application to develop the Property with nine single-family detached residential lots and a cul-de-sac driveway as fire access road connecting to East Grand View Avenue (“Project”);

WHEREAS, the Project is commonly referred to as “The Ginkgo Stonehouse Residential Project”;

WHEREAS, as lead agency, the City is required to certify an environmental impact report (“EIR”) and approve a mitigation monitoring and reporting program (“Mitigation Monitoring and Reporting Program”);

WHEREAS, pursuant to 14 CCR § 15202, the Planning Commission held a properly noticed public hearing on December 18, 2025 to consider the Project, the EIR, and related Project entitlements;

WHEREAS, pursuant to 14 CCR § 15090, the final EIR must be certified before the Project is approved;

WHEREAS, the Planning Commission has provided a recommendation that the City Council **approve, conditionally approve, or disapprove** the Project; and

WHEREAS, the City provided notice of the public hearings listed above pursuant to Government Code Sections 65090, 65091, and 65094, including publication in the Mountain Views News on **[DATES]**, posting at **[LOCATIONS]**, and mailings to the Applicant, affected local agencies, and every residence within the City’s boundaries on **[DATE]**; and

WHEREAS, pursuant to Government Code Sections 65355, 65854, and 65867, and SMMC Section 17.64.040, the City Council held a properly noticed public hearing on [DATES] to discuss the EIR.

THEREFORE, THE CITY COUNCIL OF THE CITY OF SIERRA MADRE DOES RESOLVE AS FOLLOWS:

SECTION 1. Recitals. The Recitals above are true and correct and incorporated herein by this reference.

SECTION 2. EIR. Pursuant to 14 CCR 15090, the City Council certifies the EIR for the Ginkgo Stonehouse Residential Project located at 935 and 965 East Grand View Avenue, Sierra Madre, because:

- a. The Final EIR has been completed in compliance with CEQA and the State CEQA Guidelines promulgated thereunder in effect on November 20, 2025, the date the Amended Final EIR was made available for public review (Cal. Code Regs., tit. 14, § 15007, subd. (c).);
- b. The Final EIR was presented to the City Council and the City Council reviewed and considered the information contained in the Final EIR prior to approving the Project;
- c. The Final EIR reflects the City's independent judgment and analysis.

Pursuant to Public Resources Code Section 21002 and CEQA Guidelines (14 CCR §§ 15000 et seq.) requiring 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 City Council further finds that, based on all of the evidence presented, including but not limited to the EIR, written and oral testimony given at meetings and hearings, and the submission of testimony from the public, organizations and regulatory agencies, the environmental impacts associated with the Project are either less than significant and do not require mitigation, or are potentially significant but will be avoided or reduced to a level of insignificance through the identified Mitigation Measures. The mitigation measures incorporated into the project via the Mitigation Monitoring and Reporting Program (MMRP) will reduce any potentially significant environmental impacts to these other resource areas to levels that are less-than-significant. The applicant is required to complete and implement these mitigation measures via the MMRP as a condition of approval of this project.

The City Council further finds that no evidence of a new significant impact, or any new information of "substantial importance" as defined by State CEQA Guidelines, section 15088.5, has been received by the City after circulation of the Draft EIR that would require recirculation of the EIR.

Pursuant to Public Resources Code Section 21002 and CEQA Guidelines (14 CCR §§ 15091) the City Council finds that the change incorporated into the Project by Project Alternative 2: Reduced Lot Size Design, as further identified in the Project EIR, avoids

or substantially lessens the significant environmental effects of the Project as proposed. As identified in the EIR, Project Alternative 2: Reduced Lot Size Design is an environmentally superior project that fully meets three of the six Project Objectives, mostly meets the remaining three Project Objectives, and, as compared with the Project as proposed, has lesser impact on air quality, biological resources, energy, greenhouse gas emissions, and noise.

SECTION 3.1. Findings for approval of a tentative tract map. Pursuant to Government Code Section 66474 and Sierra Madre Municipal Code Section 16.12.080, any action taken by the City Council shall be supported by the findings required in Sections 66473.5, 66474, and 66474.6 of the California Government Code and Section 21100 of the California Public Resources Code.

SECTION 3.2. Government Code Section 66473.5 requires a proposed subdivision shall be consistent with a general plan or a specific plan only if the local agency has officially adopted such a plan and the proposed subdivision or land use is compatible with the objectives, policies, general land uses, and programs specified in such a plan. The proposed map is consistent with the City's General Plan as described further in Section 3.4.

SECTION 3.3. Pursuant to California Government Code Section 66474.6, the proposed subdivision causes no violation of existing requirements prescribed by a California regional water quality control board pursuant to Division 7 (commencing with Section 13000) of the Water Code, thus disapproval of the proposal may not be found on this basis.

SECTION 3.4. Pursuant to Sierra Madre Municipal Code and California Government Code Section 66474, the tentative tract map or parcel map shall be denied if any of the following findings are made by the Planning Commission:

A. That the proposed map is not consistent with applicable general and specific plans;

This finding cannot be made because the proposed map is consistent with the City's General Plan as found through a surviving Settlement Agreement between the City and CS Stonehouse, LLC wherein the applicant retains vested rights to develop the subject property with standards consistent with the R-1 One-family Residential Zone in which the subject property was located at the time the applicant's vesting tentative map application was deemed complete. Furthermore, an environmental impact report has been prepared consistent with CEQA Guidelines and the following General Plan Goals, Objectives and Policies:

Goal 2: Preserve and enhance the diversity in the character of residential neighborhoods ensuring that new development is compatible in its design and scale with older established development in the surrounding neighborhood without attempting to replicate or mass produce a style of development.

The Project would develop nine single-family lots, consistent with the design and scale of the surrounding development.

Goal 4: Ensure that development is done to maximize water conservation practices to reduce and minimize the impact on the City's local water supply and the ability to serve its water customers.

Stormwater would be treated to support recharge of local groundwater. The Project would connect to the existing water main under East Grand View Avenue, which currently supplies the four existing homes on the Project site.

Goal 5: Institute conservation measures so that the demand for water matches the City's local supply.

The new residential buildings would be constructed with water saving measures as stipulated in the building code.

Goal 8: Preserve existing and provide additional constructed and natural open space.

The Project would construct new residential buildings in the same general area as existing residential buildings. The northern portion of the Project site would be restricted from development.

Goal 9: Preserve the hillside areas in order to protect the environment and mountain views, obtain a balance between developed areas and the hillside wilderness, and establish the role of the hillside as an entry point into wildland areas.

The tentative tract map does not show significant grading in the northern hillside portion of the Project site, which would be restricted from development.

Objective L1: Continuing the existing patterns of residential housing development.

The proposed Project replaces four single-family residential buildings, two sheds, and two gazebos with nine single-family residential lots. The Project would be consistent with the existing residential patterns of the area.

Policy L1.1: Maintain areas of the City for single-family residences on varying lot sizes through the review and update of appropriate development standards.

The Project offers lots of varying sizes for single-family residences.

Policy L1.6: Require that new residential development, substantial remodeling and additions comply with all adopted water conservation measures that reduce and minimize the impact on the City's water supply and its ability to serve its water customers.

The Project would conform to all adopted water conservation measures to reduce and minimize the impact on the City's water supply.

Objective L4: Mitigating the impacts of new development on the City's open space, trees, infrastructure, water, transit services, the character of existing development, and other public needs.

The Project's residents would use City infrastructure in a similar demand to current single-family residential homes in the area.

Policy L4.1: Ensure that the expansion of existing uses is reflective of and complements the overall pattern of development, without changing the character of existing development.

The Project has been designed to concentrate development of the proposed nine homes generally in the same location as the existing homes. Lot sizes and single-family uses would be consistent with the character of existing development.

Policy L4.2: Except for those single family residences that would not otherwise require a conditional use permit (CUP), development projects that cumulatively comprise over one acre of land on one or more parcels require a CUP unless a specific plan or master plan is approved for the proposed project.

The Project would construct single-family residences that would not otherwise require a conditional use permit.

Policy L4.3: Ensure that new development and the expansion of existing uses incorporate water conservation measures that reduce and minimize the impact on the City's water supply and its ability to serve its customers.

The Project would construct new residential units incorporating water conservation measures as required by current building codes to minimize impacts on the City's water supply.

Objective L17: Protecting views to and from hillside areas in order to maintain the image and identity of the City as a village of the foothills.

The Project would construct new homes away from the hillside to preserve the image and identity of the City as a village of the foothills.

Policy L17.1: Require the use of natural materials where allowed and earth tone colors for all structures to blend in with the natural landscape and natural chaparral vegetative growth.

The Project would use material and colors as approved by the City during design review to blend in with natural landscape and natural chaparral vegetative growth.

Policy L17.2: Require that all development be designed to reflect the contours of the existing landform using techniques such as split pads, detached secondary structures (such as garages), and avoiding the use of excessive cantilevers.

The Project makes use of the existing landform to create construction pads which minimize grading and construction of retaining walls. Proposed development is concentrated in the flatter portions of the Project site.

Policy L17.3: Require that all development preserves, to the maximum extent possible, significant features of the natural topography, including swales, canyons, knolls, ridge lines, and rock outcrops.

The Project maintains the significant natural topography by reducing hillside and grading impacts.

Policy L17.4: Require that fencing be designed of fire-retardant materials and that permanent fencing be minimized, and in no event placed in any area with slopes in excess of 25 percent.

Fencing would adhere to City building codes, avoiding flammable materials and slopes more than 25 percent.

Policy L17.5: Require that exterior lighting be directed away from adjacent properties and the night sky.

The Project would not install outdoor lighting without proper shielding to eliminate light pollution.

Objective L18: Incorporating measures to promote sustainability in Hillside neighborhoods

The Project would construct nine homes with measures to reflect the latest energy efficient building codes. The steeper northern portion of the Project site would be designated as non-buildable, thus promoting sustainability.

Policy L18.1: Incorporate water conservation measures in the zoning development standards for new construction and substantial remodeling or building expansion, as it relates to green building construction, percentage of permeable ground surfaces, building floor area limitations, lot coverage, landscaping and irrigation, greywater requirements, rainwater capture, and design review.

Each residential lot would have a retention area, and the street would have a bio-filtration system. This would reduce runoff and recharge ground water. The City planning division would review the tract map, landscape plans, and floorplans to ensure the incorporation of relevant conservation measures.

Policy L18.2: Consider a water impact fee to apply to new residential dwelling units and additions to existing development, to fund water fixture retrofits of existing homes and other water conservation measures.

The Project/Developer would pay applicable water impact fees as required by the City.

Policy L18.3: Conduct a historic resources survey to encourage retention of existing older homes.

A historic resources survey was completed and indicated no significant historical value to the existing homes that are planned for demolition; refer to Section 5.5, Cultural Resources, of the Revised Draft EIR.

Objective L46: Identifying and encouraging the preservation of significant historic resources.

A historic resource survey was completed and indicated no significant historic resources are on the Project site; refer to Section 5.5, Cultural Resources, of the Revised Draft EIR.

B. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans;

This finding cannot be made because the improvement of the proposed subdivision is consistent with the following Goals, Objectives, and Policies of the City's General Plan:

Goal 3: Ensure that development is done in harmony with its neighborhood and preserves and protects privacy and mountain views of neighboring properties.
The Project would minimize grading on the hillside to retain the existing slope and vegetation in the northern portions of the Project site.

Objective L5: Preserving the existing grid street pattern which promotes community life.

The Project would construct proposed Street 'A' in a north/south direction with connection to East Grand View Avenue. No modifications to the existing grid are proposed.

Policy L5.1: Prohibit the use of cul-de-sacs and require through streets in new subdivisions except when no other access is physically feasible due to property ownership, parcel location or other physical factors.

The hillside in the northern portion of the Project site and adjacent private property makes the cul-de-sac layout the only feasible option.

Objective L15: Preserving the hillside through the application of standards and guidelines that direct and encourage development that is sensitive to the unique characteristics of the hillsides, which include, but are not limited to, slopes, land forms, vegetation, wildlife habitat and scenic quality; accordingly, innovation in the design of buildings and structures is encouraged in order to preserve hillside areas.

The Project proposes to preserve the hillside with minimal grading by concentrating housing closer to East Grand View Avenue. This would preserve slopes, land forms, vegetation, wildlife habitat and scenic quality.

Policy L15.1: In subdividing larger parcels, determine development density based on a calculation that uses slope as one of the primary factors, which means that the steeper the slope, the larger the minimum lot size.

Although the Project site's density is governed by the Settlement Agreement and MOU, as described above, the two existing parcels would be subdivided into nine parcels. The steeper sloped portions of the Project site would form the largest lots.

Policy L15.2: Ensure that development in the hillside areas be located in those areas resulting in the least environmental impact.

The Project would construct the new residential pads closer to East Grand View Avenue and away from the non-buildable hillside.

Policy L15.3: Require that all access into hillside areas be designed for minimum disturbance to the natural features.

The Project would not increase hillside access significantly beyond current residential land uses at the Project site. The steeper northern portion of the Project site would be non-buildable.

Policy L15.4: Limit the use of irrigation systems in landscaping to comply with water conservation measures and provide for natural habitat and erosion control.

Landscaping would comply with water conservation measures as required by current building regulations. Natural habitat would be maintained in the non-buildable portion of the Project site and all lots would be required to implement site-specific drainage and erosion control design.

Policy L15.5: Consider the impact of development on wildlife.

The Project has been designed to dedicate the northern portion of the Project site as non-buildable. Additional measures would be required to protect wildlife as described in Section 5.4, Biological Resources, of the Revised Draft EIR.

Objective L16: Minimizing hazards in the hillside.

The Project minimizes hazards in the hillside by avoiding the construction of new homes on the steeper portions of the Project site.

Policy L16.1: Minimize the amount of grading and removal of natural vegetation.

The planned grading minimizes the removal of natural vegetation and limits grading by concentrating the proposed development to within the flatter and more disturbed portions of the Project site.

Policy L16.2: Require that home sites be planned, developed and designed to:

- a. Eliminate fire hazards.
 - b. Prevent land instability.
 - c. Prevent exposure to geological and geotechnical hazards.
 - d. Provide adequate drainage controls to prevent flooding and landslides.
 - e. Prevent any other hazard or threat to the public health, safety, and welfare.
 - f. Use the minimum amount of water possible for landscaping and interior uses.
- Homes would be constructed to incorporate the most current fire and building codes. This would reduce fire hazards; prevent landslides and erosion; reduce threats to the public; and use the minimum amount of water for landscaping.*

Policy L16.3: Establish performance standards for public safety to address the upkeep and maintenance of sites under construction.

The Project would adhere to the City of Sierra Madre's conditions of approval during the construction process.

Housing Goal 1.0: Maintain and enhance the quality of existing housing and ensure that new residential development is consistent with Sierra Madre's small-town character.

The proposed nine detached homes would be consistent with the character of the residential area surrounding the Project site.

Housing Policy 1.1: Maintain sustainable neighborhoods with quality housing, infrastructure and open space that fosters neighborhood character and the health of residents.

The proposed Project would install stormwater infrastructure and retain an existing hillside to foster a sustainable character promoting good health of the residents.

Housing Goal 2.0: Facilitate the provision of a range of housing types to meet community needs.

The detached single-family homes would offer new housing opportunities within the City and help the City obtain Regional Housing Needs Allocation goals.

Housing Policy 2.1: Encourage diversity in the type, size, price and tenure of residential development in Sierra Madre, while maintaining quality of life goals.

The proposed Project would construct nine homes where only four homes previously existed. This increase in desirable detached single-family homes maintains quality-of-life goals.

Housing Policy 2.2: Provide adequate housing sites through appropriate zoning and land use designations, consistent with Sierra Madre's regional housing growth needs.

The Project builds low density housing in a Residential-Hillside area, consistent with the City's General Plan and Regional Housing Needs Allocation goals.

Housing Goal 5.0: Promote environmental sustainability through support of existing and new development which minimizes reliance on natural resources.

Construction of the nine proposed homes would incorporate sustainable features in accordance with the building code, which would minimize reliance on natural resources.

Housing Policy 5.1: Implement the City's Green Building Program to implement practices focused on reducing Sierra Madre's greenhouse gas emissions and consumption of natural resources, including water resources.

The Project would align with the City's Green Building Program, as implemented by the grading and building permit process, in the areas of greenhouse gas emission, natural resource consumption and water use.

Housing Policy 5.2: Promote the use of sustainable construction techniques and environmentally sensitive design for housing.

The Project's construction techniques and design for housing would adhere to current building codes as required by the City.

Housing Policy 5.3: Promote the use of alternative energy sources such as solar energy, cogeneration, and nonfossil fuels.

The Project would follow the City building code with respect to solar energy, cogeneration, and non-fossil fuels.

Housing Policy 5.4: Incorporate transit and other transportation alternatives such as walking and bicycling into the design of new development.

The Project would maintain the existing transit and transportation alternative options available in the neighborhood. Sidewalks would be constructed along proposed Street 'A'.

C. That the site is not physically suitable for the type of development;

This finding cannot be made because the site is physically suitable for residential development (Subdivision Map Act §§ 66474(c) and 66474(d)).

The Project's development is on an approximately 9-acre site that is currently identified in the Sierra Madre General Plan as a site within the Residential Low Density – Hillside land use designation, zoned for Hillside Residential use, and is currently improved with residential uses. The Project site is surrounded by residential uses to the north, east, and west and is situated within existing utility infrastructure. Access to the site is readily available from East Grand View Avenue and will be improved with a cul-de-sac providing access to each residential lot created by the Project.

D. That the site is not physically suitable for the proposed density of development;

This finding cannot be made because the project site is physically suitable for the proposed density of subdivision development.

Each residential lot in the Project is proposed with a maximum 6,500 square feet of building area resulting in a maximum potential floor-area-ratio not exceeding 0.15. The area of development in the project occurs primarily within developed or highly disturbed and relatively low-sloped areas and preserves the northern hillside area of the project site, approximately 4 acres in land area.

E. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat;

The design of the subdivision does not cause substantial environmental damage or substantially and unavoidably injure to fish or wildlife or their habitat. All potential significant impacts arising from the development of the Project, including those related to biological resources, historical resources, noise, transportation, utilities, and tribal cultural resources will be mitigated below a level of significance, as stated in the Final EIR. No significant and unavoidable impacts will occur as a result of the proposed Project. Implementation of the Mitigation Monitoring and Reporting

Program will ensure that any potential environmental impacts will be reduced to the maximum extent feasible.

F. That the design of the subdivision or the type of improvements is likely to cause serious public health problems;

This finding cannot be made because the design of the subdivision or type of improvements will not be detrimental to public health, safety, and welfare.

There are no segments of the Sierra Madre Fault that directly cross underneath the Project site and the potential for ground rupture impact is low. Each residential lot in the Project's development will include biofiltration systems to capture stormwater offset by development, including the offset resulting from the cul-de-sac. Grading and other construction permits are required the implementation of a Stormwater Pollution Prevention Plan (SWPPP) detailing Best Management Practices (BMPs) to avoid erosion and sediment transfer impacts. All vertical construction developed in the Project will be required to comply with modern and current California Fire Codes including special standards required for construction within a Wildland Urban Interface or High Fire Hazard Severity Zone.

Compliance with these regulations during and after project construction will be enforced through building inspections by the City's building inspectors. Compliance with the standards and regulations included in these conditions will ensure the project does not result in adverse impacts on the health, safety, and general welfare of the community.

G. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. The governing body may approve a map if it finds that alternative easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

This finding cannot be made because the subdivision does not conflict with the easement for access through or use of property within the proposed subdivision.

There are no existing or proposed public access easements within the project site nor in conflict with the development of any improvements in the development of the subdivision.

SECTION 4. Mitigation Monitoring and Reporting Program. Pursuant to Public Resources Code Section 21081.6 and 14 CCR 15091(d), the City Council approves a Mitigation Monitoring and Reporting Program, included within the Final Environmental Impact Report and herein as **Exhibit x**.

SECTION 5. Housing Accountability Act. Pursuant to California Government Code Section 65589.5, subdivision (j), and whereas findings for approval of a Tentative Tract Map is consistent with this section of the California Government Code, the City Council finds that the proposed subdivision project will not have a significant, quantifiable, direct, and unavoidable impact upon the public health or safety. Thusly, grounds for disapproval of the Project may not be made upon this basis nor shall the Project be conditioned to require development at a lower density.

SECTION 6. Records of Proceeding. Pursuant to Public Resources Code Section 21081.6 and 14 CCR 15091(e), the City Clerk will serve as the custodian of record. The documents and materials that constitute the record of proceedings on which this Resolution has been based are located at 232 W. Sierra Madre Boulevard, Sierra Madre, California.

SECTION 7. Notice of Determination. Pursuant to Public Resources Code Section 21152 and 14 CCR 15094(a), the City Clerk shall file a Notice of Determination with the Los Angeles County Registrar-Recorder within five days after the adoption of this Resolution.

SECTION 8. Filing. Pursuant to Government Code Section 66412(d) and Sierra Madre Municipal Code Section 16.20.020(C), the applicant must file a certificate of compliance with the Los Angeles County Registrar-Recorder for the lot line adjustment.

SECTION 9. Severability. If any sections, subsections, subdivisions, paragraph, sentence, clause or phrase of this Resolution or any part hereof or exhibit hereto is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining portions of this Resolution or any part thereof or exhibit thereto. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that anyone or more sections, subsections, subdivisions, paragraph, sentences, clauses or phrases be declared invalid.

SECTION 8. Effective Date. This Resolution shall take effect immediately upon adoption.

SECTION 9. Certification. The Sierra Madre City Clerk shall attest to the passage and adoption of this Resolution by the City Council and shall cause the same to be listed in the records of the City.

PURSUANT TO THE ABOVE, IT IS RESOLVED that the City Council hereby certifies the Final EIR, conditionally approve Tentative Tract Map 65348, subject to the attached conditions as provided in Exhibit A herein, and adopt the Mitigation Monitoring and Reporting Program as provided in the Final Environmental Impact Report prepared for the Project and herein as Exhibit B.

PASSED, APPROVED AND ADOPTED on this ____ day of _____, 2026.

[Name], Mayor

I HEREBY CERTIFY the foregoing Resolution was duly adopted by the City Council of the City of Sierra Madre, California, at a regular meeting held on this ____ day of _____, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Laura Aguilar, City Clerk
(seal)