

ORDINANCE NO. 1494

AN ORDINANCE OF THE CITY OF SIERRA MADRE,
CALIFORNIA, AMENDING SECTION 17.08.020 (WORDS,
TERMS, PHRASES DEFINED) OF CHAPTER 17.08
(DEFINITIONS) AND CHAPTER 17.22 (ACCESSORY
DWELLING UNITS) OF TITLE 17 (ZONING) OF THE
SIERRA MADRE MUNICIPAL CODE

RECITALS

WHEREAS, ADUs offer a benefit to homeowners in the form of supplementary income by renting out their ADUs, which can help many modest income and elderly homeowners afford to remain in their homes;

WHEREAS, ADUs can offer an important opportunity to help Sierra Madre address its regional housing needs while maintaining the community's small-town character;

WHEREAS, Governor Gavin Newsom, on June 30, 2025, signed into law Assembly Bill 130 and, on October 10, 2025, Assembly Bill 1154, Assembly Bill 462, Senate Bill 9, Senate Bill 543;

WHEREAS, the City desires to establish objective zoning and design standards to promote the development of housing under Assembly Bill 130, Assembly Bill 1154, Assembly Bill 462, Senate Bill 9, Senate Bill 543;

WHEREAS, Senate Bill 543 provides minimum interior livable area standards for accessory dwelling units thus allowing enforcement of local zoning regulations on floor area not considered to be interior livable area of accessory dwelling units;

WHEREAS, through careful and selective design, angle plane development standards applicable within zones permitting single-family residential uses do not preclude construction of accessory dwelling units built to a height of sixteen feet and with side and rear yard setbacks of four feet;

WHEREAS, the Planning Commission held a duly noticed public hearing on April 16, 2026, to consider a Municipal Code Text Amendment (MCTA 26-01) and a recommendation for the City Council to adopt an ordinance to its effect; and

WHEREAS, the City Council held a duly noticed public hearing on May 12, 2026, to introduce the foregoing ordinance for first reading.

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

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

SECTION 2. Amendment and Addition. Section 17.08.020 (Words, terms, phrases defined) of Chapter 17.08 (Definitions), Section 17.22.010 (Purpose and intent), Section 17.22.020 (Eligibility), Section 17.22.030 (Development standards), Section 17.22.040 (Conversion of existing structures into accessory dwelling units), Section 17.22.050 (Junior accessory dwelling units), Section 17.22.060 (Exemptions), Section 17.22.100 (Application review), Section 17.22.120 (Fees), Section 17.22.140 (Historic preservation), and Section 17.22.150 (Tree preservation) of Chapter 17.22 (Accessory Dwelling Units) of Title 17 (Zoning) of the Sierra Madre Municipal Code are amended and Section 17.22.025 (Limitations) of Chapter 17.22 (Accessory Dwelling Units) of Title 17 (Zoning) is added to read as shown in Exhibit 1, attached herein, with additions denoted by underlined text and deletions denoted by struck-through text.

SECTION 3. CEQA. This ordinance is exempt from the California Environmental Quality Act under Public Resource Code Section 21080.17 as a local ordinance regulating the construction of accessory dwelling units.

SECTION 4. Severability. If any sections, subsections, subdivisions, paragraph, sentence, clause or phrase of this Ordinance 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 Ordinance 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 5. Certification. Pursuant to Government Code Section 36932, the City Clerk shall certify the passage, approval, and adoption of this Ordinance by the City Council.

SECTION 6. Publication. Pursuant to Government Code Section 36933, the City Clerk shall cause this Ordinance to be published or posted.

SECTION 7. Records. Pursuant to Government Code Section 40801, proof of certification and publication shall be entered in the book of Ordinances of the City Council.

SECTION 8. Effective Date. Pursuant to Government Code Section 36937, this Ordinance shall take effect thirty days after its adoption.

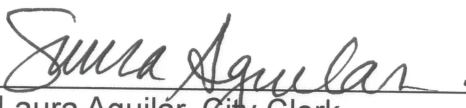
PASSED, APPROVED, AND ADOPTED this 26th day of May 2026.



Kristine Lowe, Mayor

I HEREBY CERTIFY that the foregoing Ordinance was introduced by first reading on the 12th day of May 2026, and duly adopted at a regular meeting held on the 26th day of May 2026, by the City Council of the City of Sierra Madre, California, by the following vote:

AYES: Mayor Kristine Lowe, Mayor Pro Tem Gene Goss, Council Members Edward Garcia, Kelly Kriebs, and Robert Parkhurst
NOES: None.
ABSENT: None.
ABSTAINED: None.



Laura Aguilar, City Clerk

Approved as to form:



Aleks Giragosian, City Attorney