

CITY OF SIERRA MADRE
GENERAL PLAN
ANNUAL PROGRESS REPORT
2025



Prepared by:

City of Sierra Madre

Planning and Community Preservation Department

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Sierra Madre, CA 91024

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1.0 Introduction

Government Code Section 65400 and 65700 mandate the City to prepare an annual report on the status of the General Plan and progress in its implementation to the Governor's Office of Planning and Research (OPR), and the Housing and Community Development (HCD) by April 1 of each year.

The General Plan Progress Report provides for the annual review of the General Plan to assess the level of implementation and effectiveness of the General Plan as a guide for orderly growth and development, preservation and conservation of open space land and natural resources, and the efficient expenditure of public funds. The General Plan Progress Report also provides information regarding the City's progress in meeting its share of regional housing needs.

The General Plan is the City's official policy that guides decisions affecting future physical development and change within the City. The General Plan was adopted on July 14, 2015, contains the seven State-required Elements as follows: Circulation Element, Conservation Element, Housing Element, Land Use Element, Noise Element, Open Space Element, Safety and Seismic Safety Element.

Each Element of the General Plan, except the Housing Element, concludes with a set of implementation actions and programs that are intended to carry out a policy and achieve specific objectives. The Housing Element combines sub-policies with implementation actions. The General Plan implementation actions and programs provide the basis from which to document General Plan progress. A list of Implementation Actions and Programs are provided in Appendix A of this report.

This General Plan Progress Report summarizes the General Plan implementation progress for 2025. Section 2.0 includes the status of General Plan Amendments. Section 3.0 presents a review of the implementation actions, by General Plan Element. The regional housing needs status update is provided under the Housing Element review in Section 3.3 of this report.

The General Plan was not amended in 2025. Consistent with Government Code Section 65400(a)(2), this General Plan Progress Report must be presented to the City Council for its review and acceptance on a regular meeting agenda.

2.0 General Plan Amendment Status

Local governments are required to keep their General Plans current and internally consistent. Although General Plans must be kept current, there is no specific requirement that a local government update its General Plan on a particular timeline, with the exception of the Housing Element, which is formally required to be updated every eight years, the Open Space Element, which must be updated by January 1, 2026, per Government Code 65565.5 (Senate Bill No. 1425), the Circulation Element, which must be updated by January 1, 2028, per subdivision (e) of Government Code 65098.1 (Assembly Bill No. 98), and the Conservation Element, which must be updated alongside any other General Plan element updated on or after January 1, 2028, per Government Code section 65302 (Assembly Bill No. 1889). The procedures for the initiation of processing of requests for a General Plan amendment can be referred to the City Council for initiation at a public hearing prior to processing. Once initiated, the General Plan Amendment and related environmental document are considered by the Planning Commission and a recommendation is made to the City Council through resolution. The City Council takes final action at a public hearing.

2.1 Open Space and Conservation Elements

In September of 2025, the City commenced an update to the Open Space Element and Conservation Element of its General Plan, as required by Government Code section 65565.5 and subdivision 65302(d).

The Open Space Element is being updated to address the following:

- Access to open space for all residents in a manner that considers social, economic, and racial equity.
- Climate resilience and other cobenefits of open space, correlated with the safety element.
- Rewilding opportunities, correlated with the land use element.

The Conservation Element is being updated to accomplish the following:

- Identify and analyze connectivity areas, permeability, and natural landscape areas within Sierra Madre.
- Identify and analyze existing or planned wildlife passage features, including, but not limited to, wildlife passage features included in the inventory of connectivity needs on the state highway system to ensure that planned development does not undermine the effectiveness of existing and potential wildlife passage features.
- Consider the impacts of development and the barriers caused by development to wildlife and habitat connectivity.
- Avoid, minimize, or mitigate impacts and barriers to wildlife movement to the extent feasible.
- Analyze and consider opportunities to remediate existing barriers to wildlife connectivity and restore degraded habitat and open space.

Through the end of 2025, the City has worked with consulting services to gather data, conduct public workshops, and coordinate with various City departments in its effort to make necessary updates. These updates are expected to be presented as a General Plan Amendment to be adopted by the Sierra Madre City Council by June 30, 2026.

3.0 General Plan Implementation Progress

The following subsections represent the progress the City has made towards implementing the actions of the General Plan during the 2025 reporting period. Please refer to Appendix A of this report for a checklist of progress by implementation action/program. The following subsections and Appendix A are provided consistent with the requirements of Government Code Section 65400(a)(2)(A).

3.1 Housing Element

July 26, 2022: Sierra Madre's Housing Plan has been developed in response to community and decision-maker input; identified housing needs, resources and constraints; and experience gained from implementation of the existing Housing Element. The Housing Plan sets forth goals, policies and programs to address the following goals:

Goal 1: Maintain and enhance the quality of existing housing and ensure that new residential development is consistent with the Sierra Madre's small-town character.

Goal 2: Facilitate the provision of a range of housing types to meet community needs.

Goal 3: Reduce governmental constraints on the maintenance, improvement and development of housing while maintaining community character.

Goal 4: Promote equal housing opportunities for all residents, including Sierra Madre's special needs populations, so that residents can reside in the housing of their choice.

Goal 5: Promote environmental sustainability through support of existing and new development which minimizes reliance on natural resources.

This final Housing Plan section presents City of Sierra Madre's goals, policies and programs for the 2021-2029 period and implementation actions. Please refer to Appendix A of this report.

3.2 Grants

Community Development Block Grant (CDBG): On September 4, 2024, the Senior Minor Home Rehabilitation Program (MHRP) was established. The City coordinated with the Los Angeles County Community Development Authority and the Federal Government's Department of Housing and Urban Development for the use of CDBG funding to offer low- and moderate-

income seniors in Sierra Madre grants for eligible construction costs not-to-exceed \$17,255 per MHRP project. Eligible projects are intended to make mobility easier and may include but are not limited to: wheelchair ramps, handrails, grab bars, tub conversions to roll-in showers, roof repairs, plumbing repairs, and window replacement. Through 2025, the program remained active and was offered to 2 eligible seniors during the last half of fiscal year 24-25 and 6 eligible seniors during the first half of fiscal year 25-26. By December 31, 2025, 14 seniors submitted pre-qualification forms to the City. To determine eligibility, requests for additional information were sent to each applicant who submitted interest forms. Seniors determined eligible were sent a formal MHRP application. By December 31, 2025, 10 formal MHRP applications were received.

3.3 Regional Housing Needs Status

Adopted on July 26, 2022, the 6th Cycle Housing Element identifies the Regional Housing Needs Assessment (RHNA), assigning the City of Sierra Madre 204 housing units to be created between 2021 and 2029. Of the 204 housing units to be created, RHNA allocates a distribution of housing units at various affordability levels to be created. The table below mirrors Table II-24 of Sierra Madre's 6th Cycle Housing Element.

Income Level	Percent of AMI*	RHNA Units	Share of Total
Very Low	0-50%	79	38%
Low	51-80%	39	19%
Moderate	81-120%	35	17%
Above Moderate	120%+	51	26%
Total		204	100%

* AMI – Area Median Income

The California Department of Housing and Community Development (HCD) considers a housing unit created when a building permit has been issued to construct it. The table below represents the progress of housing units created for all years in the 6th Cycle Housing Element.

Income Level	Units Created to Date	RHNA Units	Percent Created
Very Low	0	79	0.012%
Low	71	39	100%
Moderate	1	35	2.9%
Above Moderate	31	51	60.8%

The 2025 Annual Housing Element Progress Tables are provided in Appendix C of this report.

Appendix A

General Plan Goals and Implementation Actions

Table V-4: Housing Programs Summary 2021-2029

Housing Program	Program Goal	2021-2029 Objective	Funding Source	Responsible Agency	Time Frame
PRESERVING HOUSING ASSETS					
1. Preservation of Historic Structures	Preserve and maintain historic structures, and revitalize older housing and neighborhoods.	Continue to advertise preservation incentives and process Mills Act applications in a timely manner.	General; Federal Tax Credits	Planning & Community Preservation Department	2021-2029
2. Adaptive Reuse	Restore the economic usefulness of historic buildings.	Provide expanded opportunities for housing, including on properties in the Religious Housing Overlay (RHO).	General	Planning & Community Preservation Department	Conduct workshop with congregations and non-profit developers in 2022.
3. Minor Home Repair Program	Provide financial assistance for home repairs to lower income households.	Develop program guidelines and conduct outreach through the Senior Center, Senior Commission, City newsletter and City website. Seek to assist 6 households annually.	CDBG	Planning & Community Preservation Department; Public Works Department	Initiate program and conduct outreach to homeowners by 2022. Report on progress annually to City Council and LACDC.
4. Condominium Conversion Ordinance	Provide protections for tenants in apartments proposed for conversion.	Continue to implement condominium conversion regulations.	General	Planning & Community Preservation Department	2021-2029
HOUSING DIVERSITY					
5. Promote Accessory Dwelling Units (ADUs)	Provide additional sites for rental housing within existing neighborhoods. Legalize existing, non-permitted ADUs, making them safe and sanitary.	Update ADU ordinance to incorporate incentives and expand to C and M zone districts. Initiate amnesty program. Advertise in the City Newsletter and on the website. Seek to achieve 12 units annually, for 98 over the planning period.	General; Housing Asset Fund (for ADU incentives)	Planning & Community Preservation Department	Amend ordinance in 2022 and re-initiate the amnesty program. Conduct mid-cycle review in 2025, and if production or affordability falling short, ensure adequate sites to meet lower income RHNA or commit to rezoning.

Housing Program	Program Goal	2021-2029 Objective	Funding Source	Responsible Agency	Time Frame
6. Housing Opportunity Sites & Rezone Program	Provide adequate sites to address the City's RHNA and incentivize production of affordable units.	1) Adopt new Land Use designations with Housing Element; 2) Est. and adopt new multi-family & Religious Housing Overlay designations; 3) Amend Code for by-right approval of projects with min 20% lower income units on rezone and 5 th cycle sites	General	Planning & Community Preservation Department	Adopt Housing Element in 2021. Adopt new zoning and amend Code for by-right approvals in mid-2022.
6a. Lot Consolidation Program	Provide incentives for the consolidation of parcels into larger development sites.	Conduct outreach to property owners in the Housing Element rezone sites and adopt a Lot Consolidation Ordinance to codify available incentives.	General	Planning & Community Preservation Department	Adopt Ordinance in 2022. Conduct a mid-cycle review in 2025 and make modifications as necessary to promote housing on small sites.
6b. Replacement Housing Program	Ensure no net loss of units affordable to lower income households	Update Code to specify replacement housing requirements consistent with Government Code 65583.2(g)(3).	General	Planning & Community Preservation Department; City Attorney's Office	Update Code within one year of Housing Element adoption
7. Facilitate Affordable Housing on Non-Vacant Sites	Facilitate development of affordable housing consistent with the community's needs.	Provide regulatory and financial assistance and outreach to property owners and the development community in support of affordable/mixed income housing on HE sites.	General; Housing Asset Fund; CDBG	Planning & Community Preservation Department	Starting in 2022
8. Partnerships with Affordable Housing Developers	Partner with affordable housing developers to leverage their expertise and access to funds.	Continue to partner with housing providers through incentives and/or direct assistance. Conduct a follow-up workshop with congregations.	General	Planning & Community Preservation Department	Conduct workshop with congregations and non-profit developers in 2022.

Housing Program	Program Goal	2021-2029 Objective	Funding Source	Responsible Agency	Time Frame
9. Affordable Housing Funding Sources	Leverage local funds to maximize assistance.	Actively pursue a variety of funding sources for affordable housing. Support developers in securing outside funding.	Federal, State, county and private	Planning & Community Preservation Department	As projects are proposed.
10. Section 8 Rental Assistance	Assistance extremely low and very low income households with rental payments.	Outreach to landlords to encourage their participation. Continue to provide information and a link to the program on the City's website.	HUD Section 8	Planning & Community Preservation Department; LA County Housing Authority	Landlord outreach 2022 and 2025
11. Homeowner Assistance	Expand homeownership opportunities to low and moderate income households.	Continue to provide information on City website on available programs. Apply to State in conjunction with future projects.	General; State and County funds	Planning & Community Preservation Dept; LA County CDC; State HCD	2021-2029
REMOVAL OF GOVERNMENTAL CONSTRAINTS					
12. Reduced Development Fees for Affordable Housing	Reduce the costs of developing affordable housing.	Provide planning fee reductions, deferrals or waivers for affordable housing projects.	General	Planning & Community Preservation Department	2021-2029
13. Affordable Housing Density Bonus	Provide density and other incentives to facilitate affordable housing.	Continue to promote density bonus incentives in conjunction with discussions with development applicants.	General	Planning & Community Preservation Department	2021-2029
14. Alternative Housing Models	Support the provision of non-traditional, innovative housing types to meet unique needs.	Offer flexible zoning and other incentives to foster alternative housing types.	General	Planning & Community Preservation Department	2021-2029
EQUAL HOUSING OPPORTUNITIES AND SPECIAL NEEDS					
15. Fair Housing/ Affirmatively Furthering Fair Housing	Promote fair housing practices and prevent housing discrimination.	Refer fair housing complaints to the Housing Rights Center. Disseminate fair housing information.	General; CDBG	LA County CDC; Housing Rights Center; City Manager's Office	2021-2029

Housing Program	Program Goal	2014-2021 Objective	Funding Source	Responsible Agency	Time Frame
16. Housing Opportunities for Persons Living with Disabilities	Support a range of housing options for persons with physical, developmental and mental disabilities.	Provide reduced fees for ADUs with accessibility features. Provide accessibility grants through Minor Home Repair Program. Provide developers Universal Design Checklist and encourage them to offer features to buyers. Pursue State and Federal funds available for supportive housing in future affordable housing projects. Expand large community care facilities to residential zone districts.	Housing Asset Fund; CDBG; State and Federal funds.	Planning & Community Preservation Department	Amend ADU Ordinance in 2022. Adopt Minor Home Repair Program, provide Universal Design Checklist, and amend Zoning Code to expand large community care facilities to residential zones in 2022.
17. Homeless Services Strategy	Assist the homeless and persons at-risk of homelessness in obtaining shelter and services.	Continue to: 1) Support the SGVCOG Housing and Homelessness Coordinating Council 2) Provide homelessness resources on the City website. Amend the Code to increase the size capacity for shelters to 30 beds. Develop processing procedures for Low Barrier Navigation Centers.	General	City Manager's Office; Police Department	Amend the Code in 2022. Develop processing procedures in 2022
ENVIRONMENTAL SUSTAINABILITY					
18. Sustainable Energy Programs	Encourage property owners to utilize renewable energy and install energy and water efficiency improvements.	Promote State programs, programs offered through local utilities, and the Community Choice program.	General	Planning & Community Preservation Department	Update the City's website in 2021 with information on sustainable energy programs

Housing Program	Program Goal	2014-2021 Objective	Funding Source	Responsible Agency	Time Frame
19. Energy, Environment and Natural Resources Commission	Achieve higher levels of energy efficiency and reduce greenhouse gas emissions.	Provide outreach and education to the development community and residents on how to incorporate sustainability in project design and existing structures.	General	Planning & Community Preservation Department	2021-2029

Appendix B

Department of Housing and Community Development

2025 Annual Housing Element Progress Tables

Data is auto-populated based on data entered in Tables A, A2, C, and D

Jurisdiction	Sierra Madre	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	10
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		20
Total Units		30

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	42	0	4
2 to 4 units per structure	0	4	0
5+ units per structure	0	0	0
Accessory Dwelling Unit	18	26	11
Mobile/Manufactured Home	0	0	0
Total	60	30	15

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	26	30
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	16
Number of Proposed Units in All Applications Received:	59
Total Housing Units Approved:	42
Total Housing Units Disapproved:	0

Use of Streamlined Ministerial Approval Process or SMAP (formerly SB 35 / 423) - Applications	
Number of SMAP Applications	0
Number of SMAP Applications Approved	0

Units Constructed - SMAP (formerly SB 35 / 423) - Permits			
Income	Rental	Ownership	Total
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SMAP	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	14	15
Discretionary	2	44

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	5
Sites Rezoned to Accommodate the RHNA	0

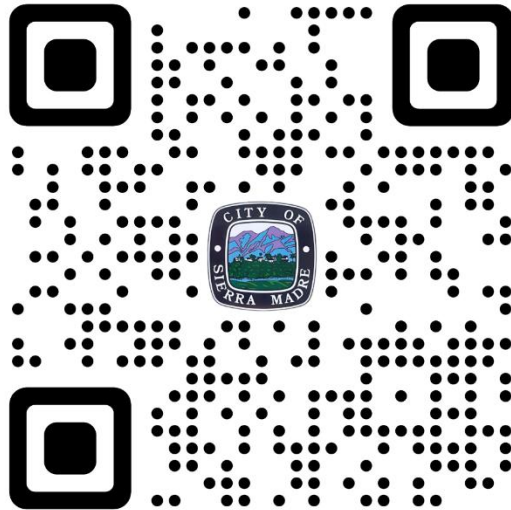
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Appendix C

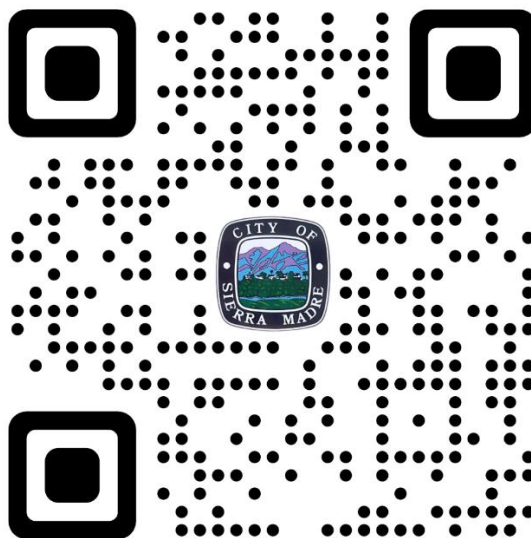
State of the City Address 2025

The State of the City Address 2025 Presentation has been made available to view on the City's Website and a feature video presentation is available to watch on the City's YouTube page.

State of the City Address Presentation: [City Communications | City of Sierra Madre](#)



State of the City Address Video Recording: <https://www.youtube.com/watch?v=7n38JqMLv78>



Appendix D

Annual City Budget Fiscal Year 2025-2026

Excerpt of the Planning and Community Preservation Department Budget

Due to the length of the full Budget Report, the document is available to download on the City's website at:

<https://www.sierramadrea.gov/leadership-transparency/budget-and-finance/budgets/#YearlyBudgets>



Appendix E

City of Sierra Madre's 6th Cycle Housing Element Compliance Letter from California State Department of Housing and Community Development dated August 1, 2022.

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



August 10, 2022

Jose Reynoso, City Manager
City of Sierra Madre
232 W. Sierra Madre Blvd
Sierra Madre, CA 91024

Dear Jose Reynoso:

RE: City of Sierra Madre's 6th Cycle (2021-2029) Adopted Housing Element

Thank you for submitting the City of Sierra Madre's (City) housing element adopted on June 6, 2022 and received for review on July 26, 2022. Pursuant to Government Code section 65585, subdivision (h), the California Department of Housing and Community Development (HCD) is reporting the results of its review.

HCD is pleased to find the adopted housing element in full compliance with State Housing Element Law (Article 10.6 of the Gov. Code). The adopted element, including changes, addresses the statutory requirements described in HCD's May 27, 2022 review.

Additionally, the City must continue timely and effective implementation of all programs including, but not limited to, the following:

- Program 5 (Promote Accessory Dwelling Units)
- Program 6a (Lot Consolidation Program)
- Program 7 (Facilitate Development of Affordable Housing on Non-Vacant Sites)
- Program 15 (Fair Housing/Affirmatively Furthering Fair Housing)

The City must monitor and report on the results of these and other programs through the annual progress report, required pursuant to Government Code section 65400. Please be aware, Government Code section 65585, subdivision (i) grants HCD authority to review any action or failure to act by a local government that it determines is inconsistent with an adopted housing element or housing element law. This includes failure to implement program actions included in the housing element. HCD may revoke housing element compliance if the local government's actions do not comply with state law.

HCD commends the City on its commitment to address its housing needs, including the successful completion of Program 6 (Housing Opportunity Sites and Rezone Program) through the recent adoption of the Religious Housing Overlay Zone and the new multifamily land use designation. These actions will allow for a variety of housing types and result in significant beneficial outcomes for the community.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City meets housing element requirements for these and other funding sources.

HCD appreciates the hard work and dedication Karen Warner, the City's consultant, Vincent Gonzalez, Planning and Community Development Director and Clare Lin, Associate Planner, provided in preparation of the City's housing element and looks forward to following the City's progress through the annual progress report pursuant to Government Code section 65400. If you have any questions or need additional technical assistance, please contact me at Melinda.Coy@hcd.ca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'Melinda Coy', with a long horizontal stroke extending to the right.

Melinda Coy
Proactive Housing Accountability Chief
Division of Housing Policy Development