



The
British Home

Assisted Living Facility

Specific Plan

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THE BRITISH HOME (ASSISTED LIVING FACILITY) SPECIFIC PLAN

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CHAPTER 1.0

INTRODUCTION AND SUMMARY

1.1 ROLE AND FUNCTION OF SPECIFIC PLANS

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

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

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

1.2 AUTHORITY FOR SPECIFIC PLANS

1.2.1 State Authority

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

As with a general plan, the authority for adoption of the specific plan is vested with the local legislative body pursuant to Government Code Section 65453(a). However, unlike the general plan, which is required to be adopted by resolution (Section 65356), specific plans may be adopted via either resolution or ordinance.

1.2.2 City Authority

The Sierra Madre General Plan (Policy L3.1) requires the adoption of a comprehensive plan (e.g. specific plan) for all developments on properties that exceed one acre in size.

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

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1.3 REQUIRED SPECIFIC PLAN CONTENT

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

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

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

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

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

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

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

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

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

General Plan policy L3.1 requires that development greater than one acre of land include a common scheme which should be addressed through a specific plan of similar comprehensive planning document. The overall objective (O L3) tied to this policy, and thus a key objective and function of any specific plan adopted in the City of Sierra Madre, including The British Home Specific Plan, is to:

Provide for new development of and expansion of existing uses that are complimentary to the overall pattern and character of the existing development and demonstrate clear benefits to the community while reducing impacts to the greatest extent possible.

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1.4 PURPOSE OF THIS SPECIFIC PLAN

The purpose of The British Home (Assisted Living Facility) Specific Plan, hereinafter known as the BHSP, is to allow expansion of an existing dining and gathering facility (increase of 754 square feet) and development of an adjacent parcel to accommodate a new 3,591 square foot building with an additional 8 suites. The BHSP will establish development standards that are tailored and unique to the needs of an assisted living facility at the particular location defined by this specific plan.

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

1.5 OVERVIEW OF THE BRITISH HOME

The British Home currently is an assisted living facility, or RCFE, located on approximately 2.27 acres located about halfway between Michillinda and Sunnyside Avenues. The site is surrounded by single family residences zoned R-1. With the addition of the newly acquired lot, the facility will expand to 2.50 acres.

The British Home is an Independent Living and Assisted Living Facility including memory care, which has been in existence at this location since 1931. The facility is licensed for a maximum of 41 residents over the age of 55, but the incorporation of the additional parcel will allow them to increase the licensing of the facility to a maximum of 49 residents. Each new suite in the proposed Lambert cottage will accommodate one bed.

Current staff includes 24 employees with the potential increase of 6 employees as required to support additional residents and services. The maximum number of employees on site at any given time is 14. The proposed additions are necessitated by the increasing demands for the services this type of facility provides.

1.6 PROPOSED PROJECT

The BHSP will permit the expansion of the existing Armstrong Hall by an additional 754 square feet to better accommodate dining and entertainment functions for the residents. Armstrong Hall is a 3,003 square foot building that currently includes a dining room, lounge area, kitchen, conference room and restrooms. This addition will include a larger dining area, more meeting space, upgraded restrooms, a larger conference room and a storage room.

The British Home acquired by purchase the adjacent R-1 Single-family property located at 676 Ramona Avenue, west of the existing property (please refer to exhibit 3). The BHSP will permit expansion of its site to add this parcel. Proposed improvement to this parcel will include the demolition of an existing 1,933 square foot single family residence and garage and construction of the proposed Lambert Cottage facility, which will include 8 resident rooms with restrooms.

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The BHSP site encompasses 108,799 square feet of lot area, and is currently developed with several residential cottages, a dining/entertainment hall and an office building, totaling 20,330 square feet of floor area (excluding basements). In addition, the proposed project involves construction of another 4,345 square feet of floor area (excluding the basement in the proposed Lambert Cottage), for a total floor area of 24,675 square feet.

Pursuant to the underlying R-1 standards, more specifically Code Section 17.20.125, the existing development already exceeds the maximum allowable floor area of 18,520 square feet and the additional floor area would further exceed the maximum allowable based on the lot size. However, this would be allowed under the BHSP, as it established unique development standards, including total floor area, for an assisted living facility located within the specific plan boundary. This Specific Plan provides a set of zoning standards which are uniquely tailored to a development within a plan area boundary.

1.7 CONTENTS OF THIS SPECIFIC PLAN

The BHSP is organized as follows:

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

Chapter 2.0- Planning Context: This chapter describes the location, setting, context and planning issues associated with the BHSP.

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

Chapter 4.0- Development Standards and Guidelines: This chapter sets forth allowed land uses, site planning and building, parking, sign and architectural provisions for the additional development on the existing and added parcel to the assisted living facility property.

Chapter 5.0- Implementation and Administration: This chapter provides a review of the Specific Plans relationship to the Sierra Madre General Plan, Zoning Ordinance and Government Codes. In addition, this chapter discusses the implementation, administration and amendment process for the Specific Plan.

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CHAPTER 2.0

PLANNING CONTEXT

2.1 LOCATION AND PLAN BOUNDARY

2.1.1 Project Location

This BHSP consists of nine contiguous parcels totaling 2.50 acres located at 647, 649 Manzanita Avenue and 646-676 Ramona Avenue. More specifically, the property is located within the block bordered by Ramona Avenue to the north, Manzanita Avenue to the south, Michillinda Avenue to the west and Sunnyside Avenue to the east.

The BHSP area is situated 1.5 miles southwest of Sierra Madre City Hall. It is also approximately ½ mile north of the 210 freeway. The BHSP is located in the southwest portion of the city as shown on the Vicinity Map included as Exhibit 1.

2.1.2 Plan Boundaries

The Specific Plan area consists of a total of 2.50 acres comprised of the following contiguous parcels:

- APN 5768-003-034: Lots 12, 13, 14 and 15, Block C of the Andrews Subdivision and Lots 7, 8, 9 and 10 of Tract 9699.
- APN 5768-033-012: Lot 16, Block C of the Andrews Subdivision.

The Specific Plan boundary is coincident with the legal boundaries of parcels 5768-033-034 and 5768-033-012, and is illustrated in Exhibit 3 included herein.

2.1.3 Property ownership

All parcels in the BHSP are privately owned by The British Home of California.

2.2 CURRENT CONDITIONS

2.2.1 Existing site conditions

The BHSP is currently occupied by 5 assisted living care cottages, a dining facility, an administrative office building, and a single-family home, as follows:

- Ramona Cottage (666 Ramona Avenue): 3,745 square foot residential cottage
- Foskett Cottage (646 Ramona Avenue): 3,225 square foot residential cottage
- Shafer Cottage (647 Manzanita Avenue): 4,118 square foot residential cottage
- Braemar Cottage (657 Manzanita Avenue): 3,409 square foot residential cottage
- Jamieson Cottage (649 Manzanita Avenue): 1,961 square foot residential cottage
- Armstrong Hall: 3,003 square foot dining facility, including commercial kitchen, dining room, gathering room and conference room.
- Administrative Office Building: 869 square feet

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- Single-Family Home (676 Ramona Avenue) 2,333 square feet, including a 400 square-foot detached garage.

The development site covered by the BHSP totals 108,799 square feet, or 2.50 acres.

The property is fully landscaped with walkways and mature landscaping (see Exhibit 6). The topography is a gentle southern slope with intermediate retaining walls crossing the parcel east to west with stair and ramp access for pedestrian use. There are no retaining walls on the perimeter of the property.

The existing and proposed plot plan is attached as Exhibit 4.

2.2.2 Surrounding Area

The City of Sierra Madre is generally considered a residential community. There is an obvious downtown core area located east and west along Sierra Madre Boulevard and north and south along Baldwin Avenue. According to the General Plan EIR, approximately 74 percent of the city is comprised of residential uses while commercial and industrial uses represent less than 1 percent of the land total. The remaining 25 percent consist of institutional, civic, park or other public uses that support the city.

The BHSP is situated within a single family residential area and is surrounded by single family residences.

2.3 CURRENT POLICIES AND REGULATIONS

2.3.1 General Plan

Development within the City of Sierra Madre, including the BHSP site, is governed by the City's General Plan. The Land Use Element, which is one of the seven mandatory components of the General Plan, designates the BHSP site as Residential Low Density (RL).

General Plan objectives for Residential Low Density (RL) designated properties generally encourage new infill construction to be consistent in massing and scale with that of the existing block.

2.3.2 Zoning

Development and use of land within the City of Sierra Madre is regulated by the City's Zoning Code. The Zoning Code is comprised of a set of regulations and standards that define how lands may be utilized, and a zoning map that assigns land use categories for each parcel. The Zoning Code designates all parcels of the BHSP site as R-1 (One family residential). As implied by the zone designation title, uses that are generally consistent and compatible with residential uses are supported and encouraged per existing adopted ordinances.

Historically, The British Home has co-existed with the surrounding single-family residential properties for over 80 years. Prior expansions of The British Home were granted via conditional use permits.

The Zoning Code (Section 17.60.030) identifies a range of uses that may be rendered compatible in any zone. In particular, the Zoning Code recognizes the unique nature of "eldercare facilities", such as "rest homes", or "homes for the aged", by allowing establishment of these uses in any zone within the City through approval of a **Conditional Use Permit**, or CUP. Hence, to authorize the proposed expansion improvements and to establish appropriate conditions of approval, a CUP is required in addition to the Specific Plan (consistent with General Plan Policy L3.1).

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In addition, a **Municipal Code Text Amendment** to establish a specific plan overlay zone is required. The current underlying R-1 zone would remain intact.

2.4 OPPORTUNITIES AND ISSUES

2.4.1 Site Development Opportunities

- The generous size of the property allows for the proposed expansion of Armstrong Hall while maintaining the park-like setting of the facility. The proposed expansion of Armstrong Hall will help alleviate crowding during dining as well as social functions held in the building.
- Construction of a new residential cottage will provide additional assisted living facility living space that blends in with the existing buildings on site and is similar in appearance to adjacent single-family residences.

2.4.2 Site Development Planning Issues

- This is an existing assisted living facility governed by Single-Family residential zoning standards.

2.5 ENVIRONMENTAL COMPLIANCE

The proposed project is exempt from the California Environmental Quality Act (CEQA) as it qualifies for Class 1 Categorical Exemption, pursuant to Section 15301(e)(1) in that the addition of floor area to the existing dining/community building constitutes a negligible expansion of an existing use. The project also qualifies for Class 3 Categorical Exemption, pursuant to Section 15303(a) in that it involves construction of one new residential building in a single-family residential zone.

2.6 PUBLIC PARTICIPATION PROCESS

Public participation is encouraged and the BHSP will undergo a public hearing notification process, including notification regarding Planning Commission and City Council meetings sent to residences within a 300-foot-radius of the subject property, posting of the subject property and publication of meeting notices in an adjudicated local newspaper.

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CHAPTER 3.0

COMPONENT PLANS

3.1 INTRODUCTION

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

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

3.2 LAND USE CONCEPT

The proposed project involves the expansion of an existing assisted living facility, or RCFE.

The following General Plan objectives and policies influence the land use concept for the British Home Specific Plan:

Land use- General

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

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

Land use- Residential Low Density

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

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

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

Economic Development

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

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3.2.1 Specific Plan Goals, Objectives and Policies

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

- Provide a range of services for senior care.
- Implement a project design that embraces the positive physical features of the property, promotes a high quality living environment for occupants within the proposed development, and minimizes adverse influences on the surrounding community.
- Establish development standards and guidelines that are suitable for this assisted living facility, consistent with city policy and compatible with the surrounding uses.

Implementation of this Specific Plan will provide for an assisted living facility that will provide care for seniors (i.e., generally those 60 years or older, as well as younger residents that may experience early on-set of debilitating memory illnesses), including those with Alzheimer's disease or other memory impairments. The facility, which is licensed as a RCFE by the California Department of Social Services, will accommodate up to 49 residents.

3.2.2 Conceptual Land Use Plan

Exhibit 4 shows the existing site configuration, the proposed addition to Armstrong Hall and the location of the proposed Lambert Cottage.

The proposed use and design facilitates an operating philosophy to provide services and care to seniors by encouraging independence, protecting dignity, engaging family and friends, and provide a rich experience for those in their later years. Assisted living services are intended for seniors who need assistance with the activities of daily living, including eating, bathing, dressing, medication management, but do not require 24 hour medical or skilled nursing care.

Lambert Cottage will include eight new resident rooms, measuring 350 square feet each. Each unit will have a bedroom and a bathroom with a sink, toilet and shower. Lambert cottage will also include a common living room and kitchen for occasional meal preparation by the residents, as well as a small storage area.

The Conceptual Landscape plan for Lambert Cottage is attached as Exhibit 7.

3.2.3 Open Space Plan

As shown on Exhibit 6, the Specific Plan area includes Public/Private Open Space comprised of landscaped and hardscaped areas surrounding the buildings that provide a park-like setting for recreational uses. The site also includes gated and open patios intended to provide opportunities for barbecuing, socialization and coordinated recreation for the residents.

While the entire site is privately-owned, the site is not gated thus remaining accessible to the public along the Manzanita Avenue and Ramona Avenue frontages. In addition, the site is also available to the public twice a year during the annual June Faire, which occurs in June, and The British Home In Gathering which occurs in November. These events provide opportunities for the public to visit the residents, enjoy the park-like setting and partake in the festivities.

The proposed expansion of Armstrong Hall will allow additional private indoor space to accommodate recreational opportunities for the residents that cannot be provided in the outdoor open space. Indoor space is especially important for many of the residents who may have special needs and health concerns that require a climate-controlled environment.

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3.3 ACCESS AND CIRCULATION PLAN

The following General Plan objective influences the access and circulation concept for the BHSP:

Parking and Traffic

Objective L51: Maximize accessibility for the disabled.

3.3.1 Traffic Access

Vehicle access to the site will be provided via five ingress/egress driveways along Manzanita Avenue and Ramona Avenue. These driveways lead to on-site parking.

The British Home currently has 20 on site parking spaces. As shown on Exhibit 4, the driveway at 647 Manzanita Avenue provides access to 6 parking spaces (3 existing, 3 proposed). The driveway at 649 Manzanita Avenue provides access to 2 spaces, both proposed. The driveway at 646 Ramona Avenue provides access to 12 parking spaces, while the driveway at 666 Ramona Avenue provides access to 5 spaces. The proposed driveway at 676 Ramona Avenue will provide access to 3 parking spaces, with one of them an ADA compliant space. In total, the BHSP will include 28 on-site parking spaces.

Pedestrian access to the site is also provided along these driveways, in addition to walkways leading directly to the Ramona and the Foskett Cottages from Ramona Avenue.

3.3.2 Emergency access

Access for emergency vehicles is via all driveways from both Ramona and Manzanita Avenues. All cottages are within 60 feet or less of the street, with driveway access to all building entrances.

3.4 GRADING AND DRAINAGE PLAN

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

Land Use- Residential Low Density (RL)

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

3.4.1 Grading Concept

Grading within the BHSP area will be limited to that required for construction of the proposed Lambert Cottage on lot 16.

The elevation of the proposed Lambert cottage will require the excavation of 225 cubic yards of dirt for a new basement area located under the southern half of the building. This basement will be for storage and mechanical equipment and will be utilized as a "build-up" area for the building in an effort to keep the floor in the unit at one level. The dirt removed from the basement excavation will be used to backfill the new floor area of the cottage. There is no anticipated need for removal of excavated dirt from the site.

The final grading plan will be reviewed by the City for consistency with the BHSP and all other factors relevant to the City Engineer during plan check.

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3.4.2 Drainage Concept

Water runoff currently drains into the City's existing collection system. The existing storm drains along Manzanita Avenue and Ramona Avenue are fed via drain lines from the property in different locations which end up in the curb line on these streets. The lot drainage for the new building on lot 16 on Ramona Avenue will be decided on the grading plan when submitted to the City at a later date. Also, in an effort to reduce lot runoff, the use of porous concrete will be incorporated in the driveway, parking area and sidewalk of the new development at Lambert Cottage.

3.5 INFRASTRUCTURE, UTILITIES AND SERVICES PLAN

3.5.1 Water

Domestic Water

The City of Sierra Madre is the licensee and operator of its own water distribution system under the Sierra Madre Water Department (SMWD). The SMWD provides water to all of its residents and commercial uses totaling approximately 3,700 connections. The City draws approximately 2,900 Acre Feet per year from the local groundwater basin and the SMWD owns and maintains approximately 46 miles of water lines. The City's water system is dependent on gravity flow from higher elevations to maintain City pressure standards.

Water services for domestic and fire protection for The British Home are currently provided by the water lines on Ramona and Manzanita Avenues. The proposed cottage will also be served by the water line on Ramona Avenue as is the existing Single-Family residence in that location.

Fire suppression water service

There are three existing fire hydrants located in close proximity to The British Home. The first location is on Manzanita Avenue, located 54 feet east of the southeast corner of the property. The next location is also on Manzanita Avenue, at the southwest corner of the property. Both of these are located on the north side of the street. The third location is on Ramona Avenue, between addresses 666 and 646 on the north side of the street.

With the residents' safety in mind, all of the sleeping cottages at British Home are fully protected under fire sprinkling systems and smoke monitors. There is an 8 inch waterline located approx 16 feet from curb face on Ramona Avenue with a 4 inch lateral feeding a sprinkler riser and a fire department feed for 2 inch hoses located at 666 Ramona (Ramona Cottage). There is a 6 inch waterline located approx 6 feet from curb face on Manzanita Avenue with a 4 inch lateral feeding a sprinkler riser and a fire department feed for 2 inch hoses located at 649 Manzanita (Braemar Cottage). The proposed Lambert Cottage will be protected under the same standards as the current cottages.

3.5.2 Sewer

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

There is an existing 8 inch non-reinforced concrete pipe (NCP) sanitary sewer line in both Ramona and Manzanita Avenues currently serving the British Home.

The proposed Lambert cottage will be connected to the 8 inch sewer line on Ramona Avenue for its waste water needs. The waste water line diagram for this building will be submitted at plan

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check and, if required by the City, a sewer ejector will be included to facilitate the existing gravity flow to tie into the Ramona Lateral serving this property.

The existing kitchen facility in Armstrong Hall is undergoing an upgrade to accommodate the requirement of Fats, Oils and Grease Ordinance (F.O.G.), specifically with respect to grease interceptors.

3.5.3 Electrical Power

Electric Service to the City is provided by Southern California Edison (SCE) Company. Existing SCE facilities provide adequate electrical services throughout Sierra Madre, including The British Home. The proposed Lambert Cottage power plan will be submitted with the construction plans for plan check at a later date.

In the event of an emergency, all buildings at The British Home are supported with a series of diesel generators and transfer switches located on the property. The systems go through routine maintenance and are cycle run monthly. The new Lambert Cottage will include a similar system.

3.5.4 Natural gas

The British Home is currently served by natural gas. There are five existing gas vaults that currently serve the British Home. The new Lambert Cottage will use the vault currently being used by the existing single-family residence.

3.5.5 Communications

The British Home currently uses a cable provider for its communication system, and will continue to do so with the new building.

3.5.6 Emergency Response

Because of the 24-hour operational nature of assisted living and RCFE facilities, combined with security needs for residents with memory illnesses and potential ambulatory limitations of some residents, in addition to on-going training programs for all staff, built-in features that will enhance on-site safety and facilitate emergency response are currently in use at the British Home. There is a single point response system located in the Braemar Cottage which carries a staff of skilled nursing and security 24-hours around the clock. The new Lambert Cottage will contain the same device to tie it into the existing system.

The system includes:

Security System

- 24-hour hour medical, security, and smoke detector/fire sprinkler system linked to a central location in the Braemar Cottage.
- Emergency call system with two stations in each unit.
- Delayed egress door latch system.
- Lighting is used to illuminate entryways, driveways, courtyards, walkways and parking areas for security and safety purposes.

THE BRITISH HOME (ASSISTED LIVING FACILITY) SPECIFIC PLAN

Fire Requirements

- Automatic fire sprinklers in all sleeping cottages.
- Fire Hydrants with adequate flow.
- 2- 2 inch fire station risers located at 2 locations on property.
- Fire alarm system.
- Emergency exit plan.
- Use of fire retardant materials as much as possible

Emergency Generators

- Emergency generators are located throughout The British Home site.

3.5.7 Waste Disposal

The City of Sierra Madre is currently contracted with Athens Services to collect residential waste. This is the company The British Home currently uses. There is a trash enclosure on site that was designed to deter vermin from getting into the bin located inside it. The enclosure is located just north of the office building. It has a steel roll-up door and foot access from its west side to manually dispose of garbage. The service removes the refuse twice weekly.

The medical waste is on a small scale as this is not a hospital, but a care facility. Any medical waste that is created is handled and disposed of via special disposal services used for medical waste removal. The only medical waste produced at The British Home is contained in a sharps container which, when full, is returned to a pharmacy for proper disposal.

The British Home complies with all required solid waste stream reduction and recycling programs that are mandatory by the City and State.

3.6 LANDSCAPE AND LIGHTING CONCEPT

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

Land use - Residential Low Density

Objective L19.2: *Ensure that new development is compatible in scale and character with the existing development.*

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

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

Policy L19.5: *Encourage the retention of mature, specimen trees.*

Exhibit 6 shows the existing landscape/hardscape currently at The British Home. Exhibit 7 shows the Landscape Concept for the proposed Lambert Cottage.

THE BRITISH HOME (ASSISTED LIVING FACILITY) SPECIFIC PLAN

The Specific Plan area includes mature, well-established landscaping throughout the site, and no changes are being proposed in this Plan, except on Lot 16, where additional landscaping will be provided along the front yard, the rear west side and rear of the property, as shown on Exhibit 7 (Conceptual Landscape Plan). The intent is to provide landscaping that is consistent throughout the Specific Plan area to help Lambert Cottage blend in with the existing site as well as the surrounding neighborhood.

Elements of the Landscape Concept include:

- Low maintenance/low water-use plant materials representing either Southern California native plants and/or drought tolerant ornamentals.
- The latest irrigation technologies, such as flow sensors, rain sensors, and ET-based automatic controllers, designed to reduce water waste.
- Adherence to the City's adopted Water Efficient Landscape Ordinance (Chapter 15.60 of the municipal code).
- Lighting shall be used to illuminate the buildings entrances, driveways, courtyards, walkways and parking facility for security and safety purposes.

3.7 ARCHITECTURE AND DESIGN

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

Land Use - Residential Low Density

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

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

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

Exhibits 12 and 13 include the architectural elevations and floor plans for the proposed Lambert Cottage. The design is a copy of the Ramona Cottage, using the same finishes as all of the existing buildings to maintain the aesthetic consistency throughout the Specific Plan area. The exterior is made up of sand finish stucco with wood eaves and fascia boards painted to match the surrounding structures. The roof material is a 40 year 3 tab composition shingle at a 4 in 12 pitch. The interiors are bright and inviting, with a home feel to please the residents of the facility.

Elevations and the expanded floor plan of Armstrong Hall are shown on Exhibits 9 and 10. The design of the additional floor area will be consistent with the design of the existing portion of the building in order to provide a seamless appearance. The use of sand finish stucco will ensure that the site remains architecturally consistent throughout the Specific Plan area. Expansion of Armstrong Hall will provide additional space to accommodate dining and social functions for residents and guests. The additional floor area will also accommodate new ADA-accessible restrooms.

THE BRITISH HOME (ASSISTED LIVING FACILITY) SPECIFIC PLAN

CHAPTER 4.0

DEVELOPMENT STANDARDS AND GUIDELINES

4.1 INTRODUCTION

The purpose of the BHSP is to allow for expansion of an existing assisted living facility.

The BHSP is a regulatory document and all development within the BHSP site shall be in accordance with the development standards and guidelines contained herein. The regulations of this Specific Plan are applied in addition to the provisions of the Sierra Madre Zoning Ordinance. If there is a difference or conflict between the BHSP and the Zoning Ordinance, the provisions of this Specific Plan shall prevail. Any development topic not specifically covered in this Specific Plan shall defer to the regulations of Zoning Ordinance.

The project site is comprised of 9 legal lots combined as a unified development. The proposed development involves the 754-square-foot expansion of an existing building (Armstrong Hall), demolition of an existing 1,933 square foot home and garage, and the addition of a new 3,591-square-foot residential facility (Lambert Cottage).

The British Home has existed on this site since 1931 in a single family residential zone over properties zoned for single family residential uses. However, this is a unique type of land use which lends itself to special development standards that can be better addressed through a Specific Plan Overlay.

The British Home Specific Plan establishes appropriate development standards for the proposed use at this specific property, including development standards that use the underlying zone as a basis to establish guidelines for continuing use and development of an assisted living facility at the Specific Plan site.

4.2 ALLOWED LAND USES

It is the intent of the BHSP that the plan area be allowed to be comprehensively developed as a single use to support an assisted living facility or RCFE. If an assisted living facility or RCFE is to be operated within the BHSP, it shall comply with all requirements of the BHSP. If no assisted living facility is to be operated within the BHSP, then such use shall be subject only to the requirements not listed within the BHSP, such as the General Plan and Zoning requirements.

If the assisted living facility or RCFE ceases to be the desired land use, the underlying zoning will remain as R-1 single family residential over the entire site. Any other (non-eldercare) development proposed at the project site would be required to comply with regulations by the Zoning Code, and General Plan requirements per policy L3.1 directing the preparation of a specific plan or other comprehensive planning document.

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

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

“A residential building (or buildings) that provides housing and personal and health care, as permitted by the Department of Social Services or any successor Department, and which is designed to respond to the daily, individual needs of its residents.” Assisted Living Facilities are required to be licensed by the California Department of Social Services, and do not include full skilled nursing services.

THE BRITISH HOME (ASSISTED LIVING FACILITY) SPECIFIC PLAN

An Assisted Living Facility, as defined in this Specific Plan, is also classified as a Residential Care Facility for the Elderly or RCFE (as defined under the California Code of Regulations Title 22, Division 6, Chapter 6, Residential Care Facilities for the Elderly). RCFEs provide care, supervision and assistance with activities of daily living, such as bathing and grooming. They may also provide incidental medical services under special care plans. More specifically, RCFEs are a housing arrangement (1) chosen voluntarily by the residents, or the residents' guardians, conservators, or other responsible persons (2) where the majority of the residents are at least 60 years of age (or younger, if needs are compatible with other residents) and (3) where varying levels of care and supervision are provided, as agreed to at the time of admission or as determined necessary at subsequent times of re-evaluation. RCFE projects may include basic services and community space.

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

4.3 SITE PLANNING

Building and site coverage- Coverage of the combined 2.5 acre project site by roofed structures and paved areas shall not exceed 40 percent of the site area, exclusive of all improvements within a public easement. For purposes of this standard, paved parking and driveway areas shall be considered in the calculation of covered areas, except that parking and driveway areas covered by porous paving, turf block or similar permeable surfaces may be excluded from the calculation. Decks, patios, porous paving areas, recreational areas, pedestrian walkways, and terraces, when not covered by solid roof structures, need not be considered covered areas for the purpose of this standard.

Perimeter Residential walls- A 6-foot-high wall or fence shall be constructed and maintained on the boundary of any property abutting the project area (except in the front yard setback of 25 feet where it will be a maximum of 42 inches in height). The materials and design of the perimeter residential wall shall be of a quality that matches the project design and shall be durable and sustainable for the life of the project. The perimeter walls shall be maintained in good repair.

Refuse Storage- A refuse storage enclosure shall be located northeast of Armstrong Hall. All bins and containers shall be stored within the enclosure with lids closed at all times when not being loaded or unloaded.

Mechanical Equipment- All ground mechanical equipment shall be completely screened behind a permanent structure or appropriate landscape screen. All roof top mechanical equipment shall be completely screened from view from the street level. The locations of outdoor equipment will be noted on the construction plans to be submitted for plan check.

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

THE BRITISH HOME (ASSISTED LIVING FACILITY) SPECIFIC PLAN

4.4 BUILDING STANDARDS

Yards and building setbacks-

- For Lambert Cottage- Front yard setback is 25 feet from the property line; west side yard setback is 14 feet, east side yard setback is 0 feet and rear yard setback is 15 feet.
- For Armstrong Hall- An attached carport is located 10 feet from the side property line along the west side of the building. While the proposed expansion will require removal of the carport, the proposed side yard setback will also be 10 feet from the side property line.

Building Floor Area-

The total existing floor area on site is 20,330 square feet, and the total proposed floor area is 24,675 square feet, including the following:

- Lambert Cottage- Proposed floor area for this new cottage is 3,591 square feet, not including the basement as it is not considered a story. The existing 1,933-square-foot residence located on the future site of Lambert Cottage will be demolished.
- Armstrong Hall- Expansion includes addition of 754 square feet of floor area at the west end of the existing 3,003 square foot building.

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

Wall design palette of materials may include materials that meet the approval of the Director of Development Services, which approval may not be unreasonably withheld. At minimum the following materials are permitted: concrete block wall and pilasters with applied finish, decorative concrete block, terraced retaining blocks, metal decorative fencing or wood fencing. When a solid wall or fence is not specifically required for noise attenuation, privacy or other utilitarian use, open-style fencing with landscaping screening may be substituted as an alternative to solid fencing.

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

4.5 PARKING

Off-Street Parking- All off-street shall be provided, designed and maintained in accordance with Chapter 17.689 of the Zoning Code, except that the parking provided in the front yard of Lambert Cottage, Shafer Cottage, and Jamieson Cottage will not be covered.

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

Assisted Living Facility- One space for every three resident beds, plus one space for every two employees (as calculated at peak shift), consistent with the City Code requirement for parking for assisted living facilities.

THE BRITISH HOME (ASSISTED LIVING FACILITY) SPECIFIC PLAN

Currently, the facility includes 37 beds, although approved by the State of California for 41 beds. The applicant is asking for an increase in the number of beds to 49. The number of employees at peak shift is 14.

Pursuant to Code Section 17.68.020.D, the calculation for required off-street parking is as follows:

49 Beds / 3 = 17 spaces. 14 Employees / 2 = 7 spaces.

Based on this calculation, the total number of required spaces would be 24. As shown on the site plan included as Exhibit 4, 28 spaces will be provided on site.

Design (Parking)- Design and development of all new parking facilities shall conform to the parking lot design standards provided in Zoning Code section 17.68.080.D, stating:

"Where a parking area is across the street from R zone property, there shall be a border of appropriate landscaping not less than ten feet in depth, measured from the street right-of-way line along the street frontage and in addition there shall be provided a solid ornamental masonry wall three feet in height erected between the landscaped area and the paved parking area to protect the character of the adjoining residential property".

4.6 SIGN STANDARDS

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

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

The BHSP includes construction of one 64 inch high by 72 inch wide monument sign located within the lawn area along Manzanita Avenue, south of Braemar Cottage (See Exhibit 4 for location and Exhibit 8 for sign elevation).

4.7 ARCHITECTURE AND BUILDING DESIGN GUIDELINES

Design Criteria- All development within the BHSP will be designed to match the existing complex.

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

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

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

No lighting standards shall exceed the height of 12 feet to the bottom of the reflector. Lighting shall be hooded and so arranged and controlled so as not to cause a nuisance either to roadway traffic or to the living environment.

THE BRITISH HOME (ASSISTED LIVING FACILITY) SPECIFIC PLAN

CHAPTER 5.0

IMPLEMENTATION AND ADMINISTRATION

5.1 PURPOSE

This chapter sets forth procedures for implementing and administering the British Home Specific Plan, including procedures for amendments if needed. This chapter also provides discussion of the Specific Plan's relationship to the General Plan, Zoning Ordinance and Government Codes and consistency with such.

5.2 GENERAL PLAN CONSISTENCY

California state law requires a specific plan to be consistent with the corresponding General Plan. The City's General Plan designates the land use for the proposed Specific Plan site as Residential Low Density (RL).

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

City General Plan Policy L3.1 requires the preparation of a specific plan (or similar comprehensive planning document) for proposed development projects on property exceeding one acre in size. Because the project site totals 2.50 acres, and thus exceeds one acre in size, adoption of a Specific Plan detailing proposed uses, location, development standards, and project implementation is required. By law, the Specific Plan must be consistent with, and implement the policies of, the adopted General Plan. Adoption of this Specific Plan demonstrates consistency and compliance with General Plan Policy L3.1.

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

Land Use

- General- Types of Land uses

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

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

THE BRITISH HOME (ASSISTED LIVING FACILITY) SPECIFIC PLAN

- Residential Land Use Designations - Residential Low Density (Map Designations RL)

- Policy L19.1 Require that new residential development be compatible with and compliment existing structures on the block including the: a) maintenance of existing front yard setbacks; b) use of compatible building materials, colors and forms; and c) limitation of front yard paving to the driveway apron no greater than approximately 15 feet in width on a lot 50 feet in width or less and no greater than approximately 20 feet in width on a lot greater than 50 feet in width.
- Policy L19.2 Require that building siting maximize the privacy of residents through placement of windows, balconies, landscaping and design of outdoor spaces.
- Policy L19.4 Require that buildings include useable common open space in addition to private patios and balconies.
- Policy L20.2 Require that perimeter fencing and landscaping be kept low for visual clearance to the street.

Resource Management

- Policy R9.4 Restrict hours of water usage for landscape and irrigation.
- Policy R14.1 Plan and schedule implementation for additional BMP's.
- Policy R14.3 Plan for measures to control pollutants in surface runoff.
- Policy R16.3 Require dust abatement measures during grading and construction operations.

Hazard Prevention

- Policy Hz3.1 Require all existing and new development to install and maintain adequate smoke detection systems.
- Policy Hz3.4 Continue review of building plans by fire inspectors.
- Policy Hz3.5 Consider water availability in quantity and water pressure for safety purposes when considering the size and location of new residential construction.
- Policy Hz11.3 Require that proposed Critical, Sensitive and High Occupancy facilities come under careful standards of seismic review prior to any approvals including detailed site investigations for faulting, and ground motion characteristics, and application of the most current professional standards for seismic design.
- Policy Hz17.1 Require that construction activities be limited to reasonable weekday and weekend / holiday hours which reduce noise impacts on adjacent residences.
- Policy Hz17.2 Require that construction activities incorporate feasible and practical techniques which minimize the noise impacts on adjacent uses.

THE BRITISH HOME (ASSISTED LIVING FACILITY) SPECIFIC PLAN

5.3 RELATIONSHIP TO THE CITY ZONING ORDINANCES

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

The unique nature of this proposed addition to the existing facility necessitates special consideration to deviate from zoning development standards that are required for traditional single-family residential development. The existing facility has been on the site since 1931, and the grounds have been well maintained.

Any development standards or other regulations not specifically addressed in this Specific Plan are subject to the City of Sierra Madre Zoning Ordinance. Where those Specific Plan regulations differ from provisions of the Zoning Ordinance, the BHSP supersedes those provisions. When an issue, condition or situation occurs that is not covered or provided for in this Specific Plan, the regulation(s) of the Zoning Ordinance that is most applicable to the issue, condition or situation shall apply.

5.4 INTERPRETATION

The Director of Development Services shall have the responsibility to interpret the provisions of this Specific Plan. If there is a conflicting requirement for building standards in regards to the Uniform Building Code, the most stringent standard will prevail. All such interpretations shall be reduced to written form and permanently maintained. Any person aggrieved by such an interpretation may request that the City of Sierra Madre Planning Commission review such interpretation.

5.5 COMPLIANCE WITH GOVERNMENT CODE

All development and construction within the BHSP site shall comply with the applicable codes of all government agencies having jurisdictions on such matters including, but not limited to, building, mechanical, fire and electrical codes and codes pertaining to drainage, wastewater, public utilities and grading.

5.6 PROJECT APPROVAL ACCESS

Approval of this Specific Plan, when accompanied by an approved CUP for the proposed RCFE use, also includes the entitlement of an addition of 754-square-feet of floor area to Armstrong Hall and a new, one story, 3,591-square-foot residential building with 8 bedrooms containing private bathrooms, a common kitchen and living room, and a storage room.

THE BRITISH HOME (ASSISTED LIVING FACILITY) SPECIFIC PLAN

5.7 SPECIFIC PLAN IMPLEMENTATION AND ADMINISTRATION

This Specific Plan establishes standards and guidelines with regard to future land use and development decisions within the boundaries of the Specific Plan site. It is the policy of the City to continually work toward the effective implementation of the Specific Plan. Therefore, decisions with regard to discretionary permit applications and public improvements shall be guided by this Specific Plan, including its land use concept, site plan, building, parking, architecture, security, and safety and landscaping requirements.

Administration of this Specific Plan shall generally be through the standard site plan review and application process established by the City. Development plans to implement this Specific Plan shall be submitted to the Development Services Department to ensure that the proposal complies with all provisions of this Specific Plan. The Development Services, Public Works and Fire Departments shall review the construction plans for compliance with all Zoning, Building and Fire Code requirements. Except as may otherwise be required for design review, the Development Services Department may make final approval of plans that are in compliance with this Specific Plan.

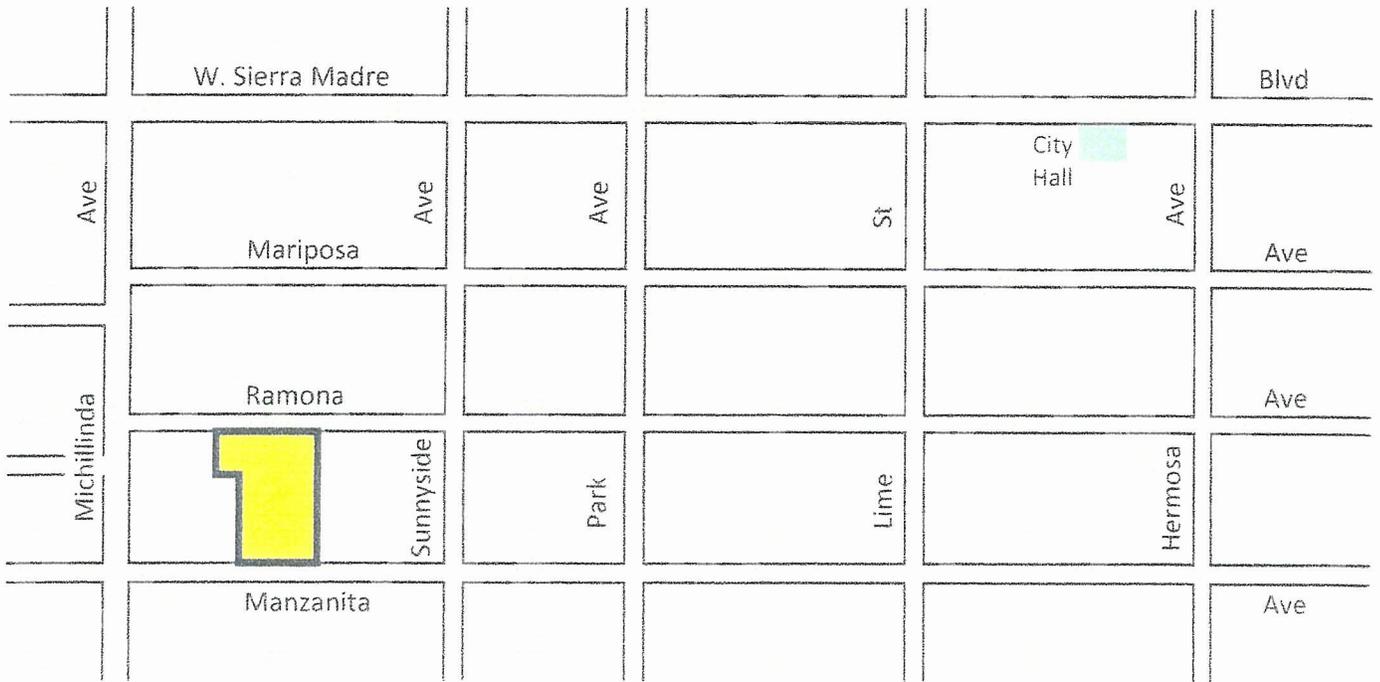
Any person aggrieved by the decision of the Development Services Department made pursuant to this chapter may, in writing, appeal such decision to the Planning Commission. Any person aggrieved by the decision of the Planning Commission on any such appeal may, in writing, appeal to the City Council within the time and manner prescribed by Chapter 17.66 of the Zoning Code.

5.8 AMENDMENTS TO THE SPECIFIC PLAN

The Specific Plan may only be amended in the manner authorized by Government Code Section 65450 et seq. In addition, all Specific Plan amendments shall adhere to all submittal, review and approval requirements established by the City of Sierra Madre.

5.9 PROJECT FINANCING

Development of the Specific Plan site shall be privately financed by The British Home in California.



VICINITY MAP N

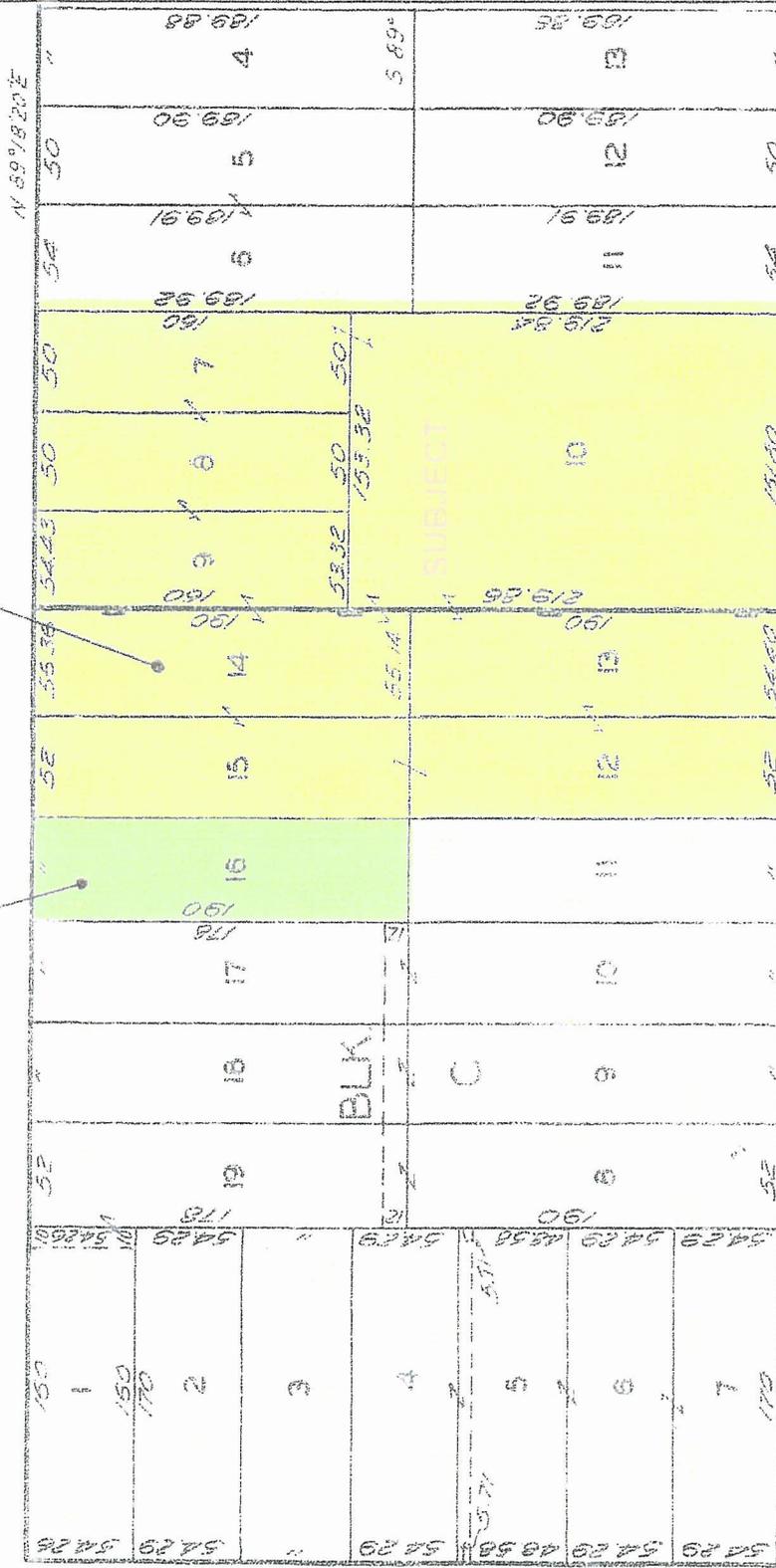
EXHIBIT 1

VICINITY MAP

THE BRITISH HOME
Existing Site

676 RAMONA - Proposed
Expansion of T.B.H. Site

RAMONA



MANZANITA

ANDREWS SUBDIVISION

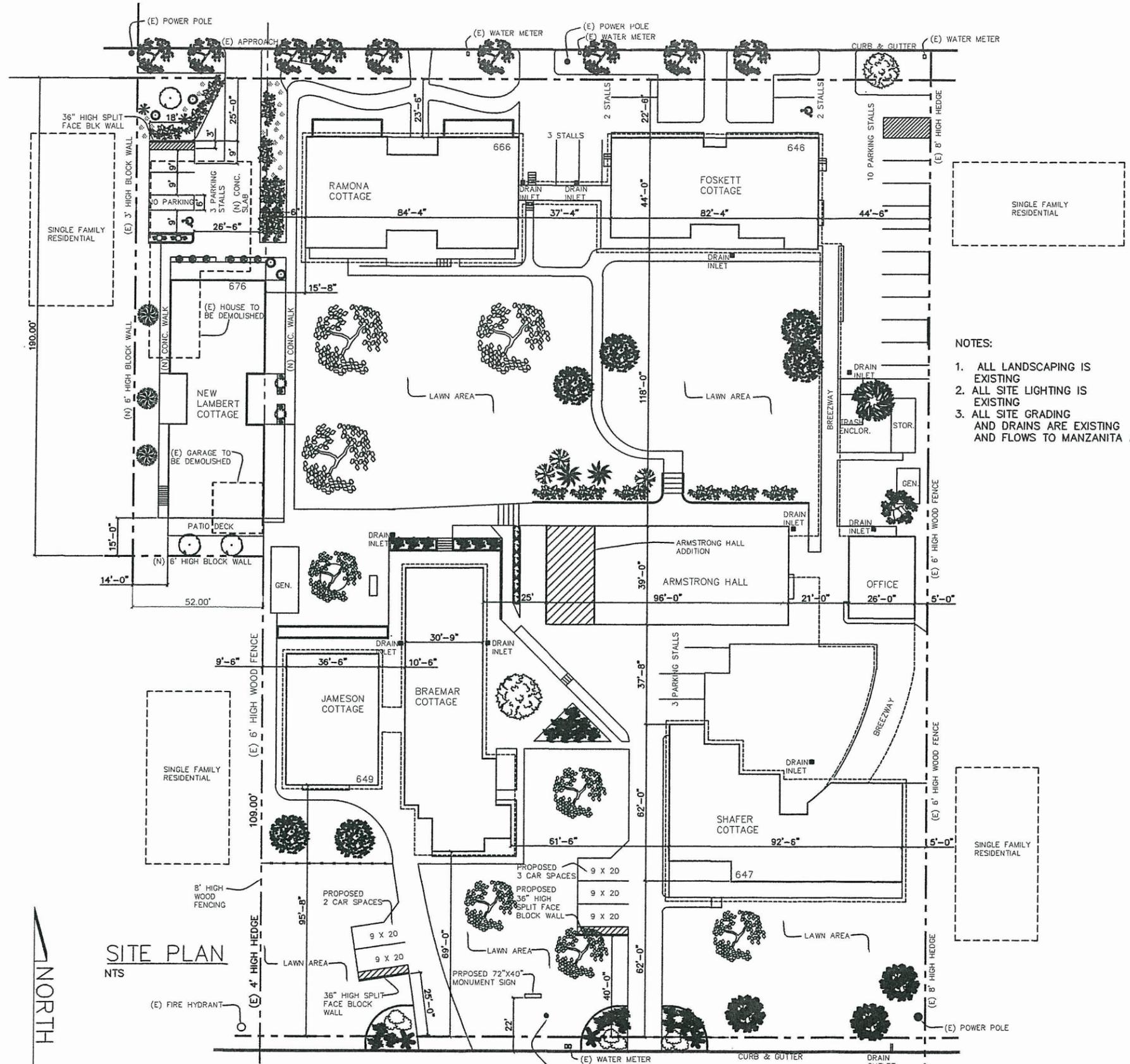
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EXHIBIT 3

ASSESSOR'S PARCEL MAP

RAMONA

AVENUE



SITE PLAN
NTS

MANZANITA AVENUE

CURRENT AND PROPOSED PLOT PLAN

DESCRIPTION OF PROJECT

647 MANZANITA AVE. SIERRA MADRE, CA. 91024
 A.P. NUMBER: 5768-033-034
 LEGAL DESCRIPTION:
 LOTS 12,13,14 AND 15 BLK C ANDREW'S SUB AND LOTS 7,8,9 AND 10 TRACT NO 9699
 ZONING: R-1
 676 RAMONA AVE. SIERRA MADRE, CA. 91024
 A.P. NUMBER: 5768-033-012
 LEGAL DESCRIPTION:
 ANDREW'S SUBDIVISION LOT 16 BLK C
 CONSTRUCTION TYP.: V-B
 OCCUPANCY GROUP: R-2, B
 FIRE SPRINKLERS: NO
 ZONING: R-1

LAND AREA

LOTS No. 7, 8, 9, 10	58,160 SQ. FT.
LOTS No. 12, 13, 14, 15	40,759 SQ. FT.
LOT No. 16	9,880 SQ. FT.
TOTAL LOTS AREA	108,799 SQ. FT.

BUILDING AREA

(E) RAMONA COTTAGE	3,745 SQ. FT. W/ PATIOS
(E) BASEMENT	(3,148) SQ. FT.
(E) FOSKETT COTTAGE	3,225 SQ. FT. W/ PATIOS
(E) BASEMENT	(2,067) SQ. FT.
(E) JAMESON COTTAGE	1,961 SQ. FT.
(E) BRAEMAR COTTAGE	3,409 SQ. FT. W/ PATIOS
(E) SHAFER COTTAGE	4,118 SQ. FT. W/ PATIOS
(E) OFFICE	869 SQ. FT.
(E) ARMSTRONG HALL	3,003 SQ. FT.
ARMSTRONG ADDITION	754 SQ. FT.
(N) LAMBERT COTTAGE	3,591 SQ. FT. W/ PATIOS
TOTAL BUILDINGS	24,675 SQ. FT.
TOTAL ALLOWABLE F.A.	18,519 SQ. FT.

LOT COVERAGE

EXISTING	20,330 / 98,919 = 20.5%
TOTAL (E) CONC. DRIVEWAYS	9,684 S.F.
TOTAL PROPOSED	34,359 / 108,799 = 31.6%
TOTAL ALLOWABLE LOT COVERAGE	40%

SHEET INDEX

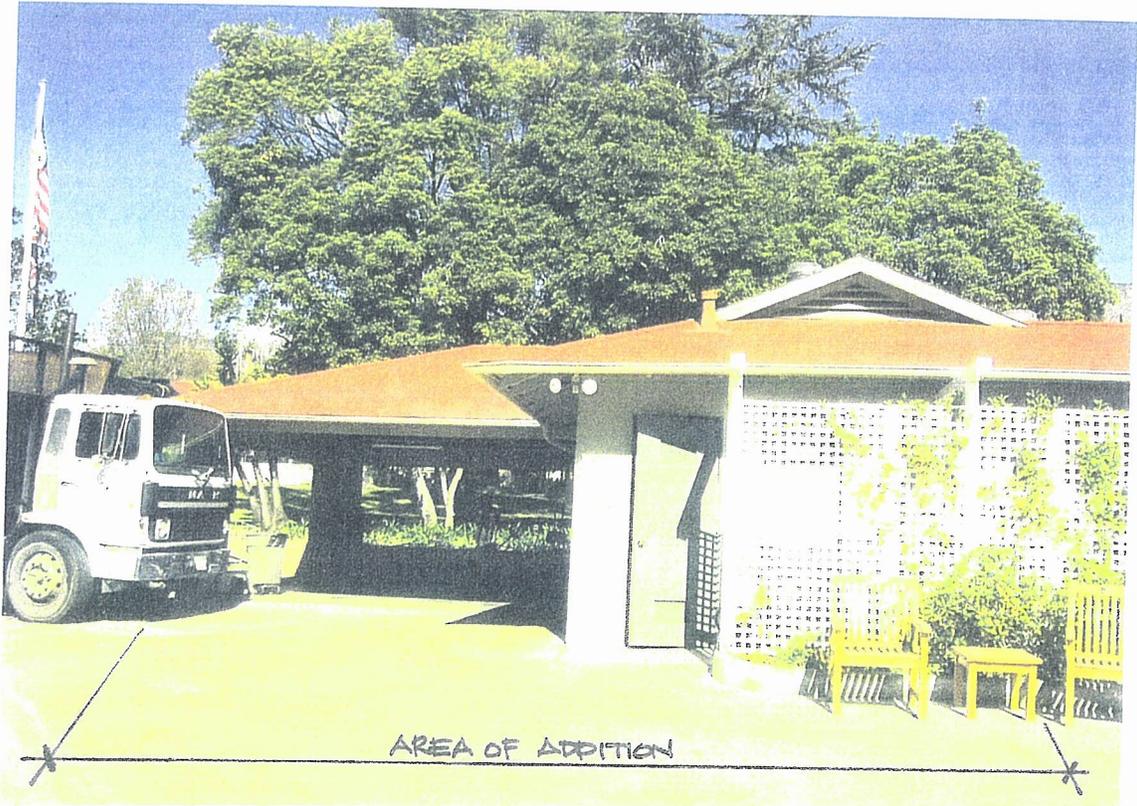
- A-1 SITE PLAN
- A-2 ARMSTRONG FLOOR PLAN
- A-3 ARMSTRONG (N) ELEVATIONS
- A-3.5 ARMSTRONG (E) ELEVATIONS
- A-4 LAMBERT FLOOR PLAN
- A-5 LAMBERT ELEVATIONS
- A-6 (E) BUILDING FLOOR PLANS
- P-1 (E) BUILDING ELEVATIONS
- P-2 (E) BUILDING ELEVATIONS

NOTES:
 1. ALL LANDSCAPING IS EXISTING
 2. ALL SITE LIGHTING IS EXISTING
 3. ALL SITE GRADING AND DRAINS ARE EXISTING AND FLOWS TO MANZANITA AVE.

Exhibit 5



OFFICE BUILDING-Standing at Northwest corner looking South East



ARMSTRONG BUILDING-Area of Expansion

Exhibit 5



SHAFER COTTAGE- At front Southwest corner looking North East



SHAFER COTTAGE- At rear Northwest corner looking South East

Exhibit 5



BRAEMAR COTTAGE- At front Southwest corner looking North East



BRAEMAR COTTAGE- At front Southeast corner looking North West

Exhibit 5



FOSKETT COTTAGE-At front Northeast corner looking West

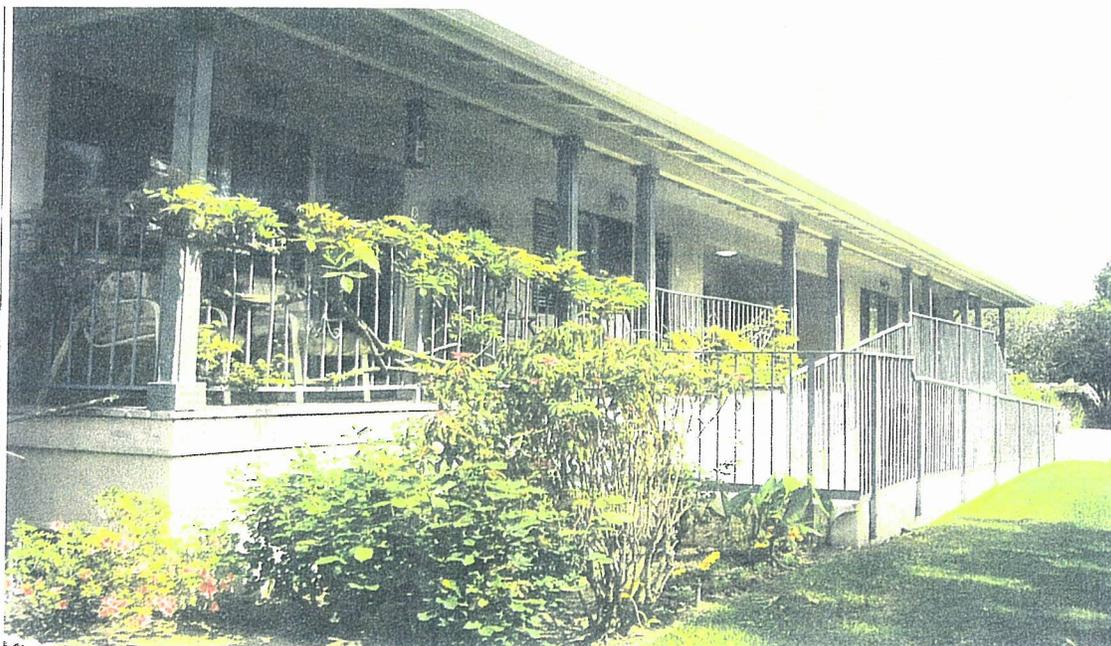


FOSKETT COTTAGE-At rear of building looking North

Exhibit 5



RAMONA COTTAGE-At front Northeast corner looking South West



RAMONA COTTAGE-At rear Southwest corner looking East

Exhibit 5



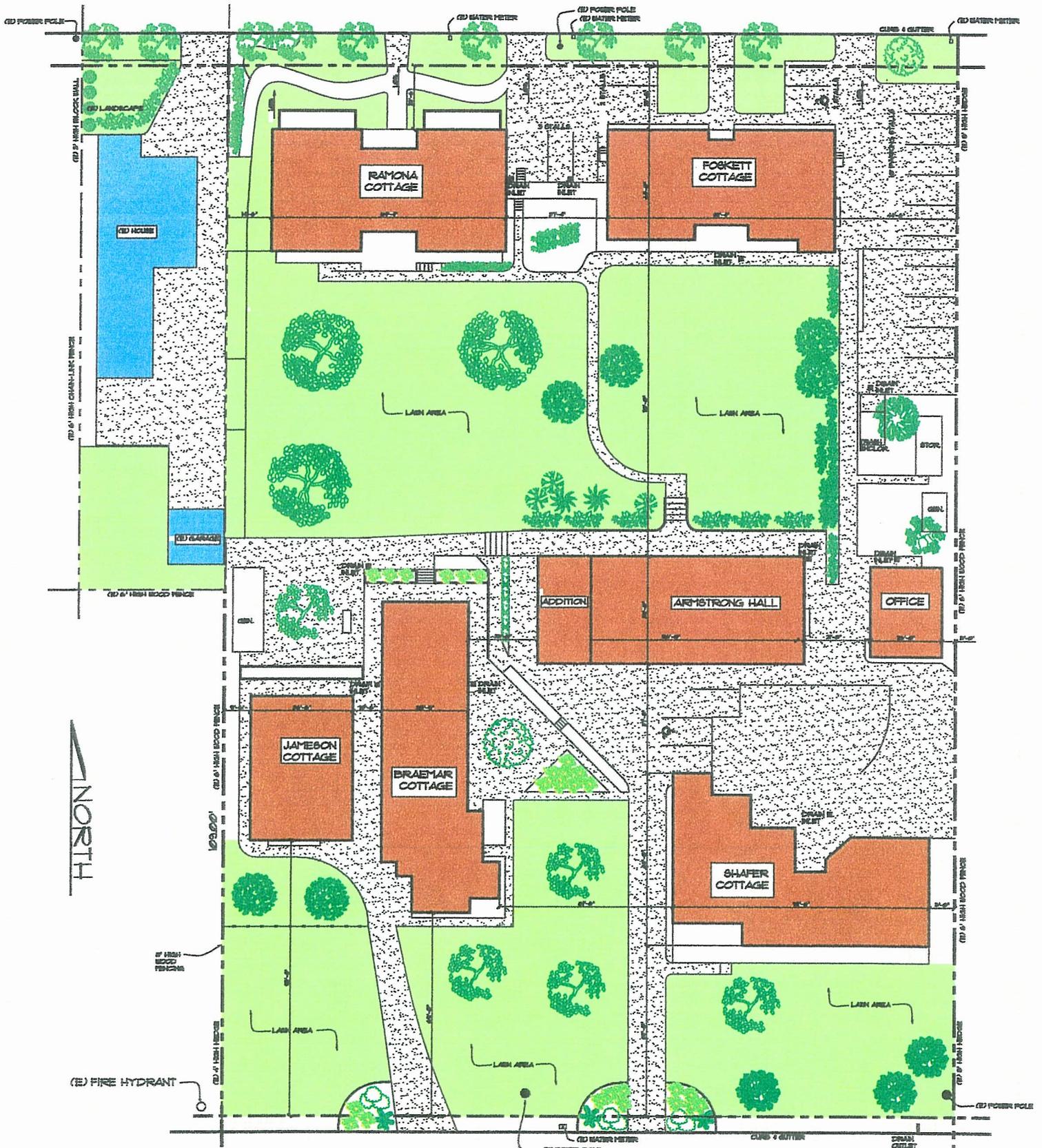
JAMIESON COTTAGE- At front looking North



**676 RAMONA- Existing House to be demolished for installation of:
LAMBERT COTTAGE**

RAMONA

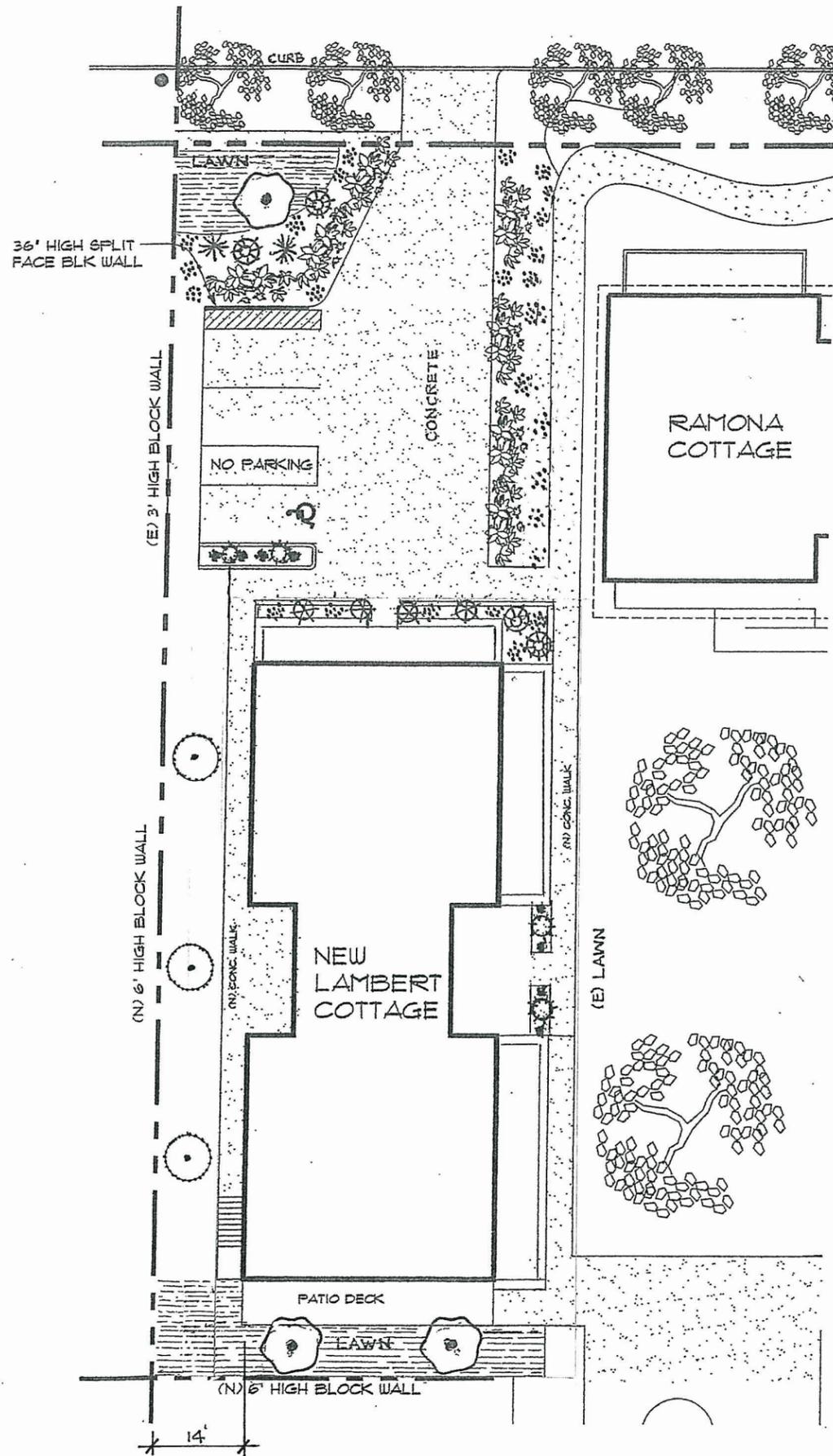
AVENUE



MANZANITA

AVENUE

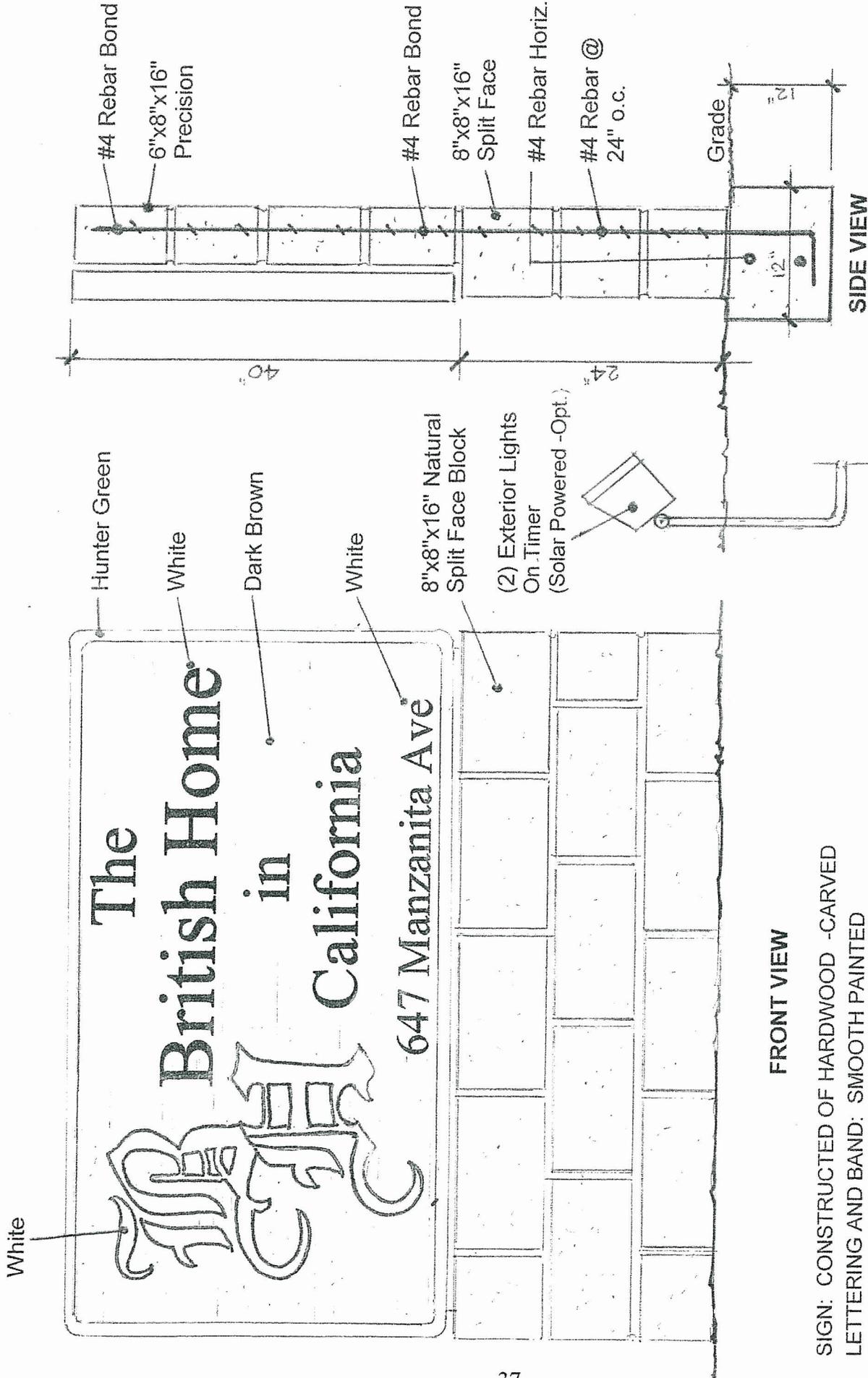
EXHIBIT 6 EXISTING LANDSCAPE AND HARDSCAPE



PLANT LEGEND

SYMBOL	SPECIES NAME	COMMON NAME	SIZE	QTY
	Escalloniaceae	Escallonia	1 Gal.	8
	Trachelospermum Jasminoides	Jasmine	5 Gal.	4
	Nandina Domestica	Heavenly Bamboo	5 Gal.	4
	Cuphea Hyssopifolia	Mexican Heather	1 Gal.	4
	Ophiopogon Japonicus	Mondo Grass	Flats	10
	Hemerocallis	Daylilies	1 Gal.	8
	Prunus Cerasifera	Purple Plum	24" Box	3
	Phormium Tenax	New Zealand Flax	5 Gal.	2
	Pittosporum Tenuifolium	Kohuhu	15 Gal.	3

NOTE: For pictures of plants see EXHIBIT 15



LIGHTING: Per 2010 Electrical Codes

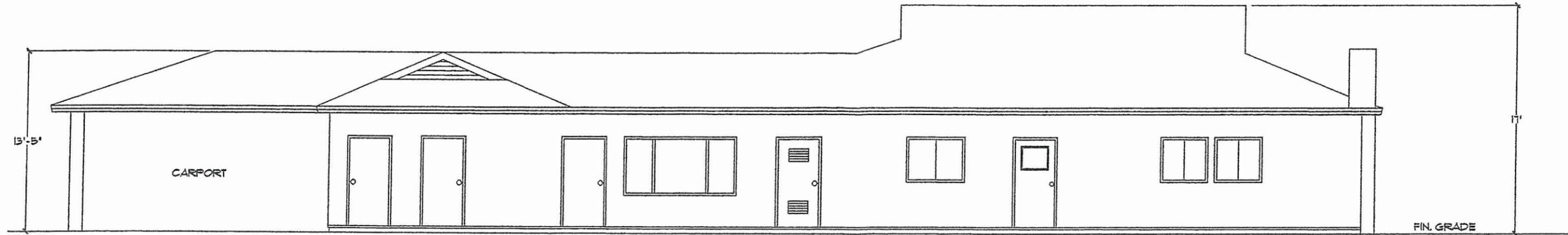
SIGN: CONSTRUCTED OF HARDWOOD -CARVED
 LETTERING AND BAND: SMOOTH PAINTED
 FIELD: RELIEF CARVED TO MISC. DEPTH

FRONT VIEW

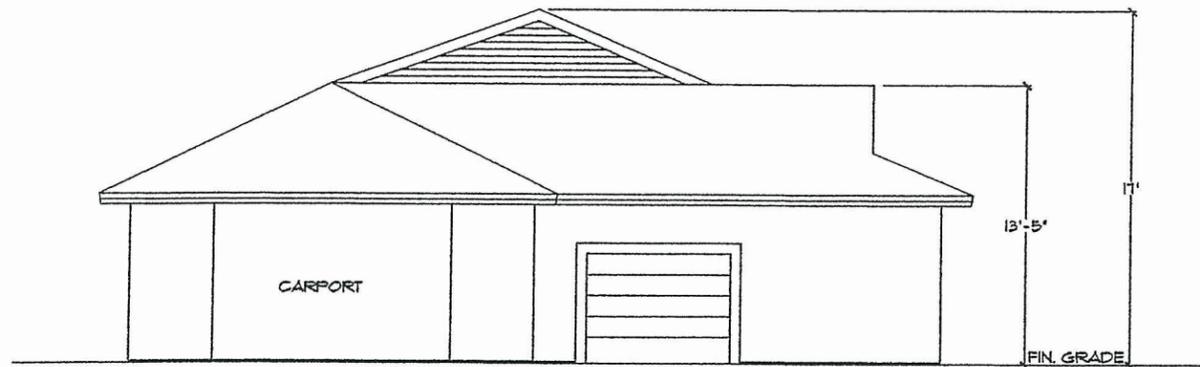
SIDE VIEW

EXHIBIT 8

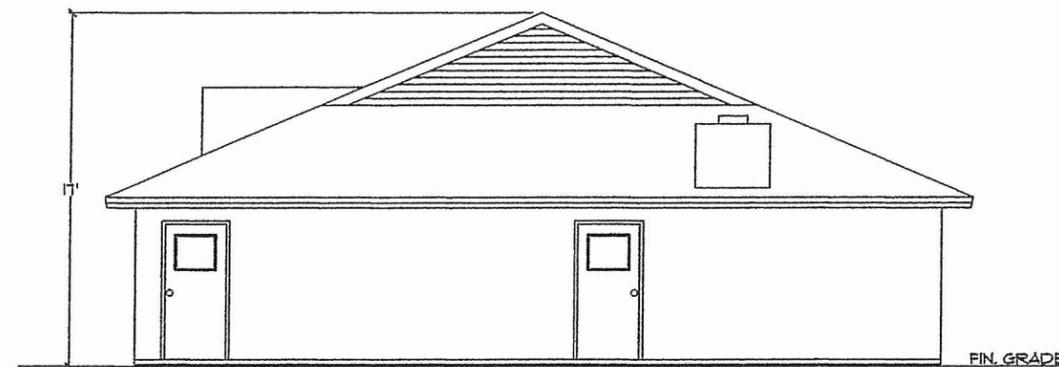
MONUMENT SIGN



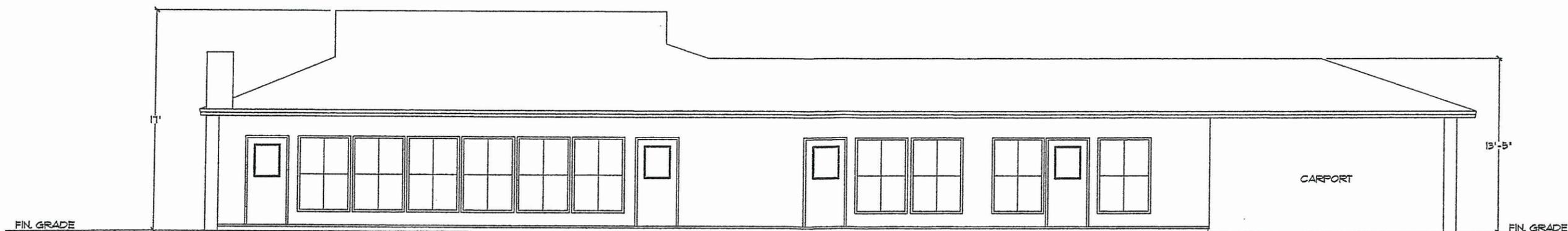
(E) SOUTH ELEVATION
 1/4"=1'-0" FRONT VIEW



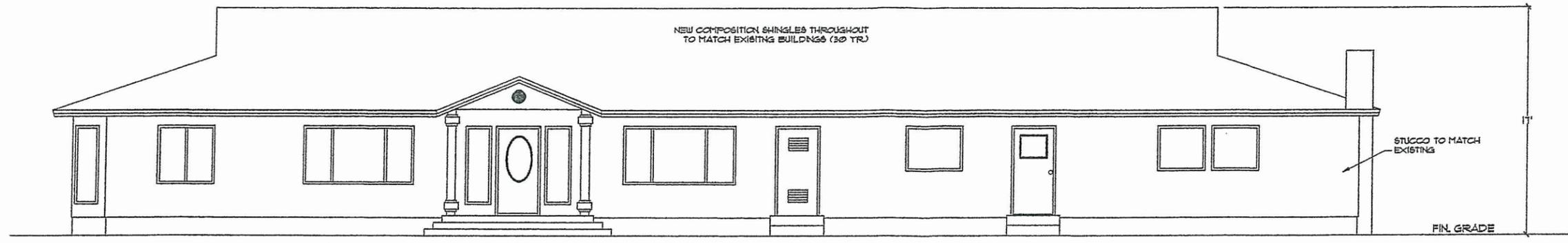
(E) WEST ELEVATION
 1/4"=1'-0" LEFT VIEW



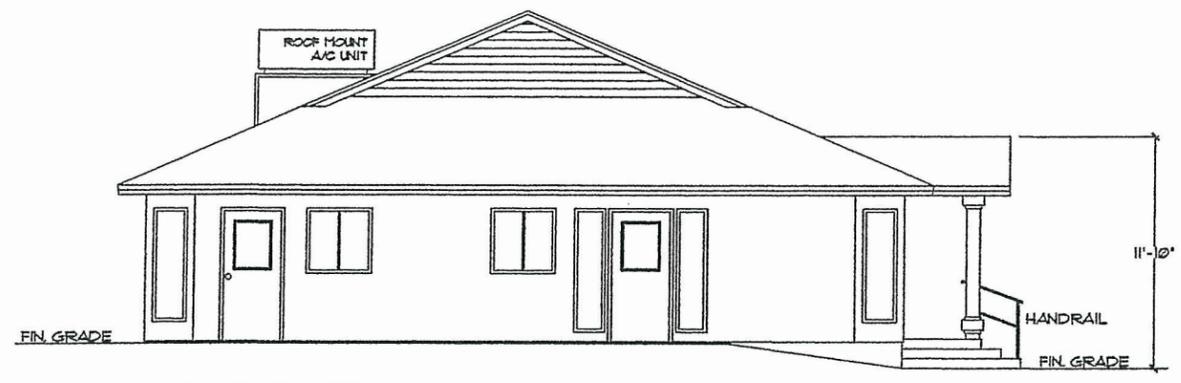
(E) EAST ELEVATION
 1/4"=1'-0" RIGHT VIEW



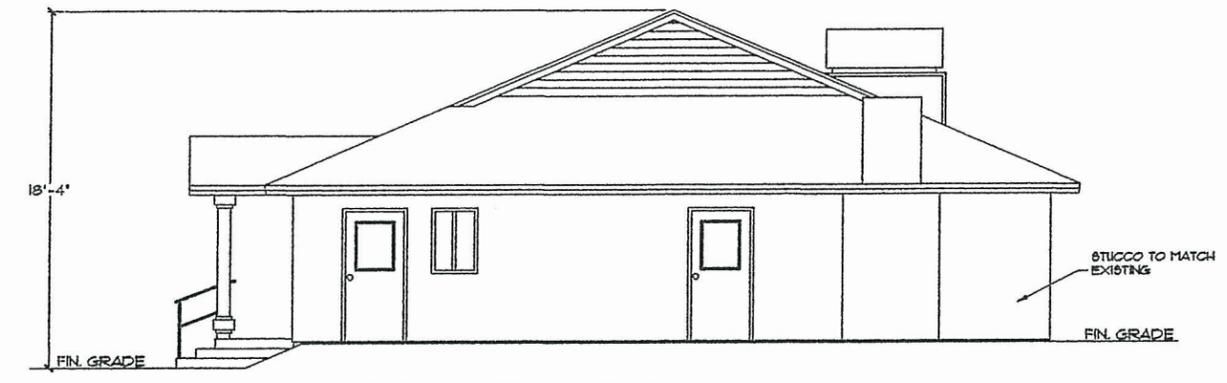
(E) NORTH ELEVATION
 1/4"=1'-0" REAR VIEW



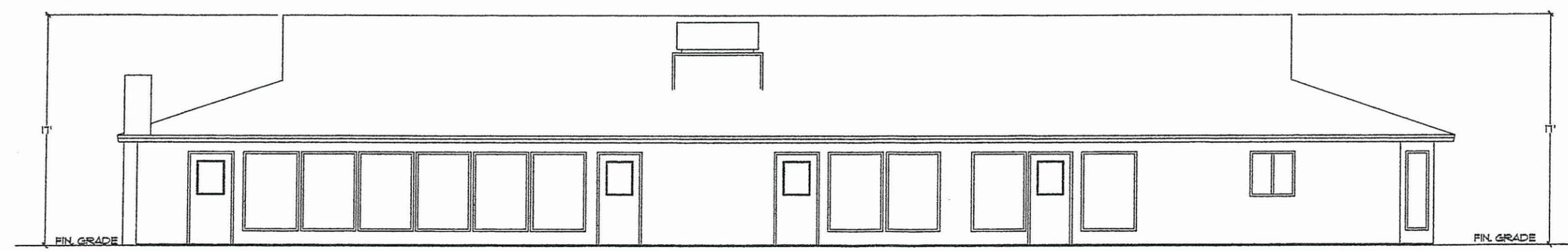
SOUTH ELEVATION
1/4" = 1'-0" FRONT VIEW



WEST ELEVATION
1/4" = 1'-0" LEFT VIEW



EAST ELEVATION
1/4" = 1'-0" RIGHT VIEW



NORTH ELEVATION
1/4" = 1'-0" REAR VIEW

(N) ARMSTRONG HALL

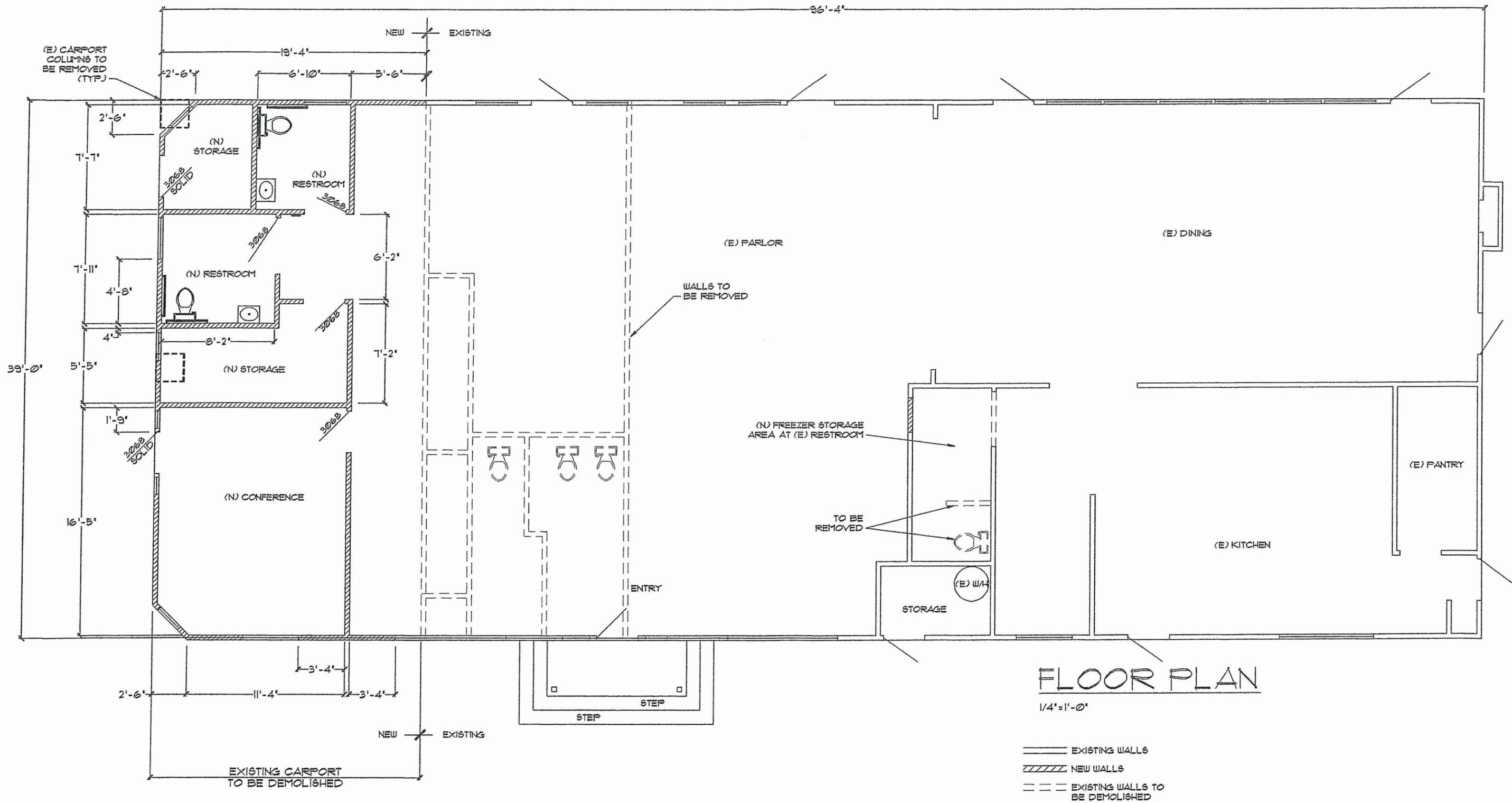
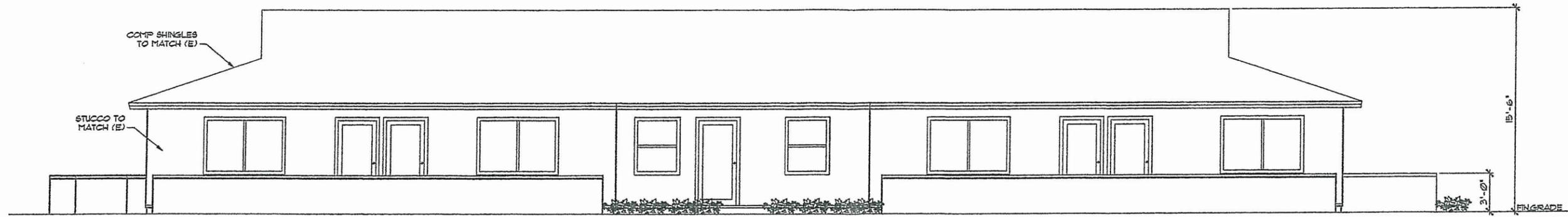


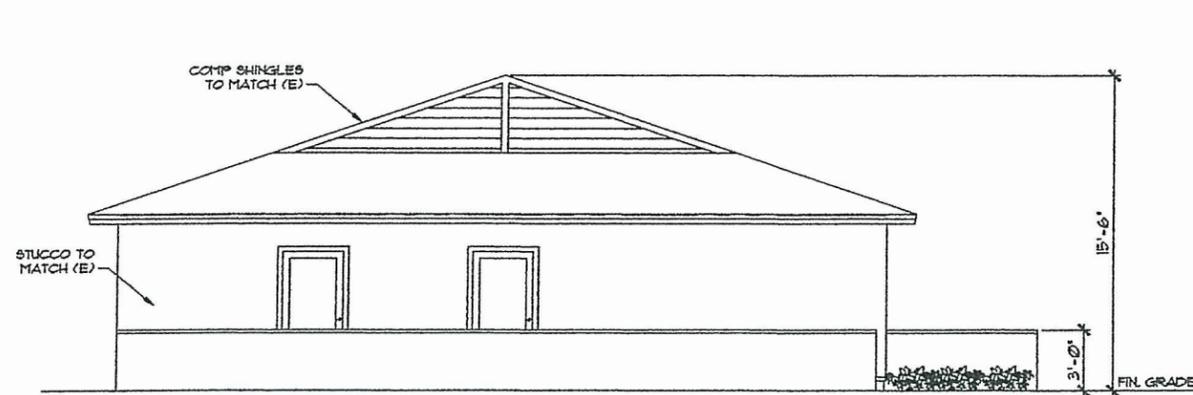
EXHIBIT 11 EXISTING / PROPOSED FLOOR PLAN FOR ARMSTRONG HALL

ARMSTRONG HALL



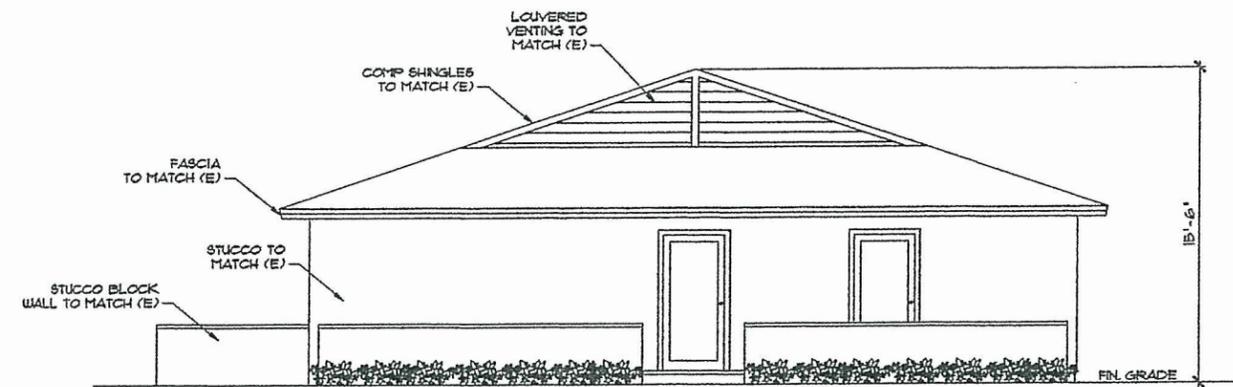
EAST ELEVATION

1/4"=1'-0"



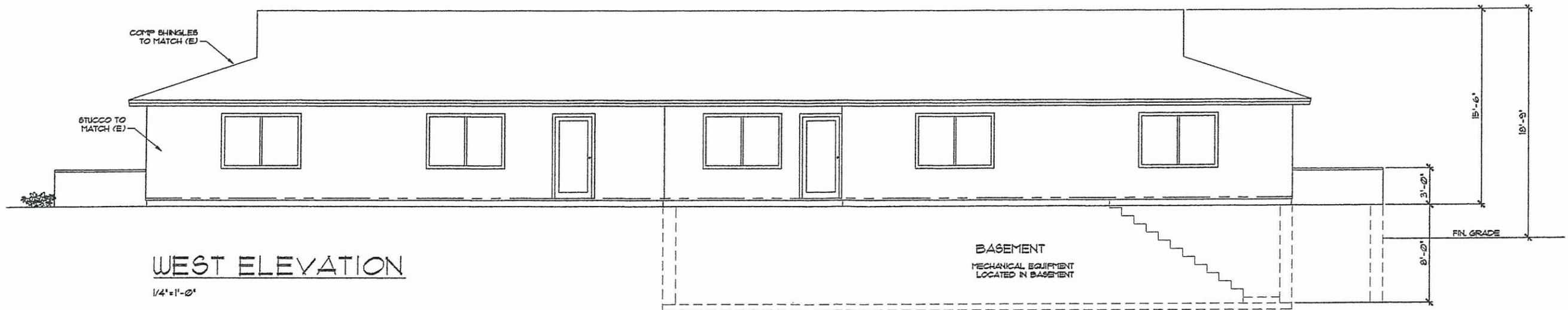
SOUTH ELEVATION

1/4"=1'-0"



NORTH ELEVATION

1/4"=1'-0"



WEST ELEVATION

1/4"=1'-0"

LAMBERT COTTAGE

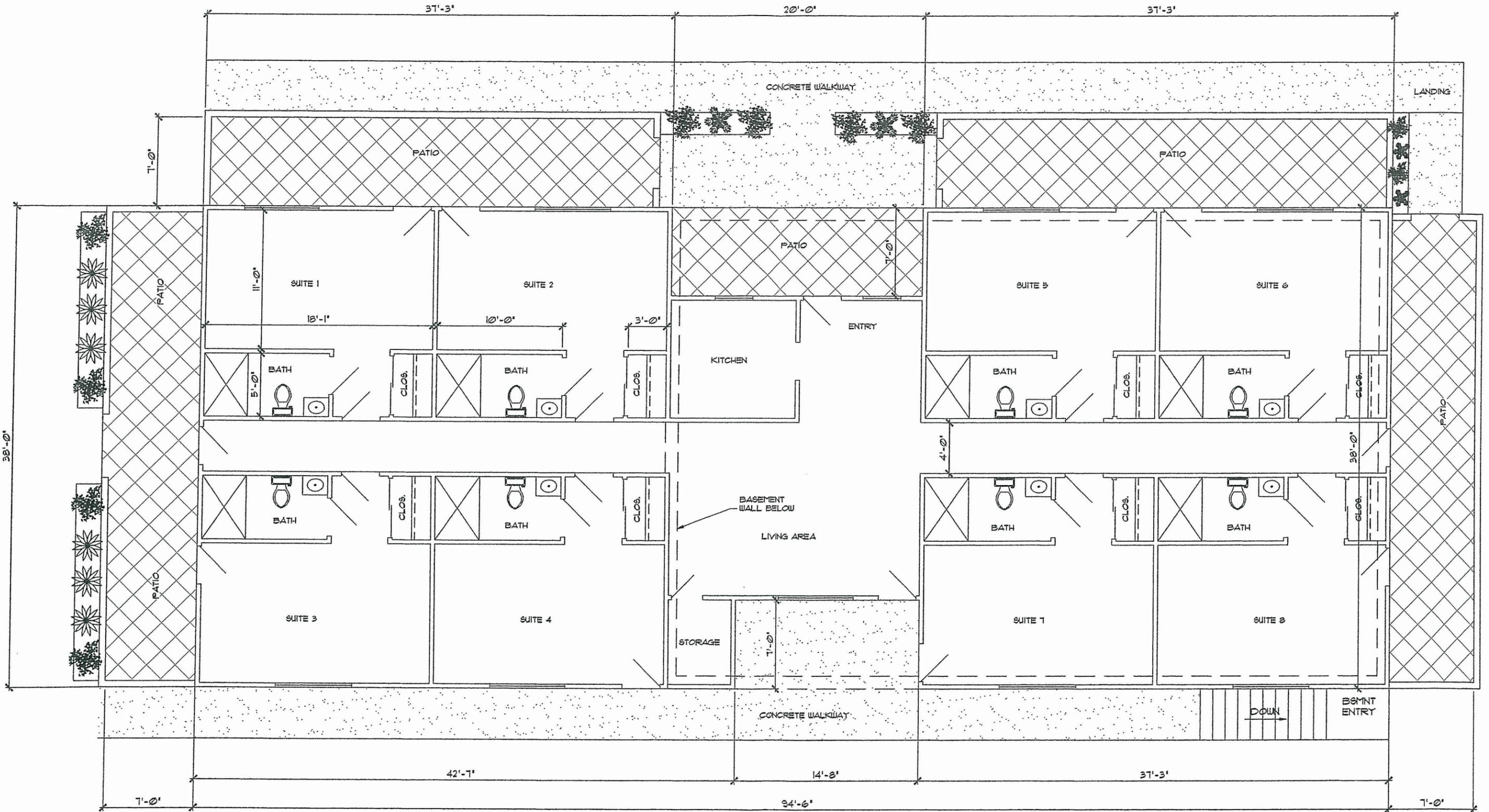


EXHIBIT 13 PROPOSED FLOOR PLAN FOR LAMBERT COTTAGE

LAMBERT COTTAGE
1/4" = 1'-0"



NORTH ELEVATION

1/4"=1'-0"

LAMBERT COTTAGE

PROPOSED



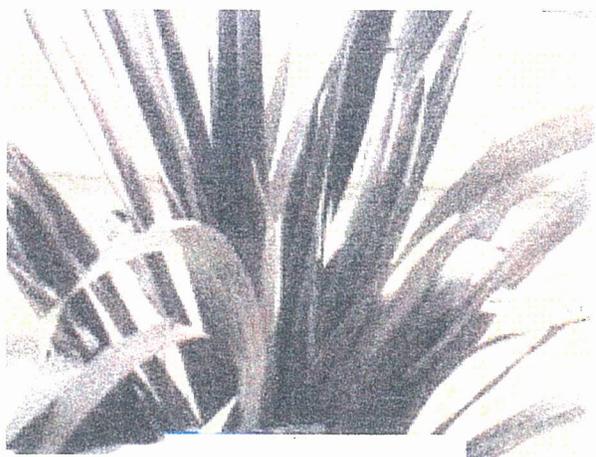
SOUTH ELEVATION

1/4"=1'-0"

ARMSTRONG HALL

W/ PROPOSED ADDITION
ON THE WEST

EXHIBIT 14 ELEVATIONS: EXISTING ARMSTRONG HALL AND PROPOSED LAMBERT COTTAGE



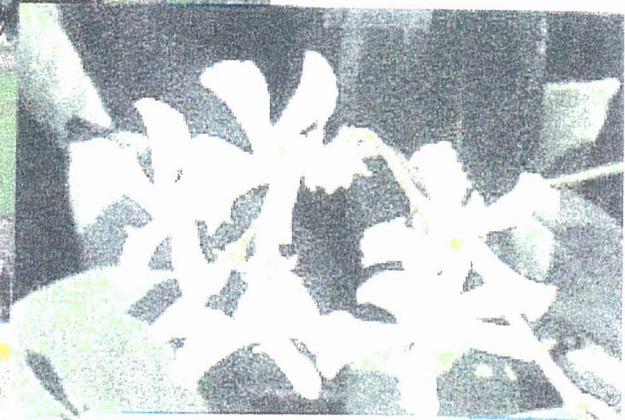
Phormium Tenax



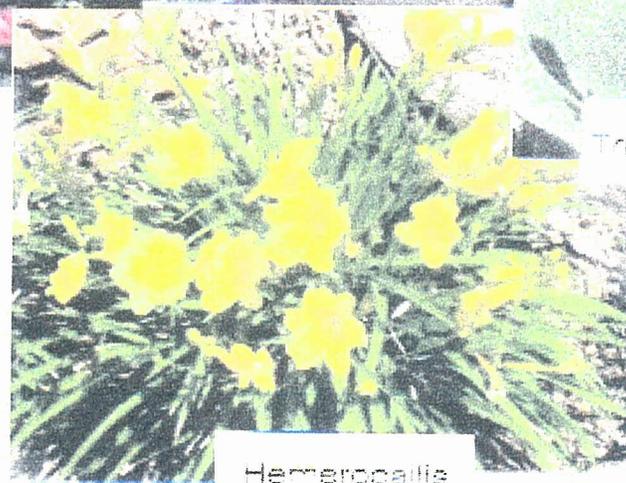
Prunus Cerasifera



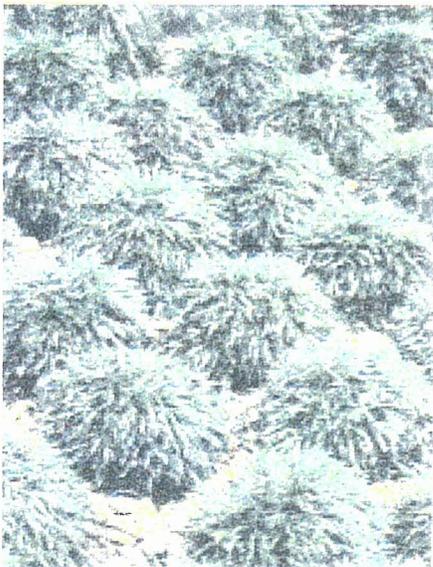
Escalloniaceae



Trachelospermum Jasminoides



Hemerocallis



Coniobogon Japonicus



Narcissus Domestica



Cuscuta Hyssopifolia

EXHIBIT 15