



THE MEADOWS AT BAILEY CANYON

Design Review Permit (DRP 25-02)
First Public Hearing

Planning Commission Regular Meeting
January 15, 2026



PUBLIC HEARING OVERVIEW

I. Staff's Presentation

1. Introduction

- Background and Updates
- Framework for Review

2. Project Conformance Review

- Development Standards
- Design Standards

3. Conclusion

- Findings
- CEQA
- Alternatives
- Recommendation

II. Planning Commission's Questions to Staff

III. Applicant's Presentation

IV. Planning Commission's Questions to the Applicant

V. Public Comment

- Comment cards received
- Comments from speakers
- Written comments received

VI. Planning Commission Deliberation

VII. Decision or Continuance

1. BACKGROUND & UPDATES

- The Meadows at Bailey Canyon Specific Plan, Development Agreement, and Certified Environmental Impact Report
 - 09/20/2022: City Council approved (CC Resolution 22-58)
 - 09/27/2022: City Council approved (Ordinance 1461)
 - 05/09/2023: Special Election Referendum Ballot Measure
 - 05/23/2023: City Council certified results (CC Resolution 23-41)
- Tentative Tract Map (TTM 22-01) including VTTM No. 83966
 - 02/01/2024: Planning Commission recommended approval
 - 02/27/2024: City Council approved (CC Resolution 24-12)
 - 05/22/2024: Writ of mandate filed
 - 01/27/2025: Superior Court order issued
 - 05/01/2025: Appeal filed
 - 12/10/2025: Case dismissed
- Tentative Parcel Map (TPM 24-01) to create the Open Space Configuration north of the Mater Dolorosa Retreat Center
 - 03/20/2025: Planning Commission recommended approval
 - 04/22/2025: City Council approved (CC Resolution 25-23)

1. BACKGROUND & UPDATES

Design Review Permit (Case No. DRP 25-02)

- Application Progress
 - 05/27/2025: Received
 - 06/25/2025: Deemed Incomplete
 - 10/30/2025: Deemed Incomplete
 - 12/22/2025: Deemed Complete
- Pending Project Notice to the Public
 - 12/23/2025: Postcards mailed
 - 12/29/2025: Signs placed
 - 01/08/2026: Agenda published
- Application Addendums
 - 01/07/2026: Revised Plan 2B Roof Layout
 - 01/08/2026: Revised Outdoor Living Options

1. BACKGROUND



1. FRAMEWORK FOR REVIEW

- State Law (Housing Accountability Act & Housing Crisis Act)
- Development Agreement (DA)
- The Meadows at Bailey Canyon Specific Plan (SP)
 - Section 3.8 – Development Standards
 - Chapter 5 – Design Standards and Guidelines
 - Section 6.2 – Implementation Procedures
 - *The proposed development of the Specific Plan shall be subject to the City's Design Review process. (SP 6.2.2)*
- Sierra Madre Municipal Code
 - Zoning Code (Title 17; unless superseded by the SP or DA)
 - R-1 Zone Development Standards (Section 17.20.030 et. seq.)
 - Design Review Permit process (Section 17.60.041)

1. FRAMEWORK FOR REVIEW

*The Planning Commission shall review the project in its entirety and make a **Substantial conformance** determination for the full set of architectural plans including the conceptual grading plan included in the Specific Plan (SP 6.2.2).*

- **Substantial conformance** means that the Proposed Project meets all **objective** criteria
- Thus, full conformance would mean that the Proposed Project meets all **objective** and **subjective** criteria

Objective

Meeting Development and Design
Standards

Mandatory (correct vs. incorrect)

...**“shall”**...

Subjective

Meeting Development and Design
Guidelines

Encouraged (good vs. bad)

...**“should”**...

2. PROJECT CONFORMANCE REVIEW

Consistency Review Matrix
(Staff Report Attachment 2)



Project Data



2. PROJECT CONFORMANCE REVIEW

	1	2	3
Modern			
Spanish			
Craftsman			
Farmhouse			

2. PROJECT CONFORMANCE REVIEW

Standard



Front Elevation Plan 1C

Reversed



Front Elevation Plan 1CR

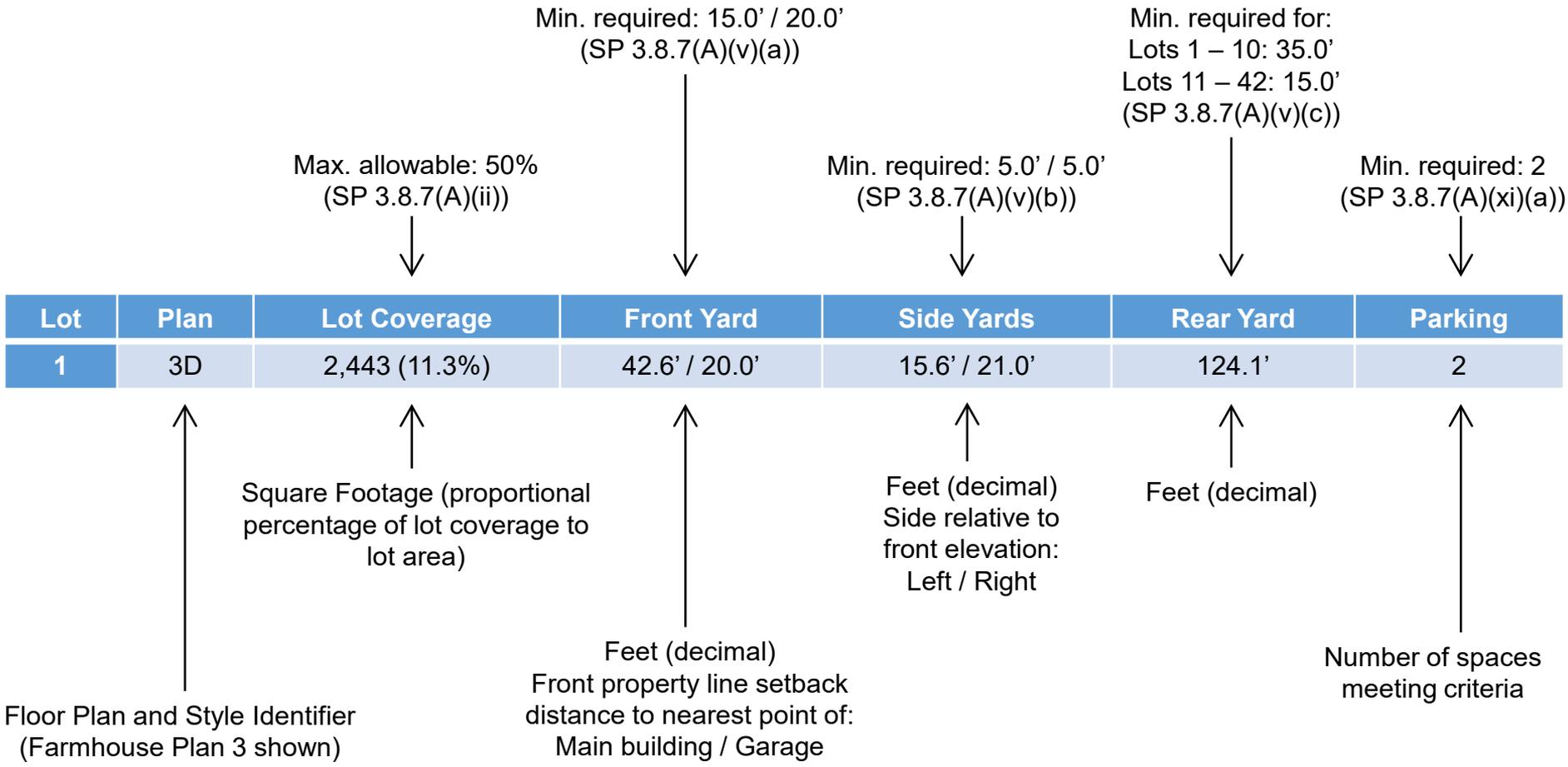


Left Elevation Plan 1C



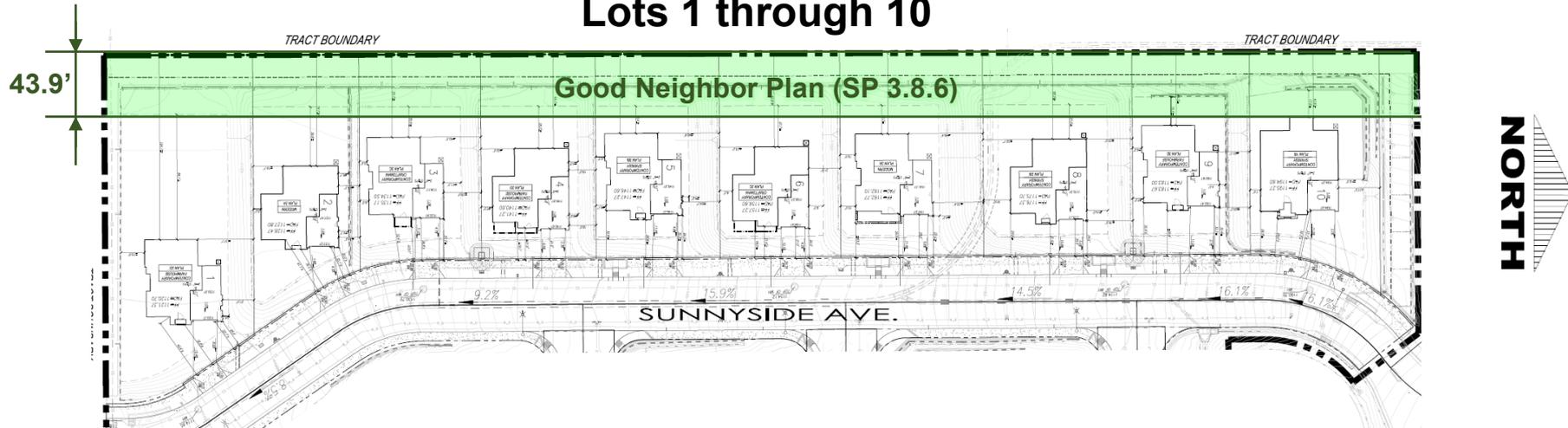
Right Elevation Plan 1CR

2. PROJECT CONFORMANCE REVIEW



2. DEVELOPMENT STANDARDS

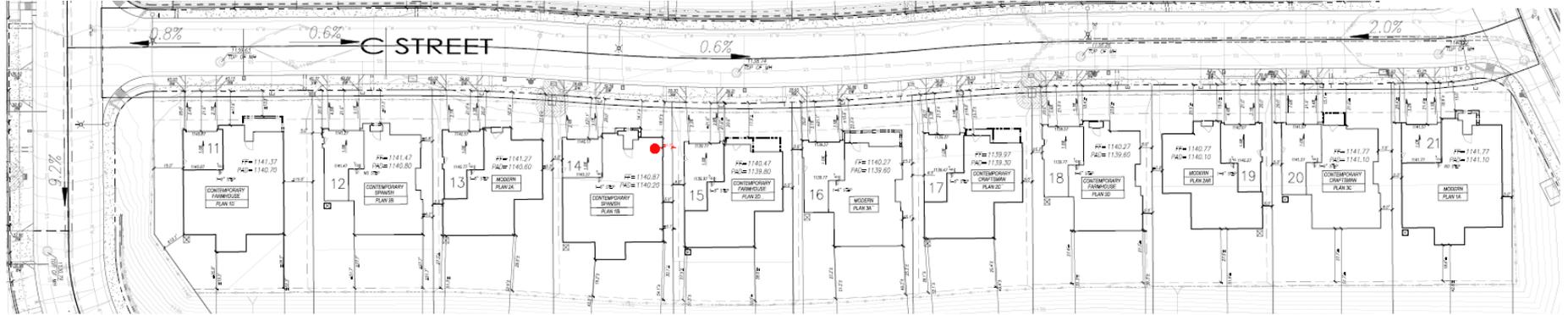
Lots 1 through 10



Lot	Plan	Lot Coverage	Front Yard	Side Yards	Rear Yard	Parking
1	3D	2,443 (11.3%)	42.6' / 20.0'	15.6' / 21.0'	124.1'	2
2	2A	2,467 (21.2%)	41.1' / 20.0'	5.0' / 14.2'	74.7'	2
3	3C	2,465 (21.9%)	32.1' / 27.8'	5.0' / 25.0'	55.7'	2
4	2D	2,653 (25.2%)	21.6' / 20.0'	7.5' / 18.0'	63.3'	2
5	3B	2,449 (33.2%)	32.8' / 29.3'	6.0' / 24.7'	53.5'	2
6	2C	2,570 (33.5%)	21.6' / 20.0'	8.5' / 21.0'	62.8'	2
7	3A	2,632 (28.7%)	29.5' / 27.9'	10.0' / 33.4'	54.3'	2
8	2B	2,451 (27.8%)	29.9' / 24.0'	18.0' / 30.5'	58.2'	2
9	3D	2,443 (35.1%)	35.9' / 32.4'	6.2' / 20.3'	49.3'	2
10	1B	3,030 (23.6%)	29.5' / 32.3'	7.0' / 27.5'	43.9'	2

2. DEVELOPMENT STANDARDS

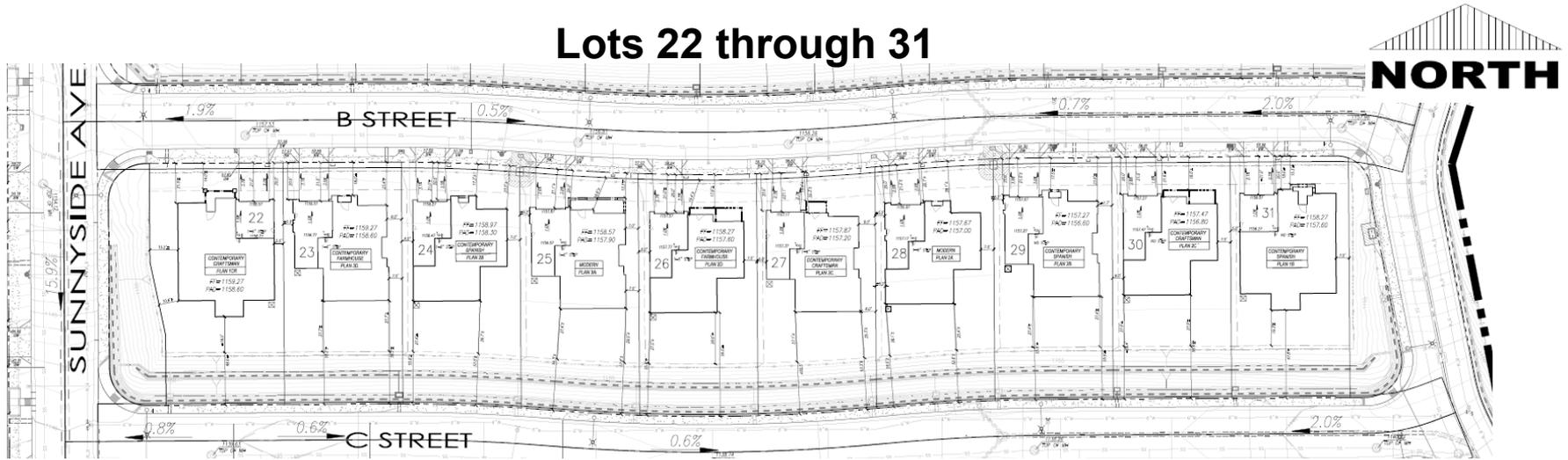
Lots 11 through 21



Lot	Plan	Lot Coverage	Front Yard	Side Yards	Rear Yard	Parking
11	1D	3,126 (33.3%)	17.9' / 20.0'	15.0' / 15.0'	35.8'	2
12	3B	2,449 (31.4%)	23.5' / 20.0'	5.2' / 5.0'	51.7'	2
13	2A	2,466 (31.6%)	23.6' / 20.0'	5.2' / 5.0'	51.3'	2
14	1B	3,029 (38.7%)	18.5' / 20.0'	5.0' / 5.0'	43.2'	2
15	2D	2,653 (34.0%)	21.6' / 20.0'	5.0' / 6.0'	51.5'	2
16	3A	2,632 (33.7%)	22.3' / 20.0'	5.1' / 5.0'	49.3'	2
17	2C	2,570 (32.8%)	23.3' / 20.0'	5.0' / 6.0'	49.4'	2
18	3D	2,442 (31.3%)	23.9' / 20.0'	5.0' / 5.2'	51.3'	2
19	2A	2,466 (31.6%)	25.5' / 20.0'	5.0' / 5.2'	51.9'	2
20	3C	2,465 (31.6%)	21.5' / 20.0'	6.0' / 5.0'	51.7'	2
21	1C	3,029 (38.7%)	18.6' / 20.5'	5.0' / 5.0'	42.8'	2

2. DEVELOPMENT STANDARDS

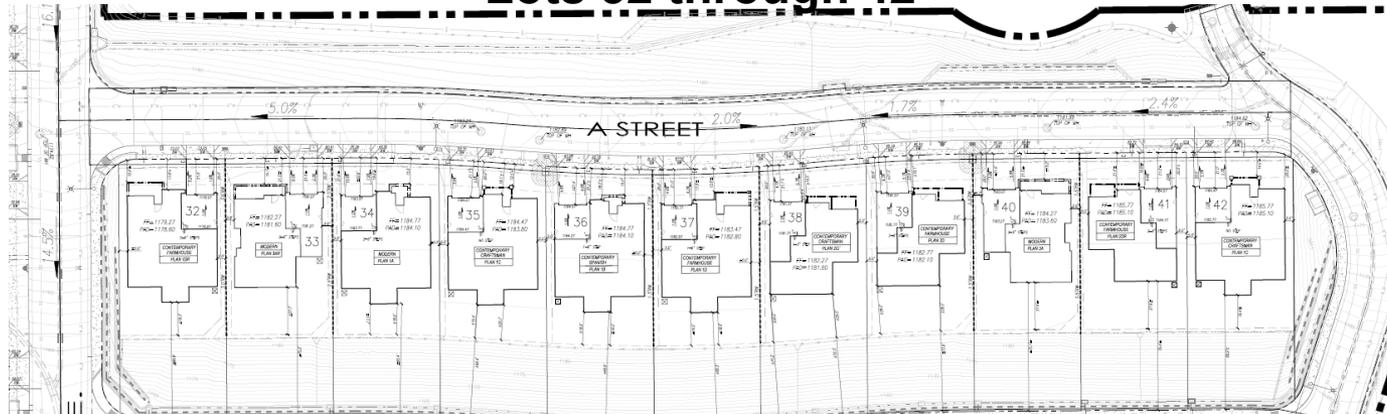
Lots 22 through 31



Lot	Plan	Lot Coverage	Front Yard	Side Yards	Rear Yard	Parking
22	1C	3,022 (33.8%)	19.0' / 20.0'	5.0' / 10.6'	48.0'	2
23	3D	2,442 (29.3%)	23.4' / 20.0'	7.0' / 5.2'	56.2'	2
24	2B	2,451 (29.4%)	23.5' / 20.0'	7.0' / 6.0'	55.8'	2
25	3A	2,632 (31.5%)	18.6' / 20.0'	7.0' / 5.2'	55.3'	2
26	2D	2,653 (31.8%)	19.4' / 20.0'	7.0' / 6.0'	55.8'	2
27	3C	2,468 (29.5%)	22.3' / 20.0'	8.0' / 5.0'	53.3'	2
28	2A	2,466 (29.6%)	28.1' / 20.0'	7.0' / 5.2'	53.6'	2
29	3B	2,449 (29.3%)	23.8' / 20.0'	7.7' / 5.2'	55.9'	2
30	2C	2,570 (30.8%)	21.6' / 20.0'	7.0' / 6.0'	56.4'	2
31	1B	3,029 (36.3%)	18.0' / 20.0'	7.0' / 5.0'	47.8'	2

2. DEVELOPMENT STANDARDS

Lots 32 through 42



Lot	Plan	Lot Coverage	Front Yard	Side Yards	Rear Yard	Parking
32	1D	3,126 (33.8%)	17.8' / 20.0'	5.0' / 5.0'	66.8	2
33	3A	2,632 (28.4%)	21.5' / 20.0'	5.2' / 5.0'	75.2	2
34	1A	3,029 (32.7%)	19.6' / 21.6'	5.0' / 5.0'	65.4	2
35	1C	3,022 (32.7%)	18.1' / 20.0'	5.0' / 5.0'	66.4	2
36	1B	3,029 (32.7%)	18.0' / 20.4'	5.0' / 5.0'	66.9	2
37	1D	3,126 (33.8%)	17.9' / 20.0'	5.0' / 5.0'	66.3	2
38	2C	2,570 (27.8%)	22.9' / 20.0'	5.0' / 6.0'	72.3	2
39	2D	2,653 (28.7%)	22.6' / 20.0'	5.0' / 6.0'	73.9	2
40	3A	2,632 (28.4%)	21.5' / 20.0'	5.0' / 5.2'	75.1	2
41	2D	2,653 (28.7%)	21.6' / 20.0'	6.0' / 5.0'	75.4	2
42	1C	3,022 (32.8%)	20.0' / 20.0'	5.0' / 5.0'	67.0	2

2. DEVELOPMENT STANDARDS

- Angle Plane (SP 3.8.7(A)(iv)(b)) applies to these 14 Lots / Plans 1A, 1B, 1C, 1D, 2B, and 3D

Lot	Plan
1	3D
8	2B
10	1B
11	1D
14	1B
21	1A
22	1C
31	1B
32	1D
34	1A
35	1C
36	1B
37	1D
42	1C



2. DEVELOPMENT STANDARDS

- Angle Plane



Plan 3D
FRONT ELEVATION
 CONTEMPORARY FARMHOUSE
 SCALE: 1/4" = 1'-0"

Lot	Plan	Lot Coverage	Front Yard	Side Yards	Rear Yard	Parking
1	3D	2,443 (11.3%)	42.6' / 20.0'	15.6' / 21.0'	124.1'	2

2. DEVELOPMENT STANDARDS

- Angle Plane



Plan 2B

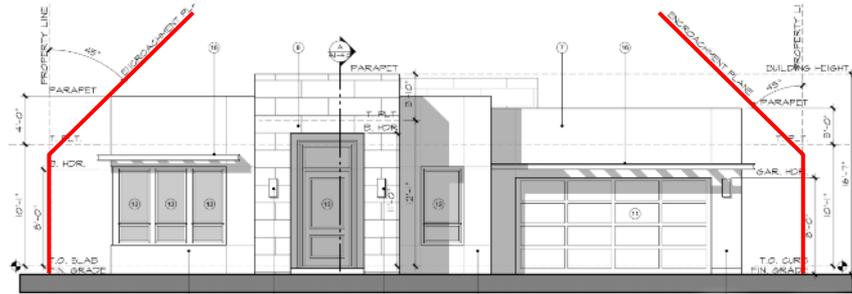
FRONT ELEVATION

CONTEMPORARY SPANISH
SCALE: 1/4" = 1'-0"

Lot	Plan	Lot Coverage	Front Yard	Side Yards	Rear Yard	Parking
8	2B	2,451 (27.8%)	29.9'	18.0' / 30.5'	58.2'	2

2. DEVELOPMENT STANDARDS

- Angle Plane



FRONT ELEVATION

Plan 1A



FRONT ELEVATION

Plan 1B



FRONT ELEVATION

Plan 1C



FRONT ELEVATION

Plan 1D

2. DEVELOPMENT STANDARDS

- Gross Floor Area & Building Height

Max. allowable: 3,775
(SP 3.8.7(A)(iii)(a))



Max. allowable: 25'-0"
(SP 3.8.7(A)(iv)(a))



As designated
(SP 3.8.6; figure 3-13a)



Plan	Gross Floor Area	Building Height	Assigned Lots	Appears on
1A	2,922.71	16'-7" / 1	21, 34	Streets A and C
1B	2,938.40	15'-3" / 1	10, 14, 31, 36	All streets
1C	2,908.88	14'-3" / 1	22, 35, 42	Streets B and C
1D	2,936.45	16'-4" / 1	11, 32, 37	Streets A, B, and C
2A	3,768.38	24'-11" / 2	2, 13, 19, 28	Sunnyside Ave., Streets B and C
2B	3,772.97	23'-5" / 2	8, 24	Sunnyside Ave. and Street B
2C	3,688.72	22'-9" / 2	6, 17, 30, 38	All streets
2D	3,689.67	23'-2" / 2	4, 15, 26, 39, 41	All streets
3A	3,742.74	24'-11" / 2	7, 16, 25, 33	All streets
3B	3,763.52	23'-2" / 2	5, 12, 29	Sunnyside Ave., Streets B and C
3C	3,689.38	22'-9" / 2	3, 20, 27	Sunnyside Ave., Streets B and C
3D	3,739.05	23'-2" / 2	1, 9, 18, 23	Sunnyside Ave., Streets B and C



Square Footage



Feet-inches / # stories

2. DEVELOPMENT STANDARDS

- Average Floor Area (SP 3.8.7(A)(iii)(b))

Limit	3,500 square feet
Proposed	3,500 square feet

- Unit Mix Requirements (SP 3.8.7(A)(vii))

Housing Plan	Required	Proposed
Plan 1	25% min.	12 (~30%)
Plan 2	35% max.	15 (~35%)
Plan 3	40% max.	15 (~35%)
Styles		
Modern	-	11 (~26%)
Spanish	-	9 (~21%)
Craftsman	-	10 (~24%)
Farmhouse	-	12 (~29%)

2. DEVELOPMENT STANDARDS

- Architectural Feature Projections (SP 3.8.7(A)(vi)(a))
 - Permits up to a 24-inch architectural projection to encroach into the any of the minimum require side yard setback area.
 - Lot 14 (Plan 1B): a 0.2' (2.4-inch) double-framed wall projects into the left (east) side yard setback
- Porch projections into the Front Yard (SP 3.8.7(A)(vi)(b)(1))
 - Permits a 6-foot encroachment, not less than a 10-foot front setback

Lot	Porch Front Yard Setback
11	13.3 feet
14	14.1 feet
22	14.0 feet
25	13.4 feet
32	12.7 feet
35	12.6 feet
37	13.6 feet
42	14.0 feet

2. DEVELOPMENT STANDARDS

- Landscaping (SP 3.8.7(A)(x))

MODERN PLANT PALETTE

BOTANICAL NAME	COMMON NAME	BOTANICAL NAME	COMMON NAME	BOTANICAL NAME	COMMON NAME
TREES		SHRUBS		GROUNDCOVER	
CERCIS OCCIDENTALIS	WESTERN REDBUD	AGAVE X 'BLUE FLAME'	BLUE FLAME AGAVE	BACCHARIS PILULARIS 'TWIN PEAKS'	DWARF COYOTE BRUSH
KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	AGAVE X 'SHARKSKIN'	SHARKSKIN AGAVE	CAREX PANSA	CALIFORNIA MEADOW SEDGE
LOPHOSTEMON CONFERTUS	BRISBANE BOX	ARBUTUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY TREE	MYOPORUM PARVIFILUM	TRAILING MYOPORUM
		DIANELLA SPP.	FLAX LILY	SENECIO MANDRALISCAE	BLUE CHALK STICKS
		LEUCADENDRON X 'EBONY'	EBONY CONEBUSH		
		LOMANDRA L. 'PLATINUM BEAUTY'	PLATINUM BEAUTY LOMANDRA		
		PITTOSPORUM T. 'MARJORIE CHANNON'	TAWHIWHI		
		PITTOSPORUM T. 'NANA'	MOCK ORANGE		
		PRUNUS ILICIFOLIA LYONII	CATALINA CHERRY		

TREES



Cercis occidentalis
Western Redbud



Lophostemon confertus
Brisbane Box



Lomandra l. 'Platinum Beauty'

SHRUBS



Agave x 'Blue Flame'
Blue Flame Agave



Agave x 'Sharkskin'
Sharkskin Agave



Arbutus unedo 'Compacta'
Compact Strawberry Tree



Lomandra l. 'Ebony'
Ebony Conebush

SHRUBS (CONT.)



Pittosporum t. 'Marjorie Channon'
Marjorie Channon Pittosporum



Prunus ilicifolia 'Nana'
Dwarf Mock Orange



Prunus ilicifolia
Catalina Cherry



Dianella s. 'Cocoa Bear'
Cocoa Bear Dianella



Lomandra l. 'Platinum Beauty'
Platinum Beauty Lomandra

GROUNDCOVER



Ariochloa tenuis 'Emerald Carpet'
Emerald Carpet Ariochloa



Carex pansa
California Meadow Sedge



Myoporum parvifilum
Trailing Myoporum



Senecio mandraliscae
Blue Chalk Sticks

CONTEMPORARY CRAFTSMAN PLANT PALETTE

BOTANICAL NAME	COMMON NAME	BOTANICAL NAME	COMMON NAME	BOTANICAL NAME	COMMON NAME
TREES		SHRUBS		GROUNDCOVER	
ARBUTUS X 'MARINA'	ARBUTUS STANDARD	AGAVE ATTENUATA	FOXTAIL AGAVE	ACHILLEA MILLE-FOLIUM	YARROW
QUERCUS AGRIFOLIAOLEA	COAST LIVE OAK	CISTUS X PURPUREUS	ORCHID ROCKROSE	CEANOTHUS 'YANKEE POINT'	CALIFORNIA LILAC
EUROPAEA 'WILSONII'	WILSON OLIVE	DIETES BICOLOR	YELLOW WILD IRIS	DYMONDIA MARGARETAE	SILVER CARPET
		HESPERALOE PARVIFLORA	RED YUCCA	SALVIA SONOMENSIS	CREeping SAGE
		LANTANA X 'NEW GOLD'	NEW GOLD LANTANA		
		OLEA E. MONTRA	LITTLE OLLIE OLIVE		
		PITTOSPORUM T. 'GOLFBALL'	MOCK ORANGE		
		PRUNUS ILICIFOLIA LYONII	CATALINA CHERRY		
		SALVIA X 'ALLEN CHICKERING'	SAGE		

TREES



Arbutus x 'Marina'
Arbutus Standard



Quercus agrifolia
Coast Live Oak



Olea europaea 'Wilsonii'
Wilson Olive

SHRUBS



Agave attenuata
Foxtail Agave



Ceanothus 'Yankee Point'
California Lilac



Cistus bicolor
Yellow Wild Iris



Hesperaloe parviflora
Red Yucca



Lantana x 'New Gold'
New Gold Lantana

SHRUBS (CONT.)



Olea europaea 'Wilsonii'
Wilson Olive



Pittosporum t. 'Yankee Point'
Yankee Point Pittosporum



Prunus ilicifolia
Catalina Cherry



Salvia x 'Allen Chickering'
Allen Chickering Sage

GROUNDCOVER



Achillea millefolium
Yarrow



Ceanothus griseus horizontalis
Yankee Point



Dymondia marginata
Silver Carpet

2. DEVELOPMENT STANDARDS

- Landscaping (SP 3.8.7(A)(x))

CONTEMPORARY FARMHOUSE PLANT PALETTE

BOTANICAL NAME	COMMON NAME	BOTANICAL NAME	COMMON NAME	BOTANICAL NAME	COMMON NAME
TREES		SHRUBS		GROUNDCOVER	
CERCIS OCCIDENTALIS	WESTERN REDBUD	ALHOCITNE HUEGELII	BLUE HIBISCUS	FACHLEA WILLOFOLIUM	YARROW
CHLOPSIS L. 'TIMELESS BEAUTY'	DESERT WILLOW	ARBUTUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY TREE	CAREX PANSA	CALIFORNIA MEADOW SEDGE
QUERCUS DUMOSA	SCRUB OAK	DIETES BICOLOR	YELLOW WILD IRIS	FRAGARIA CHILOENSIS	BEACH STRAWBERRY
		LEUCOPHYLLUM FRUTESCENS	TEXAS SAGE	GAZANIA X 'BURGUNDY'	BURGUNDY GAZANIA
		RHAPHOLES L. 'SPRINGTIME'	SPRINGTIME INDIAN HAWTHORNE		
		ROSA X 'NOARE'	FLOWER CARPET RED G.C. ROSE		
		SALVIA X 'ALLEN CHICKERING'	SAGE		
		SANTOLINA CHAMACOPARISUS	LAVENDER COTTON		
		WESTRINGIA FRUTICOSA	COAST ROSEMARY		

TREES



Cercis occidentalis
Western Redbud

Chilopsis l. 'Timeless Beauty'
Desert Willow

Quercus dumosa
Scrub Oak

SHRUBS



Albizia julibrissin
Blue Hibiscus

Arbutus unedo 'Compacta'
Compact Strawberry Tree

Dietyes bicolor
Yellow Wild Iris

Leucophyllum frutescens
Texas Sage

SHRUBS (CONT.)



Rhaphioles l. 'Springtime'
Springtime Indian Hawthorne

Rosa x 'Noare'
Flower Carpet Red Rose

Santolina chamaecyparissus
Lavender Cotton



Dietyes bicolor
Yellow Wild Iris



Leucophyllum frutescens
Texas Sage

GROUNDCOVER



Fachlea villosifolia
Yarrow

Carex pansa
California Meadow Sedge

Fragaria chiloensis
Beach Strawberry

Gazania x 'Burgundy'
Burgundy Gazania

CONTEMPORARY SPANISH PLANT PALETTE

BOTANICAL NAME	COMMON NAME	BOTANICAL NAME	COMMON NAME	BOTANICAL NAME	COMMON NAME
TREES		SHRUBS		GROUNDCOVER	
ARBUTUS X 'MARINA'	ARBUTUS STANDARD	AGAVE ATTENUATA	FOXTAIL AGAVE	CAREX PANSA	CALIFORNIA MEADOW SEDGE
LAGERSTROEMIA X 'TUSCARORA'	TUSCARORA CRAPE MYRTLE	AGAVE X 'BLUE FLAME'	BLUE FLAME AGAVE	CEANOTHUS 'YANKEE POINT'	CALIFORNIA LILAC
EUROPAEA 'WILSONII'	WILSON OLIVE	ARBUTUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY TREE	SALVIA SONOMENSIS	CREeping SAGE
		CISTUS X PURPUREUS	ORCHID ROCK	SENECIO MANDRALISCAE	BLUE CHALK STICKS
		FURCRAEA F. 'MEDIOPICTA'	ROSEMAURITUS HEMP		
		LIGUSTRUM TEXANUM	WAX LEAF PRIVET		
		ROSA F. 'ICEBERG'	ICEBERG ROSE		
		SALVIA X 'BEE'S BLISS'	SAGE		
		STRELITZIA REGINAE	BIRD OF PARADISE		

TREES



Arbutus unedo
Stawberry Tree

Lagerstroemia x 'Tuscarora'
Tuscarora Crape Myrtle

Olea europaea 'Wilson'
Wilson Olive

SHRUBS



Agave attenuata
Foliol Agave

Agave x 'Blue Flame'
Blue Flame Agave

Arbutus unedo 'Compacta'
Compact Strawberry Tree

Ceanothus 'Yankee Point'
California Lilac

Salvia sonomensis
Creeping Sage

SHRUBS (CONT.)



Ligustrum texanum
Wax Leaf Privet

Rosa f. 'Iceberg'
Iceberg Rose

Salvia x 'Bee's Bliss'
Bee's Bliss Sage

Strelitzia reginae
Bird of Paradise

GROUNDCOVER



Carex pansa
California Meadow Sedge

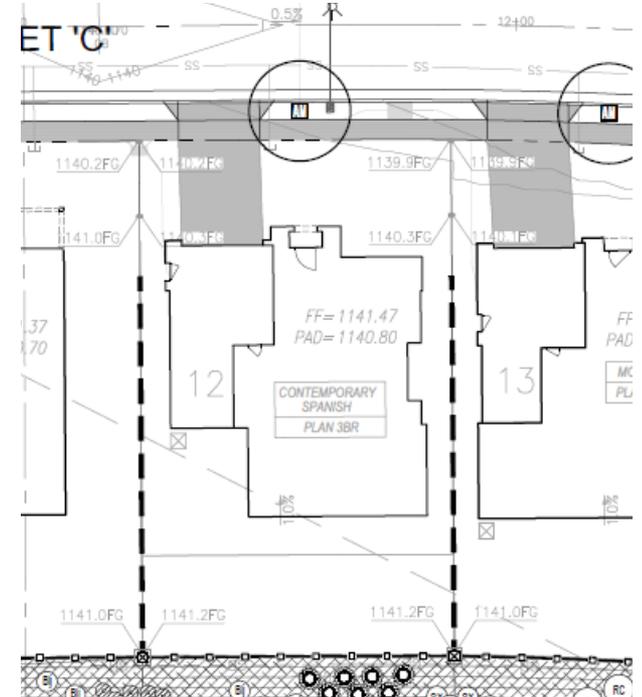
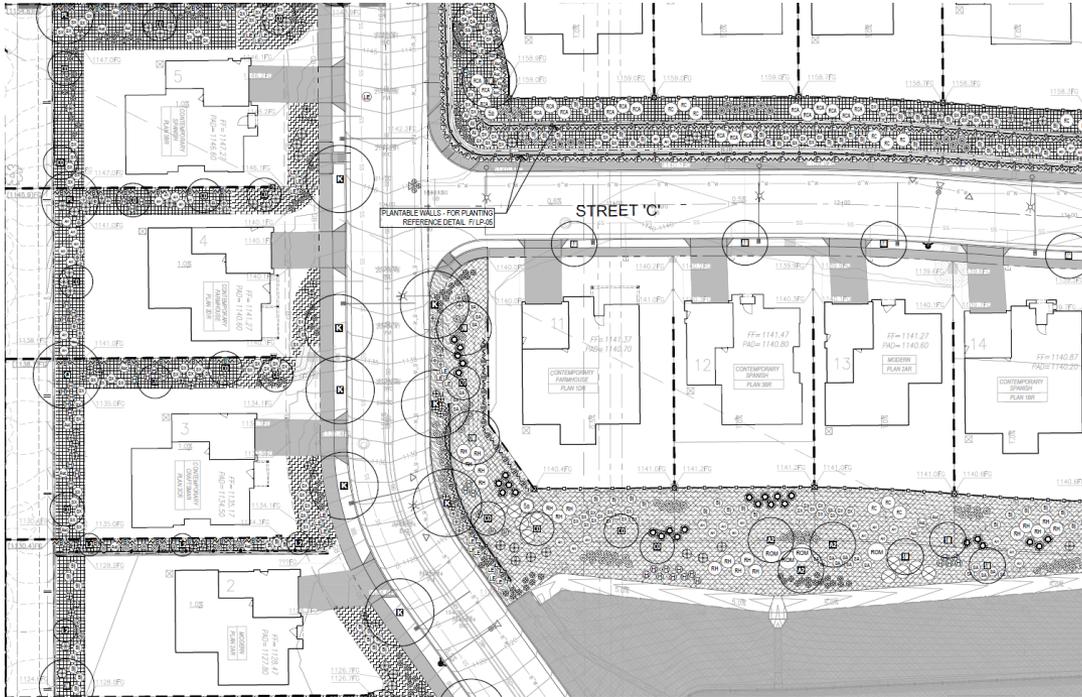
Ceanothus graveolens 'Yankee Point'
Yankee Point Ceanothus

Salvia sonomensis
Creeping Sage

Senecio mandraliscae
Blue Chalk Sticks

2. DEVELOPMENT STANDARDS

- Landscaping (SP 3.8.7(A)(x)(b))



COA #2.4.1: The applicant shall include within the Rules and Regulations of the Homeowners Association and within Covenants, Conditions, and Restrictions requirements to plant and maintain one (1) shade tree within the front yard of each home. This condition shall be in addition to the parkway tree planting plan.

2. DEVELOPMENT STANDARDS

- Lighting (SP 3.8.7(A)(xiii)(a-c))



P8709 - Nightsaver - Outdoor Light in Traditional style - 2.88 Inches wide by 5 Inches high by Progress Lighting

Specs	
Family/Collection:	Nightsaver
Width/Diameter (in):	2.88"
Height:	5"
Weight:	0.3 lbs
Installation Sheet:	https://images.belamiecommerce.com/supplier/progress-lighting/specsheets/p8709_31_inst.pdf
Installation Sheet:	https://images.belamiecommerce.com/supplier/progress-lighting/specsheets/p8709_20_inst.pdf
Bulb Type:	LED
Lamp Base Type:	Integrated LED

Specifications:

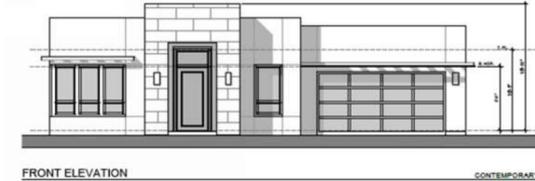
- Clear Seeded Glass Panel
- Dimmable to 10% brightness (See Dimming Notes)
- Back plate covers a standard 4" recessed outlet box: 4.5 in W., 13.0625 in ht., 1 in depth
- Mounting strap for outlet box included
- 6 in of wire supplied
- **Dark Sky compliant**

ADDITIONAL INFORMATION

CCSAus Wet Location Listed

1-year Limited Warranty

Dark Sky compliant



2. DEVELOPMENT STANDARDS

- Miscellaneous Development Standards

Standard	Specific Plan Section	Comment
Lot Area	3.8.7(A)(i)	Reviewed with the TTM
Accessory Structures	3.8.7(A)(viii)	None proposed
Fire Prevention	3.8.7(A)(ix)	COA #1.1 & 1.2 / CA Title 24
Landscaping	3.8.7(A)(x)	COA #2.4.1
Fencing and Walls	3.8.7(A)(xii)	Reviewed with the TTM
Energy Efficiency	3.8.7(A)(xiv)	COA #1.1 & 1.2 / CA Title 24
Swimming Pool	3.8.7(A)(xv)	None proposed
Signage monuments	3.8.7(A)(xvi)	None proposed

2. DESIGN STANDARDS

Architectural Style A: Modern

Plan 1



Plan 2



Plan 3



2. DESIGN STANDARDS

Architectural Style B: Contemporary Spanish

Plan 1



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

Plan 2



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

Plan 3



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

2. DESIGN STANDARDS

Architectural Style C: Contemporary Craftsman

Plan 1



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

Plan 2



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

Plan 3



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

2. DESIGN STANDARDS

Architectural Style D: Contemporary Farmhouse

Plan 1



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

Plan 2



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

Plan 3



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



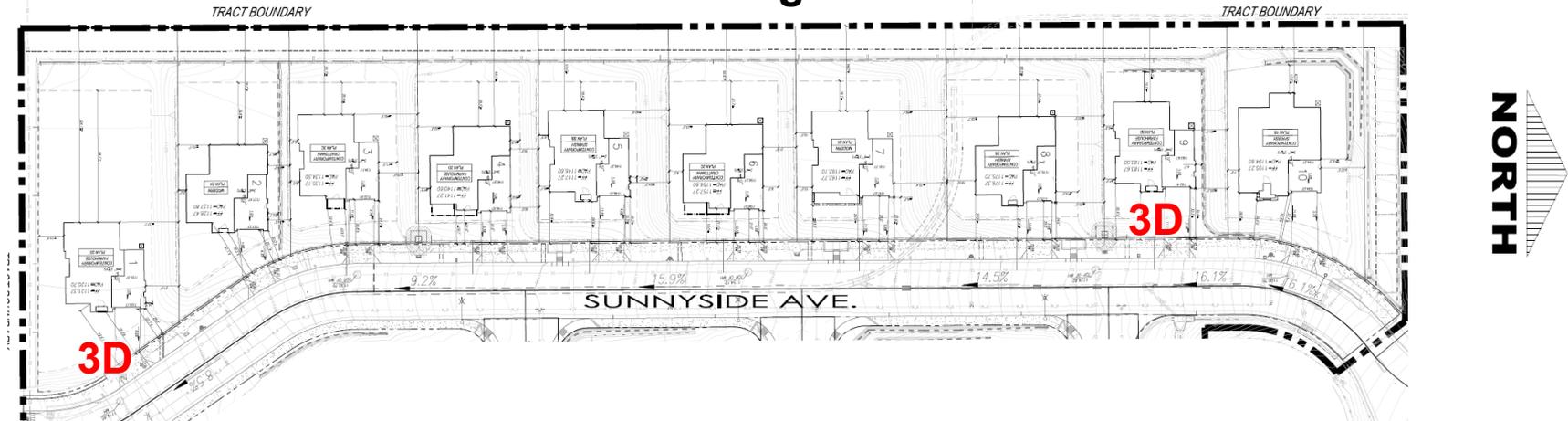
LEFT ELEVATION

2. DESIGN STANDARDS

COA	Requirement	SP Conformance
2.4.2	Exterior cladding materials shall be limited to the approved materials for each style as shown on the approved plans, with no more than two major wall materials per façade. Final color selections shall be non-reflective and complementary as approved. All exposed metal fixtures shall be painted or finished to match the wall or trim color to the extent permitted by public utility providers. Materials changes shall occur at inside corners or clear visual breaks .	5.5.7
2.4.3	Mechanical and Utility Screening: All mechanical equipment (condensers, pool heaters, etc.) shall be screened from view by walls or plantings. Utility meters and outlet panels shall be grouped and painted to blend with adjacent surfaces. Gutters, downspouts, and scuppers shall be integrated into the architecture and painted to match the building.	5.5.8

2. DESIGN STANDARDS

Lots 1 through 10

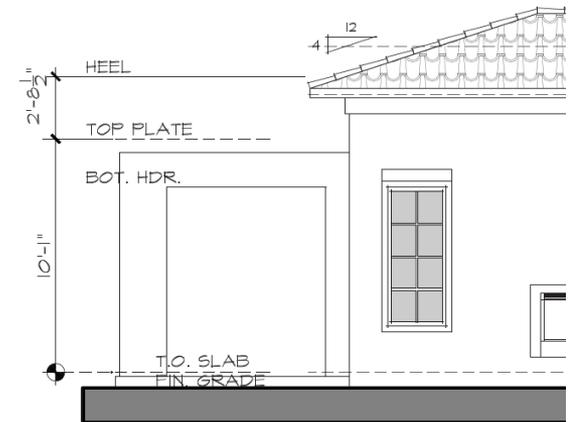
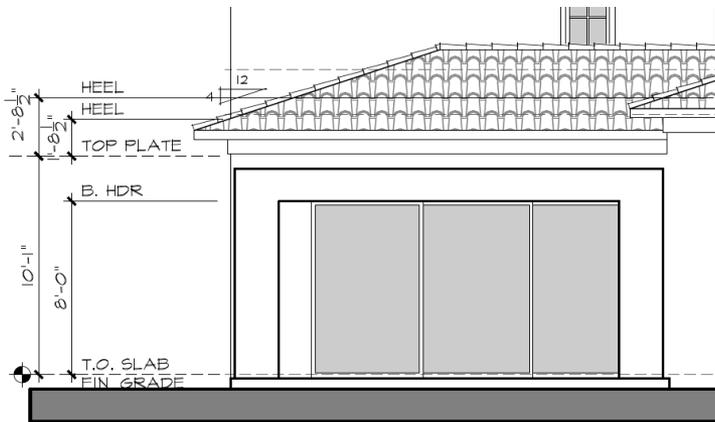
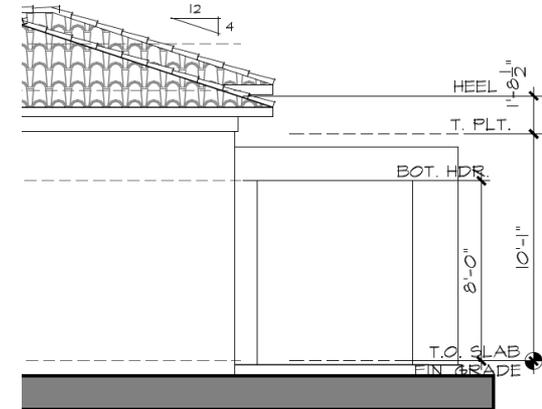
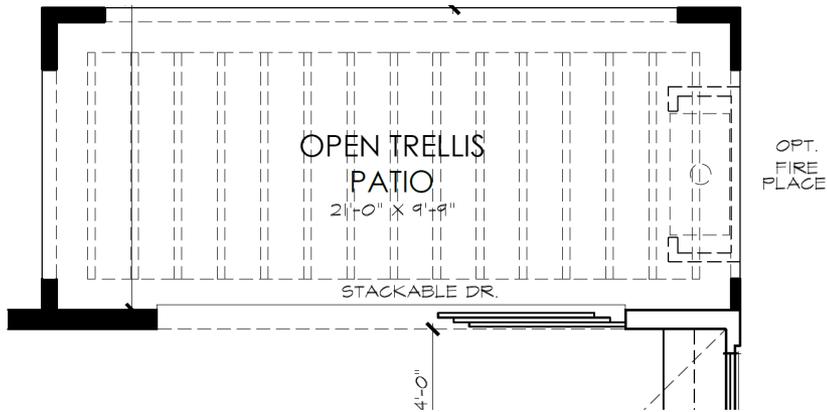


Lot	Plan	Lot Coverage	Front Yard	Side Yards	Rear Yard	Parking
1	3D	2,443 (11.3%)	42.6' / 20.0'	15.6' / 21.0'	124.1'	2
2	The same elevation in the same floor plan shall not be repeated on any given street, with the exception of Street "A." SP 5.5.2(b)					
3						
4						
5						
6						
7						
8						
9	3D	2,443 (35.1%)	35.9' / 32.4'	6.2' / 20.3'	49.3'	2
10	1B	3,030 (23.6%)	29.5' / 32.3'	7.0' / 27.5'	43.9'	2



2. DESIGN STANDARDS

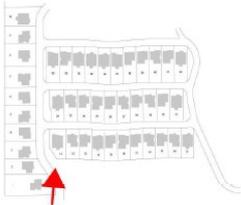
- Outdoor living options / back patio & trellis (SP 5.5.9)



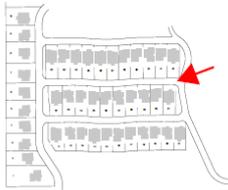
2. DESIGN STANDARDS

COA	Requirement	SP Conformance
2.4.4	Covered entries and balconies shall be incorporated on street-facing elevations as shown; columns or pergolas must appear structurally supportive (no two-story faux columns). Porch depths and balcony setbacks shall meet or exceed the minimum dimensions in Specific Plan §5.5.9 to ensure pedestrian-friendly facades.	5.5.9

2. DESIGN STANDARDS



2. DESIGN STANDARDS



2. DESIGN STANDARDS



2. DESIGN STANDARDS



KEYPLAN

3. FINDINGS

- The project fully complies with the City's General Plan, Zoning Code, and Specific Plan's development and design standards.
- The Specific Plan's "Good Neighbor Plan" is fully implemented to preserve privacy and views.
- Each home's height, massing and siting are compatible with the foothill-village context.
- The development reflects Sierra Madre's modest neighborhood scale and does not overpower the setting.
- Views to the mountains and valley are preserved and existing neighbors' privacy is protected.
- The project presents a unified streetscape despite multiple styles.
- Each home faithfully carries its chosen style through on every façade.
- The project, as modified by conditions of approval, meets all development and design standards, with no variances requested.

3. CEQA

Class 3 Categorical Exemption

- Section 15182(c): Residential Projects Implementing Specific Plans
- Where an EIR has been prepared on a specific plan, a residential project undertaken pursuant to and in conformity with that specific plan is exempt from CEQA.
- Exemption requires review to ensure that the project would not create any new impacts or increase the severity of impacts as disclosed in the EIR.
- The EIR was certified by City Council on September 9, 2022, along with findings, accompanying mitigation measures, and a Mitigation Monitoring and Reporting Program.

3. ALTERNATIVES

The Planning Commission may:

1. Approve the Design Review Permit (DRP 25-02) as presented, pursuant to Planning Commission Resolution 26-01 and conditions of approval; or
2. Approve with modifications the Design Review Permit (DRP 25-02), pursuant to Planning Commission Resolution 26-01 and conditions of approval, as may be modified; or
3. Deny the Design Review Permit (DRP 25-02), identifying findings supporting the Planning Commission's denial; or
4. Continue the public hearing and provide direction to staff and the applicant.
 - The soonest available Planning Commission meeting is February 19, 2026

3. RECOMMENDATION

Staff recommends that the Planning Commission:

2. Approve with modifications the Design Review Permit (DRP 25-02), pursuant to Planning Commission Resolution 26-01 and conditions of approval that modify the project as presented.



Thank you.