Commercial (Map designation C)

Objective L26: Provide for infill development in the downtown area to create a uniform and consistent pattern of development.

Policies:

- L26.1 Limit the floor area of all above ground buildings and structures (including garages and other non-habitable areas, but excluding basements and other fully-subterranean spaces) to 1.0 FAR and height of 30 feet.
- Require that new commercial development has a front yard setback consistent with existing nearby setbacks to allow Establish a front yard setback for new construction which allows for outdoor dining and sales uses, landscaping, and/or decorative paving.
- L26.3 Discourage on-site parking along the street frontage to maintain the streetscape.

Objective L27: Provide for the upgrading and adaptive reuse of existing structures.

Policies:

L27.1 Allow the reconstruction of existing non-conforming structures which must be replaced due to deterioration or hazard (fire and earthquake).

Objective L28: Ensure that the commercial area be designed to enhance pedestrian activity, preserve historic patterns of development and foster community values.

Policies:

L28.1 Require that the ground floor elevation of a commercial space (storefront or professional) facing the sidewalk be

- visibly and physically penetrable by placing windows and doorways at the street elevation.
- L28.2 Encourage professional and personal service businesses and other non-retail uses to locate on the second floor or to the rear of commercial properties, thereby allowing retail uses to be located along the street frontage.
- L28.3 Encourage the use of awnings, overhangs, porticoes, trellises, and other design elements which provide protection to pedestrians.
- L28.4 Encourage the use of architectural design elements such as showcase windows, cornices, and columns to provide interest along the sidewalk.
- L28.5 Require that front elevations be designed to mimic small individual storefronts even if one tenant intends to use the space. This may be accomplished using vertical design elements to break up the façade.
- L28.6 Encourage the use of traditional building materials such as tile, textured concrete, color-tinted concrete, decorative masonry (brick, slump stone, river rock), wood siding, and stucco.
- L28.7 Encourage the development of outdoor spaces for dining, and public gathering spaces.
- L28.8 Require that landscaping be designed with form and function in mind that the plant materials be low maintenance as well as attractive.
- L28.9 Require signage to be designed as part of the overall architectural design theme through the use of similar materials and colors, as well as proportionate size and location.

Objective L29: Establish greater linkage between off-street parking areas and commercial uses.

- L29.1 Encourage the enhancement of rear entrances to existing businesses.
- L29.2 Require that new construction adjacent to a parking area be designed to have access from the parking area as well as the street.
- L29.3 Identify opportunities to improve pedestrian access from public parking areas to commercial uses, particularly the access frompurchase properties on the open market linking parking areas and pedestrian access to commercial areas, especially the parking lot on Mariposa Avenue toand the commercial uses on the south side of Sierra Madre Boulevard.
- L29.4 Improve directional signage and develop educational materials to encourage the use of <u>underutilized available public parking</u>.

Objective L30: Provide for a mix of uses which accomplishes a healthy balance of local services and visitor attraction while maximizing the City's revenues from property and other taxes.

- L30.1 Prohibit any new, and the expansion of existing institutional facilities.
- L30.2 Accommodate a diversity of commercial uses intended to meet the needs of local residents.
- L30.3 Accommodate commercial uses intended to attract visitors such as gift shops, lodging, specialty shops, antiques, retail sales and rental of outdoor and recreational equipment, art galleries, and sales of local art and crafts.
- <u>L30.4</u> Allow for residential uses at the rear and above the first floor on commercial properties.
- <u>L30.4L30.5</u> Establish a required minimum depth for commercial uses which have residential uses located at the rear.

L30.5L30.6 Review and update the C Zoning Ordinance and other implementing ordinances every two years as necessary to ensure compliance with the Goals and Policies of the General Plan.

Artisan Mixed Use (Map designation AMU)

Objective L31: Allow for complementary commercial, residential, and manufacturing uses on East Montecito Avenue which appeal to local residents as well as visitors to the City, where artisans can work and live, and where craft-related manufacturing can take place.

- L31.1 Create standards for adaptive reuse of existing manufacturing properties to accommodate <u>mixed</u>different land uses.
- L31.2 Accommodate light manufacturing uses <u>which</u> <u>supportwhich are supportive to design furnishings and other</u> design related industries.
- L31.3 Accommodate a full diversity of craft related businesses including, but not limited to, furniture making, pottery, and art <u>and design</u> studios.
- L31.4 Accommodate a full diversity of entertainment and specialty stores including, but not limited to, bookstores, galleries, boutiques, performance art venues, hotels, and cafes and breweries.
- L31.5 Accommodate professional offices.
- L31.6 Accommodate live/work space by providing opportunities for artists to have studios in concert with residential units.
- L31.7 Accommodate housing units (i) on the second level, or to the rear of buildings provided that the impacts of noise, odor, and other adverse characteristics of commercial

- activity can be adequately mitigated, and a healthy, safe, and well-designed environment is achieved for the residential units, and (ii) in the easterly third of the Artisan Mixed-Use area.
- L31.8 Ensure that all development and new uses are compatible with adjacent uses, and yield no <u>adverse</u> <u>unacceptable</u> impacts to noise, air quality, water quality and traffic.
- L31.9 Encourage the addition of street trees to make the area less industrial and more attractive.
- L31.10 Allow buildings to utilize outdoor display space closer to the street to show wares.
- <u>L31.11</u> Ensure that all <u>new</u> development and <u>new</u> uses provide sufficient off-street parking.
- L31.11L31.12 Examine other parking opportunities and other options to address the shortfall of on-site parking space requirements in order to accommodate re-use of existing commercial spaces and new uses.

Objective L32: Provide for infill development that allows diversity yet is complementary. to achieve the foregoing goals and objectives.

- L32.1 Permit a maximum above-ground building area (including garages and other non-habitable areas, but excluding basements and other fully subterranean spaces), expressed as the ratio of building area to lot size (floor area ratio), of a maximum of 1.0 and height of 30 feet for structures designed for the intended use of light manufacturing, general commercial, and residential.
- L32.2 Permit a maximum above ground building area (including garages and other non-habitable areas, but excluding basements and other fully subterranean spaces), expressed as the ratio of building area to lot size (floor area ratio), of

- a maximum of 1.0 and height of approximately 30 feet for structures designed for general commercial use.
- L32.3L32.2 Adopt an Artisan Mixed Use Zoning Ordinance to regulate commercial, light-manufacturing and residential uses.
- <u>L32.4L32.3</u> Prohibit new uses without Require the issuance of a conditional use permit for new uses to adequately protect adjacent uses single family homes.
- L32.5L32.4 Review and update the Artisan Mixed Use Zoning Ordinance and other implementing ordinances every two years to ensure compliance with the Goals and Policies of the General Plan.

Objective L33: Provide for infill development in the manufacturing area to create a uniform and consistent pattern of development.

Policies:

- L33.1 Unless specified otherwise pursuant to a redevelopment plan, permit a maximum building area, excluding parking, expressed as the ratio of building area to lot size (floor area ratio), of approximately 1.0 and height of approximately 20 feet for structures designed for the intended use of light manufacturing.
- L33.2 Permit a maximum building area, excluding parking, expressed as the ratio of building area to lot size (floor area ratio), of approximately 1.0 and height of approximately 30 feet for structures designed for general commercial use.

Central Core Area

<u>Objective L34: Maintain residential density and building height restrictions in the Ceentral Ceore Aarea.</u>

Policies:

L34.1 Limit density of new residential use in central core area to a maximum 13 dwelling units per acre.

L34.2 Limit height of new construction in the central core area to a maximum of two stories and 30 feet.

Implementation:

Enforce Measure V, Voter's Empowerment Ordinance, Municipal Code Chapter 17.35, which by its terms is set forth in full here:

Voter's Empowerment Ordinance (Measure V) - Municipal Code Chapter 17.35

17.35.010 - Title.

This chapter shall be known as the Sierra Madre voters' empowerment ordinance.

(Init. Ord. 2-30-13 (part), 2007)

17.35.020 - Findings.

The people of Sierra Madre find and determine as follows:

- A. Preserving the small town character of downtown Sierra Madre is a matter of utmost importance, and residents of our city must not be excluded from major decisions affecting our downtown.
- B. No city council or city staff can possess the necessary community-wide sensitivity to make decisions to ensure that the small town character of downtown Sierra Madre will be preserved.
- C. Only by carefully considering long-standing land use goals as to height and density will the small town character of downtown Sierra Madre be maintained for all members of our community.

D. Downtown development decisions that could deviate from our long-standing goals should be made by the entire city after a public debate and an election, and not by a few city hall insiders.

(Init. Ord. 2-30-13 (part), 2007)

17.35.030 - Core area height limit.

On and after the effective date of the initiative ordinance codified in this chapter, no new construction shall be permitted or occur within the central core area (as those terms are defined in this chapter) which exceeds the height limit as specifically defined below in this chapter, and more generally described as no more than thirty feet and two stories in height.

(Init. Ord. 2-30-13 (part), 2007)

17.35.040 - Core area density limit.

A. On and after the effective date of the initiative ordinance codified in this chapter, no new construction shall be permitted or occur with the central core area (as those terms are defined in this chapter), which exceeds the density limit as specifically defined below in this chapter, and more generally described as no more than thirteen dwelling units per acre of land. A density bonus, to the extent required by state law to provide additional units for affordable housing, may be allowed in addition to this density limit, but no greater than as specifically required by state law.

B. Notwithstanding the density limit set forth in Sub-section A, an assisted living facility which is consistent with the "Kensington (Assisted Living Facility) Specific Plan," which was conditionally approved on July 24, 2012 and on file with the City Clerk of the City of Sierra Madre may be constructed on the parcels located at 33 North Hermosa Avenue (APN 5768-019-043) and 245 West Sierra Madre Boulevard (APN 5768-019-041), which parcels together comprise approximately 1.84 acres."

(Init. Ord. 2-30-13 (part), 2007; Ord. 1331, 2012)

17.35.050 - Definitions.

The following definitions shall apply to the provisions of this chapter:

"Central core area" means the downtown geographic area within the city of Sierra Madre generally shown on the map attached to the initiative ordinance codified in this chapter as Exhibit A, and used for illustration purposes only, and more particularly described as all property in public and private ownership assigned the following 2006-2007 Los Angeles County assessor parcel numbers ("APN"), and also all of the following described portions of streets, rights-of-way, and easements immediately abutting such assessor parcels (street addresses are provided for information purposes only and may be in error). In the event of any uncertainty the 2006-2007 assessor parcel number shall govern:

A. North Side of Montecito Avenue Between Baldwin and an Unnamed Alley.			
1. APN 5767-013-900	city property, Montecito		
2. APN 5767-013-024	41 E. Montecito Ave.		
3. APN 5767-014-022	71 E. Montecito Ave.		
4. APN 5767-014-023	61 E. Montecito Ave.		
5. APN 5767-014-028	61 E. Montecito Ave.		
6. APN 5767-014-021	77 E. Montecito Ave.		
7. APN 5767-014-027	85 E. Montecito Ave.		
8. APN 5767-014-026	85 E. Montecito Ave.		
9. APN 5767-014-020	89 E. Montecito Ave.		
10. APN 5767-014-019	97 E. Montecito Ave.		
11. APN 5767-014-035	123 E. Montecito Ave.		
12. APN 5767-014-032	139 E. Montecito Ave.		
13. APN 5767-014-033	145 E. Montecito Ave.		
14. APN 5767-014-034	145 E. Montecito Ave.		
15. APN 5767-014-013	155 E. Montecito Ave.		
16. APN 5767-014-012	161 E. Montecito Ave.		
17. APN 5767-014-011	167 E. Montecito Ave.		
18. APN 5767-014-009	171 E. Montecito Ave.		
19. APN 5767-014-010	175 E. Montecito Ave.		
20. APN 5767-014-008	179 E. Montecito Ave.		
21. APN 5767-014-007	181 E. Montecito Ave.		

22. APN 5767-014-005	187 E. Montecito Ave.				
23. APN 5767-014-006	189 E. Montecito Ave.				
B. South Side of Montecito Avenue Between Baldwin and an Unnamed Alley.					
24. APN 5767-015-040 38 E. Montecito Ave.					
25. APN 5767-015-041	40 E. Montecito Ave.				
26. APN 5767-015-042	52 E. Montecito Ave.				
27. APN 5767-015-043	70 E. Montecito Ave.				
28. APN 5767-015-044	72 E. Montecito Ave.				
29. APN 5767-015-045	80 E. Montecito Ave.				
30. APN 5767-015-045	80 E. Montecito Ave.				
31. APN 5767-015-046	90 E. Montecito Ave.				
32. APN 5767-015-047	100 E. Montecito Ave.				
33. APN 5767-015-048	lot E. Montecito Ave.				
34. APN 5767-015-014	162 E. Montecito Ave.				
35. APN 5767-015-015	174 E. Montecito Ave.				
36. APN 5767-015-028	134 E. Montecito Ave.				
37. APN 5767-015-029	150 E. Montecito Ave.				
38. APN 5767-015-058	194 E. Montecito Ave.				
39. APN 5767-015-105	lot E. Montecito Ave.				
40. Part of APN 5767-015-900	northerly 211 feet of a city-owned alley				
C. North Side of Sierra Madre	Boulevard East of Baldwin.				
41. APN 5767-015-039	25 E. Sierra Madre Bl.				
42. APN 5767-015-055	33 E. Sierra Madre Bl.				
D. South Side of Sierra Madre	e Boulevard East of Baldwin.				
43. APN 5767-025-038	14 E. Sierra Madre Bl.				
44. APN 5767-025-041	14 E. Sierra Madre Bl.				
45. APN 5767-025-042	14 E. Sierra Madre Bl.				
E. East Side of Baldwin Avenue Between Sierra Madre and Highland.					
46. APN 5767-015-038	4 North Baldwin Ave.				
47. APN 5767-015-036	12 North Baldwin Ave.				

40. ADM 5767.067.007	10 N. (I D. II. :					
48. APN 5767-015-037	12 North Baldwin Ave.					
49. APN 5767-015-104	20 North Baldwin Ave.					
50. APN 5767-015-034	26 North Baldwin Ave.					
51. APN 5767-015-033	34 North Baldwin Ave.					
52. APN 5767-015-032	38 North Baldwin Ave.					
53. APN 5767-015-031	52 North Baldwin Ave.					
54. APN 5767-015-030	54 North Baldwin Ave.					
55. APN 5767-013-018	90 North Baldwin Ave.					
56. APN 5767-013-003	94 North Baldwin Ave.					
<i>57. APN 5767-013-002</i>	108 North Baldwin Ave.					
58. APN 5767-013-001	122 North Baldwin Ave.					
59. APN 5767-013-800	telephone co. property					
60. APN 5767-013-801	telephone co. property					
F. East Side of Baldwin Avenu	ue Between Sierra Madre and Suffolk.					
61. APN 5767-025-906	city property S. Baldwin					
62. APN 5767-025-907	city property S. Baldwin					
63. APN 5767-025-066	50 S. Baldwin Ave.					
64. APN 5767-025-069	17 Suffolk Ave.					
G. West Side of Baldwin Aven Avenue.	uue Between Sierra Madre and Montecito					
65. APN 5767-018-019	29 North Baldwin Ave.					
66. APN 5767-018-020	29 North Baldwin Ave.					
67. APN 5767-018-021	31 North Baldwin Ave.					
68. APN 5767-018-022	31 North Baldwin Ave.					
69. APN 5767-018-023	35 North Baldwin Ave.					
70. APN 5767-018-024	35 North Baldwin Ave.					
71. APN 5767-019-024	41 North Baldwin Ave.					
72. APN 5767-019-025	41 North Baldwin Ave.					
73. APN 5767-019-021	55 North Baldwin Ave.					
74. APN 5767-019-018	65 North Baldwin Ave.					
75. APN 5767-019-017	767-019-017 73 North Baldwin Ave.					
H. Kersting Court, Near Nort	hwest Corner of Baldwin and Sierra					

Madre.					
76. APN 5767-018-900	city park Baldwin/Kersting				
77. APN 5767-018-025	1 Kersting Court				
78. APN 5767-018-016	11 Kersting Court				
79. APN 5767-018-015	11 Kersting Court (rear)				
80. APN 5767-018-013	13 Kersting Court				
81. APN 5767-018-012	15 Kersting Court				
80. APN 5767-018-010	15 Kersting Court (rear)				
82. APN 5767-018-011	17 Kersting Court				
83. APN 5767-018-009	17 Kersting Court (rear)				
I. West Side of Baldwin Aver Mariposa.	nue Between Sierra Madre and South of				
84. APN 5767-023-007	27 S. Baldwin Ave.				
85. APN 5767-023-008	31 S. Baldwin Ave.				
86. APN 5767-023-009	35 S. Baldwin Av. (Parkg)				
87. APN 5767-023-036	41 S. Baldwin Ave.				
88. APN 5767-023-037	41 S. Baldwin Ave.				
89. APN 5767-024-033	65 S. Baldwin Av. (PO)				
90. APN 5767-024-039	65 S. Baldwin Av. (PO)				
91. APN 5767-024-030	85 S. Baldwin Av. (Lot)				
J. West Montecito Avenue, N	Montecito Court, and Windsor Lane.				
92. APN 5767-019-016	20 W. Montecito Ave.				
93. APN 5767-018-014	9 Montecito Court				
94. APN 5767-019-009	15 Montecito Court				
95. APN 5767-019-020	50 Montecito Court				
96. APN 5767-019-019	72 Montecito Court				
97. APN 5767-020-900	city parking lot				
98. APN 5767-019-027	24 Windsor Lane				
99. APN 5767-020-017	39 Windsor Lane				
K. North Side of West Sierra Auburn Avenue.	Madre Boulevard Between Baldwin and				
100. APN 5767-018-007	25 W. Sierra Madre Bl.				

101. APN 5767-018-008	25 W. Sierra Madre Bl.
102. APN 5767-018-005	31 W. Sierra Madre Bl.
103. APN 5767-018-006	31 W. Sierra Madre Bl.
104. APN 5767-018-003	37 W. Sierra Madre Bl.
105. APN 5767-018-004	37 W. Sierra Madre Bl.
106. APN 5767-018-001	47 W. Sierra Madre Bl.
107. APN 5767-018-002	47 W. Sierra Madre Bl.
108. APN 5767-020-023	55 W. Sierra Madre Bl.
109. APN 5767-020-024	55 W. Sierra Madre Bl.
110. APN 5767-020-025	55 W. Sierra Madre Bl.
111. APN 5767-020-008	71 W. Sierra Madre Bl.
112. APN 5767-020-007	73 W. Sierra Madre Bl.
113. APN 5767-020-005	81 W. Sierra Madre Bl.
114. APN 5767-020-006	81 W. Sierra Madre Bl.
115. APN 5767-020-003	87 W. Sierra Madre Bl.
116. APN 5767-020-004	87 W. Sierra Madre Bl.
117. APN 5767-020-001	91 W. Sierra Madre Bl.
118. APN 5767-020-002	91 W. Sierra Madre Bl.
L. North Side of West Sierra M Hermosa.	Madre Boulevard Between Auburn and
119. APN 5767-022-054	115 W. Sierra Madre Bl.
120. APN 5767-022-055	125 W. Sierra Madre Bl.
121. APN 5767-022-010	127 W. Sierra Madre Bl.
122. APN 5767-022-038	147 W. Sierra Madre Bl.
123. APN 5767-022-039	147 W. Sierra Madre Bl.
124. APN 5767-022-045	161 W. Sierra Madre Bl.
125. APN 5767-022-046	161 W. Sierra Madre Bl.
126. APN 5767-022-012	181 W. Sierra Madre Bl.
127. APN 5767-022-015	183 W. Sierra Madre Bl.
128. APN 5767-022-011	191 W. Sierra Madre Bl.
129. APN 5767-022-036	201 W. Sierra Madre Bl.
130. APN 5767-022-052	201 W. Sierra Madre Bl.

M. West Side of Auburn Aver	nue North of Sierra Madre Boulevard.			
131. APN 5767-022-006	15 Auburn Ave.			
132. APN 5767-022-004	27 Auburn Ave.			
133. APN 5767-022-003	37 Auburn Ave.			
134. APN 5767-022-002	47 Auburn Ave.			
135. APN 5767-022-001	55 Auburn Ave.			
N. North Side of Sierra Madro Lima Street.	e Between Hermosa Avenue and West of			
136. APN 5768-019-043	33 N. Hermosa Avenue			
137. APN 5768-019-041	245 W. Sierra Madre Bl.			
138. APN 5768-019-067	283 W. Sierra Madre Bl.			
139. APN 5768-019-025	297 W. Sierra Madre Bl.			
140. APN 5768-019-026	297 W. Sierra Madre Bl.			
141. APN 5768-019-003	303 W. Sierra Madre Bl.			
142. APN 5768-019-001	321 W. Sierra Madre Bl.			
143. APN 5768-019-066	331 W. Sierra Madre Bl.			
144. APN 5768-018-023	341 W. Sierra Madre Bl.			
145. APN 5768-018-022	347 W. Sierra Madre Bl.			
O. South Side of Sierra Madre	e Between Baldwin and Hermosa Avenue.			
146. APN 5767-023-001	2 W. Sierra Madre Bl.			
147. APN 5767-023-002	12 W. Sierra Madre Bl.			
148. APN 5767-023-003	14 W. Sierra Madre Bl.			
149. APN 5767-023-004	16 W. Sierra Madre Bl.			
150. APN 5767-023-005	18 W. Sierra Madre Bl.			
151. APN 5767-023-006	24 W. Sierra Madre Bl.			
152. APN 5767-023-031	38 W. Sierra Madre Bl.			
153. APN 5767-023-034	38 W. Sierra Madre Bl.			
154. APN 5767-023-039	48 W. Sierra Madre Bl.			
155. APN 5767-023-040	48 W. Sierra Madre Bl.			
156. APN 5767-023-026	60 W. Sierra Madre Bl.			
157. APN 5767-023-025	62 W. Sierra Madre Bl.			

159. APN 5767-023-021	74 W. Sierra Madre Bl.
160. APN 5767-023-020	78 W. Sierra Madre Bl.
161. APN 5767-023-019	80 W. Sierra Madre Bl.
162. APN 5767-023-041	80 W. Sierra Madre Bl.
163. APN 5767-023-015	82 W. Sierra Madre Bl.
164. APN 5767-023-018	82 W. Sierra Madre Bl.
165. APN 5767-023-038	90 W. Sierra Madre Bl.
166. APN 5767-023-013	100 W. Sierra Madre Bl.
167. APN 5767-023-014	100 W. Sierra Madre Bl.
168. APN 5767-024-015	110 W. Sierra Madre Bl.
169. APN 5767-024-016	110 W. Sierra Madre Bl.
170. APN 5767-024-017	110 W. Sierra Madre Bl.
171. APN 5767-024-018	110 W. Sierra Madre Bl.
172. APN 5767-024-013	120 W. Sierra Madre Bl.
173. APN 5767-024-014	120 W. Sierra Madre Bl.
174. APN 5767-024-011	138 W. Sierra Madre Bl.
175. APN 5767-024-012	140 W. Sierra Madre Bl.
176. APN 5767-024-009	154 W. Sierra Madre Bl.
177. APN 5767-024-010	154 W. Sierra Madre Bl.
178. APN 5767-024-007	170 W. Sierra Madre Bl.
179. APN 5767-024-008	170 W. Sierra Madre Bl.
P. South Side of Sierra Madr Lima Sheet.	re Between Hermosa Avenue and West of
180. APN 5768-020-902	city park
181. APN 5768-020-907	city park
182. APN 5768-020-908	city park
183. APN 5768-020-905	City Hall and facilities
184. APN 5768-020-906	City Hall and facilities
185. APN 5768-020-909	City Hall and facilities
186. APN 5768-020-910	City Hall and facilities
187. APN 5768-020-030	280 W. Sierra Madre Bl.
188. APN 5768-020-031	280 W. Sierra Madre Bl.

189. APN 5768-020-028	300 W. Sierra Madre Bl.			
190. APN 5768-020-029	300 W. Sierra Madre Bl.			
191. APN 5768-020-039	304 W. Sierra Madre Bl.			
192. APN 5768-020-024	304 W. Sierra Madre Bl.			
193. APN 5768-020-025	304 W. Sierra Madre Bl.			
194. APN 5768-020-022	314 W. Sierra Madre Bl.			
195. APN 5768-020-023	314 W. Sierra Madre Bl.			
196. APN 5768-020-020	322 W. Sierra Madre Bl.			
197. APN 5768-020-021	322 W. Sierra Madre Bl.			
198. APN 5768-020-001	330 W. Sierra Madre Bl.			
199. APN 5768-021-008	350 W. Sierra Madre Bl.			
200. APN 5768-021-031	370 W. Sierra Madre Bl.			
201. APN 5768-020-002	22 S. Lima Street			
202. APN 5768-021-030	23 S. Lima Street			
Q. North Side of Mariposa Street Between Baldwin and Hermosa.				
203. APN 5767-023-900	city parking, Mariposa St.			
204. APN 5767-023-901	city parking, Mariposa St.			
205. APN 5767-024-006	40 S. Hermosa Ave.			

- R. Public Rights-of-Way, Streets, Alleys, and Easements. The following described portions of public rights-of-way, streets, alleys, and easements are also included with the central core area:
- 1. Auburn Avenue. The portion of the Auburn Avenue public right-of-way located between West Sierra Madre Boulevard and the northerly edge of West Montecito Avenue located to the south of 2006-2007 Los Angeles County Assessor Parcel Number 5767-020-014 (but not including the parcel itself).
- 2. Baldwin Avenue. The portion of the Baldwin Avenue public right-of-way located between a line extending westward along the northerly edge of Highland Avenue and a line located one hundred fifty feet south of and parallel to the southerly edge of Mariposa Street.

- 3. Hermosa Avenue (North). The portion of the North Hermosa Avenue public right-of-way located between West Sierra Madre Boulevard and a point two hundred twelve feet north of the northerly edge of Sierra Madre Boulevard.
- 4. Hermosa Avenue (South). The portion of the South Hermosa Avenue public right-of-way located between West Sierra Madre Boulevard and a line located 460.7 feet south of and parallel to the southerly edge of Sierra Madre Boulevard.
- 5. Lima Street (North). The portion of the North Lima Street public right-of-way located between West Sierra Madre Boulevard and a line one hundred fifty feet north of and parallel to the northerly edge of Sierra Madre Boulevard.
- 6. Lima Street (South). The portion of the South Lima Street public right-of-way located between Sierra Madre Boulevard and a line one hundred sixty-three feet south of and parallel to the southerly edge of Sierra Madre Boulevard.
- 7. Mariposa Street. The portion of the Mariposa Street public right-ofway located between Baldwin Avenue and a line four hundred fifty-nine feet west of and parallel to the westerly edge of South Hermosa Avenue.
- 8. Montecito Avenue (East). The portion of the East Montecito Avenue public right-of-way located between Baldwin Avenue and the easterly edge of the unnamed alley located one hundred feet west of and parallel to Mountain Trail.
- 9. Montecito Avenue (West). The portion of the West Montecito Avenue public right-of-way located between Baldwin Avenue and a line extending northward from the westerly edge of Montecito Court, and a separate portion of the West Montecito Avenue public right-of-way located between the easterly edge of Auburn Avenue and a line one hundred fifty feet west of and parallel to the westerly edge of Auburn Avenue.
- 10. Montecito Court. All of the Montecito Court public right-of-way located between West Montecito Avenue and extending southward and then westward to the easterly edge of Auburn Avenue.

- 11. Sierra Madre Boulevard. The portion of the Sierra Madre Boulevard public right-of-way located between a line two hundred eighty-five east of and parallel to the easterly edge of Baldwin Avenue and another line two hundred fifty-nine feet west of and parallel to the westerly edge Lima Street.
- 12. Suffolk Avenue. The portion of the Suffolk Avenue public right-of-way located between South Baldwin Avenue and a line one hundred sixty-four feet east of and parallel to the easterly edge of South Baldwin Avenue.
- 13. Unnamed Alley Extending North from East Montecito Avenue. All of the unnamed alley public right-of-way located one hundred feet west of and parallel to Mountain Trail between its northerly terminus and the northerly edge of East Montecito Avenue.
- 14. Unnamed Alley Extending South from East Montecito Avenue. The portion of the unnamed alley public right-of-way located one hundred feet west of and parallel to Mountain Trail between the southerly edge of East Montecito Avenue and a line two hundred eleven feet south of and parallel to the southerly edge East Montecito Avenue. This portion of the alley is part of 2006-2007 Los Angeles County Assessor Parcel Number 5767-015-900 owned by the city of Sierra Madre.
- 15. Unnamed Alley West of Mountain Trail. The portion of the unnamed alley public right-of-way located one hundred fifty-two and one-half feet north of and parallel to East Montecito Avenue between its westerly terminus and a line extending northerly from and along the easterly edge of another unnamed alley perpendicular thereto and located one hundred feet west of and parallel to Mountain Trail.
- 16. Unnamed Alley Extending North from Montecito Court. The portion of the unnamed alley public right-of-way located sixty-five feet west of and parallel to Windsor Lane that extends north from Montecito Court to a line one hundred nine feet north of and parallel to Montecito Court.
- 17. Unnamed Alley Extending West of North Lima Street. The portion of the unnamed alley public right-of-way located one hundred fifty north of and parallel to West Sierra Madre Boulevard extending from the

westerly edge of North Lima Street and a line eighty-five feet west of and parallel to the westerly edge of North Lima Street.

18. Unnamed Alley Near City Parking Lot. All of the unnamed alley public right-of-way extending northerly from Mariposa Street between 2006-2007 Los Angeles County Assessor Parcel Numbers 5767-024-034 and 5767-024-900, and then extending westerly until its terminus at the easterly edge of Assessor Parcel Number 5767-024-041.

19. Windsor Lane. The portion of the Windsor Lane public right-of-way located between West Sierra Madre Boulevard and a line one hundred nine feet north of and parallel to Montecito Court.

"City" means the city of Sierra Madre, including, but not limited to, actions or policies of the city council.

"Density limit" generally means no greater than thirteen dwelling units per acre of land. This density limit shall be specifically applied as follows: no new construction shall be permitted or constructed for more than one dwelling unit for each three thousand three hundred fifty square feet of area of a lot or parcel where units will be built. The number of dwelling units allowed under this density limit shall be rounded down to whole integers. For example, for half an acre (twenty-one thousand seven hundred eighty square feet) only six dwelling units could be built.

"Dwelling unit" is defined as follows in a manner consistent with its 2006 definition in Sierra Madre Municipal Code Section 17.08.020:

"Dwelling unit" means one or more rooms in a building designed and intended to be used as living quarters by one person or a family.

"Finished grade" means the final grade of the site which conforms to the approved plan.

"Height" is defined as follows in a manner consistent with its 2006 definition in Sierra Madre Municipal Code Section 17.08.020:

The "height" of a building is the vertical distance above a reference datum measured to the highest point of:

1. The coping of a flat roof; or

- 2. The deck line of a mansard roof; or
- 3. The average height of the highest pitched gable of a pitched or hipped roof.

The reference datum shall be selected from one of the following whichever yields a greater height of building:

- a. The average elevation of adjoining finished grade within a fivefoot horizontal distance of the exterior wall of the building; or
- b. The average elevation of adjoining pre-existing grade or natural grade within a five-foot horizontal distance of the exterior wall of the building, but natural grade shall not be used if the site has been previously graded or developed.

The "height" of a stepped or terraced building is the greatest height of any segment of the building, and the height limit shall apply to each segment.

"Height limit" means both no greater than a physical height of thirty feet, and also no greater than two stories of enclosed space. Under no circumstances shall the height limit be exceeded. No change in the height limit shall be allowed as part of any density bonus offered for any reason.

"Major general plan change" means any action by the city of Sierra Madre, including, but not limited to, any change to the land use element of the Sierra Madre general plan or the land use map in the Sierra Madre general plan or by adoption or amendment of any specific plan which would either:

- 1. Increase the allowed height on any lot or parcel of land in the central core area beyond the height limit, or
- 2. Increase the allowed development density on any lot or parcel of land in the central core area beyond the density limit, or
- 3. Sell, lease, transfer, or allow any development of land or rights-of-way or easements owned or controlled by the city of Sierra Madre or any public entity within the central core area.

"Major zone change" means any action by the city of Sierra Madre, including, but not limited to, any change to the Sierra Madre zoning map or the Sierra Madre zoning code or any city ordinance or city council resolution or motion or approval of a contract which would either:

- 1. Increase the allowed height on any lot or parcel of land in the central core area beyond the height limit, or
- 2. Increase the allowed development density on any lot or parcel of land in the central core area beyond the density limit, or
- 3. Sell, lease, transfer, or allow any development on any rights-of-way or easements or other land within the central core area owned or controlled by the city or by any public entity.

"Natural grade" means the grade prior to the deposit of earth material placed by artificial means and/or prior to mechanical removal of earth material.

"New construction" means any physical activity to erect or alter any building within the central core area, but does not include mere repairs or maintenance of existing buildings or structures which does not increase the physical height, number of habitable stories, or number of dwelling units on a lot or parcel or in an existing building,

"Pre-existing grade" means an established grade that exists on a site for which a legal grading or building permit was in effect for ten years prior to a request for a building, demolition, or grading permit.

"Story" or "stories" are defined as follows in a manner consistent with its 2006 definition in Sierra Madre Municipal Code Section 17.08.020:

"Story" means that portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the highest point of the exterior roof above. If the finished floor level directly above a usuable or unused underfloor is more than six feet above the pre-existing grade or natural grade for more than fifty percent of the total perimeter or it is more than twelve feet above the finished grade at any point, such usable or unusable underfloor shall be considered as a story.

"Voter approval" means an ordinance proposed by the city council or voter petition and affirmatively approved by a majority voting "YES" on it at a regularly-scheduled city election. The entire text of any such proposed ordinance shall appear in all sample ballot materials.

Nothing in this chapter restricts the city from applying existing or commonly used definitions to other words and phrases not specifically defined in this chapter. (Init. Ord. 2-30-13 (part), 2007)

17.35.060 - Zoning code and general plan amended.

On and after the effective date of the initiative ordinance codified in this chapter:

A. The entire text of the initiative ordinance codified in this chapter is hereby added to the zoning code of the city of Sierra Madre, and all copies of the zoning code shall contain the entire text of this chapter.

B. The entire text of this chapter is hereby added to the land use element of the 1996 Sierra Madre general plan under new a heading entitled "3.5 Central Core Area" commencing at the middle of page 36 in Chapter One, prior to the heading "4. Institutional Land Uses." All copies of the land use element of the general plan thereafter shall contain the entire text of this chapter. (Init. Ord. 2-30-13 (part), 2007)

17.35.070 - Zoning map and land use map amended.

On and after the effective date of the initiative ordinance codified in this chapter, all copies of the zoning map and general plan land use map of the city printed or distributed to the public by the city shall include or attach a copy of the map of the central core area attached to the initiative ordinance codified in this chapter as Exhibit A as follows:

A. All copies of the zoning map of the city of Sierra Madre shall contain a map of the central core area either printed on the zoning map itself or as a separate attachment thereto.

B. All copies of land use map of the Sierra Madre general plan shall contain a copy of a map of the central core area either printed on the land use map itself or as a separate attachment thereto. (Init. Ord. 2-30-13 (part), 2007)

17.35.080 - Priority of this chapter.

On and after the effective date of the initiative ordinance codified in this chapter, its provisions shall apply to all new construction in the central core area without regard to any provisions of the Sierra Madre Municipal Code or the Sierra Madre general plan that may be in conflict with the provisions of this chapter. (Init. Ord. 2-30-13 (part), 2007)

17.35.090 - Geographic scope of this chapter.

The provisions of this chapter apply to all land, all public or private rights-of-way or easements, and their uses within the central core area only, and the provisions of this chapter do not apply to property or rights-of-way or easements outside the central core area. (Init. Ord. 2-30-13 (part), 2007)

17.35.100 - Relation to other land use regulations.

Nothing in this chapter shall be deemed to limit the authority of the city to regulate uses of property or design standards or building construction within the central core area as to matters outside the subjects of:

- A. The maximum of two stories in any new construction,
- B. The maximum of thirty feet height in any new construction, and
- *C. The maximum of thirteen net dwelling units per acre.*

However, in no event may the city staff or city council approve any policy or take any action which directly or indirectly undermines or is inconsistent with the provisions of this chapter except through the voter approval mechanism set forth in Section 17.35.140 below. (Init. Ord. 2-30-13 (part), 2007)

17.35.110 - Effective date.

The provisions of this chapter shall become effective at midnight after the polls close on the same day of its approval by the voters at an election. (Init. Ord. 2-30-13 (part), 2007)

17.35.120 - Severability.

In the event a final judgment of a court determines that a provision of this chapter, or a particular application of a provision, is invalid or unenforceable pursuant to a state or federal law or constitution, that invalid or unenforceable portion or application shall be severed from the remainder of this chapter, and all other portions of this chapter shall remain in effect without the invalid or unenforceable provision or application. (Init. Ord. 2-30-13 (part), 2007)

17.35.130 - Conflict with other ballot measures.

In the event that any ballot measure is proposed for voter approval on the same election ballot as this initiative measure, and such other measure contains provisions which deal with land uses or development or construction in the central core area, it is the intent of the voters that the provisions of this measure shall prevail over any such other measure in its entirety, and to the extent that this measure receives a greater number of votes for approval than any such other measure, it is the voters' intent in enacting this measure that no provision of any such other measure shall become effective. (Init. Ord. 2-30-13 (part), 2007)

17.35.140 - Amendment.

No provision of this chapter may be amended or repealed except by a majority of the voters of the city of Sierra Madre voting on a ballot measure for that purpose placed before them at a regularly-scheduled municipal election. (Init. Ord. 2-30-13 (part), 2007)

Institutional (Map designation I)

Objective L354: Provide for the development of private institutional uses in areas where such uses currently exist and ensure that they are compatible with and complement adjacent land uses.

- <u>L35.1</u> Require that private institutional uses are compatible with adjacent land uses, in the following ways:
 - Building, siting, massing, and scale shall be consistent with adjacent uses;

- b. Structures should be designed to a high level of architectural quality, being a visual asset in the area in which they are located;
- c. Landscaping should be incorporated in the building design and reflect the overall visual character of the district which surrounds it.
- d. Building and sites shall be designed to enhance the pedestrian character of the City, by opening directly onto sidewalks, providing walkways, other pedestrian linkages, and other amenities and incorporating public open activity spaces.
- L35.2 Allow for the expansion of existing institutional sites, including height and density beyond that allowed in adjacent commercial and residential areas, provided that a comprehensive master plan is approved by the City which demonstrates that the project:
 - a. Contains activities and functions which will be a significant asset for the City.
 - b. Adequately mitigates all impacts attributable to the increase in floor area ratio and height.
 - c. Conveys the village theme in its siting of structures, massing, scale, use of open space and architectural character.
 - d. Preserves historic structures to the maximum extent possible.
 - e. Provides additional benefits to the community above those which can be exacted to account for the direct impacts of the development. Such benefits can include making available parking to the public when not needed for the use, dedicating on-site recreational space or parkland facilities for public meetings, making day care available to the public, contributing to park site acquisition, and offseting impacts to historic

- structures with monetary contribution to a preservation fund.
- f. Will not displace or encroach into existing commercial uses.
- L<u>35.3</u>34.3 -Allow the re-use of existing institutional properties as appropriate for the following uses:
 - a. Relocation of large institution.
 - Retreat center, civic use or other such uses operated by religious, non-profit or health organizations.
 - c. Housing for institutional uses such as dormitories.
 - d. Parkland, open space, and public recreation facilities.
 - e. School.
- L35.4 Allow for the re-use of large institutional properties (over 20 acres), recognizing that such parcels in urban areas are unique and shall be considered eligible for future conversion to other uses including, but not limited to, public recreational facilities and low density housing, subject to appropriate regulatory and zoning processes.
- L35.5 Retain all school sites that are needed to meet future educational needs and determine the appropriate use of surplus school property in the context of the City's open space and recreation needs.
- L35.6 Review and update the Institutional Zoning Ordinance and other implementing ordinances every two years as necessary to ensure compliance with the Goals and Policies of the General Plan.

Municipal Government (Map designation M)

Objective L36: Provide for the development of public institutional uses such as civic buildings, educational facilities, libraries, etc., in locations where these uses already exist and ensure that they are compatible with and complement adjacent land uses.

Policies:

- L36.1 Allow for the development of a governmental agency or services building (administrative, police, fire) which is easily accessible to residents and other users.
- L36.2 Allow for the development of resident-serving public cultural facilities, such as libraries, museums, etc.

Open Space

Constructed Open Space (Map designation OS)

Objective L37: Preserve constructed open space areas for the enjoyment of residents and visitors to Sierra Madre.

Policies:

- L37.1 Allow the installation and maintenance of recreational equipment such as ball fields, fire rings, bridges, nature trails, picnic tables, and other equipment in existing park areas.
- L37.2 Encourage the use of open space areas for the purposes of educating individuals and groups about the local environment. This may include informational gatherings, information kiosks, and other methods of public outreach.

Natural Open Space (Map designation NOS)

Objective L38: Preserve natural open space areas as crucial to the distinctive character of Sierra Madre, and as a key feature of sustainability and public safety.

Policies:

- L38.1 Support the purchase of hillside property by the Sierra Madre Mountains Conservancy and similar organizations.
- L38.2 Require stringent environmental analysis following existing conservation easements prior to the installation of any improvements for any purpose on existing unimproved hillside land, in order to preserve existing biology, natural habitat, resources and watershed health.
- L38.3 Establish the role of natural open space as an interface to the wilderness area.

Objective 39: Acquire additional natural and constructed open space areas.

Policy:

L 39.1 When not preempted by State law, establish generally applicable standards that require applicants to dedicate land or provide payment of fees in lieu thereof in amounts that exceed the maximum dedication/fee thresholds set forth on Government Code 66477, or any successor statue.

Section Two: Historic Preservation

OVERVIEW OF EXISTING CONDITIONS

Prior to the arrival of the first Europeans in the 16th century, the Los Angeles Basin was occupied by two major Native Californian cultures: the Gabrielino and Chumash.

Native American artifacts have been found in Sierra Madre, and according to the book titled "Southern California Story: Seeking the Better Life in Sierra Madre", "evidence has been found of Indians living in the northwest part of the present-day town adjacent to the mountains around Marlborough Terrace and Vista Circle." (p.7). The more recent history of Sierra Madre dates to the 1880s when the area was first settled by eastern and midwestern families who moved to the Los Angeles basin and purchased land from Nathanial Carter.

Due to the incorporation of Arcadia and Pasadena to the east, south and west, the growth of Sierra Madre has been limited to three square miles. The development pattern was established early with the commercial area being located in the south central portion of the City and the residential neighborhoods around the the core. Sierra Madre has remained a "small town" due to its size and development pattern. This is a quality that is cherished by the Sierra Madre community. The preservation of many original structures has led to a strong sense of place.

The Sierra Madre Historical Preservation Society and the Archives at the Sierra Madre Public Library have strived to maintain the City's historical records and work with property owners to preserve historic landmarks within the City. In 1988, the City adopted a preservation ordinance which formalized the process for designating historic properties and reviewing requests for alterations and demolitions of those properties. This ordinance was revised in 1997. (Ch. 17.82 of the Sierra Madre Municipal Code.) An ordinance establishing a Cultural Heritage Commission was adopted at the same time. (Ch. 2.28 of Sierra Madre Municipal Code.)

Both chapters were amended in 2001 pursuant to Ordinance No. 1134. In 2002, the duties of the Cultural Heritage Commission were transferred to the Planning Commission pursuant to Ordinance No. 1192.

Although a formal survey of historic properties according to the guidelines of the State of California has not yet been conducted, many properties have been designated as historic landmarks by the City of Sierra Madre. Several others were de-designated per request of the property owners pursuant to Ordinance I-97-1, though some arguably have historic value. Many owners of historic properties are also members of the Sierra Madre Historical Preservation Society, and comprise a group of stakeholders concerned about the City's support and facilitation of historic preservation.

The City owns two historic buildings that are Interpretive Museums: the Richardson House and Lizzie's Trail Inn. Both are maintained and operated by the Sierra Madre Historical Preservation Society, and are important in the settlement and early development of the City. Two other important early buildings are within the development at One Carter/Stonegate: the Macomber Cabin and the Carter Barn. The conditions of approval for the development include measures to afford protection to these buildings. The 1939 Willis Residence, also located on the site, was designated a historical landmark in 2008.

The City of Sierra Madre participates in the Mills Act program, a State program that provides tax incentives to the property owners of designated historic properties for maintenance and improvements.

CLASSIFICATIONS OF HISTORIC RESOURCES

The following criteria may be used to identify historic resources:

<u>Cultural</u>. It was the site of, or is associated with local, State, or national cultural, social, economic, political, or natural history, events and/or persons significant to the history of Sierra Madre, or, it reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning.

<u>District</u>. It contributes to the significance of a historic area, being a geographically definable area or thematically related grouping of historic, architectural or scenic resources which contribute to each other, and are unified aesthetically by plan or physical development.

<u>Architectural</u>. It is representative of the work or is one of a few remaining examples of a notable builder, designer, or architect, or, it embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of architectural achievement or innovation, such as the use of indigenous materials or craftsmanship.

<u>Scenic</u>. It has a unique location or singular physical characteristics, or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the City of Sierra Madre. Alternately, it meets the criteria for a Cultural Landscape as defined under The Secretary of the Interior's Standards.

PRESERVATION BENEFITS

There are several benefits that help to identify the importance of historic preservation in Sierra Madre:

- 1. The preservation of historic resources act to revitalize and stabilize residential neighborhoods thus leading to improved maintenance and increased property values.
- 2. The Sierra Madre community will realize greater civic and neighborhood pride and a sense of identity as it gains a greater understanding and appreciation of the City's historic past.
- 3. The presence of historic resources attracts visitors to the City thereby stimulating commerce.
- 4. Historic resources can be linked to cultural and recreational activities of the community, such as the use of the Richardson House and Lizzie's Trail Inn at the head of Mt. Wilson Trail, and the viewing of the historic Wistaria Vine each March.
- 5. The reuse of existing structures helps to conserve building materials and energy resources, and helps to reduce construction waste which occurs when structures are demolished.

SUMMARY OF HISTORIC PRESERVATION GOALS

- 1. Maintain a historic preservation ordinance which has, as its purpose, the voluntary participation of property owners in the preservation of historic resources, and which facilitates preservation of historic resources and does not foreclose possibilities for preservation.
- 2. Maintain and enact policies, regulations and programs to facilitate historic preservation.

OBJECTIVES AND POLICIES

The following objectives and policies promote the historic preservation goals of Sierra Madre. The implementation measures are contained in the Implementation Section at the end of the General Plan.

Objective L39: Identify and encourage the preservation of significant historic resources.

<u>L39.1</u>	Complete and utilize a comprehensive survey of
	Sierra Madre's significant historic resources
	according to the guidelines from the State Office of
	<u>Historic Preservation.</u>
L39.2	Compile and maintain an inventory (historic
	register) of those historical resources within the
	City which are identified as significant.
L39.3	Create a list of potential historic resources (those
	identified by the comprehensive survey under
	Policy L39.1) for special consideration under
	CEQA, to the extent that they would otherwise be
	exempt.

L39.4 Establish special zones or districts characterized by the presence of historical structures.

Objective L40: Encourage long-term preservation of significant architectural and historical landmarks and districts.

Policies:	
<u>L40.1</u>	Obtain Certified Local Government status from the State Office of Historic Preservation.
L40.2	Encourage property owners to submit applications to qualify appropriate properties and buildings on the National Register of Historic Places, the State Register or the City's Register of Historic Landmarks.
L40.3	Remove constraints on the use of historic structures by allowing for adaptive reuse of historic properties, waiving development standards, and through other appropriate means.
<u>L40.4</u>	Develop guidelines for rehabilitation and new construction, demolition control, and regulation of uses in designated structures. Demolition control to include payment of significant fines and recompense for destroying historic resources without having followed applicable procedures.
<u>L</u> 40.5	Ensure that, if and when landmarks are renovated by the property owner, it is done according to the Secretary of the Interior's Standards, which accomplish the following: a. Preservation of the distinguishing features or character of the property and its environment;

- b. Allow for compatible uses which provide the maximum appreciation of the resource;
- c. Allow for renovations which complement the neighborhood or historic context within which the resource exists.
- L40.6 Consider the relaxation of current building and zoning codes, as necessary, to preserve significant structures, while ensuring that basic health and safety goals are met.
- L40.7 Support tax incentives, protective covenants, preservation easements, code modifications, and other methods deemed mutually agreeable by the City and the property owner which will help to preserve historic resources.
- Allow for adaptive re-use of significant architectural and historical structures provided that the use is compatible with the neighborhood in which it is located and with the approval of the Planning Commission.
- At such time any loans or grants are made available through public or private agencies for the purpose of renovating landmarks, assist in obtaining the grant or loan on behalf of the property owner.

Fund staff support for the preservation program.

L40.10 Retain a professional advisor to provide guidance and interpretation for staff and property owners on use and interpretation of applicable regulations and technical preservation information.

Objective L41: Streamline procedures within the Development Services Department.

<u>L41.1</u>	Develop	public	<u>informati</u>	on	mater	ials	and
	-	•	s brochures				
	local resou	ırces.					

L41.2 Develop an information base of preservation techniques and economic incentives for the benefit of historic property owners.

SUMMARY OF HISTORIC PRESERVATION GOALS

With the adoption of a preservation ordinance in 1988, the City established historic preservation as a goal in Sierra Madre, as follows:

- 1. Complete and utilize a comprehensive survey of Sierra Madre's significant historic resources according to the four criteria identified above and the guidelines from the State Office of Historic Preservation.
- 2. Create a list of potential historic resources (those identified by the comprehensive survey under Goal No. 1 above) for special consideration under CEQA, to the extent that they would otherwise be exempt.
- 3. Obtain Certified Local Government status from the State Office of Historic Preservation.
- 4. Remove constraints on the use of historic structures by allowing for adaptive reuse of historic properties, waiving development standards, and through other appropriate means.
- 5. Fund staff support for the preservation program.
- 6. Develop public information materials and programs such as brochures and tours regarding local resources.

- 7. Develop an information base of preservation techniques and economic incentives for the benefit of historic property owners.
- 8. Maintain a historic preservation ordinance which has, as its purpose, the voluntary participation of property owners in the preservation of historic resources, and which facilitates preservation of historic resources and does not foreclose possibilities for preservation.
- 9. Encourage enactment of policy, regulations and programs to facilitate preservation including those to streamline procedures within the Development Services Department.

OBJECTIVES AND POLICIES

The City has established the following goals and policies for historic preservation in the City of Sierra Madre. The implementation measures are contained in the Implementation Section at the end of the General Plan.

Objective L39: Identify and encourage the preservation of significant historic resources.

- L39.1 Complete a historic resources survey to identify potential historic resources per Goal No. 1 above.
- L39.2 Compile and maintain an inventory (historic register) of those historical resources within the City which are identified as significant. (Termed "Register of Historic Landmarks" per the Historic Preservation Ordinance.)
- L39.3 If identified by the afore mentioned survey, establish special zones or districts characterized by the presence of historical structures.
- L39.4 Develop guidelines for rehabilitation and new construction, demolition control, and regulation of uses in designated structures. Demolition control to include payment of significant fines and recompense for destroying historic resources

without having followed applicable procedures in the Historic Preservation Ordinance.

L39.5 Ensure that, if and when landmarks are renovated by the property owner, it is done according to the Secretary of the Interior's Standards, which accomplish the following:

 a. Preservation of the distinguishing features or character of the property and its environment;

b. Compatible uses which allow for the maximum appreciation of the resource;

c. Renovations which complement the neighborhood or historic context within which the resource exists.

L39.6 Retain a professional advisor to provide guidance and interpretation for staff and property owners on use and interpretation of applicable regulations and technical preservation information.

Objective L40: Encourage long term preservation of significant architectural and historical landmarks and districts.

Policies:

L40.1 Encourage property owners to submit applications to qualify appropriate properties and buildings on the National Register of Historic Places, the State Register or the City's Register of Historic Landmarks.

L40.2 Consider the relaxation of current building and zoning codes, as necessary, to preserve significant structures, while ensuring that basic health and safety goals are met.

- L40.3 Support tax incentives, protective covenants, preservation easements, code modifications, and other methods deemed mutually agreeable by the City and the property owner which will help to preserve historic resources.
- L40.4 Allow for adaptive re-use of significant architectural and historical structures provided that the use is compatible with the neighborhood in which it is located and with the approval of the Planning Commission.
- L40.5 At such time any loans or grants are made available through public or private agencies for the purpose of renovating landmarks, assist in obtaining the grant or loan on behalf of the property owner.