

CITY OF SIERRA MADRE GENERAL PLAN ANNUAL PROGRESS REPORT 2022



Prepared by:

City of Sierra Madre

Planning and Community Preservation Department

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Table of Contents

1.0 Introduction	1
2.0 General Plan Amendment Status	2
2.1 General Plan Amendment Adopted in 2022	2
3.0 General Plan Implementation Progress	4
3.1 Housing Element	4
3.2 Grants	4

Appendices

Appendix A	General Plan Goals and Implementation Actions 2022
Appendix B	City Council Ordinance and Resolutions
Appendix C	Department of Housing and Community Development Annual Housing Element Progress Tables
Appendix D	State of the City Address 2022
Appendix E	Annual City Budget Fiscal Year 2022-2023
Appendix F	City of Sierra Madre's Housing Element Compliance letter dated August 1, 2022

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1.0 Introduction

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

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

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

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

This General Plan Progress Report summarizes the General Plan implementation progress for 2022. Section 2.0 includes the status of General Plan Amendments. Section 3.0 presents a review of the implementation actions, by General Plan Element. The regional housing needs status update is provided under the Housing Element review in Section 3.4 of this report.

The General Plan has been amended three times in 2022, the SB-10 General Plan Land Use and Zoning map updates; the 6th Cycle Housing Element update; and the Meadows housing development. The General Plan amendments were completed based on direction provided as part of the OPR General Guidelines adopted pursuant to Government Section Code 65040.2. Consistent with Government Code Section 65400(a)(2), this General Plan Progress Report must be presented to the City Council for its review and acceptance on a regular meeting agenda.

2.0 General Plan Amendment Status

Local governments are required to keep their General Plans current and internally consistent. Although General Plans must be kept current, there is no specific requirement that a local government update its General Plan on a particular timeline, with the exception of the Housing Element, which is formally required to be updated every eight years. The procedures for the initiation of processing of requests for a General Plan amendment can be referred to the City Council for initiation at a public hearing prior to processing. Once initiated, the General Plan Amendment and related environmental document are considered by the Planning Commission and a recommendation is made to the City Council through resolution. The City Council takes final action at a public hearing.

2.1 General Plan Amendment Adopted in 2022

2015 General Plan Land Use and Zoning Change update: On April 12, 2022, through City Council Ordinance 1448, pursuant to Government Code Section 65913.5, added by Senate Bill 10 (SB-10), the City Council approves the General Plan Amendment (GPA 21-01). The amendment is to increase residential capacity on various properties identified as urban infill sites and amend the zoning map to reflect the increase of residential capacity. Zone Change 21-01 (ZC 21-01) is to achieve consistency with zoning to the General Plan Land Use map, and to make the zoning designation consistent with the General Plan Land Use designation as proposed and as required by state law.

The request for general plan amendment and zone change is consistent with the Goals and Objectives of the General Plan; in that it preserves the existing street and block patterns currently established throughout the City and provides additional non-vehicular connectivity where it is currently lacking in the downtown commercial area. The basis of this general plan amendment is to restore the land use and zoning of various properties to their designation prior to the 2015 General Plan Update, General Plan Amendment 21-01, and Zone Change 21-01, land use and zone designations of which those properties have been previously developed upon and which the City's General Plan, up until 2015, had seen as areas of opportunity for patterns of development in those respective land use and zoning designations.

The general plan amendments also preserve and enhance the diversity in the character of residential neighborhoods ensuring that new development is compatible in its design and scale with older established development in the surrounding neighborhood without attempting to replicate or mass produce a style of development. As explained in the first of these findings, diversity of the character would be enhanced in that additional opportunities for affordable, transitional and supportive housing capacity would be created. Preservation of character in residential neighborhoods is demonstrated through by the very intent of this General Plan Amendment and zone change to restore the land use and zoning designations to their designations prior to the 2015 General Plan Update, General Plan Amendment 21-01, and Zone Change 21-01.

6th Cycle Housing Element Update: On July 26, 2022, through City Council Resolution 22-47, the City Council approved the General Plan amendments to the revised Housing Element update in compliance with comments received from the California Department of Housing and Community Development, and any other portions of the General Plan as needed to comply with required State housing laws. The City of Sierra Madre's adopted 6th Cycle Housing Element received a compliance letter from the Housing and Community Development on August 10, 2022.

The Meadows at Bailey Canyon: On September 27, 2022, the City Council approved the General Plan amendment, through City Council Resolution 22-58 for the Meadows at Bailey Canyon Specific Plan Project, a new 42-unit residential development proposing to change the land use designation from Institutional use to Residential low density use. The project also dedicated 3 acres of Institutional use to Open Space/Public Park. The amendments were initiated by the City Council on April 28, 2020, through City Council Resolution 20-18, approving a memorandum of understanding to proceed with Specific Plan, Development Agreement, and General Plan Amendment. This City Council decision is currently being challenged through a public referendum process.

3.0 General Plan Implementation Progress

The following subsections represent the progress the City has made towards implementing the actions of the General Plan during the 2021 reporting period. Please refer to Appendix A of this report for a checklist of progress by implementation action/program. The following subsections and Appendix A are provided consistent with the requirements of Government Code Section 65400(a)(2)(A).

3.1 Housing Element

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

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

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

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

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

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

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

3.2 Grants

LEAP Grant: On October 27, 2020, the City Council authorized staff to submit a Local Early Action Planning (LEAP) Grant application for preparation of CEQA environmental clearance and Environmental Impact Report and other State Law requirements to update elements of the General Plan. LEAP Grant provides one-time grant funding and technical assistance to cities to update their planning documents and implement process improvements that will increase housing approvals and facilitate the acceleration of housing production for the 6th cycle RHNA.

On January 15, 2021, the City was notified of an award of \$65,000 LEAP Grant from the California Department of Housing and Community Development (HCD) and worked to execute a grant agreement between the City and State. On April 30, 2021, the City executed an agreement with HCD for a LEAP grant in the amount of \$65,000. The City Council authorized a professional

agreement with Karen Warner Associates to assist with the State Law requirements to update elements of the General Plan. On July 26, 2022, the City Council adopted the revised 2021-2029 Housing Element update, certified Environment Impact Report, and received a compliance letter from HCD on August 10, 2022. The City successfully submitted the LEAP grant program close out reporting on April 20, 2022, and received all reimbursement requests on August 1, 2022.

Appendix A

General Plan Goals and Implementation Actions

Table V-4: Housing Programs Summary 2021-2029

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

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

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

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

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

Appendix B

City Council Ordinance and Resolutions

ORDINANCE NO. 1448

AN ORDINANCE OF THE CITY OF SIERRA MADRE, CALIFORNIA AMENDING THE GENERAL PLAN LAND USE MAP AND ZONING MAP

WHEREAS, on September 14, 2021, the Sierra Madre City Council approved Resolution 21-40, approving a general plan amendment and zone change to bring consistency between the 2015 General Plan Land Use Map and the current zoning map;

WHEREAS, upon approval of Resolution 21-40, having recognized that multiple parcels realized a zoning designation allowing a residential capacity lower than its former designation, the City Council directed staff to initiate a process to restore the prior zoning designation to the parcels that were affected in this way;

WHEREAS, on September 16, 2021, Governor Gavin Newsom signed into law Senate Bill No. 10 (SB 10), adding Section 65913.5 to the Government Code, authorizing local governments to adopt an ordinance to zone any parcel for up to 10 units of residential density per parcel, given that those parcels are urban infill sites; and

WHEREAS, the Planning Commission held a properly noticed public hearing on March 3, 2022 and adopted Resolution 22-01 recommending approval of this Ordinance to the City Council.

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

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

SECTION 2. Declaration. Ordinance 1448 is adopted pursuant to the requirements of Government Code Section 65913.5.

SECTION 3. Findings. Pursuant to Government Code Section 65913.5, subdivision (b), the City Council shall make a finding that the increased density authorized by the ordinance is consistent with the city's obligation to affirmatively further fair housing pursuant to Section 8899.50.

Where the amendment enacted by this ordinance would change the zoning and land use designations of various parcels from either (i) one-family residential to two-family residential, (ii) one-family residential to medium/high density residential, or (iii) two-family residential to medium/high density residential, affirmatively furthered fair housing is demonstrated through providing additional opportunity for capacity of affordable housing, consistent with Sierra Madre Municipal Code Chapter 17.34, and transitional and supportive housing, consistent with Ordinance No. 1441.

Pursuant to SMMC Section 17.64.050, the Planning Commission may recommend approval of a general plan amendment and zone change whenever the public interest, convenience and necessity so require. Where the 2015 General Plan Update made comprehensive changes to the city's land use, various properties realized changes that reduced opportunities for residential capacity and intensity. This realization was further brought to the public's attention following the city's action to make the zoning consistent with the land use that was adopted in the 2015 General Plan Update. Upon hearing the public's concerns, the City Council provided direction to initiate a new General Plan Amendment and Zone Change in the interest of the concerned public.

Furthermore, the general plan amendment and zone change promote the public interest, convenience and general welfare in that the amendments to the General Plan's Land Use Map and Zoning designations would create additional opportunities for residential development and therefore affirmatively furthering fair housing to address the California Housing Crisis.

The request for general plan amendment and zone change is consistent with the Goals and Objectives of the General Plan. The general plan amendment and zone change demonstrates consistency with the following Goals of the General Plan Land Use Element:

- 1. Preserve the existing street and block patterns currently established throughout the City and provide additional non-vehicular connectivity where it is currently lacking in the downtown commercial area. The basis of this general plan amendment would restore the land use and zoning of various properties to their designation prior to the 2015 General*

Plan Update, General Plan Amendment 21-01, and Zone Change 21-01, land use and zone designations of which those properties have been previously developed upon and which the City's General Plan, up until 2015, had seen as areas of opportunity for patterns of development in those respective land use and zoning designations.

2. *Preserve and enhance the diversity in the character of residential neighborhoods ensuring that new development is compatible in its design and scale with older established development in the surrounding neighborhood without attempting to replicate or mass produce a style of development.* As explained in the first of these findings, diversity of the character would be enhanced in that additional opportunities for affordable, transitional and supportive housing capacity would be created. Preservation of character in residential neighborhoods is demonstrated through by the very intent of this general plan amendment and zone change to restore the land use and zoning designations to their designations prior to the 2015 General Plan Update, General Plan Amendment 21-01, and Zone Change 21-01.

SECTION 4. GENERAL PLAN LAND USE MAP. The Planning Commission recommends approval of the listed land use changes, attached herein as Exhibit 1, and proposed General Plan Land Use Map, attached herein as Exhibit 2.

SECTION 5. ZONING MAP. The Planning Commission recommends approval of the listed zoning changes, attached herein as Exhibit 3, and proposed Zoning Map, attached herein as Exhibit 4.

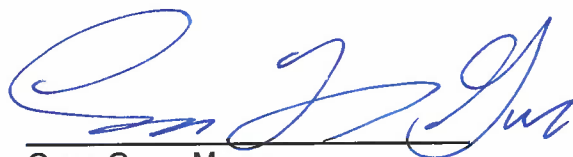
SECTION 6. CEQA. Pursuant to Government Code section 65913.5, subdivision (a), the City Council finds this ordinance shall not constitute a "project" for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code.

SECTION 7. Severability. If any sections, subsections, subdivisions, paragraph, sentence, clause or phrase of this Ordinance or any part hereof or exhibit hereto is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining portions of this Ordinance or any part thereof or exhibit thereto. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that anyone or more sections, subsections, subdivisions, paragraph, sentences, clauses or phrases be declared invalid.


SECTION 8. Publication. The City Clerk shall cause this Ordinance to be published or posted in accordance with California Government Code Section 36933. She shall certify to the adoption of this Ordinance and her certification, together with proof of the publication, will be entered in the book of Ordinances of the City Council.

SECTION 9. Effective Date. This Ordinance shall take effect thirty days after its adoption pursuant to California Government Code Section 36937.

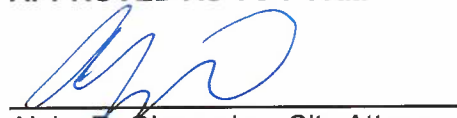
ORDINANCE NO. 1448 PASSED, APPROVED AND ADOPTED this 12th day of April, 2022.


Gene Goss, Mayor

ATTEST:


Laura Aguilar, City Clerk

APPROVED AS TO FORM:


Aleks R. Giragosian, City Attorney

I HEREBY CERTIFY that the foregoing **ORDINANCE NO. 1448** was duly adopted by the City Council of the City of Sierra Madre, California, at a regular meeting held on the 12th day of April, 2022 by the following vote:

AYES: Mayor Gene Goss, Mayor Pro Tem Edward Garcia, Council Member Rachelle Arizmendi, Council Member Kelly Kriebs, and Council Member Robert Parkhurst

NOES: None

ABSENT: None

ABSTAINED: None

Land Use Designation Changes

	APN	Address	Prior	Current	Amended
1	5762-017-003	477 N BALDWIN AVE	RL	RL	RH
2	5762-017-035		RL	RL	RH
3	5762-017-036	465 N BALDWIN AVE	RL	RL	RH
4	5762-017-030	451 N BALDWIN AVE	RM	RM	RH
5	5762-018-001	411 N BALDWIN AVE	RM	RM	RH
6	5762-018-002	20 W MIRA MONTE AVE	RM	RM	RH
7	5762-018-003	24 W MIRA MONTE AVE	RM	RM	RH
8	5762-018-023		RM	RM	RH
9	5762-018-024	385 N BALDWIN AVE	RM	RM	RH
10	5762-018-025		RM	RM	RH
11	5762-020-012	307 N BALDWIN AVE	RM	RM	RH
12	5762-020-013	301 N BALDWIN AVE	RM	RM	RH
13	5762-020-028	315 N BALDWIN AVE	RM	RM	RH
14	5762-020-037	335 N BALDWIN AVE	RM	RM	RH
15	5762-020-038	325 N BALDWIN AVE	RM	RM	RH
16	5762-014-021	15 E ALGERIA AVE	RM	RM	RH
17	5762-014-022	17 E ALGERIA AVE	RM	RM	RH
18	5762-014-023	19 E ALGERIA AVE	RM	RM	RH
19	5762-014-024	21 E ALGERIA AVE	RM	RM	RH
20	5762-014-001	390 N BALDWIN AVE	RM	RM	RH
21	5762-014-017	400 N BALDWIN AVE	RM	RM	RH
22	5762-014-016	10 E MIRA MONTE AVE	RM	RM	RH
23	5762-012-001	450 N BALDWIN AVE	RM	RM	RH
24	5767-002-009	27 W LAUREL AVE	RM	RL	RM
25	5767-002-026	37 W LAUREL AVE	RM	RL	RM
26	5767-002-025	43 W LAUREL AVE	RM	RL	RM
27	5767-002-024	51 W LAUREL AVE	RM	RL	RM
28	5767-002-023	57 W LAUREL AVE	RM	RL	RM
29	5767-002-022	67 W LAUREL AVE	RM	RL	RM
30	5767-002-021	73 W LAUREL AVE	RM	RL	RM
31	5767-002-020	79 W LAUREL AVE	RM	RL	RM
32	5767-002-001	229 N BALDWIN AVE	RM	RM	RH
33	5767-002-002	241 N BALDWIN AVE	RM	RM	RH
34	5767-002-003	247 N BALDWIN AVE	RM	RM	RH
35	5767-002-004	257 N BALDWIN AVE	RM	RM	RH
36	5767-002-005	267 N BALDWIN AVE	RM	RM	RH
37	5767-002-006	20 W GRANDVIEW AVE	RM	RM	RH
38	5767-003-026	26 W LAUREL AVE	RM	RL	RM
39	5767-003-027	30 W LAUREL AVE	RM	RL	RM
40	5767-003-012	38 W LAUREL AVE	RM	RL	RM
41	5767-003-011	46 W LAUREL AVE	RM	RL	RM
42	5767-003-010	52 W LAUREL AVE	RM	RL	RM
43	5767-003-009	60 W LAUREL AVE	RM	RL	RM

Land Use Designation Changes

	APN	Address	Prior	Current	Amended
44	5767-003-008	64 W LAUREL AVE	RM	RL	RM
45	5767-003-007	74 W LAUREL AVE	RM	RL	RM
46	5767-003-006	82 W LAUREL AVE	RM	RL	RM
47	5767-003-033	15 VICTORIA LN	RM	RL	RH
48	5767-003-034	25 VICTORIA LN	RM	RL	RH
49	5767-003-019	37 VICTORIA LN	RM	RL	RH
50	5767-003-020	33 VICTORIA LN	RM	RL	RH
51	5767-003-018	39 VICTORIA LN	RM	RL	RH
52	5767-003-017	41 VICTORIA LN	RM	RL	RH
53	5767-003-030	55 VICTORIA LN	RM	RL	RH
54	5767-003-031	65 VICTORIA LN	RM	RL	RH
55	5767-003-014	71 VICTORIA LN	RM	RL	RH
56	5767-003-013	81 VICTORIA LN	RM	RL	RH
57	5767-003-003	206 AUBURN AVE	RM	RM	RH
58	5767-003-004	186 AUBURN AVE	RM	RM	RH
59	5767-003-005	184 AUBURN AVE	RM	RM	RH
60	5767-003-022	181 N BALDWIN AVE	RM	RM	RH
61	5767-003-023	191 N BALDWIN AVE	RM	RM	RH
62	5767-003-024	205 N BALDWIN AVE	RM	RM	RH
63	5767-004-004	30 VICTORIA LN	RM	RL	RH
64	5767-004-006	38 VICTORIA LN	RM	RL	RH
65	5767-004-008	46 VICTORIA LN	RM	RL	RH
66	5767-004-010	52 VICTORIA LN	RM	RL	RH
67	5767-004-012	62 VICTORIA LN	RM	RL	RH
68	5767-004-014	68 VICTORIA LN	RM	RL	RH
69	5767-004-016	70 VICTORIA LN	RM	RL	RH
70	5767-004-023	82 VICTORIA LN	RM	RL	RH
71	5767-004-019	88 VICTORIA LN	RM	RL	RH
72	5767-004-005	21 W HIGHLAND AVE	RM	RL	RH
73	5767-004-007	37 W HIGHLAND AVE	RM	RL	RH
74	5767-004-009	45 E HIGHLAND AVE	RM	RL	RH
75	5767-004-011	55 W HIGHLAND AVE	RM	RL	RH
76	5767-004-013	61 W HIGHLAND AVE	RM	RL	RH
77	5767-004-015	67 W HIGHLAND AVE	RM	RL	RH
78	5767-004-017	73 W HIGHLAND AVE	RM	RL	RH
79	5767-004-024	83 W HIGHLAND AVE	RM	RL	RH
80	5767-004-020	91 W HIGHLAND AVE	RM	RL	RH
81	5767-004-001	169 N BALDWIN AVE	RM	RM	RH
82	5767-004-002	155 N BALDWIN AVE	RM	RM	RH
83	5767-004-003	147 N BALDWIN AVE	RM	RM	RH
84	5767-004-021	96 VICTORIA LN	RM	RM	RH
85	5767-004-022	95 W HIGHLAND AVE	RM	RM	RH
86	5767-017-013	78 W HIGHLAND AVE	RM	RM	RH
87	5767-017-020	120 AUBURN AVE	RM	RM	RH
88	5767-017-021	116 AUBURN AVE	RM	RM	RH
89	5767-020-015	72 W MONTECITO AVE	RL	RL	RH

Land Use Designation Changes

APN	Address	Prior	Current	Amended
90 5767-020-018	43 WINDSOR LN	RL	RL	RH
91 5767-020-019	51 WINDSOR LN	RL	RL	RH
92 5767-020-020	61 WINDSOR LN	RL	RL	RH
93 5767-020-021	67 WINDSOR LN	RL	RL	RH
94 5767-020-022	60 W MONTECITO AVE	RL	RL	RH
95 5768-021-022	24 PARK AVE	RM	RM	RH
96 5768-021-023	32 PARK AVE	RM	RM	RH
97 5768-021-024	481 MARIPOSA AVE	RM	RM	RH
98 5768-021-025	463 MARIPOSA AVE	RM	RM	RH
99 5767-039-024	169 S BALDWIN AVE	RL	RL	RH
100 5767-039-033	109 S BALDWIN AVE	RL	RL	RH
101 5767-039-034		RL	RL	RH
102 5767-039-035	123 S BALDWIN AVE	RL	RL	RH
103 5767-039-036		RL	RL	RH
104 5767-039-037	139 S BALDWIN AVE	RL	RL	RH
105 5767-039-038	145 S BALDWIN AVE	RL	RL	RH
106 5767-039-039	155 S BALDWIN AVE	RL	RL	RH
107 5767-039-051	171 S BALDWIN AVE	RL	RL	RH
108 5767-006-006	247 N MOUNTAIN TRL	RM	RM	RH
109 5767-006-007	163 E LAUREL AVE	RM	RM	RH
110 5767-006-008	169 E LAUREL AVE	RM	RM	RH
111 5767-006-009	177 E LAUREL AVE	RM	RM	RH
112 5767-006-010	237 N MOUNTAIN TRL	RM	RM	RH
113 5767-006-011	223 N MOUNTAIN TRL	RM	RM	RH
114 5767-006-012	183 E LAUREL AVE	RM	RM	RH
115 5767-006-013	191 E LAUREL AVE	RM	RM	RH
116 5767-006-014	215 N MOUNTAIN TRL	RM	RM	RH
117 5767-006-024	135 E LAUREL AVE	RM	RM	RH
118 5767-006-025	125 E LAUREL AVE	RM	RM	RH
119 5767-006-026	115 E LAUREL AVE	RM	RM	RH
120 5767-006-028	147 E LAUREL AVE	RM	RM	RH
121 5767-006-029	143 E LAUREL AVE	RM	RM	RH
122 5767-006-030	155 E LAUREL AVE	RM	RM	RH
123 5767-006-031	151 E LAUREL AVE	RM	RM	RH
124 5767-007-035	156 N BALDWIN AVE	RM	RM	RH
125 5767-007-006	144 N BALDWIN AVE	RM	RM	RH
126 5767-007-017	126 E LAUREL AVE	RM	RM	RH
127 5767-007-018	144 E LAUREL AVE	RM	RM	RH
128 5767-007-019	152 E LAUREL AVE	RM	RM	RH
129 5767-007-020	179 MERRILL AVE	RM	RM	RH
130 5767-007-021	177 MERRILL AVE	RM	RM	RH
131 5767-008-010	190 MERRILL AVE	RM	RM	RH
132 5767-008-011	184 MERRILL AVE	RM	RM	RH
133 5767-008-012	176 MERRILL AVE	RM	RM	RH

Land Use Designation Changes

APN	Address	Prior	Current	Amended
134 5767-008-013	166 MERRILL AVE	RM	RM	RH
135 5767-008-014	167 E HIGHLAND AVE	RM	RM	RH
136 5767-008-018	175 E HIGHLAND AVE	RM	RM	RH
137 5767-008-020	198 E LAUREL AVE	RM	RM	RH
138 5767-008-021	198 E LAUREL AVE	RM	RM	RH
139 5767-008-022	198 E LAUREL AVE	RM	RM	RH
140 5767-008-023	198 E LAUREL AVE	RM	RM	RH
141 5767-009-004	258 N MOUNTAIN TRL	RM	RM	RH
142 5767-009-005	250 N MOUNTAIN TRL	RM	RM	RH
143 5767-009-008	218 N MOUNTAIN TRL	RM	RM	RH
144 5767-009-032	247 E LAUREL AVE	RM	RM	RH
145 5767-009-040	220 N MOUNTAIN TRL	RM	RM	RH
146 5767-010-002	180 N MOUNTAIN TRL	RM	RM	RH
147 5767-010-003	174 N MOUNTAIN TRL	RM	RM	RH
148 5767-010-004	168 N MOUNTAIN TRL	RM	RM	RH
149 5767-010-006	160 N MOUNTAIN TRL	RM	RM	RH
150 5767-010-007	156 N MOUNTAIN TRL	RM	RM	RH
151 5767-010-008	144 N MOUNTAIN TRL	RM	RM	RH
152 5767-010-033	248 E LAUREL AVE	RM	RM	RH
153 5767-010-034	250 E LAUREL AVE	RM	RM	RH
154 5767-010-035	252 E LAUREL AVE	RM	RM	RH
155 5767-010-009	237 E HIGHLAND AVE	RL	RL	RH
156 5767-011-001	222 E HIGHLAND AVE	RM	RM	RH
157 5767-011-004	106 N MOUNTAIN TRL	RM	RM	RH
158 5767-011-005	102 N MOUNTAIN TRL	RM	RM	RH
159 5767-011-006	215 E MONTECITO AVE	RM	RM	RH
160 5767-014-002	89 N MOUNTAIN TRL	RM	RM	RH
161 5767-014-003	81 N MOUNTAIN TRL	RM	RM	RH
162 5767-014-004	73 N MOUNTAIN TRL	RM	RM	RH
163 5767-015-001	53 N MOUNTAIN TRL	RM	RM	RH
164 5767-015-002	196 E MONTECITO AVE	RM	RM	RH
165 5767-015-003	51 N MOUNTAIN TRL	RM	RM	RH
166 5767-015-004	41 N MOUNTAIN TRL	RM	RM	RH
167 5767-015-005	33 N MOUNTAIN TRL	RM	RM	RH
168 5767-015-006	21 N MOUNTAIN TRL	RM	RM	RH
169 5767-015-007	19 N MOUNTAIN TRL	RM	RM	RH
170 5767-015-008	11 N MOUNTAIN TRL	RM	RM	RH
171 5767-015-009	195 E SIERRA MADRE BLVD	RM	RM	RH
172 5767-026-001	120 S BALDWIN AVE	RL	RL	RH
173 5767-026-004	102 S BALDWIN AVE	RL	RL	RH
174 5767-026-032	25 LOWELL AVE	RL	RL	RH
175 5767-038-004	150 S BALDWIN AVE	RL	RL	RH
176 5767-038-005	166 S BALDWIN AVE	RL	RL	RH

Land Use Designation Changes

APN	Address	Prior	Current	Amended
177 5767-038-006	182 S BALDWIN AVE	RL	RL	RH

CITY COUNCIL RESOLUTION 22-47

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIERRA MADRE, CALIFORNIA APPROVING A REVISED 2021-2029 HOUSING ELEMENT UPDATE TO THE SIERRA MADRE GENERAL PLAN, CONSISTENT WITH STATUTORY REQUIREMENTS OF CALIFORNIA HOUSING ELEMENT LAW

WHEREAS, State law recognizes the vital role local governments play in the availability, adequacy, and affordability of housing, and every jurisdiction in California is required to adopt a long-range General Plan to guide its physical development; and

WHEREAS, the Housing Element is one of seven mandated elements of the General Plan and is required by the State law (Government Code Section 65302); and

WHEREAS, the State's Housing Element law mandates that local governments adequately plan to meet their "fair share" of the existing and projected housing needs of all economic segments of the community identified in their Regional Housing Needs Allocation ("RHNA"); and

WHEREAS, On March 4, 2021, Southern California Association of Governments' ("SCAG") Regional Council formally adopted the 6th Cycle Final RHNA Allocation Plan; and

WHEREAS, the State's Housing Element law recognizes that in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain housing production; and

WHEREAS, based on a variety of factors including development trends, property owner interest, structure age, property valuation, and development capacity, the existing uses on the sites identified in the site inventory to accommodate the lower-income RHNA are likely to be discontinued during the planning period, and therefore do not constitute an impediment to additional residential development during the period covered by the Housing Element; and

WHEREAS, public meetings were held on March 10, 2020, June 23, 2020, October 13, 2020, November 18, 2020, December 7, 2020, January 21, 2021, and February 23, 2021, in order to receive input from community stakeholders and residents relative to the Housing Element update; and

WHEREAS, on June 14, 2021, the City submitted its draft Housing Element to the State Department of Housing and Community Development ("HCD") for its 60-day review and received comments back from HCD on August 12, 2021; and

WHEREAS, the City revised the Housing Element to address the comments provided by HCD; and

WHEREAS, the City conducted two public hearings before the Planning Commission on September 16, 2021, and October 7, 2021, on the revised draft Housing Element, and two public hearings before the City Council on October 26, 2021, and November 9, 2021; and

WHEREAS, on November 9, 2021, the City Council adopted the Housing Element and related updates to the Land Use, Safety, and Circulation elements and certified the final subsequent Environmental Impact Report, pursuant to the California Environmental Quality Act ("CEQA"); and

WHEREAS, The California Department of Housing and Community Development reviewed the Draft 2021-2029 Housing Element update and provided comments to staff on August 12, 2021, and the agency comments were addressed in the final 2021-2029 Housing Element update approved and adopted by the City Council on November 9, 2021; and

WHEREAS, following City Council adoption of the 2021-2029 Housing Element update, the California Department of Housing and Community Development reviewed the adopted Element and provided additional comments to staff via letters dated February 16 and May 27, 2022; and

WHEREAS, the California Department of Housing and Community Development provided technical assistance to staff to prepare a Revised 2021-2029 Housing Element update which adequately addresses all comments as related in the agency's letters dated February 16, 2022, and May 27, 2022, are addressed in the Revised 2021-2029 Housing Element update; and

WHEREAS, pursuant to Government Code Section 65585(b)(1), the draft revision of the 2021-2029 Housing Element was posted to the City's website on June 24, 2022; and

WHEREAS, notice was duly given of the public hearing on the matter, which public hearing was held before the City Council on July 26, 2022, with all testimony being received being made part of the public record.

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

SECTION 1. Finding. Pursuant to Government Code Section 65585(e), the City Council finds that the proposed revision to the housing element is required by the California Department of Housing and Community Development to assure that the City of Sierra Madre has adequately planned for future housing development by further elaborated upon and strengthen strategies and programs to meet the public interest, convenience and necessity in that it enables the City to meet its "fair share" of the existing and projected housing needs of all economic segments of the community identified in its RHNA allocation, thereby achieving compliance with the State's Housing Element law.

SECTION 2. Finding. The City Council finds that the Revised 2021-2029 Housing Element update, and the associated elements updates adopted on November 9, 2021, are consistent with one another, and consistent with all other elements of the General Plan. The proposed revisions to the Housing Element update consist of additional explanations and detail of the future housing development policies, objective, and the programs within the adopted element. The revisions do not modify relocate, enlarge or eliminate any of the six identified future housing sites; the expected densities on those sites are not modified in any way; and, no substantive changes are made to any of the specific housing programs and policies. As a result, the proposed amendments are internally consistent with the General Plan and meets this finding.

SECTION 3. CEQA. The City Council finds that the General Plan amendment complies with the provisions of the California Environmental Act (CEQA). Pursuant to CEQA guidelines, a subsequent Environmental Impact Report (EIR) was prepared for the 2021-2029 Housing Element update and the associated updates to the Land Use, Circulation, and Safety Elements. On November 9, 2021, the City Council determined that the Final EIR was consistent with CEQA and that it was adequate for informing the Council of potential environmental impacts associated with the General Plan updates, including the Housing Element updates. The proposed revisions to the adopted 2021-2029 Housing Element consist of only minor edits and clarifications in response to HCD's outstanding comments on the adopted Element. No changes are proposed to the identified future housing sites, the expected densities on those sites, or to the specific housing programs and policies. Accordingly, the adopted Final EIR adequately accomplishes the environmental impact review necessary for the project and no additional analysis is required.

SECTION 4. Adoption. The City Council approves and adopts the Revised 2021-2029 Housing Element to be incorporated into the General Plan.

SECTION 5. Delivery to HCD. Pursuant to Government Code Section 65585(g), upon adoption, the City Clerk will deliver a copy of this 2021-2029 Housing Element to the California Department of Housing and Community Development.

SECTION 6. Delivery to Other Agencies. Pursuant to Government Code Section 65589.7, upon adoption, the City Clerk will deliver a copy of this 2021-2029 Housing Element

to all public agencies or private entities that provide water or sewer services for municipal and industrial uses, including residential, within the City.

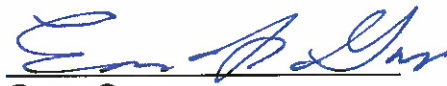
PASSED, APPROVED AND ADOPTED ON this 26th day of July 2022, by the following vote:

AYES: Mayor Gene Goss, Mayor Pro Tem Edward Garcia, Council Member Rachelle Arizmendi, Council Member Robert Parkhurst

NOES: None

ABSTAIN: None

ABSENT: Council Member Kelly Kriebs



Gene Goss
Mayor of Sierra Madre, CA

ATTEST:



Laura Aguilar, City Clerk

I, LAURA AGUILAR, CITY CLERK OF THE CITY OF SIERRA MADRE, hereby certify that the foregoing Resolution was adopted by the City Council of the City of Sierra Madre at a regular meeting held on the 26th day of July, 2022.

RESOLUTION NO. 22-58

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIERRA MADRE, CALIFORNIA, (1) APPROVING A GENERAL PLAN LAND USE MAP AMENDMENT, (2) APPROVING A LOT LINE ADJUSTMENT (3) CERTIFYING AN ENVIRONMENTAL IMPACT REPORT, AND (4) APPROVING A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE MEADOWS AT BAILEY CANYON PROJECT LOCATED AT 700 NORTH SUNNYSIDE AVENUE IN THE CITY OF SIERRA MADRE

RECITALS

WHEREAS, The Congregation of the Passion, Mater Dolorosa Community ("Applicant") owns the property located at 700 North Sunnyside Avenue, Sierra Madre, California 91024, Assessor's Identification No. 5761-002-008, consisting of approximately 65 acres ("Property");

WHEREAS, NUWI Sierra Madre, LLC ("Developer"), in concert with the Applicant, desires to develop a portion of the Property containing approximately 17.3 acres ("Development Parcel") with up to 42 single-family detached residential units, public rights-of-way, and public park ("Project");

WHEREAS, the Project is commonly referred to as "The Meadows at Bailey Canyon";

WHEREAS, the Congregation has applied to the City to: (1) amend the general plan land use map to change the designation of the Development Parcel from Institutional to Residential Low Density ("General Plan Land Use Map Amendment"); (2) adopt a Specific Plan setting forth development and architectural standards to facilitate the development of the Project ("Specific Plan Amendment"); (3) amend the zoning map to change the designation of the Development Parcel from Institutional to R-1 Single Family Residential with a Specific Plan Overlay ("Zoning Map Amendment"); (4) approve a lot line adjustment to change the boundaries of the Development Parcel and consolidate two lots ("Lot Line Adjustment"); (5) approve a development agreement with the Applicant and the Developer ("Development Agreement"); and (6) certify an environmental impact report ("EIR") and approve a mitigation monitoring and reporting program ("Mitigation Monitoring and Reporting Program");

WHEREAS, pursuant to 14 CCR 15202, the Planning Commission held a properly noticed public hearing on April 7, 2022, May 5, 2022, June 2, 2022, July 7, 2022, August 4, 2022 and August 18, 2022 to discuss the EIR and adopted Resolution No.22-10 recommending approval of this Resolution to the City Council, included herein as EXHIBIT 1;

WHEREAS, the City provided notice of the public hearings listed above pursuant to Government Code Sections 65090, 65091, and 65094, including publication in the Mountain Views News on March 19, 2022, posting at City Hall and project site, and mailings to the Applicant, affected local agencies, and every residence within the City's boundaries on March 21, 2022;

WHEREAS, pursuant to Government Code Sections 65355, 65854, and 65867, and SMMC Section 17.64.040, the City Council held a properly noticed public hearing on September 15 and September 20, 2022; and

WHEREAS, the City provided notice of the public hearing listed above pursuant to Government Code Sections 65090, 65091, and 65094, including publication in the Mountain Views News on September 3 and September 17, 2022, posting at the City Hall and project site, and mailings to the Applicant, affected local agencies, and every residence within 300-foot radius from the project site on August 29, 2022.

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

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

SECTION 2. General Plan Land Use Map Amendment. Pursuant to Government Code section 65354, the Planning Commission recommends the City Council approve the General Plan Land Use Map Amendment, as depicted in EXHIBIT 2, Attachment A.

SECTION 3. EIR. Pursuant to 14 CCR 15090, the City Council certifies the EIR because:

- a. The Final EIR has been completed in compliance with CEQA;
- b. The Final EIR was presented to the City and the City reviewed and considered the information contained in the Final EIR prior to approving the Project;
- c. The Final EIR reflects the City's independent judgment and analysis.

Pursuant to Public Resources Code Section 21081(a) and 14 CCR 15091(a), the City Council further finds that, based on all of the evidence presented, including but not limited to the EIR, written and oral testimony given at meetings and hearings, and the submission of testimony from the public, organizations and regulatory agencies, the environmental impacts associated with the Project are either less than significant and do not require mitigation, or are potentially significant but will be avoided or reduced to a level of insignificance through the identified Mitigation Measures.

The City Council further finds that no evidence of a new significant impact, or any new information of "substantial importance" as defined by State CEQA Guidelines, section 15088.5, has been received by the City after circulation of the Draft EIR that would require recirculation of the EIR.

SECTION 4. Mitigation Monitoring and Reporting Program. Pursuant to Public Resources Code Section 21081.6 and 14 CCR 15091(d), the City Council approves a Mitigation Monitoring and Reporting Program, included herein as EXHIBIT 1, Attachment A. The Final Environmental Impact Report – EXHIBIT 1, Attachment B is incorporated herein as reference.

SECTION 5. Records of Proceeding. Pursuant to Public Resources Code Section 21081.6 and 14 CCR 15091(e), the City Clerk will serve as the custodian of record. The documents and materials that constitute the record of proceedings on which this Resolution has been based are located at 232 W. Sierra Madre Boulevard, Sierra Madre, California.

SECTION 6. Notice of Determination. Pursuant to Public Resources Code Section 21152 and 14 CCR 15094(a), the City Clerk shall file a Notice of Determination with the Los Angeles County Registrar-Recorder within five days after the adoption of this Resolution.

SECTION 7. Lot Line Adjustment. Pursuant to Government Code Section 66412(d) and Sierra Madre Municipal Code Section 16.20.020(A), the City Council approves the Lot Line Adjustment, as depicted in EXHIBIT 2, Attachment D, finding that the Lot Line Adjustment:

- a. Does not:
 - i. create new lots or a greater number of lots than originally existed;
 - ii. include any lots or parcels created illegally;
 - iii. impair any existing access or create a need for access to any adjacent lots or parcels;

- iv. impair any existing easements or create a need for any new easements serving adjacent lots or parcels;
- v. constitute poor land planning or undesirable lot configurations due to existing environmental or current zoning development standards;
- vi. require substantial alteration of any existing improvements or create a need for any new improvements; and
- vii. result in cross-lot drainage.

b. Is consistent with

- i. the General Plan Policy L10.4 because it maintains development standards and minimum lot sizes which result in development with dimensions, quality, and aesthetics consistent with existing developments;
- ii. The Specific Plan because the resulting lots are greater than 7,800 square feet;
- iii. The Zoning Code because the resulting lots are greater than 7,500 square feet.


SECTION 8. Filing. Pursuant to Government Code Section 66412(d) and Sierra Madre Municipal Code Section 16.20.020(C), the applicant must file a certificate of compliance with the Los Angeles County Registrar-Recorder for the lot line adjustment.

SECTION 9. Severability. If any sections, subsections, subdivisions, paragraph, sentence, clause or phrase of this Resolution or any part hereof or exhibit hereto is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining portions of this Resolution or any part thereof or exhibit thereto. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that anyone or more sections, subsections, subdivisions, paragraph, sentences, clauses or phrases be declared invalid.

SECTION 10. Effective Date. This Resolution shall take effect immediately upon adoption.

SECTION 11. Certification. The Sierra Madre City Clerk shall attest to the passage and adoption of this Resolution by the City Council and shall cause the same to be listed in the records of the City.

PASSED, APPROVED AND ADOPTED on this 20th day of September, 2022.


Gene Goss, Mayor

I HEREBY CERTIFY the foregoing Resolution was duly adopted by the City Council of the City of Sierra Madre, California, at a special meeting held on this 20th day of September, 2022, by the following vote:

AYES: Mayor Gene Goss, Mayor Pro Tem Edward Garcia, Council Member Kelly Kriebs, and Council Member Robert Parkhurst

NOES: None.

ABSENT: Council Member Rachelle Arizmendi

ABSTAINED: None.


Laura Aguilar, City Clerk

Appendix C

Department of Housing and Community Development

2022 Annual Housing Element Progress Tables

2022 SIERRA MADRE Housing Element Annual Progress Report

General Information

First Name	Vincent	Street Address	232 W. Sierra Madre Blvd.	Phone	6263557135
Last Name	Gonzalez	City	Sierra Madre	Email	vgonzalez@cityofsierramadre.com
Title	Director of Planning & Community Preservation	Zip Code	91024		

Comments: Include any additional information or explanation for the information provided in the following tables.

2022 SIERRA MADRE Housing Element Annual Progress Report

TABLE A - Housing Development Applications Submitted

Unit Information

Project Identifier		Proposed Units Affordability by Household Incomes									
Current APN	Street Address	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total Proposed Units by Project	Total Approved Units by Project	Total Disapproved Units by Project
5761-002-008	700 N Sunnyside	0	0	0	0	0	0	42	42	0	0
5767-038-006	182 S Baldwin	0	0	0	0	0	0	4	4	0	0
Totals		0	0	0	0	0	0	46	46	0	0

Project Information

Project Identifier					Unit Types				Density Bonus Applications			
Prior APN	Current APN	Street Address	Project Name	Local Jurisdiction Tracking ID	Unit Category	Tenure	Date Application Submitted	Was Application Submitted Pursuant to SB 35 Streamlining?	Was a Density Bonus requested for this housing development?	Was a Density Bonus approved for this housing development?	Please indicate the status of the application	Notes
	5761-002-008	700 N Sunnyside	Meadows		SFD	Owner	01/13/2022	No	No	No	Pending	A referendum filed to overturn City Council's Decision
	5767-038-006	182 S Baldwin			2 to 4	Owner	12/20/2022	No	No	No	Pending	Subdivision hearing being scheduled 1/19/2023

2022 SIERRA MADRE Housing Element Annual Progress Report

TABLE A2 - Annual Building Activity Report Summary - New Construction

Entitlements

Project Identifier			Affordability by Household Income - Entitlements								
Current APN	Street Address	Local Jurisdiction Tracking ID	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units Issued Entitlements
5762-024-010	365 Toyon		0	0	0	1	0	0	0	02/12/2019	1
5767-022-049	170 W Montecito		0	0	0	1	0	0	0	11/09/2020	1
5763-012-004	325 Sturtevant		0	0	0	1	0	0	0	04/24/2019	1
5764-009-002	334 Camillo St		0	0	0	1	0	0	0	04/14/2020	1
5767-026-020	115 Lowell		0	0	0	0	0	1	0	04/09/2020	1
5767-009-042	201 N Canon		0	0	0	1	0	0	0	08/11/2020	1
5762-026-014	285 W GRAND VIEW		0	0	0	1	0	0	0	02/24/2021	1
5766-019-002	615 E ORANGE GROVE		0	0	0	1	0	0	0	02/24/2020	1
5767-006-018	126 E GRAND VIEW		0	0	0	1	0	0	0	07/21/2020	1
5766-002-010	420 E LAUREL		0	0	0	1	0	0	0	11/08/2020	1
5767-007-024	153 E HIGHLAND		0	0	0	1	0	0	0	12/10/2020	1
5761-013-016	451 N SUNNYSIDE		0	0	0	1	0	0	0	12/23/2020	1
5766-002-035	501 W HIGHLAND		0	0	0	1	0	0	0	01/08/2021	1
5767-033-022	251 Rancho		0	0	0	1	0	0	0	09/20/2019	1
5762-012-008	62 E Carter		0	0	0	0	0	0	1	07/15/2021	1
5762-030-025	610 Baldwin Ct.		0	0	0	0	0	0	1	06/12/2018	1
5762-030-023	630 Baldwin Ct.		0	0	0	0	0	0	1	07/12/2019	1

5762-030-022	638 Baldwin Ct.		0	0	0	0	0	0	1	06/20/2019	1
5761-018-010	370 Grove Street		0	0	0	1	0	0	1	07/16/2020	2
5767-007-027	127 E Highland		0	0	0	0	0	0	2	11/09/2020	2
5767-026-008, 5767-026-036	30 Suffolk		0	0	0	0	1	0	4	02/18/2021	5
5768-033-037	181 S Sunnyside		0	0	0	0	0	0	1	09/19/2021	1
5768-006-002	261 N Lima		0	0	0	1	0	0	0	04/05/2021	1
5768-002-013	245 N Sunnyside		0	0	0	1	0	0	0	04/12/2021	1
5768-010-022	234 W Highland		0	0	0	1	0	0	0	04/14/2021	1
5763-006-026	830 Skyland		0	0	0	1	0	0	0	04/21/2021	1
5764-035-007	710 Sturtevant		0	0	0	1	0	0	0	05/06/2021	1
5768-037-016	280 Manzanita		0	0	0	1	0	0	0	05/26/2021	1
5768-025-010	657 Ramona		0	0	0	1	0	0	0	08/26/2021	1
5768-025-024	649 Ramona		0	0	0	1	0	0	0	09/13/2021	1
5767-013-009	78 E Highland		0	0	0	0	0	1	0	07/19/2021	1
5763-005-016	833 Skyland		0	0	0	1	0	0	0	12/21/2022	1
5766-018-007	54 Rancho		0	0	0	1	0	0	0	09/16/2021	1
5762-014-010	94 E Mira Monte		0	0	0	1	0	0	0	11/16/2021	1
5768-037-020	295 W Orange Grove		0	0	0	1	0	0	0	09/08/2021	1
5767-036-005	209 Oak Meadow		0	0	0	1	0	0	0	11/09/2021	1
5767-037-034	90 E Bonita		0	0	0	1	0	0	0	11/10/2022	1
5764-008-021	625 E Grand View		0	0	0	1	0	0	0	03/15/2022	1
5767-011-010	265 E Montecito		0	0	0	1	0	0	0	01/19/2022	1
5762-012-008	62 E Carter		0	0	0	1	0	0	0	10/18/2018	1

5763-030-009	445 E Grand View		0	0	0	1	0	0	0	08/12/2021	1
5767-001-003	118 W GRANDVIEW		0	0	0	1	0	0	0	01/20/2022	1
5762-014-004	49 E ALEGRIA AVE		0	0	0	1	0	0	0	04/20/2022	1
5767-025-014	98 E SIERRA MADRE BL		0	0	0	1	0	0	0	03/15/2022	1
5767-025-019	33 SIERRA PL		0	0	0	1	0	0	0	03/07/2022	1
5768-010-011	285 W MONTECITO		0	0	0	1	0	0	0	03/29/2022	1
5768-015-030	674 W MONTECITO AVE		0	0	0	1	0	0	0	04/21/2022	1
5767-024-031	85 S BALDWIN AVE		0	0	0	2	0	0	0	11/14/2022	2
5766-001-007	430 E GRANDVIEW AVE		0	0	0	1	0	0	0	06/28/2022	1
5766-002-039	455 E HIGHLAND AVE		0	0	0	1	0	0	0	06/06/2022	1
5764-009-026	451 FOOTHILL AVE		0	0	0	1	0	0	0	06/16/2022	1
5767-039-037	139 S BALDWIN AVE		0	0	0	1	0	0	0	12/23/2022	1
5767-035-002	230 S CANON AVE		0	0	0	1	0	0	0	07/12/2022	1
5768-021-010	33 S LIMA ST		0	0	0	1	0	0	0	07/21/2022	1
5767-027-023	194 SANTA ANITA CT		0	0	0	1	0	0	0	08/02/2022	1
5768-006-005	241 N LIMA ST		0	0	0	1	0	0	0	11/01/2022	1
5768-009-012	213 N HERMOSA		0	0	0	1	0	0	0	11/08/2022	1

5768-017-005	440 W MONTECITO AVE		0	0	0	1	0	0	0	11/03/2022	1
5767-027-001	142 E SIERRA MADRE BL		0	0	0	1	0	0	0	11/23/2022	1
5761-019-042	430 FAIRVIEW AVE		0	0	0	1	0	0	0	12/19/2022	1
5762-030-026	600 BALDWIN CT		0	0	0	0	0	0	1	12/23/2019	1
5762-030-040	15 NATHANIEL TER		0	0	0	0	0	0	1	12/12/2019	1
5761-002-008	700 N Sunnyside		0	0	0	0	0	0	42	10/20/2022	42
5763-031-005	357 Sycamore		0	0	0	1	0	0	0	08/11/2020	1
5763-011-045	245 Sturtevant		0	0	0	1	0	0	0	04/09/2020	1
Totals			0	0	0	54	1	2	56		113

Building Permits											
Project Identifier			Affordability by Household Income - Building Permits								
Current APN	Street Address	Local Jurisdiction Tracking ID	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
5762-024-010	365 Toyon		0	0	0	0	0	0	0		0
5767-022-049	170 W Montecito		0	0	0	1	0	0	0	11/15/2021	1
5763-012-004	325 Sturtevant		0	0	0	1	0	0	0	05/01/2019	1
5764-009-002	334 Camillo St		0	0	0	1	0	0	0	12/09/2021	1
5767-026-020	115 Lowell		0	0	0	0	0	1	0	12/09/2020	1
5767-009-042	201 N Canon		0	0	0	1	0	0	0	08/03/2021	1
5762-026-014	285 W GRAND VIEW		0	0	0	1	0	0	0	06/23/2021	1
5766-019-002	615 E ORANGE GROVE		0	0	0	1	0	0	0	06/08/2021	1
5767-006-018	126 E GRAND VIEW		0	0	0	1	0	0	0	03/05/2021	1
5766-002-010	420 E LAUREL		0	0	0	1	0	0	0	04/15/2021	1
5767-007-024	153 E HIGHLAND		0	0	0	1	0	0	0	05/24/2021	1
5761-013-016	451 N SUNNYSIDE		0	0	0	1	0	0	0	03/23/2021	1
5766-002-035	501 W HIGHLAND		0	0	0	1	0	0	0	12/07/2021	1
5767-033-022	251 Rancho		0	0	0	1	0	0	0	08/20/2020	1
5762-012-008	62 E Carter		0	0	0	0	0	0	1	01/27/2022	1
5762-030-025	610 Baldwin Ct.		0	0	0	0	0	0	1	09/21/2021	1
5762-030-023	630 Baldwin Ct.		0	0	0	0	0	0	1	09/21/2021	1
5762-030-022	638 Baldwin Ct.		0	0	0	0	0	0	1	09/21/2021	1
5761-018-010	370 Grove Street		0	0	0	0	0	0	0		0

5767-007-027	127 E Highland		0	0	0	0	0	0	2	03/03/2021	2
5767-026-008, 5767-026-036	30 Suffolk		0	0	0	0	1	0	4	11/08/2021	5
5768-033-037	181 S Sunnyside		0	0	0	0	0	0	1	12/22/2021	1
5768-006-002	261 N Lima		0	0	0	1	0	0	0	10/18/2021	1
5768-002-013	245 N Sunnyside		0	0	0	1	0	0	0	08/24/2021	1
5768-010-022	234 W Highland		0	0	0	0	0	0	0		0
5763-006-026	830 Skyland		0	0	0	0	0	0	0		0
5764-035-007	710 Sturtevant		0	0	0	1	0	0	0	09/01/2021	1
5768-037-016	280 Manzanita		0	0	0	1	0	0	0	04/18/2022	1
5768-025-010	657 Ramona		0	0	0	0	0	0	0		0
5768-025-024	649 Ramona		0	0	0	0	0	0	0		0
5767-013-009	78 E Highland		0	0	0	0	0	1	0	07/20/2022	1
5763-005-016	833 Skyland		0	0	0	0	0	0	0		0
5766-018-007	54 Rancho		0	0	0	0	0	0	0		0
5762-014-010	94 E Mira Monte		0	0	0	1	0	0	0	03/01/2022	1
5768-037-020	295 W Orange Grove		0	0	0	0	0	0	0		0
5767-036-005	209 Oak Meadow		0	0	0	1	0	0	0	01/27/2022	1
5767-037-034	90 E Bonita		0	0	0	0	0	0	0		0
5764-008-021	625 E Grand View		0	0	0	1	0	0	0	09/27/2022	1
5767-011-010	265 E Montecito		0	0	0	0	0	0	0		0
5762-012-008	62 E Carter		0	0	0	1	0	0	0	10/16/2019	1
5763-030-009	445 E Grand View		0	0	0	1	0	0	0	11/29/2021	1
5767-001-003	118 W GRANDVIEW		0	0	0	1	0	0	0	02/16/2022	1

5762-014-004	49 E ALEGRIA AVE		0	0	0	0	0	0	0		0
5767-025-014	98 E SIERRA MADRE BL		0	0	0	1	0	0	0	04/14/2022	1
5767-025-019	33 SIERRA PL		0	0	0	1	0	0	0	03/28/2022	1
5768-010-011	285 W MONTECITO		0	0	0	1	0	0	0	11/01/2022	1
5768-015-030	674 W MONTECITO AVE		0	0	0	0	0	0	0		0
5767-024-031	85 S BALDWIN AVE		0	0	0	0	0	0	0		0
5766-001-007	430 E GRANDVIEW AVE		0	0	0	0	0	0	0		0
5766-002-039	455 E HIGHLAND AVE		0	0	0	0	0	0	0		0
5764-009-026	451 FOOTHILL AVE		0	0	0	1	0	0	0	09/19/2022	1
5767-039-037	139 S BALDWIN AVE		0	0	0	0	0	0	0		0
5767-035-002	230 S CANON AVE		0	0	0	1	0	0	0	11/21/2022	1
5768-021-010	33 S LIMA ST		0	0	0	1	0	0	0	12/05/2022	1
5767-027-023	194 SANTA ANITA CT		0	0	0	0	0	0	0		0
5768-006-005	241 N LIMA ST		0	0	0	0	0	0	0		0
5768-009-012	213 N HERMOSA		0	0	0	0	0	0	0		0
5768-017-005	440 W MONTECITO AVE		0	0	0	0	0	0	0		0
5767-027-001	142 E SIERRA MADRE BL		0	0	0	0	0	0	0		0

5761-019-042	430 FAIRVIEW AVE		0	0	0	0	0	0	0		0
5762-030-026	600 BALDWIN CT		0	0	0	0	0	0	1	09/01/2022	1
5762-030-040	15 NATHANIEL TER		0	0	0	0	0	0	1	10/05/2022	1
5761-002-008	700 N Sunnyside		0	0	0	0	0	0	0		0
5763-031-005	357 Sycamore		0	0	0	0	0	0	0		0
5763-011-045	245 Sturtevant		0	0	0	0	0	0	0		0
Totals			0	0	0	28	1	2	13		44

Certificate of Occupancy											
Project Identifier			Affordability by Household Income - Certificate of Occupancy								
Current APN	Street Address	Local Jurisdiction Tracking ID	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness Date Issued	# of Units Issued Certificates of Occupancy or other forms of readiness
5762-024-010	365 Toyon		0	0	0	0	0	0	0		0
5767-022-049	170 W Montecito		0	0	0	0	0	0	0		0
5763-012-004	325 Sturtevant		0	0	0	0	0	0	0		0
5764-009-002	334 Camillo St		0	0	0	0	0	0	0		0
5767-026-020	115 Lowell		0	0	0	0	0	1	0	01/25/2022	1
5767-009-042	201 N Canon		0	0	0	1	0	0	0	02/24/2022	1
5762-026-014	285 W GRAND VIEW		0	0	0	0	0	0	0		0
5766-019-002	615 E ORANGE GROVE		0	0	0	0	0	0	0		0
5767-006-018	126 E GRAND VIEW		0	0	0	0	0	0	0		0
5766-002-010	420 E LAUREL		0	0	0	1	0	0	0	06/06/2022	1
5767-007-024	153 E HIGHLAND		0	0	0	1	0	0	0	11/03/2022	1
5761-013-016	451 N SUNNYSIDE		0	0	0	1	0	0	0	07/18/2022	1
5766-002-035	501 W HIGHLAND		0	0	0	0	0	0	0		0
5767-033-022	251 Rancho		0	0	0	0	0	0	0		0
5762-012-008	62 E Carter		0	0	0	0	0	0	0		0
5762-030-025	610 Baldwin Ct.		0	0	0	0	0	0	0		0
5762-030-023	630 Baldwin Ct.		0	0	0	0	0	0	0		0
5762-030-022	638 Baldwin Ct.		0	0	0	0	0	0	0		0

5761-018-010	370 Grove Street		0	0	0	0	0	0	0		0
5767-007-027	127 E Highland		0	0	0	0	0	0	2	02/02/2022	2
5767-026-008, 5767-026-036	30 Suffolk		0	0	0	0	0	0	0		0
5768-033-037	181 S Sunnyside		0	0	0	0	0	0	1	08/24/2022	1
5768-006-002	261 N Lima		0	0	0	1	0	0	0	03/11/2022	1
5768-002-013	245 N Sunnyside		0	0	0	0	0	0	0		0
5768-010-022	234 W Highland		0	0	0	0	0	0	0		0
5763-006-026	830 Skyland		0	0	0	0	0	0	0		0
5764-035-007	710 Sturtevant		0	0	0	0	0	0	0		0
5768-037-016	280 Manzanita		0	0	0	1	0	0	0	12/06/2022	1
5768-025-010	657 Ramona		0	0	0	0	0	0	0		0
5768-025-024	649 Ramona		0	0	0	0	0	0	0		0
5767-013-009	78 E Highland		0	0	0	0	0	0	0		0
5763-005-016	833 Skyland		0	0	0	0	0	0	0		0
5766-018-007	54 Rancho		0	0	0	0	0	0	0		0
5762-014-010	94 E Mira Monte		0	0	0	0	0	0	0		0
5768-037-020	295 W Orange Grove		0	0	0	0	0	0	0		0
5767-036-005	209 Oak Meadow		0	0	0	0	0	0	0		0
5767-037-034	90 E Bonita		0	0	0	0	0	0	0		0
5764-008-021	625 E Grand View		0	0	0	0	0	0	0		0
5767-011-010	265 E Montecito		0	0	0	0	0	0	0		0
5762-012-008	62 E Carter		0	0	0	1	0	0	0	02/16/2022	1
5763-030-009	445 E Grand View		0	0	0	1	0	0	0	12/07/2021	1

5767-001-003	118 W GRANDVIEW		0	0	0	1	0	0	0	09/23/2022	1
5762-014-004	49 E ALEGRIA AVE		0	0	0	0	0	0	0		0
5767-025-014	98 E SIERRA MADRE BL		0	0	0	1	0	0	0	09/08/2022	1
5767-025-019	33 SIERRA PL		0	0	0	1	0	0	0	11/21/2022	1
5768-010-011	285 W MONTECITO		0	0	0	0	0	0	0		0
5768-015-030	674 W MONTECITO AVE		0	0	0	0	0	0	0		0
5767-024-031	85 S BALDWIN AVE		0	0	0	0	0	0	0		0
5766-001-007	430 E GRANDVIEW AVE		0	0	0	0	0	0	0		0
5766-002-039	455 E HIGHLAND AVE		0	0	0	0	0	0	0		0
5764-009-026	451 FOOTHILL AVE		0	0	0	0	0	0	0		0
5767-039-037	139 S BALDWIN AVE		0	0	0	0	0	0	0		0
5767-035-002	230 S CANON AVE		0	0	0	0	0	0	0		0
5768-021-010	33 S LIMA ST		0	0	0	0	0	0	0		0
5767-027-023	194 SANTA ANITA CT		0	0	0	0	0	0	0		0
5768-006-005	241 N LIMA ST		0	0	0	0	0	0	0		0
5768-009-012	213 N HERMOSA		0	0	0	0	0	0	0		0
5768-017-005	440 W MONTECITO AVE		0	0	0	0	0	0	0		0

5767-027-001	142 E SIERRA MADRE BL		0	0	0	0	0	0	0		0
5761-019-042	430 FAIRVIEW AVE		0	0	0	0	0	0	0		0
5762-030-026	600 BALDWIN CT		0	0	0	0	0	0	0		0
5762-030-040	15 NATHANIEL TER		0	0	0	0	0	0	0		0
5761-002-008	700 N Sunnyside		0	0	0	0	0	0	0		0
5763-031-005	357 Sycamore		0	0	0	0	0	0	0		0
5763-011-045	245 Sturtevant		0	0	0	0	0	0	0		0
Totals			0	0	0	11	0	1	3		15

Project Information																	
Project Identifier					Unit Types					Housing with Financial Assistance and/or Deed Restrictions				Demolished/Destroyed Units			Notes
Prior APN	Current APN	Street Address	Project Name	Local Jurisdiction Tracking ID	Unit Category	Tenure	Extremely Low Income Units	Was Project Approved using SB 35 Streamlining?	Infill Units?	Assistance Programs for each Development	Deed Restriction Type	Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Number of Demolished/Destroyed Units	Demolished or Destroyed Units?	Demolished or Destroyed Units Owner or Renter	
	5762-024-010	365 Toyon			ADU	Owner	0	N	Y			ADU		0			
	5767-022-049	170 W Montecito			ADU	Owner	0	N	Y			ADU		0			
	5763-012-004	325 Sturtevant			ADU	Owner	0	N	Y			ADU		0			
	5764-009-002	334 Camillo St			ADU	Owner	0	N	Y			ADU		0			
	5767-026-020	115 Lowell			ADU	Owner	0	N	Y			ADU		0			1200 sq. ft. ADU
	5767-009-042	201 N Canon			ADU	Owner	0	N	Y			ADU		0			
	5762-026-014	285 W GRAND VIEW			ADU	Owner	0	N	Y			ADU		0			
	5766-019-002	615 E ORANGE GROVE			ADU	Owner	0	N	Y			ADU		0			
	5767-006-018	126 E GRAND VIEW			ADU	Owner	0	N	Y			ADU		0			
	5766-002-010	420 E LAUREL			ADU	Owner	0	N	Y			ADU		0			

	5767-007-024	153 E HIGHLAN D			ADU	Owner	0	N	Y			ADU		0			
	5761-013-016	451 N SUNNYSI DE			ADU	Owner	0	N	Y			ADU		0			
	5766-002-035	501 W HIGHLAN D			ADU	Owner	0	N	Y			ADU		0			
	5767-033-022	251 Rancho			ADU	Owner	0	N	Y			ADU		0			
	5762-012-008	62 E Carter			SFD	Owner	0	N	Y					0			
	5762-030-025	610 Baldwin Ct.			SFD	Owner	0	N	Y					0			
	5762-030-023	630 Baldwin Ct.			SFD	Owner	0	N	Y					0			
	5762-030-022	638 Baldwin Ct.			SFD	Owner	0	N	Y					0			
	5761-018-010	370 Grove Street			SFD	Owner	0	N	Y			ADU		0			
	5767-007-027	127 E Highland			2 to 4	Renter	0	N	Y					0			
	5767-026-008, 5767-026-036	30 Suffolk			5+	Renter	0	N	Y		DB	MODERA TE INCOME	55	1	Demolish ed	R	
	5768-033-037	181 S Sunnysid e			SFD	Owner	0	N	Y					0			
	5768-006-002	261 N Lima			ADU	Owner	0	N	Y			ADU		0			

	5768-002-013	245 N Sunnyside			ADU	Owner	0	N	Y			ADU		0			
	5768-010-022	234 W Highland			ADU	Owner	0	N	Y			ADU		0			
	5763-006-026	830 Skyland			ADU	Owner	0	N	Y			ADU		0			
	5764-035-007	710 Sturtevant			ADU	Owner	0	N	Y			ADU		0			
	5768-037-016	280 Manzanita			ADU	Owner	0	N	Y			ADU		0			
	5768-025-010	657 Ramona			ADU	Owner	0	N	Y			ADU		0			
	5768-025-024	649 Ramona			ADU	Owner	0	N	Y			ADU		0			
	5767-013-009	78 E Highland			ADU	Owner	0	N	Y			ADU		0			1200 sq. ft. ADU
	5763-005-016	833 Skyland			ADU	Owner	0	N	Y			ADU		0			
	5766-018-007	54 Rancho			ADU	Owner	0	N	Y			ADU		0			
	5762-014-010	94 E Mira Monte			ADU	Owner	0	N	Y			ADU		0			
	5768-037-020	295 W Orange Grove			ADU	Owner	0	N	Y			ADU		0			
	5767-036-005	209 Oak Meadow			ADU	Owner	0	N	Y			ADU		0			
	5767-037-034	90 E Bonita			ADU	Owner	0	N	Y			ADU		0			
	5764-008-021	625 E Grand View			ADU	Owner	0	N	Y			ADU		0			
	5767-011-010	265 E Montecito			ADU	Owner	0	N	Y			ADU		0			

	5762-012-008	62 E Carter			ADU	Owner	0	N	Y			ADU		0			
	5763-030-009	445 E Grand View			ADU	Owner	0	n	Y			ADU		0			
	5767-001-003	118 W GRANDV IEW			ADU	Owner	0	n	Y			ADU		0			
	5762-014-004	49 E ALEGRIA AVE			ADU	Owner	0	n	Y			ADU		0			
	5767-025-014	98 E SIERRA MADRE BL			ADU	Owner	0	n	Y			ADU		0			
	5767-025-019	33 SIERRA PL			ADU	Owner	0	n	Y			ADU		0			
	5768-010-011	285 W MONTEC ITO			ADU	Owner	0	n	Y			ADU		0			
	5768-015-030	674 W MONTEC ITO AVE			ADU	Owner	0	n	Y			ADU		0			
	5767-024-031	85 S BALDWI N AVE			ADU	Owner	0	n	Y			ADU		0			
	5766-001-007	430 E GRANDV IEW AVE			ADU	Owner	0	n	Y			ADU		0			
	5766-002-039	455 E HIGHLAN D AVE			ADU	Owner	0	n	Y			ADU		0			
	5764-009-026	451 FOOTHIL L AVE			ADU	Owner	0	n	Y			ADU		0			

	5767-039-037	139 S BALDWIN AVE			ADU	Owner	0	n	Y			ADU		0			
	5767-035-002	230 S CANON AVE			ADU	Owner	0	n	Y			ADU		0			
	5768-021-010	33 S LIMA ST			ADU	Owner	0	n	Y			ADU		0			
	5767-027-023	194 SANTA ANITA CT			ADU	Owner	0	n	Y			ADU		0			
	5768-006-005	241 N LIMA ST			ADU	Owner	0	N	Y			ADU		0			
	5768-009-012	213 N HERMOSA			ADU	Owner	0	n	Y			ADU		0			
	5768-017-005	440 W MONTECITO AVE			ADU	Owner	0	n	Y			ADU		0			
	5767-027-001	142 E SIERRA MADRE BL			ADU	Owner	0	n	Y			ADU		0			
	5761-019-042	430 FAIRVIEW AVE			ADU	Owner	0	n	Y			ADU		0			
	5762-030-026	600 BALDWIN CT			SFD	Owner	0	N	Y					0			
	5762-030-040	15 NATHANIEL TER			SFD	Owner	0	N	Y					0			
	5761-002-008	700 N Sunnyside			SFD	Owner	0	N	Y					0			Specific Plan approved
	5763-031-005	357 Sycamore			ADU	Owner	0	N	Y			ADU		0			

	5763-011 -045	245 Sturtevant			ADU	Owner	0	N	Y			ADU		0			
Density Bonus																	
Project Identifier						Density Bonus											
Current APN	Street Address	Local Jurisdiction Tracking ID	Deed Restriction Type	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)										
5767-026-008, 5767-026-036	30 Suffolk		DB	15.0	1	Development Standards Modification	No										

2022 SIERRA MADRE Housing Element Annual Progress Report

TABLE B - Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Income Level	RHNA Allocation	Restrictions	Projection Period	Year 1 - 2021	Year 2 - 2022	Year 3 - 2023	Year 4 - 2024	Year 5 - 2025	Year 6 - 2026	Year 7 - 2027	Year 8 - 2028	Year 9 - 2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low*	79	Deed restricted	0	0	0	0	0	0	0	0	0	0	0	79
		Non-Restricted	0	0	0	0	0	0	0	0	0	0		
Low	39	Deed restricted	0	0	0	0	0	0	0	0	0	0	24	15
		Non-Restricted	8	5	11	0	0	0	0	0	0	0		
Moderate	35	Deed restricted	0	0	0	0	0	0	0	0	0	0	1	34
		Non-Restricted	0	0	1	0	0	0	0	0	0	0		
Above Moderate	51		7	0	3	0	0	0	0	0	0	0	10	41
Total Units			15	5	15	0	0	0	0	0	0	0	35	
Total RHNA	204	Total Remaining Need for RHNA Period												169

Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1)

	Extremely Low-Income Need	Year 1 - 2021	Year 2 - 2022	Year 3 - 2023	Year 4 - 2024	Year 5 - 2025	Year 6 - 2026	Year 7 - 2027	Year 8 - 2028	Year 9 - 2029	Total Units to Date	Total Remaining ELI Need
Extremely Low-Income Units**	40	0	0	0	0	0	0	0	0	0	0	40

For the last year of the 5th cycle planning period, Table B will only include units that were permitted before the end date of the 5th cycle planning period.

For the first year of the 6th cycle planning period, Table B will only include units that were permitted since the start date of the 6th cycle planning period.

Projection Period units are included in a separate column.

*Units serving extremely low-income households must be included in the very low-income permitted totals in order to be credited toward the RHNA.

**Extremely low-income units determined pursuant to Government Code 65583(a)(1). Default value is half of the very low-income RHNA. May be overwritten.

2022 SIERRA MADRE Housing Element Annual Progress Report

TABLE C - Sites Identified or Rezoned to Accommodate Shortfall Housing Need

No Data Available

2022 SIERRA MADRE Housing Element Annual Progress Report

TABLE D - Program Implementation Status

Housing Programs Progress Report - Government Code Section 65583			
Program Description			
Name of Housing Element Program	Objective	Timeframe in H.E.	Status of Program Implementation
Promote Accessory Dwelling Units (ADUs)	Update ADU ordinance to incorporate incentives and expand to C and M zone districts. Initiate amnesty program. Advertise in the City Newsletter and on the website. Seek to achieve the production of an average of 12 ADUs annually, for a total of 98 ADUs over the planning period, through the adoption of various incentives for the production of ADUs affordable to lower and moderate income households.	2021-2029	Update accessory dwelling units ordinance in full compliance with the State Law. ADU is identified in Sierra Madre's certified Housing Element as an integral program to provide affordable rental property options. These studio or one-bedroom dwelling units are considered affordable to low income persons. (See housing element Table I-1). Earlier ADU's produced (2014) were affordable to very low income persons, due to the ir small size (below 600 sf/ft) and studio configuration. The City amended it's second unit ordinance to increase the maimum square footage and for compliance with Government code Section 65852.2. The units produced after 2014 comply with the amended City ordinance and Goverment Code Section 65852.2 and fall into the category of affordable to persons of low income given their average 637 sq/ft, single bedroom configuration. In May 2022, the City adopted Ordiance 1454 to updated City's ADU standard to achieve compliance with Assembly Bills (AB 68, AB 881) and Senate Bills SB 13. City conduct annual review of the ADU ordinance for the compliance with the State Law.
Housing Opportunity Sites & Rezone	1) Adopt new Land Use designations with Housing Element; 2) Establish and adopt new multi-family and Religious Housing Overlay designations; 3) Amend Code for byright approval of projects with min 20% lower income units on rezone and 5th cycle sites.	2022	Housing Element adopted in 2021 and revised in 2022. The City Coucil adopted Ordiance 1449 and 1450 for a new multi-family zoning, Religious Housing Overlay, and by-right approvals on April 12, 2022.
Lot Consolidation Program	Provide incentives for the consolidation of parcels into larger development sites.	2022	The City Council adopted Ordinance 1449 on April 12, 2022 for lot consolidation incentives.

Small Home Lot Development and Urban Lot Split	Provide affordable housing choices and diversity.	2022	Implement the City's urban lot split and small home development Ordinance (adopted consistent with SB 9 and AB 803) to expand the housing supply in High Resource single-family zones and support the development of starter homes; create an easy-to-follow application checklist to facilitate development under the Ordinance1452 adopted by City Council on April 12, 2022.
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2022 SIERRA MADRE Housing Element Annual Progress Report

TABLE E - Commercial Development Bonus Approved pursuant to GC Section 65915.7

No Data Available

2022 SIERRA MADRE Housing Element Annual Progress Report

TABLE F - Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(2)

	Affordability by Household Incomes (Units that DO NOT count towards RHNA)				
Activity Type	Extremely Low-Income	Very Low-Income	Low-Income	Total Units	Description of Activity
Rehabilitation Activity	0	0	0	0	
Preservation of Units At-Risk	0	0	0	0	
Acquisition of Units	0	0	0	0	
Mobilehome Park Preservation	0	0	0	0	
Total Units by Income	0	0	0	0	
	Affordability by Household Incomes (Units that DO count towards RHNA)				
Activity Type	Extremely Low-Income	Very Low-Income	Low-Income	Total Units	Description of Activity
Rehabilitation Activity	0	0	0	0	
Preservation of Units At-Risk	0	0	0	0	
Acquisition of Units	0	0	0	0	
Mobilehome Park Preservation	0	0	0	0	
Total Units by Income	0	0	0	0	

2022 SIERRA MADRE Housing Element Annual Progress Report

TABLE G - Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of (CCR Title 25 § 16202)

No Data Available

2022 SIERRA MADRE Housing Element Annual Progress Report

TABLE H - Locally Owned Surplus Sites (CCR Title 25 § 16202)

APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
5763-014-900	487 Woodland	Vacant	0	Surplus Land	0.36	6/8/21 Declared Surplus by City Council. City Council approve Resolution 22-17 directing the sale of the property on April 12, 2022. Regional Park and Open Space District approved the request to dispose on August 9, 2022

2022 SIERRA MADRE Housing Element Annual Progress Report

LEAP Reporting (CCR Title 25 § 116202)

Total Award Amount	65,000.00				
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Housing Element CEQA Environmental Impact Analysis	65,000.00	65,000.00	Completed	Other	Other funding source SB2 Grant

Appendix D

State of the City Address 2022



2022 Mayor's State of the City Address

Mayor Gene Goss
City of Sierra Madre



Finance
Public Works
Utilities
Planning
Community Services
Information Technology (IT)
Police
Fire
Human Resources
Library

Finance

- The City received FY 21-22 Distinguished budget presentation award.
- As of the latest actuarial valuation, the City's pension plans are funded at 85%, meeting our minimum funded ratio per policy
- All Departments worked to develop a 5-year capital improvement plan and will revisit to prioritize projects and available funding. (Purchase of Public Safety building, etc.)
- Continued to receive clean audit opinions in our financial audits



Public Works

Solar Project



Public Works Street Improvements

Public Works

Library Parking Lot improvement Project



Public Works

Facility Infrastructure

- City Hall exterior facelift
- Library exterior facelift
- Hart Park House received a new roof and relocated hot water heater
- New security gate at the Fire Station
- Gateway Arch for Mt Wilson Trail
- Rotary Clock in Kersting Ct. donated by the Rotary Club; installed by Public Works
- Sidewalk assessment

Utilities

Water Main Projects

Water Supply
Demand Assessment

Urban Water
Management Plan

Water Conservation

Sewer Camera

Planning

- ▶ 6th Cycle Housing Element
- ▶ ADU's
- ▶ General Plan Amendments
- ▶ Meadows Project

Community Services

Sierra Vista Park Playground



Special Events and New Senior Programs

- Resumed 3rd & 4th of July Community Picnic & Hometown Parade
- Summer Concerts/ Summer Movies in the Park Series
- Seniors Older American Open House Reception
- Seniors Art Show (pilot program)
- Seniors Luau & Open House
- Sierra Madre Car Show in partnership with Fire Department and Sierra Madre Professional Firefighters Association
- LA County Surplus Donation to the Senior Community Commission in the amount of \$78,000



Parks
Make
Life
Better!

SIERRA MADRE *Car Show*

Sponsored by the Sierra Madre
Professional Firefighters Association



MEMORIAL PARK

OCT **08** 2022

8 AM - 12 PM

Classic Car Show • Music • Raffles • Entertainment
For more information contact Community Services (626) 355-5278

Community Services

Hart Park House Senior Center



Information Technology

- Kersting Court Wi-Fi Improvements
- Cyber Security Upgrades to Water Operations
- Next Generation Firewalls City Wide
- Satellite internet Emergency Operations Center (EOC/Starlink)
- Backup Battery and Power improvements for extended Power Outages to all Data Centers

Sierra Madre Police Department



Taskforce for Regional
Auto Theft Prevention

Internet Crimes Taskforce
Against Children

\$30,000 from the CA Office
of Traffic Enforcement

Acquired the Bank of
America Building

Sierra Madre Fire Department

Calls for Service

New Fire Engine



Fire Hazard and Fuel Reduction Grant Awarded

California Mutual Aid Wildfire Deployments



Human Resources

- Update of City rules and regulations policy governing all City employees
- Active Police Chief Recruitment – Closes Oct. 14, 2022



Sierra Madre Public Library

- New City Librarian
- California State Library Building Forward



\$10,000,000 State Grant



Looking Forward Projects

1. Sidewalk Hazard Assessment

2. Water Main Construction

3. Water Main Lining

4. Street Improvement Project

5. RFP – New Police Building

6. RFP – Library Meaningful Improvements

7. RFP – Museums (Lizzy's Trail Inn and Richardson House)

8. Sierra Madre Blvd – Sidewalk Extension and Parking Lot Improvements

9. Sierra Vista Playground Replacement

10. Heasley Field Light Replacement

Appendix E

Annual City Budget Fiscal Year 2022-2023

Excerpt of the Planning and Community Preservation Department

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

<https://www.cityofsierramadre.com/cityhall/finances/budget>

City of Sierra Madre

Village of the Foothills

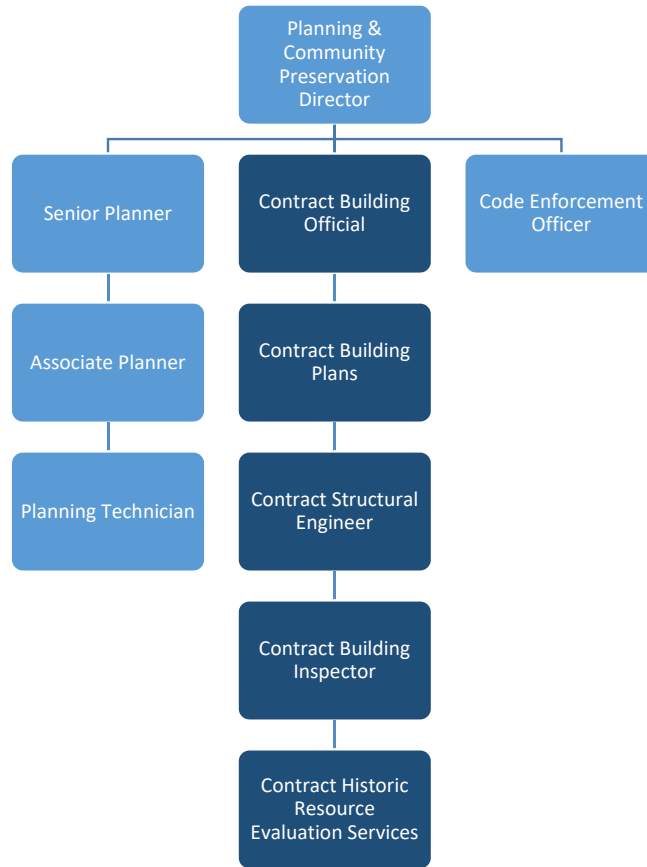


Planning and Community Preservation Department

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Planning Services



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PLANNING & COMMUNITY PRESERVATION DEPARTMENT

Department Overview

The Planning and Community Preservation Department enforces the requirements of the of the Sierra Madre Municipal Code and carries out the rules, policies and objectives of the General Plan, as it relates to land use and development. The department is comprised of the City's Zoning, Advanced Planning, Historic Preservation, Code Enforcement, and Building and Safety services.

Planning services include the processing of ministerial and discretionary development applications, environmental review (CEQA), and zoning plan check review. The Department maintains the City's list of historic landmark structures, manages Mills Act contracts, and reviews project applications for their compliance with the City's historic preservation program. The Department contracts with Sapphos Environmental Services to prepare historic resource evaluation reports on properties 75 years of age and older that are requesting development applications.

The Department also manages the Code Enforcement program to address property maintenance nuisances, such as overgrown vegetation, unlawful accumulation of debris, enforcement of the vacant building ordinance, monitors unlawful use of potable water, and business license and building permit enforcement. The Department also oversees Building and Safety Services which responds to inquiries relating to building development, building and structural plan check review, on-site inspections, and issuance of permits in compliance with adopted building and fire codes.

Department staffing includes 5 full-time staff members. The Department also utilizes the services of a contract building official, contract building inspector, contract structural plans examiner, and a contract structural engineer to review plans for compliance with adopted building codes prior to permit issuance. The chart below illustrates the organization of the Department by employee classification.

Board/Committee Liaisons

The Department serves as liaison to the:

- Planning Commission

Department Mission Statement

We are dedicated to providing efficient and effective professional planning and building services to the citizens of Sierra Madre and to development professionals while safeguarding life and property, enhancing the City's economic base and protecting neighborhoods and its natural environment.

Accomplishments FY 2021-2022

- Continue to receive reimbursements grant for SB2 and Local Early Action Planning (Leap) Grant in the amount of \$160,000 and \$65,000, respectively, to assist in the preparation of the Housing Element Update
- Adopted 6th Cycle 2021-2029 Housing Element, Land Use Element, Circulation Element and Safety Element update
- Adopted ordinances amending Chapter 17.29 Residential High Density Zone and adding Chapter 17.39 Religious Housing Overlay Zone for high density residential development to conform to the adopted 6th Cycle Housing Element update
- Adopted ordinance for Chapter 17.22 Accessory Dwelling Unit in compliant with State Law

PLANNING & COMMUNITY PRESERVATION DEPARTMENT

- Adopted ordinance for Chapter 17.58 Small Home Lot Development and Chapter 16.18 Urban Lot Split to conform to State Bill 9 and Assembly Bill 803
- Amended Affordable Housing Ordinance to ensure consistency with the State Density Bonus Law and other California Government Code provisions intended to promote the construction of affordable housing, to incentivize senior housing and very low income housing
- Adopted Affordable Housing Ordinance pursuant to Assembly Bill No. 2345 (“AB 2345”), which further revises the Density Bonus Law to increase the maximum density bonus, lower the thresholds to qualify for incentives and concessions, reduce the parking standards, provide new definitions, and impose new reporting requirements
- Adopted ordinance amending Chapter 17.20 (R-1 One-Family Residential), Chapter 17.28 (R-3 Medium/High Density Residential), Chapter 17.40 (Manufacturing Zone), Chapter 17.48 (Development Standards), Chapter 17.52 (H Hillside Management Zone), and Chapter 17.60 (Variances and Discretionary Permits) of Title 17 (Zoning) to clarify languages and provisional changes in development standards
- Complete General Plan Amendment for Zoning Map and Land Use Map consistency
- Building Permit issued to three of seven approved single-family homes within the Stonegate subdivision
- Submitted Annual Housing Report to State Housing & Community Development, State Office of Planning & Research and Department of General Services
- Continued participation in San Gabriel Valley Council of Governments Planning Directors Technical Advisory Committee meetings
- Continued participation in Southern California Association of Governments SCAG for Vehicle Miles Traveled Mitigation Measures subarea working group.
- Continued archival building permit and entitlement record digital scanning

Department Goals FY 2022-2023

- Implement General Plan Update policies as prioritized by City Council
- Obtain certified Housing Element from Housing and Community Development
- Update various zoning code ordinances/sections which are problematic, or in need of further clarification
- Update various zoning code ordinances to achieve compliance with State mandates
- Amend the R-2 Zone (Two-Family Residential) Ordinance
- Implement program to require retrofit of soft-first story buildings
- Continue to process Stonegate Hillside Development Permit applications
- Process General Plan, Land Use Map and Zoning Map Amendments, Environmental Impact Report, Specific Plan, Lot Line Adjustment entitlement applications, and Development Agreement for 42 single-family homes within The Meadows at Baily Canyon subdivision
- Oversee the permitting process for City’s Business Licenses
- Continue ongoing building permit and entitlement record digital scanning

PLANNING & COMMUNITY PRESERVATION DEPARTMENT

Performance Measures

Performance Measures	Actual FY 2020-21	Actual FY 2021-22	Projected FY 2022-23
Planning Commission Meetings	21	22	20
Joint City Council and Planning Commission Meeting		1	
Planning Applications Processed	139	146	140
Plan Checks	113	160	140
Building Inspections	2,600	2,384	2,800
Building Permits Issued	738	846	800
Code Enforcement Cases	104	94	100

Operational Highlights FY 2021-2022

Accessory Dwelling Unit Applications

- Consistent with the 2014-2021 Housing Element the City reported accessory dwelling units (ADU) toward meeting Regional Housing Need Allocation for low income housing unit production
- Processed 22 ADU applications

SB2 LEAP Planning Grant

- Successfully received a Local Early Action Planning (Leap) Grant in the amount of \$65,000 to assist in the preparation of the Housing Element Update

Digital Scanning and GIS Data Mapping

- The Department continues to contract with RCI Image Systems to scan archival plans, building permits and entitlements in digital format
- Completed data mapping to XY Maps GIS platform to allow staff access to planning and building files electronically via cloud server

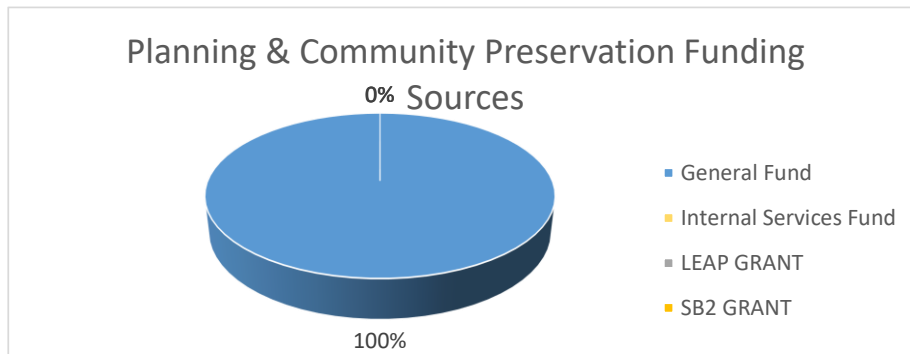
Staffing

- The Department promoted a full-time planning assistant to a full-time planning associate, and promoted a full-time planning associate to a full-time senior planner
- Contracted building plans examiner
- The Department hired a full-time Planning Technician to provide support to professional planning staff

PLANNING & COMMUNITY PRESERVATION DEPARTMENT

EXPENDITURE CATEGORY	FY 2020-21 ACTUALS	FY 2021-2022 ADOPTED	FY 2021-2022 AMENDED	FY 2022-2023 ADOPTED
PLANNING AND COMMUNITY PRESERVATION				
Personnel	498,040	616,200	630,000	717,200
Maintenance & Operations	617,656	677,170	976,270	777,100
TOTAL PLANNING AND COMMUNITY PRESERVATION DEPARTMENT	1,115,696	1,293,370	1,606,270	1,494,300

FUND TYPE	FY 2020-21 ACTUALS	FY 2021-2022 ADOPTED	FY 2021-2022 AMENDED	FY 2022-2023 ADOPTED
GENERAL FUND				
Personnel	498,040	616,200	630,000	717,200
Maintenance & Operations	510,092	525,100	870,100	777,100
TOTAL GENERAL FUND	1,008,132	1,141,300	1,500,100	1,494,300
INTERNAL SERVICES FUND- GEN PLAN UPDATE				
Maintenance & Operations	-	10,000	10,000	-
TOTAL ISF- GEN PLAN UPDATE	-	10,000	10,000	-
OTHER SPECIAL REVENUE FUNDS				
Maintenance & Operations	107,564	142,070	96,170	-
TOTAL OTHER SPECIAL REVENUE FUNDS	107,564	142,070	96,170	-
TOTAL PLANNING AND COMMUNITY PRESERVATION DEPARTMENT	1,115,696	1,293,370	1,606,270	1,494,300



Appendix F

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

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

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



August 10, 2022

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

Dear Jose Reynoso:

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

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

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

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

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

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

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

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

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

Sincerely,

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

Melinda Coy
Proactive Housing Accountability Chief
Division of Housing Policy Development