CITY OF
SIERRA
MADRE

CITY COUNCIL
REGULAR MEETING
AGENDA

Mayor Kristine Lowe | Mayor Pro Tem Gene Goss
Council Member Edward Garcia | Council Member Kelly Kriebs | Council Member Robert Parkhurst

Tuesday, June 9, 2026, 5:30 PM

City Council Chambers, 232 W. Sierra Madre Blvd.

AMERICANS WITH DISABILITIES ACT

Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability related modification or accommodation in order to participate in a meeting, including auxiliary aids or services, may request such modification or accommodation from the City Clerk at (626) 355-7135. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.

PUBLIC COMMENT & ACCESS

The Brown Act provides the public with an opportunity to make public comments at any public meeting. As an alternative, public comment may be submitted by e-mail to publiccomment@sierramadreca.gov by 3:00PM on the day of the meeting. Emails will be acknowledged at the City Council meeting, filed into public record, and scanned onto the City website for public review.

A copy of the posted agenda and a live video stream of the meeting can be found on the City's website at sierramadreca.gov , on Foothills Media website at foothillsmedia.org/sierramadre, and broadcast on Government Access Channel 3 (Spectrum).

If you require special assistance to participate in this meeting, please contact the City Clerk's Office at (626) 355-7135 at least 48 hours prior to the meeting.

CODE OF CONDUCT

The purpose of a City Council meeting is to conduct City business. Members of the public that behave in a manner that interrupts or obstructs the City Council's ability to conduct City business may be asked to leave the meeting. Any and all demonstrations which disrupt, interrupt, or obstruct the City Council's ability to conduct City business are prohibited. No signs, posters, or other large objects shall be brought into the Council Chambers or other meeting place if doing so would disrupt, disturb, or otherwise impede the orderly course of the meeting.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE AND INSPIRATION

A. Mayor Pro Tem Goss

3. ROLL CALL OF CITY COUNCIL MEMBERS

Kristine Lowe, Mayor
Gene Goss, Mayor Pro Tem
Edward Garcia, Council Member
Kelly Kriebs, Council Member
Robert Parkhurst, Council Member

4. SUPPLEMENTAL INFORMATION FROM CITY CLERK REGARDING AGENDA ITEMS

5. REPORTS FROM MAYOR AND CITY COUNCIL (including reports from City Council related to meetings attended at City expense per AB 1234)

6. REPORTS FROM CITY STAFF

7. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

Any person wishing to speak before the City Council is asked to complete a Speaker Card and provide it to the City Clerk prior to the start of the meeting. Speakers are generally limited to three (3) minutes per person and time may not be delegated; any changes to the allotted time will be announced prior to the Public Comment period. Under the Brown Act, the City Council is prohibited from discussing or taking action on any item not listed on the posted agenda.

Addressing the City Council from the audience is not permitted; all comments addressing the Council must be made from the podium. Only public comment made from the podium will be recognized by the City Council and entered into public record.

8. PUBLIC HEARING

Any person wishing to speak before the City Council on a public hearing item is asked to complete a Speaker Card noting the agenda item number and provide it to the City Clerk prior to the start of the public hearing. Separate and apart from the applicant (who may speak longer in the discretion of the City Council) speakers are generally limited to three (3) minutes per person; any changes to the allotted time will be announced prior to the Public Comment period. Under the Brown Act, the City Council is prohibited from discussing or acting on any item not listed on the posted agenda. The applicant may additionally submit rebuttal comments, at the discretion of the City Council.

A. Ordinance No. 1495 Adopting by Reference the City of Sierra Madre Objective Design Standards by Adding Chapter 17.50 (Objective Design Standards) to and Amending Various Sections of Title 17 (Zoning) of the Sierra Madre Municipal Code Related to Multifamily Development Standards

Recommended Action: Approve
CEQA Project, exempt under: 14 CCR 15061(b)(3)- common sense exemption, because it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment.

9. CONSENT CALENDAR

All matters listed under the Consent Calendar are considered to be routine and can be acted on by one roll call vote. There will be no separate discussion of these items unless a member of the City Council requests that a specific item be removed from the Consent Calendar for separate discussion and action.

A. Approval of City Council meeting minutes from the May 26, 2026 Regular meeting.

Recommendation: Approve
Not a CEQA Project under: 14 CCR 15378(b)(5)- organizational or administrative activities.

B. **Approval of City Council meeting minutes from May 27, 2026 Special meeting.**
Recommendation: Approve
Not a CEQA Project under: 14 CCR 15378(b)(5)- organizational or administrative activities.

C. **Approval of City Council meeting minutes from May 28, 2026 Special meeting.**
Recommendation: Approve
Not a CEQA Project under: 14 CCR 15378(b)(5)- organizational or administrative activities.

D. **Resolution No. 26-48 Approval of Warrants for Payment**
Recommendation: Approve
Not a CEQA Project under: 14 CCR 15378(b)(4)- government fiscal activities.

E. **Resolution No. 26-51 Authorizing a Supplemental Budget Appropriation from the Transportation Development Act Fund in the amount of $10,039 for Downtown Bicycle Infrastructure Improvements**
Recommendation: Approve
CEQA Project, exempt under: 14 CCR 15061(b)(3)- common sense exemption, because it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment.

F. **Resolution No. 26-53 Calling and Giving Notice of the Holding of a General Municipal Election to be held on November 3, 2026 for the Election of Certain Officers as Required by the Provision of the Laws of the State of California relating to General Law Cities; Resolution No. 26-54 Adopting Regulations for Candidates for Elective Office Pertaining to Candidates' Statements Submitted to Voters at a General Municipal Election to be held on Tuesday, November 3, 2026; and Resolution No. 26-55 Requesting the Board of Supervisors of the County of Los Angeles to Render Specified Services to the City of Sierra Madre Relating to the Conduct of a General Municipal Election to be held on November 3, 2026**
Recommendation: Approve
Not a CEQA Project under: 14 CCR 15378(b)(2)- continuing administrative or maintenance activities.

10. DISCUSSION ITEMS

A. **Authorization for Use and Reproduction of the Sierra Madre City Flag by the Sierra Madre Events Committee**
Recommendation: Approve
Not a CEQA Project under: 14 CCR 15378(b)(5)- organizational or administrative activities.

B. **Resolution No. 26-42 Declaring Intention to Levy FY 2026/27 Downtown Landscaping and Lighting Maintenance District Assessments**
Recommendation: Approve
Not a CEQA Project under: 14 CCR 15378(b)(4)- government fiscal activities.

C. **Resolution No. 26-50 Rescinding the Suspension of Public Facilities Fees for Accessory Dwelling Units and Establishing a Partial Waiver of Public Facilities Fees for Accessory Dwelling Units Meeting Certain Criteria**
Recommendation: Approve
Not a CEQA Project under: 14 CCR 15378(b)(4)- government fiscal activities.

11. ITEMS FOR FUTURE AGENDAS

12. ADJOURNMENT

The City Council will adjourn to its next regular meeting on June 23, 2026.

Date Posted: June 5, 2026

CITY OF
SIERRA
MADRE

STAFF REPORT

PLANNING & COMMUNITY PRESERVATION

DATE: June 9, 2026

TO: Honorable Mayor and City Council

FROM: Clare Lin, Director of Planning & Community Preservation
By: Katelyn Huang, Assistant Planner

SUBJECT: **Ordinance No. 1495 Adopting by Reference the City of Sierra Madre Objective Design Standards by Adding Chapter 17.50 (Objective Design Standards) to and Amending Various Sections of Title 17 (Zoning) of the Sierra Madre Municipal Code Related to Multifamily Development Standards**

RECOMMENDATION

It is recommended that the City Council conduct a Public Hearing to introduce Ordinance No. 1495, adding Chapter 17.50 (Objective Design Standards) and amending various sections of Title 17 (Zoning) of the Sierra Madre Municipal Code.

SUMMARY

The City of Sierra Madre is considering adoption of Objective Design Standards (ODS) prepared in coordination with the San Gabriel Valley Council of Governments (SGVCOG), The Arroyo Group, and Onyx Architects as part of a regional effort to develop State-compliant design standards tailored to local conditions. The proposed ODS would be adopted as a standalone document and incorporated into Title 17 (Zoning) of the Sierra Madre Municipal Code through the addition of Chapter 17.50 and related existing code amendments. The standards provide clear, measurable design requirements for qualifying multifamily and mixed-use projects in a manner consistent with recent State housing laws, while maintaining neighborhood compatibility, pedestrian-oriented site design, and overall design quality in Sierra Madre.

On May 21, 2026, the Planning Commission held a duly noticed Public Hearing to consider Municipal Code Text Amendment (MCTA 26-02) and adopted Resolution No. 26-06 recommending that the City Council adopt an ordinance implementing the amendment.

BACKGROUND

The City of Sierra Madre has participated in the development of a Regional ODS document led by the SGVCOG, as one of four partner cities—including Duarte, Alhambra, and La Puente—actively involved in drafting standards tailored to local context, with anticipated adoption in 2026. This effort is funded through the Southern California Association of Governments (SCAG) Regional Early Action Program (REAP) 2.0 Subregional Partnership (SRP), which is designed to accelerate housing production, support jurisdictions in meeting their sixth cycle Regional Housing Needs Assessment (RHNA) obligations, and advance state and regional priorities related to housing, transportation, equity, and climate. The Planning & Community Preservation Department would also like to acknowledge the Arroyo Group and Onyx Architects for their leadership and dedicated work in guiding the development of the Regional ODS.

The Regional ODS are intended to provide a consistent, objective framework for design review that complies with recent State legislation, including Senate Bill (SB) 330 and SB 423, enabling jurisdictions to maintain local design oversight while facilitating streamlined housing approvals. Other State housing laws that form part of the legal basis for the ODS include SB 167, AB 2011, SB 4, SB 684, and SB 1123. Together, these statutes increasingly require or incentivize reliance on clear, measurable, and objective standards when reviewing qualifying housing projects. Below is a summary of measurable actions and benchmarks the City has undertaken or completed:

- Since June 2025, City staff and other local agencies have met with SGVCOG, the Arroyo Group, and Onyx Architects to discuss the baseline structure of the ODS documents, including the outline and research methodology for the standards. These meetings focused on aligning the Regional ODS with each participating jurisdiction’s existing built form, regulatory framework, and housing needs.
- In March 2026, SGVCOG hosted a stakeholder outreach meeting and invited local developers to provide feedback on residential and mixed-use design in the City as part of the ODS drafting process. An online comment form was also posted to collect input from residents and stakeholders throughout the San Gabriel Valley, ensuring that the resulting standards respond to both professional and community perspectives.
- On May 7, 2026, the Planning Commission held its first public hearing on this subject and reviewed proposed municipal code text amendments including the addition of Chapter 17.50 (Objective Design Standards) and provided feedback on the Objective Design Standards document as a whole, with particular focus on Sections 1 through 3.
- On May 21, 2026, the Planning Commission reviewed the revised municipal code text amendments incorporating direction provided on May 7, 2026, and approved Planning Commission Resolution No. 26-06 recommending the City Council adopt an ordinance to implement the municipal code text amendment. The Commission also continued the public hearing to a date certain of June 4, 2026, to allow for further review of the Sierra Madre Objective Design Standards, and prepare a resolution for specific amendments to the Sierra Madre Objective Design Standards prior to the City Council's second reading of the ordinance.

DISCUSSION & ANALYSIS

The proposed City of Sierra Madre Objective Design Standards are intended to provide clear, measurable design requirements for multifamily and mixed-use development in a manner consistent with State housing law, while preserving design quality and neighborhood compatibility in Sierra Madre. As described in the draft ODS, adoption of objective standards allows the City to continue applying design requirements to qualifying housing projects through standards that are uniformly verifiable, rather than through purely discretionary or subjective review. This approach is intended to provide greater certainty and predictability in the review process while maintaining the City’s ability to achieve high-quality design outcomes.

This local context is especially important in Sierra Madre because the City's built form differs from many other San Gabriel Valley jurisdictions. The ODS document describes Sierra Madre as a small, village-like community at the base of the San Gabriel Mountains, with predominantly single-family neighborhoods and multifamily development concentrated near the City center and along corridors such as Sierra Madre Boulevard, Mariposa Avenue, Esperanza Avenue, Highland Avenue, and Suffolk Avenue. Most of the City's multifamily building stock consists of one- or two-story development, while mixed-use development remains limited. Because Sierra Madre is largely built-out, future housing opportunities are expected to occur primarily through infill development rather than outward expansion. For that reason, the ODS are designed not only to satisfy State legal requirements, but also to guide how new multifamily and mixed-use projects fit into existing neighborhoods, reinforce pedestrian-oriented development, and maintain the City's modest scale and character. The introduction to the document identifies key design goals that include linking the private realm to the public realm, facilitating pedestrian activity and safety, activating streets and open spaces, promoting cohesive visual identity, prioritizing human-scaled design, and protecting residential privacy.

Due to the varying multifamily structure forms in the City, the ODS groups multifamily buildings into two categories: "House Scale" and "Block Scale" buildings and zones. House scale buildings contribute to a smaller-scale, neighborhood-oriented environment and typically include building types such as duplexes, bungalow courts, courtyard apartments, and townhouses. In Sierra Madre, the ODS identify the Medium/High and High Density Residential (R-3-13, R-3-20, and R-3-30), and Manufacturing zones as House Scale zones, while the Commercial (C) Zone is identified as the City's Block Scale zone. Within this framework, the ODS uses the house-scale and block-scale categories to tie standards to Sierra Madre's actual zoning pattern and built context, ensuring that similar building types are regulated in a consistent, context-sensitive way.

The ODS are designed to apply to projects which qualify for State laws that may encourage or require the application of objective design standards in project review. These projects include:

- All new residential developments with two or more housing units.
- The residential and commercial components of new mixed-use developments with two or more housing units, where at least two-thirds of total floor area is residential (or 50 percent for qualifying large projects under AB 1893).
- Multifamily accessory dwelling units (ADUs), provided standards are not more stringent than State ADU law or effectively preclude ADU/JADU development.
- Remodeled buildings where new floor area is added, in which case only the modified structures and facades are subject to the standards.

Key Content of the Standards

The ODS document is organized into nine principal sections addressing the site and building design topics most relevant to project review:

Section 1, Site Planning and Access;
Section 2, Building Modulation and Articulation;
Section 3, Materials, Finishes, and Color;
Section 4, Frontages;
Section 5, Open Space;
Section 6, Entries;
Section 7, Exterior Lighting;
Section 8, Walls and Fences; and
Section 9, Loading Areas, Trash and Utilities.

Together, these sections establish objective standards governing how buildings relate to the street, how façade massing is broken down, how materials and frontage types are applied, how pedestrian access and open space are designed, and how service elements such as trash, loading, and utilities are screened and integrated into the project.

The ODS also include several appendices that provide additional detail to support consistent application of the standards. Appendix A establishes frontage standards and defines specific frontage types, with dimensional and design requirements for how buildings address the street. Appendices B and C describe common and private open space types, including minimum sizes and basic design characteristics for plazas, courtyards, balconies, and similar spaces. Appendix D provides definitions of technical and architectural terms used throughout the ODS to reduce ambiguity and support consistent interpretation. Appendix E incorporates the Regional ODS research memorandum, documenting the legal background, best practices, and regional analysis that informed preparation of the Sierra Madre ODS.

Relationship to Existing Regulations

The ODS are formatted as a standalone document that would be adopted by reference into Title 17 (Zoning) of the Sierra Madre Municipal Code. As proposed, the ordinance would add Chapter 17.50 (Objective Design Standards) and amend various sections of Title 17 related to multifamily development so that the ODS can be applied consistently across applicable residential, mixed-use, overlay, and other zoning districts. Specifically, Chapter 17.24 (Two-Family Residential Zone), Chapter 17.28 (Medium/High Density Residential Zone), Chapter 17.29 (High Density Residential Zones), Chapter 17.32 (Residential Entrepreneur Overlay Zone), Chapter 17.36 (Commercial Zone), Chapter 17.39 (Religious Housing Overlay Zone), Chapter 17.40 (Manufacturing Zone), and Chapter 17.59 (Ministerial Design Review Permits) would be amended to reference and integrate the ODS.

GENERAL PLAN CONSISTENCY

Ordinance No. 1495 is consistent with the following Goals and Policies of Sierra Madre General Plan's Housing Element in that it promotes a diverse range of housing types, reduced governmental constraints, and flexible mixed-use and innovative housing models while preserving community character and the low-scale downtown environment. The amendment implements this direction by aligning local development standards with State housing law through the use of Objective Design Standards.

- Goal 2.0: Facilitate the provision of a range of housing types to meet community needs.
    - Policy 2.1: Encourage diversity in the type, size, price and tenure of residential development in Sierra Madre, while maintaining quality of life goals.
    - Policy 2.4: Provide opportunities for the integration of housing in commercial districts, while maintaining the downtown's low scale character and ground level retail spaces.
- Goal 3.0: Reduce governmental constraints on the maintenance, improvement and development of housing while maintaining community character.
    - Policy 3.3: Provide flexibility in development standards to accommodate new models and approaches to providing housing, such as co-housing, shared housing, and live/work housing.

STRATEGIC PLAN RELATIONSHIP

Ordinance No. 1495, which adds Chapter 17.50 (Objective Design Standards) and amends various sections of Title 17 (Zoning) of the Sierra Madre Municipal Code, directly implements the City's Strategic Plan for Infrastructure and Growth Management under Goal 2 - Create Build Design Guidelines, specifically Goal 2.2 for Objective Design Standards.

ENVIRONMENTAL ANALYSIS

This ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061(b)(3), the "common sense" exemption. The proposed amendment does not, in itself, authorize or approve the construction of any specific building or structure, but instead establishes design regulations that will apply to future development. Because the amendment is limited to setting design standards and will not result in a reasonably foreseeable physical change to the environment, it can be seen with certainty that there is no possibility that the project may have a significant effect on the environment, and it is therefore not subject to CEQA review.

FISCAL IMPACT

There is no fiscal impact as a result of the recommended action.

Approved by:



_____

Michael Bruckner
City Manager

Attachments

Attachment 1 - Ordinance No. 1495
Exhbit 1 - Amendments
Attachment 2 - Planning Commission Resolution No. 26-06
Attachment 3 - Sierra Madre Objective Design Standards Draft

ORDINANCE NO. 1495

AN ORDINANCE OF THE CITY OF SIERRA MADRE, CALIFORNIA, ADDING CHAPTER 17.50 (OBJECTIVE DESIGN STANDARDS) TO TITLE 17 (ZONING) OF THE SIERRA MADRE MUNICIPAL CODE, AND AMENDING VARIOUS SECTIONS OF TITLE 17 (ZONING) OF THE SIERRA MADRE MUNICIPAL CODE TO REFERENCE AND INCORPORATE THE SIERRA MADRE OBJECTIVE DESIGN STANDARDS WHERE APPLICABLE TO MULTIFAMILY DEVELOPMENTS.

RECITALS

WHEREAS, the State of California adopted several housings laws, including Senate Bill (SB) 167, SB 423, SB 4, SB 330, and Assembly Bill 2011, which strongly incentivize cities and counties to streamline the review process for multifamily housing, including mixed-use residential developments, and require local agencies to limit their review of qualifying housing projects to objective standards;

WHEREAS, pursuant to SB 423, Objective Design Standards "involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the applicant or developer and the public official before submittal";

WHEREAS, the City participated as one of four partner cities in the development of a Regional Objective Standards document led by the San Gabriel Valley Council of Governments (SGVCOG);

WHEREAS, the SGVCOG effort was funded through Southern California Association of Governments (SCAG) Regional Early Action Program (REAP) 2.0 Subregional Partnership (SRP), which is designed to accelerate housing production, support jurisdictions in meeting their sixth cycle Regional Housing Needs Assessment (RHNA) obligations, and advance state and regional priorities related to housing, transportation, equity, and climate;

WHEREAS, the purpose of adopting Objective Design Standards is to comply with recent State legislation and to implement streamlined and ministerial review processes for qualifying projects by establishing reasonable, uniform, and comprehensive standards and procedures for multi-family residential and mixed-use development projects;

WHEREAS, the Objective Design Standards will apply to all new qualifying residential and mixed-use development projects, specifically where State law limits the City's enforcement of design standards to objective standards only, or where the Sierra Madre Municipal Code requires a ministerial approval process; and

WHEREAS, the Planning Commission held a duly noticed public hearing on May 7 and May 21, 2026, to consider a Municipal Code Text Amendment (MCTA 26-02) and a

recommendation for the City Council to adopt an ordinance.

WHEREAS, the City Council held a duly noticed public hearing on June 9, 2026, to introduce the foregoing ordinance for first reading.

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

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

SECTION 2. Amendment and Addition. Chapter 17.50 (Objective Design Standards) is added and Chapter 17.24 (R-2 Two-Family Residential Zone), Chapter 17.28 (R-3-13 Medium/High Density Residential Zone), Chapter 17.29 (R-3-20 and R-3-30 High Density Residential Zones), Chapter 17.32 (R-E Residential Entrepreneur Overlay Zone), Chapter 17.36 (Commercial Zone), Chapter 17.39 (RHO Religious Housing Overlay Zone), Chapter 17.40 (Manufacturing Zone), and Chapter 17.59 (Ministerial Design Review Permits) of Title 17 (Zoning) of the Sierra Madre Municipal Code are amended to read as shown in Exhibit 1, attached herein, with additions denoted by underlined text and deletions denoted by struck-through text.

SECTION 4. **Consistency with the General Plan.** Municipal Code Text Amendment 26-02 is consistent with the following Goals and Policies of Sierra Madre General Plan's Housing Element:

> Goal 2.0: Facilitate the provision of a range of housing types to meet community needs.
>
> > Policy 2.1: Encourage diversity in the type, size, price and tenure of residential development in Sierra Madre, while maintaining quality of life goals.
> >
> > Policy 2.4: Provide opportunities for the integration of housing in commercial districts, while maintaining the downtown's low scale character and ground level retail spaces.
>
> Goal 3.0: Reduce governmental constraints on the maintenance, improvement and development of housing while maintaining community character.
>
> > Policy 3.3: Provide flexibility in development standards to accommodate new models and approaches to providing housing, such as co-housing, shared housing, and live/work housing.

The Housing Element promotes a diverse range of housing types, reduced governmental constraints, and flexible mixed-use and innovative housing models while preserving community character and the low-scale downtown environment. The amendment implements this direction by aligning local development standards with State housing law through the use of Objective Design Standards.

SECTION 3. CEQA. This ordinance is exempt is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), the "common sense" exemption. The proposed amendment does not authorize or approve the construction of any specific building or structure but instead establishes design regulations that will apply to future development. Because the amendment is limited to setting design standards and will not result in a reasonably foreseeable physical change to the environment, it can be seen with certainty that there is no possibility that the project may have a significant effect on the environment, and it is therefore not subject to CEQA review.

SECTION 4. 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 5. Certification. Pursuant to Government Code Section 36932, the City Clerk shall certify the passage, approval, and adoption of this Ordinance by the City Council.

SECTION 6. Publication. Pursuant to Government Code Section 36933, the City Clerk shall cause this Ordinance to be published or posted.

SECTION 7. Records. Pursuant to Government Code Section 40801, proof of certification and publication shall be entered in the book of Ordinances of the City Council.

SECTION 8. Effective Date. Pursuant to Government Code Section 36937, this Ordinance shall take effect thirty days after its adoption.

PASSED, APPROVED, AND ADOPTED this 9th day of June 2026.

_____
Kristine Lowe, Mayor

I HEREBY CERTIFY that the foregoing Ordinance was introduced by first reading on the 9th day of June 2026, and duly adopted at a regular meeting held on the 23th day of June 2026, by the City Council of the City of Sierra Madre, California, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____
Laura Aguilar, City Clerk

Approved as to form:

_____
Aleks Giragosian, City Attorney

Chapter 17.50 OBJECTIVE DESIGN STANDARDS

17.50.010 Purpose and intent.

The purpose of this Chapter is to provide the public, building and design professionals, and decision-makers with objective design criteria for new multifamily residential and mixed-use (residential and commercial) developments in the City.

17.50.020 Applicability.

The City of Sierra Madre Objective Design Standards apply to all new development projects, regardless of zoning, that meet the following criteria:

A. Multifamily Residential Projects: A project consisting of multifamily residential uses with two or more dwelling units, including detached and attached condominiums and accessory dwelling units created with existing or proposed multifamily development.

B. Mixed-Use Projects: A project featuring a combination of residential and commercial uses where at least two-thirds of the square footage of the development is designated for residential uses.

17.50.030 Incorporation of the City of Sierra Madre Objective Design Standards.

The City of Sierra Madre Objective Design Standards, as may be periodically amended in accordance with Section 17.50.050, are incorporated by reference into this code. A copy of the City of Sierra Madre Objective Design Standards is on file with the planning and community preservation department for use and examination by the public. To the extent that a development is other than multifamily residential or mixed-use, the requirements of the underlying zone(s) shall prevail. Where there may be conflict, the City of Sierra Madre Objective Design Standards shall override.

17.50.040 Exceptions.

All projects described in Section 17.50.020 are required to comply with the City of Sierra Madre Objective Design Standards. However, an applicant may request up to three (3) exceptions if they are unable to meet certain City of Sierra Madre Objective Design Standards.

A. This provision allows for limited discretionary review and flexibility for projects that may have a physical site constraint or propose an alternative architectural solution to a specific standard(s).

B. Requests shall be made by the applicant in writing to the director as part of the entitlement application.

C. The director has decision-making authority over exception requests. The decision of the director may be appealed to the Planning Commission in accordance with procedures established in Chapter 17.60.

D. Exception request. The written justification for each exception request must identify the design standard(s) requested to be waived and how the request meets the applicable findings listed below.

    1. Exception findings. The director shall consider the request and information provided and make findings to approve or deny the request. An exception(s) shall be granted only if both of the following findings are made:

        a. The project meets the intent of the design standard(s) under consideration to be waived, or a similar design standard is implemented in substitution.

        b. There is a specific physical site constraint that precludes compliance with a specific design standard or strict compliance with a specific design standard conflicts with the architectural quality of the proposed development and is mitigated by the application of an architectural solution that achieves a high-quality design.

2. Density Bonus. An applicant that submits a request for incentives, concessions, or waiver under density bonus law, may not submit an application for an exception

17.50.050 Amendments to the City of Sierra Madre Objective Design Standards.

Any amendments to the City of Sierra Madre Objective Design Standards shall be reviewed by the Planning Commission upon recommendation by the Director. The Planning Commission shall issue a decision by resolution. Any decision of the Planning Commission may be appealed to the City Council pursuant to Sierra Madre Municipal Code Section 17.60.120.

Chapter 17.24 R-2 TWO-FAMILY RESIDENTIAL ZONE

17.24.030 Standards of development—Generally.

All premises in the R-2 zone shall comply with the standards of development set forth in the following sections. For multifamily residential development, the standards of this Chapter 17.24 shall be considered in combination with the City of Sierra Madre Objective Design Standards (Chapter 17.50). Where there may be conflict, the City of Sierra Madre Objective Design Standards shall override. To the extent that a development is other than multifamily residential, the requirements of this Chapter 17.24 shall prevail.

Chapter 17.28 R-3-13 MEDIUM/HIGH DENSITY RESIDENTIAL ZONE

17.28.080 Standards of development.

For multifamily residential development, the standards of this Chapter 17.28 shall be considered in combination with the City of Sierra Madre Objective Design Standards (Chapter 17.50). Where there may be conflict, the City of Sierra Madre Objective Design Standards shall override. To the extent that a development is other than multifamily residential, the requirements of this Chapter 17.28 shall prevail.

A. Floor Area Ratio:

1. On lots with a gross lot area of less than ten thousand square feet or street frontage of less than fifty feet, the floor area of all above-ground buildings and structures (including garages and other non-habitable areas, but excluding basements and other fully subterranean areas) shall be limited to fifty-five percent of the gross lot area.

2. On lots with a gross lot area of ten thousand square feet or greater and with a street frontage of fifty feet or greater, the floor area of all above-ground building and structures (including garages and other non-habitable areas, but excluding basements and other fully subterranean areas) shall be five thousand five hundred square feet plus seventy percent of gross lot area in excess of ten thousand square feet.

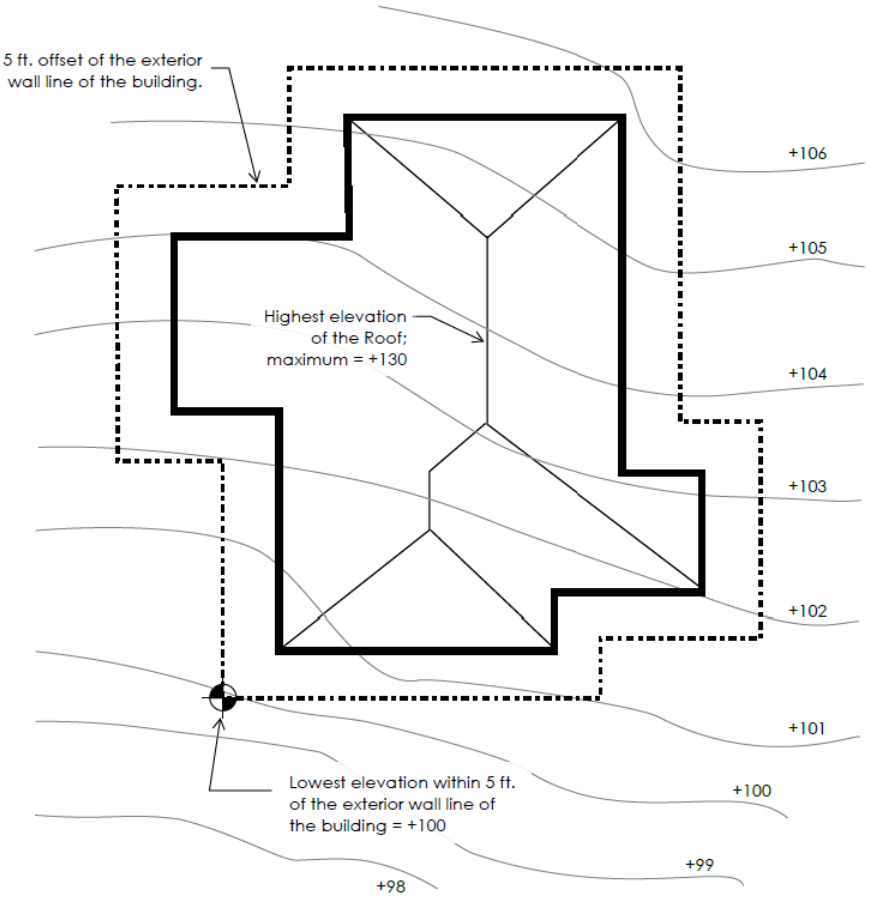
3. Notwithstanding paragraphs 1 and 2 above, on lots with (i) one dwelling unit, the floor area of all above-ground buildings and structures (including garages and other non-habitable areas, but excluding basements and other fully subterranean areas) shall be limited to thirty-five percent of the gross lot area, (ii) one dwelling unit and one second unit, the floor area of all above-ground buildings and structures (including garages and other non-habitable areas, but excluding basements and other fully subterranean areas) shall be limited to forty percent of the gross lot area, and (iii) two dwelling units, the floor area of all above-ground buildings and structures (including garages and other non-habitable areas, but excluding basements and other fully subterranean areas) shall be limited to forty-five percent of the gross lot area.

B. Maximum Building Coverage.

1. Building coverage shall not exceed an aggregate of forty-five percent of the lot area. Covered area shall be considered to be the total amount of land covered by residential structures, garages, driveways, and other impermeable surfaces.

2. Decks, permeable patios, porous paving areas, vegetated roof areas, recreational areas, pedestrian walkways and terraces shall not be considered covered areas for the purpose of this standard. An additional fifteen percent in covered area may be added to the aggregate, increasing it to sixty percent with the use of porous surfaces and/or vegetated roof areas.

C. Maximum Building Height. No building shall exceed either thirty feet in height or two stories above grade (see illustration below).



D. Yard and Building Setbacks:

Lot Line	**Bounded By**	**Building Type**	**Required Setback (feet)**
Front		First floor Second floor	15 feet 25 feet
Rear			10 feet
Side or Rear	R-1 zoned lots	Structures over one-story in height	10 feet for height below 20 feet, plus use of "angle-plane" in accordance with subsection F.7 below

Side	An alley or lots zoned other than R-1	Main or accessory	10% of lot width 5 minimum 15 maximum
Side	Public street	Main or accessory	10% of lot width 10 minimum 15 maximum
Side	An alley	Garages opening to alley	25 from opposite side of alley

E. Encroachments into setback areas:

1. Garages and other one-story accessory structures may be constructed within three feet of a side or rear property line where the difference between adjoining grades does not exceed one foot and is not adjoining an R-1 zoned property.

2. Walls and fences in accordance with Section 17.48.130.

3. Balconies and Exterior Stairways. No more than one-half of the balconies and exterior stairways shall be permitted to project more than fifty percent of the minimum setback requirement into any required setback areas. The minimum setback from any property line abutting R-1 zoned property shall be ten feet.

4. Swimming pools, hot tubs, spas and similar recreational facilities may be located no closer than five feet from the rear or side property lines, or twenty-five feet from the front property line.

5. Other projections as allowed in accordance with Section 17.48.120.

F. Site Design Requirements.

1. Siting: Building siting should:

   a. Maximize privacy through placement of windows, balconies, landscaping, and design of outdoor spaces;

   b. Be related to nearby buildings as well as adjacent parcels;

   c. Be oriented to face the street, avoiding views from the street of parking garages and alleys;

   d. Minimize negative impact on views from adjacent properties;

   e. Be oriented to encourage use of outdoor areas and to be compatible with adjoining building orientation; and

   f. Cluster buildings and modulate architectural elements to provide pleasing and useful ground level and above ground spaces.

2. Utilities: All utilities shall be placed underground.

3. Landscaping: Landscaping should be designed to minimize impact of development on surrounding properties. Tree preservation and landscaping with specimen trees are encouraged.

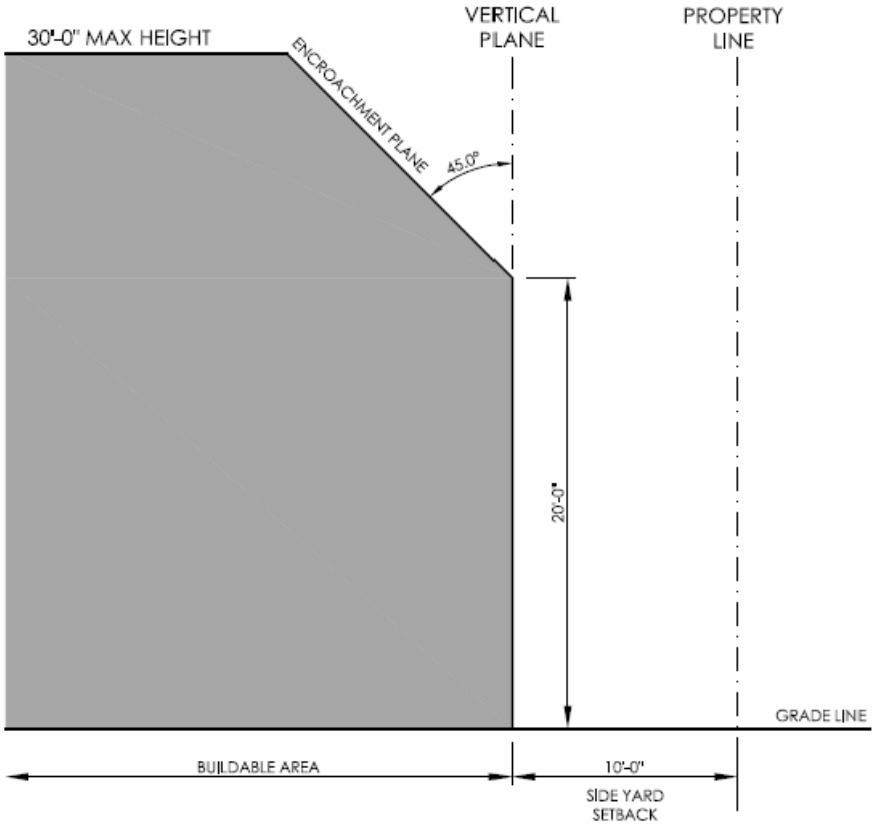
4. Contextual design: Building forms and details should be in keeping with adjacent neighborhood character, where appropriate. Where possible, existing single-family houses should be preserved.

5. Building materials: Materials, colors and textures generally should be compatible with those of adjacent and other nearby buildings and the overall character of the neighborhood.

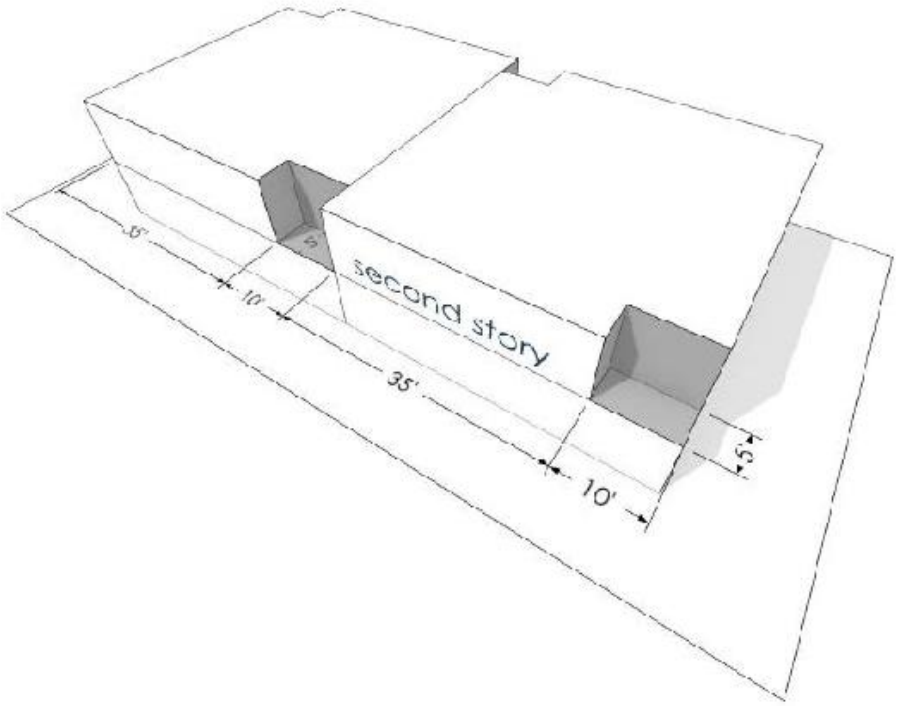
6. Paving: Use of decorative and permeable materials is encouraged.

7. Angle-plane: For yards abutting an R-1 zoned lot, an encroachment limit shall be established which is determined at a point twenty feet above the existing ground level at the setback line as required by

subsection D above, and using a forty-five-degree angle inwards toward the property to create additional setback (see illustration below).



8. Articulation: Articulation of exterior walls is encouraged. In no event shall a linear wall of a second story extend longer than thirty-five feet without an offset of a minimum of five feet for a minimum linear distance of ten feet (see illustration below).



9. Screening: Parking areas, refuse storage, mechanical equipment and the like shall be screened by some combination of walls, plantings or earthworks.

10. Design guidelines: From time to time, the planning commission may promulgate and maintain site design and massing guidelines for use by applicants and the city to guide appropriate development in the R-3-13 zone.

Chapter 17.29 R-3-20 AND R-3-30 HIGH DENSITY RESIDENTIAL ZONES

17.29.030 Development regulations.

For multifamily residential development, the standards of this Chapter 17.29 shall be considered in combination with the City of Sierra Madre Objective Design Standards (Chapter 17.50). Where there may be conflict, the City of Sierra Madre Objective Design Standards shall override. To the extent that a development is other than multifamily residential, the requirements of this Chapter 17.29 shall prevail. When not in conflict with the City of Sierra Madre Objective Design Standards, ~~The~~ the regulations and limitations pertaining to the R-3-13 zone shall control and be effective in the R-3-20 and R-3-30 zones (Chapter 17.28 of this title) for multi-family dwellings, with the following exceptions:

A. Minimum Lot Size. The minimum lot size for new development shall be eleven thousand square feet.

B. Allowable Density. The allowable dwelling unit density of development shall be as follows:

   a. R-3-20: Minimum twenty dwelling units/acre, up to twenty-four dwelling units/acre.

   b. R-3-30: Minimum thirty dwelling units/acre, up to thirty-four dwelling units/acre.

C. Multi-family projects are not subject to the requirements of Section 17.28.070.

D. Yard and Building Setbacks. In the R-3-30 zone only, the minimum front yard setback for the first and second floors shall be fifteen feet.

E. Height. A third story building element shall be permitted, provided that this element is located more than forty feet away from any public street and has no horizontal dimension longer than forty-five feet. Additionally, the total floor area of these elements shall equal no greater than twenty percent of the gross lot area. For any project containing a third story, the height limit shall be measured in compliance with the calculation method described in Section 17.20.040 for the R-1 zone, except that the maximum height shall be thirty feet instead of twenty-five feet.

F. Articulation. The standards described in Section 17.28.080.F.8 shall apply to all stories above the first story.

G. Floor Area Ratio. The floor area ratio of developments containing more than eleven dwelling units shall be limited to one hundred percent of the gross lot area, except that pursuant to Government Code 65913.11, the floor area of developments containing eight to ten units shall be limited to one hundred twenty-five percent of the gross lot area.

H. Maximum building coverage requirements shall not apply.

I. Open space. Two hundred fifty square feet per dwelling unit of on-site open space shall be provided on the ground level for use by residents. Open spaces may be common or private. In order to be counted toward the open space requirement, the minimum width and length of each space shall be ten feet. Driveways and other vehicular access areas shall not count toward the open space requirement.

Chapter 17.32 R-E RESIDENTIAL ENTREPRENEUR OVERLAY ZONE

17.32.020 Standards of development.

For multifamily residential or mixed-use (residential and commercial) development, the standards of the underlying zone shall be considered in combination with the City of Sierra Madre Objective Design Standards (Chapter 17.50). Where there may be conflict, the City of Sierra Madre Objective Design Standards shall override. To the extent that a development is other than multifamily residential or mixed-use (residential and commercial), the requirements of the underlying zone shall prevail.

Chapter 17.36 C COMMERCIAL ZONE

17.36.050 Standards of development—Generally.

The development standards set forth in the following sections of this chapter shall apply to all construction within the C zone. For multifamily residential or mixed-use (residential and commercial) development, the standards of this Chapter 17.36 shall be considered in combination with the City of Sierra Madre Objective Design Standards (Chapter 17.50). Where there may be conflict, the City of Sierra Madre Objective Design Standards shall override. To the extent that a development is other than multifamily residential or mixed-use (residential and commercial), the requirements of this Chapter 17.36 shall prevail.

Chapter 17.39 RHO RELIGIOUS HOUSING OVERLAY ZONE

17.39.060 Development standards.

For multifamily residential development, the standards of this Chapter 17.39 shall be considered in combination with the City of Sierra Madre Objective Design Standards (Chapter 17.50). Where there may be

conflict, the City of Sierra Madre Objective Design Standards shall override. To the extent that a development is other than multifamily residential, the requirements of this Chapter 17.39 shall prevail.

A. Off-street Parking.

   a. Reutilization of Church Parking. Reductions in parking for church and school uses below the minimum otherwise required by this Municipal Code is permitted to construct development that conforms to the standards of this chapter. The reduction in parking allowed shall be limited to the footprint of the residential structures and accessory structures, open space or landscaping serving the residential development.

   b. Residential Parking Standards. Development under the RHO zone is eligible for the alternative or special parking standards described in Section 17.34.070.

   c. Off-Site Parking. Parking for any on-site use may be located on the same lot as the use the parking will serve. When a parking lot is located on a site other than that on which the facility being served is located, an agreement approved by the city attorney reserving the site for parking purposes shall be recorded in the office of the Los Angeles County recorder. Such off-site parking shall be located no more than six hundred feet walking distance from the nearest point of the building that the parking is required to serve.

B. Height.

   a. Height Limit. No building shall exceed either thirty-five feet in height or three stories above grade, as calculated in the manner illustrated in Section 17.28.080.C.

   b. Height Adjacent to Public Streets. No building shall exceed either thirty feet in height or two stories above grade within forty feet from any public street other than Michillinda Avenue.

   c. Height Adjacent to R-1 Zone. For yards abutting an R-1 zoned lot, an encroachment limit shall be established which is determined at the point where the wall height is twenty feet, and using a forty-five-degree angle inwards toward the property to create additional setback. (See illustration in Section 17.28.080.F.7).

C. Front Setback. The minimum front setback shall be fifteen feet for all floors of the building, except along Michillinda Avenue and Baldwin Avenue, where the minimum front setback shall be five feet.

D. Open Space. One hundred seventy-five square feet per dwelling unit of on-site open space shall be provided for use by residents. Such open space may be located on the ground floor or above, and may be met with a combination of common open space and private open space. In order to be counted toward the open space requirement, the minimum width and length of each space shall be ten feet for common spaces and five feet for private spaces. Driveways and other vehicular access areas shall not count toward the open space requirement.

E. Podium Parking Requirements. Any parking constructed at or above grade shall not be oriented along the frontage of any street. Parking constructed partially above grade shall be permitted along the frontage of a street only along Michillinda Avenue.

F. All other development standards shall conform to the requirements of Section 17.28.080, with the exception of lot coverage and floor area ratio standards, which shall not apply.

Chapter 17.40 M MANUFACTURING ZONE

17.40.020 Property development standards.

Notwithstanding anything to the contrary in this chapter, projects incorporating uses permitted in the C zone, including residential uses, shall be developed in locations, to development standards, and with required

reviews and approvals only as set forth in Chapter 17.36. For multifamily residential or mixed-use (residential and commercial) development, the standards of this Chapter 17.40 shall be considered in combination with the City of Sierra Madre Objective Design Standards (Chapter 17.50). Where there may be conflict, the City of Sierra Madre Objective Design Standards shall override. To the extent that a development is other than multifamily residential or mixed-use (residential and commercial), the ~~The~~ regulations set forth in the following sections shall apply ~~to all other uses and development~~ in the M zone.

Chapter 17.58 SMALL HOME LOT DEVELOPMENTS

17.58.050 Development standards.

For multifamily residential development, the standards of this Chapter 17.58 shall be considered in combination with the City of Sierra Madre Objective Design Standards (Chapter 17.50). Where there may be conflict, the City of Sierra Madre Objective Design Standards shall override. To the extent that a development is other than multifamily residential, the requirements of this Chapter 17.58 shall prevail.

A. Design and Development Standards. This section incorporates the design and development standards in this code unique to each zone, except as modified by this section.

B. Angle Plane. The angle plane standards in this chapter shall be governed by the angle plane standards in the underlying zone.

C. Building and Design Standards.

1. All the dwelling units shall have consistent exterior wall materials, identified color tones, window types, door and window trims, roofing materials and roof pitch.

2. Roof decks are prohibited.

3. All dwelling units ministerially approved under this chapter will install a new or separate utility connection.

4. All electrical and utility services to a new dwelling unit shall be undergrounded.

5. If an adjoining property installed a solar energy system, the applicant shall submit a shadow study prepared by an engineer licensed by the Board of Professional Engineers, Land Surveyors, and Geologists or by an architect licensed by the California Architects Board. The shadow of any proposed development shall not cover more than ten percent of the area of any solar energy system on any adjoining property.

D. Density Standards. The development must result in at least as many units as the maximum allowable residential density allowed under the zoning ordinance.

E. Fire Safety Standards.

1. All new dwelling units are required to comply with Chapter 15.24 of this code.

2. Where two dwelling units are configured as sharing a common wall, a one-hour fire wall between the units is required.

3. All new dwelling units are required to comply with Chapter 15.24 (Fire Code) and have fire sprinklers.

4. All new dwelling units are required to use fire-resistant building materials.

5. All new dwelling units are required to comply with Chapter 8.36 (Hazardous Brush Clearance) and maintain defensible space around these units.

6. New or modified detached dwelling units shall be separated from any other dwelling unit or building by ten feet to prevent the spread of fire.

F. Floor Area Standards.

1. The average total floor area shall not exceed one thousand seven hundred fifty square feet.

2. The total floor area standards in this chapter shall be governed by the floor area standards in the underlying zone.

G. Height Standards. The maximum height standards in this chapter shall be governed by the height standards in the underlying zone.

H. Lot Coverage Standards. The lot coverage standards in this chapter shall be governed by the lot coverage standards in the underlying zone.

I. Lot Size Standards. The maximum lot size may not exceed five acres.

J. Open Space Standards. Two hundred fifty feet per dwelling unit of on-site open space shall be provided on the ground level for use by residents. Open space may be common or private. To be counted toward the open space requirement, the minimum width and length of each space shall be ten feet. Driveways and other vehicular access areas shall not count toward the open space requirement.

K. Parking Standards. The parking standards in this chapter shall be governed by the parking standards in the underlying zone, except that the required parking need not be enclosed or covered.

L. Setback Standards.

1. The front, side, and rear setbacks from the lot line will be determined by the zoning district in which the dwelling unit is located.

2. No setback is required between units, except as required by Title 15 of this code.

3. All portions of the dwelling unit, including eaves, awnings, sills, cornices, chimneys, overhangs and other projections, may encroach into front, side or rear yards or setbacks in a manner consistent with the building design but in no case greater than one foot in depth.

Chapter 17.59 MINISTERIAL DESIGN REVIEW PERMITS

17.59.050 Development standards.

For multifamily residential development, the standards of this Chapter 17.59 shall be considered in combination with the City of Sierra Madre Objective Design Standards (Chapter 17.50). Where there may be conflict, the City of Sierra Madre Objective Design Standards shall override. To the extent that a development is other than multifamily residential, the requirements of this Chapter 17.59 shall prevail.

A. Design and Development Standards. This section incorporates the design and development standards in this code unique to each zone, except as modified by this section.

B. Angle Plane. The angle plane standards in this chapter shall be governed by the angle plane standards in the underlying zone.

C. Building and Design Standards.

1. For a detached unit, the exterior materials and design shall match the design of any existing primary dwelling unit on the property through the use of the same exterior wall materials, identified color tones, window types, door and window trims, roofing materials and roof pitch.

2. For an attached unit, the exterior materials, windows and other architectural features shall match the existing structure by employing the same building form, color tones, window design, door and window trims, roofing materials and roof pitch.

3. Roof decks are prohibited.

4. All dwelling units ministerially approved under this chapter will install a new or separate utility connection.

5. All electrical and utility services to a new dwelling unit shall be undergrounded.

6. If an adjoining property installed a solar energy system, the applicant shall submit a shadow study prepared by an engineer licensed by the board of professional engineers, land surveyors, and geologists or by an architect licensed by the California Architects Board. The shadow of any proposed development shall not cover more than ten percent of the area of any solar energy system on any adjoining property.

D. Density Standards. No development may include more than two residential housing units under this chapter and no more than four residential housing units under this code.

E. Fire Safety Standards.

1. All new dwelling units are required to comply with Chapter 15.24 of this code.

2. Where two dwelling units are configured as sharing a common wall, a one-hour fire wall between the units is required.

3. All new dwelling units are required to comply with Chapter 15.24 (Fire Code) and have fire sprinklers.

4. All new dwelling units are required to use fire-resistant building materials.

5. All new dwelling units are required to comply with Chapter 8.36 (Hazardous Brush Clearance) and maintain defensible space around these units.

6. New or modified detached dwelling units shall be separated from any other dwelling unit or building by ten feet to prevent the spread of fire.

F. Floor Area Standards. The total floor area standards in this chapter shall be governed by total floor area standards in the underlying zone.

G. Height Standards. The maximum height standards in this chapter shall be governed by the height standards in the underlying zone. If there is an existing primary dwelling on the parcel, then the maximum height of the existing residence cannot be increased through use of this chapter.

H. Lot Coverage Standards. The lot coverage standards in this chapter shall be governed by the lot coverage standards in the underlying zone.

I. Lot Size Standards.

1. The minimum lot size standards in this chapter shall be governed by the lot size standards in the underlying zone.

J. Open Space Standards. Two hundred fifty feet per dwelling unit of on-site open space shall be provided on the ground level for use by residents. Open space may be common or private. To be counted toward the open space requirement, the minimum width and length of each space shall be ten feet. Driveways and other vehicular access areas shall not count toward the open space requirement.

K. Parking Standards.

1. One off-street, covered parking space is required for each new dwelling unit.

2. The parking space shall be a dimension of at least ten feet wide, eight feet tall, and twenty feet deep.

3. If a new dwelling unit is located within one-half mile walking distance of either a high-quality transit corridor, as defined in Public Resources Code Section 21155(b), or a major transit stop, as defined in Public Resources Code Section 21064.3, or if there is a car share vehicle located within one block of the parcel, then off-street parking required pursuant to this section shall not apply.

L. Setback Standards.

1. The front setbacks from the lot line will be determined by the zoning district in which the dwelling unit is located;
2. The minimum side and rear setbacks from the lot line will be four feet.
3. No additional setback is required for a new dwelling unit constructed in the same location as an existing structure on the parcel.
4. All portions of the dwelling unit, including eaves, awnings, sills, cornices, chimneys, overhangs and other projections, may encroach into front, side or rear yards or setbacks in a manner consistent with the building design but in no case greater than one foot in depth.

PLANNING COMMISSION RESOLUTION 26-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIERRA MADRE RECOMMENDING THE CITY COUNCIL ADOPT AN ORDINANCE, ADDING CHAPTER 17.50 (OBJECTIVE DESIGN STANDARDS) TO TITLE 17 (ZONING) OF THE SIERRA MADRE MUNICIPAL CODE, AND AMENDING VARIOUS SECTIONS OF TITLE 17 (ZONING) OF THE SIERRA MADRE MUNICIPAL CODE

RECITALS

WHEREAS, the State of California adopted several housings laws, including Senate Bill (SB) 167, SB 423, SB 4, SB 330, and Assembly Bill 2011, which strongly incentivize cities and counties to streamline the review process for multifamily housing, including mixed-use residential developments, and require local agencies to limit their review of qualifying housing projects to objective standards;

WHEREAS, pursuant to SB 423, Objective Design Standards "involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the applicant or developer and the public official before submittal";

WHEREAS, the City participated as one of four partner cities in the development of a Regional Objective Standards document led by the San Gabriel Valley Council of Governments (SGVCOG);

WHEREAS, the SGVCOG effort was funded through Southern California Association of Governments (SCAG) Regional Early Action Program (REAP) 2.0 Subregional Partnership (SRP), which is designed to accelerate housing production, support jurisdictions in meeting their sixth cycle Regional Housing Needs Assessment (RHNA) obligations, and advance state and regional priorities related to housing, transportation, equity, and climate;

WHEREAS, the purpose of adopting Objective Design Standards is to comply with recent State legislation and to implement streamlined and ministerial review processes for qualifying projects by establishing reasonable, uniform, and comprehensive standards and procedures for multi-family residential and mixed-use development projects;

WHEREAS, the Objective Design Standards will apply to all new qualifying residential and mixed-use development projects, specifically where State law limits the City's enforcement of design standards to objective standards only, or where the Sierra Madre Municipal Code requires a ministerial approval process; and

WHEREAS, the Planning Commission held a duly noticed public hearing on May 7 and May 21, 2026, to consider a Municipal Code Text Amendment (MCTA 26-02) and a recommendation for the City Council to adopt an ordinance.

THEREFORE, THE PLANNING COMMISSION OF THE CITY OF SIERRA

MADRE, CALIFORNIA, DOES RESOLVE AS FOLLOWS:

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

SECTION 2. Municipal Code Text Amendment. The Planning Commission recommends that the City Council adopt an ordinance adding Chapter 17.50 (Objective Design Standards) and amending Chapter 17.24 (R-2 Two-Family Residential Zone), Chapter 17.28 (R-3-13 Medium/High Density Residential Zone), Chapter 17.29 (R-3-20 and R-3-30 High Density Residential Zones), Chapter 17.32 (R-E Residential Entrepreneur Overlay Zone), Chapter 17.36 (Commercial Zone), Chapter 17.39 (RHO Religious Housing Overlay Zone), Chapter 17.40 (Manufacturing Zone), and Chapter 17.59 (Ministerial Design Review Permits) of Title 17 (Zoning) of the Sierra Madre Municipal Code consistent with Municipal Code Text Amendment 26-02 included herein as Exhibit 1 with additions denoted by underlined text and deletions denoted by struck through text.

SECTION 3. Consistency with the General Plan. Municipal Code Text Amendment 26-02 is consistent with the following Goals and Policies of Sierra Madre General Plan's Housing Element:

Goal 2.0: Facilitate the provision of a range of housing types to meet community needs.

Policy 2.1: Encourage diversity in the type, size, price and tenure of residential development in Sierra Madre, while maintaining quality of life goals.

Policy 2.4: Provide opportunities for the integration of housing in commercial districts, while maintaining the downtown's low scale character and ground level retail spaces.

Goal 3.0: Reduce governmental constraints on the maintenance, improvement and development of housing while maintaining community character.

Policy 3.3: Provide flexibility in development standards to accommodate new models and approaches to providing housing, such as co-housing, shared housing, and live/work housing.

The Housing Element promotes a diverse range of housing types, reduced governmental constraints, and flexible mixed-use and innovative housing models while preserving community character and the low-scale downtown environment. The amendment implements this direction by aligning local development standards with State housing law through the use of Objective Design Standards.

SECTION 4. California Environmental Quality Act. Municipal Code Text Amendment 26-02 is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), the "common sense" exemption. The proposed amendment does not authorize or approve the construction of any specific building or structure but instead establishes design regulations that will apply to future development. Because the amendment is limited to setting design standards and will not

result in a reasonably foreseeable physical change to the environment, it can be seen with certainty that there is no possibility that the project may have a significant effect on the environment, and it is therefore not subject to CEQA review.

SECTION 5. 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 6. Certification. The Director of Planning and Community Preservation shall attest to the passage and adoption of this Resolution by the Planning Commission and shall cause the same to be listed in the records of the City.

SECTION 7. Effective Date. This Resolution shall take effect immediately upon adoption.

PASSED, APPROVED AND ADOPTED this 21st day of May 2026, by the following vote:

AYES: Chair Thomas Denison, Vice Chair Patrick Simcock, and Commissioner Yong Yoo
NOES:
ABSTAIN:
ABSENT: Commissioners Kevin Brennan and Christine Moran

Thomas Denison, Chairperson
Sierra Madre Planning Commission

ATTEST:

Clare Lin, Director
Planning & Community Preservation
Department

Approved as to form:



Aleks Giragosian, City Attorney

City of Sierra Madre
Objective Design Standards



June 4, 2026

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Introduction

BACKGROUND AND RATIONALE

Several state housing laws, including SB 167, SB 423, SB 330, SB 4, and AB 2011, strongly incentivize cities to develop objective design standards for multifamily residential uses and mixed (residential + commercial) uses. A summary of each law is given in Appendix F. By adopting Objective Design Standards (ODS), the City of Sierra Madre maintains the ability to impose design standards on multifamily residential and mixed use developments.

Per SB 423, Objective Design Standards "involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the applicant or developer and the public official before submittal." Providing this level of certainty and clarity introduces predictability in the review process. Together with other state requirements such as clear timelines for decisions to approve or deny a project and a limitation on the number of public meetings, *these Objective Design Standards are intended to streamline the approval process for housing units while maintaining good design.*

STANDARDS APPLICABILITY

The City of Sierra Madre Objective Design Standards are designed to apply to projects which qualify for State laws that may encourage or require the application of objective design standards in project review. These projects include:

- All new residential developments with two or more housing units
- The residential and commercial components of new construction mixed-use developments with two or more housing units, where at least two-thirds of the total square footage is residential. However, note that per AB 1893, for mixed-use projects with at least 500 units, only 50% of the total square footage in the project must be residential for objective design standards to apply
- However, mixed-use projects containing hotel rooms are excluded.

The standards are also designed to apply to remodeled buildings where new floor area is added. In such a case, these standards would apply to those structures and facades which are being modified in order to accommodate the new floor area; other facades or buildings on the site would not be subject to these standards.

See Chapter 17.50 (Objective Design Standards) of the City of Sierra Madre's Municipal Code which regulates the application of objective design standards in the City.

INTERPRETATION AND DEVIATION

The next sections contain objective design standards relating to different topics. The standards are regulatory objective design standards with which all applicable developments must comply. Diagrams are provided for illustrative purposes only.

While the standards have been formulated to be "uniformly verifiable" as State law sets out, there can nevertheless be differences of opinion about whether a project has met the standard. For these cases, Government Code Section 65589.5 (f)(1) states, "... the development standards, conditions, and policies shall be applied to facilitate and accommodate development at the density permitted on the site and proposed by the development."

Projects are able to deviate from objective design standards via the Objective Design Standards Exception process, see Sierra Madre Municipal Code Section 17.05.040. Project applicants may request up to 3 exceptions from ODS standards. This exception process is meant for applicants whose sites has a physical constraint or for applicants who wish to propose an alternative architectural solution for a standard. In the written request for an exception(s) the applicant must meet the following findings: 1) The project meets the intent of the applicable objective design standard from which they are requesting exception and 2) There is a physical site constraint that precludes compliance with the applicable objective design standard or strict compliance with the standard would conflict with the architectural quality of the project and the proposed solution achieves high quality design. Either the Planning and Community Preservation Director or the Planning Commission, as applicable, reviews and is the deciding authority for written exception requests. The applicant is able to appeal the Director's decision to Planning Commission or City Council, as applicable. See page 80 for more information.

STANDARDS DEVELOPMENT PROCESS

These City of Sierra Madre Objective Design Standards were prepared by The Arroyo Group in cooperation with the City of Sierra Madre to provide clear, objective, and measurable standards for multifamily and mixed use development, satisfying the demands of state law. This Standards document was derived from the Regional Objective Design Standards document which was developed by The Arroyo Group on behalf of the San Gabriel Valley Council of Governments (SGVCOG).

Design Goals

Several key goals that guided the development of the standards were:

- Visually and functionally link the private realm to the public realm
- Facilitate pedestrian activity and safety
- Activate the public realm
- Encourage projects to exhibit a cohesive visual identity that is consistent with the character of the area
- Prioritize human-scaled design
- Safeguard residential privacy as well as proper screening and buffering

Standards Organization

Standards are organized by the following topics:

- Section 1: Site Planning and Access
- Section 2: Building Modulation and Articulation
- Section 3: Materials, Finishes, and Color
- Section 4: Frontages
- Section 5: Open Space
- Section 6: Entries
- Section 7: Exterior Lighting
- Section 8: Walls and Fences
- Section 9: Loading Areas, Trash and Utilities
- Appendix A: Frontage Standards
- Appendix B: Common Open Space Types
- Appendix C: Private Open Space Types
- Appendix D: Definitions



House Scale Context



Block Scale Context

Additional background information for these standards are included in Appendix E (SGVCOG Regional Objective Design Standards Research Memorandum) and Appendix F (Additional Project Background Information).

Introduction

BEST PRACTICES

The five best practices identified in Exhibit B of The Arroyo Group's Regional Objective Design Standards Research Memorandum (attached to this document as Appendix E) are listed below. The City of Sierra Madre Objective Design Standards take these regional best practices into account.

1. **Provide guidelines or statements of intent along with objective standards.** The SGVCOG's Regional Objective Design Standards are based on statements of intent which clarify the intent of each standards section. Cities may choose to allow variations to objective design standards as long as the project matches the intent statement for the applicable standard.
2. **Provide options of different strategies to meet the intent of standards.** Developers may choose the standard which suits the design of their development best.
3. **Use clear diagrams along with photographic examples to represent standards.** Clear graphics and imagery will provide as much clarity as possible for developers who are adapting their projects to meet the objective design standards.
4. **Provide definitions for architectural terms.** For complex architectural terms, the provided definition will provide clarity where needed, making the objective design standards understandable to a variety of audiences.
5. **Take into account the context of unique cities and districts to ensure that standards are apt.** Fieldwork in a variety of contexts representative of the San Gabriel Valley helped inform the standards. Different objective design standards will be applicable in different contexts, such as smaller scale neighborhoods versus main street commercial corridors.

These standards have been crafted to encourage new, well designed residential and mixed use development that fits the context of the City of Sierra Madre (see the top row of images). They establish a "floor" for design quality, thereby preventing undesirable, incompatible design (see the bottom row of images).

Examples of Well Designed Buildings:



Townhomes at 102 Esperanza, Sierra Madre. *Successful relationship between the townhome unit and the public realm, in addition to well designed landscaping*



The Kensington, Sierra Madre. *Successfully designed mixed use building, ground floor commercial uses and upper floor residential units*



Sierra Vista Apartments, Sierra Madre. *Successful implementation of Craftsman architecture and well designed private open space balconies*

Examples of Undesirable or Incompatible Design:



Lack of landscaping between the duplex and the street frontage.



Lack of relationship between units and frontage



Large portion of frontage dominated by surface parking and a driveway

Section 1: Site Planning and Access

INTENT

Buildings should be placed and oriented to reinforce a pedestrian-oriented public realm and to establish a strong visual and physical relationship with adjacent streets, sidewalks, and open spaces. Site planning should prioritize pedestrian access and activity by aligning building frontages along public streets, paseos, plazas, and other publicly accessible spaces, and by minimizing blank walls, excessive setbacks, and parking along street edges. Primary entrances, active ground-floor uses, and transparent facades should be oriented toward the public realm to support walkability, safety, and street vitality.

Site design should emphasize open spaces and the public realm, enhancing connectivity by linking building entrances to sidewalks, transit stops, open spaces, parking areas, and neighboring parcels. Access points should be legible and well integrated into the surrounding circulation network, while vehicular and service access should be designed to minimize conflicts with pedestrians and reduce impacts on the public realm. Overall site planning should activate streets and open spaces and contribute to a cohesive, human-scaled environment.

STANDARDS

Street Relationships

1.1 The primary entrance to all buildings adjacent to a public street shall be visible from the sidewalk and directly connected via a pedestrian pathway

1.2 All projects shall comply with the Frontage Type Standards in Section 4.

1.3 In house-scale zones, the length of any building along the primary street shall not exceed 80′. However if the ground floor is broken by an opening of at least 10′ wide and 10′ high, leading to a visible interior courtyard or other common open space on the ground level, the building may continue above one such opening. The length of any building, along a secondary street shall not exceed 150′.

1.4 In block-scale zones, the length of any building along a public street shall not exceed 350′.

1.5 Developments with at least 150′ of frontage along the primary street shall include at least one of the following open spaces along the primary street:

a. A community plaza, commons, forecourt, or publicly accessible neighborhood park.
b. A terrace of a minimum 50′ deep and 15% of the primary frontage width above the first level.
c. A paseo is provided from the primary street, connecting to a courtyard in the interior of the site.

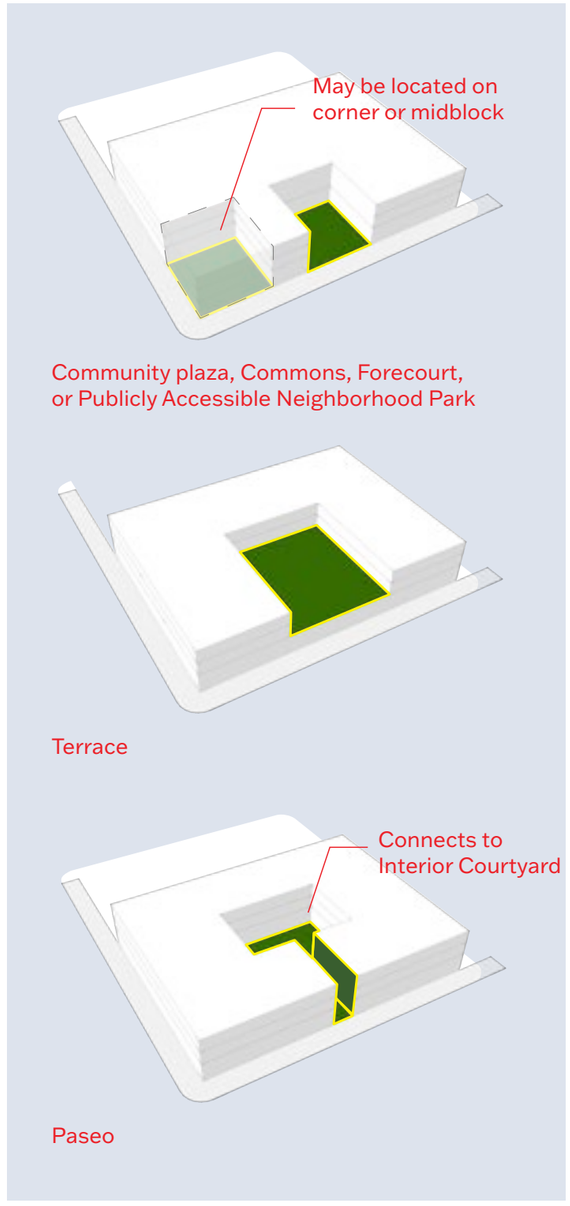
All open spaces shall comply with standards defined in Section 5: and Appendices B and C, as applicable.

Residential Privacy

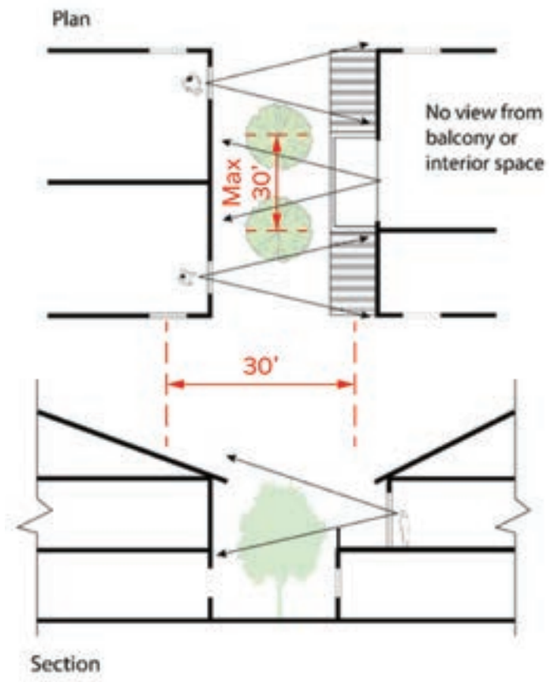
1.6 When units face each other through the open air at a distance of less than 30′, windows shall be offset, or screened with landscaping as shown in the diagram, at a rate of one tree per 30′ of buffer length. Landscaping shall be of sufficient density and height to provide effective visual separation between units. In house scale zones only, this standard shall also apply to units built to face existing units on an adjoining property.

1.7 When residential buildings are located within 10′ of one another, windows on the facing building facades shall avoid unfiltered or direct views by one or more of the following:

a. Utilize non-transparent or obscured glazing, such as frosted or patterned glass, glass block, or non-operable opaque windows. Reflective glazing is not permitted.
b. Provide permanent architectural screens, permanent roll-down blinds or affixed louvers at windows.
c. Utilize clerestory windows a minimum height of six feet from the ground or floor plate.
d. Inset window or add projecting architectural feature that creates privacy
e. Offset or stagger windows from each other



1.5: *Developments with at least 150′ of frontage along primary street shall include at least one of the following open spaces*



1.6: *Windows within 30 ft offset or screened*



1.3: *Continuation of a building above an opening leading to a visible interior courtyard or common open space on the ground level.*

Section 1: Site Planning and Access

Pedestrian Access

1.8 Pedestrian walkways shall connect all primary entries to public sidewalks. The Director may approve a shared pedestrian walkway/vehicular driveway in house-scale zones, provided that the walkway is paved with stone , tile or brick, and the driveway serves no more than eight (8) parking spaces.

1.9 Pedestrian walkways shall be a minimum of four feet wide, shall be hard-surfaced, and paved with concrete, stone, tile, brick or comparable material.

1.10 Where a required walkway is parallel and adjacent to a driveway or parking space, it must be separated from the auto travel surface by a raised curb at least four inches (4") high, bollards, or other physical barrier.

1.11 The primary entry shall be separated by at least 10′ from any driveway or parking space.

Parking Areas

1.12 Surface parking areas shall be shielded from view of the public right of way by a building or a landscaped buffer as described in the Frontage Type Standards in Appendix A.6.

1.13 Parking structures developed as part of a private development shall not be taller than the buildings which they serve.

Vehicular Access

1.14 Vehicular access points to parking areas shall be taken from the side street or alley, if available, except for projects which meet the following criteria:

a. 350′-700′ primary street frontage - 1 vehicular access point from the primary street
b. Over 700′+ primary street frontage - 2 vehicular access points from the primary street
c. Projects with less than 350′ of primary frontage are allowed 1 vehicular access point from the primary street only if no side street or alley access is available.

There shall be no curb cuts along Sierra Madre Boulevard between Hermosa Avenue and Baldwin Avenue, and no curb cuts along Baldwin Avenue between Sierra Madre Boulevard and Montecito Avenue.

This standard may be waived if the Planning and Community Preservation Department determines that an alternate access point is needed for safe traffic flow, or the Fire Department determines that additional access points are needed for fire lanes.

1.15 Curb cuts on corner lots shall not be located closer than 40 feet from a curb return in house-scale zones, 80 feet in block-scale zones. Additionally, curb cuts shall not be located closer than 150 feet from a curb return on Principal Arterials. Where parcel size precludes this standard, the curb cut shall be located as far from the corner as possible.

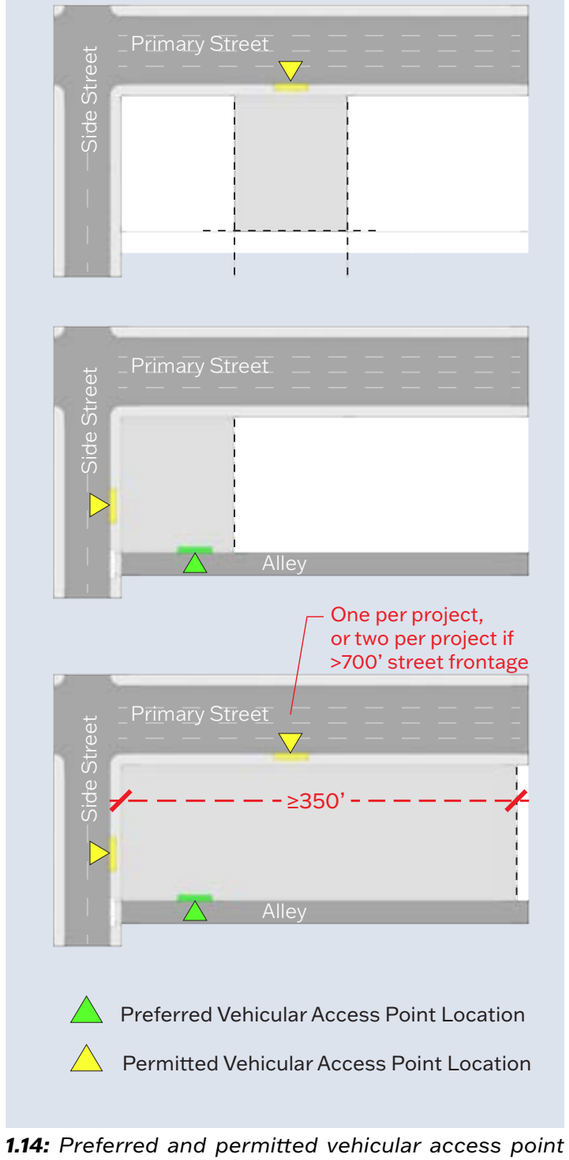
1.16 Sharing of driveways between adjacent properties is permitted and encouraged. Easements shall be established as necessary.

1.17 Driveways in house-scale zones shall be paved with concrete or pavers. Areas on driveways that are paved with permeable pavers may count toward minimum landscaping or stormwater retention requirements, provided that they comply with the standards established in those sections.

1.18 In house-scale zones, a one-way driveway, or two-way driveway serving up to eight (8) parking spaces, shall have a minimum 9′ and maximum 11′ width. A two-way driveway serving between eight (8) and twenty (20) parking spaces shall have a minimum 16′ and maximum 22′ width. A two-way driveway serving more than twenty (20) parking spaces shall have a minimum 20′ and maximum 22′ width. The maximum may be exceeded if required by the Fire Department.

1.19 In block-scale zones, a one-way driveway, or two-way driveway serving up to eight (8) parking spaces, shall have a minimum 9′ and maximum 11′ width. A two-way driveway serving more than eight (8) parking spaces shall have a minimum 20′ and maximum 22′ width. The maximum may be exceeded if required by the Fire Department.

1.20 Entry door and gates to any parking structure shall be recessed back from the face of the facade by a minimum of six inches to add shadow and visual interest, or by a greater distance from the sidewalk for traffic safety purposes as required by the Public Works Department.



***1.14:** Preferred and permitted vehicular access point locations*

Section 2: Building Modulation and Articulation

INTENT

The individual components of each building should contribute meaningfully to the overall architectural character, expressing a coherent form and style consistent with the project's design vision. Each project can be classified within one of two defined scales, House Scale or Block Scale, as outlined in the introduction.

Within each scale, building articulation should serve to enrich the external appearance and architectural identity of the structure while facilitating a thoughtful and seamless transition between the public realm and private spaces. Modulation and form-making should convey visual interest and a sense of rhythm, achieved through a deliberate composition of elements that reflect both the individuality of the building and its contextual relationship to the surrounding architecture. Building form and articulation should emphasize three-dimensional detailing, create visual interest on the façade, and foster a built environment that is contextually responsive.

Standards

Ground Floor Design

2.1 In block-scale zones, buildings of three stories in height or more shall be designed to differentiate a building's base from the rest of the structure. The area designed as the base should correspond to an area that has a different use from the upper floors of the building, e.g. retail, lobbies, or amenities. In the case of a single-use building, the area designed as a base may correspond to floor(s) with less private spaces on the frontage, such as living rooms in a 100% residential building, or simply the first floor of the structure.

2.2 The effect of differentiation on a building shall be achieved through the use of two or more of the following:

a. Color, texture, or material changes along the building facade
b. Variations, projections, or reveals in the wall plane
c. Variations in fenestration size or pattern
d. Decorative architectural details such as arcades, pilasters, base courses, belt courses, or cornices at intermediate levels

2.3 Where a daylit basement with an exposed wall is proposed, a minimum of two of the following design standards shall be provided along all street-facing facades:

a. Porches or stoops
b. Material cladding that matches the cladding of the floors above when located along the same wall plane
c. A landscape area with a minimum width of five feet, planted with plant species that, at maturity, reach the finish floor height above the basement

2.4 ~~For buildings that provide a top-level stepback, the stepback shall be a minimum of 10 feet, measured from the exterior wall plane along each building façade.~~

Circulation Design

2.5 Vertical circulation elements, including but not limited to stairwells, stair shafts, and elevator shafts, that are located along exterior walls facing a primary or secondary frontage shall be clearly expressed as visually identifiable volumes on the building façade through the incorporation of at least two of the following objective design methods:

a. A minimum 2-foot change in wall plane (projection or recession) along the portion of the façade containing the vertical circulation element.
b. A color, texture, or material change that clearly contrasts with the primary façade material.
c. Decorative architectural detailing, such as vertical reveals, pilasters, or a consistent fenestration pattern, applied evenly across the full height of the vertical circulation volume.
d. A minimum 18-inch variation in the roofline or roof plane corresponding to the vertical circulation element.



2.2: *Approaches to base differentiation*

Architectural Projections

2.6 Architectural projections, including but not limited to architectural pop-outs, canopies, awnings, balconies, bay windows, eaves, chimneys, and similar architectural features, shall project a minimum of 2 feet from the exterior wall plane.

Transparency

2.7 Facades of residential floors shall have a maximum transparency of 60%. Glazing which does not meet the visible light transmittance and external reflectance standards identified in the "Transparency" definition (see Appendix D) is not permitted along the facades of residential floors.

Section 2: Building Modulation and Articulation

Variation in Wall-Plane

2.8 For block-scale buildings of three or more stories, any building façade facing a public street or alley shall include a minimum of one variation in wall-plane depth for every 50 feet of facade length along the street.

2.9 The wall-plane variations shall also meet all of the following requirements:

a. Each wall-plane variation shall project or recess a minimum of 2 feet from the adjacent wall-plane
b. Wall-plane variations that occur at recessed balconies are permitted
c. Each wall-plane variation shall have a minimum height of two full stories. The variation shall not incorporate the base and upper story, unless the variation extends for the height of the entire building.
d. The average depth of all wall-plane variations across each façade shall be a minimum of 4 feet
e. ~~When feasible wall-plane variations shall be located in areas that correspond to the building's programmatic floor plan, including, but not limited to, building entries, private or common open spaces, stairs and elevator cores, or corridors.~~ At least 50% of wall plane variations shall be located where an interior wall dividing interior spaces intersects the exterior wall.

2.10 Buildings in house-scale zones shall have a maximum length of blank walls without windows, doors, or material changes of 25 feet in any direction.

2.11 Buildings in block-scale zones shall have a maximum length of blank walls without windows, doors, or material changes of 35 feet in any direction.

2.12 In the M zone, any building facade facing a public street or alley shall include a minimum of one variation in wall-plane depth for every 30 feet of facade length along the street. The wall-plane variations shall also meet all of the following requirements:

a. Each wall-plane variation shall project or recess a minimum of 2 feet from the adjacent wall-plane.
b. Wall-plane variation that occur at recessed balconies are permitted
c. Each wall-plane variation shall extend a minimum of 1 full story in height
d. The average depth of all wall-plane variations across each façade shall be a minimum of 4 feet
e. When feasible wall-plane variations shall be located in areas that correspond to the building's programmatic floor plan, including, but not limited to, building entries, private or common open spaces, stairs and elevator cores, or corridors.

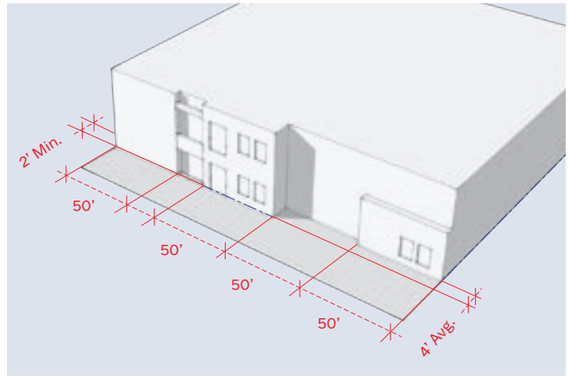
2.13 The Director may approve an exception to the wall plane standards (2.8-2.16) when using modular construction, and when an alternative method is demonstrated that creates definition, shadow and depth along a facade.

2.14 In house-scale zones except for the M zone, linear walls of second stories shall not extend longer than thirty-five feet without ~~an~~ offsetting ~~of~~ the wall a minimum of five feet depth for a minimum horizontal distance of ten feet.

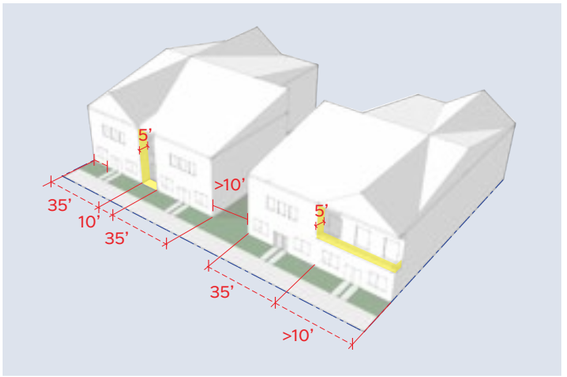
2.15 ~~Where permitted,~~ In house-scale zones, third story building elements shall be located more than forty feet away from any public street and have no horizontal dimension longer than forty-five feet~~, per SMMC 17.29.030 (E)~~.

2.16 Where wall-plane variations occur at balconies, each balcony shall incorporate a minimum of two of the following design standards:

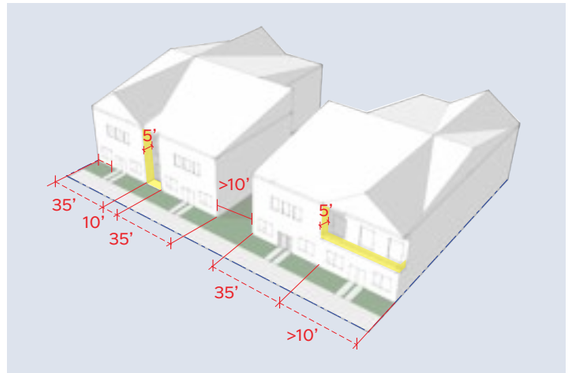
a. An accent pattern, material, and/or color shall be applied to the balcony projection components and supporting elements to differentiate them from the primary building façade
b. An accent pattern, material, and/or color shall be applied to the balcony's recessed wall, typically oriented parallel to the building façade



2.8, 2.9: *Required wall-plane breaks in block-scale zones*



2.12: *Required wall-plane breaks along street frontages in the M zone*



2.14: *Required wall-plane breaks along street frontages in house-scaled zones*

c. The balcony floor and railing shall be offset a minimum of ~~four~~two feet from the adjoining wall plane on either side of the balcony.

Roof Design

2.17 New buildings in house-scale zones shall have hipped or gable roofs. The maximum roof pitch is 6:12, except for buildings constructed in the Craftsman style, which may have a pitch of up to 8:12.

2.18 ~~New buildings in the C (Commercial) Zone shall have flat roofs with parapets along all street frontages.~~

2.19 The building roof height or roof form shall have a minimum of one roof variation for every 50 feet of façade length along the street. Each roof variation shall meet at least one of the following requirements:

a. A change in roof plane that results in a minimum two-foot projection or recession, measured perpendicular to the façade.
b. A shift in the roof line of 18 inches or greater, measured vertically from the highest point of the adjoining roof line(s).
c. The use of a dormer, gable, ridge break, offset eave, or similar architectural element that creates a minimum five-foot horizontal break or relief in the roof plan before continuation of the primary roof form.

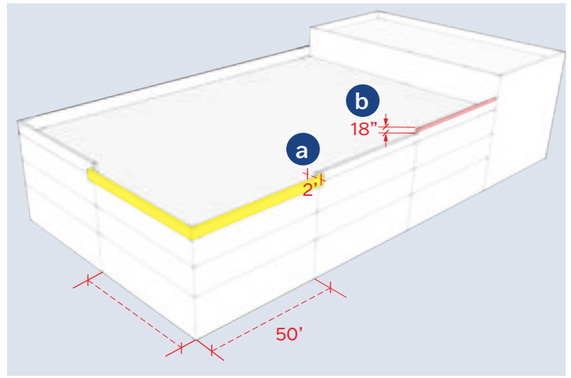
2.20 Roof forms shall terminate in a manner that accurately expresses the true building volume and prevents the appearance of a false or enlarged building mass. All roof terminations shall comply with the standards in this section.

a. When a sloped roof adjoins a side wall or a shared lot line, the sloped roof profile shall terminate directly at the lot line or side wall. The sloped form shall not wrap, project beyond, or extend around the adjoining wall or lot line
b. Flat roof parapets may extend along the rear façade, side wall, or shared lot line, provided the parapet accurately reflects the true building mass and does not imply additional interior volume
c. Where a roof parapet transitions from or connects to a sloped roof form, the parapet shall extend to the point necessary to maintain the continuity of the sloped roof profile
d. Where a roof parapet extends beyond the roof plane, the parapet return shall measure a minimum of six feet (6'), measured horizontally from the roof edge, before terminating or changing direction

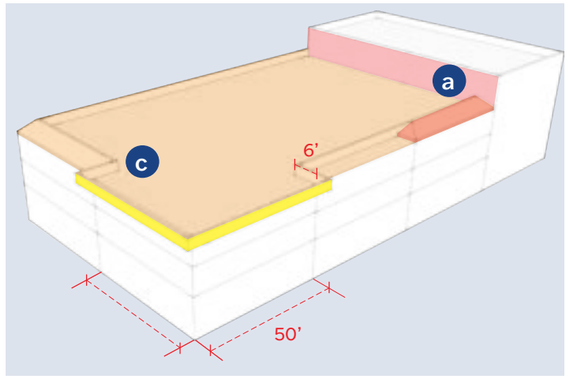
Commercial Zone and Historic Resource-Adjacent Development

2.21 Any development located within the C (Commercial) zone, and any development located immediately adjacent to a designated historic resource, shall comply with the following standards:

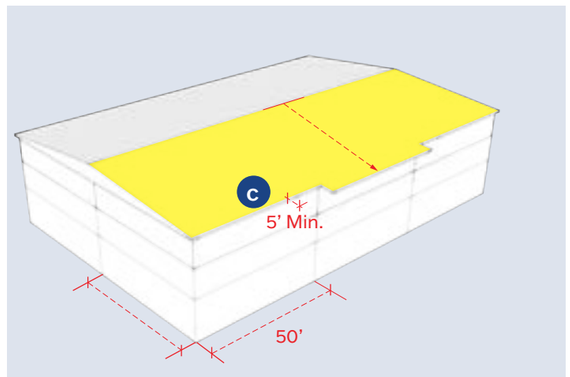
a. The building façade along the primary or secondary front of new development shall incorporate a ground floor expression line or entablature that aligns with the height of the corresponding architectural feature on the adjacent historical resource. Where there are two existing historical resource buildings abut the site, the resource with the taller expression line applies.
b. The height within the first 20 feet of the development shall be no more than 15 feet greater than the historic resource.
c. The side setback shall match the side setback of the historic resource, up to a maximum of 15 feet.
d. The street-facing setback of the 20 feet adjacent to the historic resource shall be no less than the average of the minimum permitted setback on the development property, and the existing setback of the historic resource.



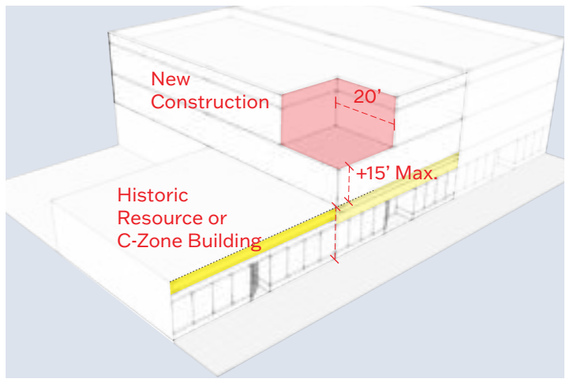
2.19 a,b.: *Roof form variation options*



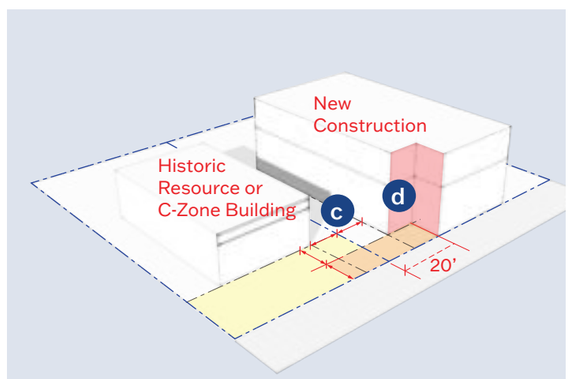
2.20 a,c.: *Roof termination*



2.19 c.: *Roof form variation options*



2.21 a,b: *Expression Line and Transitional Height adjacent to historic resources or C zone buildings*



2.21 c,d: *Setback requirements adjacent to a historic resource or C zone building*

Section 3: Materials, Finishes, and Color

INTENT

The selection of materials, finishes, and colors shall embody a cohesive visual identity, ensuring that all architectural elements work in harmony to create a unified and refined composition. Building colors and materials should reflect and complement the character of the surrounding neighborhood.

Materials must be chosen not only for their aesthetic qualities but also for their enduring performance—demonstrating resilience, longevity, and ease of maintenance over time. Color palettes should contribute to the vibrancy and visual richness of the community while maintaining compatibility with adjacent structures and businesses.

Exterior materials and finishes are to be of professional and high-quality grade, appropriately aligned with the building's architectural style, scale, and character. Particular emphasis should be placed on the use of tactile, human-scaled materials at the building's base, where detail, texture, and craftsmanship are most perceptible to the passerby, thereby enhancing the pedestrian experience and reinforcing a sense of material authenticity.

STANDARDS

Materials

3.1 A minimum of two distinct exterior materials shall be used on any building façade, exclusive of glazing, railings, trim, or other architectural features. An exception to this standard may be permitted by the Director only when a single material is of a high-quality grade, durable, and is professionally applied with a finish that demonstrates superior craftsmanship, texture, and proportional detailing.

3.2 If a base material is utilized, the allowable materials shall be limited to stone, brick, precast concrete, or porcelain tile. Refer to Standard 2.1 for designated location of base material. When a base material is applied, the following standards shall apply:

a. Heavier materials, including stone, brick and precast concrete, shall be located below lighter materials, such as stucco, siding, and wall paneling, to establish a visually grounded and structurally appropriate composition
b. Porcelain tile shall be used only as an accent wall or as a bulkhead material
c. Base materials used as bulkhead shall have a minimum height of 18" and a maximum height of 42" for appropriate course sizing and a human-scale appearance.

3.3 All exterior storefront frames, window frames, and storefront doors shall match in either material and color, and/or color and finish. An exception to this standard shall apply only when a door is required to comply with the building code to use a specific glazing or framing material that would otherwise deviate from this standard; in such cases, only the color and/or finish shall be required to remain consistent.

3.4 Accent and trim elements, including but not limited to window trim and casings, window sills, door trim and surrounds, lintels, fascia boards, soffits, brackets, corbels, pilasters, trim moldings, parapet caps or coping, and trellis or pergola elements, shall differ from the primary exterior materials in material, color, or texture.

3.5 Material changes shall not occur at building corners. The same material shall continue around the corner for a minimum distance of six (6) feet or at a logical termination point where the material shall extend to the next change in the wall plane.

3.6 Material transitions shall comply with the following standards:

a. Material transitions along building facades shall occur on the inside corners where a change in plane is present.
b. When material changes occur on the same plane, the transition shall be delineated by a trim, cornice, reveal, or other architectural elements that provide separation between materials.
c. At the building base or uppermost floors(s), material transitions shall occur only where a change in plane is at least two inches from the primary wall surface.

Finishes

3.7 All exterior wall surfaces shall be finished with high-quality, durable materials designed and installed to ensure long-term performance. The following standards shall apply:

a. Exposed wood materials shall be sealed, stained, or painted with a weather-resistant finish
b. Wood siding materials shall be factory-finished or field-finished in accordance with manufacturer specification
c. Stucco shall be applied using a minimum three-coat system (scratch, brown, and finish coats) or a two-coat system over lath, in accordance with ASTM or manufacturer's standards
d. Stone veneer shall be natural or manufactured masonry units mechanically fastened or supported by a shelf angle where required
e. Precast concrete panels shall have an integral color and sealed finish
f. Metal wall panels shall be factory-finished with a high-performance coating such as a PVDF (Kynar) or equivalent
g. All exterior paint, stain, or protective coatings shall have a minimum manufacturer-rated lifespan of 10 years



3.1: *Superior finish and detail on single-material building*



3.3: *Consistent color and materials for trim elements*



3.6: *Material transitions along inside corners or with trim element*

Section 3: Materials, Finishes, and Color

3.8 The following exterior materials and finishes shall not be permitted on any building façade:

a. Fluorescent, neon, or reflective colors or materials shall not be permitted.
b. Unfinished concrete masonry unit (CMU) block or unfinished precast concrete shall not be permitted
c. Unfinished lumber or exposed panel sheathing shall not be permitted
d. ~~Metal, vinyl, or composite materials with a faux, artificial, or synthetic imitation of natural materials shall not be permitted~~ Vinyl siding and Expanded Polystyrene (EPS) panels shall be prohibited as primary exterior wall materials
e. Natural materials in their natural state, including but not limited to stone, brick, or copper, that are painted or coated with color shall not be permitted

Color

3.9 No more than two (2) primary colors and two (2) secondary colors shall be permitted on any building façade. Primary colors shall be applied to the main body of the building and its major volumes, while secondary colors shall be limited to accentuating architectural elements and details. The following standards shall apply:

a. Secondary colors shall not exceed 20% of each facade of the building
b. For block-scale projects, one (1) additional color may be permitted, which may be applied as either a primary or secondary color
c. Each masonry, stone, or precast concrete material incorporated on the building façade shall count toward the maximum number of permitted primary or secondary colors
d. Artwork and murals incorporated into the project shall be exempt from this standard

3.10 Primary colors shall consist of colors within the following families: white, off-white, beige, taupe, tan, brown, gray, muted green, rust, ochre or olive. Flourescent, neon and highly reflective colors are prohibited on building facades. Metallic colors shall not be used as a primary color.

3.11 Trim, windows, doors, storefront framing systems, and key architectural features shall differ in color than the adjacent wall surface.

Character

3.12 For partially submerged parking podiums and daylit basements that project above grade, the following material and color standards shall apply:

a. Where basement walls are aligned with the upper floor levels, then material cladding and/or color shall match the cladding of the floor(s) above.
b. Where basement walls are offset from the upper floor levels, the material shall be distinct from the remainder of the façade above and shall project a minimum of 1 inch from the wall surface, with an appropriate transition detail provided at the interface.
c. Basement ventilation louvers shall have a color finish that matches the adjacent basement walls.

3.13 Materials for mechanical screening elements shall match the building's exterior materials, including roofing material in material and color and/or color and finish. The material shall be solid or composed of no more than 23% open area, evenly distributed. If metal materials are used for screening, the same exterior finish standards shall apply in accordance with 3.7.

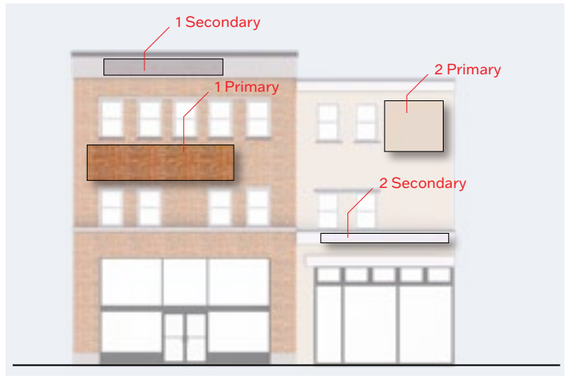
3.14 Exposed rain gutters and downspouts shall be finished in an accent color consistent with the building's secondary color palette or shall be concealed by matching the color to the adjacent exterior walls. All such elements shall comply with the exterior finish standards set forth in 3.7.

3.15 Roof materials and colors shall complement the materials and colors of the building façades and shall provide a durable, weather-resistant finish in accordance with the following standards:

a. A weather-resistant roofing product rated for a minimum service life of twenty (20) years, including but not limited to metal roofing, clay or concrete tile, slate, architectural asphalt shingles, or an equivalent material approved for the project's climate zone, shall be used for all primary roof surfaces.
b. All visible roof surfaces shall utilize the same primary roofing material, except where a distinct architectural design feature is used, such as an accent roof, tower element, or entry overhang.
c. Roof colors shall complement exterior wall colors, trim, and architectural accent features across all elevations.
d. Roof colors and finishes shall be limited to matte, low-sheen, and non-reflective coatings to reduce glare, unless required to meet applicable solar-reflectance or cool-roof standards.

3.16 Vehicles in parking structures shall not be readily visible from a public street or publicly-accessible open space. Any parking structure that is greater than 150 feet long or 20 feet high along a public street should additionally conceal vehicles and enhance facade quality through at least one of the following elements:

a. Large public art element covering the frontage space allowing
b. Green wall or other landscape covering
c. Louvers with windows
d. Material, fenestration, and detail pattern that



***3.9:** Facade Colors Permitted*



***3.10, 3.14 :** Contrast colors used to accent and complement color palette of facade*

Section 4: Frontages

INTENT

The design of a building's street frontage is among its most critical elements and is therefore subject to close regulation. Street frontages play a central role in shaping an active and safe public realm by establishing appropriate levels of visibility, engagement, and privacy based on context and ground-floor use. Ground-floor commercial frontages should promote transparency, public visibility, and permeability, while ground-floor residential frontages should provide a clear and comfortable transition from public sidewalks to semi-private outdoor spaces, entry doors, and interior living areas, with private bedrooms and more secluded spaces located away from or above the street frontage. Given the wide range of ground-floor uses and neighborhood contexts, this document defines multiple frontage types, each with tailored standards intended to support both functional performance and contextual compatibility. Street frontages may also be filled with open spaces per the requirements of Section 5. However, buildings along such open spaces may also be subject to frontage requirements (see 4.5).

STANDARDS

4.1 The first floor of each building where a property line meets a public street right-of-way shall be designed in accordance with one or more of the following frontage types permitted in its applicable zoning district. General guidelines for where each frontage type is applicable are given in the table. Each applicant shall submit a diagram indicating which frontage types are being used in different portions of each building. Standards for each frontage type are given in Appendix A.

4.2 Additionally, surface parking along the street frontage shall be designed in accordance with the "surface parking" frontage type.

4.3 The ground-floor frontage use must comply with the categories listed for the frontage type.

4.4 Frontage type standards are also applicable to the first- floor frontage of buildings fronting community plazas, commons and forecourts.

4.5 Required driveways, utility locations, and up to 10% of the length of the building frontage along the street, with a design approved by the Director, need not be designed in accordance with frontage type standards.

4.6 All ground-floor residential units along a public street frontage shall provide a stoop, porch or patio in keeping with the standards in A.3, A.4 and A.5. The Director may exempt projects from the requirement in each of these frontage types to provide access from the sidewalk when compliance is infeasible or impractical.

4.7 Outdoor dining may be permitted on public sidewalks outside retail frontages subject to Encroachment Permit and local standards.

4.8 Outdoor dining on private property along a street frontage shall be separated from the public right-of-way by a permanent wall or movable barrier between 2 and 3.5 feet high.



4.1: *Example of the diagram each applicant shall submit indicating which frontage types are being used in different portions of each building.*

Frontage Type		Frontage Use	Zone					
			Block Scale Zones		*House Scale Zones*			
			C zone	RHO zone	R-3-13 zone	R-3-20 zone	R-3-30 zone	M zone
A.1	Shopfront	Retail, Office, Residential Amenity	Y	Y	N	N	N	Y
A.2	Common Entry	Residential Lobby and Amenity, Office	N	Y	N	N	N	N
A.3	Stoop	Residential	N	Y	Y	Y	Y	N
A.4	Porch	Residential	N	Y	Y	Y	Y	N
A.5	Patio	Residential	N	Y	Y	Y	Y	Y
A.6	Surface parking	Parking	N	Y	N	N	N	N
A.7	Structured parking	Parking	N	Y	N	N	N	N

4.1, 4.2: *Table of frontage types permitted for each use and zoning designation.*

Section 5: Open Space

INTENT

Open space is an integral part of development, providing access to natural light and fresh air, and usable exterior spaces with a mix of active and passive programs providing comprehensive lifestyle offerings to building users. Successful developments integrate a diversity of open space types, sizes and functions to serve a broad range of users and interests. While not all types, sizes and functions can be accommodated within a single project, projects contribute to a larger, diversified network of connected and walkable open spaces throughout the surrounding area within easy access to all residential units. Well-designed common open spaces form a transition between public sidewalks and private spaces, enhancing livability, sociability, and privacy for individual units. Within these, publicly-accessible common open spaces increase community interaction, attract non-resident visitors supporting local businesses, and overall create more vibrant places.

STANDARDS

General Open Space

5.1 All projects containing two (2) or more dwelling units shall include open space, or an aggregated series of open spaces, that meet the minimum area requirements established by the City. All projects containing a multi-family residential component of four (4) or more units shall include common open space, or an aggregated series of common open spaces, that meets the minimum area requirements established uniquely by each City. All areas that count toward these requirements:

a. Shall be located outside an enclosed building, except for building passthroughs.
b. Shall not be used for parking, driveways, loading, or storage, except for green alleys that comply with the standards in Appendix B.
c. Shall not be located within the required front yard setback, except for patios and porches that comply with the standards in Appendix B.

5.2 All open spaces that count toward the minimum area requirements in 5.1 shall satisfy the definition and the standards of either common open space or private open space given below.

5.3 City standards related to site design and landscaping within open spaces shall apply. Additionally, the use of plant material rated as low to moderate water use as defined by the California Water Use Classification of Landscape Species (WUCOLS) is required for all planted areas, including tree planting.

5.4 All open spaces shall be thoroughly screened from abutting residential properties through planted or structured screening systems, except for key circulation and connections to adjacent areas. Refer to Section 8 for further requirements.

Common Open Space

5.5 All areas used to satisfy common open space requirements shall comply with the minimum standards of one of the following open space types. Refer to Appendix B for detailed definitions and standards of each type.

a. Community Plazas and Commons
b. Neighborhood Parks and Recreational Amenity Areas
c. Courtyards
d. Building Forecourts
e. Pocket Parks
f. Paseos
g. Building Pass-throughs
h. Alleyways / Green Alleys
i. Shared Yards
j. Terraces and Decks
k. Rooftop Decks
l. Green Roofs

5.6 All common open spaces shall include a combination of hard paved surfaces and soft landscaped areas. Refer to Appendix B for space-by-space landscape requirements for each type of open space

5.7 All common open space areas shall be designed to mitigate the effects of building glare, daytime sunlight, and heat by incorporating trees and/or shade structures, such as arbors and gazebos. It is encouraged to locate shading in open space areas where it can be most effective, such as near seating areas or along circulation routes. Constructed shade structures or projections from adjacent buildings shall cover no more than 50% of any open space, except for building passthroughs.

5.8 Programming intent shall be provided for all common open space areas. Programming shall include active and passive types of programming appropriate to the scale of the development, refer to Appendix B for space-by-space requirements for each type of open space. Such programming may include, but is not limited to:

Passive Programming:

a. Walking / trails
b. Outdoor dining / moveable tables and chairs
c. Fixed seating (small gathering and individual hang out)
d. Multi-purpose seating / flexible gathering
e. Barbeque and picnic facilities
f. Community gardens
g. Visual / experiential gardens
h. Outdoor art / art walk
i. Open, pastoral green spaces
j. Pop-up or rotating events and activities (eg Farmer's markets, seasonal events, etc)

Active Programming:

a. Playgrounds / kids' play equipment
b. Dog parks
c. Spas and Swimming pools
d. Interactive water features
e. Sports courts (tennis, basketball, pickleball, etc)
f. Sports fields (baseball, soccer, football, etc).

5.9 All common open space types whose access is listed as only "Public" in the Common Open Space Summary Matrix shall be publicly accessible during business hours of the adjacent use, or consistent with City park hours of operation, unless approved by the Director.

5.10 Top of building rooftop spaces (rooftop decks and green roofs) shall satisfy no more than 25% of the overall common open space area requirements, except for buildings on lots of 10,000 square feet or less in block-scale zones. Additionally, in house-scale zones, at least 25% of the overall common open space area requirements must be met through ground-level open spaces.

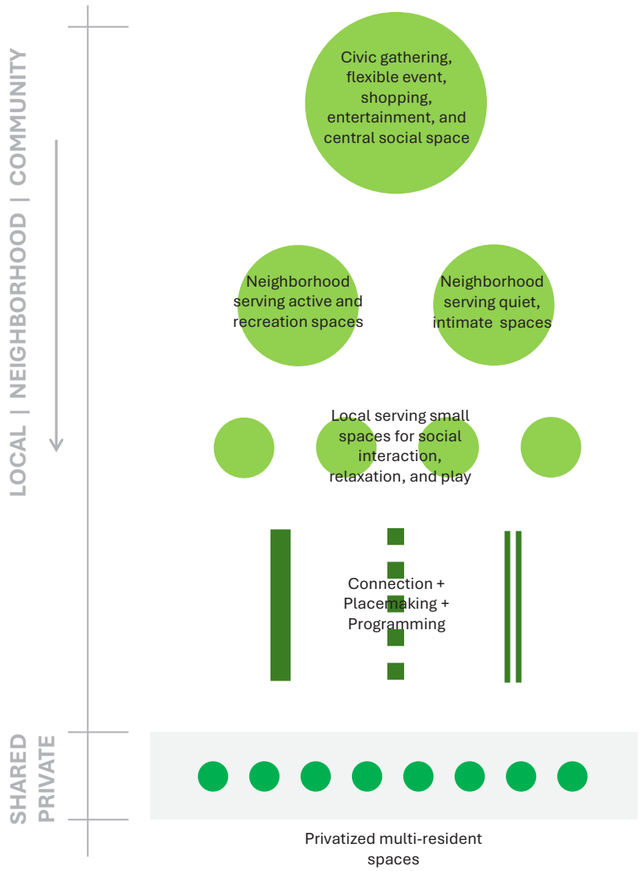
5.11 At the discretion of the Planning and Community Preservation Director, up to 25% of the overall common open space area requirements may be reduced from the project requirements if he/she determines that the project effectively uses a diversity of common open space types and scales to broaden usership by residents, attract visitors, support mixed-use development, and better contextually connect developments to key adjacent areas.

Private Open Space

5.12 All areas used to satisfy private open space requirements shall comply with the minimum standards of one of the following open space types. Refer to Appendix C for detailed definitions and standards of each type.

a. Balconies (covered or uncovered)
b. Patios
c. Private Rooftop Decks
d. Private Yards
e. Porches

Section 5: Open Space



Common Open Space Hierarchy

Tier 1: Primary Open Spaces

- Community Plazas and Commons

Tier 2: Secondary Open Spaces

- Neighborhood Parks and Recreational Amenity Areas
- Courtyards

Tier 3: Tertiary Open Spaces

- Building Forecourts
- Pocket Parks

Tier 4: Open Space Connectors

- Paseos
- Building Passthroughs
- Alleyways / Green Alleys

Tier 5: Privately Accessible Open Spaces

- Shared Yards
- Terraces and Decks
- Rooftop Decks
- Green Roofs

Common Open Space Type	Users	Zone Context	Access	Development Frontage	Programming	Min. Landscaping	Min. Size
Tier 1: Primary Open Spaces							
Community Plazas and Commons	Community	Block	Public	Retail / Commercial	Passive	25% planted area, tree planting required	2,500 - 5,000 SF
Tier 2: Secondary Open Spaces							
Neighborhood Parks and Recreational Amenity Areas	Neighborhood	House or Block	Public or Shared Private	Primarily Residential, All Uses Allowed	Active / Passive	50% planted area, tree planting required	1,000 SF
Courtyards	Neighborhood	House or Block	Public or Shared Private	Primarily Residential, All Uses Allowed; buildings must define at least two edges of the space	Primarily Passive	25% planted area, tree planting required	600 SF
Tier 3: Tertiary Open Spaces							
Building Forecourts	Local	House or Block	Public or Shared Private	All Uses	Passive	25% planted area, tree planting required	200 SF
Pocket Parks	Local	House or Block	Public or Shared Private	Primarily Residential	Active / Passive	50% planted area, tree planting required	360 SF
Tier 4: Open Space Connectors							
Paseos	Connection	House or Block	Public	All Uses	Passive	15% planted area, no tree planting requirements	15' wide or wider for fire access
Building Passthroughs	Connection	House or Block	Public	All Uses	Passive	No planted area or tree planting requirements	10' wide
Alleyways / Green Alleys	Connection	House or Block	Public	All Uses	Passive	Planting areas encouraged but not required, no tree planting requirements	20' wide
Tier 5: Privately Accessible Open Spaces							
Shared Yards	Local	House	Shared Private	Residential	Passive / Light Active	25% planted area, tree planting required	Various requirements based on lot size
Terraces and Decks	Local	House or Block	Shared Private	Residential	Passive / Light Active	15% planted area, tree planting encouraged but not required	360 SF
Rooftop Decks	Local	House or Block	Shared Private	Residential	Passive / Light Active	15% planted area, tree planting encouraged but not required	25% deck area house scale zone, 75% deck area block scale zone
Green Roofs	Local	House or Block	Shared Private	Residential	N/A	75% planted area, tree planting encouraged but not required	Full rooftop minus edge setbacks

Common Open Space Summary Matrix

Section 6: Entries

INTENT

Primary building entries should be clearly identifiable, well articulated, and oriented toward the public realm in order to support pedestrian activity and intuitive wayfinding. Entries should be located along public sidewalks, paseos, plazas, or other publicly accessible open spaces, and should establish a direct, visible connection between the building interior and surrounding streets and open spaces. Architectural elements, lighting, signage, and changes in material or form should be used to emphasize entry locations and create a welcoming, human-scaled arrival experience.

Building entries should be integrated with pedestrian circulation systems and should be designed to minimize conflicts with vehicular access and service areas. Where buildings include multiple entrances, primary pedestrian entries should be distinguished from secondary or service entries through placement, design, and orientation. Overall, entries should reinforce street activation, enhance safety through visibility and activity, and contribute to an active, engaging public realm.

STANDARDS

Entry Locations

6.1 Primary entries to any nonresidential use, and any primary residential entry serving multiple units, shall be emphasized and oriented to the street, or common open spaces categorized under Tiers 1-4 in Section 5. Secondary entries may be from parking areas, the rear of the building or alleys.

6.2 Residential entrances serving more than one unit shall enter into a lobby, mailroom, shared vestibule or community space.

6.3 In a house-scale zone, the primary entry to any residential unit located along the ground floor shall be accessed from a public sidewalk, landscaped internal pedestrian walkway or paseo, shared landing or common open space.

Entry Design

6.4 Primary sidewalk entrances to public-serving commercial uses shall be open for the entire duration that the commercial facility is open.

6.5 Primary building entrances shall incorporate two or more of the following design elements:

a. A change in wall plane - recessed or projecting - of a minimum of three feet
b. Wall articulation, such as pilasters or cornices, trim element, or additional painted or relief detail around the entry
c. Projecting element above the entry (minimum projection of 2 feet from the wall plane and minimum width of the size of the entry door)
d. Break in the building massing or a portal enabling visibility into a courtyard that provides access to units.
e. Transparent windows or openings enabling visibility into interior spaces (a minimum of 50% within 20 ft of entrance).
f. A landing, deck, or stoop with a minimum depth of six feet and minimum width of eight feet, if allowed by the appropriate Frontage Type. Ensures visibility into lobbies or units, making the entry more inviting and active.

6.6 In mixed use projects, when residential and commercial uses are combined in the same structure, separate entrances shall be provided for each use. To improve wayfinding, different entrance design elements (from the menu in 6.5) or different application of these elements shall be used for residential and commercial uses. Entries can be accessed from an alley, courtyard, or on a side street on sites with two or more street exposures.

6.7 Additionally, primary building entrances, such as lobby entrances, shall be highlighted through greater transparency than other portions of the façade, and/or a lighting strategy which emphasizes this location. Building/user identification or address signage shall also be provided in the vicinity of the entrance.

Security Features

6.8 Security gates and grilles, and their associated housing mechanisms, shall be fully concealed from the public right-of-way during business hours. Additionally, any such gate or grille shall be at least 75% open and transparent when deployed.

6.9 Permanent security bars and metal doors are prohibited on ground floor entries and anywhere on the ground-floor street or public open space frontage.



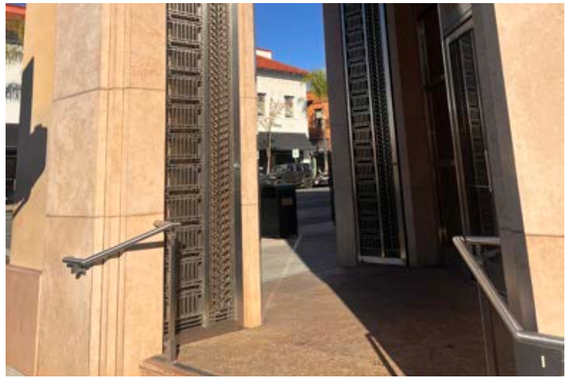
6.5: *Building entry accentuated with wall articulation, massing break and portal interior courtyard*



6.5: *Building entry accentuated with corner location, wall articulation, projecting element and increased transparency*



6.6: *Separate entrances provided for mixed use developments*



6.8: *Hidden security grille*

Section 7: Exterior Lighting

INTENT

Exterior lighting should be designed to promote high-quality illumination while ensuring the efficient use of energy to minimize light pollution, glare, and light trespass. Each project should have adequate lighting to support safety and visibility, with particular emphasis on walkways, driveways, building entrances, parking areas, and open spaces.

All exterior lighting fixtures should be decorative in nature and compatible with the architectural character of the building. Site lighting should be arranged and shielded to prevent adverse impacts on surrounding or neighboring properties. Where appropriate, accent lighting may be incorporated to highlight key architectural or landscape features and enhance the overall nighttime environment without generating glare or spillover.

STANDARDS

Lighting Along Walkways

7.1 Lighting along exterior walkways, driveways, building entrances, and parking surfaces shall provide a minimum illumination level of 1.0 foot-candle and shall not exceed 3.0 foot-candles, measured at the finished surface during hours of darkness, defined as one-half hour before dusk until one-half hour after dawn. All such exterior lighting shall be equipped with automatic dusk-to-dawn control systems for safety and security purposes.

7.2 Lighting type, placement, and orientation shall be designed to prevent direct glare onto adjoining properties, public rights-of-way, and the night sky. All site and building lighting shall be designed, located, and lamped to comply with the following requirements:

a. Illumination levels shall not exceed 0.3 foot-candles measured beyond any property line boundary
b. Not less than 90 percent of all light output shall be directed downward
c. All exterior lighting fixtures shall be fully shielded and shall incorporate blinders, shades, or comparable devices to prevent glare and light spill onto adjacent properties

7.3 All exterior lighting shall utilize automatic shut-off controls, including sensors, timers, motion detectors, or equivalent technologies.

7.4 The following lighting types and design features shall not be permitted on any building:

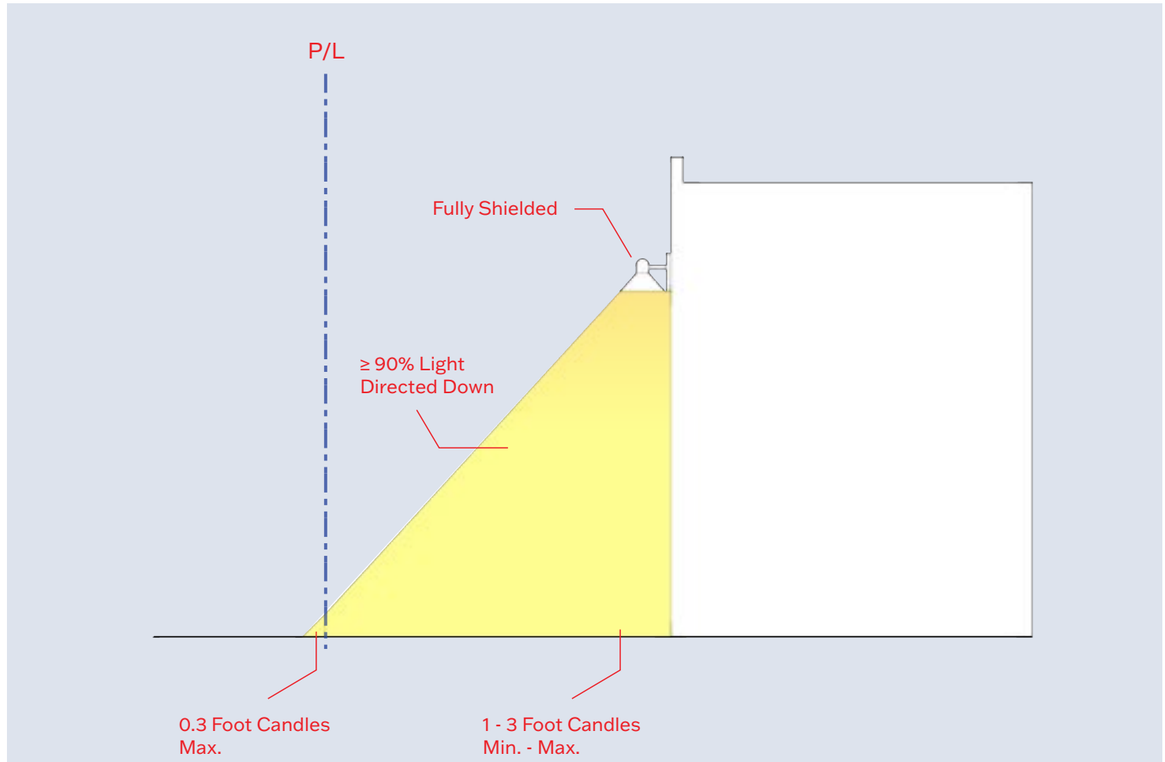
a. Internal illumination of fascias, walls, roofs, awnings or other architectural elements shall not be permitted
b. Spot lighting or broadcast lighting shall not be permitted
c. Animated or flashing lighting shall not be permitted
d. Colored lighting shall not be permitted, except for neon lighting strips used as a accent lighting feature integrated into the building design.
e. Uplighting on residential dwelling units shall not be permitted, except for focused or accent lighting solely to highlight specific architectural features of a building.

Design of Lighting

7.5 All exterior lighting shall use light sources with a correlated color temperature of 3000 Kelvin or lower to minimize blue-light emissions.

Landscape Lighting

7.6 Landscape lighting fixtures shall not exceed 4 feet in height when located within planting areas or along pedestrian pathways and shall be setback a minimum of 5 feet in any direction from residential windows, patios, or private open spaces.



7.2: *Illumination Standards*

Section 8: Walls and Fences

INTENT

Walls and fencing serve an important role in shaping a cohesive and pedestrian-oriented environment. Their use supports property protection, enhances privacy, reduces noise, and contributes to an attractive visual setting. Walls and fences are appropriate for screening automobile parking, loading and storage areas, utility equipment, and for buffering residential uses from adjacent activities.

These features should remain as low as practicable while still fulfilling their screening and security functions. When used as screening elements, walls and fencing should be designed to complement the site's architectural character and incorporate architectural detailing consistent with the overall development. Wherever feasible, landscaping should be integrated with wall and fencing design to soften visual impact, reinforce site aesthetics, and improve the public realm.

STANDARDS

Screening

8.1 Surface parking lots and open parking structures shall be screened from public streets and adjacent residential properties by a continuous fence, wall, and/or landscape buffer. All required fencing and wall elements shall be designed in accordance with the applicable frontage type standards as identified in Appendix A.

Wall and Fence Height

8.2 Walls, including retaining walls, and fencing shall not exceed 42 inches in height when located within 20 feet of the front property line or edge of any public street right-of-way, whichever is greater, and shall not exceed 6 feet in height within required interior setbacks. All required fencing and wall elements shall be designed in accordance with the applicable frontage type standards as identified in Appendix A.

8.3 An exception to the maximum fence height within 20 feet of the front property line or edge of any public street right-of-way, whichever is greater, may be approved by the Director when such fence surrounds a common open space. The fencing shall be visually transparent, appropriate to the context and needed access controls and decorative.

8.4 The following fence elements are permitted to exceed the maximum height specified in 8.2 by no more than 12 inches, inclusive of pilaster caps, post caps, and integrated lighting fixtures, and shall comply with the following dimensional requirements:

a. Wood, metal, or vinyl (PVC) post shall not exceed 6 inches by 6 inches in cross-section
b. Masonry or concrete post / pilaster shall not exceed 18 inch by 18 inch in cross-section
c. Fence posts shall be spaced a minimum of 6 feet apart, measured on-center
d. Fence elements shall be compatible in material and/or color with the materials or architectural features used on the building(s) located on the site.

Design of Walls and Fences

8.5 All exposed walls shall incorporate a treated architectural finish, including, but not limited to, smooth-formed concrete, sandblasted concrete, exposed aggregate concrete, brick veneer, split-face masonry, decorative stone veneer, or a stucco-applied finish. Alternative materials or finishes that are compatible with and integrated into the design of on-site buildings may be permitted, subject to approval by the applicable reviewing authority.

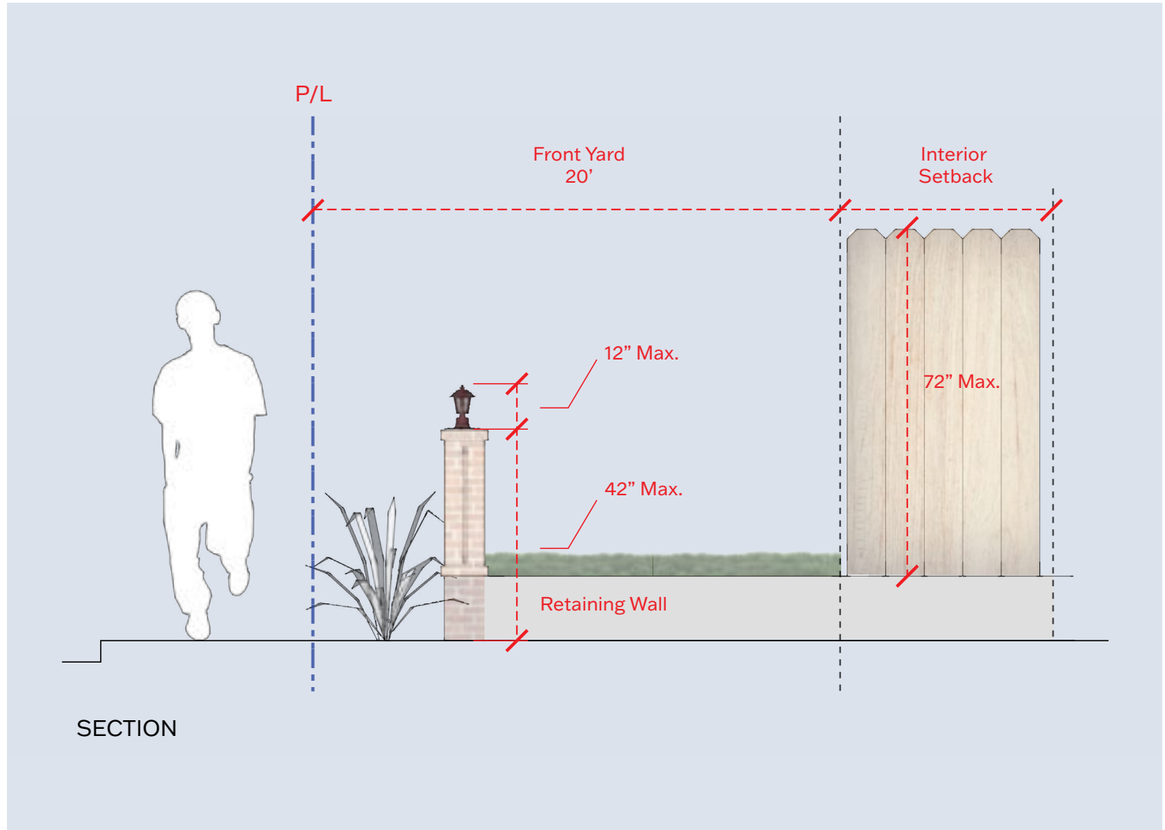
8.6 All fencing materials shall be constructed of treated wood, powder-coated or galvanized steel, wrought iron, or high-quality composite materials. Vinyl or plastic fencing, barbed wire, razor wire, and electric security fencing shall not be permitted. Chain-link fencing shall not be permitted, except when used temporarily for construction or site security during active construction activities.

8.7 Retaining walls shall be designed such that all exposed surfaces incorporate an architectural finish consistent with the materials and treatments identified in 8.5.

8.8 Fencing materials shall not utilize reflective, glossy, or glaring finishes or colors.

Location of Walls and Fences

8.9 All fencing shall be installed with the finished side oriented toward public streets and adjacent properties.



8.2, 8.3: *Maximum wall and fence height*

Section 9: Loading Areas, Trash and Utilities

INTENT

The design and placement of loading areas, trash enclosures, and utility equipment shall incorporate effective screening techniques to minimize visual, noise, and privacy impacts on surrounding properties and public rights-of-way. These elements shall contribute to an orderly and visually cohesive site environment. To support a high-quality pedestrian realm, commercial loading areas and trash enclosures shall be enclosed or otherwise screened and positioned out of view from public streets to the greatest extent feasible. Utility meters, electrical panels, transformers, and comparable equipment shall be sited in a manner that respects the experience of the public realm and adjacent buildings, and, when possible, located away from primary building frontages.

STANDARDS

Commercial Loading Areas

9.1 Loading areas shall be permitted only for development projects with non-residential uses, excluding office uses, that exceed 10,000 square feet of total floor area.

Screening Loading Areas

9.2 Commercial loading areas shall be screened from surrounding properties and public rights-of-way by a fence, wall, and/or landscape buffer designed to minimize visual, noise, and privacy impacts. Commercial loading areas shall be located and accessed from secondary or tertiary streets where feasible, and shall not be located along a primary street frontage.

Trash Enclosures & Location

9.3 All refuse, solid waste, recycling, compost, and green waste bins or containers shall be fully screened on all sides from public rights-of-way by a solid fence or wall with a minimum height of five and one-half (5½) feet. Trash enclosures may include one or more solid access gates, which shall remain closed at all times except during active loading or unloading operations.

9.4 Trash enclosures shall be located within two hundred (200) feet of an access point to the building they serve and shall not be located in any of the following areas:

a. Within 25 feet of a required front or street-side setback
b. Between any building and the public street or sidewalk
c. Within required landscaped areas, pedestrian pathways, driveways, or common open space areas
d. Within any required parking space

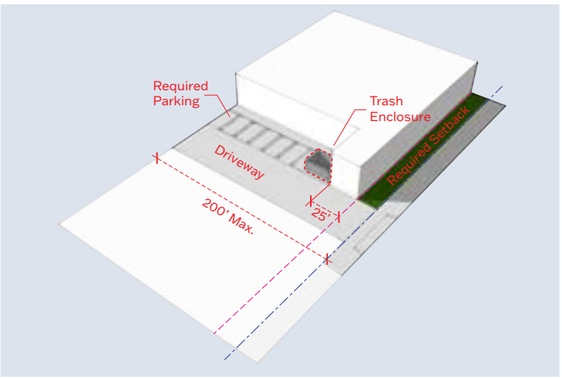
Utility Location

9.5 Roof-mounted equipment shall be fully screened by parapets or other roof structures that are at least as tall as the highest part of the mechanical equipment, or the equipment shall be set back a minimum of 10 feet from the roof edge. Roof-mounted solar energy systems and panels may be permitted without screening, subject to approval by the applicable reviewing authority.

9.6 All attached and free-standing equipment shall be fully screened from public view by fencing or landscaping that is equal to or greater in height than the highest point of the equipment, or painted to match the adjacent building structure. If any of these options is prohibited by applicable building, fire, electrical, or plumbing codes, an alternate option shall be used. Where fencing is used for screening, adequate clearance and access gates shall be provided in compliance with applicable codes. Electric vehicle charging equipment shall be exempt from this requirement.



9.3: *Loading area provided an alley avoid street exposure*



9.4: *Trash enclosure location standards*

Appendix A: Frontage Standards

A.1 Shopfront

Applicable Uses: Retail, Office, Residential Amenity

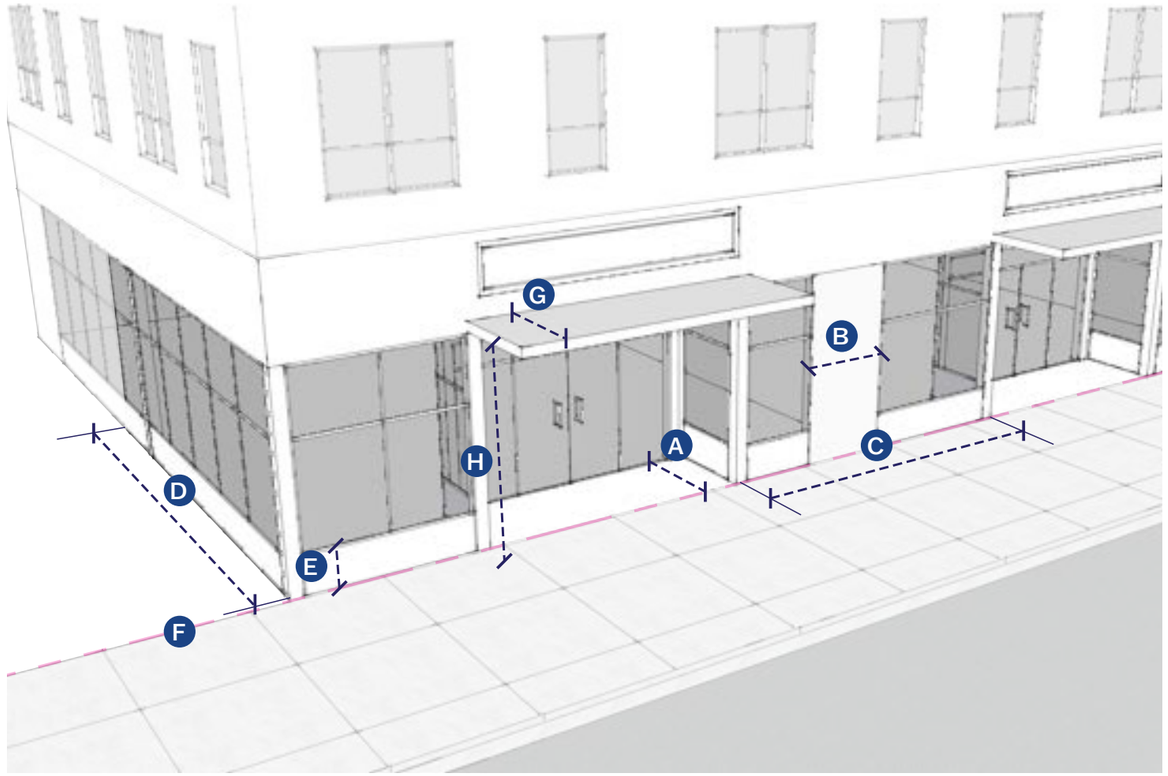
The main façade of the building is near the right-of-way with an at-grade entrance along the sidewalk. This frontage type is intended for active ground floor uses and has substantial glazing at the ground level. Awnings should be incorporated unless site conditions or design strategy preclude them.

Required Dimensions	
Depth, Recessed Entries (A)	*5 ft max., behind building shopfront line*
Distance Between Windows (B)	*20 ft max.*
Distance Between Entries (C)	*40 ft max.*
Continuation of Shopfront Frontage Type around corner (D)	*25 ft min.*
Height, Bulkhead (E)	*1.5 ft., 2 ft max.*
Building setback from property line (F)	*0 ft min., 1.5 ft max., except when using open space type.*
Awning Depth (G)	*6 ft min*
Awning Height (H)	*9 ft min., max. is the midpoint between the top of highest window of the ground floor and the window sill of the second*
Transparency, Ground Floor	*65% min.*

Other Standards
Per CalGreen building code, awnings are required on all south-facing storefronts.

Ground-floor elevation shall be level with adjacent sidewalk.

Notes
The Planning and Community Preservation Department and Public Works Department may reduce the allowed awning depth if warranted by local conditions.







Appendix A: Frontage Standards

A.2 Common Entry

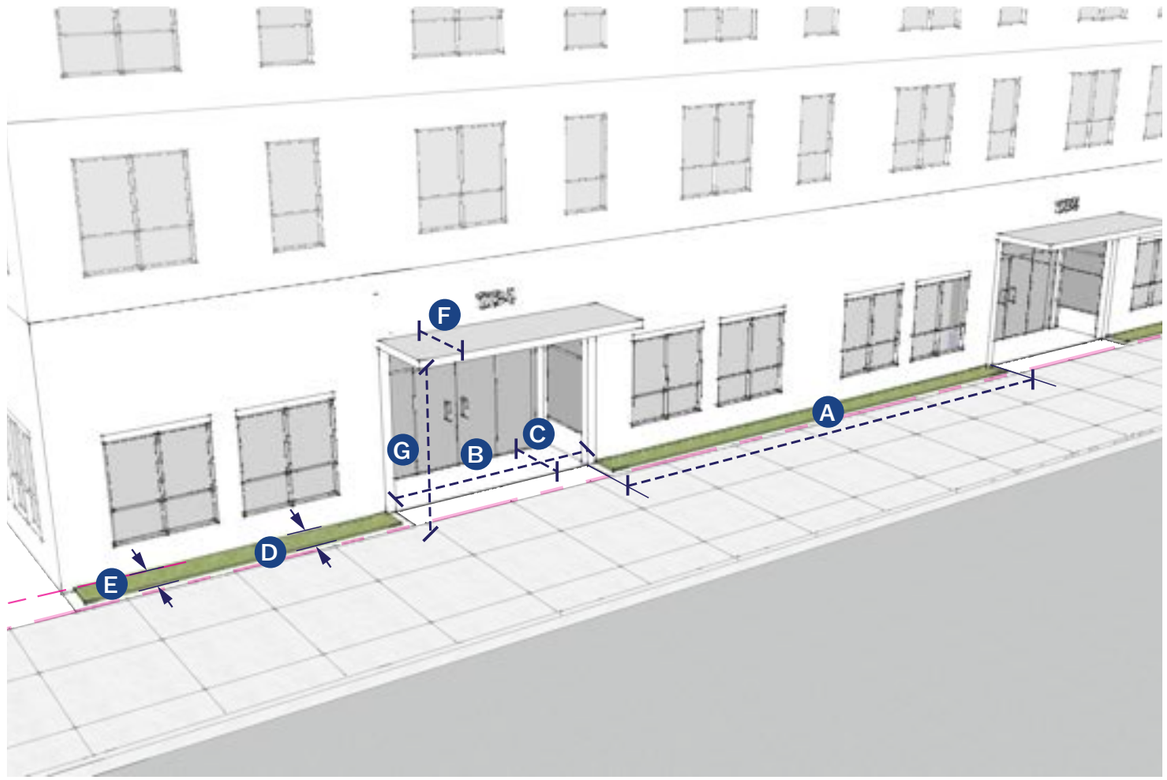
Applicable Uses: Residential Lobby and Amenity, Office

This frontage type is intended for office, civic or residential uses which are accessed through centralized building or site entries located directly on the sidewalk. The entry enters into a lobby, community room or reception area. Between entries, individual offices, gyms, meeting rooms and other such spaces line the ground-floor frontage. In developments with ground-floor office uses, common space areas are oriented toward the street in order to ensure compatibility with a transparent frontage.

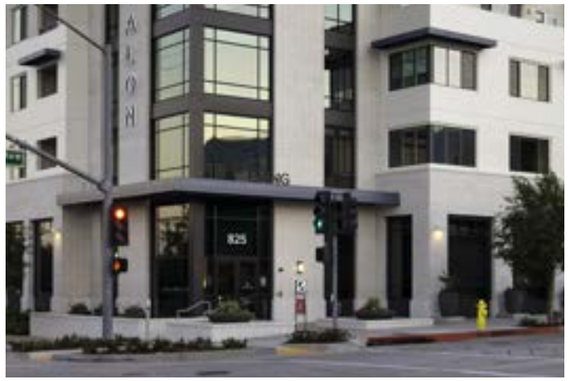
Required Dimensions	
Distance Between Entries (A)	*100 ft max.*
Width, Entries (B)	*5 ft min., 15 ft max.*
Depth, Recessed Entries (C)	*1.5 ft min., 8 ft max.*
Planting Width (D)	*3 ft min., 20 ft max.*
Building Setback from Property Line (E)	*Min setback applicable to the zone. 10 ft max. in block-scale zones, 20 ft in house-scale zones.*
Awning Depth (F)	*2 ft min.*
Awning Height (G)	*9 ft min.*
Transparency, Ground Floor	*55%*

Other Standards
Planting width may be filled with movable planter boxes or with landscaping planted in the ground. Planter boxes and landscaping may not block any of the required minimum transparency of the frontage.

Pathway between sidewalk and entry shall be direct.







Appendix A: Frontage Standards

A.3 Stoop

Applicable Uses: Residential

The main facade of the building is near the right-of-way and the stoop engages the sidewalk. This frontage type is elevated above the sidewalk to ensure privacy within the building. The entrance is usually an exterior stair and landing.

Required Dimensions	
Width, Clear (A)	*4 ft min., 10 ft max.*
Depth, Clear (B)	*4 ft min., 8 ft max.*
Depth, Recessed Entries (C)	*6 ft max.*
Finish Level above Sidewalk (D)	*1 ft min., 4 ft max.*
Building Setback from Right-of- Way (E)	*Min setback applicable to the zone.*
Stoop Setback from Right- of-Way (F)	*3 ft min., 10 ft max., in block-scale zones.* *5 ft min., 10 ft max., in house-zones*
Transparency, Ground Floor	*35% min.*

Other Standards

Stoop shall serve a single residential unit or building entry.

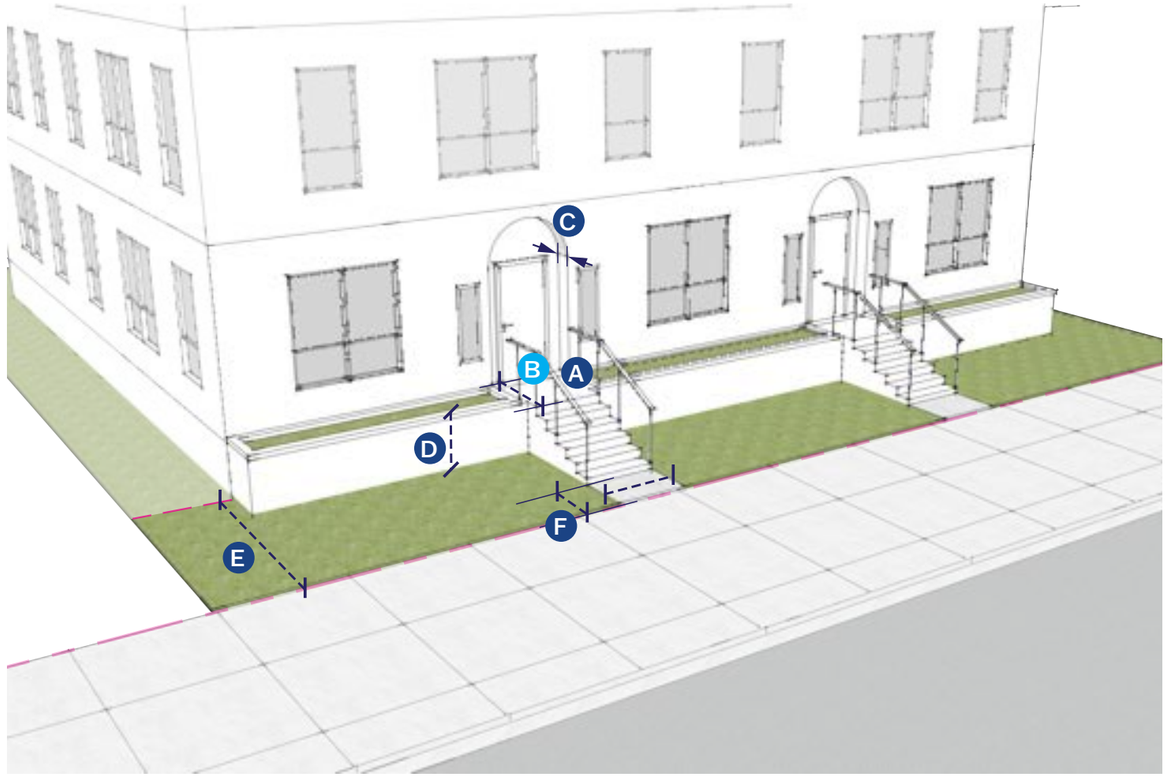
Reasonable accommodation shall be provided as appropriate.

Stairs may be perpendicular or parallel to the building façade.

Entry doors shall be covered or recessed.

All yard areas adjacent to stoops shall be filled with landscaping, and all semi-subterranean parking areas shall be hidden with landscaping.

The Director may exempt projects from the requirement in each of these frontage types to provide access from the sidewalk when compliance is infeasible or impractical.







Appendix A: Frontage Standards

A.4 Porch

Applicable Uses: Residential

The front door is accessed through a decently-sized, covered outdoor living area which provides an opportunity for seating and "eyes on the street," while maintaining significant privacy for residents. The porch accentuates residential character and provides a unifying element between single-family and modest-density multifamily structures within house-scale neighborhoods.

Required Dimensions	
Width, Clear (A)	*10 ft min.*
Depth, Clear (B)	*6 ft min., 10 ft max.*
Finish Level above Sidewalk (C)	*1 ft min., 4 ft max.*
Distance Between Porch Elements And Right-of-Way (D)	*5 ft min., Max. is the min. setback of the zone*
Building Setback from Right-of- Way (E)	*Min setback applicable to the zone.*
Transparency, Ground Floor	*35% min.*

Other Standards
Porch shall serve a single residential unit or building entry.

Reasonable accommodation shall be provided as appropriate.

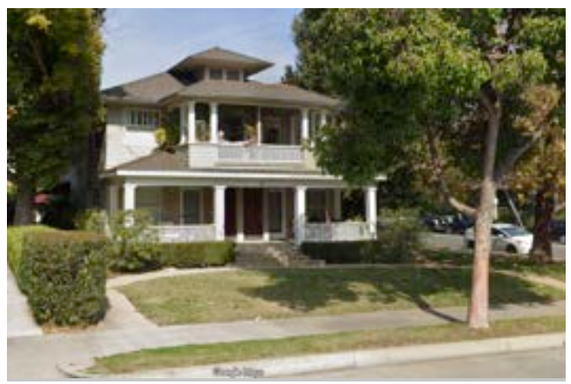
Stairs shall be perpendicular to the building façade.

Entry doors shall be covered or recessed.

All yard areas adjacent to porches shall be filled with landscaping, and all semi-subterranean parking areas shall be hidden with landscaping.

The Director may exempt projects from the requirement in each of these frontage types to provide access from the sidewalk when compliance is infeasible or impractical.







Appendix A: Frontage Standards

A.5 Patio

Applicable Uses: Residential

Ground-floor residential units are located at-grade, but to ensure an appropriate transition between public space and the unit itself, the area between the sidewalk and building becomes an enclosed private patio, visually open to the street.

Required Dimensions	
Width, Clear (A)	*15 ft min.*
Depth, Clear (B)	*6 ft min., 10 ft max.*
Depth, Recessed Entries (C)	*6 ft max.*
Building Setback from Property Line (D)	*Min setback applicable to the zone. but no less than 10 ft., 15 ft max.*
Pedestrian Access (E)	*3 ft min.,6 ft max.*
Landscaped Strip (F)	*2 ft min.*
Height of Fence/Wall (G)	*1 ft min., 3.5 ft max.*

Other Standards

Patio shall serve a single residential unit or building entry.

Pedestrian access area may have a gate.

Entry doors shall be covered or recessed.

If counted toward minimum open space requirements, patio shall comply with "Patio" open space type standards.

The Director may exempt projects from the requirement in each of these frontage types to provide access from the sidewalk when compliance is infeasible or impractical.







Appendix A: Frontage Standards

A.6 Surface Parking

Parking may be supplied on the surface or in subterranean, podium or above-ground structured configurations. Where appropriate, a limited amount of the street frontage may be used for surface parking. In these cases, the parking is screened by a wall and landscaping.

Required Dimensions	
Parking Facility Width (A) as a function of Lot Width (B)	*30% max (primary street), 50% max (side street), up to 150 ft*
Width of Landscaping (C)	*3 ft min.*
Wall Height (D)	*3 ft min., 4 ft max.*

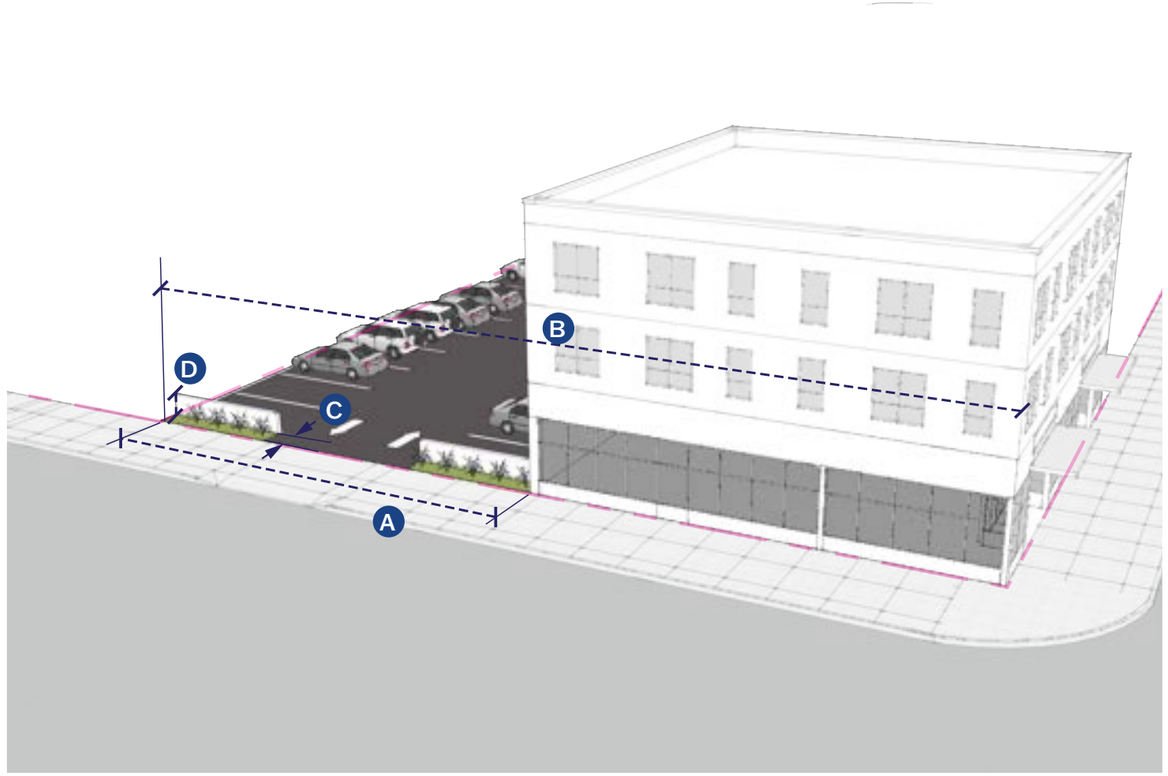
Other Standards

Parking access locations are subject to the standards set in Section 4.10.

Where this frontage type is not permitted, surface parking may not be located along the frontage of the project. Only a driveway accessing parking located behind another building on the site is permitted.

Walls shall be opaque and made of masonry.

Use of a filter strip, infiltration trench or other stormwater best management practice is encouraged over raised landscape planters.







Appendix A: Frontage Standards

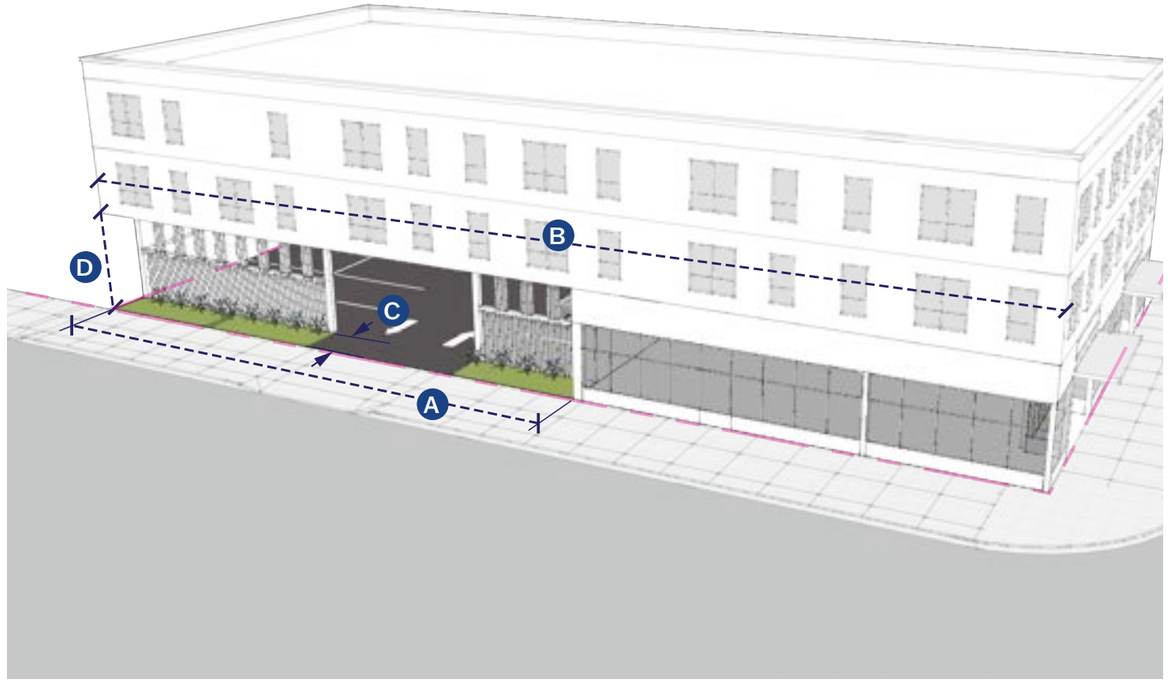
A.7 Structured Parking

Structured parking may occupy a limited portion of the frontage of a building in certain areas. The height is limited and design shields from direct view of cars, while also providing softening through landscaping and limited transparency. Unlike the other frontage types, these regulations apply to structured parking on any floor of the building along a public street frontage (e.g. the second floor of a mixed-use podium building).

Required Dimensions	
Parking Facility Width (A) as a function of Lot Width (B)	*30% max (primary street), 50% max (side street), up to 150 ft*
Width of Landscaping on Frontage (C)	*5 ft min.*
Transparency, Parking Structure Ground Floor	*15% min, equally distributed across structured parking elevation. All transparent openings along the ground-floor of a building shall be softened by landscaping, louvers or similar strategy.*
Structured Parking Height along frontage (D)	*20 ft max., (primary street)*

Other Standards
Structured parking garage frontages taller than 20 ft, if allowed, shall be screened or enhanced as described in 3.15.

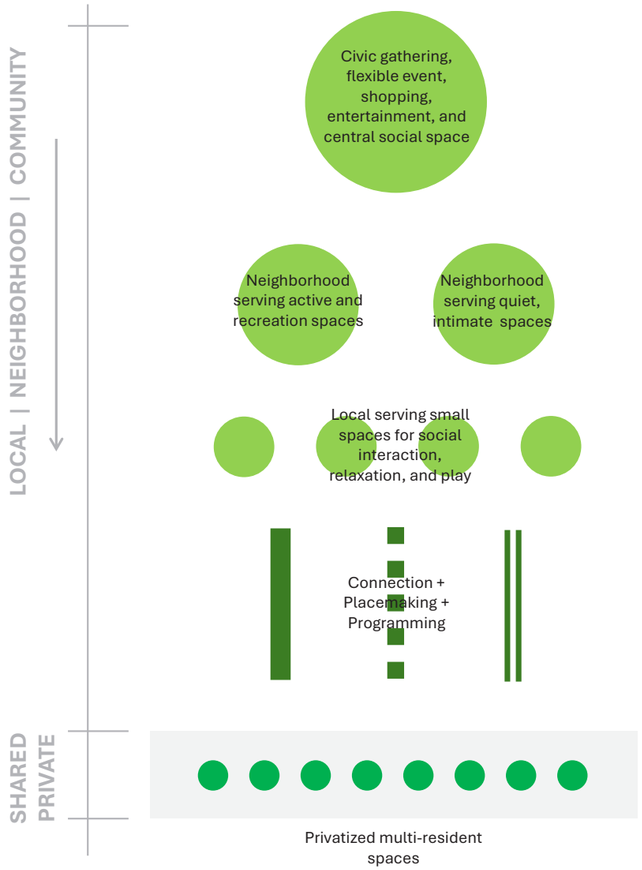
Where this frontage type is not permitted, structured parking may not be located along the ground-floor frontage of the project. Only a driveway accessing parking located behind another building on the site is permitted.







Appendix B: Common Open Space Types



Common Open Space Hierarchy

Tier 1: Primary Open Spaces

- Community Plazas and Commons

Tier 2: Secondary Open Spaces

- Neighborhood Parks and Recreational Amenity Areas
- Courtyards

Tier 3: Tertiary Open Spaces

- Building Forecourts
- Pocket Parks

Tier 4: Open Space Connectors

- Paseos
- Building Passthroughs
- Alleyways / Green Alleys

Tier 5: Privately Accessible Open Spaces

- Shared Yards
- Terraces and Decks
- Rooftop Decks
- Green Roofs

B.1 Community Plazas and Commons

Spacious hardscaped plaza or open lawn area for civic gathering, entertainment, flexible events, and local destination; a primary community-wide amenity, focal point, and attractor intended to extend the public realm, draw in outside guests, support local retail or commercial development within the community, and be an overall central space for community interaction and events.

Size: Community Plazas to be at least 50 feet x 50 feet, Commons to be at least 5,000 square feet with one side at least 50 feet. Typically, the largest and most significant open space in a development and top of the open space hierarchy.

Location & Application: located at ground level, adjacent to or visible from a primary roadway and in a centralized development location or at the confluence of major circulation routes. Spaces should be highly visible and the centerpiece of the development.

Development Frontage: ground floor retail or commercial uses.

Access & Usage: publicly accessible. Permitted to provide barrier controls to limit public access to the space after business hours or at night consistent with city park hours of operation. Pedestrian thoroughfare and connectivity required on at least one side of the space to key circulation routes and destinations within and outside the development.

Landscape: include a minimum of 25% planted areas and a minimum of one 24-inch box tree for every 500 square feet of common open space for the first 2,500 square feet, then one 24-inch box tree for every 1,000 square feet of common open space thereafter.

Programming: generally more passive uses, intended to support community gathering, flexible events, shopping, entertainment, and other community-wide destination uses that don't include recreation or other active programming typically reserved for parks and recreational amenity areas. Refer to Section 9.8 for shortlist of potential programming options to consider when planning the space.

Additional Requirements: n/a.





Appendix B: Common Open Space Types

B.2 Neighborhood Parks and and Recreational Amenity Areas

Accessible local parks and recreation spaces offering nearby residents places for activity, exercise, play, and community connection, featuring amenities like outdoor seating and shade, green spaces, recreational facilities, barbeques/picnic, and more. They serve as essential neighborhood hubs for physical activity, social interaction, and easy access to nature, fostering healthier, more resilient communities. Designed for people living in the surrounding residential developments, usually within a quarter-mile radius or less.

Size: spaces can vary significantly in size / shape but shall have a minimum area of 1,000 square feet and a minimum dimension of 25 feet in each direction.

Location & Application: located at ground level, to be visible from an adjacent roadway or primary circulation route. Spaces intended to be accessible for all residents within a 1320' radius (1/4 mile, 5-minute walk) and can be a single space or a distributed series of spaces as required to serve the full development.

Development Frontage: primarily residential uses, can also include small or limited ground floor retail / commercial uses required to support park / amenity area programming, eg. corner shops, small cafes, vending kiosks, etc.

Access & Usage: publicly or privately accessible. Permitted to provide barrier controls to limit public access to the space after business hours or at night consistent with city park hours of operation. Public street with sidewalk, or pedestrian walkway of at least 15' width required on at least one side of the space connecting to key circulation routes and destinations within and outside the development.

Landscape: include a minimum of 50% planted areas and a minimum of one 24-inch box tree for every 500 square feet of common open space for the first 2,500 square feet, then one 24-inch box tree for every 1,000 square feet of common open space thereafter. Exceptions may be given for small spaces dedicated to dense, more active programming that provide significant community benefit.

Programming: primarily active uses with focus on serving resident recreation, activity, and social needs including sports courts, kids play, community swimming pools, picnic and barbeques, etc. Refer to 5.8 for shortlist of potential programming options to consider when planning the space.

Additional Requirements: n/a.





B.3 Courtyards

An open, unroofed outdoor area, often paved, that is partially or completely enclosed by the walls of adjacent buildings, providing a semi-private, secluded outdoor space for light, air, relaxation, or gathering.

Size: spaces shall have a minimum area of 600 square feet and a minimum dimension of at least 20' wide, with secondary dimensions relative to the height of the abutting building(s) wall. Secondary dimensions shall be: up to 2.5 stories = 30' wide, 3 to 5 stories = at least 40' wide, 6 to 8 stories = at least 1/2 the height of the tallest wall.

Location & Application: located at ground level, buildings shall define at least two edges of the courtyard space. Courtyards encouraged to be accessible from a primary roadway when requiring public access, otherwise discretionary for private access but should comply with and support all frontage and building break requirements (e.g. visibility from public street required when using paseo and Courtyard to comply with building break standard 1.3).

Development Frontage: primarily residential uses, can also include small or limited ground floor retail / commercial uses required to support Courtyard programming, eg. corner shops, small cafes, vending kiosks, etc.

Access & Usage: publicly or privately accessible when in residential frontage conditions, publicly accessible when in retail or commercial frontage conditions. Permitted to provide barrier controls to limit public access to the space after business hours or at night consistent with city park hours of operation. No specific pedestrian thoroughfare requirements for this type of space but linking Courtyard spaces to other open spaces, including other Courtyards, is always encouraged.

Landscape: include a minimum of 25% planted areas and a minimum of one 24-inch box tree for every 500 square feet of common open space for the first 2,500 square feet, then one 24-inch box tree for every 1,000 square feet of common open space thereafter.

Programming: more passive uses focused on fulfilling resident needs for quiet, intimate spaces serving as tranquil areas for relaxation, connection to nature, socializing, dining, or gardening, while also improving a building's microclimate and aesthetics by integrating indoor/outdoor living. The physical spaces may vary significantly from hardscape type courtyard plazas to more heavily planted courtyard gardens. Refer to 5.8 for shortlist of potential programming options to consider when planning the space.

Additional Requirements: n/a.





Appendix B: Common Open Space Types

B.4 Forecourts

Open, paved area directly in front of a multi-family residential or mixed-use building, serving as an entrance, gathering space, waiting / seating area, and pre-entrance space to the lobby, creating a grand approach and welcoming entry for visitors to the building. It functions as a front courtyard or terrace, designed to enhance the building's appeal and manage pedestrian flow into and out of the building

Size: spaces shall have a minimum area of 200 square feet and a minimum dimension of 10 feet in each direction.

Location & Application: located on the ground floor in front of or adjacent to a residential building entrance/lobby, a retail entrance, or an office lobby.

Development Frontage: residential, retail, or commercial uses.

Access & Usage: publicly accessible. Forecourts to provide pedestrian walkway connections to public realm facing sidewalks / walkways and any vehicular drop-off zones.

Landscape: include a minimum of 25% planted areas and a minimum of one 24-inch box tree for every 500 square feet of common open space for the first 2,500 square feet, then one 24-inch box tree for every 1,000 square feet of common open space thereafter.

Programming: primarily passive uses, including fixed and loose seating, shaded outdoor waiting areas, and transition spaces into and out of the building. Refer to 5.8 for shortlist of potential programming options to consider when planning the space.

Additional Requirements: n/a.





B.5 Pocket Parks

Small public green space, tucked into residential community areas offering residents a nearby spot for quite relaxation, play, socializing, or enjoying nature, where there may not otherwise be any park areas or space to fit them. Pocket Parks can be various sizes and shapes and can be used to transform otherwise underutilized areas into valuable community assets with seating, greening, and pathways.

Size: spaces shall have a minimum area of 360 square feet and a minimum dimension of 15 feet in each direction.

Location & Application: located at ground level, these smaller spaces are encouraged to be distributed throughout the development to provide easily accessible open space opportunities to residents without needing a sizable footprint for a full park. Spaces may also be located in any leftover or undevelopable site areas to serve residential units that may not have or are distant from any other common open spaces. Ideally some measure of smaller open spaces shall be available within a 3 min walk of all residential units, or roughly 800 feet.

Development Frontage: primarily residential uses, offering open space opportunities where they are most needed and available.

Access & Usage: publicly accessible when in retail or commercial frontage conditions; publicly or privately accessible when in residential frontage conditions. Permitted to provide barrier controls to limit public access to the space after business hours or at night consistent with city park hours of operation. Encouraged to link pocket parks to other open spaces areas through secondary connection systems.

Landscape: include a minimum of 25% planted areas and a minimum of one 24-inch box tree for every 500 square feet of common open space for the first 2,500 square feet, then one 24-inch box tree for every 1,000 square feet of common open space thereafter.

Programming: a broad range of active and passive uses to be allowed in these small, compact spaces for a more flexible distribution of communal open space needs within the development. From simple, contemplative green spaces to more targeted recreation amenities including exercise and kids' play areas, overall programming to take a comprehensive, community-wide view and utilize available space accordingly. Refer to 5.8 for shortlist of potential programming options to consider when planning the space.

Additional Requirements: n/a.





Appendix B: Common Open Space Types

B.6 Paseos

Publicly accessible, pedestrian-only pathways used to connect adjacent open spaces and create a larger district-wide network of connected and walkable spaces. Paseos can also be unique linear places programmed with elements and activities to also activate the linear stretches between larger open spaces. Paseos can include a hierarchy of widths and scales to create a rich network of major to minor connectors.

Size: minimum 15' wide, or wider as required for fire/ life safety access.

Location & Application: located at ground level, new connections intended to break up large blocks of development and create more pedestrian porosity, walkability, and programming opportunities, required to connect to public street frontage or common open space at one end minimum, preferably both ends. Any programming applied within the corridor must maintain a walkable clearance of at least 6' wide.

Development Frontage: residential, retail, or commercial uses.

Access & Usage: publicly accessible. Permitted to provide barrier controls to limit public access to the space after business hours or at night consistent with city park hours of operation.

Landscape: include a minimum of 15% planted areas, no tree planting requirements.

Programming: primarily passive uses, including furniture, building spill-out areas, outdoor dining, flexible vending, seasonal decoration, moveable planters, and other non-permanent or semi-permanent uses that can be relocated as required. Refer to 5.8 for shortlist of potential programming options to consider when planning the space.

Additional Requirements: n/a.





B.7 Passthroughs

Privately owned and maintained passageways or hallways through interior building spaces that are opened to the public and connect key adjacent open spaces and interior building spaces. Pass-through spaces are often activated to further extend the network of open spaces while also blending connectivity.

Size: minimum 10' wide or complying with interior building requirements, whichever is wider.

Location & Application: located at ground level, new connections intended to break up large blocks of development and create more pedestrian porosity, walkability, and programming opportunities through interior building spaces creating public access, required to connect to public street frontage or common open space at one end minimum, preferably both ends. Any usable programming within the corridor must maintain a walkable clearance of at least 6' wide.

Development Frontage: residential, retail, or commercial uses.

Access & Usage: publicly accessible. Permitted to provide barrier controls to limit public access to the space after business hours or at night consistent with city park hours of operation.

Landscape: no planted area or tree planting requirements.

Programming: primarily passive uses, including furniture, building spill-out areas, outdoor dining, flexible vending, seasonal decoration, moveable planters, and other non-permanent or semi-permanent uses that can be relocated as required.

Additional Requirements: n/a





Appendix B: Common Open Space Types

B.8 Alley Walkways / Green Alleys

Existing vehicular corridors for building access and back-of-house services repurposed to become more activated, pedestrian friendly spaces, creating another layer of connection, exploration and discovery. Art, seating, lighting, greening and reduction of impermeable paving all help soften and create more comfortable pedestrian spaces. Scheduled daily closure of the alley to vehicular traffic can prioritize pedestrian walkability but still maintain access for local deliveries and services during off hour times.

Size: typically existing, to comply with local roadway / vehicular access standards for new developments or minimum 20' wide for fire life safety access, whichever is greater.

Location & Application: utilize existing alleyways to create more pedestrian porosity, walkability, and programming opportunities, may only be counted toward open space requirements in block-scale or commercial zones, and spaces must exclude regular parking access and have time-limited vehicular access for service/back-of-house access; corridor spaces must be for primarily pedestrian use to count toward open space requirements. Any programming applied within the corridor must maintain a drivable clearance of at least 20' wide.

Development Frontage: residential, retail, or commercial back-of-house frontage.



Access & Usage: publicly accessible. Permitted to provide barrier controls to limit public access to the space after business hours or at night consistent with city park hours of operation. Also acceptable to limit vehicular access to designed times of the day / night to prioritize pedestrian circulation during peak hours.

Landscape: planting areas encouraged but not required, no tree planting requirements.

Programming: primarily passive uses, including furniture, building spill-out areas, outdoor dining, flexible vending, seasonal decoration, moveable planters, and other non-permanent or semi-permanent uses that can be relocated as required. Art and lighting encouraged to add expressive placemaking layers to the back-of-house spaces. Creating opportunities for landscape and greening is also encouraged to help soften spaces and promote other environmental benefits such as stormwater management, infiltration, filtering pollutants, and habitat creation.



Additional Requirements: use of permeable paving systems encouraged but not required. Asphalt paving prohibited. See parking access and service/back-of-house restrictions to being considered open space as noted above.

B.9 Shared Yards

An outdoor area associated with a grouping of homes or buildings, meant for the exclusive use of those occupants, kept separate from public or overall community access, often enclosed by fences/walls for seclusion, offering a personal outdoor retreat for relaxation or recreation away from public view. Spaces include back and side yards and are not for general community use, though legal privacy levels can depend on visibility from neighbors.

Size: at least 50% of lot dimension in one direction, and at least 25% of lot dimension, or 15', whichever is greater, in perpendicular direction.

Location& Application: located at ground level in front, back, or side yard areas surrounding and accessible from the residential unit(s).

Development Frontage: multi-family residential and individual residential units, frontage may also include residential supporting amenities such as recreation rooms, lounges, gyms, etc assuming there is egress to the yards from residential units at some points.



Access & Usage: privately accessible, shared between multiple residential units.

Landscape: include a minimum of 25% planted areas and a minimum of one 24-inch box tree.

Programming: passive residential uses such as outdoor dining, barbequing, hosting and event spill-out, casual gathering, yard games, gardening, general recreation, and other uses appropriate for private-use communal spaces shared between multiple residents, light active uses such as communal swimming pools and spas are allowed and where space allows.

Additional Requirements: n/a.



Appendix B: Common Open Space Types

B.10 Terraces and Decks

A usable open air space on top of a building, shared among building residents, used for recreation, gathering, or relaxing, offering a pleasant space for outdoor activities and views with features like furniture, plants, and other amenities, distinct from a patio by being raised above the surrounding grade or built on an exterior building level, offering an elevated vantage point and expansive views.

Size: spaces shall have a minimum area of 360 square feet and a minimum dimension of 15 feet in each direction.

Location & Application: located on upper building floors (usually the second floor or higher) on flattened external areas, interfacing and accessible from adjacent residential unit(s). Spaces may also be located on dedicated ground floor areas that are elevated as communal outdoor spaces, or on garage podiums. Decks shall be set back a minimum of 6' from any building edge overlooking a lower-density residential development.

Development Frontage: multi-family residential units, or residential supporting amenities such as recreation rooms, lounges, gyms, etc assuming there is egress to the terrace and deck areas from residential units at some points. Terraces and Decks may front on patios when over podium conditions.

Access & Usage: privately accessible, shared between multiple residential units.

Landscape: include a minimum of 15% planted areas, tree planting encouraged but not required.

Programming: passive residential uses such as outdoor dining, barbequing, hosting and event spill-out, casual gathering, deck games, gardening, general recreation, and other uses appropriate for private-use communal spaces shared between multiple residents, light active uses such as communal swimming pools and spas are allowed and where space allows.

Additional Requirements: pergola, trellis, and/or permanent shade device are allowed, the covering height for any structures not to exceed 12' in height. Any shade devices that exceed the height limit of the district shall be stepped back at least 10' from any street-facing façade. Solid roofing is not allowed over the deck space, except for roof projections from the adjacent building.





B.11 Rooftop Decks:

A paved, usable outdoor space located on a building's rooftop, shared among building residents, providing areas for relaxation, dining, or entertainment. A rooftop deck is distinct from terraces and decks in that it is found on the building's topmost roof level whereas the others are typically found on lower building levels, on podiums, or at ground level. A popular amenity for residential developments, turning underutilized rooftop areas into functional outdoor spaces. Rooftop spaces may also contain specialized on-structure planters to add greening, shade, and softscape amenities.

Size: minimum same as Terraces and Decks, maximum of total roof area for projects in house scale zones, 75% of total roof area for projects in block-scale zones. Ability to count toward minimum open space requirements limited by standard 5.9.

Location & Application: top of building rooftops. Decks shall be set back a minimum of 6' from any building edge overlooking a lower-density residential development.

Development Frontage: does not typically include residential fronting units at the rooftop level but may include residential amenity uses extending up to the rooftop level, eg. recreation rooms, lounges, gyms, etc.

Access & Usage: privately accessible, shared between multiple residential units.

Landscape: include a minimum of 15% planted areas, tree planting encouraged but not required.

Programming: passive residential uses such as outdoor dining, barbequing, hosting and event spill-out, casual gathering, deck games, gardening, general recreation, and other uses appropriate for private-use communal spaces shared between multiple residents, light active uses such as communal swimming pools and spas are allowed and where space allows.

Additional Requirements: pergola, trellis, and/or permanent shade device are allowed, the covering height for any structures not to exceed 12' in height. Any shade devices that exceed the height limit of the district shall be stepped back at least 10' from any street-facing façade. Solid roofing is not allowed over the deck space.





Appendix B: Common Open Space Types

B.12 Green Roofs

A building roof partially or fully covered with vegetation and a growing medium (like engineered soil), creating a natural, functional ecosystem on a structure. These multi-layered on-structure systems help mange stormwater, reduce heat, improve air quality, and provide habitats, acting as an extension of the building's landscape to offer environmental and economic benefits like energy savings and longer roof life. Differentiated from a rooftop deck, terrace, or podium deck by not directly serving or meant to be used by residents, often with a passive or visual only function related to resident engagement.

Size: full rooftop spaces are permitted for use minus edge setbacks requirements. Any rooftop areas proposed to be accessible for residents must not encroach into the minimum planting area requirements for this space. Ability to count toward minimum open space requirements limited by standard 5.9; additionally, green roofs may fulfill only up to 50% of a projects common open space requirement.



Location & Application: top of building rooftops. Decks shall be set back a minimum of 6' from any building edge overlooking a lower-density residential development.

Development Frontage: typically there would be no building uses fronting this space except for access to the rooftop deck.

Access & Usage: typically not accessible to residents but small areas can be made privately accessible shared between multiple residential units.



Landscape: a minimum of 75% of deck area must be planted with groundcover / shrubs. No specific tree planting requirements, but tree planting encouraged where soil depth allows.

Programming: mostly inaccessible for use, limited areas that are accessible to have similar passive uses to terraces and decks.

Additional Requirements: n/a.

Appendix C: Private Open Space Types

C.1 Balconies (covered or uncovered)

An elevated, private outdoor space that extends the living area, offers fresh air, natural light, and views, while also adding aesthetic appeal, functioning as a mini-garden, relaxation nook, or dining spot. It serves as an extension of the home, bringing the outdoors in without requiring a yard, making it ideal for urban living conditions.

Size: at least 5' in any direction, to accommodate seating and a table.

Location & Application: located on upper floors (usually the second floor or higher), directly attached to the outside of the residential unit(s), and can be architecturally covered or uncovered.

Development Frontage: multi-family residential and individual residential units.

Access & Usage: privately accessible, for a single residential unit.

Landscape: allowed to be fully hardscape paved, no planted area or tree planting requirements.

Programming: intended to extend the living space for limited passive uses like outdoor dining, relaxation, views outward, etc.

Additional Requirements: encouraged for guardrail on longest side to be visually transparent (i.e. no solid walls)





C.2 Patios

A paved, ground-level or podium-level outdoor space that is connected to a residential unit, or in close proximity, for exclusive use of that residence. Patios can be accompanied by surrounding yards as part of the larger private outdoor open space but can also be limited to just the immediate patio space for more urban living conditions.

Size: at least 6' deep, to accommodate outdoor furniture, and at least 15' wide.

Location & Application: located at the ground floor or podium-level in fully residential conditions, or podium-level only in mixed-use development conditions where retail/commercial uses are occupying the ground floor. Patios are typically connected directly to the associated residential unit and can also be included within a larger surrounding yard on the ground floor.

Development Frontage: multi-family residential and individual residential units.

Access & Usage: privately accessible, for a single residential unit.

Landscape: allowed to be fully hardscape paved, no planted area or tree planting requirements.

Programming: intended to extend the living space outside for limited passive uses like outdoor dining, barbeque, relaxation, casual gathering, gardening, etc.

Additional Requirements: n/a.





Appendix C: Private Open Space Types

C.3 Private Rooftop Decks

A private, usable outdoor space built on a building's rooftop areas, providing areas for relaxation, dining, or entertainment. A popular amenity for residential developments, turning underutilized roof areas into functional outdoor spaces for residents. Rooftop spaces may also contain specialized on-structure planters to add greening and softscape areas.

Size: at least 10' in any direction, to allow the deck to function as an outdoor room.

Location & Application: located on upper building floors (usually the second floor or higher) on flattened external areas, interfacing and accessible from an adjacent residential unit.

Development Frontage: multi-family residential and individual residential units.

Access & Usage: privately accessible, for a single residential unit.

Landscape: allowed to be fully hardscape paved, no planted area or tree planting requirements.

Programming: intended to extend the living space for limited passive uses like outdoor dining, barbeque, relaxation, views outward, etc.

Additional Requirements: Any shade devices that exceed the height limit of the district shall be stepped back at least 10' from any street-facing façade.





C.4 Private Yards

An outdoor area directly associated with a home or building, meant for the exclusive use of its occupants, kept separate from public access, often enclosed by fences/walls for seclusion, offering a personal outdoor retreat for relaxation or recreation away from public view. Spaces include front, back, or side yards and are for private use.

Size: at least 50% of lot dimension in one direction, and at least 25% of lot dimension, or 15', whichever is greater, in perpendicular direction.

Location & Application: located at ground level in back or side yard areas surrounding and accessible from a residential unit.

Development Frontage: individual residential unit.

Access & Usage: privately accessible, for a single residential unit.

Landscape: include a minimum of 25% planted areas and a minimum of one 24-inch box tree.

Programming: intended to extend the living space outside for limited passive uses like outdoor dining, barbeque, relaxation, casual gathering, gardening, etc. Yard areas may include a patio with the overall yard space.

Additional Requirements: n/a.





Appendix C: Private Open Space Types

C.5 Porches

A porch is a larger, often roofed structure at the front door, extending along the house, designed for outdoor living with furniture, railings, and columns, making it a functional extension of the home. Porches are for leisure and architectural grandeur.

Size: Between 6’ and 10’ deep and at least 10’ wide, in conformity with standards in A.4.

Location & Application: Along the street frontage, within parameters given in A.4.

Development Frontage: Individual residential unit within a single-family or multifamily building.

Access & Usage: privately accessible, for a single residential unit.

Landscape: No planted area or tree requirements.

Programming: intended to extend the living space outside and provide "eyes on the street". Limited passive uses such as relaxation, casual gatherings and views to the street.

Additional Requirements: n/a.





Appendix D: Definitions

DEFINITIONS

Alley: A narrow service way, either public or private, that provides a permanently reserved but secondary means of public access. Alleys typically are located along rear property lines.

Arcade: Also known as Colonnades. A linear sequence of arches supported on piers or columns which provide a covered walkway.

Architectural Features: Towers, gables, spires, chimneys, and other such architectural elements which are not part of the structure of the building.



Architectural Feature Example: Towers, gables, and chimneys pictured.

Architectural Projection: An element that articulates the building elevations, such as architectural pop-outs, pot shelves, balconies, bay windows, eaves, enhanced window sills, shutter details, window trim, chimneys, and similar architectural features, but does not include patio covers, porches, trellises, or other accessory structures.



Architectural Projection Example: Pop-outs, balconies, window sills, shutter details, and chimneys pictured.

Base Course: The lowest horizontal band or layer of material along the bottom portion of a building façade. It functions as a visually distinct base that grounds the building and differentiates the ground level from the upper wall planes. A base course often uses heavier, more durable, or more textured materials—such as stone, brick, concrete, or masonry—to convey structural stability and withstand physical wear.



Base Course (bottom), Belt Course (middle), Cornice (top) Example

Bedroom: Any habitable room other than a bathroom, kitchen, dining room, living room or family room.

Belt Course: Also known as a stringcourse or band course. A continuous, horizontal band of masonry, stone, plaster, or other material that runs across a building façade. It typically projects slightly from the wall plane or is distinguished through material, color, or texture. Its purpose is to visually divide the façade into horizontal layers, helping to articulate massing and break down the building's scale.

Building Break In Mass: A deliberate architectural interruption in the overall bulk, scale, or continuous form of a building façade or volume.

Building Face: The outside elevation of the occupiable portion of the building.

Building Façade: The exterior face or elevation of a building, typically referring to one of its principal sides.

Common Area: The area within the development hat is not designated as a residential dwelling unit, which is owned in common by property owner(s) in the development, and which is available for common use or enjoyment by all property owners in the development and their invitees. Examples include: common parking facilities, private streets, recreational areas, landscaped areas, open space areas and natural areas.

Cornice: A exterior trim located at the top of a building façade or wall, designed to visually "cap," finish, or crown the structure. It typically extends outward from the wall plane to create a strong shadow line and provide a clear termination to the façade.

Daylit Basement: A walk-out basement, usually situated on a slope, where part of the floor is above ground. Typically with a doorway or window opening to the outside.

Depth: Wherever it is not directly illustrated, depth refers to the distance inward (away from outer edge) from a facade or other surface.

Driveway: A private roadway or access way providing vehicular access to a parking space, parking lot, garage, dwelling, or other structure.

Entablature: A superstructure which lies horizontal upon pilasters or columns, and is composed of an architrave, frieze, and cornice.



Entablature Example

Fence: A solid or open barrier other than a wall above ground intended to enclose or mark a boundary made of materials such as wood, metal, other composite materials.

Flashing: Sheet metal or other material used to cover open joints of exterior construction on a roof, such as roof valley joints or roof parapet joints, to ensure they are waterproof.

Foot-candle: A unit of illuminance or light intensity. The name conveys the illuminance cast on a surface by a one-candela source one foot away. Alternatively, it can be defined as the illuminance on a one-square foot surface of which there is a uniformly distributed flux of one lumen.

Gable End: When the ridge line of a gable-roofed house is perpendicular to the street, the roof is said to be a "gable-end roof." This refers to both the gable and the wall below it.

Gable Roof: A roof with two (2) slopes—front and rear—joining at a single ridge line parallel to the entrance facade.

Appendix D: Definitions

Ground Floor Expression Line: A horizontal molding, projection, or other boundary articulating one portion of a façade from the portion above.



Ground Floor Expression Line Example

Hardscape: Any impervious paved surface including concrete or asphalt.

Hemmed: As it relates to metal wall panels, the edge of a single piece of metal that is folded over onto itself to create a smooth, reinforced, and safe finish.

Hip Roof: A roof with four sloped sides. The sides meet at a ridge at the center of the roof. Two (2) of the sides are trapezoidal in shape, while the remaining two (2) sides are triangular, and thus meet the ridge at its end-points.

Louvers: A series of slanted panels that control the sound, light, and airflow in a building, which typically covers plenums and other ventilation openings. Louvers typically block rain, debris, and direct sun.

Massing: A unified composition of two-dimensional shapes or three-dimensional volumes, especially one that has or gives the impression of weight, density, and bulk.

Open Space: Any parcel or area of land or water set aside, dedicated, designated, or reserved for public or private use or enjoyment.

Pane: One of the divisions of a window or door consisting of a single unit of glass set in a frame.

Parapet: A low wall, located at the top of any sudden drop in elevation, such as at the top of a building's facade.

Parkway: A vehicular passageway that provides access and circulation from a street access point into and through a parking lot to parking aisles and between parking areas.

Paseo: A public place or path designed for walking; usually tree-lined, such as a promenade or avenue.

Porch: A covered pedestrian entrance to a building, open on all three sides, which is located on the first floor level.

Porte-cochere: A vehicular passageway leading through a building or screen wall into an interior courtyard; or a porch roof projecting over a driveway at the entrance to a building and sheltering those getting in or out of vehicles.

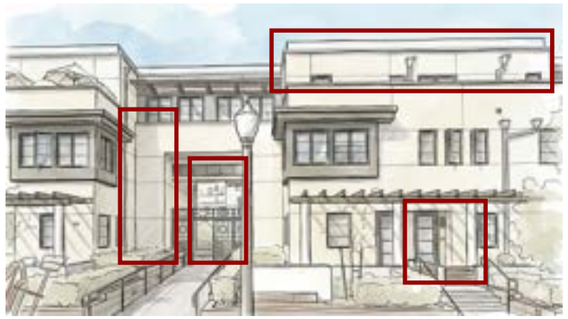
Primary Entry: The main entrance to any building, or space within a building which is not internally linked to other spaces within a building, such as an individual residential unit or retail storefront. Secondary building entries and exits which are for emergency egress purposes only or linkages between spaces in a building do not qualify as primary entrances.

Primary Material: A material used to clad the exterior of a building as distinct from accent materials used in architectural details or features.

Primary Street: Among all streets bounding a property, the street with the highest roadway classification as defined in the City's General Plan. In the case that multiple streets bounding a property have the same roadway classification, the primary street shall be the addressed street, or as determined by the Planning and Community Preservation Director.

Private Open Space: Any space on a lot not enclosed in a building that is designed for leisure use. "Private open space" may include yards, courtyards, balconies, decks, and patios, but shall not include driveways, aisles, parking areas, side yard less than five feet wide, or any portion of the required front yard setback.

Private Realm: Spaces located on private property that are not accessible to the general public.



Private Open Space and Reveal Example: Courts, decks, patios, and reveal pictured.

Public Realm: Spaces that, whether located on private or public property, are accessible to the general public.

Reveal: A narrow, intentional recess, groove, or setback in a wall plane that creates a visible line of separation or shadow. Reveals are used to articulate a façade, break up large surfaces, emphasize joints, or provide visual depth without altering the overall mass of a building.

Riding and hiking trails: A trail or way designed for and used by equestrians, pedestrians and cyclists using non-motorized bicycles.

Right-of-way: A corridor, either public or private, on which a right of passage has been recorded.

Roof Deck: Common or private open space on the uppermost roof-level of a building.

Setback: The distance from a defined point or line governing the placement of buildings, structures, parking, or uses on a lot. A line established by this section to govern the placement of buildings with respect to streets, drives, buildings, sidewalks, or property lines. Interior setbacks are measured from the side or rear property lines. Street setbacks are measured from property lines.

Shared Parking: The shared use of off-street parking facilities by more than one type of land use. The same parking spaces are counted to satisfy the off- street parking requirements of more than one land use, e.g., use of the same parking facility to satisfy the off-street parking requirements of a church and an office building.

Side Street: Any street bounding a property which is not the Primary Street.

Stoop: A raised platform, approached by steps and sometimes having a roof, at the entrance of a dwelling unit.

Street: A public or private vehicular right-of-way, other than an alley or driveway, including both local streets and arterial highways.

Swimming Pool: An artificial body of water having a depth in excess of eighteen (18) inches, designed, constructed and used for swimming, dipping or immersion purposes by men, women, or children.

Tooling: As it relates to mortar joints, is the process of compressing and shaping the fresh (partially set) mortar with a metal tool to create a dense, weather-resistant finish and a specific appearance.

Transition Detail: A designed connection, junction, or interface condition where two different materials, surfaces, building elements, or façade systems meet, such as reveals, flashing, control joints, coping, sealant joints, or trim boards.

Appendix D: Definitions

Transparency: The percentage of the façade area on a particular floor that consists of transparent glass. For the ground floor, this percentage is calculated as the transparent glass façade area between two and ten feet above finished grade divided by the total façade area within this same vertical range. For upper floors, this percentage is calculated as the transparent glass façade area divided by the total façade area between the floor level and the floor level of the next floor above.

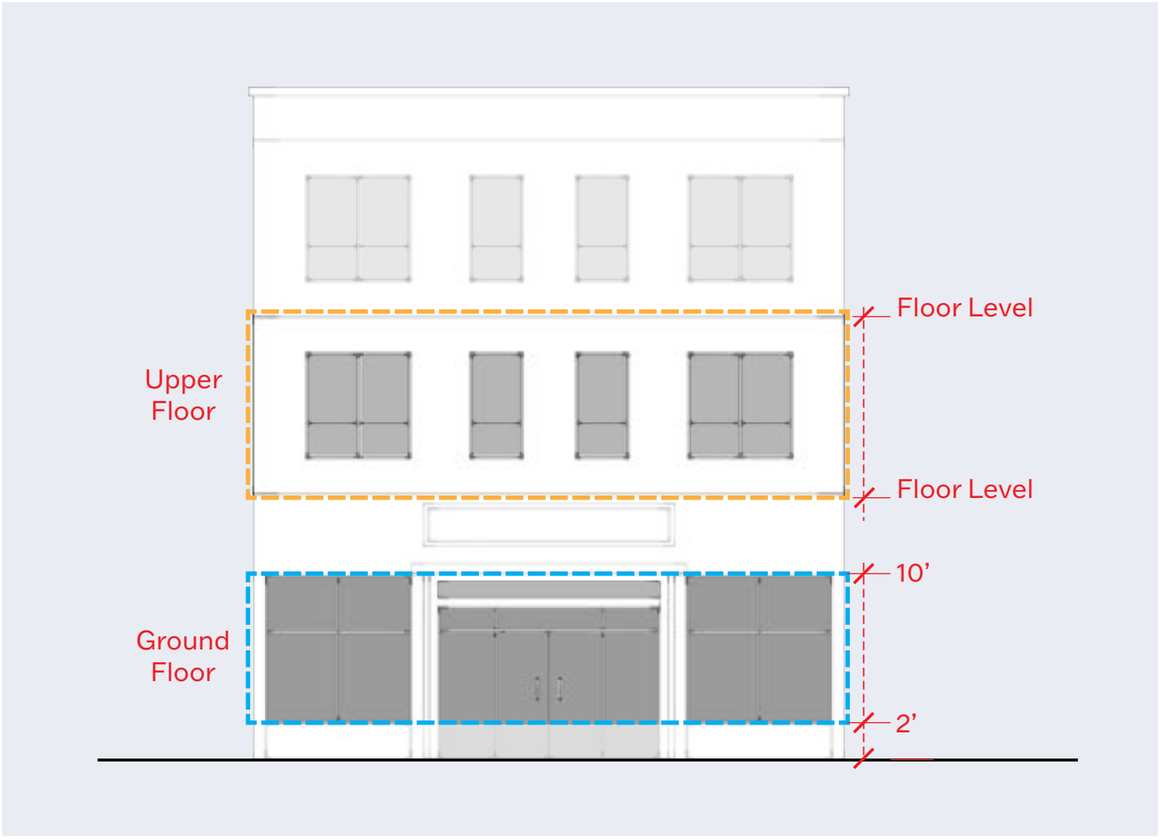
To be transparent, window and door glazing shall promote natural daylight transmission while maintaining a low-reflective glazing appearance. The minimum Visible Transmittance (VT) value for ground-floor glazing is 0.50, and the minimum VT value for upper-floor glazing is 0.30. Should the Building Code prohibit glazing that meets these VT values, the glazing with the maximum available VT value shall be used.

Usable Area: A relatively flat area having a slope of less than five (5) percent in any direction within the required setbacks.

Use: The purpose for which land or building is occupied, arranged, designed or intended, or for which either land or building is or may be occupied or maintained.

Walls: A barrier intended to mark a boundary that presents a continuous surface except where pierced with gates, doorways or decorative masonry. A wall is usually constructed of concrete block, brick, concrete, stucco, or a combination thereof.

Wall Plane: A continuous, flat surface of a wall, uninterrupted by major changes in direction, projection, or recess. It represents one “face” or “segment” of a building’s exterior or interior wall system and is typically defined by consistent alignment, material, and structural direction.



Transparency Measurement

Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

Regional Objective Design Standards Research Memorandum

To:
Brielle Salazar, Regional Housing Trust Manager
Rosalie Lansing, Management Aide
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(SGVCOG)

From:
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CC:
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Craig Hensley, Community Development Director
Jason Golding, Planning Manager
(City of Duarte)

This memorandum is submitted in fulfillment of Task 2.1 (Research) of our Scope of Work for Regional Objective Design Standards in the San Gabriel Valley Council of Governments. Background research was undertaken for three participating cities: Duarte, Alhambra, and Sierra Madre. The memorandum is based around three areas of research:

1. Existing regulatory context, design standards and experience implementing design standards in each city
2. Best practices in objective design standards from other jurisdictions and regions in California
3. Fieldwork into the built context and character of the major growth areas in each of the three participating cities
4. Identification of existing projects in the San Gabriel Valley which embody the application of potential design standards

Participating Cities Design Standards

Exhibit A describes existing design standards in each of the three participating cities. The table is organized by topic, helping us compare and contrast these standards. Relevant development standards are also included.

Duarte has the largest collection of design guidelines and standards currently on its books. The architectural and design standards in its Municipal Code which apply to all residential zones cover a wide variety of topics. This is also true of its Duarte Station and Town Center Specific Plans, which were both prepared by the City and together comprise the entirety of areas zoned for high-density (>30 du/ac) residential and mixed-use development. In all three documents, design topics are addressed with a mix of objective standards and subjective guidelines. While the subjective guidelines are not enforceable for denial of a project, or for evaluation through a ministerial project approval process, they do provide a good sense of the intent for each of these areas, and they will form a solid starting-off point for the writing of objective design standards.

Based on design review comment letters submitted by the City, Duarte has a mix of large-scale/institutional and mid-sized projects, with accompanying differences in the level of sophistication in design. Key issues cited in the comment letters include materiality and cohesion between colors/materials, lack of articulation/human-scaled design, appropriate use of architectural styles. The City is looking for more prescriptive and stringent standards which can address these issues.

Since the creation of the Design Review Board in 1989, Alhambra has remained committed to promoting architectural and urban design excellence through a structured and thoughtful design review process. In support of this ongoing mission, the City has recently conducted training sessions for both Board members and City staff. These sessions aim to enhance the design review process by providing guidance on assessing the completeness of architectural drawings, recognizing prevalent architectural styles, and understanding key architectural terminology. Through its continued experience, the City has recognized that the design review process serves as a vital tool for regulating aspects of design not typically addressed through other review procedures. These include considerations of the street character, neighborhood compatibility, and the cohesion of the built environment. The Design Review Board places particular importance on several key design principles: fostering human-scale street connections, ensuring building massing and scale are respectful of adjacent structures, maintaining internal consistency within architectural styles, and selecting materials and details that contribute to authenticity, durability, and contextual appropriateness. However, there are inherent challenges with this type of review: subjective reviews which can be inconsistent based on the members of the Board or the circumstances of the moment. Now the City is making the adjustment to objective design standards, first with a starter list included in its recent comprehensive zoning code update, and now with an effort concurrent to this one to develop a full set of design standards.

Sierra Madre possesses a list of mostly discretionary design guidelines for its commercial and multi-family zones. The City's unique village-like character is reinforced, however, by strict height limits and standards relating to second- and third-story articulation. The City also implemented development standards related to open space, setbacks, stepbacks and other massing and site planning considerations for its recent high density multifamily zones (20-30 du/ac) and its Religious Housing Overlay. The City has had few recent multifamily applications and little experience with design review.

Comparison Objective Design Standards

Exhibit B presents an evaluation of other objective design standards used at the municipal and regional level. While there is wide variety in the format of these documents, some of the key best practices that we gleaned from the analysis are to:

- Provide guidelines or statements of intent along with objective standards
- Provide options of different strategies to meet the intent of standards
- Use clear diagrams along with photographic examples to represent standards
- Provide definitions for architectural terms
- Take into account the context of unique cities and districts to ensure that standards are apt

The analysis contained here will help inform the RODS outline to be prepared in the next phase of the process.

Fieldwork

We conducted fieldwork to document the built character of projects and districts to fulfill two different purposes. Locations of conducted fieldwork are presented in Exhibit C.
In Exhibit D, we surveyed districts where growth and development are most expected, to determine prevailing character features that may want to be reflected in objective design standards. Across the surveyed districts, building stock generally ranges from the 1920s through the 1980s, with Alhambra's Main Street and Garfield areas showing the oldest and most historically significant structures (1920s–1950s, many with façade renovations), while Duarte's Huntington Drive and Sierra Madre's Esperanza/Suffolk corridors primarily feature mid-century commercial forms (1950s–1980s) with limited upkeep. Overall conditions are mixed but lean toward fair to good, with visible signs of aging such as roof wear, dated façades, and minimal modernization, though repainting and signage updates are common. Sierra Madre is

Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

also notable for its modest character with possible historic elements.

Exhibit E contains a field evaluation of individual projects. The individual projects in Alhambra, Duarte, and Sierra Madre reveal a mix of building types reflecting different eras and design intentions. Alhambra's McLean and Stoneman sites (102, 116, and 630 Stoneman) are early-2000s multifamily developments, generally well-maintained with consistent façades, landscaping, and no historic significance, while Benito Avenue represents a newer 2010s residential project with a more contemporary form. By comparison, the Solana Duarte Station, Huntington Apartments, and Olivia projects represent larger-scale, transit-oriented multifamily complexes, emphasizing modern amenities and height. Sierra Madre's Esperanza Avenue project is smaller in scale, rooted in mid-century residential fabric with modest upgrades. Together, these typologies span from suburban-style multifamily housing to urban mixed-use infill and larger transit-oriented developments, underscoring how different forms of reinvestment address local context, density goals, and market era.

As a part of this review of individual projects, we surveyed the cluster of recent (2000-present) mixed-use projects in and around the Central Business District of Alhambra. These projects give us a window into what aspects of design have been more and less successful, and how to guide future design standards for high-density mixed-use urban infill in the San Gabriel Valley. The West Main District features a collection of mixed-use developments constructed over the past 25 years, with the notable exception of a historic Art Deco building dating back to 1926. Collectively, these developments serve as a focal point that attracts visitors to the surrounding public spaces. The buildings typically exhibit a substantial base massing, where commercial activities are concentrated, while residential units are elevated on a podium level set back from the primary thoroughfares which creates a more private and secluded residential environment. Architectural elements such as arched openings and cylindrical facades are commonly used to emphasize primary entry points. The buildings also demonstrate a consistent design language, often characterized by neutral tones on the main façades, complemented by vibrant accent colors on elements such as railings and shading structures. The pedestrian environment is overall harsh and dull with a lack of softscape or landscaping at street level and limited transparency to the indoor activities or program that adds to the semi-public experience. In conclusion, this cluster of mixed-use buildings are modest and simple in their design and building form, yet still offers a balance between residential, commercial and regional spaces within a single location.

Identification of Other Projects

We also identified other projects in the San Gabriel Valley which present good examples of the application of particular design guidelines and/or standards. The projects, shown in Exhibit F, include examples of:

- Mixed-use developments with stacked flats above a ground-floor retail and parking podium
- “Wrap” style residential and mixed-use developments with stacked flats surrounding a central parking garage
- Master-planned communities
- Townhome developments
- Side-by-side double duplexes
- Courtyard multifamily developments

These projects represent potential resources that we can use to illustrate potential design standards to the public and in the final document.

Exhibit A	Duarte	Alhambra	Sierra Madre
Site Planning and Access			
Connectivity	**Duarte Station Specific Plan (Esperanza and Solana):** Development that occurs in future phases shall identify and design building, open space, and circulation networks to seamlessly link with existing development. An example of this would be siting buildings and pathways to facilitate visual and physical connections from the southern edge of the Specific Plan area to the linear park and internal circulation associated with Phase I. Connectivity to Metro Station: There shall be at least two pedestrian connections from the Specific Plan area to the station platform adjacent to the fare gates, subject to California Public Utilities Commission (CPUC) and Metro approval. The connections shall be direct, unobstructed, and designed to meet all applicable accessible standards, per CPUC and Metro standards. The connections can be through public plazas, pedestrian paseos, or outdoor dining areas. A clear, unobstructed minimum travel path shall be accommodated. The pedestrian path should connect to sidewalks and other pedestrian paths within the Specific Plan area to provide a larger, integrated pedestrian circulation framework. The path of travel shall be well lighted to create a safe environment at all times. Development proposals shall include a multi-modal circulation analysis that addresses connectivity of pedestrian, bike, transit, and other circulation methods. **Duarte Town Center Specific Plan:** Uses should be oriented to facilitate proper transitions to surrounding buildings and adjacent uses.	**West Main Corridor Master Plan:** -Introduce small plazas and minor setbacks that modulate the building facade and extend the sidewalk along Main Street. -Ensure that street-oriented plazas are well-defined spaces accessible to the public	**R-3-13 Zone (Medium/High Density Residential Zone) and RHO (Religious Housing Overlay) Zone: :** Building siting should be related to nearby buildings as well as adjacent parcels. Be oriented to encourage use of outdoor areas and to be compatible with adjoining building orientation.
Screening		**Alhambra MC 23.12.130 SCREENING:** The standards of this section apply to all new development and additions that expand existing floor area by 10% or more. (B) Required screening. (1) Roof-mounted equipment and duct systems. All roof-mounted equipment shall be screened according to the following standards: (a) Flat roof, partial or no parapet. Roof-mounted equipment or ducts located on a flat roof (partial or no parapet) shall be screened from view from any street, public right-of-way or adjacent property. The screening shall be solid, and shall match and complement the color scheme and architecture of the building. (b) Pitched roof. For roof-mounted equipment or ducts located on a pitched roof, the pitched roof shall be designed and constructed to accommodate roof-mounted equipment. A platform shall be constructed and recessed into the roof such that one side of the equipment shall be below the pitch of the roof. The remainder of the equipment and ducts which are above the roof pitch shall be screened from view from any street, public right-of-way or adjacent property. The screening shall be solid, and shall match and complement the color scheme and architecture of the building or roof. (c) Parapet roof. For roof-mounted equipment or ducts located on a parapet roof, the parapet roof shall be designed and constructed to accommodate roof-mounted equipment. Any portion of the equipment or ducts which are above the parapet shall be screened from view from any street, public right-of-way or adjacent property. The screening shall be solid, and shall match and complement the color scheme and architecture of the building. (2) Ground- or wall-mounted equipment. All exterior mechanical and electrical equipment shall be screened, flush mounted, or incorporated into the design of buildings so as not to be visible from public rights-of-way. Equipment to be screened includes, but is not limited to, air conditioners, heaters, pool equipment, utility meters, cable equipment, telephone entry boxes, backflow preventions, irrigation control valves, electrical transformers, pull boxes, and all ducting for air conditioning, heating, and blower systems. Screening materials shall be consistent with the exterior colors and materials of the building. Exceptions may be granted by the Director where screening is infeasible due to health and safety or utility requirements. (3) Common property lines. A screening wall shall be provided on the interior lot lines of any lot in a Commercial or Employment Zoning District that abuts a Residential Zoning District. (a) Timing. The screening wall shall be provided at the time of new construction or expansion of buildings, or changes from one use classification to another use classification. (b) Location. Screening walls shall follow the lot line of the lot to be screened unless the Director finds that screening in another location on the lot will substantially screen the subject building, facility, or activity. (c) Height. The screening wall shall be four feet in height within the required front setback of the subject lot and adjacent to the required front setback of the adjacent residential lot and six feet in height in other locations. (d) Materials. The screening wall shall be solid masonry. All wall faces within the front setback and the wall face facing the Residential Zoning District shall not be constructed from grey smooth block unless architecturally treated (i. e. sand finish stucco, veneer, etc.) and shall be architecturally compatible with the residential development. (C) Maintenance. Screening walls shall be maintained in good repair, including painting, if required, and shall be kept free of litter or advertising. Where hedges are used as screening, trimming or pruning shall be employed as necessary to maintain the required and the maximum allowed height.	**R-3-13 Zone (Medium/High Density Residential Zone):** Parking areas, refuse storage, mechanical equipment and the like shall be screened by some combination of walls, plantings or earthworks.
Pedestrian Access	**Duarte Station Specific Plan (Esperanza and Solana):** The street pattern throughout the Specific Plan area should maximize connectivity throughout the area for vehicles, bicyclists, and pedestrians. There shall be a distinct hierarchy of circulation including streets, pedestrian walks, and alleys. These should be arranged so that visitors and residents use these streets and pedestrian walks for their primary circulation. Alleys should not be used for primary circulation to the building or unit entries, and buildings should not orient to alleys or parking areas. **Duarte Town Center Specific Plan:** Mixed Use Standards: Residential and non-residential vehicular and pedestrian access shall be differentiated with paving material, color, landscape buffers, etc. **City of Duarte Residential architectural and design standards (applies to all residential zones):** Multifamily Standards: Interior pedestrian paths shall be provided to individual units and to link units to common open space areas and parking areas. See multi-family open space standards in Section 19.10.060 (R-3 and R-4 Zones: Additional Standards). Pedestrian and vehicular entrances shall be clearly identified and easily accessible to minimize pedestrian/vehicle conflict.	**Chapter 23.13 Building and Site Design Standards:** Pedestrian access. On-site pedestrian circulation and access shall be provided according to the following standards. (1) Internal connections. A system of pedestrian walkways shall connect all buildings on a site to each other, to on-site automobile and bicycle parking areas, and to any on-site open space areas or pedestrian amenities. (2) Circulation network. On-site walkways shall be connected to the public sidewalk and other planned or existing pedestrian routes. An on-site walkway shall connect the primary building entry or entries to a public sidewalk on each street frontage. (3) Pedestrian walkway design. Walkways shall be a minimum of four feet wide, shall be hard-surfaced, and paved with concrete, stone, tile, brick, or comparable material. **Alhambra MC 23.13.020 BUILDING DESIGN REQUIREMENTS:** Building entrances and orientation. All buildings located in the interior of a site shall have an entrance from a pedestrian walkway that is a minimum of four feet wide and connects to a public sidewalk.	**Commercial Zone:** Review of a proposed design shall be related to the surrounding existing development with greater emphasis placed upon compatibility with adjacent development related to: e.Access
Vehicle Access	**Duarte Station Specific Plan (Esperanza and Solana):** The street pattern throughout the Specific Plan area should maximize connectivity throughout the area for vehicles, bicyclists, and pedestrians. **Duarte Town Center Specific Plan:** Mixed Use Standards: Residential and non-residential vehicular and pedestrian access shall be differentiated with paving material, color, landscape buffers, etc. **City of Duarte Residential architectural and design standards (applies to all residential zones):** Multifamily Standards: Common parking areas shall be located on the site to minimize their visibility from public rights-of-way and to be easily accessible to all residents of the development. See parking design standards in Chapter 19.38 (Off-Street Parking Regulations and Design). Pedestrian and vehicular entrances shall be clearly identified and easily accessible to minimize pedestrian/vehicle conflict. The parking area shall be designed in a manner which links it to the building and street sidewalk system, as an extension of the pedestrian environment. This can be accomplished by using design features such as walkways with enhanced paving, trellis structures and/or landscaping treatment. Carports shall be architecturally compatible with the style of development.		**Commercial Zone:** Review of a proposed design shall be related to the surrounding existing development with greater emphasis placed upon compatibility with adjacent development related to: e.Access

Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

Exhibit A	Duarte	Alhambra	Sierra Madre
Orientation	**Duarte Station Specific Plan (Esperanza and Solana):** Buildings must face the street, and primary building entrances must be oriented towards the street. Side entries from entry plazas are allowed. Buildings shall maintain a strong relationship to the street, with primary building entrances oriented toward the street. **City of Duarte Residential architectural and design standards (applies to all residential zones):** Site design and structure orientation. a.Front entries shall be clearly identifiable and generally oriented toward the street. b.Driveways shall be placed in a manner that avoids conflict with pedestrian access from the sidewalk and shall be of sufficient depth/width to reduce undue on-street curbside guest parking. See development standards for driveways in Section 19.38.100 (Parking Space and Drive Aisle Dimensions) and Section 19.38.180 (Design Standards for Parking Lots). **City of Duarte Residential architectural and design standards (applies to all residential zones):** Multifamily Standards: See multi-family development standards in Section 19.10.030 (Development Standards). The main entry to the multi-family development shall be clearly delineated and identifiable, and shall be easily accessible for pedestrians from the public street. Entrances to individual residential units shall be accessible from the street or from common open space areas within the development. Windows, balconies, and similar openings shall be oriented to preserve privacy of individual units within the development. Loading and refuse/recycling collection areas shall be located so as to provide easy access to collection vehicles and to minimize noise impacts on residents. See multi-family trash and recycling facilities standards in Section 19.10.060 (R-3 and R-4 Zones: Additional Standards) and parking lot requirements in Section 19.38.050 (Off-Street Parking Space Requirements).	**West Main Corridor Master Plan:** -orient buildings towards Main St -build at or near the property line so as to define and place strong visual emphasis on the street. -allow periodic breaks for intimately-scaled public plazas, entry forecourts, recessed entries -locate main building entrances on Main St -Place shops and active uses along the sidewalk **Alhambra MC 23.13.020 BUILDING DESIGN REQUIREMENTS:** (A) Building entrances and orientation. (1) Buildings located within 30 feet of a front or street side lot line shall be oriented toward the adjacent front or street side lot line with the building frontage parallel to the fronting public sidewalk. The primary building entrance shall face the public sidewalk. (2) All buildings located in the interior of a site shall have an entrance from a pedestrian walkway that is a minimum of four feet wide and connects to a public sidewalk. (3) In the CBD Zone, one or more public entrances shall be provided at the rear of all buildings which face Main Street. (4) Additional entrance requirements, ground floor non-residential uses. (a) There shall be a minimum of one entrance for every 50 feet of building frontage with a maximum separation of 100 feet between entrances. (b) Buildings located on corners shall provide an entrance toward each street or have a corner entrance that provides a common entrance to the building from both streets. (5) Additional entrance requirements, residential uses. (a) Shared entrances. All buildings that provide access to more than one unit from a shared exterior entrance shall provide a minimum of one primary shared entranceway that leads to a common area, such as a lobby or community space, a minimum of ten-feet wide and ten-feet deep, and that is emphasized utilizing at least one of the following methods: 1. A roofed projection over the door (such as an awning, canopy, or overhang) with a minimum depth and width of five feet. 2. A recessed entry bay with a minimum depth and width of five feet. 3. Incorporating the entrance into a vertical mass that extends two or more feet above the height of the first floor plate vertical mass. 4. A landing, deck, or stoop with a minimum depth of six feet and minimum width of eight feet. 5. Transparent windows or openings that comprise a minimum of 50% of the area located within 20 feet of the midpoint of the primary building entrance. Glass is considered transparent where it has a transparency higher than 80% and external reflectance of less than 15%. (b) Individual entrances. All residential units accessed through individual entrances at the ground level shall provide a minimum of one primary individual entranceway with a projection (such as a covered porch) or recess with a minimum depth and width of three feet and a minimum area of nine square feet or a landing, deck, uncovered porch, or stoop with a minimum depth and width of six feet.	**R-3-13 Zone (Medium/High Density Residential Zone) RHO (Religious Housing Overlay) Zone:** Building siting should be oriented to face the street, avoiding views from the street of parking garages and alleys. Cluster buildings and modulate architectural elements to provide pleasing and useful ground level and above ground spaces. **Commercial Zone:** Residential uses, including SROs, are prohibited in the prime storefront area except for entries, hallways, stairwells and/or other necessary accessways thereto.
Frontage Types	**Duarte Station Specific Plan (Esperanza and Solana):** Several types including Highland Frontage, Secondary Frontage, Rail Frontage (primary and secondary), Internal Frontage, Neighborhood Frontage, Paseo Frontage. See table on page 46 of SP for detailed standard regaring frontage types. Permitted facade type for each frontage: Highland Frontage - Shopfront (required for 50%), flex, forecourt Secondary Frontage - flex, forecourt, frontyard/patio Rail Frontage primary - Shopfront, flex, forecourt, frontyard/patio Rail Frontage secondary - Shopfront, flex, forecourt, frontyard/patio Internal Frontage - flex, forecourt, frontyard/patio Neighborhood Frontage - flex, forecourt, frontyard/patio Paseo Frontage - flex, forecourt, frontyard/patio Shopfront Standards: -Maximum 5-foot recess at entrances -Minimum 70% groundfloor glazing along frontages. Primary frontage shall not use reflective and/or opaque window treatment. -Features such as outdoor dining, seating, pop-up sales, and other similar uses shall not exceed 40 feet of linear length without a separation. -Utilize awnings, coverings, and other articulated features as a part of Shopfront façade. Awnings, shade features, and other similar elements are permitted to project up to 8 feet into the right-of-way, as long as an 8-foot clear height above the sidewalk is maintained. -Shopfronts should be designed to allow for an open feel and pronounced entries that open to the immediate streetscape. -Outdoor areas adjacent to shopfront façade types should be designed to activate and allow for extensions of the use into the streetscape activity zone and pedestrian zone through the form of pop-up shops, outdoor seating, and other similar uses. -The first floor of mixed-use development shall incorporate attractive awnings, materials, and detailing that complement the design, color, and materials of residential portions of the site and façade. Flex Standards: -Maximum 10-foot recess at entrances -Minimum of 70% open, unobstructed view 3 feet above the ground in areas around entrances and patio/open space areas. This standard allows for "eyes on the street" for residential and commercial uses. -Minimum 25% ground floor glazing for residential uses. Minimum 75% ground-floor glazing for commercial uses. Primary frontage shall not use reflective and/or opaque window treatment when located with a commercial use. -Frame patio and open space areas with landscape planters, low walls, and seating areas. -Install shade, awning, or shade-providing landscaping/trees. -Design outdoor features in a manner that will not be obstructive or incompatible between residential and commercial uses. -Maintain quasi-public space around frontage. -Entry areas shall be well landscaped and include seating and other amenities to develop a welcoming entryway to the building entrance, regardless of use. -When installing seating, consider constructing seating that is not hardscaped but rather installed furniture which can be removed if "flex" use in configured to and/or from a commercial use to a residential entryway. -Balconies, windows, decks, and other similar openings should be utilized along building faces to both add visual interest as well as open upper stories toward the immediate streetscape. Forecourt Standards: -Minimum 15-foot deep and 10-foot wide recess at primary forecourt entrance -Minimum 25% ground floor glazing for residential uses. Minimum 50% glazing for ground floor nonresidential uses along primary frontages along forecourt façades. -Planters, walls, and edges buffering the forecourt can be used to define edge of forecourt and delineate public, quasi-public, and private space. -Forecourt façade types should maintain an open courtyard aesthetic and offer landscaping, public art, seating, community gardens, or other public or quasi-public amenities. Frontyard/Porch Standards: -Minimum 5-foot setback from front property for primary structure -Porches shall be raised or at grade. "Step down" porches and entries that dip below grade are not permitted. -35 feet of maximum continuous wall length without façade articulation feature or modulation to building form. A minimum plane shift of 2 feet shall be used in modulation. -Front yard and open space around entries shall be treated as private space. Fencing, landscaping, or other elements that buffer and/or delineate the public and private realms. -Retaining walls shall not exceed 2 feet in height within the front yard setback. -Fencing and wall above 2 feet are permitted but shall be visibly open. -Frontyard/porch façade types shall include distinct entryways and porch areas that are open and visible to the immediate streetscape to create an eyes-on-the-street feeling. -Frontyard/porch façade types should incorporate ample glazing, fenestration, and other building openings through the use of bay windows, balconies, and other similar features along public-facing stretches of building face.		

Exhibit A	Duarte	Alhambra	Sierra Madre
Key Intersections	**Duarte Town Center Specific Plan:** Key intersections are identified as the intersections of Huntington Drive with Buena Vista Street and Highland Avenue. -Landmark qualities should be increased by installing public monumentation, themes, public signs, and art. -Provide visual themes at all four corners with paving, wall forms, and landscape materials. -Developments on corners should incorporate landscape material designs into the private frontage area, where plantings are appropriate. -Special architectural elements should be incorporated on buildings, such as articulated display windows and entrances or a taller, more prominent roof form or element. -New surface parking spaces and lots are not permitted on corner sites of key intersections. -Pedestrian amenities, such as a shaded plaza area, generous walkways, and clear and open pedestrian links to the corners, should be incorporated to help create a sense of place.		
Private v Public	**Duarte Town Center Specific Plan:** Mixed Use - Separation of Public and Private Space Guidelines -Public spaces should be clearly recognizable as "public" (e.g., a plaza within view of a street or other public space) and publicly accessible. Private spaces should be clearly recognizable as "private" through the use of security gates and signs. -Private areas should be screened from public view through the use of landscaping, walls, and fences and changes in elevation. -Areas should be designed to encourage informal meetings and social interaction with other people. -Spaces should be designed or located to encourage year-round use by providing areas that have awnings, sunshades, and/ or landscaping that can provide shelter from the elements. -An overall theme and visual connection between spaces and uses should be provided within the development, including pedestrian linkages throughout the development and to adjacent land uses.		
Building Modulation and Articulation			
Architectural Elements	**Duarte Station Specific Plan (Esperanza and Solana):** In general, buildings should be square-shouldered and flat-roofed, with changes in parapet height, overhang, or roof form such as shed roofs used to accent features such as entries, stair towers, corners, or other special features. Long, unbroken monolithic parapets are discouraged. Green roofs and usable roof decks are highly encouraged. **Duarte Town Center Specific Plan:** Incorporate architectural elements and details on all walls, such as adding notches, grouping windows, adding loggias and dormers, varying cornices and rooflines, adding canopies, wing walls, trellis features, arcades, and colonnades. Roof lines should be broken at intervals no greater than 50-feet long by changes in height or roof form. **City of Duarte Residential architectural and design standards (applies to all residential zones):** Rooflines and roofing materials shall be compatible with the architectural style of the residential structure. Use of varying, uncoordinated rooflines and roofing materials shall be avoided. **City of Duarte Residential architectural and design standards (applies to all residential zones):** Multifamily Standards: Design of structures should be consistent with local and regional architectural styles. The overall style of multi-family structures should be consistent on all sides of the building as well as among all portions of the roof. Particular attention should be taken that building elevations and roof elements visible from streets and other public or quasi-public spaces are stylistically consistent. Balconies, where provided, shall utilize railing or similar materials that are compatible with the overall architectural style of the development. Balconies shall be functional and built to the minimum dimensions set forth in Section 19.10.060.	**Chapter 23.13 Building and Site Design Standards:** Minimum depth of overhanging eaves. Overhanging eaves, if provided, shall extend a minimum of two feet beyond the supporting wall. (a) Overhanging eaves incorporated as part of an addition to a building with existing overhanging eaves may be consistent with the depth of the existing overhanging eave, even if the existing overhanging eaves extend less than two feet beyond the supporting wall. Roof line. Roof lines shall be varied and designed to minimize the bulk of a building, screen roof-mounted equipment, and enhance the building's architectural design through the following methods: (a) A minimum of one roof line offset at least 20 feet in length shall be provided for every 50 feet of façade length. For buildings greater than 50 feet in length and less than 70 feet in length, a minimum of one roof line offset at least five feet in length shall be provided. (b) All parapets shall provide returns of at least six feet in depth at the end of the parapet face to avoid a false front appearance. **West Main Corridor Master Plan:** -vary the roofline for visual interest and to dimish mass -complement the composition of the building -ensure that architectural features are integral and contribute to a harmonious design -discourage ornamentation and features that appear tacked-on or artificially thin -continue design elements and detailing around the entire structure	**Commercial Zone:** All future construction, exterior remodeling, development and redevelopment shall be of such architectural design as to enhance the site and surrounding environment and be consistent with the desired overall community values stated in the general plan. Approval of each design as to its compliance or compatibility with these standards must be obtained from the director prior to the granting of any building permit.
Size of Unit Revealed by Facade			
Building Form	**Duarte Town Center Specific Plan:** Building design shall incorporate a 360-degree design philosophy, understanding that all of the built environment should be well designed, not just that visible from public areas. Create visual interest in building façades and break up the mass of large-scale buildings with articulation in form, architectural details, and changes in materials and colors. Similar and complementary massing materials and details should be incorporated into side and rear areas. **Duarte Town Center Specific Plan:** Mixed Use Standards: Separation should be created within the site through vertical differences (e.g., grading, massing, roof heights, etc.) **City of Duarte Residential architectural and design standards (applies to all residential zones):** Scale and massing. A combination of second- and upper-story balconies, decks, window fenestrations, and similar features shall be used on front and street side façades to provide articulation and further reduce massing effects, and shall also be compatible with the overall architectural and mass/scale balance of the original structure, as well as the character of mass/scale in the immediate neighborhood. Multifamily Standards: Scale and mass. a.The bulk and mass of new multi-family structures and additions shall be sensitive to the scale of buildings in the immediate neighborhood. b.Clustering of residential units is encouraged to promote a sense of community within residential developments. c.Multi-family residential structures must incorporate architectural design details and elements which provide visual character and interest, avoiding flat planar walls and box-like appearances through the use of courtyards, balconies, offset planes and levels, deeply recessed or projecting windows, sloping roofs, and landscaped yards.	**West Main Corridor Master Plan:** -employ simple yet varied massing to reduce scale -respond to adjacent residential use with a sensitive transition in scale and massing; a step back in building height or break in massing is appropriate.	**R-3-13 Zone (Medium/High Density Residential Zone) and RHO (Religious Housing Overlay) Zone:** Building forms and details should be in keeping with adjacent neighborhood character, where appropriate. Where possible, existing single-family houses should be preserved.
Articulation	**Duarte Station Specific Plan (Esperanza and Solana):** Floor elevations of building frontages need to be at the sidewalk level, and the use of awnings, change in material, and architectural articulation should be used to create a pedestrian-scaled public realm regardless of the overall scale and mass of the building. Buildings must exhibit four-sided architecture, meaning that all façades, including rear and side façades, are to be considered visible (unless facing "blind" onto an adjacent party wall) and should be treated with an architectural façade composition. Multi-Family Residential and Mixed-Use - Multi-family buildings should be well articulated to break up the building mass. Variations in floor level, façades, roof styles, architectural details, and finishes that break up the appearance of large buildings should be employed.	**West Main Corridor Master Plan:** -modulate exterior walls; blank, unadorned wall surfaces are to be avoided, especially along streets -introduce facade modulations at 25 feet to 50 feet intervals along Main St, matching historic patterns -consider opportunities for upper floor terraces, balconies, and bay windows -establish a clear pattern of fenestration that unifies the building -recess windows from the wall plane to create depth and suggest solidity -emphasize a high degree of ground flooor transparency along Main st	**R-3-13 Zone (Medium/High Density Residential Zone), R-3-20 and R-3-30 (High Density Residential Zones) and RHO (Religious Housing Overlay) Zone:** Articulation of exterior walls is encouraged. In no event shall a linear wall of a second story extend longer than thirty-five feet without an offset of a minimum of five feet for a minimum linear distance of ten feet.

Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

Exhibit A	Duarte	Alhambra	Sierra Madre
Height	**Duarte Station Specific Plan (Esperanza and Solana):** Max Building Height: 120 feet max. height except within 100 feet of R-1 zone height is limited to 90 feet Building Height Projections: Architectural features are allowed to project up to a maximum of 10 feet above the maximum allowed height, subject to Design Review. Architectural features include rooflines (balustrades, pediments, statuary, dormer windows, cross gables), masts, towers, turrets, eaves, rafters, non-habitable building façade, skylights or roof windows. Elevator, mechanical equipment, and equipment penthouses are not subject to height limits as long they meet the screening design guidelines. Buildings shall be well articulated by changes in roof heights and vertical planes to reduce the appearance of bulk and create interesting building silhouettes. **Duarte Town Center Specific Plan:** Max Height Residential and Mixed Use: (Tier 1) AREA 1 Town Center Commercial Core - none Area 2 - Mixed Use Corridor - 2 stories, 35 feet Area 3 - Mixed Use Town Center - none Area 4 - Mixed Use Neighborhood - none Area 5 - Mixed Use Corridor - none Area 6 - Mixed Use Corridor - 4 stories, 50 feet Area 7A - Mixed Use Neighborhood - none Area 7B - Mixed Use Neighborhood - 2 stories, 35 feet Area 8 - Residential Town Center - 4 stories, 50 feet Area 9 - Mixed Use Neighborhood - 2 stories, 35 feet Max Height Mixed Use: (Tier 2) AREA 1 Town Center Commercial Core - none Area 2 - Mixed Use Corridor - none Area 3 - Mixed Use Town Center - none Area 4 - Mixed Use Neighborhood - 3 stories, 40 feet Area 5 - Mixed Use Corridor - none Max Height Residential and Mixed Use: (Tier 2) Area 6 - Mixed Use Corridor - 2 stories, 35 feet Area 7A - Mixed Use Neighborhood - 3 stories, 40 feet Area 7B - Mixed Use Neighborhood - none Area 8 - Residential Town Center - none Area 9 - Mixed Use Neighborhood - none Max Height Residential and Mixed Use: (Tier 3) AREA 1 Town Center Commercial Core - none Area 2 - Mixed Use Corridor - 4 stories, 50 feet Area 3 - Mixed Use Town Center - 4 stories, 50 feet Area 4 - Mixed Use Neighborhood - 4 stories, 50 feet Area 5 - Mixed Use Corridor - 4 stories, 50 feet Area 6 - Mixed Use Corridor - 4 stories, 50 feet Area 7A - Mixed Use Neighborhood - 4 stories, 50 feet Area 7B - Mixed Use Neighborhood - 4 stories, 50 feet Area 8 - Residential Town Center - none Area 9 - Mixed Use Neighborhood - 4 stories, 50 feet Minimum Ground Floor Height: 14 feet for Retail, 12 feet for Office, 11 feet for Residential (Conversions of use in existing buildings shall not be required to meet this requirement.) Minimum Street Wall Height: 25 feet on Huntington Drive only **R-2 Two-Family Residential Zone (Medium Density):** 35 ft or 2 stories, which ever is less **R-3 Multiple-Family Residential Zone (Medium Density):** 40 ft or 3 stories, whichever is less **R-4 Multiple-Family Residential Zone (High Density):** 50 ft or 4 stories, whichever is less	**RM (Residential Medium) Zone:** 35 feet max 3 stories max **RH (Residential High) Zone:** Max Feet: Area bounded by Atlantic Blvd on the west, Woodward Ave on the north, Commonwealth Ave on the south, and Chapel Ave on the east, and parcels on major arterial streets within 1,300 feet of a freeway interchange: 75 Other areas: 45 Max Stories: Area bounded by Atlantic Blvd on the west, Woodward Ave on the north, Commonwealth Ave on the south, and Chapel Ave on the east, and parcels on major arterial streets within 1,300 feet of a freeway interchange: 6 Other areas: 5 **Central Business District (CBD) Zone:** max building height (feet): 75 max building height (stories): 5 **East Main Commercial (EMC) Zone:** max building height (feet): 35 max building height (stories): 3 **Commercial Mixed-Use (CMU) Zone:** max building height (feet): 40 within 50 feet of a Residential Zoning District, otherwise 75 max building height (stories): 3 within 50 feet of a Residential Zoning District, otherwise 5 **Professional Office (PO) Zone:** max building height (feet): 40 within 50 feet of a Residential Zoning District, otherwise 75 max building height (stories): 3 within 50 feet of a Residential Zoning District, otherwise 5 **Industrial (I) Zone:** max building height (feet): 40 within 50 feet of a Residential Zoning District, otherwise 55 max building height (stories): 3 within 50 feet of a Residential Zoning District, otherwise 5 **Chapter 23.13 Building and Site Design Standards:** Ground floor height, non-residential uses. The minimum ground floor height for non-residential uses is 14 feet measured floor to ceiling.	**R-3-20 and R-3-30 (High Density Residential Zones):** A third story building element shall be permitted, provided that this element is located more than forty feet away from any public street and has no horizontal dimension longer than forty-five feet. Additionally, the total floor area of these elements shall equal no greater than twenty percent of the gross lot area. For any project containing a third story, the height limit shall be measured in compliance with the calculation method described in Section 17.20.040 for the R-1 zone, except that the maximum height shall be thirty feet instead of twenty-five feet. **Commercial Zone:** Review of a proposed design shall be related to the surrounding existing development with greater emphasis placed upon compatibility with adjacent development related to: a.Bulk or mass height No building structure shall exceed a height of thirty feet and no building structure shall exceed two stories in the C zone. **RHO (Religious Housing Overlay) Zone:** a.Height Limit. No building shall exceed either thirty-five feet in height or three stories above grade, as calculated in the manner illustrated in Section 17.28.080.C. b.Height Adjacent to Public Streets. No building shall exceed either thirty feet in height or two stories above grade within forty feet from any public street other than Michillinda Avenue. c.Height Adjacent to R-1 Zone. For yards abutting an R-1 zoned lot, an encroachment limit shall be established which is determined at the point where the wall height is twenty feet, and using a forty-five-degree angle inwards toward the property to create additional setback. (See illustration in Section 17.28.080.F.7).
Human Scaled Design	**Duarte Station Specific Plan (Esperanza and Solana):** The façades facing major streets shall not have blank walls, service entrances, or other features that are detrimental to the pedestrian experience. Architectural design, modulation, and interest should be articulated on all sides of the building. Floor elevations of building frontages need to be at the sidewalk level, and the use of awnings, change in material, and architectural articulation should be used to create a pedestrian-scaled public realm regardless of the overall scale and mass of the building. Large expanses of blank façade walls are not permitted. Façades directly facing the street shall be broken into distinct modules or bays along the frontage using three-dimensional surface modulations that extend the human-scaled architectural character and cadence of more active façade areas. The modulations can be achieved with the use of recesses, projections, change in color or material. The depth of recesses and projections should be a minimum of two feet. Where possible, horizontal modulation of adjacent buildings should relate across façades to create a consistent pedestrian scale street façade. Multi-Family Residential and Mixed-Use - Street-facing façades of residential buildings should include stoops, porches, recessed windows, bay windows, and balconies to provide visual interest. **Duarte Town Center Specific Plan:** Building façades should be broken into smaller massings of colonnades to create a more intimate human scale. Create virtual boundaries by a varying/change of level, materials, textures, and color. All building facades should avoid blank walls and provide the highest level of articulation on all walls visible from adjacent streets and public spaces. Murals, espaliers/trellises and vines should be placed on any large wall expanse. **City of Duarte Residential architectural and design standards (applies to all residential zones):** For any new structure or addition, all façades visible from a public right-of-way shall incorporate features that eliminate blank, unarticulated walls; add visual interest; avoid clutter; and display a distinctive architectural style. Varied modulation for exterior façade surfaces is encouraged.	**West Main Corridor Master Plan:** -emphasize pedestrian-scaled details at street level; canopies, awnings, and architectural lighting are especially appropriate at building entrances	

Exhibit A	Duarte	Alhambra	Sierra Madre
Differentiation in Design Among Stories	**Duarte Station Specific Plan (Esperanza and Solana):** Special standards and guidelines are established for the design of buildings with ground floor commercial space along certain frontages. Minimum floor-to-ceiling heights ensure that the space will serve the needs of retail and restaurant uses that may locate in the space during the lifetime of the building. Floor elevations of building frontages need to be at the sidewalk level, and the use of awnings, change in material, and architectural articulation should be used to create a pedestrian-scaled public realm regardless of the overall scale and mass of the building. As a unifying element, brick should be used on all buildings as a predominant design feature. It may be used at the ground floor to create a base to the building, as entire wall elements, as the material for a main tower feature, or as panel or framing elements between window walls. Where brick is used, there shall be at least some minor change in building plane to express the material change. Surface applied brick should either terminate in a concrete base or extend to the ground, and should not appear to float. **Duarte Town Center Specific Plan:** Use articulation in form, including changes in wall planes, upper-story building stepbacks and/ or projecting or recessed elements. Buildings should create a contextual fit with articulated building form including strong massing and horizontal division (base, middle, top). The base, middle, and top of the building should be emphasized. This allows the building to be viewed from several different vantage points, both near and far from the structure, without looking unnatural.	**Chapter 23.13 Building and Site Design Standards:** In addition to the façade articulation requirement in division B(3)(b)1. above, upper and lower stories in buildings of three or more stories shall be distinguished by incorporating one or more of the following features. These features may be applied to the transitions between any floors, except where otherwise specified. a. A change in façade materials, along with a change in plane at least one inch in depth at the transition between the two materials. b. A base treatment at the ground floor consisting of a material such as brick, stone, concrete masonry, or other material distinct from the remainder of the façade and projecting at least one inch from the wall surface of the remainder of the building. c. Setting back the top floor or floors of the building at least five feet from the remainder of the façade. **West Main Corridor Master Plan:** -make upper floors visually distinct from the ground floor; residential use should be distinguishable from commercial use	**Commercial Zone:** Architectural treatment shall be applied to all building elevations.
Building Breaks		**Chapter 23.13 Building and Site Design Standards:** Buildings less than three stories. All buildings less than three stories and over 50 feet wide shall provide a massing break with a minimum width of 20 feet and a minimum depth of 2.5 feet for every 50 feet of façade length. Buildings three or more stories. All buildings with three or more stories and over 50 feet wide shall provide a massing break with a minimum width of 20 feet and a minimum depth of five feet for every 50 feet of façade length. **West Main Corridor Master Plan:** -introduce elevation breaks; upper floor setbacks are encouraged -respond to adjacent residential use with a sensitive transition in scale and massing; a step back in building height or break in massing is appropriate.	
Non-Residential Space Depth		**Chapter 23.13 Building and Site Design Standards:** Tenant space depth, non-residential uses. Non-residential ground floor interior tenant spaces shall be a minimum of 60 feet in depth for a minimum of half of the width of the tenant space and a minimum of 40 feet in depth elsewhere, except as exempted by the Director through the approval of a modification on small or constrained sites.	
Corner Buildings			
Pedestrian Experience Along Sidewalk			
Architectural Corner Elements	**Duarte Station Specific Plan (Esperanza and Solana):** Building corners that face an intersection should strive for a distinctive form with a high level of articulation. Corner treatments may include a change in height or architectural style, materials, roof form, or window pattern, and are encouraged to create a pedestrian gathering experience. Multi-Family Residential and Mixed-Use - Building corners that face an intersection should strive for a distinctive form with a high level of articulation. Corner treatments could include a change in height, a definition of a public plaza, or a change in architectural style, windows, or materials.	**West Main Corridor Master Plan:** -consider special treatment at building corners, such as towers or strong corner massing	
Towers at Corner			
Other Corner Design Features	**Duarte Station Specific Plan (Esperanza and Solana):** Material changes should not occur at external corners but should occur at interior corners or with a return of at least six feet from the external corners or other logical terminations.	**Central Business District (CBD) Zone, East Main Commercial (EMC) Zone, and Commercial Mixed-Use (CMU) Zone:** Corner build area. Buildings shall be located within ten feet of the property line within 30 feet of the street corner. Modifications. These requirements may be modified or waived through approval of a modification upon finding that: 1. Entry courtyards, plazas, entries, or outdoor eating areas are located adjacent to the property line and buildings are built to the edge of the courtyard, plaza, or dining area; or 2. The building incorporates an alternative entrance design that creates a welcoming entry feature facing the street or is designed in a manner that compliments adjacent or surrounding land uses.	
Materials, Finishes, and Color			

Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

Exhibit A	Duarte	Alhambra	Sierra Madre
Location of Entries	**Duarte Station Specific Plan (Esperanza and Solana):** Entries should be inviting from the street with adequate weather protection. Multi-Family Residential and Mixed-Use - Common entries should be a predominant feature of front façades and should have a scale that is in proportion to the size of the building and number of units being accessed. Larger buildings should have a prominent, centralized building entrance. -Building sides that face a public street, drive, or common space should be the first choice for entry location.	**Chapter 23.13 Building and Site Design Standards:** (1) Buildings located within 30 feet of a front or street side lot line shall be oriented toward the adjacent front or street side lot line with the building frontage parallel to the fronting public sidewalk. The primary building entrance shall face the public sidewalk. (2) All buildings located in the interior of a site shall have an entrance from a pedestrian walkway that is a minimum of four feet wide and connects to a public sidewalk. (3) In the CBD Zone, one or more public entrances shall be provided at the rear of all buildings which face Main Street.	
Demarcation of Entries	**Duarte Station Specific Plan (Esperanza and Solana):** Main building entries (i.e., those serving multiple units) should be differentiated from individual street-level unit entries with special detailing, awnings, canopies, or multi-story forms. Doorways should be clearly identified with change in material, change in plane, or with architectural elements such as a canopy. Multi-Family Residential and Mixed-Use - Common entries should be a predominant feature of front façades and should have a scale that is in proportion to the size of the building and number of units being accessed. Larger buildings should have a prominent, centralized building entrance.	**West Main Corridor Master Plan:** -provide well marked, articulated building entrances -encourage a frequent cadence of storefront entraces along Main St	
Mixed Use Buildings - Difference between Retail Entrances vs Residential Entrances	**Duarte Station Specific Plan (Esperanza and Solana):** Multi-Family Residential and Mixed-Use - Storefronts on the ground floor of mixed-use buildings shall be of sufficient depth to support the anticipated use and are encouraged to have a minimum depth of 40 feet. -All ground floor units within five feet of finished grade are encouraged to have their principal entrance from the street, pedestrian walkway, or open space. If individual entries are not provided, then individual private areas such as balconies or decks should be provided that front on to the street, pedestrian walkway, or open space. -Residential entries should be clearly identifiable from the retail/service entry. -The use of awnings is encouraged to provide shelter and shade along the sidewalk for mixed-use buildings. Awnings should be no wider than a single storefront or architectural bay (whichever is narrower). **Duarte Town Center Specific Plan:** REQUIRED COMMERCIAL STOREFRONTS Ground-floor commercial uses are required along the streets identified in Figure 3-7 (Required Commercial Storefronts). Along the streets identified, a building shall devote a minimum of 75 percent of its street-side building frontage to commercial storefronts. Certain projects may be allowed additional non-commercial building frontage through an administrative exception detailed in the Minor Modifications process (Chapter 7). Retail, service, office, and hotel uses shall count toward the 75 percent required commercial storefronts. However, the ground floor space within 150 feet of a key intersection shall be designed specifically for retail, service-oriented businesses, and/or restaurant uses. Up to 50 percent of any required commercial storefront (linear) located beyond 150 feet of a key intersection may be occupied by live-work uses. Ground Floor Residential Uses: -New residential buildings shall provide transitional spaces in the form of stoops, overhangs, and porches between public areas and entrances. -Where exterior individual entries are provided, a distinctive entry should be established for each, defined with architectural elements consistent with the architectural style of the development as a whole. -Decorative lighting should be provided at entries. -If exterior staircases are used, they should be incorporated into the overall architectural massing of the building. -The use of metal staircases is discouraged. Ground Floor Retail: -Ground-floor space designed for retail or other active uses shall orient tenant spaces to the street and maximize storefronts and entries along the sidewalks to sustain street-level interest and promote pedestrian activity. -Ground-floor design shall be high quality and pedestrian oriented. -Storefront configurations and details should provide a sense of human scale, variety, and interest within the overall context of the buildings. -Ground-floor retail space should wrap the corner onto the intersecting streets. -The primary entrance to each street-level tenant space that has its frontage along a public street shall be provided from that street. -The primary entrance to each street-level tenant that does not have its frontage along a public street shall be provided from a pedestrian paseo, courtyard, or plaza which is connected to the public street. -Wall openings, such as storefront windows and doors, shall comprise at least 50 percent of a building's street-level façade. -Clear glass for wall openings, i.e., doors and windows, shall be used along all street-level façades for maximum transparency, especially in conjunction with retail uses. Dark tinted, reflective, or opaque glazing is not permitted for any required wall opening along street level façades.	**Chapter 23.13 Building and Site Design Standards:** Non-residential: Additional entrance requirements, ground floor non-residential uses. (a) There shall be a minimum of one entrance for every 50 feet of building frontage with a maximum separation of 100 feet between entrances. (b) Buildings located on corners shall provide an entrance toward each street or have a corner entrance that provides a common entrance to the building from both streets. Residential Entrances: (a) Shared entrances. All buildings that provide access to more than one unit from a shared exterior entrance shall provide a minimum of one primary shared entranceway that leads to a common area, such as a lobby or community space, a minimum of ten-feet wide and ten-feet deep, and that is emphasized utilizing at least one of the following methods: 1. A roofed projection over the door (such as an awning, canopy, or overhang) with a minimum depth and width of five feet. 2. A recessed entry bay with a minimum depth and width of five feet. 3. Incorporating the entrance into a vertical mass that extends two or more feet above the height of the first floor plate vertical mass. 4. A landing, deck, or stoop with a minimum depth of six feet and minimum width of eight feet. 5. Transparent windows or openings that comprise a minimum of 50% of the area located within 20 feet of the midpoint of the primary building entrance. Glass is considered transparent where it has a transparency higher than 80% and external reflectance of less than 15%. Individual entrances. All residential units accessed through individual entrances at the ground level shall provide a minimum of one primary individual entranceway with a projection (such as a covered porch) or recess with a minimum depth and width of three feet and a minimum area of nine square feet or a landing, deck, uncovered porch, or stoop with a minimum depth and width of six feet. **West Main Corridor Master Plan:** -differentiate storefront entrances from a residential or main building entrance -allow for creativity and individual expression in storefront design, provided they are compatible with the overall building design.	
Entry Design Elements	**Duarte Station Specific Plan (Esperanza and Solana):** Entries shall be given special attention as a whole system, including door, side windows, and porches. All entries for main buildings and for individual units should be pedestrian scaled. Courtyard doors, gates, or other portals used at building entries shall be attractively designed as an important architectural feature of the building or development. Individual ground-level unit entries should have a strong relationship to a fronting street, internal walkway, or courtyard as appropriate to the overall siting concept and housing type. **Duarte Town Center Specific Plan:** Well-designed storefronts—including windows, doors, wall composition, colors, and materials—should be incorporated to create a sense of entry at a pedestrian scale. Buildings shall incorporate one or more of the following in entrance design: • Placement of art or decorative detailing at the entry • A projecting element above the entrance • A change in material or detailing • Implementation of architectural elements such as flanked columns or decorative fixtures • Recessed doors, archways, or cased openings • A portico or formal porch projecting from or set into the surface • Changes in the roofline, a tower, or a break in the surface to the subject wall	**West Main Corridor Master Plan:** -offer inviting entries and expansive storefront windows with engaging displays that animate the street -introduce details and elements that provide visual relief, for example pilasters, course lines, windows heads and sills, brackets, cornices **Alhambra MC AMC 23.13.020 Building Design Requirements:** (A) Building entrances and orientation. (1) Buildings located within 30 feet of a front or street side lot line shall be oriented toward the adjacent front or street side lot line with the building frontage parallel to the fronting public sidewalk. The primary building entrance shall face the public sidewalk. (2) All buildings located in the interior of a site shall have an entrance from a pedestrian walkway that is a minimum of four feet wide and connects to a public sidewalk. (3) In the CBD Zone, one or more public entrances shall be provided at the rear of all buildings which face Main Street. (4) Additional entrance requirements, ground floor non-residential uses. (a) There shall be a minimum of one entrance for every 50 feet of building frontage with a maximum separation of 100 feet between entrances. (b) Buildings located on corners shall provide an entrance toward each street or have a corner entrance that provides a common entrance to the building from both streets. (5) Additional entrance requirements, residential uses. (a) Shared entrances. All buildings that provide access to more than one unit from a shared exterior entrance shall provide a minimum of one primary shared entranceway that leads to a common area, such as a lobby or community space, a minimum of ten-feet wide and ten-feet deep, and that is emphasized utilizing at least one of the following methods: 1. A roofed projection over the door (such as an awning, canopy, or overhang) with a minimum depth and width of five feet. 2. A recessed entry bay with a minimum depth and width of five feet. 3. Incorporating the entrance into a vertical mass that extends two or more feet above the height of the first floor plate vertical mass. 4. A landing, deck, or stoop with a minimum depth of six feet and minimum width of eight feet. 5. Transparent windows or openings that comprise a minimum of 50% of the area located within 20 feet of the midpoint of the primary building entrance. Glass is considered transparent where it has a transparency higher than 80% and external reflectance of less than 15%.	
	Building entrances shall be well-lighted with appropriately scaled light fixtures.		
Residential Privacy			
Proximity to Commercial Uses/Non-Compatible Uses			
Height of Windows			

Exhibit A	Duarte	Alhambra	Sierra Madre
	Duarte Station Specific Plan (Esperanza and Solana): As a unifying element, brick should be used on all buildings as a predominant design feature. It may be used at the ground floor to create a base to the building, as entire wall elements, as the material for a main tower feature, or as panel or framing elements between window walls. Where brick is used, there shall be at least some minor change in building plane to express the material change. Surface applied brick should either terminate in a concrete base or extend to the ground, and should not appear to float. In addition to brick as a required material, other façade materials that are encouraged include corrugated metal, metal panels, smooth stucco, and cementitious panels. Detailing should reinforce the industrial aesthetic of the area. Window walls are encouraged both as wall plane and corner accents and a creative approach to window shapes, sizes, and mullion patterns is highly desirable. Accent materials that are encouraged include cut stone, tile, glass block, and well-detailed smooth concrete. Balconies, decks, and handrails should be steel or other metal and have industrial-inspired scale and detailing. Exposed steel columns are encouraged. Awnings are encouraged along street frontages and should be metal or metal and glass. Canvas and fabric awnings are discouraged. For trellises, marquees, and architectural canopies, materials, colors, and form should be derived from the building architecture, such as a trellis painted the same color as a building's trim scheme is appropriate. All materials used should be durable, of high quality, and properly installed. Materials should be attractive, sustainable, low maintenance, and appropriate to the architectural character. Materials should be incorporated in a manner that they do not appear to be merely surface applications but as an integral component of the architectural style. Roof materials should complement the materials and colors of the façades and provide texture or relief. Rain gutters and down spouts should be integrated into the façade. At a minimum, their color should blend with adjacent surfaces. Partially submerged parking podiums that project above grade should either be integrated into the architectural character of the building above utilizing cladding or building with materials that extend down from the portions of the building above or be built with contrasting materials of a more substantial and permanent character than the portions of the building above to create a base. Trellises, architectural canopies, balconies, and other such design elements should derive their materials, colors, and form from the building architecture. **Duarte Town Center Specific Plan:** Create visual interest in building façades and break up the mass of large-scale buildings with articulation in form, architectural details, and changes in materials and colors. Vary materials, colors, and textures to enhance key components of a building's façade (i.e., window trims, entries, projecting elements, etc.). Building materials, colors, fenestration, scale, and massing are to be compatible with the overall architectural style. Materials shall be applied in a consistent manner to all façades of the project. Materials and finishes should be used consistently and be appropriate to the intended architectural style of the building. High-quality, long-lasting materials should be used for exterior window sills and trims which are consistent with the overall architectural style of the building. Roof materials should complement the materials and colors of the façades and provide texture or relief. Rain gutters and downspouts should be integrated into the façade. At a minimum, their color should blend with adjacent surfaces. Trellises, architectural canopies, balconies, and other such design elements should derive their materials, colors, and form from the building architecture. Mixed Use Standards: An overall design palette should include building materials and textures that define each use as part of an overall theme. **City of Duarte Residential architectural and design standards (applies to all residential zones):** Materials and finishes shall be of a consistent theme, shall match the style of the residential structure, and shall be consistently applied to all façades.	**Chapter 23.13 Building and Site Design Standards:** In addition to the façade articulation requirement in division B(3)(b)1. above, upper and lower stories in buildings of three or more stories shall be distinguished by incorporating one or more of the following features. These features may be applied to the transitions between any floors, except where otherwise specified. a. A change in façade materials, along with a change in plane at least one inch in depth at the transition between the two materials. b. A base treatment at the ground floor consisting of a material such as brick, stone, concrete masonry, or other material distinct from the remainder of the façade and projecting at least one inch from the wall surface of the remainder of the building. Exterior building colors and materials. (a) Each façade shall have three or more colors and three or more materials, exclusive of windows. (b) Fluorescent and neon colors are prohibited. (c) The following materials are prohibited. 1. Vinyl siding. 2. T-111 plywood siding. **West Main Corridor Master Plan:** -use materials and colors to enhance a building's visual quality, requiring compatible materials on all sides -encourage masonry and hand-troweled plaster as the most appropriate exterior wall types -emphasize especially durable and high quality materials at the street level -avoid the use of applied foam ornamentation -discourage the use of reflective, opaque or highly tinted glass	
Finishes	**Duarte Town Center Specific Plan:** Materials and finishes should be usedconsistently and be appropriate tothe intended architectural style of thebuilding.		**R-3-13 Zone (Medium/High Density Residential Zone):** Materials, colors and textures generally should be compatible with those of adjacent and other nearby buildings and the overall character of the neighborhood.
Colors	**Duarte Station Specific Plan (Esperanza and Solana):** For trellises, marquees, and architectural canopies, materials, colors, and form should be derived from the building architecture, such as a trellis painted the same color as a building's trim scheme is appropriate. Trellises, architectural canopies, balconies, and other such design elements should derive their materials, colors, and form from the building architecture. **Duarte Town Center Specific Plan:** Create visual interest in building façades and break up the mass of large-scale buildings with articulation in form, architectural details, and changes in materials and colors. Vary materials, colors, and textures to enhance key components of a building's façade (i.e., window trims, entries, projecting elements, etc.). Building materials, colors, fenestration, scale, and massing are to be compatible with the overall architectural style. Contrasting colors should be used for trims, windows, doors, and other key architectural elements. Roof materials should complement the materials and colors of the façades and provide texture or relief.	**Chapter 23.13 Building and Site Design Standards:** Exterior building colors and materials. (a) Each façade shall have three or more colors and three or more materials, exclusive of windows. (b) Fluorescent and neon colors are prohibited. (c) The following materials are prohibited. 1. Vinyl siding. 2. T-111 plywood siding. **West Main Corridor Master Plan:** -use materials and colors to enhance a building's visual quality, requiring compatible materials on all sides -choose a color palette that offers visual simplicity and harmony -limit the use of bright or intense colors to an accent within a carefully balanced color scheme	**R-3-13 Zone (Medium/High Density Residential Zone):** Materials, colors and textures generally should be compatible with those of adjacent and other nearby buildings and the overall character of the neighborhood. **Commercial Zone:** Earth tone or natural colors shall be utilized throughout with the use of bright, nonpastel colors for the purpose of accent; however, such accent colors shall not be used to such a degree as to become the dominant color of any structure. Review of a proposed design shall be related to the surrounding existing development with greater emphasis placed upon compatibility with adjacent development related to: b.Colors
Character			
Location of Material Changes	**Duarte Station Specific Plan (Esperanza and Solana):** Change of material to accentuate architectural details or articulate the elevation is recommended if the material is appropriate to the architectural character. Material changes should not occur at external corners but should occur at interior corners or with a return of at least six feet from the external corners or other logical terminations. **Duarte Town Center Specific Plan:** Finish materials should terminate only at changes in the wall plane and not on the same plane.	**City of Alhambra MC AMC 23.13.020.B.3. Facade Articulation:** 2. In addition to the façade articulation requirement in division B(3)(b)1. above, upper and lower stories in buildings of three or more stories shall be distinguished by incorporating one or more of the following features. These features may be applied to the transitions between any floors, except where otherwise specified. a. A change in façade materials, along with a change in plane at least one inch in depth at the transition between the two materials. b. A base treatment at the ground floor consisting of a material such as brick, stone, concrete masonry, or other material distinct from the remainder of the façade and projecting at least one inch from the wall surface of the remainder of the building. c. Setting back the top floor or floors of the building at least five feet from the remainder of the façade.	
Entries			

Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

Exhibit A	Duarte	Alhambra	Sierra Madre
Sight Lines into Windows/Balconies/Private Patios	**Duarte Station Specific Plan (Esperanza and Solana):** Windows should be of a scale and grouping to form portions of the wall, rather than punched openings within a wall. They shall be steel, aluminum, or clad to have the look of metal. Vinyl windows are strongly discouraged in any buildings over three stories.Windows at the ground floor along public streets should be storefront or give the appearance of storefront glazing. In residential units with narrow side yards, side elevation windows should be placed offset from those of the adjacent unit or use obscure glass as appropriate to provided for privacy.	**Chapter 23.13 Building and Site Design Standards:** Balconies and decks. Balconies and decks situated above the first floor shall be located at least 15 feet away from any interior property line to minimize "overviewing" onto adjacent residential properties. This provision shall not apply to balconies or decks located directly above an attached or detached garage that is located within the front yard setback of a sloping lot pursuant to § 23.04.030(A), Sloping Lot Adjustment.	**R-3-13 Zone (Medium/High Density Residential Zone) and RHO (Religious Housing Overlay) Zone: :** Building siting should maximize privacy through placement of windows, balconies, landscaping, and design of outdoor spaces. Minimize negative impact on views from adjacent properties.
Design of Ground Floor Residential Units			
Direction of Windows			
Views			**Commercial Zone:** Review of a proposed design shall be related to the surrounding existing development with greater emphasis placed upon compatibility with adjacent development related to: f.Views
Window Requirements	**Duarte Station Specific Plan (Esperanza and Solana):** Windows should be of a scale and grouping to form portions of the wall, rather than punched openings within a wall. They shall be steel, aluminum, or clad to have the look of metal. Vinyl windows are strongly discouraged in any buildings over three stories. Windows at the ground floor along public streets should be storefront or give the appearance of storefront glazing. Windows should be appropriate to the building's architectural style and combined and arranged to establish clear and rhythmic patterns as appropriate for both the building's architectural style and scale. Window frames should be of a high-quality metal material that is consistent with the proposed architectural vocabulary. Windows visible from a street or courtyard, including those on all façades of the buildings that front onto public or private streets or access ways, should have appropriately articulated header, jamb, and sill details to match the aesthetic of the building. Creative window shape, seizes, mullion use, mullion thickness, architectural tinting, and other design features that enhance building articulation are encouraged. No blank, opaque, or reflective windows are allowed. Artwork, decorative metal work, unique and custom window pattern tints may also be considered. Although consistency of window use is generally desirable, windows may be provided in various shapes and sizes, provided they are appropriate to the building's architectural style or as accents. Multi-Family Residential and Mixed-Use -Large display windows (large panes or divided lites) are strongly encouraged. -Clear glass should be used. Colored or reflective glass is not appropriate. Subtle window tinting may be appropriate if part of a comprehensive design theme. **Duarte Town Center Specific Plan:** Windows should be located at a pedestrian scale at the street level and to maximize daylighting and views for the interior. Windows and doors should be designed within a single façade to have the same style, height, and scale with the building elevation. Windows and doors should be designed as accent elements with details such as shutters, moldings, and divided lights. **City of Duarte Residential architectural and design standards (applies to all residential zones):** Window and door design and placement shall be consistent with the overall architectural style of the structure and consistent with all windows/doors visible from the public right-of-way.	**Chapter 23.13 Building and Site Design Standards:** Windows and openings. (a) No wall facing a public right-of-way shall run in a continuous plane of more than 30 feet without a window, door, or other opening. (b) Non-residential uses: building transparency/required openings. Exterior walls facing and within 30 feet of a front or street side lot line or public sidewalk shall include windows, doors, or other openings for at least 50% of the building wall area located between two and a half and seven feet above the level of the sidewalk. 1. Design of required openings. Openings fulfilling this requirement shall have transparent glazing and provide views into work areas, display areas, sales areas, lobbies, or similar active spaces, or into window displays that are at least three feet deep. 2. Reductions. The Director may approve a modification to reduce or waive the building transparency requirement where one of the following findings can be made: a. The proposed use has certain operational characteristics with which providing the required windows and openings is incompatible; and b. Street-facing building walls will exhibit architectural relief and detail, and will be enhanced with landscaping in such a way as to create visual interest at the pedestrian level. (c) Residential uses: window trim or recess. Windows for residential uses shall have trim at least one-half inch in depth, or be recessed at least two inches from the plane of the surrounding exterior wall.	
Outdoor Dining			
Patio Dining			
Sidewalk Dining	**Duarte Station Specific Plan (Esperanza and Solana):** Outdoor dining areas can encroach in the pedestrian public rightof- way as long as there is a clear pedestrian passage that complies with accessible standards, or as otherwise specified in Table 3-4 (Frontage Class Standards). Location and size of such encroachments are subject to the design review process. **Duarte Town Center Specific Plan:** Chairs and tables for outdoor dining and carts for merchant display are allowed in the public rightof- way (i.e., in sidewalk and parklet areas) with a required minor use and encroachment permit. Uses shall maintain a minimum five-foot-wide unobstructed portion of public sidewalk corridor that is clear and unimpeded for pedestrian traffic. The use shall keep the full width of the building entrance clear and unimpeded for building access. Outdoor furniture, including but not limited to chairs, tables, umbrellas, heat lamps, windscreens, busing stations, partitions, planters, etc., shall not be permanently fixed into the public rightof- way without prior approvals from the City (i.e., a revocable encroachment permit issued by the Building Department and/or the City Council).	**Central Business District (CBD) Zone, East Main Commercial (EMC) Zone, and Commercial Mixed-Use (CMU) Zone:** Frontage improvements. The area between buildings and the property line shall be improved as part of a wider sidewalk, outdoor dining/seating area, or with landscaping. Modifications. These requirements may be modified or waived through approval of a modification upon finding that: 1. Entry courtyards, plazas, entries, or outdoor eating areas are located adjacent to the property line and buildings are built to the edge of the courtyard, plaza, or dining area; or 2. The building incorporates an alternative entrance design that creates a welcoming entry feature facing the street or is designed in a manner that compliments adjacent or surrounding land uses. **West Main Corridor Master Plan:** -Accommodate outdoor dining while maintaining comfortable pedestrian flows.
Sun Shade			
Noise			
Barriers			
Furniture			
Lighting			
Hours			
Location			
Residential Open Space			
Open Space Amenities		**Chapter 23.13 Building and Site Design Standards:** Required amenities. Recreational amenities shall be required on all projects of four or more units. The amenities shall include one or more of the following: swimming pool, spa, recreation room with ping pong table and lounge furniture or billiard table, children's play equipment, barbecue and picnic table, tennis court, bocce ball, weight room or sauna, pet friendly amenities including but not limited to drink stations, dog walks/parks, etc., or other similar amenities **West Main Corridor Master Plan:** -include site amenities and recreational facilities, such as a pool, jacuzzi, seating/lounging areas -use plants, furniture, and lighting to shape, embellish, and enliven amenity courts.
Open Space Design	**Duarte Station Specific Plan (Esperanza and Solana):** Multi-Family Residential and Mixed-Use - Porches and balconies that face streets should be incorporatedinto the materials and design of the building. Front yard patios canbe used or be a part of the entry path or a separate space.	**Chapter 23.13 Building and Site Design Standards:** Slopes shall not exceed 10%. **West Main Corridor Master Plan:** -Provide courtyards accessible to project residents as communal outdoor space -introduce a rich, yet coordinated palette of landscape materials to provide scale, texture, color.
Orientation			

Exhibit A	Duarte	Alhambra	Sierra Madre
Open Space Requirement	**Duarte Station Specific Plan (Esperanza and Solana):** Residential Group Open Space - Minimum 200 sf per residential unit required. Private open space is not required for each unit. However, if provided, it may be deducted from the total open space requirement. Each square foot of private open space and/or rooftop common open space shall be considered equivalent to two square feet of group open space and may be so substituted. Non-Residential Group Open Space - 15% of net lot area or as determined by an approved Group Open Space Plan. **Duarte Town Center Specific Plan:** RESIDENTIAL OPEN SPACE REQUIRED The required minimum amount of open space shall be 125 square feet per residential unit. The minimum open space may be met through a combination of common, private, and/or quasipublic open space provided on site. All required open space shall be usable. Usable open space shall be improved to support residents' passive and/or active use. Such open space shall be located on the same parcel as the dwelling units for which it is required. The computation of such open space shall include no obstructions other than devices and structures designed to enhance its usability, such as swimming pools, changing facilities, fountains, planters, benches, and landscaping. Usable open space does not need to be located on the ground. Rooftop gardens and rooftop landscaping, including rooftops above parking structures, may be used to satisfy the open space requirement. The requirement for open space shall not be satisfied through the utilization of required setbacks, parking areas, driveways, or service areas. Areas designed to accommodate storm water retention may satisfy a portion of the requirement for open space if additional pedestrian amenities are provided near the space in a manner that provides for usability. Compliance with this requirement shall be evaluated by the Director in the review process. Mixed-use buildings shall be arranged to create opportunities for open space for the residential uses. In general, open space areas for residential uses shall be separated from nonresidential uses on the site. However, the sharing of open space may be permitted by the responsible review authority when it is clear that the open space will provide direct benefit to residents of the project and subject to the following limitations: 1. Horizontal Mixed Use Share. Up to 30 percent of the required open space for residential uses in a horizontal mixed-use project may be provided within the nonresidential component. 2. Vertical Mixed Use Share. Up to 50 percent of the required open space for residential uses in a vertical mixed-use project may be provided within the nonresidential component. **R-3 Multiple-Family Residential Zone (Medium Density):** private open space requirement (ground floor): 200 sf per unit private open space requirement (upper floor): 100 sf per unit common open space: 200 sf per unit **R-4 Multiple-Family Residential Zone (High Density):** private open space requirement (ground floor): 200 sf per unit private open space requirement (upper floor): 100 sf per unit common open space: 200 sf per unit	**Chapter 23.13 Building and Site Design Standards:** The area provided to meet the open space requirement may count toward other site requirements such as landscaping, amenities, and stormwater retention and control if the area provided as open space also meets the criteria of those individual requirements. Minimum of 300 sf of open space per unit. 150 sf of the 300 sf must be provided as common open space. The balance of the required open space may be provided as private or common open space. SRO Open Space Requirement: Single room occupancy developments shall provide 15 square feet of open space per unit, which may be provided as private or common open space.	**R-3-13 Zone (Medium/High Density Residential Zone):** 500 square feet per dwelling unit of open space. **R-3-20 and R-3-30 (High Density Residential Zones):** 250 square feet per dwelling unit of on-site open space shall be provided on the ground level for use by residents. Open spaces may be common or private. In order to be counted toward the open space requirement, the minimum width and length of each space shall be ten feet. Driveways and other vehicular access areas shall not count toward the open space requirement. **RHO (Religious Housing Overlay) Zone:** 175 square feet per dwelling unit of on-site open space shall be provided for use by residents.
Private Open Space Standards	**Duarte Station Specific Plan (Esperanza and Solana):** Private usable open space located at ground level shall have a minimum area of 100 square feet and a rectangle inscribed within it shall have no dimension less than eight feet. The minimum area of above ground-level space shall be 50 square feet, and a rectangle inscribed within it shall have no dimension less than five feet. Private usable open space shall be adjacent to, and not more than four feet above or below the floor level of the dwelling unit served, or located on a rooftop with private access via the unit. **R-3 Multiple-Family Residential Zone (Medium Density) and R-4 Multiple-Family Residential Zone (High Density):** -Private open space must be contiguous to the unit it serves. -Any single private open space area shall have minimum dimensions — depth or width — of 10 feet. -Balconies, where provided, shall have minimum dimensions of four feet by six feet.	**Chapter 23.13 Building and Site Design Standards:** The balance of the 150 sf required open space may be provided as private or common open space. Private open space shall be accessible to only one dwelling unit by a doorway to a habitable room or hallway.	**R-3-13 Zone (Medium/High Density Residential Zone):** Minimum width and length of open space shall be five feet for private spaces. **R-3-20 and R-3-30 (High Density Residential Zones):** Open spaces may be common or private.
Common Open Space Standards	**Duarte Station Specific Plan (Esperanza and Solana):** Residential Group Open Space - Minimum 200 sf per residential unit required. Private open space is not required for each unit. However, if provided, it may be deducted from the total open space requirement. Each square foot of private open space and/or rooftop common open space shall be considered equivalent to two square feet of group open space and may be so substituted. Group usable open space shall have a minimum area of 300 square feet, and a rectangle inscribed within it shall have no dimension less than 15 feet. Required usable open space may be located at grade or as rooftop open space. Group open space areas shall not include parking or driveway areas, but may include setback areas provided it provides amenities and is integrated into the overall project design. **R-3 Multiple-Family Residential Zone (Medium Density) and R-4 Multiple-Family Residential Zone (High Density):** -Common open space shall be distributed throughout the development at convenient, safe, and easily accessible locations to all residents of the development. -Any one common open space area shall have minimum dimensions — depth or width — of 15 feet. -Common open space areas may be developed with landscaping, play equipment, swimming pools, walkways and paths, paved terraces, and similar features that benefit all residents of the development. -All common open spaces areas not covered by hard surface improvements as described in subparagraph 3, above, shall be landscaped.	**Chapter 23.13 Building and Site Design Standards:** 150 sf of the 300 sf must be provided as common open space. The balance of the required open space may be provided as private or common open space. Common open space includes but is not limited to courtyards, terraces, forecourts, gardens, outdoor dining areas, plazas, landscaped areas, patios, swimming pools, barbeque areas, athletic courts or fields, playgrounds, recreation areas, gardens, rooftop amenities, urban furniture, family friendly uses, shade structures, and other similar common areas intended for shared use by building occupants. Common open space also includes indoor activity and amenity space that is accessible and available to all building occupants. Common open space shall be located outside of front and street side setbacks.	**R-3-13 Zone (Medium/High Density Residential Zone):** Minimum width and length of open space shall be ten feet for common spaces. **R-3-20 and R-3-30 (High Density Residential Zones):** Open spaces may be common or private.
Location of Types of Open Spaces			**R-3-13 Zone (Medium/High Density Residential Zone):** Open space may be located on the ground floor or above, and may be met with a combination of common open space and private open space. **R-3-20 and R-3-30 (High Density Residential Zones):** 250 square feet per dwelling unit of on-site open space shall be provided on the ground level for use by residents. Driveways and other vehicular access areas shall not count toward the open space requirement. **RHO (Religious Housing Overlay) Zone:** Such open space may be located on the ground floor or above, and may be met with a combination of common open space and private open space. Driveways and other vehicular access areas shall not count toward the open space requirement.
Rooftop Open Space	**Duarte Town Center Specific Plan:** RESIDENTIAL OPEN SPACE REQUIRED Usable open space does not need to be located on the ground. Rooftop gardens and rooftop landscaping, including rooftops above parking structures, may be used to satisfy the open space requirement. The requirement for open space shall not be satisfied through the utilization of required setbacks, parking areas, driveways, or service areas. Areas designed to accommodate storm water retention may satisfy a portion of the requirement for open space if additional pedestrian amenities are provided near the space in a manner that provides for usability. Compliance with this requirement shall be evaluated by the Director in the review process.		

Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

Exhibit A	Duarte	Alhambra	Sierra Madre
Dimension of Types of Open Space	**Duarte Station Specific Plan (Esperanza and Solana):** Private usable open space located at ground level shall have a minimum area of 100 square feet and a rectangle inscribed within it shall have no dimension less than eight feet. The minimum area of above ground-level space shall be 50 square feet, and a rectangle inscribed within it shall have no dimension less than five feet. Private usable open space shall be adjacent to, and not more than four feet above or below the floor level of the dwelling unit served, or located on a rooftop with private access via the unit. Group usable open space shall have a minimum area of 300 square feet, and a rectangle inscribed within it shall have no dimension less than 15 feet. Required usable open space may be located at grade or as rooftop open space. Group open space areas shall not include parking or driveway areas, but may include setback areas provided it provides amenities and is integrated into the overall project design.	**Chapter 23.13 Building and Site Design Standards:** Common open space shall have a minimum dimension of 15 feet in all directions, except common indoor recreation/office uses. Private open space located on the ground level (e.g., yards, decks, patios) shall have no dimension less than eight feet. Private open space located above ground level (e.g., balconies) shall have no dimension less than five feet.	**R-3-13 Zone (Medium/High Density Residential Zone):** Minimum width and length of open space shall be ten feet for common spaces and five feet for private spaces. **R-3-20 and R-3-30 (High Density Residential Zones):** In order to be counted toward the open space requirement, the minimum width and length of each space shall be ten feet. **RHO (Religious Housing Overlay) Zone:** In order to be counted toward the open space requirement, the minimum width and length of each space shall be ten feet for common spaces and five feet for private spaces.
Permitted Surface Types		**Chapter 23.13 Building and Site Design Standards:** Outdoor common open space shall be surfaced in a manner that allows convenient use for outdoor living and/or recreation. Such surface may be any practicable combination of lawn, garden, flagstone, wood planking, concrete, decking, or other serviceable, dust-free surfacing. Private Open Space Surfacing. A surface shall be provided that allows convenient use for outdoor living and/or recreation. Such surface may be any practicable combination of lawn, garden, flagstone, wood planking, concrete, or other serviceable, dust-free surfacing. Slope shall not exceed 10%.	
Exterior Lighting			
Lighting along Walkways	**Duarte Station Specific Plan (Esperanza and Solana):** The type and location of exterior building lighting shall illuminatepedestrian pathways and preclude direct glare on to adjacentproperties.	**Alhambra MC 23.12.090 LIGHTING AND ILLUMINATION:** (C) Minimum illumination. (1) Parking and access areas. Parking and access areas shall be maintained in compliance with § 23.20.090(J). (2) Major walkways. Major walkways shall be illuminated with an intensity of at least 0.25 foot-candles at the ground level during the hours of darkness. (3) Multi-unit residential buildings. Aisles, passageways, and recesses related to and within the building complex shall be illuminated with an intensity of at least 0.25 foot-candles at the ground level during the hours of darkness. (4) Non-residential buildings. All exterior doors shall be illuminated with an intensity of at least 0.5 foot-candles at the ground level during the hours of darkness.	
Driveways			
Parking Areas	**Duarte Station Specific Plan (Esperanza and Solana):** Pedestrian scale lighting should be present at entries, plazas,courtyards, parking lots, and other areas where nighttimepedestrian activity is expected.	**Chapter 23.20 Parking and Loading:** (1) Parking areas designed to accommodate three or more vehicles shall be provided with a minimum of one foot-candle and a maximum of 3.0 foot-candles of light over of the parking and access surface during the hours of use from one-half hour before dusk until one-half hour after dawn. (2) On-site lighting shall be installed along all vehicular access ways with a minimum of one foot-candle of light over the access way. (3) All lighting shall comply with the standards of § 23.12.090.	
Design of Lighting	**Duarte Station Specific Plan (Esperanza and Solana):** Lighting fixtures should advance the Duarte Station Specific Plan area design theme and provide cohesiveness throughout the Specific Plan area. Lighting design of fixtures and their structural support should be architecturally compatible with the architecture of the project. **Duarte Town Center Specific Plan:** Architecturally compatible lighting and fixtures should be incorporated that are complementary to the intended style/ theme. Light fixtures and poles shall be architecturally compatible with the building's architectural style. Color and finish of lighting metalwork, when used, should harmonize with building metalwork, if applicable Architectural lighting should enhance a front building façade during twilight and night-time hours. Lighting accents should be incorporated into features such as doors, window openings, detail cornices, columns, or arcades to create texture and form unique to the building. Stone and brick building façades can benefit from a "close-in" lighting approach that grazes the light across the surface and calls attention to its textural quality by creating shadows. All fixtures and wiring should be wellhidden in the architectural details so that the lighting has a minimal impact during the day. Situations where a building façade is washed with bright light from a distant location are to be avoided. This approach "flattens" out the building's texture and causes unnecessary glare to the nighttime users. Light fixtures should be designed so that the light goes exactly where it is intended. Special care should be taken to include louvers, glare shields, or barn doors to the front of floodlight fixtures to prevent light pollution. Lighting fixtures should be mounted in strategic locations to facilitate maintenance. Architectural and landscape lighting is encouraged.	**West Main Corridor Master Plan:** -introduce architectural lighting to enhance facades and accentuate key architectural features -provide architectural lighting at building entrances -select fixtures with the architectural design -complement the landscape/streetscape lighting -integrate lighting with singage; unobtrusive external illumination is recommended **Alhambra MC 23.12.090 LIGHTING AND ILLUMINATION:** (D) Maximum height. Light standards shall not exceed 20 feet in height and shall be appropriate in scale, intensity, and height to the use they are serving. (1) Exceptions. The Planning Commission may allow additional height for activities, uses, or development with unique lighting needs; for accentuating historic architectural features of a building, accentuating signage and/or landscape features; or for security purposes. (E) General requirements. (1) Fixture types. All luminaries shall meet the most recently adopted criteria of the Illuminating Engineering Society of North America (IESNA) for "cut off" or "full cut off" luminaries. (2) Design of fixtures. Fixtures shall be appropriate to the style and scale of the architecture. Fixtures on buildings shall be attached only to walls or eaves, and the top of the fixture shall not exceed the height of the parapet or roof or eave of roof. (3) Timing controls. All outdoor lighting in non-residential development shall be on a time clock or photo-sensor system and turned off during daylight hours and during hours when the building are not in use and the lighting is not required for security. (4) Trespass. All lights shall be directed, oriented, and shielded to prevent light trespass or glare onto adjacent properties. The light level at property lines shall not exceed 0.3 foot-candles.	
Impact of Lighting on Neighboring Properties	**Duarte Station Specific Plan (Esperanza and Solana):** The type and location of exterior building lighting shall illuminate pedestrian pathways and preclude direct glare on to adjacent properties. **Duarte Town Center Specific Plan:** Fixtures shall not cast light directly into adjacent residential properties; a translucent or optical lens diffuser globe or shield is recommended. The intent of lighting a building is to enhance the best qualities of that building, not to become a "beacon;" therefore, light levels should be appropriate for the amount of illumination intended. Mixed Use Standards: Separation should be created within the site through vertical differences (e.g., grading, massing, roof heights, etc.)	**West Main Corridor Master Plan:** -minimize glare on adjacent properties and streets; interference with the safe operation of vehicles must be avoided **Alhambra MC 23.12.090 LIGHTING AND ILLUMINATION:** (D) Maximum height. Light standards shall not exceed 20 feet in height and shall be appropriate in scale, intensity, and height to the use they are serving. (1) Exceptions. The Planning Commission may allow additional height for activities, uses, or development with unique lighting needs; for accentuating historic architectural features of a building, accentuating signage and/or landscape features; or for security purposes. (E) General requirements. (4) Trespass. All lights shall be directed, oriented, and shielded to prevent light trespass or glare onto adjacent properties. The light level at property lines shall not exceed 0.3 foot-candles.	**R-3-13 Zone (Medium/High Density Residential Zone):** All lighting of the buildings, structures, landscaping, yards, parking areas, or similar facilities shall be in compliance with the city's "Dark Sky" objectives and policies. Lighting shall be shielded and directed downward to reflect away from adjoining properties. **Commercial Zone:** All lighting of the building, landscaping, parking lot or similar facilities shall be shielded and directed away from adjoining properties.
Landscape Lighting	**Duarte Town Center Specific Plan:** Architectural and landscape lighting is encouraged. Mixed Use Standards: Landscape features should be used to highlight individual uses.	**West Main Corridor Master Plan:** -light outdoor spaces for enhanced comfort, safety, and security -allow subtle lighting that accentuates the landscape and highlights key landscape features -select fixtures that are compatible with their surroundings direct landscape lighting away from streets and adjacent properties -complement the architectural and streetscape lighting	
Walls and Fencing			

Exhibit A	Duarte	Alhambra	Sierra Madre
Screening		**Alhambra MC 23.12.050 FENCES AND FREESTANDING WALLS:** Fences, walls, dense hedges, and similar structures shall comply with the standards of this section. (A) Maximum height. The maximum allowed height of fences, walls, dense hedges, and related structures is as follows: (1) Front and street side yards. Fences, walls, dense hedges, and similar structures located within front and street side yards are subject to design review pursuant to Chapter 23.26 and the following. (a) Fences, walls, dense hedges, and similar structures may be a maximum of three feet high measured from finished grade when located within the front yard or within five feet of a street side property line. 1. In the event that there is a retaining wall, the maximum height of the fence or wall shall not exceed three feet, measured from the grade of the dirt for which the wall is retaining, but in no event shall the height of the retaining wall, together with the fence or wall, exceed six feet above sidewalk elevation. (b) The fence or wall shall not be constructed from grey smooth block unless architecturally treated (i.e. sand finish stucco, veneer, and the like), wire or chain link. (c) The fence or wall shall not contain any points, spikes, or ornamentation along its top. (d) The fence or wall shall be architecturally compatible with the design and style of the associated development. (2) Within 25 feet of a corner. Fences, walls, dense hedges, and similar structures located within 25 feet of an intersection shall comply with the standards of § 23.12.190. (3) Other areas. Fences, walls, dense hedges, and similar structures located on all other portions of a lot may be a maximum of six feet. The fence or wall shall not contain any points, spikes, or ornamentation along its top. (a) Exceptions. Fences, walls, dense hedges, and similar structures exceeding six feet in height to enclose commercial or industrial uses, tennis courts, or similar areas, when such fences are not in a street setback area, may be erected with approval of a minor use permit. (B) Prohibition on hazardous fencing materials. The use of barbed wire, razor wire, ultra-barrier, electrified, and other hazardous fencing is not permitted unless such fencing is required by any law or regulation of the city, the State of California, federal government, or other public agency. An exception to this standard may be approved for sites in an Industrial District, according to the procedures of Chapter 23.29. (C) Maintenance. All walls and fences shall be maintained in a safe, neat and orderly condition at all times. The finished side of all perimeter fencing shall face adjacent properties.	**R-3-13 Zone (Medium/High Density Residential Zone) and RHO (Religious Housing Overlay) Zone:** Parking areas, refuse storage, mechanical equipment and the like shall be screened by some combination of walls, plantings or earthworks. **Commercial Zone:** A.A plant screen shall be erected in place of a wall, provided it is: 1.Sufficient to visually screen the parking area; 2.Comprised of specimen stock; 3.Within a planter area of at least four feet in depth; 4.Provided with a permanent irrigation system; 5.Compliant with all other provisions of this section for landscaping, including being an integral part of an approved landscaping plan.
Wall and Fence Height		**Alhambra MC 23.12.050 FENCES AND FREESTANDING WALLS:** Fences, walls, dense hedges, and similar structures shall comply with the standards of this section. (A) Maximum height. The maximum allowed height of fences, walls, dense hedges, and related structures is as follows: (1) Front and street side yards. Fences, walls, dense hedges, and similar structures located within front and street side yards are subject to design review pursuant to Chapter 23.26 and the following. (a) Fences, walls, dense hedges, and similar structures may be a maximum of three feet high measured from finished grade when located within the front yard or within five feet of a street side property line. 1. In the event that there is a retaining wall, the maximum height of the fence or wall shall not exceed three feet, measured from the grade of the dirt for which the wall is retaining, but in no event shall the height of the retaining wall, together with the fence or wall, exceed six feet above sidewalk elevation. (b) The fence or wall shall not be constructed from grey smooth block unless architecturally treated (i.e. sand finish stucco, veneer, and the like), wire or chain link. (c) The fence or wall shall not contain any points, spikes, or ornamentation along its top. (d) The fence or wall shall be architecturally compatible with the design and style of the associated development. (2) Within 25 feet of a corner. Fences, walls, dense hedges, and similar structures located within 25 feet of an intersection shall comply with the standards of § 23.12.190. (3) Other areas. Fences, walls, dense hedges, and similar structures located on all other portions of a lot may be a maximum of six feet. The fence or wall shall not contain any points, spikes, or ornamentation along its top. (a) Exceptions. Fences, walls, dense hedges, and similar structures exceeding six feet in height to enclose commercial or industrial uses, tennis courts, or similar areas, when such fences are not in a street setback area, may be erected with approval of a minor use permit.	**Commercial Zone:** B.A decorative masonry wall of at least thirty inches high may be substituted for a plant screen provided it is constructed and maintained along the perimeter of all off-street parking areas except at points of ingress and egress. Such wall shall be constructed of masonry units not greater than six inches in height. C.A landscaped area of at least thirty inches in height may be substituted for a wall or plant screen if the planning commission approves its design, location, scale and landscape treatment pursuant to a permit issued under this chapter. D.A decorative concrete, masonry or block wall of at least six feet in height shall be constructed and maintained on the boundary of any use which abuts or which lays across a public alley from a residential zone, except in front setbacks, in which such walls shall be forty-two inches or less in height.
Design/Color/Material of Wall/Fencing		**Alhambra MC 23.12.050 FENCES AND FREESTANDING WALLS:** (a) Fences, walls, dense hedges, and similar structures may be a maximum of three feet high measured from finished grade when located within the front yard or within five feet of a street side property line. 1. In the event that there is a retaining wall, the maximum height of the fence or wall shall not exceed three feet, measured from the grade of the dirt for which the wall is retaining, but in no event shall the height of the retaining wall, together with the fence or wall, exceed six feet above sidewalk elevation. (b) The fence or wall shall not be constructed from grey smooth block unless architecturally treated (i.e. sand finish stucco, veneer, and the like), wire or chain link. (c) The fence or wall shall not contain any points, spikes, or ornamentation along its top. (d) The fence or wall shall be architecturally compatible with the design and style of the associated development. (2) Within 25 feet of a corner. Fences, walls, dense hedges, and similar structures located within 25 feet of an intersection shall comply with the standards of § 23.12.190. (3) Other areas. Fences, walls, dense hedges, and similar structures located on all other portions of a lot may be a maximum of six feet. The fence or wall shall not contain any points, spikes, or ornamentation along its top. (a) Exceptions. Fences, walls, dense hedges, and similar structures exceeding six feet in height to enclose commercial or industrial uses, tennis courts, or similar areas, when such fences are not in a street setback area, may be erected with approval of a minor use permit. (B) Prohibition on hazardous fencing materials. The use of barbed wire, razor wire, ultra-barrier, electrified, and other hazardous fencing is not permitted unless such fencing is required by any law or regulation of the city, the State of California, federal government, or other public agency. An exception to this standard may be approved for sites in an Industrial District, according to the procedures of Chapter 23.29.	
Location Walls/Fences Permitted		**Alhambra MC 23.12.050 FENCES AND FREESTANDING WALLS:** Fences, walls, dense hedges, and similar structures shall comply with the standards of this section. (A) Maximum height. The maximum allowed height of fences, walls, dense hedges, and related structures is as follows: (1) Front and street side yards. Fences, walls, dense hedges, and similar structures located within front and street side yards are subject to design review pursuant to Chapter 23.26 and the following. (a) Fences, walls, dense hedges, and similar structures may be a maximum of three feet high measured from finished grade when located within the front yard or within five feet of a street side property line. 1. In the event that there is a retaining wall, the maximum height of the fence or wall shall not exceed three feet, measured from the grade of the dirt for which the wall is retaining, but in no event shall the height of the retaining wall, together with the fence or wall, exceed six feet above sidewalk elevation. (b) The fence or wall shall not be constructed from grey smooth block unless architecturally treated (i.e. sand finish stucco, veneer, and the like), wire or chain link. (c) The fence or wall shall not contain any points, spikes, or ornamentation along its top. (d) The fence or wall shall be architecturally compatible with the design and style of the associated development. (2) Within 25 feet of a corner. Fences, walls, dense hedges, and similar structures located within 25 feet of an intersection shall comply with the standards of § 23.12.190. (3) Other areas. Fences, walls, dense hedges, and similar structures located on all other portions of a lot may be a maximum of six feet. The fence or wall shall not contain any points, spikes, or ornamentation along its top. (a) Exceptions. Fences, walls, dense hedges, and similar structures exceeding six feet in height to enclose commercial or industrial uses, tennis courts, or similar areas, when such fences are not in a street setback area, may be erected with approval of a minor use permit.	

Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

Exhibit A	Duarte	Alhambra	Sierra Madre
Noise and Buffering			
Design to Reduce Noise	**Duarte Town Center Specific Plan:** Mixed Use Standards: Noise-attenuating protection should be added for noise-sensitive uses and to provide privacy for residential areas.		
Buffering (landscaping)		**West Main Corridor Master Plan:** -buffer adjacent sensitive land uses through compatible landscape and/or architectural treatment.	
Buffering via Fence/Wall			
Loading Areas, Trash, and Utilities			
Commercial Loading Areas		**Alhambra MC 23.20.080 LOADING:** (A) Loading spaces required. Every new building, and every building enlarged by more than 10,000 square feet of gross floor area that is to be occupied by a non-residential use other than office uses shall provide one off-street loading space per 20,000 square feet of gross floor area. (1) Multi-tenant buildings. The gross floor area of the entire building shall be used in determining spaces for multi-tenant buildings. A common loading area may be provided, if each tenant space is not provided a loading area. (2) Reduction in number of loading spaces required. The loading space requirement may be reduced if the Director finds that the applicant has satisfactorily demonstrated that due to the nature of the proposed use and/or location, such loading space will not be needed or is not practical. (3) Additional loading spaces required. The required number of loading spaces may be increased to ensure that trucks will not be loaded, unloaded, or stored on public streets. Such requirement shall be based on the anticipated frequency of truck pickups and deliveries and of the truck storage requirements of the use for which the on-site loading spaces are required.	
Screening Loading Areas	**Duarte Station Specific Plan (Esperanza and Solana):** All loading areas should be located at the rear or sides of buildings and screened from public view. For commercial buildings, where there is no alternative, loading may occur through the front door.	**West Main Corridor Master Plan:** -locate service, loading, and storage areas so that they are not visible from the street **Alhambra MC 23.20.080 LOADING:** (B) Location. All required loading spaces shall be located immediately adjacent to the exterior wall of the building and a minimum of 25 feet from any Residential Zoning District or use. Loading areas shall not be located within the front or street side yard. (C) Minimum size. Each on-site loading space required by this chapter shall have an unobstructed minimum dimension of 12 feet in width, 40 feet in length, and 15 feet in height, exclusive of driveways for ingress and egress, maneuvering areas and setbacks. The minimum size requirement may be modified if the Director finds that the applicant has satisfactorily demonstrated that due to the nature of the proposed use, such size will not be needed. (D) Access. Loading spaces shall be designed and located such that trucks shall not be required to back into or from an arterial or collector street, or into or from an alley located within 50 feet of any an arterial or collector street. (E) Surfacing. All loading areas shall be surfaced with a minimum thickness of two inches of asphaltic concrete over a minimum thickness of four inches of a base material, to be approved by the Director of Public Works, or with a minimum thickness of four inches of Portland cement concrete. (F) Screening. Loading areas adjoining a street or required front yard, or located directly across an alley from a Residential Zoning District or use shall be screened with a solid wall or other method that is approved by the Director.	**Commercial Zone:** All loading or unloading areas containing a loading dock or similar facility shall be located at such a depth within a completely enclosed building as to reasonably contain and restrict noise. Further, no loading or unloading area shall be visible from a public street, or located within a front yard or side yard adjacent to a public street.
Trash Enclosures Location	**Duarte Town Center Specific Plan:** All waste and recycling receptacles areas shall be screened from view from any public street and all adjacent properties, and screening shall be designed to be architecturally compatible and integral to the overall project design. **R-3 Multiple-Family Residential Zone (Medium Density) and R-4 Multiple-Family Residential Zone (High Density):** -Where common waste and recycling receptacles are provided, waste and recycling receptacles areas shall be designed and constructed in accordance with current standard City plans or policies. -Trash enclosures for individual units and/or common facilities should be sized to accommodate separate bins for recyclable trash and regular trash, as well as green/yard waste (when appropriate). -All waste and recycling receptacles areas shall be screened from view from any public street and all adjacent properties, and screening shall be designed to be architecturally compatible and integral to the overall project design. -All waste and recycling receptacles areas shall be located to be convenient, safe, and easily accessible to all residents of the development. **City of Duarte Residential architectural and design standards (applies to all residential zones):** Multifamily Standards: Architectural screening of trash and storage enclosures shall be constructed of materials and finishes compatible with the adjacent building, and shall be designed and placed to complement the style of development (see Figure 3-20). Recyclable materials and green waste storage areas shall be conveniently located adjacent to solid waste disposal areas, or near one another, or combined. They may only be located inside a specially designated structure, on the outside of a structure in an approved fence or wall enclosure, a designated interior court or yard area with appropriate access, or in rear or interior side yards. Exterior storage areas shall not be located in a required front yard, street side yard, parking space, landscaped area, or open space areas.	**Alhambra MC 23.12.120 REFUSE AND RECYCLING COLLECTION AREAS:** This section establishes design and locational criteria for refuse, solid waste, recycling, compost, and green waste container storage areas. Refuse, solid waste, recycling, compost, and green waste are collectively referred to as "waste and recycling." (A) General requirements. All waste and recycling shall be placed in appropriate receptacles. All garbage cans, mobile trash bins, receptacles, and all recycling materials and containers for such recycling materials shall be maintained and stored in compliance with this section. (1) Space shall permit housing of required receptacles for separation of waste and recycling. (B) Containment. All development shall provide either individual waste and recycling containers or waste and recycling enclosures consistent with the following: (1) Individual waste and recycling containers. Individual waste and recycling containers for each unit or tenant may be provided as follows: (a) Development type. Individual waste and recycling containers may be provided for: 1. Single-unit development. 2. Multi-unit development with three or fewer units. 3. Non-residential development where the Director finds that the nature of the proposed development is such that the development will be adequately served with individual waste and recycling containers. (b) Location. The waste and recycling containers shall not be located within any of the following areas: 1. Required front or street side setback. 2. Required parking areas. 3. Required landscaped areas. 4. Any other area required by this title or any fire, building, or public safety code to be constructed or maintained unencumbered. (c) Visibility. The waste and recycling containers shall not be visible from a public right-of-way. (2) Waste and recycling container enclosures. Waste and recycling container enclosures are required for all new residential developments of four or more residential units and non-residential development except where the Director finds the development will be adequately served with individual waste and recycling containers pursuant to division (B)(1)(a) above. (a) Size. Waste and recycling-container enclosures shall be sized to accommodate all trash, garbage, recyclables, and green waste receptacles until such items are picked up by the city or its contracted waste and recycling collector. (b) Location. 1. The waste and recycling container enclosure shall be located within 100 feet of an access point to the building they serve for non-residential development and within 200 feet of an access point to the unit it serves for residential development. 2. The waste and recycling container enclosure shall not be located within any required front setback, street side setback, any required parking and landscaped areas, or any other area required by this title to be constructed or maintained unencumbered. (c) Accessibility. 1. Waste and recycling storage areas shall be accessible so that trucks and equipment used by the contracted waste and recycling collector have sufficient maneuvering areas and, if feasible, so that the collection equipment can avoid backing up. 2. For residential development with ten or more units, independent access shall be provided such that trash can be deposited without opening gates. (d) Screening. Waste and recycling storage areas located outside or on the exterior of any building shall be screened with a solid enclosure at least five feet high and include a roof structure. (e) Enclosure material. Enclosure material shall be solid masonry or concrete tilt-up with decorated exterior-surface finish. The trash enclosure shall match and complement the color scheme and architecture of the associated development. (f) Gate material. Latching, view-obscuring gates shall be provided to screen trash enclosure openings.	**Commercial Zone:** All outdoor trash, garbage and refuse storage areas shall be screened on all sides from public view by a permanent wall at least five and one-half feet high in conformance with the architectural design of the related buildings, including a solid gate of durable opaque material approved by the director. All bins and containers shall be stored within the enclosure with lids closed at all times when not being loaded.

Exhibit A	Duarte	Alhambra	Sierra Madre
Utility Location	**Duarte Station Specific Plan (Esperanza and Solana):** Rooftop mechanical equipment shall be screened from the street level view and appear as integrated building forms both in shape and material. Service areas should be located within the envelope of the building as much as is practical and should not be visible from public streets and spaces. If service areas are not within the building envelope and cannot be located away from the street front, they should be screened from street level views, including from above. The material, scale, and forms of screening used should complement the design of the main building. Buildings shall have a direct door from the interior to the service area(s) so that occupants can access such areas without passing through the public right-of-way. Rooftop-mounted mechanical equipment shall be located away from the street edge and screened from ground-level view behind parapets. Where screening methods other than parapets are used, they should be an integral component of the architectural design or a complimentary accent feature to that design. Attached equipment such as antennas, satellite dishes, etc. should be screened from ground level view or integrated into the building design. Ground-level mechanical equipment shall be located away from and screened from view from public areas by walls that complement the building architecture or by landscaping. Exceptions may be made for fire-fighting equipment. **City of Duarte Residential architectural and design standards (applies to all residential zones):** Roof-mounted equipment, where permitted, shall be screened from view from public rights-of-way and adjacent properties by materials that are architecturally compatible with the structure they serve. Mechanical equipment on the ground or on the roof should be screened from view from adjacent properties and the public right-of-way by an enclosure designed as part of the building or by appropriate landscaping (see Figure 3-19). Water heaters, electrical boxes, gas meters, landscape irrigation equipment, and similar utility boxes should be painted to match the structure or be appropriately screened from view, or should be integrated into the floor plan of the structure. Where feasible, appurtenant equipment, plumbing, and related solar energy fixtures shall be installed in the attic, or if infeasible, flush mounted or ground mounted. Appurtenant equipment, plumbing, and related solar energy fixtures shall comply with the setback requirements of Section 19.32.020 (Permitted Projections into Required Setback Areas) and shall be screened from public view. **City of Duarte Residential architectural and design standards (applies to all residential zones):** Multifamily Standards: Storage areas shall be completely screened from ground level view using appropriate materials and shall be designed for maximum security. See development standards for storage areas in Section 19.10.060 (R-3 and R-4 Zones: Additional Standards).	**West Main Corridor Master Plan:** -locate and/or screen rooftp equipment so that it is not visible from the street -make rooftop screening integral to the building's form **Alhambra MC 23.12.130 SCREENING:** (B) Required screening. (1) Roof-mounted equipment and duct systems. All roof-mounted equipment shall be screened according to the following standards: (a) Flat roof, partial or no parapet. Roof-mounted equipment or ducts located on a flat roof (partial or no parapet) shall be screened from view from any street, public right-of-way or adjacent property. The screening shall be solid, and shall match and complement the color scheme and architecture of the building. (b) Pitched roof. For roof-mounted equipment or ducts located on a pitched roof, the pitched roof shall be designed and constructed to accommodate roof-mounted equipment. A platform shall be constructed and recessed into the roof such that one side of the equipment shall be below the pitch of the roof. The remainder of the equipment and ducts which are above the roof pitch shall be screened from view from any street, public right-of-way or adjacent property. The screening shall be solid, and shall match and complement the color scheme and architecture of the building or roof. (c) Parapet roof. For roof-mounted equipment or ducts located on a parapet roof, the parapet roof shall be designed and constructed to accommodate roof-mounted equipment. Any portion of the equipment or ducts which are above the parapet shall be screened from view from any street, public right-of-way or adjacent property. The screening shall be solid, and shall match and complement the color scheme and architecture of the building. (2) Ground- or wall-mounted equipment. All exterior mechanical and electrical equipment shall be screened, flush mounted, or incorporated into the design of buildings so as not to be visible from public rights-of-way. Equipment to be screened includes, but is not limited to, air conditioners, heaters, pool equipment, utility meters, cable equipment, telephone entry boxes, backflow preventions, irrigation control valves, electrical transformers, pull boxes, and all ducting for air conditioning, heating, and blower systems. Screening materials shall be consistent with the exterior colors and materials of the building. Exceptions may be granted by the Director where screening is infeasible due to health and safety or utility requirements.	**Commercial Zone:** All storage of wares, merchandise, crates, bottles or similar items shall be within a completely enclosed building. All ground mechanical equipment shall be completely screened behind a permanent structure and all roof top mechanical equipment shall be completely screened from view from street level. **R-3-13 Zone (Medium/High Density Residential Zone):** Parking areas, refuse storage, mechanical equipment and the like shall be screened by some combination of walls, plantings or earthworks. **RHO (Religious Housing Overlay) Zone:** All utilities shall be placed underground.
Parking Structures			
Massing of Parking			
Height of Parking			**R-3-13 Zone (Medium/High Density Residential Zone):** Structures used principally for parking shall not be higher than one story. Parking shall not be permitted above ground level.

Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

Exhibit A	Duarte	Alhambra	Sierra Madre
Design of Parking	**Duarte Station Specific Plan (Esperanza and Solana):** Where parking layout exceeds two rows in depth, parking should be aligned in the direction of pedestrian movement, and pedestrian island walkways are recommended within planted areas. All landscape areas should be protected with planter curbs a minimum of six inches high. All perimeter setback areas should be landscaped. Broadleaf, deciduous trees should be used in parking lots to provide adequate shade in summer and allow sunlight to penetrate in winter. Trees should be set into a tree grate, planting island, or landscaped median that is a minimum of four feet wide (internal dimension) and well protected by tree guards or other mechanisms. Gates securing structured parking areas should be steel and reflect the industrial aesthetic, or a custom art piece that enhances the identity of the building of which they are a part. Partially submerged parking podiums that project above grade should either be integrated into the architectural character of the building above utilizing cladding or building with materials that extend down from the portions of the building above or be built with contrasting materials of a more substantial and permanent character than the portions of the building above to create a base. **Duarte Town Center Specific Plan:** -Duplicative driveway entrances shall be avoided or eliminated. -Reciprocal access drives are encouraged to link adjacent properties and avoid individual curb cuts for every use/parking lot. -Parking access should be located as far as possible from street intersections to allow for adequate queuing and visibility. -Site designs shall incorporate a minimum stacking distance of 40 feet between the edge of the travel lane and access into the first parking bay. -Colored, textured, and permeable pavement treatments are encouraged at entry driveways. -Parking lots should be located in areas behind buildings and away from the street. Planting areas with low hedges and shrubs (approximately three-feet high) are encouraged to assist in screening parking lots from public view where parking is adjacent to a street. -On-site circulation system shall be designed to minimize pedestrian and vehicle conflicts. -Design parking lots by dividing a large parking lot into a series of smaller connected lots to reduce "heat island" effect. -Dead-end drive aisles and intersections should be avoided where possible. When necessary, provide a five-foot wide recessed area in the landscape area for parking at the end of dead-end drive aisles. -Walkways should be wide enough for multiple people to pass (approximately eight feet in width), and should directly connect public sidewalks with sidewalks on private property, and should be oriented toward building entrances. -Sidewalks at building entrances should be a minimum of 10 feet wide when adjacent to head-in parking, to allow for car bumper overhang, and eight feet wide adjacent to a landscape planter or drive aisles. Landscaping Guidelines: -A minimum five-foot wide landscape finger planter at the end of each parking aisle is required. -Site designs should include one tree for every four parking spaces (minimum tree well size of five feet by five feet). -A minimum of two feet shall be allowed in the planted area for vehicle overhang. This area may be counted as part of the length of the parking stall, but not as part of required planter area. -Canopy trees or solar shade structures should be installed in parking areas to provide shade. Trees should have a 30- to 40-foot canopy potential and be sized at 24-inch box at the time of installation. -The use of pervious paving materials, open pave blocks, and intermittent paving is encouraged to reduce the amount of runoff and retain water for onsite irrigation. Parking Structure Guidelines: -Parking structures shall be integrated into the surrounding buildings' architecture, using architectural details to reduce the massing and landscaping to provide visual relief. -Parking structures should be located below, behind, or between buildings. -All parking structures shall be designed to appear as a commercial building and be compatible with the surroundings when visible from public right-of-way. -Access to parking garages should be integrated into the overall design of the building façade, and minimize disruptions along the street frontage. -Parking structures shall provide screening for cars and headlights while allowing for natural ventilation. -Access to parking shall be garages from side streets or alleys, where possible, rather than from pedestrian-oriented streets. -Provide attractive signs to clearly direct drivers into and out of parking structures and surface parking entrances. -Encourage the installation of solar panels on roof-decks of parking structures and carports in surface lots, both as shading devices for vehicles and as a sustainable energy source. -Incorporate other technologies, such as charging stations for electric vehicles, into parking. -Ground-level retail pads along a portion of the parking structure public façade are encouraged to create a pedestrianfriendly streetscape. -Partially submerged parking podiums that project above grade should either be integrated into the architectural character of the building above, using cladding or building with materials that extend down from the portions of the building above, or be built with contrasting materials of a more substantial and permanent character than the portions of the building above to create a base. -Use architectural details on parking structure to reduce the massing and enhanced landscaping to provide visual relief. The preferred parking structure design approaches are as follows. -Wrapped on Ground Level. An above-ground parking structure where non-parking uses, such as retail spaces, are integrated into the ground level of the building along the street frontage of the parcel. The parking structure may be exposed to the building street frontage on upper levels, with appropriate design and screening. -Wrapped on All Levels. An above-ground parking structure where non-parking uses are integrated into the building along the entire street front-age of the parcel on all levels of the building. The parking structure is totally hidden behind a "liner building" of non-parking uses. -Underground (Partial or Entirely). A parking structure that is fully submerged underground and is not visible from the street. Depending on amount of parking provided, it may also include a level of at-grade parking hidden behind nonparking uses such as retail.	**Chapter 23.20 Parking and Loading:** Walkways. (1) Where a walkway crosses parking areas or loading areas, it must be clearly identifiable through the use of a raised crosswalk, a different paving material, or similar method. (2) Where a walkway is parallel and within two feet of an auto travel lane, it must be raised or separated from the auto travel lane by a physical barrier consisting of a raised curb at least four inches high. Parking areas designed to accommodate three or more vehicles must be landscaped according to the general standards of Chapter 23.17, as well as the standards of this division: (1) Landscape area required. A minimum of 10% of the parking lot area, including all driveways and maneuvering areas shall be landscaped. (2) Minimum planter dimension. No landscape planter that is to be counted toward the required landscape area shall be smaller than 25 square feet in area, or four feet in any horizontal dimension, excluding curbing. (3) Layout. Landscaped areas shall be well-distributed throughout the parking lot area. A minimum of 10% of the required landscaping shall be located within 15 feet of a building on the site. (4) Landscaping and screening adjacent to streets and alleys. Landscaping and screening shall be provided between any surface parking area and any adjacent public or private street or alley in compliance with the following: (a) A landscaped area at least five feet deep shall be provided along the length of the adjacent street or alley. (b) Screening a minimum 30 inches in height and consisting of one or any combination of the following methods. 1. Walls. Low-profile walls located a minimum of four feet from the property line consisting of brick, stone, stucco, or other quality durable material approved by the Director, and including a decorative cap or top finish as well as edge detail at wall ends. 2. Planting. Plant materials consisting of compact evergreen plants that form an opaque screen. 3. Berms. Berms a minimum of two feet in height and planted with appropriate shrubs and ground cover to achieve a minimum height of 30 inches. (5) Landscaping and screening abutting interior lot lines (non-residential lots). (a) Adjacent to non-residential zone or use. A landscaped area at least three feet wide shall be provided between any surface parking area and any adjacent lot in any district other than Residential for the length of the parking area. (6) Trees. One 24-inch box size tree shall be provided for each ten parking spaces provided. (7) Protection of vegetation. (a) Clearance from vehicles. All required landscaped areas shall be designed so that plant materials, at maturity, are protected from vehicle damage by providing a minimum two-foot clearance of low-growing plants where a vehicle overhang is permitted, or by wheel stops set a minimum of two feet from the back of the curb. (b) Planters. All required parking lot landscaping shall be within planters bounded by a concrete curb at least six inches wide and six inches high. Curbs separating landscaped areas from parking areas shall be designed to allow stormwater runoff to pass through. (8) Visibility and clearance. Landscaping in planters at the end of parking aisles shall not obstruct driver's vision of vehicular and pedestrian cross-traffic. Mature trees shall have a foliage clearance maintained at eight feet from the surface of the parking area. Other plant materials located in the interior of a parking lot shall not exceed 30 inches in height.	

Exhibit A	Duarte	Alhambra	Sierra Madre
Parking Location	**Duarte Station Specific Plan (Esperanza and Solana):** Parking is encouraged in structures, below grade, or encapsulated within buildings to reduce the visual impact. Where this is not feasible, surface parking lots should be located behind buildings, well landscaped with trees planted in a regular configuration, and properly screened from surrounding streets and buildings. Partially submerged parking podiums may be located along public streets and may project above the sidewalk or average finished grade by a maximum of three feet. **Duarte Town Center Specific Plan:** First-floor parking within buildings ("tuck under parking") and underground parking below buildings is encouraged wherever possible.	**Chapter 23.13 Building and Site Design Standards:** Limitations on location of parking. Above ground parking and structured parking, including partially submerged or underground parking with three or more feet above ground shall be located a minimum of 40 feet from the primary street facing property line. The Director may approve a modification where one of the following findings may be made: (1) The design incorporates conditioned, usable space built close to the public sidewalk to the maximum extent feasible; and (2) The site is physically constrained such that underground parking or above ground parking located more than 40 feet from the primary street frontage is not feasible. **West Main Corridor Master Plan:** -encourage subterranean and/or podium parking facilities.	**R-3-13 Zone (Medium/High Density Residential Zone):** Fully enclosed garages shall be provided for any required covered parking space that is entered directly from any public alley. Each dwelling unit shall have an assigned, enclosed parking space within five hundred feet walking distance of such unit. **RHO (Religious Housing Overlay) Zone:** Any parking constructed at or above grade shall not be oriented along the frontage of any street. Parking constructed partially above grade shall be permitted along the frontage of a street only along Michillinda Avenue.
Entries to Parking Structures (pedestrian and vehicle)	**Duarte Station Specific Plan (Esperanza and Solana):** Multi-Family Residential and Mixed-Use - Entries to underground parking areas which are integrated withthe building are recommended to be gated with a material that iscompatible with the architectural vocabulary of the building.	**West Main Corridor Master Plan:** -prohibit curb cuts along Main Street -use side streets for service and parking access -make entry ramps integral to the facade design	**R-3-13 Zone (Medium/High Density Residential Zone):** 1.Each driveway to a garage or parking space shall be at least twelve feet uniform width and shall be totally unobstructed from the pavement upward. a.If any driveway serves as access to more than twelve dwelling units, such driveway shall be not less than twenty feet uniform width and shall be totally unobstructed from the pavement upward; provided, however, that utility poles, guy wires and anchors may be located within two feet of the property line. b.Eaves, no portion of which are less than thirteen feet above the pavement, may overhang any such driveway a distance of not more than three feet; and utility pole cross-arms and utility service wires may be located not less than thirteen feet in height above the paved surface of any driveway. c.Two, twelve-foot driveways may be provided in lieu of a required twenty-foot driveway, in which event one shall be marked "entrance" and one "exit" and all regulations herein before provided with respect to ten and one-half foot driveways shall apply to each of such driveways. d.Every driveway shall be surfaced in a manner that is acceptable to the Fire Department.
Elements to conceal parking structure use		**West Main Corridor Master Plan:** -limit parking's visual presence by addressing parking as an integral part of the overall design. -screen parking facilities from public view and sensitive uses through compatible landscape and/or architectural treatment. -laminate parking facilitities with active uses along Main Street	**R-3-13 Zone (Medium/High Density Residential Zone):** Open parking compounds shall be screened from adjacent property lines. The arrangement of garage facilities shall be such that they do not face toward any public street or that they shall be screened from view.
Parking Paving	**Duarte Station Specific Plan (Esperanza and Solana):** The use of permeable paving, stormwater retention, and alternative materials to reduce surface runoff is strongly encouraged and/or required by National Pollutant Discharge Elimination Systems (NPDES) standards. **Duarte Town Center Specific Plan:** -Textured paving is encouraged at crosswalks within the project as opposed to a painted stripe designation, provided it does not conflict with ADA requirements. -Paving materials, varied in texture and color, should be used where pedestrian and vehicular areas overlap to minimize the negative impact of large expanses of asphalt. The use of concrete (exposed aggregate, colored, or stamped) or pavers (stone, brick, or granite) is preferred.		**R-3-13 Zone (Medium/High Density Residential Zone):** A minimum of fifty percent of those areas normally covered with an impermeable surface shall be required to be covered or paved with a permeable surface.
Paving			**R-3-13 Zone (Medium/High Density Residential Zone) and RHO (Religious Housing Overlay) Zone:** Use of decorative and permeable materials is encouraged.
Development Standards			

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Exhibit A	Duarte	Alhambra	Sierra Madre
Setbacks	**Duarte Station Specific Plan (Esperanza and Solana):** Highland Frontage: From Pedestrian and Streetscape Activity Zone: Minimum: 0' Maximum: 10' Secondary Frontage: From property line: Minimum: 10' Maximum: 20' Rail Frontage (primary): From property line: Minimu m: 20' Rail Frontage (secondary): From property Line: Minimum: 15' Internal Frontage: From back of sidewalk: Minimum: 10' Neighborhood Frontage: From back of sidewalk: Minimum: 10' Paseo Frontage: None Setback Projections (all frontage types except paseo frontage): Ground-floor porches, stairs, bay windows, and awnings may encroach up to 5' into minimum required setbacks. Upper story balconies, bay windows, and awnings may encroach up to 3' into minimum required setbacks. Trash enclosures may be located in the setback as long as they meet requirements in the design guidelines. Outdoor dining and open space amenities are encouraged; site plan review and approval required by the Community Development Director or designee. Setback Projections (only paseo frontage): No building encroachments permitted. Open space amenities allowed. **Duarte Town Center Specific Plan:** Front Setback - Ground Floor Commercial Use: No min, 5 ft max Ground Floor Residential Use: 10 ft min Side Setback - Ground Floor Commercial Use: None Ground Floor Residential Use: 5 ft min Rear Setback - Ground Floor Commercial Use: None Ground Floor Residential Use: 15 ft min Key Intersection Maximum 18-inch Setback Requirement Where a key intersection is identified in this Plan, the setback of each new corner building or addition to existing corner buildings shall be no more than 18 inches from the adjoining property line. The key intersection setback is required for the first 100 feet of building frontage along both intersecting streets. Key Intersections are identified as any property located at any corner intersection of the following streets: • Buena Vista Street and Huntington Drive • Highland Avenue and Huntington Drive Commercial Front Setback and Key Intersection Setback Exceptions 1. Building Plan Interruptions Exception. To allow for the inclusion of recessed entries, breaks in the building plane, passages to courtyards, and other similar breaks in the street wall; up to 30% of the length of a façade and/or front building plane may be interrupted or set back from the maximum setback requirement to accommodate recessed entries, breaks in building plane, passages to courtyards, and other similar breaks in the street wall. 2. Outdoor Dining Exception. Where a building has a ground-floor commercial use, a maximum setback exception may be permitted of up to 20 feet for outdoor cafes and small plazas. 3. Plaza Exception. At any Key Intersection, no maximum setback is required if a large quasipublic plaza space is constructed with direct access and frontage on Huntington Drive. ARCHITECTURAL FEATURES PROJECTIONS INTO SETBACKS Lobbies, porches, stoops, and other entryrelated architectural features may extend up to four feet into the required front setback area. Upper-floor balconies may extend up to two feet into the setback area; up to three feet may be considered depending on design and Director approval. Where an upper-story stepback is required pursuant to Section 3.6.4 and/or 3.6.5, upper-floor balconies may extend up to two feet into the required stepback; up to three feet may be considered or up to five feet for rear setbacks depending on design and Director approval. Utilize building setbacks and arcaded spaces as an extension of the sidewalk to provide adequate space for pedestrian movement and activity. This space can be used for outdoor seating, street furniture, landscaping, and public art that can enliven the streetscape. **R-2 Two-Family Residential Zone (Medium Density):** Front: 20 ft Side interior: 5 ft Side corner: 10 ft Side reverse corner: 15 ft Rear single story: 10 ft Rear second story: 20 ft Abutting an alley: 25 ft **R-3 Multiple-Family Residential Zone (Medium Density):** Front setback: 30 ft Side interior: 5 ft Side corner: 10 ft Side reverse corner: 15 ft Rear abutting R-1 zone: 25 ft Rear all other zones: 20 ft **R-4 Multiple-Family Residential Zone (High Density):** Front setback: 30 ft Side interior: 5 ft Side corner: 10 ft Side reverse corner: 15 ft Rear abutting R-1 zone: 25 ft Rear all other zones: 20 ft	**RM (Residential Medium) Zone:** Min front setback: Average of front setbacks of two adjacent properties or 20 ft, whichever is greater Minimum street side setback (feet): 10 Reverse corner lot setback (feet): The required front setback of the first lot to the rear Minimum interior setback (feet) first story: 5 Minimum rear setback (feet): 10 Minimum distance between buildings (feet measured from eave to eave) (feet): 5 Through lots. In the case of through lots, both street frontages shall be designated as front yards and shall comply with all regulations pertaining thereto, including setbacks, projections, location of parking spaces and open space. **RH (Residential High) Zone:** Min front setback: Properties on Curtis or Electric Lanes: 15 Other areas: Average of front setbacks of two adjacent properties or 15 ft, whichever is greater Minimum street side setback (feet): 10 Reverse corner lot setback (feet): The required front setback of the first lot to the rear Minimum interior setback (feet) first story: 5 Minimum rear setback (feet): Properties which have rear yards on Curtis or Electric Lanes: 15 feet, otherwise 10 feet Minimum distance between buildings (feet measured from eave to eave) (feet): 5 Through lots. In the case of through lots, both street frontages shall be designated as front yards and shall comply with all regulations pertaining thereto, including setbacks, projections, location of parking spaces and open space. **Central Business District (CBD) Zone:** front setback: none street side setback: none interior side setback (feet): 0, 10 adjacent to a Residential Zoning District Rear setback (feet): 0, 10 adjacent to a Residential Zoning District Minimum Distance between buildings (feet measured from eave to eave): 5 **East Main Commercial (EMC) Zone:** front setback: none street side setback: none interior side setback (feet): 0, 10 adjacent to a Residential Zoning District Rear setback (feet): 0, 10 adjacent to a Residential Zoning District Minimum Distance between buildings (feet measured from eave to eave): 5 **Commercial Mixed-Use (CMU) Zone:** front setback: none street side setback: none interior side setback (feet): 0, 10 adjacent to a Residential Zoning District Rear setback (feet): 0, 10 adjacent to a Residential Zoning District Minimum Distance between buildings (feet measured from eave to eave): 5 **Professional Office (PO) Zone:** front setback (feet): 20 street side setback (feet): 10 side setback (feet): 5 Rear setback (feet): 10 Minimum Distance between buildings (feet measured from eave to eave): 5 **Industrial (I) Zone:** front setback (feet): 10 street side setback (feet): 10 side setback (feet): 0, 10 adjacent to a Residential Zoning District Rear setback (feet): 0, 10 adjacent to a Residential Zoning District Minimum Distance between buildings (feet measured from eave to eave): 5	**R-3-13 Zone (Medium/High Density Residential Zone):** Front Ground Floor: 15 feet Rear: 10 feet Side or Rear (next to R-1 zoned sites) for buildings above one story: 10 feet for height below 20 feet, plus use of "angle-plane". Angle-plane: For yards abutting an R-1 zoned lot, an encroachment limit shall be established which is determined at a point twenty feet above the existing ground level at the setback line as required by subsection D above, and using a forty-five-degree angle inwards toward the property to create additional setback. Side (next to an alley or lots zoned other than R-1) for main/accessory buildings: 10% of lot width. 5 minimum, 15 maximum. Side (next to a public street) for main/accessory buildings: 10% of lot width.10 minimum, 15 maximum. Side (next to an alley) for garages opening to alley: 25 feet from opposite side of alley **R-3-30 (High Density Residential Zone):** In the R-3-30 zone only, the minimum front yard setback for the first and second floors shall be fifteen feet. **Commercial Zone:** A.Front Yard. There shall be a front yard having a minimum depth of five feet extending across the full width of the lot. B.Side Yard. Side yards adjacent to a street or alley shall be not less than ten feet in width. C.Rear Yard. There shall be a rear yard of not less than fifteen feet in width; however, a maximum of ten feet of said rear yard may be used for off-street parking. D.Yards Adjacent to Residential Zones. If either the side or rear yards are adjacent to any residential zone or use, a minimum of ten feet of the required yards shall be landscaped with specimen plants and trees (minimum fifteen gallon stock) to create a solid plant screen as represented on a landscaping plan approved by the director. **RHO (Religious Housing Overlay) Zone:** The minimum front setback shall be fifteen feet for all floors of the building, except along Michillinda Avenue and Baldwin Avenue, where the minimum front setback shall be five feet. Rear: 10 feet Side or Rear (next to R-1 zoned sites) for buildings above one story: 10 feet for height below 20 feet, plus use of "angle-plane". Angle-plane: For yards abutting an R-1 zoned lot, an encroachment limit shall be established which is determined at a point twenty feet above the existing ground level at the setback line as required by subsection D above, and using a forty-five-degree angle inwards toward the property to create additional setback. Side (next to an alley or lots zoned other than R-1) for main/accessory buildings: 10% of lot width. 5 minimum, 15 maximum. Side (next to a public street) for main/accessory buildings: 10% of lot width.10 minimum, 15 maximum. Side (next to an alley) for garages opening to alley: 25 feet from opposite side of alley Angle-plane: For yards abutting an R-1 zoned lot, an encroachment limit shall be established which is determined at a point twenty feet above the existing ground level at the setback line as required by subsection D above, and using a forty-five-degree angle inwards toward the property to create additional setback.

Exhibit A	Duarte	Alhambra	Sierra Madre
Stepbacks	**Duarte Town Center Specific Plan:** REQUIRED UPPER-STORY STEPBACK: PUBLIC STREET Buildings taller than three stories fronting on public streets shall include building height modulation to reduce building scale at the street edge. Any and all stories above the third story shall maintain an average setback of at least 12 feet from the front property line. The required upper story setback shall create usable outdoor space, such as a rooftop garden or similar amenity. The Community Development Director/Designee is authorized to allow a reduction through the modification process of the required upper story setback by no more than five feet subject to the following: 1. Offset. Each square foot of additional building area proposed within the setback is offset with an additional square foot of public or quasipublic open space (excluding area required for sidewalk dedication or easement) at the street level. 2. Location. The public/quasi-public open space is located along the sidewalk frontage and is not covered by buildings. 3. Design. The design and location is consistent with applicable design guidelines. SIDE/REAR STEP-BACK RELATION TO SINGLE FAMILY RESIDENTIAL (R-1) ZONE A relational height limit to properties located next to the Single Family Residential (R-1) Zone is established to create an appropriate height relationship where new development is adjacent to an existing R-1 Zone. This limit is applied to new development on any parcels that abut another parcel with a R-1 Zone designation. Where a building is adjacent to an existing R-1 Zoned parcel along its side and/or rear property lines, the first two stories of a structure shall be set back a minimum of 10 feet from the side and/or rear property line. The building shall step back a minimum of 30 feet from the adjacent side and/or rear property line for the third story and any story above. Activate upper-story stepback areas with balconies or roof gardens. **R-2 Two-Family Residential Zone (Medium Density):** In all R-1 and R-2 zones, where the side or rear yard setback for the first story is the minimum required setback for the applicable zone, the second story of any residential structure shall be set back an additional two and one-half feet from the required minimum setback (see Figure 2-2). If the first story is set back 30 inches or more than the minimum required setback, no additional setback of the second story shall be required. **R-3 Multiple-Family Residential Zone (Medium Density):** For structures with more than one story in the R-3 and R-4 zones, the rear setback shall be increased by five feet for each story or fractional story above the first story. **R-4 Multiple-Family Residential Zone (High Density):** For structures with more than one story in the R-3 and R-4 zones, the rear setback shall be increased by five feet for each story or fractional story above the first story.	**RM (Residential Medium) Zone:** Minimum interior setback (feet) upper stories: 6 **RH (Residential High) Zone:** Minimum interior setback (feet) upper stories: 6 **Chapter 23.13 Building and Site Design Standards:** In addition to the façade articulation requirement in division B(3)(b)1. above, upper and lower stories in buildings of three or more stories shall be distinguished by incorporating one or more of the following features. These features may be applied to the transitions between any floors, except where otherwise specified. c. Setting back the top floor or floors of the building at least five feet from the remainder of the façade. **West Main Corridor Master Plan:** -upper floor setbacks are encouraged -respond to adjacent residential use with a sensitive transition in scale and massing; a step back in building height or break in massing is appropriate.	**R-3-13 Zone (Medium/High Density Residential Zone):** Front Second Floor: 25 feet
Build to Line		**Central Business District (CBD) Zone, East Main Commercial (EMC) Zone, and Commercial Mixed-Use (CMU) Zone:** Buildings shall be located within ten feet of street-facing property lines for at least 50% of the linear street frontage. Modifications. These requirements may be modified or waived through approval of a modification upon finding that: 1. Entry courtyards, plazas, entries, or outdoor eating areas are located adjacent to the property line and buildings are built to the edge of the courtyard, plaza, or dining area; or 2. The building incorporates an alternative entrance design that creates a welcoming entry feature facing the street or is designed in a manner that compliments adjacent or surrounding land uses.	
Building Coverage		**RM (Residential Medium) Zone:** Max lot coverage: 45% **RH (Residential High) Zone:** Max lot coverage: 55%	**R-3-13 Zone (Medium/High Density Residential Zone):** Building coverage shall not exceed an aggregate of 45% of the lot area. Covered area shall be considered to be the total amount of land covered by residential structures, garages, driveways, and other impermeable surfaces. Decks, permeable patios, porous paving areas, vegetated roof areas, recreational areas, pedestrian walkways and terraces shall not be considered covered areas for the purpose of this standard. An additional 15% in covered area may be added to the aggregate, increasing it to 60% with the use of porous surfaces and/or vegetated roof areas. **Commercial Zone:** Coverage of any parcel by roofed structures shall not exceed eighty percent, exclusive of all existing or required streets, sidewalks and alleys.

Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

Exhibit A	Duarte	Alhambra	Sierra Madre
		Central Business District (CBD) Zone, East Main Commercial (EMC) Zone, and Commercial Mixed-Use (CMU) Zone: Frontage improvements. The area between buildings and the property line shall be improved as part of a wider sidewalk, outdoor dining/seating area, or with landscaping. **Alhambra MC CHAPTER 23.17 LANDSCAPING:** 23.17.020 APPLICABILITY. The provisions of this chapter shall apply to the following: (A) All new development. (B) Additions to single-unit dwelling residential developments that expand existing floor area by 50% or more. (C) Additions to multi-unit dwelling residential developments and non-residential development that expand existing floor area by 10% or more. (D) All new and rehabilitated landscaping projects that include new irrigated landscaping over 2,500 square feet. 23.17.030 AREAS TO BE LANDSCAPED. In addition to areas required to be landscaped pursuant to other sections of this title, the following areas shall be landscaped, and, where located on-site, may count toward the total area of a site required to be landscaped. All landscaping shall comply with the requirements of § 23.17.050. (A) Street-facing yards. All street-facing yards shall be landscaped with live plants pursuant to § 23.17.050(A), except as follows: (1) Hardscape areas. (a) Residential. 1. Up to 25% of the yard area may be covered by non-decorative hardscape features (e.g., concrete, asphalt, gravel, driveways, sidewalks, etc.) 2. Up to 25% of the yard area may be covered by decorative permeable hardscape features (e.g., brick, stone, mulch, water feature, etc.). (b) Non-residential. Up to 75% of the yard area may be covered by hardscape features (e.g., concrete, asphalt, gravel, driveways, sidewalks, etc). (2) Through lots. Rear yards of through lots that are located behind a solid wall or fence five feet or higher in height approved through the modification process are not required to be landscaped. (B) Sloped areas. All areas with 3:1 or greater slope. (C) Parkways. Live plant materials shall be the primary materials used. No more than 25% of the parkway area shall be covered by non-decorative hardscape features (e.g., concrete, asphalt, gravel, sidewalks, etc.) No more than 25% may be covered by decorative permeable hardscape features (e.g., brick, mulch, etc.). The remaining 50% of the parkway area must be of live plant material which shall not exceed 36 inches in height and an automatic irrigation system shall be required for the parkway area(s). Loose decorative stone and sharp or thorned plant material are discouraged. Artificial turf is not allowed in parkways. All parkway tree species should be in accordance with the city's Street Tree Planting Plan. (1) Landscaped parkways abutting streets must be maintained by the property owner in such a way as to keep all plant life alive, thriving and displaying its natural colors and shall be properly trimmed and cut. (D) Building perimeters. The portions of a non-residential building that front a public street shall have one or more landscape planters installed along a minimum 20% of that building face. The minimum width of the planter shall be three feet. This standard does not apply where a building is located on the front or street side property line. (E) Parking areas. Parking areas as required by Chapter 23.20. (F) Unused areas. All areas of a project site not intended for a specific use, including areas planned for future phases of a phased development, shall be landscaped, hydroseeded, or left in a natural state. 23.17.050 GENERAL REQUIREMENTS. (A) Materials. (1) General. (a) Required landscaped areas shall be planted with a combination of ground covers, shrubs, vines, and trees. A minimum of one different plant type per 1,000 square feet of lot area shall be provided, up to a maximum of ten different plant types. (2) Required water efficient plants. One of the following options of types of plants shall be chosen to ensure that the landscape project meets water efficiency requirements. (a) Option A: all low water plants. Exclusive of garden areas dedicated to edible plants, all plants and trees shall be low or very low water use (average California Department of Water Resources study, Water Use Classification of Landscape Species (WUCOLS) plant factor of 0.3). Option A is available for all residential and non-residential areas. (b) Option B: primarily low water plants. Exclusive of garden areas dedicated to edible plants, at least 75% of the landscape area shall contain low or very low water use plants (average WUCOLS plant factor of 0.3). Option B is only available for residential areas. (c) Option C: water use calculation. The estimated total water use (ETWU) of the landscaping shall not exceed the maximum applied water allowance (MAWA), calculated pursuant to the State Model Water Efficient Landscape Ordinance (MWELO). Option C is available for all residential and non-residential areas. 1. Department of Water Resources Model Water Efficient Landscape Ordinance compliance required. Where Option C: water use calculation is selected, all requirements of the Department of Water Resources Model Water Efficient Landscape Ordinance shall apply. (3) Size and spacing. Plant materials shall be grouped in hydrozones in accordance with their respective water, cultural (soil, climate, sun and light), and maintenance needs. Plants shall be of the following size and spacing at the time of installation: (a) Ground covers. Ground cover plants other than grasses shall be at least the four-inch pot size. Areas planted in ground cover plants other than grass seed or sod must be planted at a rate of one per 12 inches on center. (b) Shrubs. Shrubs shall be a minimum size of one gallon. When planted to serve as a hedge or screen, shrubs shall be planted with two to four feet of spacing, depending on the plant species. (c) Trees. Required trees must be planted in the ground. All parkway tree species shall be in accordance with the city's Street Tree Planting Plan. 1. Residential development. A minimum of one 24-inch box tree per 50 feet of street frontage shall be provided within the yard fronting the street. A minimum of at least one 24-inch box tree shall be required. 2. Mixed-use and non-residential development. a. A minimum of one 36-inch box tree per 50 feet of street frontage shall be provided within the yard fronting the street. b. A minimum of one tree of at least 15-gallon size shall be planted per 20 linear feet or as appropriate to create a tree canopy over the required setback along interior property lines abutting Residential Zones. (4) Artificial turf. (a) Material. Artificial turf must meet minimum material standards, including the following: 1. The turf shall have a minimum eight-year no-fade warranty as issued by the manufacturer. 2. The turf shall be cut-pile infill, minimum pile height one and two-thirds inches and a maximum of one and three-quarter inches, with parallel long slit blades. 3. The synthetic turf blades (not including the thatch layer) shall be required to contain at least two natural green colors. 4. The turf must contain a beige or tan thatch layer. 5. Be affixed to a permeable triple-layer backing and allow water to percolate through the synthetic grass at a drain rate of at least 30 inches per hour, to an adequate drainage system installed underneath the artificial turf to prevent run-off, pooling and flooding. 6. The synthetic turf shall comply with all federal and state standards related to lead and heavy metal content. 7. The fill material shall be of silica sand or zeolite material that is brushed in to keep the blades upright and achieve a natural grass look. Any replacement fill shall be the same. The use of rubber crumb infill is prohibited. 8. Must be constructed to maximize dimensional stability, resist damage during normal use and minimize UV degradation with a tear grab strength of at least 200 pounds. It must be resistant to staining, weather, insects, rot, mildew, and fungus and shall be non-allergenic and non-toxic and able to pass the pill burn test for flammability. 9. The use of indoor/outdoor carpeting, and artificial shrubs, flowers,	
Landscaping	**Duarte Station Specific Plan (Esperanza and Solana):** All areas not covered by buildings, walkways, driveways, parking spaces, and service areas should be landscaped with climateappropriate plantings. Plant materials should favor native and native-compatible plants. Landscaping should enhance the quality of the project by defining edges, framing and softening the appearance of buildings, defining site functions, screening parking and storage areas, and buffering uses and neighboring properties. Landscaping at the base of buildings is encouraged to soften the transition between building and streets. Landscaped areas should generally incorporate plantings utilizing a three-tiered system: a) trees, b) shrubs or vines, c) groundcover. Landscaping should be in scale with the adjacent buildings and be of appropriate size at maturity. Placement of landscaping should not interfere with the lighting of the project area or restrict access to utilities. Planters and pots placed in building recesses, adjacent to walls, plazas, and courtyards are encouraged. Planters and pots should complement building architecture. Bio-retention areas can be used to detain run-off in planters. Street trees of a species identified by the City are required and should be spaced appropriately (in parkway strips or in tree-wells within wider sidewalks or plazas) to emphasize and reinforce the spatial definition between the building, pedestrian environment and the street. Design tree wells to be consistent the City's public realm tree well design, with tree wells occupying a minimum space of three feet by five feet to allow for healthy street trees. **City of Duarte Residential architectural and design standards (applies to all residential zones):** Multifamily Standards: Landscaping shall be provided consistent with the requirements of Chapter 19.40 (Landscaping). Parking shall be screened from streets through combined use of berming, walls, and landscaping (see Figure 3-21). Common open space areas shall be landscaped appropriate to their function. See common open space standards in Section 19.10.060 (R-3 and R-4 Zones: Additional Standards). **City of Duarte Residential Landscaping Standards:** The following standards shall apply to all parcels in all residential zones. A.A minimum of 20 percent of the entire parcel shall be fully landscaped with plant materials. B.At least 50 percent of the Front Yard Landscaped Area and 50 percent of the Visible Street Side Yard shall be landscaped with live vegetation, artificial turf, drought-tolerant landscaping or a combination of the three, as further described below: 1.Live vegetation may include turf, trees, shrubs, groundcover, flowers, or other similar vegetation. 2.Artificial turf is limited to no more than 40 percent coverage of the Front Yard Landscaped Area and shall include a minimum of 60 percent of live vegetation. Artificial turf is limited to no more than 40 percent coverage of the Visible Street Side Yard and shall include a minimum of 60 percent of live vegetation. (See Section 4.2 of the Guidelines) 3.Drought tolerant landscaping shall include native water conserving plants. (See Section 4.3 of the Guidelines) C.Artificial turf is not permitted within the parkway. D.Bare dirt is not permitted within the front yard, visible street side yard or within the parkway. All bare dirt areas shall be finished with a minimum three inch thick layer of mulch, organic bark or earth-toned colored rubber bark. E.Parking lots for multi-family developments providing 10 or more parking spaces shall be landscaped per the requirements of Section 19.38.200 (Parking Lot Landscaping).	**R-3-13 Zone (Medium/High Density Residential Zone):** Landscaping should be designed to minimize impact of development on surrounding properties. Tree preservation and landscaping with specimen trees are encouraged. All open areas with the exception of vehicular accessways and parking areas, pedestrian walkways and paved and/or covered recreational facilities shall be landscaped and permanently maintained in an attractive manner. For new construction, on-site trees equivalent to one, fifteen-gallon tree for each dwelling unit shall be provided. Additional trees and shrubs shall also be planted to provide a well-balanced landscape plan. For the purpose of this section other specimen material as approved by the planning department may be considered as equivalent to a fifteen-gallon tree. **Commercial Zone:** All site landscaping shall be so designed with both form and function in mind and not just as a decorative element. Desirable aspects of landscape design that are: 1.Plant material selection for seasonal color; 2.Low maintenance plant materials; 3.Use of ground cover plant materials rather than nonplant substitutes; 4.Use of native trees when appropriate. Review of a proposed design shall be related to the surrounding existing development with greater emphasis placed upon compatibility with adjacent development related to: g.Landscaping The provisions of Chapter 17.68 shall apply in addition to the following: A.All open areas with the exception of vehicular accessways and parking areas, pedestrian walkways, approved outdoor seating and sales areas, and paved or covered recreational facilities shall be landscaped and irrigated. Such landscaping and irrigation system shall be permanently maintained. Existing trees to be removed shall be replaced with a substitute specimen trees (minimum thirty-inch box container size) elsewhere on the site. B.All planted areas shall be surrounded by a curb of concrete or comparable material at least six inches above the higher of the final grade or the pavement of the parking lot, except when such planted areas lie adjacent to a paved sidewalk, masonry wall or a building. C.Landscaping shall consist of trees, shrubs and ground covers with careful consideration given to eventual size, form, susceptibility to disease and pests, durability, water consumption and adaptability to soil and climate conditions. D.A landscape plan drawn at a scale of not less than one inch to thirty feet shall be submitted and shall include: 1.Square footage of each landscaped area; 2.Total square footage of all landscaped areas; 3.Percentage of the site devoted to landscaping; 4.Type of plant materials, i.e., the botanical and common names; 5.Location of all plant materials; 6.Container size and number of all plant materials; 7.Type, size and location of a permanent irrigation system. **RHO (Religious Housing Overlay) Zone:** Landscaping should be designed to minimize impact of development on surrounding properties. Tree preservation and landscaping with specimen trees are encouraged.

Exhibit A	Duarte	Alhambra	Sierra Madre
			R-3-13 Zone (Medium/High Density Residential Zone): 1 space for studio or 1 bedroom unit 2 spaces for 2 bedroom unit or more **Commercial Zone:** A.The number of off-street parking spaces required for residential uses shall be as follows: 1.For each dwelling unit with a floor area (not counting parking area) up to one thousand square feet: one parking space. 2.For each dwelling unit with a floor area (not counting parking area) greater than one thousand and up to three thousand five hundred square feet: two parking spaces. 3.For each dwelling unit with a floor area (not counting parking area) greater than three thousand five hundred square feet: three parking spaces. 4.For multi-family projects, guest parking shall be required at a ratio of one parking space per five dwelling units, rounded to the nearest whole number; provided however, that no guest parking shall be required for the first four dwelling units in each multi-family project. For example, a multi-family project with fifteen dwelling units would require two guest parking spaces (as the project would have eleven dwelling units subject to the guest parking requirement, multiplied by 0.2 equals 2.2, which would be rounded down to two). 5.For each affordable unit, the number of required parking spaces shall be one fewer per dwelling unit than required by subsections 1 through 3 above, and no guest parking shall be required for a multi-family project that includes one or more affordable units. 6.Parking for second units shall be provided in accordance with Chapter 17.22. 7.Required parking for group living facilities subject to a conditional use permit shall be determined by the planning commission. In addition to other findings required in order to approve any such application, the planning commission shall also find the proposed group living facility will not unreasonably overload street parking or public parking facilities nor create a nuisance. 8.Emergency shelters shall accommodate all staff working in the emergency shelter. One parking space for each employee or volunteer on duty, plus one space for every vehicle operated by the facility, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone. **RHO (Religious Housing Overlay) Zone:** Development under the RHO zone is eligible for the alternative or special parking standards described in Section 17.34.070. Alternative Parking Standards: 0-1 bedrooms, 0.5 spaces 2-3 bedrooms, 1 space 4+ bedrooms, 2 spaces Special Parking Standards: 0.5 spaces for Housing development with at least 11% very low income, 20% lower income, or 40% moderate income units and located within one-half mile of a major transit stop 0 spaces for: -Development 100% affordable to lower income households and located within one-half mile of major transit stop -Special needs housing development 100% affordable to lower income households, with paratransit service or located within one-half mile of a bus route operating at least 8 times per day -Senior housing development 100% affordable to lower income households, with paratransit service or located within one-half mile of a bus route operating at least 8 times per day -A supportive housing development 100% affordable to lower income households
Parking Requirements	**Duarte Station Specific Plan (Esperanza and Solana):** Studio/1-Bedroom: 1 per unit 2-Bedroom: 1.8 per unit 3-Bedroom: 2 per unit Guest spaces: Projects over 150 units: 0.15 per unit; projects 149 units or less: 0.2 per unit Tandem Parking: Residential - Allowed if both spaces are shared by the same unit Affordable Housing Parking Requirements - the number of required parking spaces for affordable housing developments shall be determined on a case-by-case basis to ensure the economic feasibility of affordable housing projects. The parking requirement shall be determined by the Community Development Director or designee or the final decisionmaking body if associated with an entitlement package subject to Planning Commission or City Council review. **Duarte Town Center Specific Plan:** Mixed-Use Parking Allowances • The first 1,000 square feet of gross commercial floor area in a mixed-use development is exempt from providing off-street parking. • Guest spaces for residential uses may be fulfilled through required commercial parking (shared). • Parking requirements may be reduced up to 50 percent, subject to a conditional use permit and required parking study completed by the City and paid for by the applicant/developer. Residential Parking Requirements: Live-Work Unit: 2 spaces per unit and 1 guest parking space per each 2 units Studio and 1-bedroom units: 1 space per dwelling unit, plus 1 guest parking space per each 4 units 2-bedroom units: 2 spaces per dwelling unit with 2 bedrooms, plus 1 guest parking space per each 4 units 3-bedroom+ (includes 2-bedroom with den): Parking requirements are to be determined through required parking analysis. For multi-family development projects, tandem spaces shall not constitute more than 50 percent of all required spaces within a development. Tandem spaces shall not be permitted for guest spaces.	**Chapter 23.20 Parking and Loading:** Multi-unit parking requirement - 2 spaces within an enclosed garage per unit, 0.5 guest parking space per unit. Guest parking may be uncovered CBD Zoning District multi-unit parking requirement: 1.5 spaces per unit plus 0.3 guest parking spaces per unit	
Sloping		**RM (Residential Medium) Zone and RM (Residential Medium) Zone:** Sloping lot adjustment. Where a lot has a slope greater than 25 percent, measured from the curb line to a point midway between the side lot lines at a distance of 50 feet from the front lot line, the minimum required front setback is that of the zone. An attached or detached garage with a maximum capacity of two cars and no more than 10 feet in height measured from the front property line, may be set back a minimum of five feet from the front and side property lines.	

Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

Memo of ODS | The Arroyo Group
SGV COG Objective Design Standards
25 September 2025

EXHIBIT B

MEMORANDUM OF OBJECTIVE DESIGN STANDARDS RESEARCH

P25056 | SGV COG Objective Design Standards | San Gabriel Valley

ONYX Architects was contracted as a consultant to The Arroyo Group to assist with the development of a Regional Objective Design Standard (ODS) applicable to the San Gabriel Valley. In an effort to complete Task 2 – Research and Outlines, under the list of SGVCOG & The Arroyo Group approved deliverables and outlined tasks, ONYX has prepared this memorandum that list specific observations of successful and unsuccessful ODS documents based on its effectiveness in implementation to a city or community.

Following is a summary and/or list of findings from ONYX's experience and research of successful or unsuccessful regional zoning approaches and effective ODS implementation in other cities.

COUNTY OF SAN FRANCISCO - ODS

Latest draft completed on May 30, 2024, this document starts with the California State law that requires housing projects subject to the Housing Accountability Act (HAA) to be reviewed with design criteria under the definition of Objective Standards. This ODS considers immediate context in reviewing the appropriateness of a proposed development's siting, size, programing and design.

Successful aspects:

- Covers a range of scales – site design, building massing, and architecture.
- Ensures development reflects key features of a walkable urban environment
- Provides standards that address issues related to a new building's relationship to its existing context
- Provides architectural standards that are focused on creating dimension, texture, and character critical for creating an engaging pedestrian friendly environment
- Establishes a clear structure for each "standard", which each standards is listed & described, gives all-encompassing rationale, and illustrations that further describe its application.
- Provides options for different block confirmations / sizes, which is clearly distinguished by measurable sizes.
- Identifies certain districts / communities where standards are applicable.
- References code compliance as needed.
- Provides a mix of graphics, diagrams, and photograph illustrations

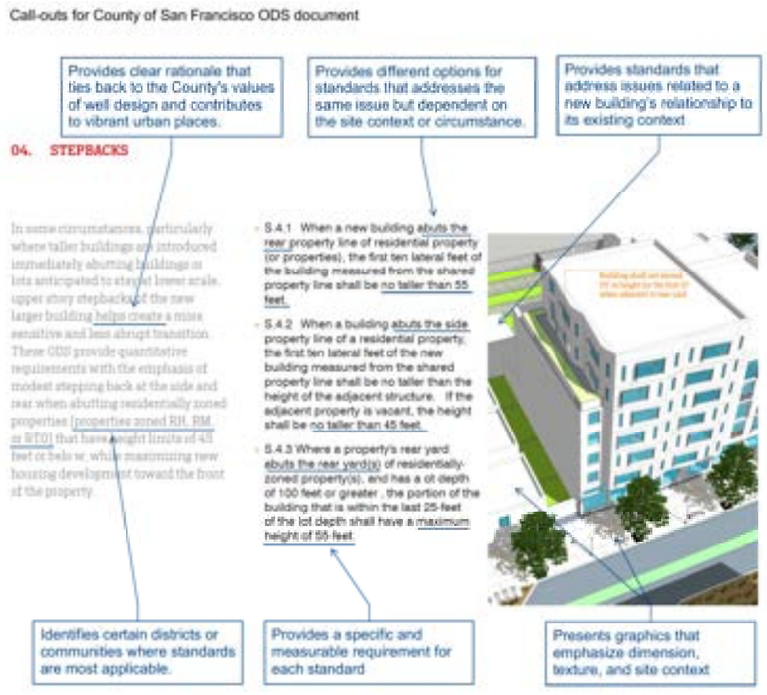
Unsuccessful aspects:

- Does not capture unique site conditions, such as terrain or easements, or odd shaped lots
- Not enough graphics to capture each 'standard'.
- Graphics are too detailed and do not highlight the key aspects of the standard / design intent
- Does not provide enough alternatives, for example building mass, standard states 'when building abuts the side property line of a residential property, the first 10 lateral feet of the new building shall be no taller then the height of the adjacent structure." This standard is ambiguous, particularly regarding how height is measured and whether features such as penthouses, parapets, or railing are included. Additionally, the graphics provided only depict flat roofs, offering limited applicability to different building types.
- Does not guide standards to be located or emphasized in certain locations. For instance, where modulation is required, focus modulation at primary entries or openings, if in series distribute evenly throughout the building façade, etc.
- Missing a definitions page for architectural elements / features. Graphics are not enough.

Screenshot of County of San Francisco ODS document



Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum



CITY OF DEL MAR - ODS

The latest draft completed on September 2024, this document starts with the California State law that requires housing project subject to the Housing Accountability Act (HAA) to be reviewed with design criteria under the definition of Objective Standards. It also discusses its intent of protecting the City's unique residential seaside community.

Successful aspects:

- Covers a range of scales – site planning and design, building design, and ground-floor design.
- Provides a definitions section.
- Provides administrative exceptions with detailed explanation
- Establishes a clear structure for each "standard", which each standard is listed & described, gives all-encompassing rationale, and illustrations that further describe its application.
- Provides options of site and building features to choose from as it relates to a standard
- Clearly labels each illustration as it relates to each standard
- Illustrations are clear and highlight each standard with consistent graphics. This helps both applicant's and city staff understand each design standard
- Includes photos of successful project in the city which is in compliance to one or multiple standards.
- Provide an asterisk to each standard, when non-applicable to a certain district or neighborhood.
- Overall, formant, font, layout, and graphics are consistent, not-overpowering, and legable.

Unsuccessful aspects:

- Rational is over simplified and not connected to all sub-categories / standards.
- Does not provide enough information on building finishes, materials, or color as it relates to building type or architectural style.
- Overall, the ODS could use a section that describes districts or neighborhoods in question. This will need to be cross-referenced with current city maps.
- Definitions could use graphics to help understand.

Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

Screenshot of City of Del Mar ODS document

B. Site Planning and Design

The building placement, arrangement of activities and design of the site are significant factors in maintaining the unique character and scale of Del Mar's existing neighborhoods. The Site Planning and Design section addresses the standards for the following topics.

B.1 Neighborhood Compatibility
B.2 Floodplain Overlay Zone
B.3 Natural Topography and Grading
B.4 Retaining Walls and Fencing
B.5 Circulation and Parking
B.6 Hardscape
B.7 Landscape and Vegetation
B.8 Open Space

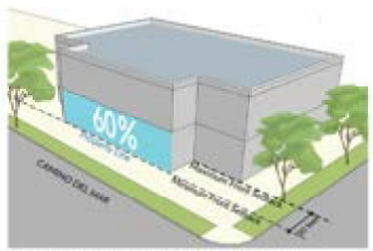


Figure B-1: Camino Del Mar building frontage setback requirements

B.1. Neighborhood Compatibility

Ensure that new multi-unit residential and mixed-use development reflects the scale and character of Del Mar's existing neighborhoods.

SETBACKS

1. Front, side, and rear yard setbacks shall meet the minimum standards set in the DMMC Title 30 - Zoning.
2. For parcels that face Camino Del Mar, the following standards shall apply:
   a. Along Camino Del Mar between Del Mar Heights Road/4th Street and 15th Street, the following shall be included:
      - A 10-foot minimum public sidewalk, measured perpendicularly from the existing curb line.
      - The 10-foot sidewalk shall include a 5-foot landscaping and furniture zone and a 5-foot continuous walkway.
   b. Where there is no minimum front yard setback required, buildings may be built up to the property line.
   c. Along Camino Del Mar, between 10th and 13th streets where "Town and Country" parking has been provided in the front yard setback, the existing setback shall be considered the minimum front yard setback.
3. A minimum of 60% of the building facing Camino Del Mar and any intersecting street (where the parcel faces two streets) shall meet the minimum front yard setback as shown in Figure B-1.
   a. The remaining building frontage may be set back up to 20 feet to allow for one or more site features including:
      - Plazas
      - Landscaping
      - Open space
      - Outdoor dining
      - Building entries
      - Building articulation

Call-outs for City of Del Mar ODS document

Provides clear rationale that ties back to the City's aesthetic context and unique natural asset / qualities.

Identifies certain districts or communities where standards are most applicable.

B. Site Planning and Design

The building placement, arrangement of activities and design of the site are significant factors in maintaining the unique character and scale of Del Mar's existing neighborhoods. The Site Planning and Design section addresses the standards for the following topics.

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B.4 Retaining Walls and Fencing
B.5 Circulation and Parking
B.6 Hardscape
B.7 Landscape and Vegetation
B.8 Open Space

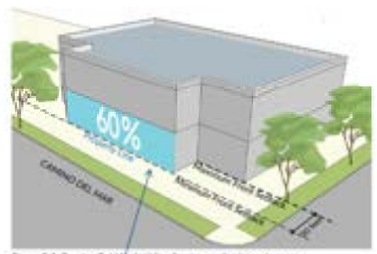


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      - Plazas
      - Landscaping
      - Open space
      - Outdoor dining
      - Building entries
      - Building articulation

Illustrations are clear and highlights each standard with consistent graphics

Provides a list of site or building feature options that aligns with standard while providing some flexibility

Provides a reference to illustration(s) as it relates to the specific standard

Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

Memo of ODS | The Arroyo Group
SGV COG Objective Design Standards
9 September 2025

CITY OF ORANGE - ODS
The latest draft completed on September 2024, this document starts with the California State law that requires housing project subject to the Housing Accountability Act (HAA) to be reviewed with design criteria under the definition of Objective Standards. It also clarifies that the standards may also be implemented as a replacement or to add supplemental detail specific existing standards, which is what the SGVCOG is expecting.

Successful aspects:

- Covers a range of scales – site planning and operations, form & scale, frontage, and open space.
- Provides information about instance of conflict between standards and the City's Municipal Code.
- Clarifies when the document provides options for the City as opposed to implementing multiple together.
- Each standard has a reference number / label to the city's municipal code.
- Standards includes a list of options to pick from, such as "at least three"
- Address Easements, Emergency Vehicle Circulation, and other special case situations
- Provides a detailed glossary / definitions
- Illustration are clear and highlight each standard. This helps both applicant's and city staff understand each design standard.
- Overall, format, font, layout, and graphics are consistent, not-overpowering, and legable.

Unsuccessful aspects:

- Does not provide enough graphics for many standards
- Rational could be focused on a singular design aspect. Too over-arching
- Overall, the ODS could use a section that describes districts or neighborhoods in question. This will need to be cross-referenced with current city maps.
- Definitions could use graphics to help understand.

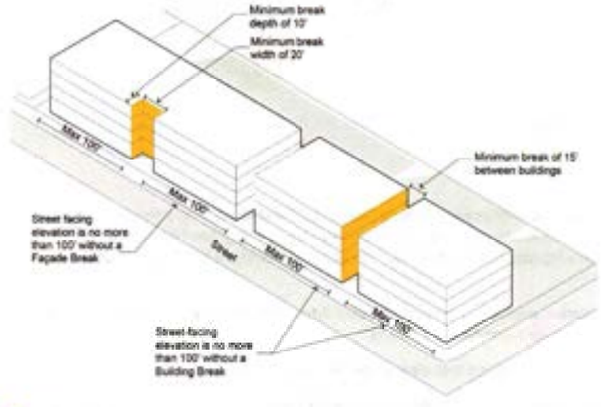
Screenshot of City of Orange ODS document

Building Length / Façade Break

Street-facing elevations shall be no longer than 100 feet in length, without providing either a Façade Break or a Building Break:

i) A Façade Break shall have a depth of no less than 10 feet. Additionally, a Façade Break shall have a width of no less than 10% of the building length or 20 feet, whichever is the greater.
ii) A Building Break shall provide no less than 15 feet of building separation. Buildings of 5 stories or higher shall provide a Building Break of not less than 20 feet of building separation.[1]
iii) These areas shall be activated with planted landscape material, and a maximum of 25 percent of the area may be paved.

Façade planes adjacent to R1 and MH zoning districts shall not exceed 50 feet in length without a Façade Break of at least 5 feet deep and 10 feet wide.



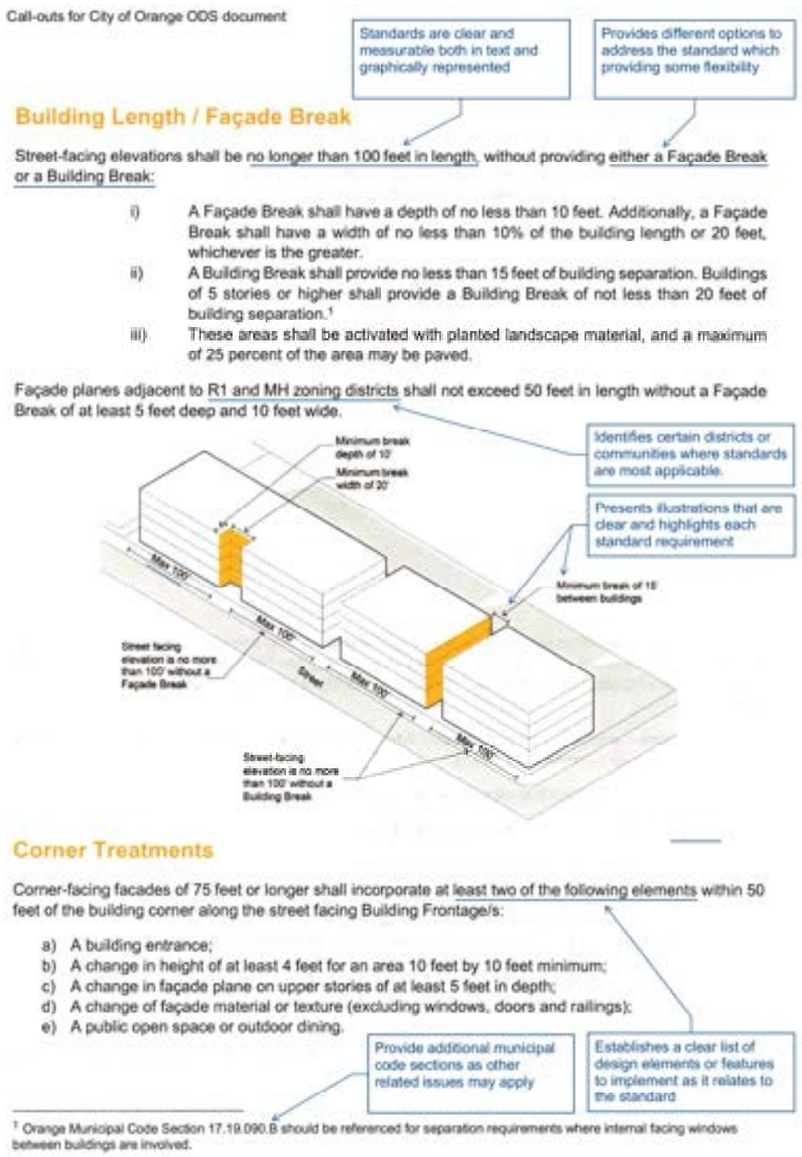
Corner Treatments

Corner-facing facades of 75 feet or longer shall incorporate at least two of the following elements within 50 feet of the building corner along the street facing Building Frontage/s:

a) A building entrance;
b) A change in height of at least 4 feet for an area 10 feet by 10 feet minimum;
c) A change in façade plane on upper stories of at least 5 feet in depth;
d) A change of façade material or texture (excluding windows, doors and railings);
e) A public open space or outdoor dining.

[1] Orange Municipal Code Section 17.19.090.B should be referenced for separation requirements where internal facing windows between buildings are involved.

Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

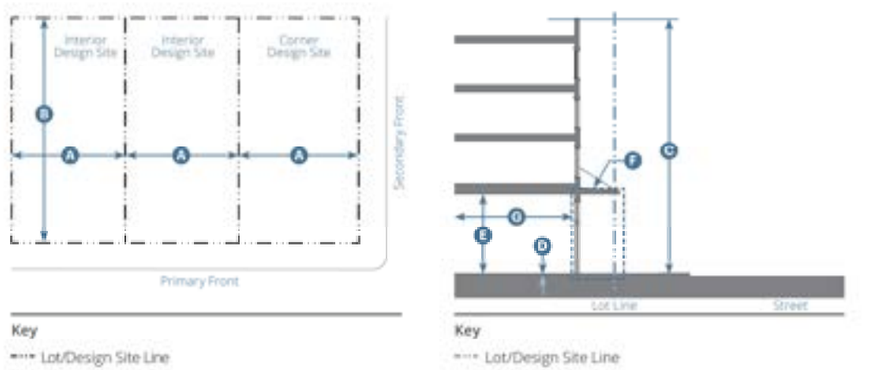


CITY OF SANTA BARBARA - ODS
The latest effective as of March 27, 2025, this document starts with the California State law that requires housing project subject to the Housing Accountability Act (HAA) to be reviewed with design criteria under the definition of Objective Standards. It provides clear goals and relationship to General Plan.

Successful aspects:
- It identifies zones/districts/neighborhood by table and key map
- Covers a range of scales – site design, building types, frontages, and architectural design
- Provides an exceptions section
- Provides a definitions section
- Provides architectural style section that relates to the City's Municipal Code.
- The overall document is formatted in a table list format with keynotes that refer to graphics
- Very detailed description of standards and definitions
- Provides photo examples based on building typology and multiple photos
- Provides elements of different architectural styles and character defining features.

Unsuccessful aspects:
- Keynotes are too similar and hard to follow
- Text is very code format and can be overwhelming

Screenshot of City of Santa Barbara ODS document



B. Building Types and Design Site Size			
Allowed Building Types	**Design Site Width (A)**	**Depth (B)**	**Standards**
Duplex Side-by-Side	50' min.	100' min.	25.04.050
Duplex Stacked	50' min.	100' min.	25.04.060
Cottage Court	90' min.	120' min.	25.04.070
Medium Multiplex	50' min.	110' min.	25.04.080
Duplex Court	50' min.	110' min.	25.04.090
Side Court	50' min.	100' min.	25.04.100
Medium Courtyard	70' min.	150' min.	25.04.110
Block-Scale			
Large Multiplex	75' min.	110' min.	25.04.120
Large Courtyard	75' min.	120' min.	25.04.130
Downtown Building	25' min.	100' min.	25.04.140

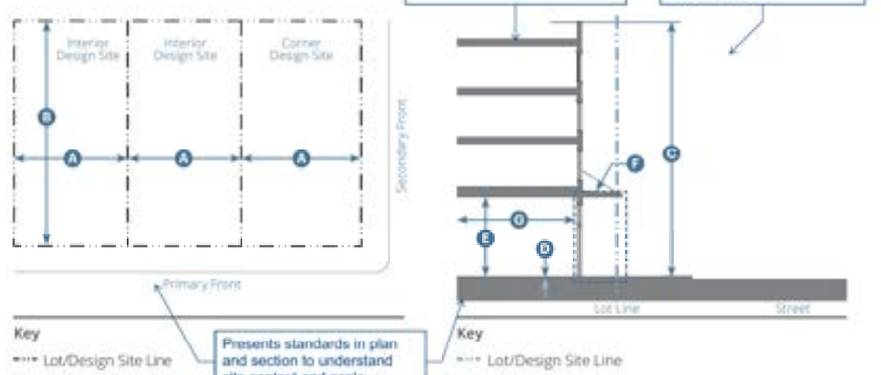
Each design site shall have only one main building type.

C. Building Form		
Height		
Main Building		
Max. Stories	See standards in Chapter 25.04 (Building Types)	
Overall	48' max.	C
Ground Floor Finish Level		D
Residential	6" min.[1]	
Nonresidential	6" max.	
Ground Floor Ceiling		E
Residential	9' min.	
Nonresidential	14' min.	
Frontage	See Subsection F (Frontages)	F
Design Site Coverage		
Max. Building Footprint	See standards in Chapter 25.04 (Building Types)	
Depth, Ground-Floor Space		D
Cottage Court	12' min.[2]	
All Building Types	25' min.[2]	

[1] Common entries may be set at grade in compliance with local and federal accessibility standards.

[2] For occupiable space only. Projects on lots fronting State Street between Montecito Street and Sola Street are required to provide ground floor nonresidential uses.

Call-outs for City of Santa Barbara ODS document



B. Building Types and Design Site Size			
Allowed Building Types	**Design Site Width (A)**	**Depth (B)**	**Standards**
Duplex Side-by-Side	50' min.	100' min.	25.04.050
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Large Courtyard	75' min.	120' min.	25.04.130
Downtown Building	25' min.	100' min.	25.04.140

Each design site shall have only one main building type.

Takes into consideration different site conditions and building types per standard

Standards have an Astrix or footnote that relates to additional information, definitions, or local or federal code section

C. Building Form		
Height		
Main Building		
Max. Stories	See standards in Chapter 25.04 (Building Types)	
Overall	48' max.	C
Ground Floor Finish Level		D
Residential	6" min.[1]	
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Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

COUNTY OF SAN LUIS OBISPO – DESIGN GUIDELINES
The City of San Luis Obispo provides design guidelines that consist of design objectives, guidelines, and examples that retain and enhance the unique character of the County. This document is old, but upholds the diverse and unique qualities of village and urban areas.

Successful aspects:
- Focuses on specific centers, districts, downtowns, and development by use
- Detailed guidelines with measurable goals and clear examples
- Relates to other city documents for each guideline
- Very detailed definitions / glossary

Unsuccessful aspects:
- Outdated, so does not account for or promote certain uses or typologies
- Graphics may be misguiding due to over generalizing the design intent / goal

CITY OF TORRANCE – DESIGN GUIDELINES
The City of Torrance provides a quick-guide or reference to common Architectural styles, Architectural terms, and rehabilitation of historic buildings in the city: Architectural Design Guidelines | City of Torrance. This can be a example of a simple layout for descriptive architectural styles.

Successful aspects:
- Covers the main character defining features of each architectural style in 2 pages or less.
- Graphics are consistent with each other

Unsuccessful aspects:
- Photo illustrations are very traditional and doesn't account for new construction, where certain elements or features can be difficult to build but possible. Just needs more modern examples.

SCAG Objective Design Standards

In 2022-2023, the Southern California Association of Governments (SCAG) initiated a project to develop a common set of objective design standards that could then be tailored to the communities of Santa Monica, South Pasadena, Montebello and Santa Fe Springs. The standards were simple in nature and able to be inserted into the zoning code. However, ultimately, the needs of each community were very different, leading to limited utilization. Santa Fe Springs, which was seeking to create a new downtown, adopted the objective standards into its zoning code. However, in South Pasadena, the Planning Commission and community members felt that the standards did not adequately take into account that city's unique needs. In Santa Monica, the draft was reduced to a limited set of standards and ultimately not adopted. Montebello has not adopted its standards either. The project is exposes the conundrum of regional design standard efforts; community character and regulatory structure can be very different in different jurisdictions, leading to very different design standard needs. Projects either respond by becoming more focused on the particular jurisdictions involved and crafting standards for their unique needs, or abstracting the process into mere recommendations rather than implementable standards.

<u>Strengths:</u>
- Simple, clear diagrams
- Contains standards about unique topics, such as horizontal elements, enhancement of blank walls, security bars
- Simplified frontage regulations
- Menus of choices for modulation and façade composition

<u>Weaknesses:</u>
- Difficult to formulate a correct approach to some topics (for example, streetwall and massing) given the great diversity in built environment among the four cities
- No photographic examples
- No rationale provided for standards

San Joaquin Valley Objective Design Standards Guidebook
The Fresno Council of Governments led an effort to create a guidebook that could serve the entire San Joaquin, or Central, Valley. The background information is a good resource to help guide the structuring and utilization of Objective Design Standards.

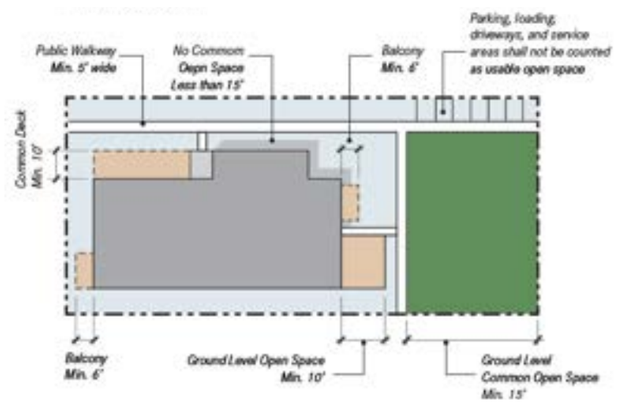
Strengths:
- Includes a summary of legal considerations, including the difference between HAA (streamlined approval process) and SB35 (ministerial approval process).
- Gives good guidance as a regional document to local jurisdictions about the various methods of constructing objective design standards, and the considerations between these methods.
- Describes best practices which include the use of guidelines or intent statements to clarify the purpose and goal of statements, and allow flexibility
- Describes different approval processes for projects which meet standards, which meet the intent but not letter of the standards, or which do not meet the standards

Weaknesses:
- Community character is less relevant to San Gabriel Valley
- Does not present actual recommended objective design standards

Western Riverside Council of Governments Objective Design Standards Toolkit
This toolkit was prepared in 2022; some cities later adapted and adopted it (e.g. Temecula). A chapter on landscape standards is particularly noteworthy.

Strengths:
- Includes landscape standards
- Graphics show multiple standards at once
- Provides thorough common open space standards

Weaknesses:
- Some standards are more appropriate to large, master-planned type projects more common in Riverside County

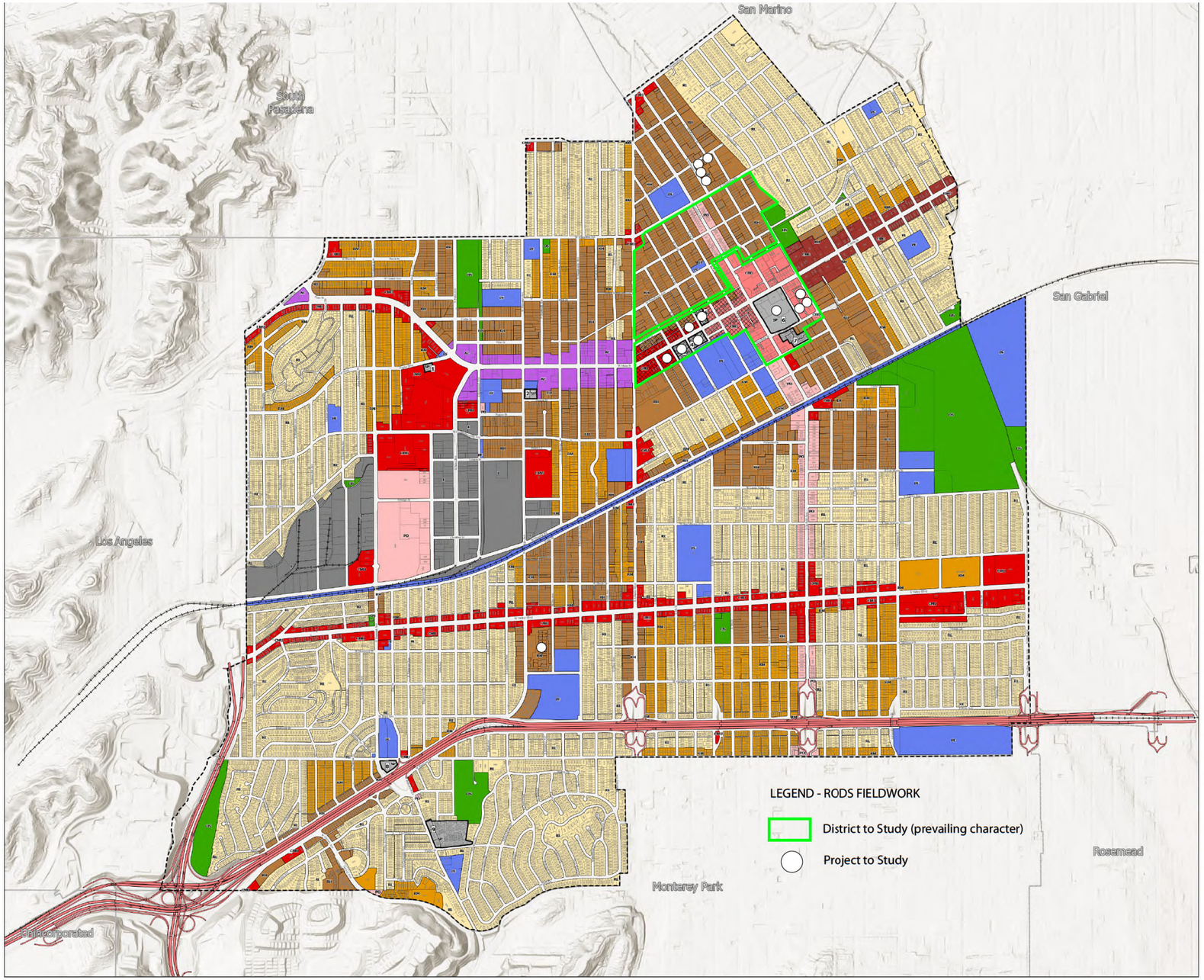


ABAG Objective Design Standards Handbook
This is a well-written, beautifully prepared guidebook for residential and mixed-use projects in the San Francisco Bay Area. The guidebook approaches the biggest issues in objective design standards holistically, with perspectives discussing the economic, design and community planning considerations of using such tools as building types, frontage types, and building modulation standards. It will be a useful resource when evaluating different design standards for the San Gabriel Valley.

Strengths:
- Provides a lot of explanation around the recommended standards, and complements regulatory diagrams with recommended and not recommended photographic examples
- Conducted interviews with developers to determine the impact of different types of objective design standards on economic feasibility
- Standards of particular interest include a more comprehensive list of frontage types, roof standards, and block and open space standards for large sites
- Attempts to classify the Bay Area into PlaceTypes where different standards will apply

Weaknesses:
- Standards and graphics are adapted from form-based codes, which may be more difficult to map on to cities' existing standards
- Mostly focused on high-density development
- Place Type application may be difficult in different jurisdictions

EXHIBIT C



City of Alhambra

Zoning Map

April 2025

MAP FEATURES
- City Boundary Specific Plan
- Boundary
- Railroad
- Freeway
- Ramp

ZONING DESIGNATION
- RL - Residential Low Density
- RM - Residential Medium Density
- RH - Residential High Density
- PO - Professional Office
- CBD - Central Business District
- CMU - Commercial Mixed Use
- EMC - East Main Commercial
- AC - Automotive Commercial
- SP - Specific Plans
- I - Industrial
- PF - Public Facilities
- OS - Open Space

OVERLAY DISTRICTS
- West Main Corridor

SPECIFIC PLANS
1 - 2300 Poplar Boulevard Specific Plan
2 - Marengo and Acacia Specific Plan
3 - Alhambra 5th and Main Specific Plan
4 - Alhambra Pacific Plaza - 300 West Main Street Specific Plan
5 - Casita de Zen Specific Plan
6 - Alhambra Place Specific Plan
7 - Alhambra - 100 Bay State Street Specific Plan
8 - 2500 West Hellman Avenue Specific Plan
9 - 2400 South Fremont Avenue Specific Plan

N W E S

0 0.25 0.5 Miles

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The City of Alhambra makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for information contained in this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

Base map and data from City of Alhambra Planning Division. Direct all inquiries to the City of Alhambra Planning Division at (626) 570-5034 or at planning@alhambraca.gov.

Drawn by Bucknam Infrastructure Group
Created on February 29, 2024

BUCKNAM INFRASTRUCTURE GROUP, INC

Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

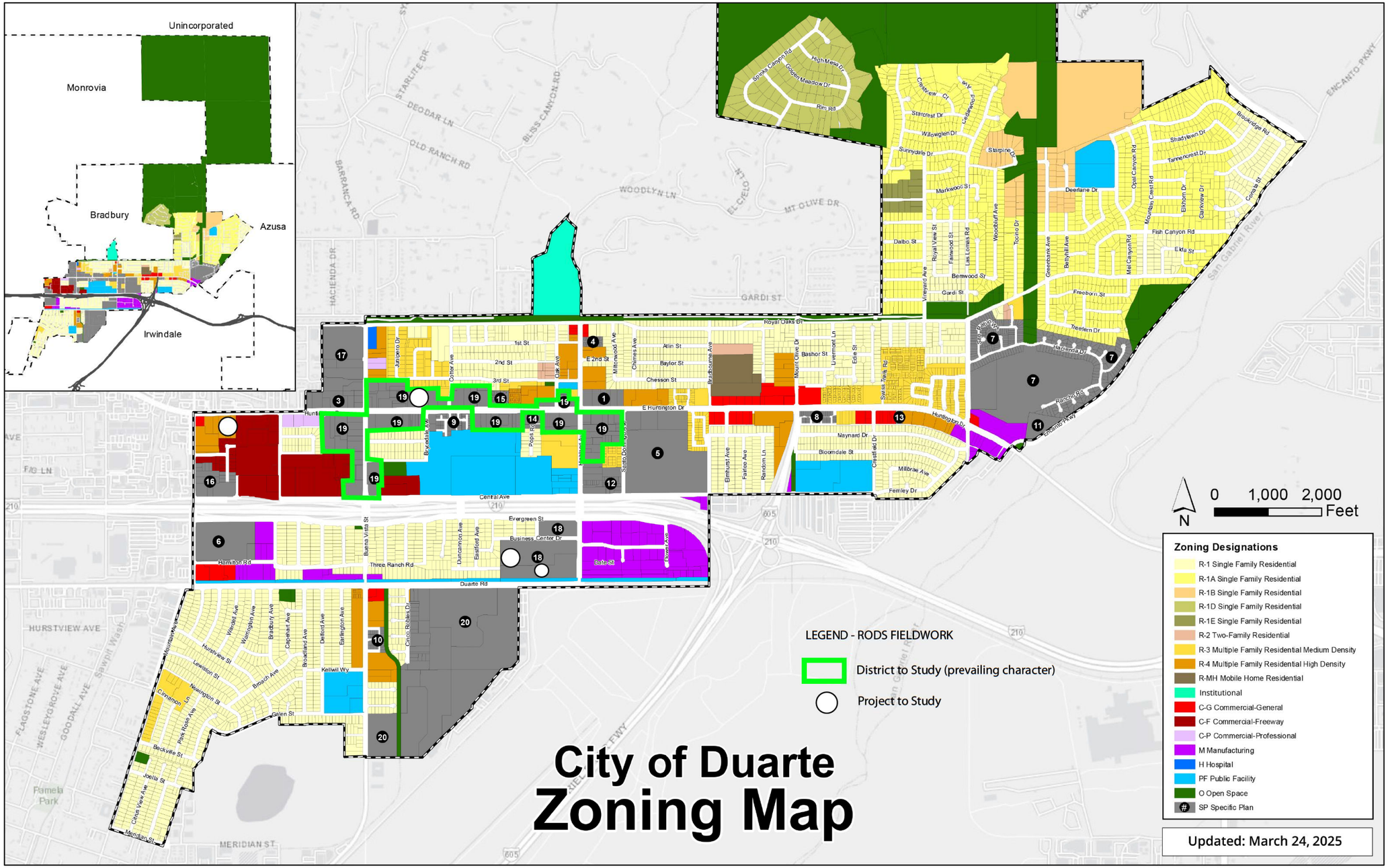
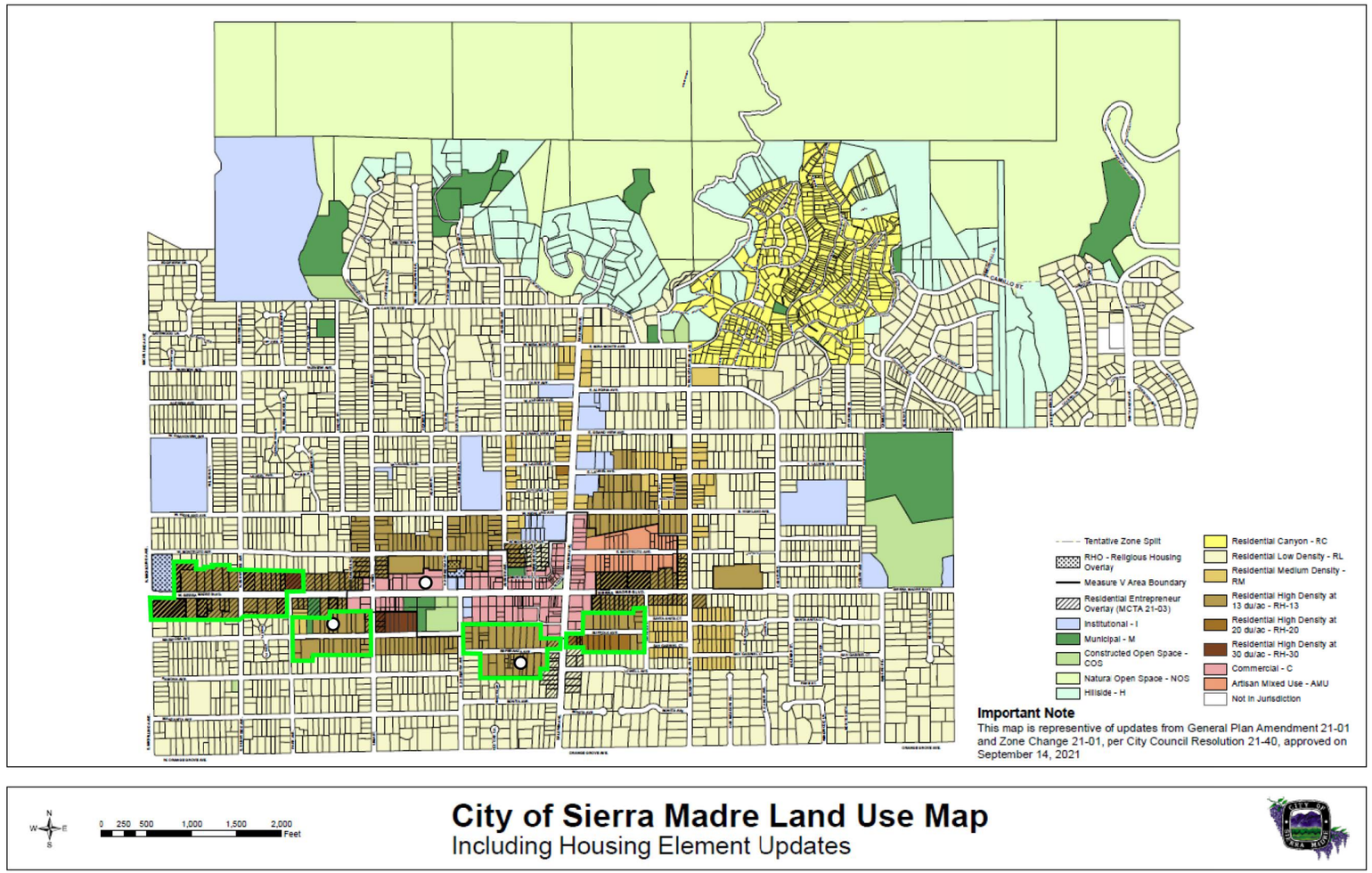


Figure 1-1 Land Use Map



Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

Memo of ODS | The Arroyo Group SGV
COG Objective Design Standards
25 September 2025

EXHIBIT D

ODS FIELDWORK CHECKLIST

The intention of this document is to capture prevalent and community defining architectural features to align with upcoming design standards.
Attach photos for important features.

District
Main St (area around Garfield and just west of garfield)
City: Alhambra

Immediate Observations	Approximate Age of Building	Improvements / Renovations	Overall Condition	Historical Relevance
	1920's - 1950's	Renovations made to many/ façade improvements	Overall Good / Fair	yes

Height	Number of Stories	Estimated Height
	Older Buildings 1-2	15'-20'

Setbacks	Front	Side	Side	Rear
	0'	0'	0'	0'

Building Form	Roof Geometry	Overall Geometry	Building Breaks
	Flat	Boxy	no/ 1 passthrough

Architectural Style	Clearly Discernible Style	Primary Features Associated With Style
	American Commercial	flat roofs, brick, storefront windows, tight commercial spaces

Building Type	Typology
	Single story commercial

Defining Characteristics	Primary Street Facing Features
	Store front windows, recessed entry, corner entry, awnings, Prominent commercial signage

Fenestration and Openings	Doors	Windows	Other Openings
	Street Facing, Recesseced, glass storefront doors	Large store front windows	not clear

Material	Wall	Color	Roof	Hardscape
	Brick/ Stucco	Multi earth tones, shades of beige, brick	tar and gravel	Sidewalk, Cement planters

Landscape Features	Primary Features	Hardscape Features	Softscape Features
	Planters both built in and pots, palm trees	material change/ color	plants, flowers, trees (fair amount)

Primary Elevation	Primary Features	Articulation	Frontage Type	Other
	Signage, parapets, awnings, brick/stucco façades	Minimal variations in storefront spacing, signage scale, and material changes	Shopfront/forecourt	walkable, car-oriented, active commercial/dining

General Notes:

ODS FIELDWORK CHECKLIST

The intention of this document is to capture prevalent and community defining architectural features to align with upcoming design standards.
Attach photos for important features.

District
Main St
City: Alhambra

Immediate Observations	Approximate Age of Building	Improvements / Renovations	Overall Condition	Historical Relevance
	2000's	Well Maintained	Good / Fair	No

Height	Number of Stories	Estimated Height
	Newer Buildings 1-5	20'-60'

Setbacks	Front	Side	Side	Rear
	0'	0'	0'	0'

Building Form	Roof Geometry	Overall Geometry	Building Breaks
	Varied Flat/ Gable Towers	Rectangular geometretrical language, some buildings have geometry interupted by massing components or modular systems	no

Architectural Style	Clearly Discernible Style	Primary Features Associated With Style	
	Spanish Colonial Revival, Art Deco, American Commercial	Arches, Clay tile roofs, stucco walls	flat roofs, brick, large storefront windows

Building Type	Typology
	Podium, Single

Defining Characteristics	Primary Street Facing Features
	Ground Floor Retail, Large Store front windows, recessed entry, corner entry, awnings, Prominent commercial signage

Fenestration and Openings	Doors	Windows	Other Openings
	Street Facing, Recesseced, Corner Entries	Large store front windows	na

Material	Wall	Color	Roof	Hardscape
	Stucco	Multi earth tones, shades of beige, brick	Clay tile when visible	Passthroughs though building breaks

Landscape Features	Primary Features	Hardscape Features	Softscape Features
	Street trees	none consistent	Plantings (very minimal)

Primary Elevation	Primary Features	Articulation	Frontage Type	Other
	Awning, Signage, balcony, window and opening variation	Color variance on facades, plane changes, varied heights, tower uses, fenestration, roof line breaks along parapets	Shopfront	podium parking access from side streets

General Notes:

ODS FIELDWORK CHECKLIST

The intention of this document is to capture prevalent and community defining architectural features to align with upcoming design standards.
Attach photos for important features.

District
RH ZONE
City: Alhambra

Immediate Observations	Approximate Age of Building	Improvements / Renovations	Overall Condition	Historical Relevance
	late 1960's–early 2000's	na	Fair – minor staining, aged stucco	No
Height	Number of Stories	Estimated Height		
	2 stories above tuck-under garage level.	25'		
Setbacks	Front	Side	Side	Rear
	Generally 10-15'	5-10'	5-10'	assume 10-15'
Building Form	Roof Geometry	Overall Geometry	Building Breaks	
	Predominantly gable roofs	Long, narrow massings, boxt structures	Symmetrical facades with central driveway recesses; repetitive architectural rhythms.	
Architectural Style	Clearly Discernible Style	Primary Features Associated With Style		
	Spanish Colonial Revival–inspired, some craftsman	Stucco walls, red tile roofs, arched windows, balconies, Pitched Roof/ Front Porch/		
Building Type	Typology			
	Walk-Up / Courtyard / Podium Hybrid, residential units above garages with central access driveways.			
Defining Characteristics	Primary Street Facing Features			
	Projecting gables, arched window bays, recessed central driveways with garages.			
Fenestration and Openings	Doors	Windows	Other Openings	
	Street Facing, neutral color	Front: multi-pane arched windows; Sides: rectangular sliding	Not Clear	
Material	Wall	Color	Roof	Hardscape
	Smooth stucco finish, light-colored.	Beiges.	Red clay or concrete tiles/ Shingle	Front Steps, Sloped drive entries, curb cuts, retaining walls near driveways.
Landscape Features	Primary Features	Hardscape Features	Softscape Features	
	Shrubs, Grass, Small trees, low maintenance plants	walk way rocks	rocks	
Primary Elevation	Primary Features	Articulation	Frontage Type	Other

ODS FIELDWORK CHECKLIST

The intention of this document is to capture prevalent and community defining architectural features to align with upcoming design standards.
Attach photos for important features.

District
Huntington Dr
City: Duarte

Immediate Observations	Approximate Age of Building	Improvements / Renovations	Overall Condition	Historical Relevance
	1950's-1980's	Partial: some repainting, modern signage, minor repairs or remodels	Fair: roof and façades show wear; signage and landscaping are maintained	City Hall?

Height	Number of Stories	Estimated Height
	1,2	15'-20'

Setbacks	Front	Side	Side	Rear
	20'	10'	10'	15'

Building Form	Roof Geometry	Overall Geometry	Building Breaks
	Gable, Low pitch hip	Boxy/ eculidean	none to minimal

Architectural Style	Clearly Discernible Style	Primary Features Associated With Style	
	Spanish Colonial	Arches, Clay tile roofs, stucco walls	

Building Type	Typology
	Commercial, strip mall, motel apartment

Defining Characteristics	Primary Street Facing Features
	Spanish features, decorative parapet, street/car oriented commercial

Fenestration and Openings	Doors	Windows	Other Openings
	Aluminum/glass storefront, neutral colors	Small to medium, recessed, rectangular	none observed

Material	Wall	Color	Roof	Hardscape
	Stucco, Tile details	Beige / Off-white	Clay tile	Concrete sidewalks, asphalt lots

Landscape Features	Primary Features	Hardscape Features	Softscape Features	
	Palm trees, shrubs	Concrete paths, driveways	Grass patches, small hedges	Minimal

Primary Elevation	Primary Features	Articulation	Frontage Type	Other
	Recessed entries, canopy	Minimal depth or plane changes, typical articulation coming from overhangin pitch of roof or some sort of parapet feature	Commercial Storefront, Parking lots	podium parking access off main street

General Notes:
walkable, strip mall, small-town, typical spanish style homes and commerical buildings, some ranch style/townhome

ODS FIELDWORK CHECKLIST

The intention of this document is to capture prevalent and community defining architectural features to align with upcoming design standards.
Attach photos for important features.

District
Esperanza Ave/Suffolk Ave
City: Sierra Madre

Immediate Observations	Approximate Age of Building	Improvements / Renovations	Overall Condition	Historical Relevance
	1950's-1980's	Minimal, some repainting, possible rennovations	Fair: overall well kept, signs od age but maintained well	possible

Height	Number of Stories	Estimated Height
	2	20'-25'

Setbacks	Front	Side	Side	Rear
	15'	5'	5'	not clear

Building Form	Roof Geometry	Overall Geometry	Building Breaks
	Gable,	Boxy/ eculidean	breaks in cases for some townhome style homes

Architectural Style	Clearly Discernible Style	Primary Features Associated With Style	
	Spanish Colonial / Ranch Style	Arches, Clay tile roofs, stucco walls	Brick base, shingled upper façade, symmetrical fenestration

Building Type	Typology
	Apartment (2-story)/ multi-family residential

Defining Characteristics	Primary Street Facing Features
	Walkways/steps, street oriented doors, windows, planting, driveways visible, dense evergreen screening

Fenestration and Openings	Doors	Windows	Other Openings
	Typical residential front doors (varied windows)/ some cases iron gate	Small to medium, sliders/double hung	none observed

Material	Wall	Color	Roof	Hardscape
	Stucco, brick	Beige / Off-white/ blues	Clay tile/ Shingle	Concrete sidewalks, Walkways, Steps, Driveways

Landscape Features	Primary Features	Hardscape Features	Softscape Features
	Hedges, Trees, Lawns	Concrete paths, driveways, Steps, Walkways	Lawn strips, roses, bushes

Primary Elevation	Primary Features	Articulation	Frontage Type	Other
	Flat façade with central entry, raised yards, brick and material change on façade	Minimal plane change, Some Articulation with balconies and gable protrutions	Stoop, Yard	

Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

Memo of ODS | The Arroyo Group
SGV COG Objective Design Standards
25 August 2025

EXHIBIT E

ODS FIELDWORK CHECKLIST
The intention of this document is to capture prevalent and community defining architectural features to align with upcoming design standards.
Attach photos for important features.

Project
116 Mclean St
City: Alhambra

similar façade to 630 stoneman, simpler in detail as far as projections and greening

Immediate Observations	Approximate Age of Building	Improvements / Renovations	Overall Condition	Historical Relevance
	2000's	maintained no singificant changed noticed	Good, Maintained façade and landscaping	No

Height	Number of Stories	Estimated Height
	2	25'-30'

Setbacks	Front	Side	Side	Rear
	20'	10'	10'	10'

Building Form	Roof Geometry	Overall Geometry	Building Breaks
	Gable	Boxy	between homes

Architectural Style	Clearly Discernible Style	Primary Features Associated With Style
	Spanish	Red clay roof tiles, arched entries, stucco and stone veneer

Building Type	Typology
	Townhouse

Defining Characteristics	Primary Street Facing Features
	entry stoop projection, gables, landscaped walkways, symmetrical units

Fenestration and Openings	Doors	Windows	Other Openings
	Street facing arched dark wood, decorative glass	multi pane, recessed symmetriccal	not clear

Material	Wall	Color	Roof	Hardscape
	Stucco with stone veneer	Warm beige with earth tone	Clay Tile	Concrete drive, steps, retaining walls, gate

Landscape Features	Primary Features	Hardscape Features	Softscape Features
	Shrubs, hedges, trees	Walkways/ steps, planters	Flower beds, low hedges, ground cover wood chips

Primary Elevation	Primary Features	Articulation	Frontage Type	Other
	Arched entries, symmetrical windows, tile rooflines	Plane changes, use of recess and projection in the vertical elements	Stoop	1/2 subterranean parking access off main street

Evaluation:
Strengths: Appropriate openings for the Spanish architectural style Weaknesses: High planters/landscaping percentage reducing usability,Lacking in ornamentation or detail, e.g. wrought iron,Position of the open space is a little too open to the street; could have recessed entry, trellis element, or more enclosed with buildings. Lack of privacy.

ODS FIELDWORK CHECKLIST

The intention of this document is to capture prevalent and community defining architectural features to align with upcoming design standards.
Attach photos for important features.

Project
102 Mclean St
City: Alhambra

Immediate Observations	Approximate Age of Building	Improvements / Renovations	Overall Condition	Historical Relevance
	2000's	New/ well maintained	Good / well maintained	No

Height	Number of Stories	Estimated Height
	2	25'

Setbacks	Front	Side	Side	Rear
	10'	5-10'	5-10'	5'-10'

Building Form	Roof Geometry	Overall Geometry	Building Breaks
	Gable	Rectilinear geometrical language, repeating elements, rectangular blocks with linear moduluation.	between homes

Architectural Style	Clearly Discernible Style	Primary Features Associated With Style
	Craftsman	Pitched Roof/ Front Porch/ Tapered Columns/ Lap Siding

Building Type	Typology
	Townhouse

Defining Characteristics	Primary Street Facing Features
	Porches/ gables/ window, columns/ walkway

Fenestration and Openings	Doors	Windows	Other Openings
	Street Facing, neutral color	multi pane, recessed symmetriccal	not clear

Material	Wall	Color	Roof	Hardscape
	Lap Siding	Shades of beige	Shingle	Front Steps, stone veneer

Landscape Features	Primary Features	Hardscape Features	Softscape Features
	Shrubs, hedges	material change/ color	Flower beds, low hedges, ground cover wood chips

Primary Elevation	Primary Features	Articulation	Frontage Type	Other
	Gable details, columns stone veneer, almost arcade like porch windows and door façade over very symmetrical and organized	Upper floors stepped back from façade, Plane changes, varied heights, tower use, fenstration	Porch/ Stoop	1/2 subterranean parking access off main street

Evaluation:
Strengths: Clear Craftsman style, second level pop-outs, exposed gable beams, detailed gable transitions, tapered porch posts, brick piers with caps, white corner trim, consistent window and corner detailing, subterranean parking, driveway median softens apron, landscape buffer at patios Weaknesses: Shallow or faux porches lacking weather protection, unactivated center courtyard, faux porches not functional, 6x6 or 8x8 planters (underutilized)

ODS FIELDWORK CHECKLIST

The intention of this document is to capture prevalent and community defining architectural features to align with upcoming design standards.
Attach photos for important features.

Project
1419 Benito Ave
City: Alhambra

Immediate Observations	Approximate Age of Building	Improvements / Renovations	Overall Condition	Historical Relevance
	2010's	New Development	Good	No

Height	Number of Stories	Estimated Height
	3	35'-40'

Setbacks	Front	Side	Side	Rear
	15'	5-10'	5-10'	10'

Building Form	Roof Geometry	Overall Geometry	Building Breaks
	Gable, hipped	Boxy/ Vertical	Recessed entries and balconies at each level; façade steps back at upper floors

Architectural Style	Clearly Discernible Style	Primary Features Associated With Style	
	Contemporary spanish	Stucco, clay tile accents, arched entries, iron balcony railings, stone veneer	

Building Type	Typology
	Walk-up, Townhouse/ multi-family

Defining Characteristics	Primary Street Facing Features
	Balconies, arched recessed entries, alternating materials (stucco & stone), small private patios

Fenestration and Openings	Doors	Windows	Other Openings
	Street-facing, solid, earth-tone, recessed	Flush and recessed, white-framed, double-hung & sliding	Recessed balconies, vent openings

Material	Wall	Color	Roof	Hardscape
	Stucco and stone veneer cladding	Beige, tan, natural stone□	Clay tile	Walkways, entry steps, raised planters

Landscape Features	Primary Features	Hardscape Features	Softscape Features
	Small trees, structured hedges	Concrete walkways, raised walls	Grass, low shrubsm, low maintenance planting

Primary Elevation	Primary Features	Articulation	Frontage Type	Other
	Covered balconies, arched entries, stone/stucco contrast□	Varied planes, recessed and protruding elements, textured materials	Porch, yard, balcony	Low garden walls, separated unit entries, no visible utility elements

Evaluation:
Strengths: Sufficient building modulation, shed roof at primary entry with arched opening, decorative ironwork and awnings compatible with Spanish style, consistent use of Spanish elements like tile vents, arched openings, single-leaf wood entry door Weaknesses: very repetitive with minimal variation across 900 ft block, no public access or breaks along frontage, scattered and disjointed layout, weak corner definition, ineffective third-story stepback, lacks base/middle/top organization, repetitive square modules create monotonous rhythm, heavy and overwhelming cinder block and split-face walls, no clear frontage for unit entries, oversized cornices and window details, unbalanced porch covers, inconsistent application of Spanish style, lacks asymmetry and shape variety, underscaled window shutters

ODS FIELDWORK CHECKLIST

The intention of this document is to capture prevalent and community defining architectural features to align with upcoming design standards.
Attach photos for important features.

Project
630 Stoneman
City: Alhambra

Immediate Observations	Approximate Age of Building	Improvements / Renovations	Overall Condition	Historical Relevance
	2000's	New/ well maintained	Good	No

Height	Number of Stories	Estimated Height
	2	25'-30'

Setbacks	Front	Side	Side	Rear
	20'	5-10'	5-10'	5'-10'

Building Form	Roof Geometry	Overall Geometry	Building Breaks
	Gable	Boxy	between homes

Architectural Style	Clearly Discernible Style	Primary Features Associated With Style	
	Spanish	Red clay roof tiles, arched entries, stucco and stone veneer	

Building Type	Typology
	Townhouse

Defining Characteristics	Primary Street Facing Features
	entry stoop projection, gables, landscaped walkways, symmetrical units

Fenestration and Openings	Doors	Windows	Other Openings
	Street facing arched dark wood, decorative glass	multi pane, recessed symmetriccal	not clear

Material	Wall	Color	Roof	Hardscape
	Stucco with stone veneer	Warm beige with earth tone	Clay Tile	Concrete drive, steps, retaining walls, gate

Landscape Features	Primary Features	Hardscape Features	Softscape Features
	Shrubs, hedges, trees	Walkways/ steps, planters	Flower beds, low hedges, ground cover wood chips

Primary Elevation	Primary Features	Articulation	Frontage Type	Other
	Arched entries, symmetrical windows, tile rooflines	Plane changes, use of recess and projection in the vertical elements	Stoop	1/2 subterranean parking access off main street

Evaluation:

Strengths:
Provides architectural details that are consistent with the selected Spanish style, including tile decorative vents, arched openings, and a single-leaf solid wood door at the primary entry.

Weaknesses:
Proportions are a bit off; cornices are too large and visually dominant. Porch cover and window details are oversized and appear unbalanced relative to the building massing. There is a lack of consistency in the application of the architectural style—Spanish architecture typically embraces asymmetry and a mix of shapes, which is not well-reflected here. The overall composition of the façade feels disorganized. Window shutters are not appropriately scaled to the window openings.

ODS FIELDWORK CHECKLIST

The intention of this document is to capture prevalent and community defining architectural features to align with upcoming design standards.
Attach photos for important features.

Project / District (circle one): Casita de Zen Specific Plan
Street (for districts): West Main Street & North 3rd Street
City: Alhambra

Immediate Observations	Approximate Age of Building	Improvements / Renovations	Overall Condition	Historical Relevance
	2015	*Semi-private interior wall finish improvments*	*Good*	*No Historical Relevance*

Height	Number of Stories	Estimated Height
	5	*55 - 60 ft.*

Setbacks	Front	Side	Side	Rear
	1 foot	*1 to 3 feet (street side)*	*0 feet (interior side)*	*6 feet*

Building Form	Roof Geometry	Overall Geometry	Building Breaks
	Gable & Hipped roofs	*Vertical*	*1 to 3-foot depth for every 10 feet @ ground level* *6-foot depth for every 10 to 20 feet @ 2nd – 4th floors* *3-foot depth for every 30 feet @ 5th floor*

Architectural Style	Clearly Discernible Style	Primary Features Associated With Style
	Spanish Revival	*Arched openings, heavy roofing, upper level balconies, ironwork, wide range of opening sizes, emphasis on overall structural mass*

Building Type	Typology
	Podium with garage and commerial at ground level and residential and courtyard at upper levels

Defining Characteristics	Primary Street Facing Features
	Open trellis structures, decorative railing, fence, and grilles, decorative gable vents, and corner rotunda

Fenestration and Openings	Doors	Windows	Other Openings
	Street facing or arcade facing, black and grey aluminum door frame, double swing at street level and sliding at balconies	*3x4 sliding, 2x casements, and garden windows, flush with detailed reveals or thickened surround, proportioned per interior program*	*Graden window and prefabricated garage grille/railing for fresh air intake.*

Material	Wall	Color	Roof	Hardscape
	Smooth stucco, 1" stucco reveals, course belt trim between 4th and 5th floor, stucco columns	*Grey, tan, and white walls; green roof fascias; black and brown ironwork, brown wood elements, and black and grey windows and doors*	*Red slate roof tiles with half-round edges. Soffit underside of roof eave (boxed)*	*Scored and colored concrete*

Landscape Features	Primary Features	Hardscape Features	Softscape Features
	Vines on courtyard trellis, perimeter landscape screening, and shrub/green walls	*Concrete walkways and driveway*	*Gravel in landscape areas at ground level*

Primary Elevation	Primary Features	Articulation	Frontage Type	Other
	Pop-out balconies, corner rotunda, void at upper levels due to open courtyard.	*Material Changes at windows and at different floor levels, Changes in Plane vertically due to balconies, stairswells, courtyards, or primary entry points. Proportions of Openings to Wall is larger at ground level then upper levels.*	*Shopfront and residential lobby, Arcade to parking and retail/resturants, and covered dining areas, and open parking garage at ground level*	*Decorative fencing, awning, exterior seating, art feature, and exterior light fixtures, Utiitiy Location at roof*

Evaluation:

Strengths:
Residential portion of facade seems good, level of modulation may be appropriate

Weaknesses:
Not consistent enough between podium & residential area (no common language of forms)
corner turret may be the wrong move; not large enough to be usable on the ground floor & not enough separation; moved the entry from its intended location at the corner,roof is too busy, Would have been better to break massing on Main - crowds street too much?

Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

ODS FIELDWORK CHECKLIST

The intention of this document is to capture prevalent and community defining architectural features to align with upcoming design standards.
Attach photos for important features.

Project / District (circle one): Alhambra Pacific Plaza - 300 West Main Street Specific Plan
Street (for districts): West Main Street & South 3rd Street & 4th Street
City: Alhambra

Immediate Observations	Approximate Age of Building	Improvements / Renovations	Overall Condition	Historical Relevance
	2016	Commerical signage and awning improvements	Good	No Historical Relevance

Height	Number of Stories	Estimated Height
	5	55 - 60 ft.

Setbacks	Front	Side	Side	Rear
	3-15 foot	3 -6 feet (street side)	3-6 feet (street side)	25 feet

Building Form	Roof Geometry	Overall Geometry	Building Breaks
	Shed & Hipped roofs	Vertical with mass podium	3 to 15-foot depth for every 15 feet @ ground level 2-foot depth for every 10 to 20 feet @ upper floors

Architectural Style	Clearly Discernible Style	Primary Features Associated With Style
	Mediterranean	Arched openings, barrel roofing, upper level balconies, heavy base, emphasis on wall and window details

Building Type	Typology
	Podium with garage and commerial at ground level and residential and courtyard at upper levels

Defining Characteristics	Primary Street Facing Features
	Trellis structures, decorative railing, decorative trim and course belt, and corner rotunda

Fenestration and Openings	Doors	Windows	Other Openings
	Street facing or Arcade facing, Silver aluminum door frame, Double swing at street level and sliding at balconies	3x4 to 4x5 sliding and 2x3 single-hung, flush with stucco surround trim, organized in a serial rythum	Square openings for garage fresh air intake, and 15-20 foot tall storefront windows with grids

Material	Wall	Color	Roof	Hardscape
	Smooth stucco, stone base that wraps around the ground floor, 1" stucco reveals, course belt trim, cornice trim, stucco band & decorative trim	Grey, tan, and white walls; red awnings; black ironwork, green/brown trellis, and white windows and door frames	Terracotta-colored Barrel roof tiles with half-round edges. Soffit underside of roof eave (boxed)	Scored concrete

Landscape Features	Primary Features	Hardscape Features	Softscape Features
	Potted plants along public sidewalk	Concrete walkways and driveway	Planting at ground level

Primary Elevation	Primary Features	Articulation	Frontage Type	Other
	Recessed balconies, corner rotunda (octagon shape), side entrance plaza / public amenities space	Material Changes at storefront base and building modulations, Changes in Plane due to balconies, grouped windows, and primary entry points, Proportions of Openings to Wall is larger at ground level then upper levels.	Storefront, Public plaze with Arcade to parking and residential lobby, and uncovered dining areas, and open parking garage at ground level facing the rear	Decorative railing, fabric awnings and metal canopies, public seating/ art feature, and exterior light fixtures. Utitiy Location at roof

Evaluation:

Strengths:
More attention to storefront details, awnings, bulkhead, datum line at top of the podium, Clear base/middle/top, Stepback helps,
Intent with trim and material change - around archways, vertical modules

Weaknesses:
Plazas are not as useable (shallow)
Entry was moved from the indicated/designed location

ODS FIELDWORK CHECKLIST

The intention of this document is to capture prevalent and community defining architectural features to align with upcoming design standards.
Attach photos for important features.

Project / District (circle one): Plaza on Main
Street (for districts): West Main Street & South 4th Street & 5th Street
City: Alhambra

Immediate Observations	Approximate Age of Building	Improvements / Renovations	Overall Condition	Historical Relevance
	1926 (305 W Main St) 1999 (369 W Main St)	Storefronts & Bulkhead renovations	Moderate	305 W Main St - No Historical Relevance 369 W Main St - No Historical Relevance

Height	Number of Stories	Estimated Height
	5	55 ft.

Setbacks	Front	Side	Side	Rear
	0 - 6 inches	1 feet (street side)	0 feet (interior side)	0 feet (facing alley)

Building Form	Roof Geometry	Overall Geometry	Building Breaks
	Flat roofs	Staggered Mass / Modular	1-5-foot depth for every 15 feet @ ground level 1-foot depth for every 20 feet @ upper floors

Architectural Style	Clearly Discernible Style	Primary Features Associated With Style
	Artdeco (305 W Main St) Contemporary (369 W Main St)	Geometric forms and details, symmetrical building mass (305 W Main St) Arched openings, geometric shapes (369 W Main St)

Building Type	Typology
	Horizontal simple block (305 W Main St) Podium with garage and commerial at ground level and residential with central courtyard (369 W Main St)

Defining Characteristics	Primary Street Facing Features
	Simple horziontal railing, fabric awnings, and rounded corner entrance

Fenestration and Openings	Doors	Windows	Other Openings
	Street facing, Horziontal arcade, Double swing storefronts at street level and sliding at balconies	3x4 fixed, vertical serial rythem (305 W Main St) 3x4 - 4x4 sliding, (369 W Main St)	Square openings for garage fresh air intake, and 15-20 foot tall storefront windows with grids

Material	Wall	Color	Roof	Hardscape
	Stucco and Reflective Tile, stucco reveals, iron work	Red, grey, tan, and brown walls; blue awnings; red and brown ironwork, white windows and door frames	Flat roofs, parapet with no ornimentation, simple cornice	Concrete

Landscape Features	Primary Features	Hardscape Features	Softscape Features
	Vines growning on metal trellis	Concrete walkways and driveway	Planting at ground level

Primary Elevation	Primary Features	Articulation	Frontage Type	Other
	Fabric awnings (305 W Main St) Recessed balconies, arched openings, curved corner facade (369 W Main St)	Material Changes at podium and organized horizontally, Changes in Plane due to balconies and upper floors which are stepped back, Proportions of Openings to Wall is low	Large spans of Storefront, Arched openings at entry, breeze way at corner	Geometrical railing and grilles and fabric awnings, Utitiy Location at roof

Evaluation:

Strengths:
Landscaping frames paseo, open paseo into site. Storefronts at paseo are less framed
Clear material transition base/middle/top
Four stories no setback
Transition into plaza

Weaknesses:
Bulkhead couldve been a more textured material. Overall stucco on ground floor is not too bad, because it has diferent shades and lines through it.
Roughly 100' wide simple box form on Main St is good, but 150' simple box form on 3rd St may be too long.

Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

ODS FIELDWORK CHECKLIST

The intention of this document is to capture prevalent and community defining architectural features to align with upcoming design standards.
Attach photos for important features.

Project / District (circle one): Alhambra 5th and Main Specific Plan
Street (for districts): West Main Street & South 4th Street & 5th Street
City: Alhambra

Immediate Observations	Approximate Age of Building	Improvements / Renovations	Overall Condition	Historical Relevance
	2012	Semi-private interior wall finish improvments	Good	No Histrical Relevance

Height	Number of Stories	Estimated Height
	4	50- 55 ft.

Setbacks	Front	Side	Side	Rear
	1 - 15 feet	1 ft (street side)	1 feet (interior side)	15 feet

Building Form	Roof Geometry	Overall Geometry	Building Breaks
	Hipped and Flat roofs	Combination of Vertial and Box mass	1-foot depth for every 10 feet @ ground level 1 to 6-feet depth for every 10 feet @ upper floors

Architectural Style	Clearly Discernible Style	Primary Features Associated With Style
	Mediterranean	Arched openings, barrel roofing, upper level balconies, heavy base, emphasis on column, window, and roof details

Building Type	Typology
	Semi-Podium with ground floor commerical storefronts and residential lobby entrances

Defining Characteristics	Primary Street Facing Features
	Corner entry, side plaza, landscape buffer between street and sidewalk, focal landscape features

Fenestration and Openings	Doors	Windows	Other Openings
	Commercial doors are Street Facing, residential are facing courtyard, black aluminum door / storefront frames	30"x48" hung windows, flush with stucco surround trim, proportions are small and similar throughout	Garage openings with metal grille

Material	Wall	Color	Roof	Hardscape
	Stucco walls, course belt, cornice, bracket details, surround trim	Multi-color, color focused on window groups, different color for base	Red clay tile, flat parapet roofs	Scored concrete and pavers

Landscape Features	Primary Features	Hardscape Features	Softscape Features
	Potted plants and ground shrubs	Scored concrete and brick pavers at courtyard	Shrubs on dirt at side yards

Primary Elevation	Primary Features	Articulation	Frontage Type	Other
	Metal canopies along sidewalks, recessed and extended balconies, metal awnings	Material change at the base stucco to smooth concrete, Changes in Plane at corners and at open plaza, Proportions of Openings to Wall is well balanced	Shopfront along the street sides, Residnetial Lobby and covered porch at courtyard, and at grade covered parking in the rear	Prefabricated decorative fencing, railing, and grilles, Utilitiy Location at roof, No public seating, Courtyard semi-private seating

General Notes:
North side, between 4th and 3rd Streets, Feels very bottom-heavy, No consistency between podium and upper levels,Lack of trim/changing material at balconies, Retail not inviting: lacks articulation, simple columns, low transparency, too dar. Corner residential units need more transparency and exposure to both sides,Arcade dimension is too narrow

ODS FIELDWORK CHECKLIST

The intention of this document is to capture prevalent and community defining architectural features to align with upcoming design standards.
Attach photos for important features.

Project / District (circle one): Alhambra Regency Plaza
Street (for districts): West Main Street & South 5th Street & 6th Street
City: Alhambra

Immediate Observations	Approximate Age of Building	Improvements / Renovations	Overall Condition	Historical Relevance
	2004	No improvements or renovations	Good	No Histrical Relevance

Height	Number of Stories	Estimated Height
	5	55-60 ft.

Setbacks	Front	Side	Side	Rear
	0 to 20 feet	1 to 2 feet (street side)	1 to 3 feet (street side)	10 feet

Building Form	Roof Geometry	Overall Geometry	Building Breaks
	Gable & Flat roofs	Staggered Mass / Modular	10-feet depth for every 10 to 20 feet @ ground level 6-foot depth for every 10 feet @ 2nd – 4th floors 1-foot depth for every 10 to 20 feet @ 5th floor

Architectural Style	Clearly Discernible Style	Primary Features Associated With Style
	Contemporary	Geometric building forms, symmetrical building mass, emphasized grid system

Building Type	Typology
	Podium with commercial and garage at ground level, residential and amenities on top

Defining Characteristics	Primary Street Facing Features
	Arcade, breeze way, side and corner plaza area, fixed seating, and metal trellis structures

Fenestration and Openings	Doors	Windows	Other Openings
	Street Facing for commerical and residnetial lobby, double doors for commerical and sliding for balconies, silver color, aluminum	3x5 and 5x5 sliding with fixed bottom, flush with trim top, Proportion is similar in height varies in width	Arched fixed upper window and arched garage openings

Material	Wall	Color	Roof	Hardscape
	Stucco and tile wall finish, course belt and Cornice	Multi-color with white, pink, and brown walls, white trim, blue railing, grilles and trellis	Flat parapet roof and staning seam metal roof on gable, white cornice and blue metal roof	Scored colored concrete, diamond shape

Landscape Features	Primary Features	Hardscape Features	Softscape Features
	Focal planters at plaza, potted plants, and ground level planting	Scored colored concrete with decroative geometic design	Planters at grade

Primary Elevation	Primary Features	Articulation	Frontage Type	Other
	Horiztonal trim details on walls and columns, covered arcade and open plaza walkways, trellis structures, and recessed balconies	Material Changes at bulkhead level, Changes in Plane at plaza and openings, Proportions of Openings to Wall are well-balanced	Shopfront along sidwalks and facing the plaza, residential lobby at arcade, at grade parking located at the rear	Prefabricated fence and grilles for garage, Utilitiy Location on the roof, and public seating with canopy

Evaluation:
Strengths: Consistent use of shapes, between 5th and 6th St, color palette is pastels — of its time, planter buffer at the landscaping makes sense + outdoor dining (only uses that work) Weaknesses: Too much stepping back — overly complex, not needed along the whole block, reads as a four-story building, could have more awnings, colored or stamped concrete to differentiate the plaza from the sidewalk.

ODS FIELDWORK CHECKLIST

The intention of this document is to capture prevalent and community defining architectural features to align with upcoming design standards.
Attach photos for important features.

Project Solana/ Esperanza
1750 Fasana Rd
City: Duarte

Immediate Observations	Approximate Age of Building	Improvements / Renovations	Overall Condition	Historical Relevance
	2020's	New	Good	No

Height	Number of Stories	Estimated Height
	5	60'-65'

Setbacks	Front	Side	Side	Rear
	5'-10' (landscaped)	0'-5'	0'-5'	20' / not clear

Building Form	Roof Geometry	Overall Geometry	Building Breaks
	Flat	Boxy/ Vertical modulation	Massing articulation with breaks, open space breaks along façade

Architectural Style	Clearly Discernible Style	Primary Features Associated With Style	
	Contemporary/ Urban modern	Metal panel cladding, exposed steel framing, large storefront glazing	

Building Type	Typology
	Podium Apartment (Leasing/amenity at ground, parking behind)

Defining Characteristics	Primary Street Facing Features
	varied cladding textures, deep entry recesses, retail-scale glazing, balconies, Large Signage

Fenestration and Openings	Doors	Windows	Other Openings
	Commercial-grade glass double doors at leasing office, other entry to amentiy and courtyards along street	Modern windows, flush and recessed; some double and some singular□	Recessed balconies, no visible skylights

Material	Wall	Color	Roof	Hardscape
	Metal siding, Cement	Multi-color scheme (dark gray, beige, burgundy red, black trim)	Tar and gravel	Concrete sidewalk, curb ramps, integrated tree wells

Landscape Features	Primary Features	Hardscape Features	Softscape Features
	Small street trees, structured landscaping	Concrete sidewalks, tree grates	Decorative grasses, shrubs, small planters near entry

Primary Elevation	Primary Features	Articulation	Frontage Type	Other
	Metal/wood vertical siding, large glass lobby, balconies	Material/plane changes, offset balconies, vertical massing breaks	Lobby	Large signage, directional signage to parking

Evaluation:

Strengths:
Clear and even distribution of building block widths, consistent use of steel/industrial aesthetic, massing is broken up at an appropriate rhythm, clear horizontal datum and window organization, emphasized building corners with stark colors and corner balconies, wraparound human-scale canopy at corners, complementary and well-coordinated color and materials palette, large freeway sign hides parking, ground-floor open spaces on some frontages, sufficient landscape buffer between private patios and sidewalk.

Weaknesses:
Building crown lacks roofline breaks or modulation, individual unit entries at ground level lack articulation and character, frontages are dominated by solid privacy walls, unclear how frontage types were incorporated, overall building height lacks variation.

ODS FIELDWORK CHECKLIST

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Project
1413 Huntington Dr
City: Duarte

Immediate Observations	Approximate Age of Building	Improvements / Renovations	Overall Condition	Historical Relevance
	2000's	New	Good	No

Height	Number of Stories	Estimated Height
	4	45'-55'

Setbacks	Front	Side	Side	Rear
	5'-8'	0'-5'	0'-5'	15'-20'

Building Form	Roof Geometry	Overall Geometry	Building Breaks
	Flat	Boxy	60' break

Architectural Style	Clearly Discernible Style	Primary Features Associated With Style	
	Contemporary	Brick/stucco contrast, symmetrical facade, defined window framing, cornice details	

Building Type	Typology
	Podium (mixed-use or multi-family over parking)

Defining Characteristics	Primary Street Facing Features
	Tall street-level retail windows, balconies, pedestrian-friendly entrance, vertical brick columns

Fenestration and Openings	Doors	Windows	Other Openings
	Street-facing glass entries (retail)	Repetitive double-hung style, flush	Balconies on 2nd & 3rd floors

Material	Wall	Color	Roof	Hardscape
	Stucco and brick	Multi-color (tan, olive green, brown)	Tar and gravel	sidewalk, curb planters

Landscape Features	Primary Features	Hardscape Features	Softscape Features
	Street trees in grates	Concrete sidewalks, curb planters	Small planting beds (minimal)

Primary Elevation	Primary Features	Articulation	Frontage Type	Other
	Brick columns, balconies, defined window cornices	Material changes, plane shifts at balconies, color banding	Shopfront	podium parking access off main street

Evaluation:

Strengths:
Use of decorative paving materials to highlight plazas and commercial frontage, Use of multiple materials that are durable, Variation of metal canopies over storefronts that are human scale and consistent with the overall building character. Use of cornice or crown details that create horizontal breaks in the building mass while adding detail to the façade.
Horizontal articulation/modules are OK, plaza is a good size and user-friendly with a central public art element, commercial and parking entrances are clearly indicated, lacks upper-floor modulation and roofline variation

Weaknesses:
Lack of depth and little definition defined by recessed openings and building façade modulation.
Parking garage entrance takes up a lot of usable storefront space. Parking garage should be located on the secondary or tertiary frontage.

ODS FIELDWORK CHECKLIST

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Project
1200 Olivia Court
City: Duarte

Immediate Observations	Approximate Age of Building	Improvements / Renovations	Overall Condition	Historical Relevance
	2010's	New	Good	No

Height	Number of Stories	Estimated Height
	3	35'-45'

Setbacks	Front	Side	Side	Rear
	15'	0'-5'	0'-5'	20'? (measured on google maps, could be less just built to 20' for car access)

Building Form	Roof Geometry	Overall Geometry	Building Breaks
	Gable	Euclidean with projections	Breaks for courtyard and garage on lot

Architectural Style	Clearly Discernible Style	Primary Features Associated With Style	
	Mediterranean / Spanish Revival	Red tile roof, arched entryway, stucco walls, shuttered windows, simple ornamentation	

Building Type	Typology
	Walk-Up Townhomes (Garages Below)

Defining Characteristics	Primary Street Facing Features
	Repetitive gable roofs, decorative shutters, entry arches, stucco cladding, private garage entries

Fenestration and Openings	Doors	Windows	Other Openings
	Residential-scale entry doors, garage doors□	Multi-pane horizontal windows; some projecting bay windows; small punched windows	Small arched entry recess; no balconies or skylights visible

Material	Wall	Color	Roof	Hardscape
	Smooth stucco exterior	Cream / beige with darker accents	Red clay tile	Paver driveways, concrete sidewalk, garage access

Landscape Features	Primary Features	Hardscape Features	Softscape Features
	Formal entry landscaping with hedges and sign	Paver driveway, concrete sidewalk	Shrubs, groundcover, small trees, flowering beds

Primary Elevation	Primary Features	Articulation	Frontage Type	Other
	Arched entry, window shutters, projecting bays	Roof projections, bay windows, recessed entries	at grade entry	Neighborhood signage (OLIVA), minimal fencing

Evaluation:

Strengths:
Provides window details consistent with selected architectural style, pop-outs create depth and break up building mass, pop-outs compatible with Spanish architecture, well-distributed elements like iron grilles, awnings, shutters, and attic vents, sufficient landscape and setback buffer at ground-level patios, decorative paving at driveway and walkways, craftsmanship elements and accent points at building corners, consistent application of architectural style, good stoop frontage with landscaping transition, muted earth tones with contrasting trim, variation in modules adds interest, proportional shutters complement window scale, gutters and downspouts used as intentional visual elements

Weaknesses:
Window color, materials, and grid style are inconsistent with the overall palette, window grid style lacks definition and does not reflect true divided lights

ODS FIELDWORK CHECKLIST

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Project
70 Esperanza Ave
City: Sierra Madre

Immediate Observations	Approximate Age of Building	Improvements / Renovations	Overall Condition	Historical Relevance
	2000's	Landscaping Improvements, Most likely painted	Good, building and landscaping well maintained	no

Height	Number of Stories	Estimated Height
	3	30'-35'

Setbacks	Front	Side	Side	Rear
	20'	5'-10'	5'-10'	5'-10'

Building Form	Roof Geometry	Overall Geometry	Building Breaks
	Gable/Hipped	Boxy	Breaks in massing across unit sections

Architectural Style	Clearly Discernible Style	Primary Features Associated With Style	
	Contemporary Traditional	Stone detatils, white trim, gabled roofs, covered entries, lodge like	

Building Type	Typology
	Multifamily/ Townhome

Defining Characteristics	Primary Street Facing Features
	Covered entryway, stone veneer, balconies, well landscaped.

Fenestration and Openings	Doors	Windows	Other Openings
	Glass paneled double door faces drive way loop for lobby, Street-facing, wood for townhomes	Flush, multi-pane windows.	Balconies

Material	Wall	Color	Roof	Hardscape
	Stucco, Stone Veneer, Wood Trim	Shades of olives and green	Shingle	Concrete sidewalks, Walkways, Driveways/ drive loop, drive pavers, Stone Veneer

Landscape Features	Primary Features	Hardscape Features	Softscape Features
	Hedges, Trees, bushes	Walkways, Stone along column bases, Stone Veneer wall at driveway	Lawn, flower beds, planter areas

Primary Elevation	Primary Features	Articulation	Frontage Type	Other
	Covered entries, balconies, varied windows	Variations in massing, recessed balconies, contrast in materials, trim color, plane shifts, Town homes use projections nicely	Lobby	Subterranean parking access from west

Evaluation:

Strengthen:
Building staggers or steps back to reduce overall scale from the public right-of-way, appropriate building details for style such as course belt trim, recessed windows, wide overhangs, and exposed structural beams, use of multiple materials such as stone, stucco, and wood appropriate for the style, large covered porch emphasizes building entry, stepbacks attempt to reduce perceived massing, project includes elements that reference style despite varied surrounding context

Weaknessses:
overall building scale feels oversized relative to neighborhood, stepbacks only partially effective in reducing massing, porte-cochere creates an inactive and unengaging frontage, project exceeds low-rise character of surrounding area, front setback is too deep and weakens relationship to street, lacks a clear frontage type to primary building entry for pedestrians

ODS FIELDWORK CHECKLIST

The intention of this document is to capture prevalent and community defining architectural features to align with upcoming design standards.
Attach photos for important features.

Project
405 Mariposa Ave
City: Sierra Madre

Immediate Observations	Approximate Age of Building	Improvements / Renovations	Overall Condition	Historical Relevance
	Not Clear	Not sure if improved or just maintained.	Good, building and landscaping well maintained	no

Height	Number of Stories	Estimated Height
	2	25'-30'

Setbacks	Front	Side	Side	Rear
	10'-15'	5'-10'	5'-10'	15'

Building Form	Roof Geometry	Overall Geometry	Building Breaks
	Gable/Hipped	Boxy/ Euclidean	Yes

Architectural Style	Clearly Discernible Style	Primary Features Associated With Style	
	Spanish Colonial / Ranch Style	Arches, Clay tile roofs, stucco walls	

Building Type	Typology
	Multifamily

Defining Characteristics	Primary Street Facing Features
	Arched porch, decorative tiled stairs, balconies, varied landscaping

Fenestration and Openings	Doors	Windows	Other Openings
	Arched wood door	Flush, Symmetrical	Balconies

Material	Wall	Color	Roof	Hardscape
	Stucco	Off-white or cream	Clay tile	ADA Ramps, Concrete sidewalks, Walkways, Steps, Driveways

Landscape Features	Primary Features	Hardscape Features	Softscape Features
	Hedges, Trees, courtyard	Brick/Tiled Paths, Decomposed Granite, Ramp	Trees, shrubs, planters, flowering plants

Primary Elevation	Primary Features	Articulation	Frontage Type	Other
	Arcade walkways, corner feature, awnings, courtyard	Recessed arches, varied wall planes, symmetry with small shifts	Porch/Stoop	Driveway access with gate to the west.

Evaluation:

Strengthen:
Appropriately scaled for the neighborhood, building features consistent with Spanish style such as decorative railings, stone door trim, and exposed rafter tails, significant setback with ample landscaping between patios and sidewalk, decorative paving at driveway and walkways, multifamily building appears like single-family which integrates into the neighborhood, well-articulated massing, strong frontage appeal that engages the street, well-maintained landscaping enhances curb presence, integrated ramp and stair access, authentic Spanish elements like archways and tiled roofs

Weaknesses:
Lacks a clear frontage type to private units or common space such as a stoop or defined entry feature

ODS FIELDWORK CHECKLIST

The intention of this document is to capture prevalent and community defining architectural features to align with upcoming design standards.
Attach photos for important features.

Project
245 W Sierra Madre Blvd
City: Sierra Madre

Immediate Observations	Approximate Age of Building	Improvements / Renovations	Overall Condition	Historical Relevance
	2010's	Not sure if improved or just maintained.	Good, building and landscaping well maintained	no

Height	Number of Stories	Estimated Height
	2	25'-30'

Setbacks	Front	Side	Side	Rear
	10'	10'	10'	10'

Building Form	Roof Geometry	Overall Geometry	Building Breaks
	Gable/Hipped	Boxy/ Horizontal	yes, courtyard

Architectural Style	Clearly Discernible Style	Primary Features Associated With Style	
	Spanish Colonial / Ranch Style	Arches, Clay tile roofs, stucco walls	

Building Type	Typology
	Mixed Use / Senior Living

Defining Characteristics	Primary Street Facing Features
	Covered arcade, signage, awnings, corner tower, balconies, iron railings, decorative tile

Fenestration and Openings	Doors	Windows	Other Openings
	White framed, glazed, double	Multi-pane, flush with stucco, white trim	not clear

Material	Wall	Color	Roof	Hardscape
	Stucco	Off-white or cream	Clay tile	ADA Ramps, Concrete sidewalks, Walkways, Steps, Driveways

Landscape Features	Primary Features	Hardscape Features	Softscape Features
	Hedges, Trees, courtyard	Concrete paths, driveways, Steps, Walkways	Trees, shrubs, planters, flowering plants

Primary Elevation	Primary Features	Articulation	Frontage Type	Other
	Arcade walkways, corner feature, awnings, courtyard	Inset windows, color breaks, plane changes	Gallery, Porch	

Evaluation:

Strenghten:
Well-balanced breaks in the roofline and roof modulation, sufficient level of detail to window trim and grouping, usable and semi-private arcade that is visually appropriate and provides screening, appropriately screened utilities and equipment using planting or low walls, good level of detail with appropriate use of Spanish Colonial style, well-executed arcade helps conceal building depth and massing, open space along frontage breaks up façade length, effective use of landscaping and fencing to define open spaces while maintaining privacy, standpipes are well screened with landscaping and low walls

Weaknesses:
Railing lacks decoration consistent with Spanish style, window grilles lack depth and definition due to grids being located between the glass rather than on the exterior, window depth is lacking and could benefit from more shadow and articulation

Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

Exhibit F			
Successful Projects that Exemplify Specific Objective Design Standards (Include name of project, full project address)	**Objective Design Standards this Project Exemplifies** (Include explanation of why the project is successful, for each identified design standard)	**Link to picture examples of successful projects**	
801 East Main Housing Project	**Site Planning and Access** - locating vehicular access along the non-major high-traffic streets, locating open common spaces at the corners of the site to maximize human interaction and clear visuals to site amenities, provided covered entries to each unit, creating connectivity for pedestrians where openings or voids along the building facade occur and invite patrons to separate spaces on the project. **Building Modulation & Articulation** - buildings present balconies (covered and uncovered) that create relief and breaks in the building mass, presents various openings, decorative railing and notches, awnings, and corbels that articulates the facade, and is designed at a lower human scale along the public sidewalk with 1 - 1 1/2 stories or setback from the property line with well-design landscaping buffer.	801-817 East Main Street and 17-25 North Granada Avenue | Alhambra, CA	49 dwelling units ranging in size from 2 to 4 bedrooms. As required by the State Housing Element Law, the City rezoned the project site to allow residential development as a use by-right for projects that dedicate at least 20% of their total units as affordable to lower income households
Mariposa Affordable Housing Development	**Materials, Finishes, and Color** - the building provides at least 3 different wall cladding materials or colors such as brick and siding panels of various colors. Focusing heavier materials at the base of the building creating a logical foundation and changing siding colors where modulation occurs on the upper floors. Finishes are authentic with a natural appearance and texture. **Parking structure** - location of at grade parking is oriented towards a parking lot and alley, and away from the main thoroughfare. Parking structure is integrated into the overall design and introduces a series of focus planting at columns.	Mariposa Affordable Housing Development | Alhambra	A mix of 1- and 2- bedroom units for a total of 40 units in a 5-story building with on-site support services
Monterey Bay Square	**Entries** – location of residential entries are more private in nature with potted landscaping, isolated canopy, signage, and transparent. Verses retail and restaurant entrances which are presented with larger storefronts, cohesive overhang/awning, thickened bulkhead and columns that create a durable foundation along a high pedestrian traffic area. **Parking Structures** – present a panelized system on the exterior façade that screens parking while adding an architectural element to the elevation. These perforated panels provide shade to the interior of the parking structure and create a visual appeal through lighting.	Monterey Bay Square | Alhambra, CA	A mixed-use residential and commercial center that consists of ground-floor retail and restaurant, and five floors of condominium residential units (62 units total) above. There will also be a second building consisting of a 7-level parking structure with a ground floor restaurant unit. (built)
123 South Marguerita Ave	**Building Modulation and Articulation** – presents a combination of roof forms at different heights that is compatible with its architectural style. Roof supports / brackets are well-detailed and consistent throughout. Upper stories are setbacks to create a more human scale design with a differentiation in design among each story. **Materials, Finishes, and Color** – At least 3 different materials are used on the project including stone, lap siding, and stucco with complementary colors. Materials are logically organized where stone is focused along the base of the building, and siding and stucco are well-distributed throughout.	123 South Marguerita Avenue | Alhambra, CA	A three-story, four-unit apartment complex. The complex is configured as a duplex, and features landscaping, and communal space in the form of common open space. The Craftsman style architecture can be seen in the Hardie-siding, roof brackets, shaped rafter tails and hung windows.
Solana (Duarte), 1750 Fasana Rd, Duarte, CA 91010	**Architectural Elements** - roof lines broken at regular intervals, balcony materials are consistent with the architectural style, freeway visible signage **Articulation** - four-sided architecture, difference in materials from first two floors to upper floors, recessed balconies at top of building **Architectural Corner Element** - red color at corner **Materials** - balconies look to be steel or metal, Roof materials complement the materials and colors of the façades, color are varied across facade, standing seam metal at the key corner helps the entry stand out. **Open Space Amenities** - open space includes BBQ grills, pizza oven, fire pit, dog park, pool jacuzi, gathering space, private phone call rooms, business room	https://www.solanaduarte.com/gallery/	

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Paragon at Old Town Apartments, 700 S Myrtle Ave, Monrovia, CA 91016	**Base/Middle/Top** - use of brick material and horizontal datum to distinguish retail ground floor from upper residential floors **Building Breaks** - pedestrian courtyards off the side streets are 50' deep building setbacks off the street (not full breaks) **Architectural Corner Elements** - pedestrian courtyard at corner, floating corner element at south corner on myrtle (3D architectural element) **Materials** - in some places ground floor materials/color differentiation between ground floor v upper floors, awnings along Myrtle street frontage, podium parking materials match some sides of the building, similar color/materials as development to northeast **Design of Parking/Elements to conceal parking structure use** - it looks like a apartment building (aka fake windows), however, it is clearly parking, landscaping around the parking podium, entrances located furthest from the Myrtle intersection	https://www.paragonatoldtown.com/apartments/ca/monrovia/photo-gallery	
Avalon Monrovia, 825 S Myrtle Ave, Monrovia, CA 91016	**Building Form** - 360 degree design, the inset balconies reduce bulk/massing **Materials and Colors** - very monolithic white to light cream; white brick material used along the corner and also along the ground floor, but not the entire ground floor, smooth texture on all other surfaces of building, balconies seem to be steel/metal, some of the balconies have awnings that aren't fabric, parking podium looks semi-similar to the building in color **Entries** - Corner entrance is most prominent, with high transparency and tower. **Stepbacks** - fronting on Myrtle the top floor is stepbacked off the street, matching Paragon to north		
Colorado Blvd/Primrose Ave NE Corner (Monrovia), 151 W Colorado Blvd, Monrovia, CA 91016	**Frontage Types** - frontyard/porch type, accomodated in a variety of ways in both the block-scale and house-scale portions of the development Large site designed as two separate developments **Articulation -** Western townhomes designed as individually distinguished row homes (e.g. San Francisco)		
New Development North of APU citrus college station (The Promenade), 839 Orchid Way, Azusa, CA 91702	**Public Realm/Landscaping -** An entire townhome development formed around a central traffic circle and boulevards with landscaped paths/medians **Architectural Style -** Seems like the townhomes follow a Spanish colonial architectural style. Materials include brick at the ground floor level of some of the buildings, smooth white, cream, yellow, light brown color, medium brown accents. Mission bell type lights. Small variations between buildings and larger variations between blocks to avoid extreme monotony.		
Areum Monrovia	An interesting shape for the development, a triangle Wrap development/hidden parking large green space setback from santa anita wash with dog spaces and a pool		
Citrus Walk, 137 E. Italia Street, Covina, CA 91723	**Frontage Type (yard?) -** Seems there are ground floor porches fenced in along Italia St, and there are also individual entrances linked to these porches. These porches are flat to the ground. **Material and Color** - Colors in the development are orange, blue, green, grey. Articulation highlights individual units. **Building Type (live/work) -** Rowhouses, but The corner townhome has a rear facing balcony, and this townhome also features a ground floor commercial use. Also the townhomes fronting on Citrus Ave have ground floor commercial uses, and inset balconies.		
Citrus Village (City Ventures), 1009 N Citrus Ave, Covina, CA 91722	**Pedestrian Connectivity -** Stone material to slow traffic at entry, pedestrian connection to central green space **Frontage (patio)** - There are walled in no-step patios at the ground floor level fronting on Citrus Ave. These patios lead to individual unit entries.		

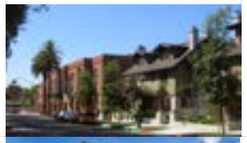
Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

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Successful Projects that Exemplify Specific Objective Design Standards (Include name of project, full project address)	**Objective Design Standards this Project Exemplifies** (Include explanation of why the project is successful, for each identified design standard)	**Link to picture examples of successful projects**	
Monterey Station Apartments, 120 N Garey Ave, Pomona, CA 91767	**Material and Color -** Colors are lime, white, light brown, dark brown, dark grey/navy. Along Garey Ave, brick material along 2nd and 3rd stories, smooth white texture on ground floor, metal siding texture at fourth floor. **Corner -** No corner element architecturally, but there is public art.		
80 North Raymond Condominiums, 80 N Raymond Ave, Pasadena, CA 91103	Parking mimics building detail		
Marv's Place, 143 Mar Vista Ave, Pasadena, CA 91106	Residential yard frontage in multifamily		
Mission Meridian Village, 727-809 Meridian Ave, South Pasadena, CA 91030	**Large Site** - breaks up large site into two separately designed projects, and residential site into smaller-scaled buildings **Building Orientation -** buildings oriented to maximize spaces and views from street, house-scale view **Architectural Style -** Craftsman style townhomes transitions to single family neighborhood **Frontage -** porch frontage and vertical separation from street provide privacy		
Park View, 645 E Union St, Pasadena, CA 91101	**Material and Color -** coherent application of Spanish architectural style, white stucco, blue trim, terra cotta roof, and cream balcony pilasters		
Trio Apartments, 44 N Madison Ave, Pasadena, CA 91101	**Corner** - corner open space/dining gesture with tower and public art at top **Stepback** - horizontal datum and stepback from street frontage at top floor delineates top of building **Open Space** - penetrable public open space		

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Successful Projects that Exemplify Specific Objective Design Standards (Include name of project, full project address)	**Objective Design Standards this Project Exemplifies** (Include explanation of why the project is successful, for each identified design standard)	**Link to picture examples of successful projects**	**Image of Project**	
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Mariposa Affordable Housing Development	**Materials, Finishes, and Color** - the building provides at least 3 different wall cladding materials or colors such as brick and siding panels of various colors. Focusing heavier materials at the base of the building creating a logical foundation and changing siding colors where modulation occurs on the upper floors. Finishes are authentic with a natural appearance and texture. **Parking structure** - location of at grade parking is oriented towards a parking lot and alley, and away from the main thoroughfare. Parking structure is integrated into the overall design and introduces a series of focus planting at columns.	Mariposa Affordable Housing Development		A mix of 1- and 2- bedroom units for a total of 40 units in a 5-story building with on-site support services
Monterey Bay Square	**Entries** – location of residential entries are more private in nature with potted landscaping, isolated canopy, signage, and transparent. Verses retail and restaurant entrances which are presented with larger storefronts, cohesive overhang/awning, thickened bulkhead and columns that create a durable foundation along a high pedestrian traffic area. **Parking Structures** – present a panelized system on the exterior façade that screens parking while adding an architectural element to the elevation. These perforated panels provide shade to the interior of the parking structure and create a visual appeal through lighting.	Monterey Bay Square | Alhambra, CA		A mixed-use residential and commercial center that consists of ground-floor retail and restaurant, and five floors of condominium residential units (62 units total) above. There will also be a second building consisting of a 7-level parking structure with a ground floor restaurant unit. (built)
123 South Marguerita Ave	**Building Modulation and Articulation** – presents a combination of roof forms at different heights that is compatible with its architectural style. Roof supports / brackets are well-detailed and consistent throughout. Upper stories are setbacks to create a more human scale design with a differentiation in design among each story. **Materials, Finishes, and Color** – At least 3 different materials are used on the project including stone, lap siding, and stucco with complementary colors. Materials are logically organized where stone is focused along the base of the building, and siding and stucco are well-distributed throughout.	123 South Marguerita Avenue | Alhambra, CA		A three-story, four-unit apartment complex. The complex is configured as a duplex, and features landscaping, and communal space in the form of common open space. The Craftsman style architecture can be seen in the Hardie-siding, roof brackets, shaped rafter tails and hung windows.
Solana (Duarte), 1750 Fasana Rd, Duarte, CA 91010	**Architectural Elements** - roof lines broken at regular intervals, balcony materials are consistent with the architectural style, freeway visible signage **Articulation** - four-sided architecture, difference in materials from first two floors to upper floors, recessed balconies at top of building **Architectural Corner Element** - red color at corner **Materials** - balconies look to be steel or metal, Roof materials complement the materials and colors of the façades, color are varied across facade, standing seam metal at the key corner helps the entry stand out. **Open Space Amenities** - open space includes BBQ grills, pizza oven, fire pit, dog park, pool jacuzi, gathering space, private phone call rooms, business room	https://www.solanaduarte.com/gallery/		
Paragon at Old Town Apartments, 700 S Myrtle Ave, Monrovia, CA 91016	**Base/Middle/Top** - use of brick material and horizontal datum to distinguish retail ground floor from upper residential floors **Building Breaks** - pedestrian courtyards off the side streets are 50' deep building setbacks off the street (not full breaks) **Architectural Corner Elements** - pedestrian courtyard at corner, floating corner element at south corner on myrtle (3D architectural element) **Materials** - in some places ground floor materials/color differentiation between ground floor v upper floors, awnings along Myrtle street frontage, podium parking materials match some sides of the building, similar color/materials as development to northeast **Design of Parking/Elements to conceal parking structure use** - it looks like a apartment building (aka fake windows), however, it is clearly parking, landscaping around the parking podium, entrances located furthest from the Myrtle intersection	https://www.paragonatoldtown.com/apartments/ca/monrovia/photo-gallery		
Avalon Monrovia, 825 S Myrtle Ave, Monrovia, CA 91016	**Building Form** - 360 degree design, the inset balconies reduce bulk/massing **Materials and Colors** - very monolithic white to light cream; white brick material used along the corner and also along the ground floor, but not the entire ground floor; smooth texture on all other surfaces of building, balconies seem to be steel/metal, some of the balconies have awnings that aren't fabric, parking podium looks semi-similar to the building in color **Entries** - Corner entrance is most prominent, with high transparency and tower. **Stepbacks** - fronting on Myrtle the top floor is stepbacked off the street, matching Paragon to north			

Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

Exhibit F			
Successful Projects that Exemplify Specific Objective Design Standards (Include name of project, full project address)	**Objective Design Standards this Project Exemplifies** (Include explanation of why the project is successful, for each identified design standard)	**Link to picture examples of successful projects**	**Image of Project**
Colorado Blvd/Primrose Ave NE Corner (Monrovia), 151 W Colorado Blvd, Monrovia, CA 91016	**Frontage Types** - frontyard/porch type, accomodated in a variety of ways in both the block-scale and house-scale portions of the development Large site designed as two separate developments **Articulation -** Western townhomes designed as individually distinguished row homes (e.g. San Francisco)		
New Development North of APU citrus college station (The Promenade), 839 Orchid Way, Azusa, CA 91702	**Public Realm/Landscaping -** An entire townhome development formed around a central traffic circle and boulevards with landscaped paths/medians **Architectural Style -** Seems like the townhomes follow a Spanish colonial architectural style. Materials include brick at the ground floor level of some of the buildings, smooth white, cream, yellow, light brown color, medium brown accents. Mission bell type lights. Small variations between buildings and larger variations between blocks to avoid extreme monotony.		
Areum Monrovia	An interesting shape for the development, a triangle Wrap development/hidden parking large green space setback from santa anita wash with dog spaces and a pool		
Citrus Walk, 137 E. Italia Street, Covina, CA 91723	**Frontage Type (yard?) -** Seems there are ground floor porches fenced in along Italia St, and there are also individual entrances linked to these porches. These porches are flat to the ground. **Material and Color** - Colors in the development are orange, blue, green, grey. Articulation highlights individual units. **Building Type (live/work) -** Rowhouses, but The corner townhome has a rear facing balcony, and this townhome also features a ground floor commercial use. Also the townhomes fronting on Citrus Ave have ground floor commercial uses, and inset balconies.		
Citrus Village (City Ventures), 1009 N Citrus Ave, Covina, CA 91722	**Pedestrian Connectivity -** Stone material to slow traffic at entry, pedestrian connection to central green space **Frontage (patio)** - There are walled in no-step patios at the ground floor level fronting on Citrus Ave. These patios lead to individual unit entries.		
Monterey Station Apartments, 120 N Garey Ave, Pomona, CA 91767	**Material and Color -** Colors are lime, white, light brown, dark brown, dark grey/navy. Along Garey Ave, brick material along 2nd and 3rd stories, smooth white texture on ground floor, metal siding texture at fourth floor. **Corner -** No corner element architecturally, but there is public art.		
80 North Raymond Condominiums, 80 N Raymond Ave, Pasadena, CA 91103	Parking mimics building detail		
Marv's Place, 143 Mar Vista Ave, Pasadena, CA 91106	Residential yard frontage in multifamily		

Exhibit F			
Successful Projects that Exemplify Specific Objective Design Standards (Include name of project, full project address)	**Objective Design Standards this Project Exemplifies** (Include explanation of why the project is successful, for each identified design standard)	**Link to picture examples of successful projects**	**Image of Project**
Mission Meridian Village, 727-809 Meridian Ave, South Pasadena, CA 91030	**Large Site** - breaks up large site into two separately designed projects, and residential site into smaller-scaled buildings **Building Orientation -** buildings oriented to maximize spaces and views from street, house-scale view **Architectural Style -** Craftsman style townhomes transitions to single family neighborhood **Frontage -** porch frontage and vertical separation from street provide privacy		
Park View, 645 E Union St, Pasadena, CA 91101	**Material and Color -** coherent application of Spanish architectural style, white stucco, blue trim, terra cotta roof, and cream balcony pilasters		
Trio Apartments, 44 N Madison Ave, Pasadena, CA 91101	**Corner** - corner open space/dining gesture with tower and public art at top **Stepback** - horizontal datum and stepback from street frontage at top floor delineates top of building **Open Space** - penetrable public open space		

Appendix F: Additional Project Background Information

LEGAL BASIS FOR OBJECTIVE DESIGN STANDARDS

See the table to the right for a review of the legal basis for objective design standards.

LEGAL BASIS FOR OBJECTIVE DESIGN STANDARDS

Per Government Code 65913.4, Objective Design Standards "involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the applicant or developer and the public official before submittal." The following Senate bills (SB) and Assembly bills (AB) form the legal basis for objective design standards in California. Additional State bills signed into law in the future may interact with objective design standards.

SB 167 (2017) (codified in Section 65589.5 of the Government Code)
Prohibits local governments from disapproving or conditioning approval in a manner that renders infeasible, a housing development project for very low, low-, or moderate- income households or an emergency shelter unless the local agency makes specific written findings based upon substantial evidence in the record. Under this Senate Bill local jurisdictions may not reduce density or make infeasible housing projects consistent with objective design standards.

Housing Crisis Act (SB 330) (2019) (codified in Sections 65589.5, 65940, 65943, 65950, 65905.5, 65913.10, and 65941.1, and Chapter 12 of Division 1 of Title 7 of the Government Code)
Streamlines housing development processes by imposing timelines on the approval of housing projects, limits the number of public hearings to 5, and limits denial of projects to non-compliance with objectively written design standards.

AB 2011 (2022) (codified in Sections 65400, 65585, and Chapter 4.1 of Division 1 of Title 7 of the Government Code)
Allows eligible residential development projects in commercial areas that comply with housing affordability and/or labor standards to be subject to a streamlined, ministerial review process that is exempt from CEQA. As part of the ministerial process, design review may be undertaken by the City if only objective standards are evaluated.

SB 4 (2023) (codified in Section 65913.16 of the Government Code)
Requires 100% Affordable Housing Projects proposed on land owned by religious institutions (and that meet all other requirements of SB 4) comply with all objective development standards of the city or county they are located in that do not conflict with SB 4. As part of the ministerial process, design review may be undertaken by a City if only objective standards are evaluated.

SB 423 (2023) (codified in Section 65913.4 of the Government Code)
Requires cities to streamline review and approval of eligible affordable housing projects through a ministerial process. As part of the ministerial process, design review may be undertaken by the City if only objective standards are evaluated.

SB 684 (2023) and SB 1123 (2024) (SB 684 is codified in Sections 65852.28, 65913.4.5, and 66499.41 of the Government Code) (SB 1123 is codified in Sections 65852.28 and 66499.41 of the Government Code)
Requires local agencies to ministerially approve, without discretionary review or a public hearing, parcel map or tentative and final maps for housing development projects of ten or fewer residential units on urban lots of less than five acres. SB 684 further specifies that the proposed subdivision must be located on a parcel zoned for multifamily residential use, no larger than five acres, and substantially surrounded by qualified urban uses. Per these laws, Cities may impose objective design standards, except for those which physically preclude the development of a project built to specified densities. Additionally, objective design standards may not be imposed related to setback between units, enclosed or covered parking, side and rear setbacks different from the original lot line, certain parking requirements, and certain minimum FARs.

Legal Basis for Objective Design Standards in California State Law

Appendix F: Additional Project Background Information

CITY OF SIERRA MADRE CONTEXT

The City of Sierra Madre, nestled at the foot of the San Gabriel Mountains, lies between the cities of Pasadena to the west and Arcadia to the east. The City currently is home to 11,000 citizens. The City of Sierra Madre was founded in 1881. In the late 1800s, the City was a small village, with a Post Office and City Hall, surrounded by orange orchards. In 1907, Sierra Madre was incorporated with a population of 500 citizens. In the late 1800s and early 1900s, the City of Sierra Madre's Downtown developed with commercial buildings, churches, the Sierra Madre Villa Hotel, and more.

In the early 1900s, residential development in Sierra Madre was characterized by the development of large two story homes built on large lots. These two story homes were built in the Craftsman and Victorian architectural styles. Many of these historic homes remain well preserved in Sierra Madre's residential neighborhoods. The 1930s-1940s saw a transition from Sierra Madre's large two story Craftman and Victorian homes to the development of "good"-quality stucco homes on smaller lots in closer proximity. In these decades, Sierra Madre moved closer to the present day suburban community built form. The 1950s-1960s saw significant residential growth in Sierra Madre. In this post-war period, comfortable single family homes were developed in close proximity on smaller lots. As of 2020, 76% of residential units in the City are single family homes and 62% of all residental units are owner occupied.

Since the 1960s, residential development in Sierra Madre has been characterized by infill development in the main town and residential expansion into hillside areas. Most multifamily apartment buildings were built in Sierra Madre from the late 1950s to the late 1970s. A smaller amount of multifamily apartment buildings were built in Sierra Madre in the 1980s, 1990s, and 2000s. The majority of multifamily apartment buildings in Sierra Madre are located along Sierra Madre Boulevard, Mariposa Avenue, Esperanza Avenue, Highland Avenue, and Suffolk Avenue. Multifamily housing is located in the center of the City, on and close to Sierra Madre Boulevard and single family areas branch out north, south, east, and west from the City center.

Most of the multifamily building stock is characterized by the garden/courtyard apartment style, bungalow court style, or the townhome style. Additionally, the majority of multifamily building stock are one or two stories tall, with only a few examples standing out at three stories tall. Mixed use development is currently unprecedented in Sierra Madre. Downtown Sierra Madre remains commercially focused. Today, the majority of Sierra Madre is built out, meaning infill development is the primary development pattern.

Due to the varying multifamily structure forms in the City, the City of Sierra Madre's Objective Design Standards groups multifamily buildings into two categories, **house scale** and **block scale**, according to their physical form and scale.

Areas with house scale buildings are originally single family neighborhoods which have been rezoned to accommodate multifamily uses. Typically in these areas, there is a variety of development types, some which represent compatible design and some which represent incompatible design. Successfully designed projects are multifamily projects designed in keeping with the original single family house scale of the neighborhood. These types of projects include well designed townhomes, garden apartments, and bungalow courts.

Block scale areas are located mostly along commercial corridors or in industrial areas that have been rezoned to accommodate multifamily uses and mixed uses. Residential development in block scale areas is typically higher density mixed use development. These high density mixed use developments are typically a half to a full block long.



Older Bungalow Court Development in Sierra Madre



Older Garden Apartment Development in Sierra Madre



Recent Townhome Development in Sierra Madre



Recent Townhome Development in Sierra Madre

Appendix F: Additional Project Background Information

House Scale vs. Block Scale

House Scale buildings contribute to a smaller-scale, neighborhood-oriented environment. These buildings are generally up to three stories in height, maintain setbacks from the street or sidewalk, are compatible with traditional residential patterns, and achieve densities less than roughly 40-50 units per acre. House Scale buildings often resemble the massing, rhythm, and proportions of detached houses, even when containing multiple units. Objective design standards which are especially applicable to house scale buildings include residential privacy, frontage types like patio, porch, and stoop, and private open space types. House Scale building types include:

- Multiple detached dwellings on a lot
- Duplexes
- Triplexes
- Fourplexes
- Bungalow Courts
- Courtyard Apartments
- Rowhouses
- Townhouses
- Small-scale mixed-use buildings with neighborhood-serving ground-floor uses

Block scale buildings contribute to a larger-scale, urban environment, often occupying most or all of a city block. These buildings are typically taller and broader in massing, are built close to or at the street or sidewalk, and create continuous façades that define the public realm. Block Scale buildings commonly feature mixed-use configurations, with non-residential uses on the ground floor and residential units on the upper stories, supporting active commercial corridors and higher-density neighborhoods. Objective design standards which are most applicable to block scale buildings include building breaks, ground floor minimum heights, wall plane depth, transparency, stepbacks, common open space types, and frontage types such as shopfront and common entry. Block Scale building types include:

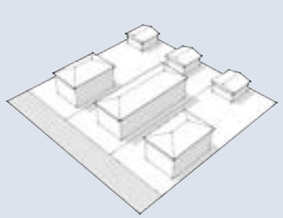
- Mid-rise Buildings
- Podium Buildings
- Wrap Buildings

HOUSE AND BLOCK SCALE ZONES

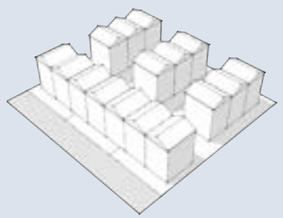
House Scale Zones

Zones that contain buildings that contribute to a smaller-scale, neighborhood-oriented environment. House scale buildings include multiple detached dwellings on a lot, duplexes, triplexes, fourplexes, bungalow courts, courtyard apartments, rowhouses, townhouses, and small-scale mixed-use buildings with neighborhood-serving ground-floor uses.

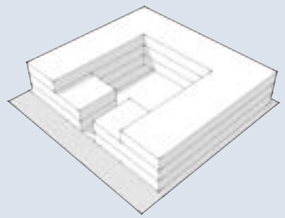
House Scale Zones in Sierra Madre: Medium/High Density Residential (R-3-13) Zone, High Density Residential (R-3-20 and R-3-30) Zone, Manufacturing (M) Zone



Two- to Four- plexes



Rowhomes

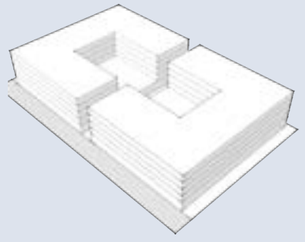


Courtyard Apartments

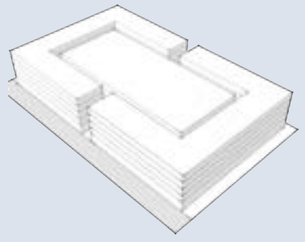
Block Scale Zones

Zones that contain buildings that contribute to a larger-scale, urban environment, often occupying most or all of a city block. Block scale buildings include mid-rise buildings, podium buildings, and wrap buildings.

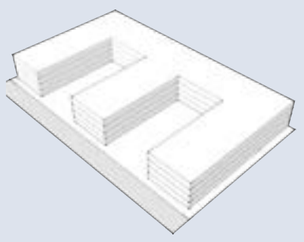
Block Scale Zone in Sierra Madre: Commercial (C) Zone



Podium Mixed-Use



Wrap



Multiplex

House and Block Scale Zones

Appendix F: Additional Project Background Information

STANDARDS DEVELOPMENT PROCESS

Four cities, Sierra Madre, Alhambra, La Puente, and Duarte, participated in the development of the SGVCOG's Regional Objective Design Standards. Each of the four participating cities features a different planning and design context. Diverse input from the participating cities informed the development of strong objective design standards which are applicable across the San Gabriel Valley.

Input from the four participating cities along with information gathered during the background research phase form the base of knowledge upon which the SGVCOG Regional Objective Design Standards were developed. The City of Sierra Madre's Objective Design Standards were adapted from the SGVCOG's Regional Objective Design Standards. The Arroyo Group Team created a comprehensive Regional Objective Design Standards Research Memorandum (attached to this document as Appendix E) which includes findings from four areas of research:

1. Existing regulatory context, design standards and experience implementing design standards in each city
2. Best practices in objective design standards from other jurisdictions and regions in California
3. Fieldwork into the built context and character of the major growth areas in each of the three participating cities
4. Identification of existing projects in the San Gabriel Valley which embody the application of potential design standards

Exhibit A of the Memo describes existing design standards in three participating cities, Sierra Madre, Alhambra, and Duarte. La Puente joined as a participating City later in the project process, after our background research was completed. This exhibit includes all existing objective design standards and relevant development standards in each City, organized by topic for comparison.

Exhibit B (Comparison Objective Design Standards) of the Memo presents an evaluation of other objective design standards used at the municipal and regional level. While there is wide variety in the format of these documents, The Arroyo Group Team was able to glean five key best practices, which are expounded upon in the introduction.

Additionally, The Arroyo Group Team conducted fieldwork within the cities of Sierra Madre, Alhambra, and Duarte. Exhibit C identifies the specific locations where fieldwork was conducted in each City. In Exhibit D, The Arroyo Group Team surveyed districts in each City where growth and development is most expected, such as the areas shown in images at right, to determine prevailing character features that may need to be reflected in objective design standards.

Exhibit E contains a field evaluation of individual projects in the three cities. Key design issues were identified for these projects, for consideration when developing the objective design standards.

Exhibit F identifies other projects in the San Gabriel Valley which present good examples of the application of particular design guidelines and/or standards. The projects include examples of:

- Mixed-use developments with stacked flats above a ground-floor retail and parking podium
- "Wrap" style residential and mixed-use developments with stacked flats surrounding a central parking garage
- Master-planned communities
- Townhome developments
- Side-by-side double duplexes
- Courtyard multifamily developments

Based on research from the Memo, the Regional Objective Design Standards were developed to be in alignment with current design guidelines and standards in the four cities. The Regional document's design standards reflect successfully designed projects and built character in the four cities.

Cost Factors

Design standards are essential tools that cities use to ensure buildings are of high quality, safe, and visually appealing. However, even the clearest and most objective standards can add costs and complexity to projects. If these standards are too restrictive or numerous, they can drive up housing costs or even prevent projects before they start.



Survey of multifamily residential buildings in Sierra Madre



Area for potential growth in Sierra Madre



Area for potential growth in Sierra Madre



Survey of multifamily residential buildings in Sierra Madre

Therefore, regulating design is a delicate balancing act between maximizing placemaking, enhancing overall neighborhood value, and managing project costs. According to the Association of Bay Area Governments Objective Design Standards Handbook, the following types of objective design standards which impact building massing have the greatest impact on the cost of developments:

- Requiring of construction materials
- High ground floor ceiling heights
- Frontage types which reduce building square footages
- Upper floor stepbacks which requires more complex engineering
- Projecting elements which require weatherization
- Setback standards
- Requiring certain types of open space, such as balconies and rooftop decks

In developing the Regional Objective Design Standards, it was taken into account how specific design standards could increase housing costs and impact project feasibility. However, it is also important to encourage successful, context specific developments while also prioritizing the economic feasibility of projects. The Regional Objective Design Standards were intended to encourage the creation of high quality, visually appealing buildings that benefit not only the project's residents but also the surrounding neighborhood.

Appendix F: Additional Project Background Information

LOCAL ADOPTION PROCESS

Prior to adoption of these Objective Design Standards, the City compared all standards to ensure compatability with the City's Zoning Code and General Plan. The City of Sierra Madre Objective Design Standards are formatted as a standalone document that will be adopted by reference into the City's Zoning Code. Residential developments for which objective design standards are applicable shall comply with the City of Sierra Madre's Objective Design Standards, regardless of if a site's zoning is regulated by the Zoning Code or a standalone Specific Plan.

The City of Sierra Madre's Objective Design Standards apply to the project types to the right.



Mixed Use Development - Objective Design Standards Applicable



Multifamily Residential Development - Objective Design Standards Applicable



Townhomes - Objective Design Standards Applicable



Duplex - Objective Design Standards Applicable

Appendix F: Additional Project Background Information

DESIGN REVIEW PROCESS

This section outlines how individual projects are to be reviewed after adoption of the objective design standards. We cover three potential design review processes: 1. the Planning Commission (PC) Design Review Process; 2. the Modified Staff-Level Design Review Approval Process and 3. the Streamlined Ministerial Review Process.

1. Planning Commission Design Review Process

The Planning Commission Design Review process (Municipal Code (MC) Section 17.28.070 and 17.60.041) applies to applicable developments in the Medium/High Density Residential (R-3-13) zone, Commercial (C) zone, and Manufacturing (M) zone. The benefits of a PC Design Review Process include allowing public input increasing transparency through hearings, allows for limited PC discretion, and allows the developer to hear community concerns and choose to make voluntary changes to project design. In most cases, Design Review is required for new multifamily and mixed use developments. The findings for the PC Design Review process is based on subjective guidelines and standards along with adopted policies. However, amendments to the PC Design Review process must be made to comply with State law.

Upon receiving the Design Review application, Planning and Community Preservation staff will review the application for compliance with zoning regulations, the General Plan, Objective Design Standards, and subjective design guidelines adopted pre-2020. Staff may only consider subjective design guidelines if they do not reduce density or make the development infeasible. Following this review, City staff will make a recommendation to the PC to approve, condition, or deny. Chapter 17.50 (Objective Design Standards) of the Municipal Code provides a process by which project applicants can request exceptions from objective design standards. The Planning Commission would be the reviewing authority for these exception applications.

The PC will hold a public hearing to approve, condition, or deny the application. The PC will review the application for compliance, similar to Staff review. Per the Housing Accountability Act, the PC cannot deny or condition a mixed-income application if it is consistent with the zoning regulations and General Plan. The PC cannot deny or reduce the density of a project unless not reducing it would cause a specific, adverse impact to the project's surroundings.

2. Modified Staff-Level Design Review Approval Process

The Staff-Level Design Review process with a Preliminary Design Review hearing with the Planning Commission applies to applicable developments in the High Density Residential (R-3-20 and R-3-30) zones and Religious Housing Overlay (RHO) zones.

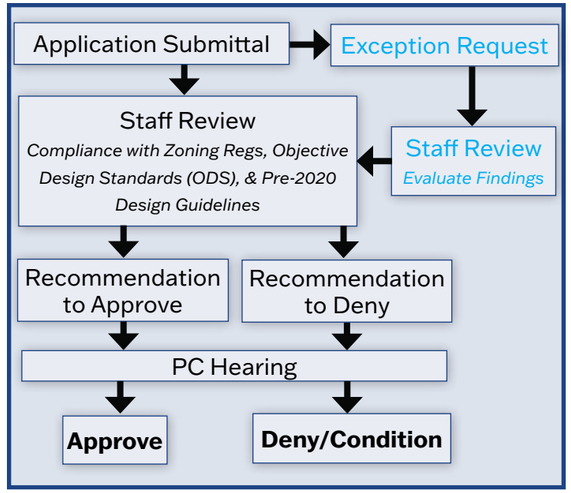
Modified Staff-Level Design Review provides a faster review, more consistency, more certainty, and a reduced staffing need with less PC hearings. The process is sped up with the reduction to one Preliminary Design Review hearing. This review process applies to multifamily and mixed use projects. City staff shall review the project for compliance with zoning regulations, the General Plan, Objective Design Standards, and subjective design guidelines adopted pre-2020. The project will go through one Preliminary Design Review hearing where the Planning Commission will give comments on the design.

City staff will make a decision to approve, deny, or refer the project to the Planning Commission for the approval or denial decision. Chapter 17.50 (Objective Design Standards) of the Municipal Code provides a process by which project applicants can request exceptions from objective design standards. The Planning and Community Preservation Director would be the reviewing authority for these exception applications.

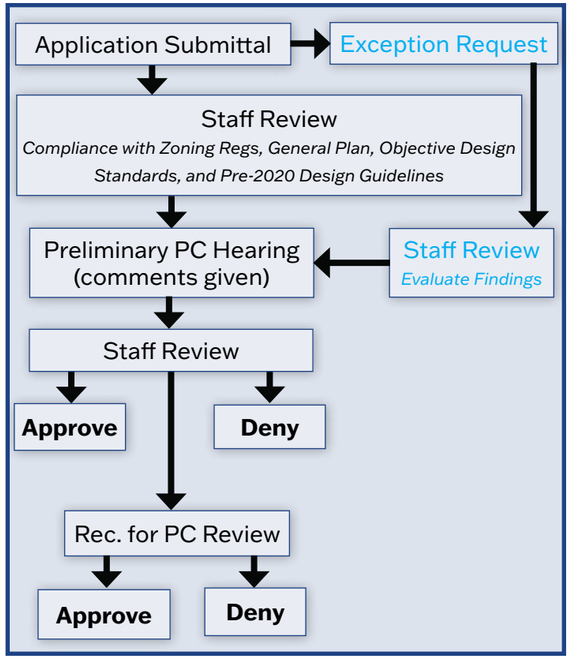
Per the Housing Accountability Act, the PC cannot deny or condition a mixed-income application if it is consistent with the zoning regulations and General Plan. The PC cannot deny or reduce the density of a project unless not reducing it would cause a specific, adverse impact to the project's surroundings.

3. Streamlined Ministerial Review Process

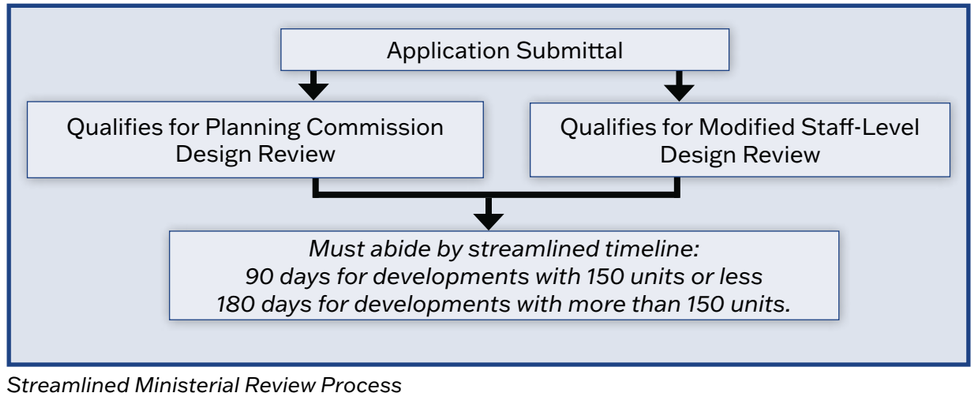
This review process applies to multifamily and mixed use projects which are being streamlined through SB 4, SB 423, or AB 2011. If the development is in zones R-3-13, C, or M, the development will go through Planning Commission Design Review. If the development is in zones R-3-20, R-3-30, or RHO, the development will go through the Modified Staff-Level Design Review. The timeline for approval or denial is within 90 days for developments with 150 units or less, or 180 days for developments with more than 150 units.



Planning Commission Design Review Process



Modified Staff-Level Design Review Approval Process



Streamlined Ministerial Review Process

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Page 30:

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Bottom left image: Sierra: The Magazine of the Sierra Club (https://www.sierraclub.org/sierra/green-life/how-green-your-alley)

Top right image: Excellencepremierrealestate.com (https://www.excellencepremierrealestate.com/property/virtual-tour/651341447)

Bottom right image: Zillow (https://www.zillow.com/homedetails/521-Venice-Way-Venice-CA-90291/2056165775_zpid/)

Page 31:

Bottom left image: The Orchard Apartments (Downtown Azusa) (https://theorchardazusa.com/)

Top right image: Alexan Marmont (https://alexanmarmont.com/)

Bottom right image: Esperanza Apartments Duarte Station (https://www.liveesperanza.com/)

Page 32:

Top image: Newman Garrison + Partners - Parking Landing Apartments (https://nggpartners.com/portfolio-item/park-landing-buena-park-ca/)

Bottom image: San Diego Tribune (https://www.sandiegouniontribune.com/2012/05/25/ucsd-building-has-green-roof/)

Page 33:

Top left Image: Solana at Duarte Station (https://www.solanaduarte.com/gallery/)

Bottom left image: City of Alhambra (https://www.alhambraca.gov/770/801-817-East-Main-Street-and-17-25-North)

Bottom right image: Zillow (https://www.zillow.com/homedetails/1015-N-Citrus-Ave-Covina-CA-91722/122236404_zpid/)

Page 34:

Top left image: Loopnet (https://www.loopnet.com/Listing/216-N-Coronado-St-Los-Angeles-CA/35954028/)

Bottom left image: Duradeck (https://duradek.com/vinyl-decking/vinyl-decking-applications/roof-decks/)

Both right images: Sue Cook, Listing Agent, via Compass (https://www.compass.com/homedetails/280-W-Montecito-Ave-Unit-H-Sierra-Madre-CA-91024/1IUFJL_pid/)

CITY OF
SIERRA MADRE

CITY COUNCIL
REGULAR MEETING MINUTES

Mayor Kristine Lowe | Mayor Pro Tem Gene Goss
Council Member Edward Garcia | Council Member Kelly Kriebs | Council Member Robert Parkhurst

Tuesday, May 26, 2026, 5:30 P.M.

City Council Chambers, 232 W. Sierra Madre Blvd.

AMERICANS WITH DISABILITIES ACT

Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability related modification or accommodation in order to participate in a meeting, including auxiliary aids or services, may request such modification or accommodation from the City Clerk at (626) 355-7135. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.

PUBLIC COMMENT & ACCESS

The Brown Act provides the public with an opportunity to make public comments at any public meeting. As an alternative, public comment may be submitted by e-mail to publiccomment@sierramadreca.gov by 3:00PM on the day of the meeting. Emails will be acknowledged at the City Council meeting, filed into public record, and scanned onto the City website for public review.

A copy of the posted agenda and a live video stream of the meeting can be found on the City's website at sierramadreca.gov , on Foothills Media website at foothillsmedia.org/sierramadre, and broadcast on Government Access Channel 3 (Spectrum).

If you require special assistance to participate in this meeting, please contact the City Clerk's Office at (626) 355-7135 at least 48 hours prior to the meeting.

CODE OF CONDUCT

The purpose of a City Council meeting is to conduct City business. Members of the public that behave in a manner that interrupts or obstructs the City Council's ability to conduct City business may be asked to leave the meeting. Any and all demonstrations which disrupt, interrupt, or obstruct the City Council's ability to conduct City business are prohibited. No signs, posters, or other large objects shall be brought into the Council Chambers or other meeting place if doing so would disrupt, disturb, or otherwise impede the orderly course of the meeting.

1. CALL TO ORDER

Mayor Lowe called the meeting to order at 5:32 pm.

2. PLEDGE OF ALLEGIANCE AND INSPIRATION

Council Member Kriebs led the audience in the Pledge of Allegiance. Afterwards she shared Mary Schmich's graduation speech, titled Wear Sunscreen.

3. ROLL CALL OF CITY COUNCIL MEMBERS

City Clerk Aguilar called the roll:

Kristine Lowe, Mayor
Gene Goss, Mayor Pro Tem

Edward Garcia, Council Member
Kelly Kriebs, Council Member
Robert Parkhurst, Council Member

Also Present: Michael Bruckner, City Manager
Aleks Giragosian, City Attorney
Miguel Hernandez, Assistant City Manager
Laura Aguilar, City Clerk
Joshua Wolf, Senior Planner
Katelyn Huang, Assistant Planner

4. SUPPLEMENTAL INFORMATION FROM CITY CLERK REGARDING AGENDA ITEMS

City Clerk Aguilar advised that there were no updates or supplemental information to report.

5. REPORTS FROM MAYOR AND CITY COUNCIL (including reports from City Council related to meetings attended at City expense per AB 1234)

Council Member Parkhurst:

Reported that on May 13 and 14 he attended the California Common Choice Association meetings.

On May 14 he attended a Board meeting for the Clean Power Alliance. They discussed rates.

He also reported attending a meeting of the Clean Power Alliance Executive Board meeting and had no reportable action.

He attended Natural Resources Commission. They discussed the Battery Recycle Program and editing the Tree Ordinance.

Council Member Kriebs:

Reported that she attended the Library Board of Trustees meeting and reported that they discussed the upcoming opening of the Library.

Mayor Pro Tem Goss:

Reported that he attended the fundraiser for the Sierra Madre Community Foundation on May 16 at the Young's house.

On May 18 he attended the meeting for the Community Services Commission.

On May 21 he attended a meeting of the San Gabriel Valley Council of Governments. California's Insurance Commissioner's Office gave a presentation.

On May 23 he attended the Mount Wilson Trail Race.

Council Member Garcia:

Reported that he attended the Mount Wilson Trail Race on May 23.

Mayor Lowe:

Reported that she met with Victor Reyes of Governor Newsome's Office on May 18.

On May 19 she attended Reading is Fundamental with Commissioner Ann Palmer.

On May 23 she attended the Mount Wilson Trail Race.

6. REPORTS FROM CITY STAFF

There were no updates from City staff.

7. PRESENTATIONS

A. <u>Proclamation in Recognition of Older Americans Month</u>
The proclamation was accepted by Senior Community Services Commissioner Teresa Chaure.

B. <u>Proclamation in Recognition of Dane Lenton, Sierra Madre's Older American of the Year</u>

C. <u>Sierra Madre Civic Club Grant Awards</u>
The Sierra Madre Civic Club is an independent philanthropic organization, serving the community of Sierra Madre. These grant funds are not allocated nor distributed from City funded accounts.

8. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

Any person wishing to speak before the City Council is asked to complete a Speaker Card and provide it to the City Clerk prior to the start of the meeting. Speakers are generally limited to three (3) minutes per person and time may not be delegated; any changes to the allotted time will be announced prior to the Public Comment period. Under the Brown Act, the City Council is prohibited from discussing or taking action on any item not listed on the posted agenda.

Addressing the City Council from the audience is not permitted; all comments addressing the Council must be made from the podium. Persons with a disability who require disability related modifications or accommodations in order to participate in the meeting, including auxiliary aids or services, may request such modification or accommodation from the City

City Clerk Aguilar announced for the record that the City Clerk's Office received two (2) emails for items not on the agenda from Teryl Willis and Eric Wilson.

Speaker cards were submitted from:

<u>Samantha Soda</u>: shared about her efforts to install a mural at Happy's Liquor store and asked for the City's support.

9. CONSENT CALENDAR

All matters listed under the Consent Calendar are considered to be routine and can be acted on by one vote. There will be no separate discussion of these items unless a member of the City Council requests that a specific item be removed from the Consent Calendar for separate discussion and action.

City Clerk Aguilar presented on the following five reports:

A. Approval of City Council meeting minutes from May 12, 2026 meeting.
Recommendation: Approve
Not a CEQA Project under: 14 CCR 15378(b)(5)- organizational or administrative activities.

B. Resolution No. 26-39 Approval of Warrants for Payment
Recommendation: Approve
Not a CEQA Project under: 14 CCR 15378(b)(5)- organizational or administrative activities

C. Resolution No. 26-38 Authorizing a Supplemental Budget Appropriation from the Water Fund Reserve in the amount of $400,000 and Approval of the Water Main Replacement Agreement with Toll West Coast, LLC
Recommendation: Receive and File
CEQA Project, exempt under: 14 CCR 15061(b)(3)- common sense exemption, because it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment.

D. Resolution 26-45 Authorizing a Supplemental Budget Appropriation from the Library Gift and Memorial Fund in the Amount of $80,000 for Fiscal Year 2025/26
Recommendation: Approve
CEQA Project, exempt under: 14 CCR 15061(b)(3)- common sense exemption, because it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment.

E. Resolution 26-46 Authorizing a Supplemental Budget Appropriation of $174,050 from the General Fund Reserve and Award of a Construction Contract to Ultimate Pool Remodeling, Inc. for the Sierra Madre Aquatic Center Pool Deck Repair and Pools Replaster Project at Sierra Vista Park in the Amount of $324,050
Recommendation: Approve
CEQA - Exempt under 14 CCR 15302 as a replacement/ reconstruction of existing structures/facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity.

F. Professional Services Agreement with Pasadena Humane Society for Animal Shelter and Animal Control Services in the Amount of $364,488 for a Five-Year Period
Recommendation: Approve
Not a CEQA Project under: 14 CCR 15378(b)(5)- organizational or administrative activities.

G. Professional Services Agreement with California Consulting, Inc. for Grant Research, Identification, Writing, and Administration Services in the Amount of $111,400
Recommendation: Approve
Not a CEQA Project under: 14 CCR 15378(b)(5)- organizational or administrative activities.

H. Declaration of City-Owned Vehicles as Surplus in accordance with Sierra Madre Municipal Code Section 3.08.100(C)Not a CEQA Project under: 14 CCR 15378(b)(5)- organizational or administrative activities
Recommendation: Approve
CEQA Project, exempt under: 14 CCR 15061(b)(3)- common sense exemption, because it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment.

I. Fourth Amendment to the Professional Services Agreement with Willdan Engineering
Recommendation: Approve
CEQA Project, exempt under: 14 CCR 15061(b)(3)- common sense exemption, because it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment.

J. Resolution No. 26-41 Initiating FY 2026/27 Downtown Landscaping and Lighting Maintenance District Proceedings
Recommendation: Approve
CEQA Project, exempt under: 14 CCR 15061(b)(3)- common sense exemption, because it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment.

K. Second Reading of Ordinance No. 1493 Amending Chapter 12.28 (House and Building Numbering) of Title 12 (Streets, Sidewalks, and Public Places) of the Sierra Madre Municipal Code
Recommendation: Approve
CEQA Project, exempt under: 14 CCR 15061(b)(3)- common sense exemption, because it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment.

L. Second Reading of Ordinance No. 1494 Amending Section 17.08.020 (Words, Terms, Phrases Defined) of Chapter 17.08 (Definitions) and Chapter 17.22 (Accessory Dwelling Units) of Title 17 (Zoning) of the Sierra Madre Municipal Code
Recommendation: Approve
CEQA - exempt as an ordinance implementing Article 2 (commencing with Government Code Section 66314) and Article 3 (commencing with Section 66333) of Chapter 13 of Division 1 of Title 7 of, the Government Code, pursuant to Public Resources Code Section 21080.17.

At the conclusion of City Clerk Aguilar's report Mayor Lowe brought the matter to the City Council for questions.

The City Council asked staff questions on Consent Items A, G, I, and J.

Mayor Lowe opened the podium for public comment.

Seeing no one come forward, Mayor Lowe closed Public Comment and brought the matter back to the City Council for further discussion.

Mayor Lowe asked the Council for a motion.

Mayor Pro Tem Goss made a motion to approve Consent A-L.

Council Member Parkhurst seconded the motion.

Mayor Lowe called for a vote of the Council:

Ayes:	Mayor Lowe, Mayor Pro Tem Goss, Council Members Garcia, Kriebs, and Parkhurst
Noes:	None.
Absent:	None.
Abstain:	None.

Consent Items A-L were approved by unanimous voice vote.

10. DISCUSSION ITEM

A. <u>Resolution No. 26-47 Approving City Council Teleconferencing Procedures Policy</u>
Recommendation: Approve
Not a CEQA Project under: 14 CCR 15378(b)(5)- organizational or administrative activities.

Report presented by City Attorney Giragosian.

At the conclusion of the presentation, Mayor Lowe brought the matter to the City Council for questions.

Mayor Lowe opened the podium for public comment.

Seeing no one come forward, Mayor Lowe closed Public Comment and brought the matter back to the City Council for further discussion.

Council Member Kriebs made a motion to approve Resolution 26-47.

Council Member Garcia seconded the motion.

Mayor Lowe called for a vote of the Council:

Ayes:	Mayor Lowe, Mayor Pro Tem Goss, Council Members Garcia, Kriebs, and Parkurst
Noes:	None.
Absent:	None.
Abstain:	None.

The motion was passed by unanimous voice vote.

11. ITEMS FOR FUTURE AGENDAS
Lowe: Relocating entrance to Bailey Canyon Wilderness Park

12. ADJOURNMENT

Mayor Lowe asked for a motion to adjourn the City Council meeting.

Mayor Pro Tem Goss made a motion to adjourn.

Council Member Kriebs seconded the motion.

Mayor Lowe called for a vote of the Council:

Ayes:	Mayor Lowe, Mayor Pro Tem Goss, Council Members Garcia (teleconference), Kriebs, and Parkhurst
Noes:	None.
Absent:	None.
Abstain:	None.

The meeting was adjourned at 6:41 pm to a Special City Council meeting scheduled for May 27, 2026.

Minutes taken and typed by:

_____
Laura Aguilar
City Clerk

Minutes Approved by Council Action:

_____
Kristine Lowe
Mayor

CITY OF
SIERRA
MADRE

STAFF REPORT

CITY CLERK'S OFFICE

DATE: June 9, 2026

TO: Honorable Mayor and City Council

FROM: Laura Aguilar, City Clerk
By: Laura Aguilar, City Clerk

SUBJECT: **Approval of City Council meeting minutes from May 27, 2026 Special meeting.**

RECOMMENDATION

It is recommended that the City Council (adopt, approve, introduce, receive and file, etc.)...

SUMMARY

[Provide summary information about staff report here, including background on historical city actions....]

DISCUSSION & ANALYSIS

[Explain what the department is requesting, why this action is necessary, what the benefits are, trade-offs, pros & cons, and alternatives. If sub-headers are needed use italics such as *Traffic Study, Development Impact*, etc.]

STRATEGIC PLAN RELATIONSHIP

[Provide the strategic plan relationship here in summary format only...]

ENVIRONMENTAL ANALYSIS

Not a CEQA Project under: 14 CCR 15378(b)(5)- organizational or administrative activities

FISCAL IMPACT

[Provide an analysis on the impact of the activity and its relationship to the General Fund or any other funding source where the action will have an impact. If there is no impact, then simply state "There is no impact to the General Fund as a result of the recommended action."]

Approved by:

_____

Michael Bruckner
City Manager

Attachments

Special Meeting Minutes 2026-0527.pdf

CITY OF
SIERRA MADRE

CITY COUNCIL
SPECIAL MEETING MINUTES

Mayor Kristine Lowe | Mayor Pro Tem Gene Goss
Council Member Edward Garcia | Council Member Kelly Kriebs | Council Member Robert Parkhurst

Tuesday, May 27, 2026, 5:30 P.M.

City Council Chambers, 232 W. Sierra Madre Blvd.

AMERICANS WITH DISABILITIES ACT

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PUBLIC COMMENT & ACCESS

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1. CALL TO ORDER

Mayor Lowe called the meeting to order at 5:31 pm.

2. PLEDGE OF ALLEGIANCE AND INSPIRATION

Council Member Parkhurst led the audience in the Pledge of Allegiance. Afterwards he shared excerpts from Matthew Hongoltz-Hetling's book *A Libertarian Walks into a Bear.*

3. ROLL CALL OF CITY COUNCIL MEMBERS

City Clerk Aguilar called the roll:

Kristine Lowe, Mayor
Gene Goss, Mayor Pro Tem

Edward Garcia, Council Member
Kelly Kriebs, Council Member (**Absent**)
Robert Parkhurst, Council Member

Also Present: Michael Bruckner, City Manager
Julia Homaechevarria, Deputy City Attorney
Laura Aguilar, City Clerk
Harry Wong, Finance Director
Gustavo Barrientos, Police Chief
Veronica Saucedo, Police Captain
Brent Bartlett, Fire Chief
Brian Dickinson, Public Works Director

4. SUPPLEMENTAL INFORMATION FROM CITY CLERK REGARDING AGENDA ITEMS

City Clerk Aguilar advised that there were no updates or supplemental information to report.

5. PUBLIC COMMENT

Any person wishing to speak before the City Council is asked to complete a Speaker Card and provide it to the City Clerk prior to the start of the meeting. Speakers are generally limited to three (3) minutes per person and time may not be delegated; any changes to the allotted time will be announced prior to the Public Comment period. Under the Brown Act, the City Council is prohibited from discussing or taking action on any item not listed on the posted agenda.

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Mayor Lowe opened the podium for public comment. Seeing none, she closed public comment and moved on to the first item for discussion.

6. DISCUSSION ITEM

A. <u>Budget Study Session - Budget Overview</u>
Recommendation: Provide Direction
Not a CEQA Project under: 14 CCR 15378(b)(4)- government fiscal activities.

Report presented by City Manager Bruckner and Director Wong.

At the conclusion of the presentation, Mayor Lowe brought the matter to the City Council for questions.

Mayor Lowe opened the podium for public comment.

Seeing no one come forward, Mayor Lowe closed Public Comment and brought the matter back to the City Council for further discussion.

B. <u>Budget Study Session - Sierra Madre Police Department</u>
Recommendation: Provide Direction
Not a CEQA Project under: 14 CCR 15378(b)(4)- government fiscal activities.

Report presented by Police Captain Saucedo.

At the conclusion of the presentation, Mayor Lowe brought the matter to the City Council for questions.

Mayor Lowe opened the podium for public comment.

John Capoccia, Highland

Seeing no one else come forward, Mayor Lowe closed Public Comment and brought the matter back to the City Council for further discussion.

C. Budget Study Session - Sierra Madre Fire Department

Recommendation: Provide Direction
Not a CEQA Project under: 14 CCR 15378(b)(4)- government fiscal activities.

Report presented by Fire Chief Bartlett.

At the conclusion of the presentation, Mayor Lowe brought the matter to the City Council for questions.

Mayor Lowe opened the podium for public comment.

Tom Denison

Seeing no one else come forward, Mayor Lowe closed Public Comment and brought the matter back to the City Council for further discussion.

8:15 PM – Mayor Lowe called for a brief recess.

8:25 PM – The City Council reconvened their meeting.

D. Budget Study Session - Public Works

Recommendation: Provide Direction
Not a CEQA Project under: 14 CCR 15378(b)(4)- government fiscal activities.

Report presented by Public Works Director Dickinson.
At the conclusion of the presentation, Mayor Lowe brought the matter to the City Council for questions.
Mayor Lowe opened the podium for public comment.

John Capoccia, Highland.

Seeing no one else come forward, Mayor Lowe closed Public Comment and brought the matter back to the City Council for further discussion.

E. Budget Study Session - Capital Improvement Projects

Recommendation: Provide Direction
Not a CEQA Project under: 14 CCR 15378(b)(4)- government fiscal activities.

Report presented by Public Works Director Dickinson.
At the conclusion of the presentation, Mayor Lowe brought the matter to the City Council for questions.
Mayor Lowe opened the podium for public comment.

John Capoccia, Highland.

Seeing no one else come forward, Mayor Lowe closed Public Comment and brought the matter back to the City Council for further discussion.

The City Council decided to continue the Special meeting to May 28, 2026 to hear the remaining items on the agenda:

F. Budget Study Session - Planning and Community Preservation
Recommendation: Provide Direction
Not a CEQA Project under: 14 CCR 15378(b)(4)- government fiscal activities.

G. Budget Study Session - Library and Community Services
Recommendation: Provide Direction
Not a CEQA Project under: 14 CCR 15378(b)(4)- government fiscal activities.

H. Budget Study Session – Finance
Recommendation: Provide Direction
Not a CEQA Project under: 14 CCR 15378(b)(4)- government fiscal activities.

I. Budget Study Session - City Manager's Office
Recommendation: Provide Direction
Not a CEQA Project under: 14 CCR 15378(b)(4)- government fiscal activities.

7. ITEMS FOR FUTURE AGENDAS

None.

8. ADJOURNMENT

The meeting was adjourned at 10:00 pm to a Special City Council meeting scheduled for May 28, 2026.

Minutes taken and typed by:

_____
Laura Aguilar
City Clerk

Minutes Approved by Council Action:

_____
Kristine Lowe
Mayor

CITY OF
SIERRA
MADRE

STAFF REPORT

CITY CLERK'S OFFICE

DATE: June 9, 2026

TO: Honorable Mayor and City Council

FROM: Laura Aguilar, City Clerk
By: Laura Aguilar, City Clerk

SUBJECT: **Approval of City Council meeting minutes from May 28, 2026 Special meeting.**

RECOMMENDATION

It is recommended that the City Council (adopt, approve, introduce, receive and file, etc.)...

SUMMARY

[Provide summary information about staff report here, including background on historical city actions....]

DISCUSSION & ANALYSIS

[Explain what the department is requesting, why this action is necessary, what the benefits are, trade-offs, pros & cons, and alternatives. If sub-headers are needed use italics such as *Traffic Study, Development Impact*, etc.]

STRATEGIC PLAN RELATIONSHIP

[Provide the strategic plan relationship here in summary format only...]

ENVIRONMENTAL ANALYSIS

Not a CEQA Project under: 14 CCR 15378(b)(5)- organizational or administrative activities

FISCAL IMPACT

[Provide an analysis on the impact of the activity and its relationship to the General Fund or any other funding source where the action will have an impact. If there is no impact, then simply state "There is no impact to the General Fund as a result of the recommended action."]

Approved by:

_____

Michael Bruckner
City Manager

Attachments

Special Meeting Minutes 2026-0528.pdf

CITY OF
SIERRA MADRE

CITY COUNCIL
SPECIAL MEETING MINUTES

Mayor Kristine Lowe | Mayor Pro Tem Gene Goss
Council Member Edward Garcia | Council Member Kelly Kriebs | Council Member Robert Parkhurst

Tuesday, May 28, 2026, 5:30 P.M.

City Council Chambers, 232 W. Sierra Madre Blvd.

AMERICANS WITH DISABILITIES ACT

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PUBLIC COMMENT & ACCESS

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1. CALL TO ORDER

Mayor Lowe called the meeting to order at 5:30 pm.

2. PLEDGE OF ALLEGIANCE

Mayor Lowe led the audience in the Pledge of Allegiance.

3. ROLL CALL OF CITY COUNCIL MEMBERS

City Clerk Aguilar called the roll:

Kristine Lowe, Mayor
Gene Goss, Mayor Pro Tem
Edward Garcia, Council Member

Kelly Kriebs, Council Member (**Absent**)
Robert Parkhurst, Council Member

Also Present: Michael Bruckner, City Manager
Julia Homaechevarria, Deputy City Attorney
Laura Aguilar, City Clerk
Miguel Hernandez, Assistant City Manager
Clare Lin, Director of Planning and Community Preservation
Leila Arciero, Library and Community Services Director
Harry Wong, Finance Director
Oscar Millan, IT Manager

4. SUPPLEMENTAL INFORMATION FROM CITY CLERK REGARDING AGENDA ITEMS

City Clerk Aguilar advised that the presentation for the Finance Department was corrected to add one full-time employee to the Organization Chart.

5. PUBLIC COMMENT

Any person wishing to speak before the City Council is asked to complete a Speaker Card and provide it to the City Clerk prior to the start of the meeting. Speakers are generally limited to three (3) minutes per person and time may not be delegated; any changes to the allotted time will be announced prior to the Public Comment period. Under the Brown Act, the City Council is prohibited from discussing or taking action on any item not listed on the posted agenda.

Addressing the City Council from the audience is not permitted; all comments addressing the Council must be made from the podium. Persons with a disability who require disability related modifications or accommodations in order to participate in the meeting, including auxiliary aids or services, may request such modification or accommodation from the City

Mayor Lowe opened the podium for public comment. Seeing none, she closed public comment and moved on to the first item for discussion.

6. DISCUSSION ITEM – Continued from May 27, 2026

A. <u>Budget Study Session - Budget Overview</u>
Recommendation: Provide Direction
Not a CEQA Project under: 14 CCR 15378(b)(4)- government fiscal activities.

Previously presented on May 27, 2026.

B. <u>Budget Study Session - Sierra Madre Police Department</u>
Recommendation: Provide Direction
Not a CEQA Project under: 14 CCR 15378(b)(4)- government fiscal activities.

Previously presented on May 27, 2026.

C. <u>Budget Study Session - Sierra Madre Fire Department</u>
Recommendation: Provide Direction
Not a CEQA Project under: 14 CCR 15378(b)(4)- government fiscal activities.

Previously presented on May 27, 2026.

D. Budget Study Session - Public Works

Recommendation: Provide Direction
Not a CEQA Project under: 14 CCR 15378(b)(4)- government fiscal activities.

Previously presented on May 27, 2026.

E. Budget Study Session - Capital Improvement Projects

Recommendation: Provide Direction
Not a CEQA Project under: 14 CCR 15378(b)(4)- government fiscal activities.

Previously presented on May 27, 2026.

The City Council decided to continue the Special meeting of May 27, 2026 to May 28, 2026 to hear the remaining items on the agenda:

F. Budget Study Session - Planning and Community Preservation

Recommendation: Provide Direction
Not a CEQA Project under: 14 CCR 15378(b)(4)- government fiscal activities.

Report presented by Director Lin.

At the conclusion of the presentation, Mayor Lowe brought the matter to the City Council for questions.

Mayor Lowe opened the podium for public comment.

Seeing no one come forward, Mayor Lowe closed Public Comment and brought the matter back to the City Council for further discussion.

G. Budget Study Session - Library and Community Services

Recommendation: Provide Direction
Not a CEQA Project under: 14 CCR 15378(b)(4)- government fiscal activities.

Report presented by Director Arciero.

At the conclusion of the presentation, Mayor Lowe brought the matter to the City Council for questions.

Mayor Lowe opened the podium for public comment.

Ann Palmer

Seeing no one else come forward, Mayor Lowe closed Public Comment and brought the matter back to the City Council for further discussion.

H. Budget Study Session – Finance

Recommendation: Provide Direction
Not a CEQA Project under: 14 CCR 15378(b)(4)- government fiscal activities.

Report presented by Director Wong.

At the conclusion of the presentation, Mayor Lowe brought the matter to the City Council for questions.

Mayor Lowe opened the podium for public comment.

John Capoccia

Tom Denison

Seeing no one else come forward, Mayor Lowe closed Public Comment and brought the matter back to the City Council for further discussion.

I. Budget Study Session - City Manager's Office

Recommendation: Provide Direction
Not a CEQA Project under: 14 CCR 15378(b)(4)- government fiscal activities.

Report presented by Assistant City Manager Hernandez. City Clerk Aguilar, and IT Manager Millan.

At the conclusion of the presentation, Mayor Lowe brought the matter to the City Council for questions.

Mayor Lowe opened the podium for public comment.

Seeing no one come forward, Mayor Lowe closed Public Comment and brought the matter back to the City Council for further discussion.

7. ITEMS FOR FUTURE AGENDAS

None.

8. ADJOURNMENT

The meeting was adjourned at 8:59 pm to a Regular City Council meeting scheduled for June 9, 2026.

Minutes taken and typed by:

_____
Laura Aguilar
City Clerk

Minutes Approved by Council Action:

_____
Kristine Lowe
Mayor

CITY OF
SIERRA
MADRE

STAFF REPORT

FINANCE

DATE: June 9, 2026

TO: Honorable Mayor and City Council

FROM: Harry Wong, Director of Finance
By: William Zaragoza, Accounting Technician

SUBJECT: **Resolution No. 26-48 Approval of Warrants for Payment**

RECOMMENDATION

It is recommended that the City Council adopt Resolution No. 26-48 and approve payment for the following:

1. **Outstanding Obligated City Warrants:** $324,069.73
2. **Outstanding Obligated Sierra Madre Library Warrants:** $18,151.21
3. **Payroll Transfer:** $575,156.09

SUMMARY

The City Council is requested to ratify warrants and approve checks issued for payment, as certified by the Director of Finance. These payments have been reviewed for compliance with the City's approved budget, financial policies, and authorized spending limits. Ratification by the City Council formally authorizes the disbursement of public funds, ensuring transparency, accountability, and adherence to sound fiscal management practices.

DISCUSSION & ANALYSIS

The Warrant Register provides an aggregated breakdown of the warrants, including descriptions (e.g. categories of payments), amounts, and corresponding fiscal year allocations. Note that the last page serves as a reference document to support the warrant approvals requested in this report, ensuring transparency and accountability in financial transactions. The attachment includes details on general warrants, utility bills, library warrants, and payroll transfers.

The Check Approval Register provides a comprehensive record of financial disbursements by the City of Sierra Madre, detailing payment transactions, vendor information, and check dates to ensure transparency and accountability. Additionally, the Payroll Summary Register outlines payroll disbursements, including total earnings, employer expenses, and overall payroll costs for each pay period. The total payroll expenditure for the most recent pay period (PR #10) for Date 5/21/26:

- Total Earnings (Salaries) @ $415,780.69 plus Total Employer Expenses for Benefits @ $159,375.40 = Total @ $575,156.09

This aligns with the payroll transfer amount listed in the attachment. These records collectively support the accuracy and legitimacy of the financial transactions presented for approval.

STRATEGIC PLAN RELATIONSHIP

None.

ENVIRONMENTAL ANALYSIS

The proposed action does not constitute as a project under the California Environmental Quality Act ("CEQA"), based on Section 15061(b)(3) of the CEQA Guidelines, as it can be determined with certainty that it will have no impact on the environment.

FISCAL IMPACT

There is no fiscal impact as a result of the recommended action.

Approved by:



_____

Michael Bruckner
City Manager

Attachments

1.6.9.26 RESOLUTION 26-48.pdf
2.REGISTER 26-48.pdf
3.WARRANT REGISTER 26-48 6.9.26.pdf

RESOLUTION NUMBER 26-48

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIERRA MADRE APPROVING CERTAIN DEMANDS

WHEREAS, Government Code sections 37208-37209 authorize the City Council to ratify and approve warrants or checks drawn in payment of demands certified or approved by the Director of Finance as conforming to the budget; and,

WHEREAS, the following demands have been reviewed and approved by the Finance Director; and,

WHEREAS, the Finance Director has verified that appropriated funds are available for payment thereof; and,

WHEREAS, the register of audited demands has been submitted to the City Council for approval; and

WHEREAS, City Warrants are the payment of bills, invoices and contractual obligations incurred by the City of Sierra Madre during the period enumerated therein, based on the approved fiscal year budget and existing budgetary authority, Municipal Code authority, or prior policy direction by the City Council; and

WHEREAS, Payroll Transfer is the transfer of funds to cover the payroll costs for all City employees for the period enumerated therein.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Sierra Madre does hereby approve payment of City Warrants in the aggregate amount of $324,069.73; Sierra Madre Library Warrants in the aggregate amount of $18,151.21; and Payroll Transfer in the aggregate amount of $575,156.09 for the fiscal year ending June 30, 2026.

APPROVED AND ADOPTED this 9th day of June 2026.

_____
Mayor, City of Sierra Madre, California

I hereby certify that the foregoing Resolution Number 26-48 was adopted by the City Council of the City of Sierra Madre at a regular meeting held on the 9th day of June 2026.

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
City Clerk, City of Sierra Madre, California

Approved as to form:

_____
City Attorney, City of Sierra Madre, California

City of Sierra Madre
Department of Finance
Warrant Register Recap
City Council Meeting of June 9, 2026

CITY OF SIERRA MADRE AND SIERRA MADRE LIBRARY

City of Sierra Madre Warrants …..……..……..……..……...……..…$324,069.73

Sierra Madre Library Warrants……...…..……..……...…….....$18,151.21

Payroll Transfer……..….....……..…….$575,156.09

Warrant Register Post Date 6/9/26 **Attachment 1A**

Fiscal Year	Description	Amount	Page #
FY25/26	General Warrants	$243,886.81	1-3
FY25/26	General Manual Warrant	$65,064.21	4-7
FY25/26	General Utility Bills	$14,809.77	8
FY25/26	General Manual Utility Bills	$308.94	9
	Total	$324,069.73	

FY25/26	Library Warrant	$17,507.71	10
FY25/26	Library Manual Warrant	$643.50	11
	Total	$18,151.21	

Pay Date:			
5/21/2026	Payroll #10	$575,156.09	12
	From: City of Sierra Madre-General Acct. To: City of Sierra Madre-Payroll Acct.		
	Total	$575,156.09	

Packet: APPKT08696 - GEN 6/9/26 **Check Date:** 06/02/2026
Vendor Set: 01 - Vendor Set 01

Vendor Number / Bank Code	Vendor Name / Payment Type	Invoice #	Invoice Description	Account Number	Vendor Total / Distribution Amount
VEN03454	AMAZON CAPITAL SERVICES				**3,630.14**
APBWEST	Check	1167-RYW4-74HY	MISC SUPPLIES 5/11/26 - 5/24/26	10000.70000.53100	629.35
		14CH-FXPJ-1CPY	MISC SUPPLIES 3/2/26 - 3/15/26	10000.83500.53205	81.94
				60001.83200.53200	342.19
				71000.81100.53205	131.25
		14CH-FXPJ-47FM	MISC SUPPLIES 3/2/26 - 3/15/26	71000.81100.53100	278.49
				72000.81200.53205	216.00
		1LH1-KJT4-47HC	MISC SUPPLIES 5/11/26 - 5/24/26	10000.50000.53100	328.36
				10000.50000.53306	16.60
				10000.50000.53999	300.17
		1P1Q-KFPK-TMHF	MISC SUPPLIES 5/11/26 - 5/24/26	10000.79007.52999	82.06
				37006.72000.53999	193.27
		1P1Q-KFPK-WRXY	MISC SUPPLIES 5/11/26 - 5/24/26	60003.30000.53103	869.38
		1TFN-XFYL-NXJ4	MISC SUPPLIES 3/16/26 - 3/29/26	60003.30000.53103	124.65
		1WFD-9XG1-FYXM	MISC SUPPLIES 12/22/25 - 1/4/26	71000.81100.53100	36.43
VEN04248	AMY HSU				**1,550.67**
APBWEST	Check	INV044160	TRAVEL REIMB: SF AFSS EDUCATIONAL FORUM	10000.61000.53402	1,550.67
VEN03981	ANGEL'S AUTO REPAIR INC				**982.80**
APBWEST	Check	40115	VEHICLE MAINT/#2094	60000.83100.53208	982.80
1552	ARNOLD'S FRONTIER HARDWARE - Fire				**107.16**
APBWEST	Check	119244	MISC. SUPPLIES	10000.61000.53204	74.02
		119269	MISC. SUPPLIES	10000.61000.53204	33.14
0122	ARNOLD'S FRONTIER HARDWARE - PW				**150.02**
APBWEST	Check	119290	FY 25/26 MAINTENANCE SUPPLIES	60001.83200.53200	29.80
		119293	FY 25/26 MAINTENANCE SUPPLIES	60001.83200.53200	36.44
		119306	FY 25/26 MAINTENANCE SUPPLIES	60001.83200.53200	76.06
		119317	FY 25/26 MAINTENANCE SUPPLIES	60001.83200.53200	7.72
VEN03910	BURRO CANYON SHOOTING PARK				**40.00**
APBWEST	Check	3826	RANGE FEE	10000.50000.53302	40.00
1727	CHRIS CIMINO				**740.11**
APBWEST	Check	JULY2026	JULY 2026 RETIREE HEALTH INSURANCE	60007.70100.51302	740.11
VEN03855	CITIG INC				**964.55**
APBWEST	Check	42232	MS ENTRA ID P2 FOR GOVERNMENT	60003.30000.53503	10.80
		42505	REMOTE SUPPORT	60003.30000.52100	953.75
0171	CLINICAL LABORATORY OF SAN BERNARDINO, INC.				**1,882.50**
APBWEST	Check	2600876-SIE01	4/7/26 - 4/28/26 WATER TREATMENT TESTING	71000.81100.52200	1,882.50
1167	COMMUNITY MEDIA OF THE FOOTHILLS				**2,547.16**
APBWEST	Check	066	MAY 2026 TELECAST OF CITY MEETINGS	60003.30000.52100	2,547.16
0172	COMPRESSED AIR SPECIALTY INC.				**1,983.26**
APBWEST	Check	00046193	MISC. SUPPLIES	10000.61000.52302	1,983.26
VEN03180	DICKS AUTO SUPPLY				**433.34**
APBWEST	Check	237722	FY 25/26 AUTO PARTS	60000.83100.53208	433.34
VEN01935	DIVISION OF THE STATE ARCHITECT				**81.20**
APBWEST	Check	INV044157	Q3 25/26 1/1/26 - 3/31/26	10000.00000.23400	81.20
VEN04598	ECOS SYSTEMS INC				**10,781.49**
APBWEST	Check	1681	VEHICLE FLEET TRACKING SECURITY SYSTEM	25001.50000.56006	10,781.49
VEN01177	EYEMED				**34.42**
APBWEST	Check	INV044161	COBRA VISION COVERAGE - KEVIN MANGA (MAY	60007.00000.21603	34.42
0551	FOOTHILL LOCK & KEY				**477.58**
APBWEST	Check	17613	SERVICE CALL: REKEY	60001.83200.52200	477.58
VEN04500	GLENDALE DODGE CHRYSLER JEEP				**800.92**
APBWEST	Check	140778	REPAIR PARTS	10000.61000.53208	176.80
		34299	RA 41 OIL CHANGE	10000.61000.53208	624.12
0814	HDL, COREN & CONE				**2,735.39**

Vendor Number / Bank Code	Vendor Name / Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount	Vendor Total
APBWEST	Check	SIN062729	APRIL - JUNE 2026 PROF. SRVCS/PROPERTY TAX	60002.30000.52100	2,735.39	
0937	INTERSTATE BATTERY SYSTEM OF					**253.77**
APBWEST	Check	20163778	BATTERY #6122	60000.83100.53208	253.77	
VEN04033	JACOB KNAPP					**350.00**
APBWEST	Check	INV044162	REIMB: FIRE SAFETY OFFICER TRAINING CLASS	10000.61000.52205	350.00	
1044	JESSE TORIBIO					**370.06**
APBWEST	Check	JULY2026	JULY 2026 RETIREE HEALTH INSURANCE	60007.70100.51302	370.06	
1165	KENNETH BERRY					**740.11**
APBWEST	Check	JULY2026	JULY 2026 RETIREE HEALTH INSURANCE	60007.70100.51302	740.11	
1185	KEYSTONE UNIFORM					**392.00**
APBWEST	Check	071990	UNIFORMS	10000.50000.53303	270.00	
		071991	UNIFORMS	10000.50000.53303	54.00	
		071992	UNIFORMS	10000.50000.53303	68.00	
VEN04543	KIMLEY-HORN AND ASSOCIATES INC					**21,585.00**
APBWEST	Check	35433531	MARCH 2026 GEN PLAN OPEN SPACE&CONSERV	60008.40000.52100	11,120.00	
		35749167	APRIL 2026 GEN PLAN OPEN SPACE & CONSERVA	60008.40000.52100	10,465.00	
0515	LANDSCAPE WAREHOUSE					**19.85**
APBWEST	Check	2604-630047	FY 25/26 MAINTENANCE SUPPLIES	60001.83200.53200	7.92	
		2604-630253	FY 25/26 MAINTENANCE SUPPLIES	60001.83200.53200	11.93	
2008	LEXIPOL LLC					**5,352.77**
APBWEST	Check	INVPM11256982	ANNUAL LEFTA SHIELD SUITE SUB.FEE 9/1/25-8/	10000.50000.52200	5,352.77	
0277	LIEBERT CASSIDY WHITMORE					**10,982.65**
APBWEST	Check	322462	APRIL 2026 LEGAL SERVICES: INVESTIGATION AD	60007.70100.52201	1,139.65	
		322463	APRIL 2026 LEGAL SERVICES: INVESTIGATION AD	60007.70100.52201	128.50	
		322464	APRIL 2026 LEGAL SERVICES: INVESTIGATION AD	60007.70100.52201	4,546.00	
		322465	APRIL 2026 LEGAL SERVICES: FLSA & PAYROLL RE	60007.70100.52201	759.50	
		322466	APRIL 2026 LEGAL SERVICES: INVESTIGATION AD	60007.70100.52201	537.00	
		322467	APRIL 2026 LEGAL SERVICES: GENERAL	60007.70100.52201	2,735.00	
		322468	APRIL 2026 LEGAL SERVICES: INVESTIGATION AD	60007.70100.52201	1,137.00	
0640	LIFE-ASSIST INC.					**284.64**
APBWEST	Check	2109022	FY 25/26 EMS Medical Supplies	10000.64000.53300	142.32	
		2124676	FY 25/26 EMS Medical Supplies	10000.64000.53300	142.32	
VEN03211	MACLEOD WATTS INC					**8,150.00**
APBWEST	Check	050126Sierr	GASB 25 ACTUARIAL REPORT FYE 6/30/26	60002.30000.52100	8,150.00	
VEN01070	MARTIN CRUZ					**740.11**
APBWEST	Check	JULY2026	JULY 2026 RETIREE HEALTH INSURANCE	60007.70100.51302	740.11	
VEN02976	MEDICO PROFESSIONAL LINEN SERVICE					**74.55**
APBWEST	Check	21444606	MEDICO WASTE SERVICES	10000.64000.53300	74.55	
0296	MERRIMAC ENERGY GROUP					**40,365.00**
APBWEST	Check	2247496	FY 25/26 ANNUAL FUEL PURCHASE	60000.83100.55001	40,365.00	
VEN03488	MUNICIPAL EMERGENCY SERVICES INC					**354.31**
APBWEST	Check	IN2493052	FY 25/26 PERSONAL PROTECTIVE UNIFORM EQU	10000.61000.53303	354.31	
1608	MUNICIPAL MAINTENANCE EQUIP IN					**465.56**
APBWEST	Check	049474	MISC SUPPLIES	60000.83100.53208	465.56	
VEN04200	NIKO MOBILE CARWASH					**450.00**
APBWEST	Check	054929	5/7/26 PD CAR WASH	10000.50000.52200	450.00	
0786	OFFICE DEPOT, INC					**317.24**
APBWEST	Check	453683344001	OFFICE SUPPLIES	10000.50000.53100	37.11	
		453683448001	OFFICE SUPPLIES	10000.50000.53100	31.14	
		458595513001	OFFICE SUPPLIES	10000.50000.53100	218.09	
		459749377001	OFFICE SUPPLIES	10000.50000.53100	30.90	
VEN01608	PHOENIX GROUP INFORMATION SYSTEMS					**4,030.35**
APBWEST	Check	082025200	AUG 2025 Phoenix Parking Contract	10000.50000.52200	4,030.35	
VEN04634	PMI SERVICES					**5,480.00**
APBWEST	Check	I2026328001	INTERNAL AFFAIRS INVESTIGATIONS (IA)	60007.70100.52201	5,480.00	
0336	POST ALARM SYSTEMS					**511.57**
APBWEST	Check	1924689	6/1/26 - 6/30/26 ALARM SAFETY MONITORING	60000.83100.52200	511.57	
0338	PRUDENTIAL OVERALL SUPPLY					**140.02**
APBWEST	Check	52975562	FY 25/26 PUBLIC WORKS UNIFORMS	60001.83200.53303	140.02	
VEN04468	PUBLIC SAFETY SUPPLY AND SERVICES					**648.11**
APBWEST	Check	05142026-1	APPARATUS REPAIR	10000.61000.53208	648.11	

Vendor Number / Bank Code	Vendor Name / Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount	Vendor Total
0360	QUINN COMPANY					**268.09**
APBWEST	Check	PC811074757	VEH. MAINTENANCE	60000.83100.53208	268.09	
VEN04165	R&A TANK TECHNOLOGIES LLC					**165.00**
APBWEST	Check	050226-68	MAY 2026 MONTHLY INSPECTION	60000.83100.55001	165.00	
VEN01670	ROGERS, ANDERSON, MALODY & SCOTT, LLP					**8,000.00**
APBWEST	Check	80438	FY25/26 SINGLE AUDIT OF FED. AWARDS YR END	60002.30000.52100	8,000.00	
VEN03260	RYAN TORNCELLO					**350.00**
APBWEST	Check	INV044164	REIMB: FIRE SAFETY OFFICER TRAINING CLASS	10000.61000.52205	350.00	
0373	SAN GAB VALLEY CITY MANAGERS ASSOC.					**80.00**
APBWEST	Check	INV044163	LEADING UNDER PRESSURE: ATTENDEE X1 BRUC	60002.30000.53402	80.00	
1663	SHAKER SHIRTS					**1,630.50**
APBWEST	Check	22906	2026 MWTR - SHIRTS	10000.79007.52999	1,630.50	
0382	SOUTH COAST A Q M D					**172.49**
APBWEST	Check	4715461	FACILITY ID: 159141 FY 25/26 FLAT FEE EMISSION	60001.83200.52401	172.49	
VEN03154	SPECTRUM TIMING SERVICES					**751.53**
APBWEST	Check	2026-074	MWTR PACKET PICK UP DAY	10000.79007.52999	751.53	
1016	STATE CONTROLLER'S OFFICE					**23.03**
APBWEST	Check	FTB-00009057	1/1/25 - 12/31/25 FTB OFFSETS 2025	10000.50000.52200	23.03	
VEN01027	STUBBIES					**2,211.78**
APBWEST	Check	25805	PORT AUTHORITY POLO SHIRTS	10000.40000.53999	220.04	
		25823	MWTR SOUVENIRS	10000.79007.52999	842.54	
		25824	MWTR WHITE T-SHIRTS	10000.79007.52999	1,149.20	
VEN03447	TELEFLEX LLC					**1,221.03**
APBWEST	Check	9511145012	EZ-IO NEEDLES	10000.64000.53300	1,221.03	
VEN04559	THE LEW EDWARDS GROUP					**20,250.00**
APBWEST	Check	004	FEB 15 - MAR 25 2026 GANN SERVICES	10000.30000.53000	6,750.00	
		005	MAR 15 - APR 25 2026 GANN SERVICES	10000.30000.53000	6,750.00	
		006	APR 15 - MAY 25 2026 GANN SERVICES	10000.30000.53000	6,750.00	
1245	THE WORKSHOP					**1,156.94**
APBWEST	Check	75869	SUMMER 2026 MOVIE SIGNS	10000.79008.52999	44.20	
		75888	GANN LIMIT POST CARD #3 PRINT & MAIL	10000.30000.53000	1,046.44	
		75907	4TH OF JULY 2026 SIGNS	10000.79012.52999	66.30	
1808	TIMECLOCK PLUS					**2,002.32**
APBWEST	Check	INV00479449	6/6/26 - 6/5/27 FY26/27 SCHEDULE.ANYWHERE	10000.50000.52200	2,002.32	
VEN04104	UCLA CENTER FOR PREHOSPITAL CARE					**1,217.76**
APBWEST	Check	3013-1590	MAY 2026 Nurse Educator Services	10000.64000.52200	1,217.76	
VEN04227	UNITED RENTALS					**1,422.20**
APBWEST	Check	261848893-001	EQUIP. RENTAL: PORTABLE RESTROOMS	37003.76000.52999	1,422.20	
1243	USA BLUEBOOK					**139.98**
APBWEST	Check	INV01043903	MAINT SUPPLIES	71000.81100.53205	139.98	
0426	WESTERN WATER WORKS					**5,899.83**
APBWEST	Check	1284071-00	FY 25/26 WATER DISTRIBUTION SUPPLIES	71000.81100.53200	3,112.13	
		1284269-00	FY 25/26 WATER DISTRIBUTION SUPPLIES	71000.81100.53200	2,787.70	
0425	WILLDAN ASSOCIATES					**56,189.78**
APBWEST	Check	002-38070	APRIL 2026 PLAN CHECK AND INSPECTIONS	10000.40000.52100	56,189.78	
1053	WITTMAN ENTERPRISES, LLC					**2,850.72**
APBWEST	Check	202603-C1853	MARCH 2026 EMS Billing Services	10000.64000.52200	2,850.72	
VEN02951	YOHTEK CORP					**5,903.45**
APBWEST	Check	YTK-2805	DEC 2025 AUVIK - RMM SCM NCM	60003.30000.52200	900.00	
		YTK-2806	DEC 2025 EOC PHONE LINES	60003.30000.52200	280.69	
		YTK-2813	JAN 2026 AUVIK - RMM SCM NCM	60003.30000.52200	900.00	
		YTK-2814	JAN 2026 EOC PHONE LINES	60003.30000.52200	280.69	
		YTK-2821	FEB 2026 AUVIK - RMM SCM NCM	60003.30000.52200	900.00	
		YTK-2822	FEB 2026 EOC PHONE LINES	60003.30000.52200	280.69	
		YTK-2828	MARCH 2026 AUVIK - RMM SCM NCM	60003.30000.52200	900.00	
		YTK-2829	MARCH 2026 EOC PHONE LINES	60003.30000.52200	280.69	
		YTK-2837	APRIL 2026 AUVIK - RMM SCM NCM	60003.30000.52200	900.00	
		YTK-2838	APRIL 2026 EOC PHONE LINES	60003.30000.52200	280.69	
				Report Total:	**243,886.81**	

Packet: APPKT08669 - GEN MAN 6/10/26 **Check Date: 05/18/2026**
Vendor Set: 01 - Vendor Set 01

Vendor Number / Bank Code	Vendor Name / Payment Type	Invoice #	Invoice Description	Account Number	Vendor Total / Distribution Amount
0680	POSTMASTER				**1,336.55**
APBWEST	Check	INV044107	GANN LIMIT BALLOT 3 POSTAGE FEE	10000.30000.53000	1,336.55
				Report Total:	**1,336.55**

Packet: APPKT08676 - GEN MAN 6/9/26 **Check Date: 05/19/2026**
Vendor Set: 01 - Vendor Set 01

Vendor Number / Bank Code	Vendor Name / Payment Type	Invoice #	Invoice Description	Account Number	Vendor Total / Distribution Amount
0680	POSTMASTER				**108.11**
APBWEST	Check	INV044107.1	GANN LIMIT BALLOT 3 POSTAGE - FEE DIFFEREN	10000.30000.53000	108.11
				Report Total:	**108.11**

Check Approval Register

City of Sierra Madre, CA

Packet: APPKT08680 - GEN MAN 6/9/26 **Check Date: 05/20/2026**
Vendor Set: 01 - Vendor Set 01

Vendor Number / Bank Code	Vendor Name / Payment Type	Invoice #	Invoice Description	Account Number	Vendor Total / Distribution Amount
0833	HOME DEPOT				**1,696.55**
APBWEST	Check	2012814	1502 - SEWER DEPT - SMALL TOOLS	72000.81200.53205	571.83
		3022210	1502 - SEWER DEPT - SMALL TOOLS	72000.81200.53205	1,095.72
		INV044112	LATE FEE	60002.30000.53999	29.00
				Report Total:	**1,696.55**

Check Approval Register

City of Sierra Madre, CA

Packet: APPKT08687 - GEN MAN 6/9/26 **Check Date: 05/28/2026**
Vendor Set: 01 - Vendor Set 01

Vendor Number / Bank Code	Vendor Name / Payment Type	Invoice #	Invoice Description	Account Number	Vendor Total / Distribution Amount
0439	LOS ANGELES COUNTY CLERK				**50.00**
APBWEST	Check	INV044158	ORDINANCE NO. 1494	10000.40000.53999	25.00
		INV044159	MCTA 26-01	10000.40000.53999	25.00
0447	RAYMOND BASIN MANAGEMENT BOARD				**61,873.00**
APBWEST	Check	SMDR-FY2627	FY 26-27 WATER MASTER SERVICE	71000.81100.52001	61,873.00
				Report Total:	**61,923.00**

Packet: APPKT08695 - UB 6/9/26 **Check Date: 06/02/2026**
Vendor Set: 01 - Vendor Set 01

Vendor Number / Bank Code	Vendor Name / Payment Type	Invoice #	Invoice Description	Account Number	Vendor Total / Distribution Amount
VEN03195	GREATAMERICA FINANCIAL SERVICES				**381.28**
APBWEST	Check	42053242	003-1310860-000 2/5/26 - 4/4/26	60003.30000.53210	381.28
VEN02829	RINGCENTRAL INC				**2,731.97**
APBWEST	Check	CD_001445276	5/23/26 - 6/22/26 VOIP PHONE SERVICE	60003.30000.55005	2,731.97
VEN04342	WESTBOUND SOLAR 3 LLC				**11,696.52**
APBWEST	Check	26260713	APRIL 2026 SOLAR ENERGY	71000.81100.55003	11,696.52
				Report Total:	**14,809.77**

Check Approval Register

City of Sierra Madre, CA

Packet: APPKT08679 - UB MAN 6/9/26
Vendor Set: 01 - Vendor Set 01
Check Date: 05/20/2026

Vendor Number / Bank Code	Vendor Name / Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount	Vendor Total
VEN02792	FRONTIER CALIFORNIA INC					308.94
APBWEST	Check	INV044109	626-351-3285-091319-5 2/14/26 - 3/13/26 PHO	60003.30000.55005	103.01	
		INV044110	626-351-3285-091319-5 3/14/26 - 4/13/26 PHO	60003.30000.55005	103.01	
		INV044111	626-351-3285-091319-5 4/14/26 - 5/13/26 PHO	60003.30000.55005	102.92	
				Report Total:	**308.94**	

Packet: APPKT08694 - LIB 6/9/26 **Check Date: 06/02/2026**
Vendor Set: 01 - Vendor Set 01

Vendor Number / Bank Code	Vendor Name / Payment Type	Invoice #	Invoice Description	Account Number	Vendor Total / Distribution Amount
VEN03454	AMAZON CAPITAL SERVICES				**239.74**
APBWEST	Check	1Y61-C9J7-V6RN	MISC SUPPLIES 5/11/26 - 5/24/26	10000.90000.53999	239.74
VEN04065	EXECUTIVE ADVERTISING				**1,127.97**
APBWEST	Check	156688	SUMMER READING PRIZES - 2026	39006.90000.53999	1,127.97
VEN04268	KING OFFICE SERVICES				**16,140.00**
APBWEST	Check	KO-20523-6-001	4/20/26-4/21/26 LIB MAT STORAGE/MOVING B	29007.90000.56010	16,140.00
				Report Total:	**17,507.71**

Check Approval Register

City of Sierra Madre, CA

Packet: APPKT08686 - LIB MAN 6/9/26 **Check Date: 05/28/2026**
Vendor Set: 01 - Vendor Set 01

Vendor Number / Bank Code	Vendor Name / Payment Type	Invoice #	Invoice Description	Account Number	Vendor Total / Distribution Amount
VEN04637	FRIENDS OF FRED				**643.50**
APBWEST	Check	2034	GRAND RE-OPENING - DJ SERVICES	39006.90000.53999	643.50
				Report Total:	**643.50**

Payroll Summary Register

City of Sierra Madre, CA

5/19/2026 4:07:52 PM

Payroll Summary

Packet	PYPKT03258 - PR #10 05.21.2026
Payroll Set	01 - Sierra Madre
Department	All - All Department Codes

Pay Period: 5/3/2026 - 5/16/2026

Employees Paid 115

Total Earnings	415,780.69	Total Benefit Allowance	187.24	Input Type	Count
Total Deductions	80,788.05	Total Employer Expenses	159,375.40	Regular	115
Total Taxes	55,620.21				
		Total Direct Deposits	279,249.80		
Net Pay	279,372.43	Total Check Amount	122.63		

CITY OF
SIERRA
MADRE

STAFF REPORT

PUBLIC WORKS SERVICES

DATE: June 9, 2026

TO: Honorable Mayor and City Council

FROM: Brian Dickinson, Director of Public Works
By: Eric Lozick, Management Analyst

SUBJECT: **Resolution No. 26-51 Authorizing a Supplemental Budget Appropriation from the Transportation Development Act Fund in the amount of $10,039 for Downtown Bicycle Infrastructure Improvements**

RECOMMENDATION

It is recommended that the City Council adopt Resolution No. 26-51 approving a supplemental budget appropriation in the Transportation Development Act Fund in the amount of $10,039 for eligible bicycle infrastructure improvements.

SUMMARY

The City has $10,039 in available FY 2026 Transportation Development Act (TDA) Article 3 funds for eligible bicycle and pedestrian infrastructure expenditures. TDA Article 3 funds may be used for eligible bicycle and pedestrian facilities and amenities, including the purchase and installation of bicycle facilities available to the general public. Metro requires local agencies to designate the disposition of their TDA Article 3 allocation through the annual claim process by May 31, and funds drawn down must be fully spent or encumbered on eligible projects before the end of the fiscal year.

This item is an accounting and budget appropriation action. The purpose of Resolution No. 26-51 is to appropriate the existing $10,039 TDA Article 3 funds within the City budget for eligible bicycle infrastructure improvements. The total purchase amount of proposed bicycle infrastructure improvements $10,871.45. The portion of the purchase exceeding the available TDA amount will be charged to the Public Works Department operating budget.

DISCUSSION & ANALYSIS

Public Works identified bicycle infrastructure improvements as an eligible and timely use of the City's available FY 2026 TDA Article 3 funds. Because the available TDA funds had to be claimed, spent, or encumbered within the current fiscal year, Public Works proceeded with eligible bicycle infrastructure purchases to support public bicycle parking, e-bike use, and basic bicycle maintenance resources within the City. The project includes new Sportworks Tofino No Scratch bicycle racks and one Dero Fixit Plus public bicycle repair station with Air Kit Prime.

The new bicycle racks are intended to replace existing bicycle racks at Kersting Court and may also be installed at other appropriate City locations based on operational need, pedestrian circulation, available space, and bicycle access. Public Works will position the new racks strategically to support safe pedestrian movement, improve bicycle access, and make better use of available public space. Two of the racks will be Sportworks Tofino E-Racks with built-in e-bike charging capability. The remaining racks will be Sportworks Tofino No Scratch Static Racks. The racks include a non-marring bicycle-frame contact surface intended to reduce scratching or abrasion to painted, carbon, and high-value bicycle frames.

The Sportworks rack model also matches the bicycle rack model selected for the Sierra Madre Library Improvement Project. Using the same rack system supports Citywide standardization, consistent appearance, consistent installation methods, easier maintenance, and common replacement parts.

Existing bicycle racks removed from replacement locations will be evaluated for reuse and repurposed to the greatest extent feasible, including relocation to another City facility or public area, donation, surplus, or other appropriate disposition consistent with City procedures. The Dero Fixit Plus public bicycle repair station will be installed at Kersting Court. The repair station includes commonly used bicycle repair tools and an Air Kit Prime pump, allowing users to perform minor bicycle maintenance and adjustments, as well as inflate tires, while using the City's public bicycle infrastructure.

STRATEGIC PLAN RELATIONSHIP

This item supports the City's goals of maintaining and improving public infrastructure, supporting multimodal access in the downtown area, improving community amenities, and using restricted transportation funds in a timely and fiscally responsible manner.

ENVIRONMENTAL ANALYSIS

CEQA Project, exempt under: 14 CCR 15061(b)(3)- common sense exemption, because it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment

FISCAL IMPACT

The requested action appropriates $10,039 in existing FY 2026 TDA Article 3 funds to account 38006.83600.56010 for eligible bicycle infrastructure expenditures. The total purchase amount is $10,871.45. The portion of the purchase exceeding the available TDA amount is $832.45 and will be charged to the Public Works Department operating budget (GL 10000.83500.53206). This action does not request $10,871.45 in new City funding. The purpose of the budget adjustment is to provide budget authority for the City's existing TDA Article 3 funds so the available restricted transportation funds can be properly appropriated and applied to the eligible bicycle infrastructure purchase.

Approved by:

Mike

_____

Michael Bruckner
City Manager

Attachments

1. Resolution 26-51 Bicycle Infrastructure Budget Adjustment
2. Bicycle Infrastructure Product Photos and Summary

RESOLUTION NO. 26-51

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIERRA MADRE, CALIFORNIA, APPROPRIATING $10,039.00 IN EXISTING FY25-26 TDA ARTICLE 3 FUNDS FOR BICYCLE INFRASTRUCTURE IMPROVEMENTS

RECITALS

WHEREAS, the City has an available Fiscal Year 2025-2026 Transportation Development Act (TDA) Article 3 balance of $10,039.00 for eligible bicycle and pedestrian infrastructure expenditures;

WHEREAS, TDA Article 3 funds may be used for eligible bicycle and pedestrian facilities and amenities, including the purchase and installation of bicycle facilities available to the general public, and Metro requires local agencies to designate the disposition of their TDA Article 3 allocation through the annual claim process by May 31;

WHEREAS, the Public Works Department identified bicycle infrastructure improvements as an appropriate and timely use of the available TDA funding before June 30, 2026;

WHEREAS, the proposed bicycle infrastructure improvements include the purchase and installation of Sportworks Tofino No Scratch bicycle racks and one Dero Fixit Plus public bicycle repair station with Air Kit Prime;

WHEREAS, the Dero Fixit Plus public bicycle repair station will be installed at Kersting Court, and the new bicycle racks may be installed at Kersting Court and other appropriate City locations based on operational need, pedestrian circulation, available space, and bicycle access;

WHEREAS, the purpose of this Resolution is to appropriate the existing $10,039.00 in TDA Article 3 funds to the City budget for eligible bicycle infrastructure improvements; and

WHEREAS, no additional General Fund budget appropriation is requested by this Resolution.

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

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

SECTION 2. **Appropriation of Existing TDA Article 3 Funds.** The City Council hereby approves a budget adjustment appropriating $10,039.00 in existing Fiscal Year 2025-

2026 TDA Article 3 funds to account 38006.83600.56010 for eligible bicycle infrastructure improvements.

SECTION 3. Project Implementation. The City Manager, or designee, is authorized to take all administrative actions necessary to implement the budget adjustment, complete the related purchasing and accounting entries, and install the bicycle infrastructure improvements. Existing bicycle racks removed from replacement locations shall be evaluated for reuse and repurposed to the greatest extent feasible, including relocation, donation, surplus, or other appropriate disposition consistent with City procedures.

SECTION 4. CEQA. The City Council finds that this action is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), because it can be seen with certainty that the approval of the budget adjustment and installation or replacement of minor bicycle-support infrastructure at existing public facilities or public right-of-way areas will not have a significant effect on the environment.

SECTION 5. Severability. If any sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases of this Resolution or any part hereof or exhibit hereto are 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 any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases be declared invalid.

SECTION 6. Certification. Pursuant to Government Code Section 36932, the City Clerk shall certify the passage, approval, and adoption of this Resolution by the City Council.

SECTION 7. Effective Date. This Resolution shall take effect immediately upon adoption.

PASSED, APPROVED, AND ADOPTED this 9th day of June 2026.

_____
Kristine Lowe, Mayor

I HEREBY CERTIFY the foregoing Resolution was duly passed, approved, and adopted by the City Council of the City of Sierra Madre, California, at a meeting held on the 9th day of June 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____
Laura Aguilar, City Clerk

Approved as to form:

_____
Aleks Giragosian, City Attorney

BICYCLE INFRASTRUCTURE PRODUCT SUMMARY

Attachment for Resolution No. 26-51 - Bicycle Infrastructure Improvements

This attachment summarizes the bicycle-support products associated with the City of Sierra Madre bicycle infrastructure improvements. The purchase includes one public bicycle repair station with an air pump kit, two e-bike charging racks, and eleven static bicycle racks. The bicycle repair station will be installed at Kersting Court. The bicycle racks may be installed at Kersting Court and/or other appropriate City locations based on site conditions, pedestrian circulation, bicycle access, and Public Works final placement evaluation.

Product	Quantity	Purpose
Dero Fixit Plus with Air Kit Prime	1	Public bicycle repair station with tools and air pump for minor maintenance and tire inflation.
Sportworks Tofino E-Rack, No Scratch	2	E-bike charging bicycle racks with integrated charging outlets and non-marring bicycle-frame contact surfaces.
Sportworks Tofino No Scratch Static Rack	11	Standardized two-bike public parking racks with No Scratch bumper design and U-lock compatibility.

Representative product images are included for reference.

Dero Fixit Plus Public Bicycle Repair Station with Air Kit Prime

Quantity: 1



Representative Dero Fixit Plus public bicycle repair station.

The Dero Fixit Plus public bicycle repair station provides users with access to commonly used bicycle repair tools for basic maintenance, adjustments, and minor repairs.

The station allows a bicycle to be suspended from hanger arms so the pedals and wheels can move freely during adjustments.

The Air Kit Prime can be mounted on either side of the Fixit Plus and is constructed with schedule 40, 1-1/2 inch O.D. steel pipe and a reinforced rubber, wire-mesh air hose. The magnetic pump head attaches to the Air Kit body to support ease of use and safety.

The repair station is intended for installation at Kersting Court as a public bicycle-support amenity.

Key Features

• Public access to repair tools and tire inflation.

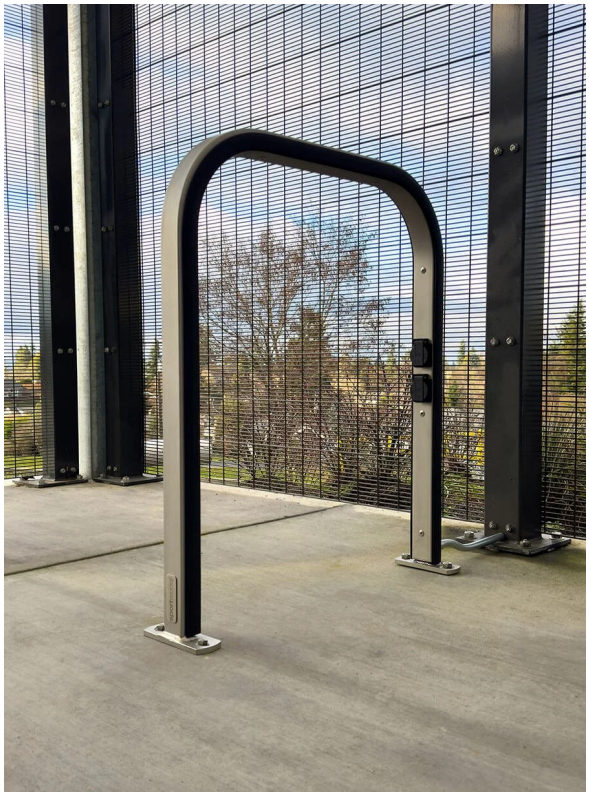
• Air Kit Prime pump for tire inflation.

• Tools secured for public use through tethered hardware.

• Supports minor bicycle maintenance within the City.

Sportworks Tofino E-Rack, No Scratch

Quantity: 2



The Sportworks Tofino E-Rack integrates two charging outlets for e-bikes into the Tofino rack design.

The E-Rack includes the Sportworks No Scratch bumper, which provides a non-marring bicycle-frame contact surface intended to reduce scratching or abrasion to painted, carbon, and high-value bicycle frames.

The rack is designed for efficient deployment, organized charging cable placement, and public bicycle parking functionality.

Key Features

• Two integrated charging outlets for e-bikes.

• No Scratch bumper for bicycle-frame protection.

• U-lock compatible design for securing both wheel and frame.

• UL-listed electrical outlets integrated into the rack frame.

Representative Sportworks Tofino E-Rack with integrated e-bike charging outlets.

Sportworks Tofino No Scratch Static Rack

Quantity: 11



Representative Sportworks Tofino No Scratch Static Rack.

The Sportworks Tofino No Scratch Static Rack provides public bicycle parking with a modern design and non-marring contact surface.

The rack supports space-efficient parking for two bicycles and allows users to secure both the wheel and frame with common lock types.

The rack model matches the bicycle rack model selected as part of the Sierra Madre Library Improvement Project, supporting a consistent City standard for appearance, installation, maintenance, and replacement parts.

Key Features

• Two-bike capacity per rack.

• No Scratch bumper to reduce bicycle-frame contact damage.

• U-lock compatible bicycle security.

• Suitable for sidewalk settings, civic spaces, campuses, city parks, and other limited-space locations.

Installation and Placement Notes

The Dero Fixit Plus public bicycle repair station is planned for Kersting Court. New bicycle racks may be installed at Kersting Court and/or other appropriate City locations after review of site conditions, pedestrian circulation, bicycle access, and operational needs.

Existing bicycle racks removed from replacement locations should be evaluated for reuse and repurposed to the greatest extent feasible, including relocation to another City facility or public area, donation, surplus, or other appropriate disposition consistent with City procedures.

These products support public bicycle access, secure bicycle parking, e-bike charging, and basic bicycle maintenance within the City.

Image and product information note: Representative images and product details are based on manufacturer product materials and City procurement descriptions.

CITY OF
SIERRA
MADRE

STAFF REPORT

CITY CLERK'S OFFICE

DATE: June 9, 2026

TO: Honorable Mayor and City Council

FROM: Laura Aguilar, City Clerk
By: Laura Aguilar, City Clerk

SUBJECT: **Resolution No. 26-53 Calling and Giving Notice of the Holding of a General Municipal Election to be held on November 3, 2026 for the Election of Certain Officers as Required by the Provision of the Laws of the State of California relating to General Law Cities; Resolution No. 26-54 Adopting Regulations for Candidates for Elective Office Pertaining to Candidates' Statements Submitted to Voters at a General Municipal Election to be held on Tuesday, November 3, 2026; and Resolution No. 26-55 Requesting the Board of Supervisors of the County of Los Angeles to Render Specified Services to the City of Sierra Madre Relating to the Conduct of a General Municipal Election to be held on November 3, 2026**

RECOMMENDATION

It is recommended that the City Council:

1. Adopt Resolution No. 26-53 calling for a General Municipal Election on November 3, 2026;
2. Adopt Resolution No. 26-54 adopting regulations for candidates pertaining to candidates' statements submitted to voters at a General Municipal Election on November 3, 2026; and
3. Adopt Resolution No. 26-55 requesting the Los Angeles County Board of Supervisors render specified services to the City of Sierra Madre relating to the conduct of a General Municipal Election on November 3, 2026.

SUMMARY

Under the provisions of the laws relating to General Law cities in the State of California, a General Municipal Election shall be held on November 3, 2026, for the election of three City Council seats. It is necessary for the City to adopt a number of Resolutions related to the conduct of a General Municipal Election. It is, therefore, recommended that the City Council approve Resolutions Nos. 26-53, 26-54, and 26-55, respectively.

DISCUSSION & ANALYSIS

The next Regular Municipal Election is Tuesday, November 3, 2026. The City Clerk's Office is requesting that this election be consolidated with the elections held within Los Angeles County. Resolution No. 26-53 sets the date of the General Municipal Election as Tuesday, November 3, 2026. Resolution No. 26-54 sets the regulations for candidates running for elected office for submitting their statements to the voters, printed in the Voter Information Guide (VIG). And Resolution No. 26-55 requests approval from the Los Angeles County Board of Supervisors to provide election services to the City of Sierra Madre on November 3, 2026. In order to hold an election on November 3, 2026, these resolutions must be adopted by June 23, 2026.

STRATEGIC PLAN RELATIONSHIP

Not applicable.

ENVIRONMENTAL ANALYSIS

Not a CEQA Project under: 14 CCR 15378(b)(2)- continuing administrative or maintenance activities

FISCAL IMPACT

The General Municipal Election is estimated to cost approximately $65,000. These funds are budgeted in account number 10000.12000.52207 and are included in the proposed Fiscal Year 2027 budget.

Approved by:

Mike

_____

Michael Bruckner
City Manager

Attachments

RESOLUTION 26-53 calling for an election .pdf
RESOLUTION 26-54 Adopting regulations for candidate statements.pdf
RESOLUTION 26-55 Requesting LA County to render services.pdf

RESOLUTION NO. 26-53

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIERRA MADRE, CALIFORNIA, CALLING AND GIVING NOTICE OF THE HOLDING OF A GENERAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 3, 2026, FOR THE ELECTION OF CERTAIN OFFICERS AS REQUIRED BY THE PROVISION OF THE LAWS OF THE STATE OF CALIFORNIA RELATING TO GENERAL LAW CITIES

WHEREAS, under the provisions of the laws relating to general law cities in the State of California, a General Municipal Election shall be held on November 3, 2026, for the election of three City Council seats; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SIERRA MADRE, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. Pursuant to the requirements of the laws of the State of California relating to General Law Cities, there is called and ordered to be held in the City of Sierra Madre, California, on Tuesday, November 3, 2026, a General Municipal Election of the qualified electors of the City for the purpose of electing three (3) Members of the City Council for the full terms of 4 years.

SECTION 2. The City Clerk is authorized, instructed, and directed to coordinate with the County of Los Angeles Registrar of Voters to procure and furnish any and all official ballots, notices, printed matter and all supplies, equipment and paraphernalia that may be necessary to properly and lawfully conduct the election. The ballots to be used at the election shall be in form and content as required by law.

SECTION 3. The polls for the election shall be open at 7:00 a.m. of the day of the election and shall remain open continuously from that time until 8:00 p.m. of the same day when the polls shall be closed, pursuant to Election Code section 10242, except as provided in Section 14401 of the Elections Code of the State of California, or as ordered by the Los Angeles County Board of Supervisors or the Governor in response to the current public health emergency. In addition, ballot drop boxes and vote centers for the election shall be open as required during the identified voting period pursuant to Elections Code sections 4007 and 14401, or as ordered by the Los Angeles County Board of Supervisors or the Governor in response to the current public health emergency

SECTION 4. That in all particulars not recited in this resolution, the election shall be held and conducted as provided by law for holding municipal elections.

SECTION 5. Notice of the time and place of holding the election is given and the City Clerk is authorized, instructed and directed to give further or additional notice of the election, in time, form and manner as required by law.

Section 6. Pursuant to the requirements of Section 10403 of the Elections Code, the Board of Supervisors of the County of Los Angeles is hereby requested to consent and agree to the consolidation of a General Municipal Election with the Statewide General Election to be held on Tuesday, November 3, 2026. The consolidated election shall be held and conducted in the manner prescribed in §10418 of the Elections Code.

SECTION 7. Pursuant to the Elections Code, the Los Angeles County Registrar of Voters is authorized to canvass the returns of the General Municipal Election and shall certify the results to this City Council. The election shall be held in all respects as if there were only one election, and only one form of ballot shall be used. The election will be held and conducted in accordance with the provisions of law regulating the statewide election.

SECTION 8. In the event of a tie vote (if any two or more persons receive an equal and the highest number of votes for an office) as certified by the Los Angeles County Registrar of Voters, the City Council, in accordance with Election Code § 15651(a), shall set a date and time and place and summon the candidates who have received the tie votes to appear and will determine the tie by lot.

SECTION 9. The Board of Supervisors is requested to issue instructions to the Los Angeles County Registrar of Voters to take any and all steps necessary for the holding of the consolidated election. The City Clerk is hereby authorized to contract with the County for such election-related services.

SECTION 10. Pursuant to Elections Code Section 13307, each candidate for elective office to be voted for at the General Municipal Election may prepare a candidate's statement on an appropriate form provided by the City Clerk. Such a statement may include the name, age, and occupation of the candidate and a brief description of no more than 200 words of the candidate's education and qualifications expressed by the candidate himself or herself. Such statement shall not include party affiliation of the candidate, nor membership or activity in partisan political organizations. Such statement shall be filed in typewritten form in the office of the City Clerk at the time the candidate's nomination papers are filed. Such statement may be withdrawn, but not changed, during the period for filing nomination papers and until 5:00 p.m. of the next working day after the close of the nomination period. No candidate will be permitted to include additional materials in the sample ballot package. The City will provide Spanish translations of candidates' statements at the candidate's request, and at additional cost to the candidate. The City will also comply with the Voting Rights Act of 1965, as amended, and the Americans with Disabilities Act, as required. If, under the Voting Rights Act of 1965, as amended, a candidate's statement must be translated into any other language, the candidate will be required to pay the cost of such translation.

Section 11. The City Clerk shall estimate the total cost of printing, handling, translating, and mailing the candidates' statements filed pursuant to the Elections Code and pursuant to the Voting Rights Act of 1965, as amended, and require each candidate filing a statement to pay in advance to the City his or her estimated pro rata share as a condition of having his or her statement included in the voter's pamphlet. The Clerk shall bill each candidate for any cost in excess of the deposit and shall refund within 30 days of the certification of the election any unused portion of the deposit. If the candidate alleges that he or she is indigent and unable to pay the costs, the provisions of Elections Code Section 13309 shall apply. The Clerk shall provide each candidate or the candidate's representative a copy of this Resolution at the time nominating petitions are issued.

Section 12. All previous resolutions establishing City Council police on payment for candidate's statements are repealed.

Section 13. The City of Sierra Madre shall reimburse the County of Los Angeles Registrar of Voters for the cost of services performed relative to the conduct of the General Municipal Election, after completion of all work and upon presentation to the City of a properly detailed bill.

Section 14. The City Clerk of the City of Sierra Madre is hereby directed to file a certified copy of this resolution with the Board of Supervisors and the Los Angeles County Registrar of Voters.

Section 15. The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

PASSED, APPROVED, AND ADOPTED this 9th day of June 2026.

AYES:

NOES:

ABSTAIN:

ABSENT:

_____
Kristine Lowe, Mayor
City of Sierra Madre

ATTEST:

_____
Laura Aguilar, City Clerk
City of Sierra Madre

Approved as to form:

_____
Aleks Giragosian, City Attorney
City of Sierra Madre

RESOLUTION NO. 26-54

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIERRA MADRE, CALIFORNIA, ADOPTING REGULATIONS FOR CANDIDATES' STATEMENTS SUBMITTED TO THE VOTERS AT AN ELECTION TO BE HELD ON TUESDAY, NOVEMBER 3, 2026

WHEREAS, Section 13307 of the Election Code of the State of California provides that the governing body of any local agency may adopt regulations pertaining to materials prepared by any candidate for a municipal election, including costs of the candidates' statements;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SIERRA MADRE, CALIFORNIA, DOES HEREBY RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. GENERAL PROVISIONS

That pursuant to Section 13307 of the Election Code of the State of California, each candidate for elective office to be voted for at an election to be held in the City of Sierra Madre on April 10, 2018, may prepare a Candidate's Statement on an appropriate form provided by the City Clerk. The statement may include the name, age and occupation of the candidate and a brief description of no more than 200 words of the candidate's education and qualifications expressed by the candidate himself or herself. The statement shall not include party affiliation of the candidate, nor membership or activity in partisan political organizations. The statement shall be filed in typewritten form in the office of the City Clerk at the time the candidate's nomination papers are filed. The statement may be withdrawn, but not changed, during the period for filing nomination papers and until 5:00 p.m. of the next working day after the close of the nomination period.

SECTION 2. FOREIGN LANGUAGE POLICY

A. Pursuant to the Federal Voting Rights Act, the City is required to translate candidates' statements into whatever language the candidate requests: Spanish, Chinese, Japanese, Korean, Tagalong, Vietnamese or other.

B. The City Clerk shall:

   a) Have translated those statements into the languages as requested by the candidate in (A) above.

   b) Print any translations of candidates who so request printing in the main voter pamphlet.

   c) Print all candidates' statements in the main voter pamphlet in English.

   d) Have all translations made available upon request in the office of the City Clerk.

SECTION 3. PAYMENT

A. The candidate shall be required to pay for the cost of translating the candidate's statement into any required foreign language as specified in (A) and/or (B) of Section 2 above, pursuant to Federal and/or State law.

B. The candidate shall be required to pay for the cost of printing the candidate's statement in English in the main voter pamphlet.

C. The candidate shall be required to pay for the cost of printing the candidate's statement in a foreign language requested by the candidate per (B) of Section 2 above, in the main voter pamphlet.

The City Clerk shall estimate the total cost of printing, handling, translating and mailing the candidates' statements filed pursuant to this Section, including costs incurred as a result of complying with the Voting Rights Act of 1965 (as amended) and require each candidate filing a statement to pay in advance to the local agency his or her estimated pro rata share as a condition of having his or her statement included in the voter's

pamphlet. In the event the estimated payment is required, the estimate is just an approximation of the actual cost that varies from one election to another election and may be significantly more or less than the estimate, depending on the actual number of candidates filing statements. Accordingly, the Clerk is not bound by the estimate and may, on a pro rata basis, bill the candidate for additional actual expense or refund any excess paid depending on the final actual cost. In the event of underpayment, the Clerk may require the candidate to pay the balance of the cost incurred. In the event of overpayment, the Clerk shall prorate the excess amount among the candidates and refund the excess amount paid within 30 days of the election.

SECTION 4. ADDITIONAL MATERIALS. No candidate will be permitted to include additional materials in the sample ballot package.

SECTION 5. That the City Clerk shall provide each candidate or the candidate's representative a copy of this Resolution at the time nominating petitions are issued.

SECTION 6. That all previous resolutions establishing Council policy on payment for candidates' statements are repealed.

SECTION 7. That this Resolution shall apply only to the election to be held on April 10, 2018, and shall then be repealed.

SECTION 8. That the City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

PASSED, APPROVED AND ADOPTED ON JUNE 9, 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____
Kristine Lowe, Mayor
City of Sierra Madre

ATTEST:

_____
Laura Aguilar, City Clerk
City of Sierra Madre

APPROVED AS TO FORM

_____
Aleks Giragosian, City Attorney
City of Sierra Madre

RESOLUTION NUMBER 26-55

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIERRA MADRE REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES TO RENDER SPECIFIED SERVICES TO THE CITY OF SIERRA MADRE RELATING TO THE CONDUCT OF A GENERAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 3, 2026

WHEREAS, a General Municipal Election is to be held in the City of Sierra Madre, California, on November 3, 2026; and

WHEREAS, in the course of conduct of the election it is necessary for the City to request services of the County; and

WHEREAS, all necessary expenses in performing these services shall be paid by the City of Sierra Madre.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SIERRA MADRE, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. That pursuant to the provisions of Section 10002 of the Elections Code of the State of California, this City Council requests the Board of Supervisors of the County of Los Angeles to permit the County Election Department to prepare and furnish the following for use in conducting the election:

1). A listing of county precincts with number of registered voters in each, so city may consolidate election precincts into city voting precincts, and maps of the voting precincts;

2). A list of polling places and poll workers the county uses for their elections;

3). The computer record of the names and address of all eligible registered voters in the city in order that the City's consultant may:

   a. Produce labels for vote-by-mail voters;
   b. Produce labels for sample ballot pamphlets;
   c. Print Rosters of Voters and Street Indexes;

4). Voter signature verification services as needed;

5). Make available to the City election equipment and assistance as needed according to state law.

SECTION 2. That the City shall reimburse the County for services performed when the work is completed and upon presentation to the City of a properly approved bill.

SECTION 3. That the City Clerk is directed to forward without delay to the Board of Supervisors and to the County Election Department, each a certified copy of this resolution.

SECTION 4. That the City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

PASSED, APPROVED, AND ADOPTED this 9th day of June 2026.

AYES:

NOES:

ABSTAIN:

ABSENT:

_____
Kristine Lowe, Mayor
City of Sierra Madre

ATTEST:

_____
Laura Aguilar, City Clerk
City of Sierra Madre

Approved as to form:

_____
Aleks Giragosian, City Attorney
City of Sierra Madre

CITY OF
SIERRA
MADRE

STAFF REPORT

LIBRARY & COMMUNITY SERVICES

DATE: June 9, 2026

TO: Honorable Mayor and City Council

FROM: Leila Arciero, Library & Community Services Director
By: Ted Tegart, Community Services Supervisor

SUBJECT: **Authorization for Use and Reproduction of the Sierra Madre City Flag by the Sierra Madre Events Committee**

RECOMMENDATION

It is recommended that the City Council approve the Sierra Madre Events Committee's request to reproduce and sell replica Sierra Madre City flags, subject to final use parameters approved by the City Manager and City Attorney, and authorize staff to incorporate those parameters into the Sierra Madre Events Committee Memorandum of Understanding, if determined necessary by the City Attorney.

SUMMARY

The Sierra Madre Events Committee has requested permission from the City to reproduce the official Sierra Madre City flag for sale to the public. According to the Committee, community members have expressed interest in purchasing replicas of the City flag, including small handheld flags and larger flags for display at home. The Committee proposes to have replica flags produced and sold as a community item. Proceeds from the sale of the flags would first be used to cover production costs. Any remaining funds would be used by the Sierra Madre Events Committee to help offset costs associated with community events supported by the Committee, including Fourth of July activities, Movies in the Park, and Signs of the Seasons.

The Committee has advised staff that it has received permission from the artist, Hugh Van Delden, for the proposed use. Because the City flag is an official City symbol, it is recommended that the City Council approve the request subject to written parameters that limit the use, reproduction, sale, and future modification of the flag.

DISCUSSION & ANALYSIS

The Sierra Madre Events Committee supports and assists with community events that contribute to civic pride and community engagement. The Committee has requested permission to reproduce and sell replica Sierra Madre City flags in response to public interest from residents who would like to purchase City flag replicas for personal display. The proposed use would include the production and sale of replica City flags in various sizes, including small handheld flags and larger flags suitable for display at home. The Committee has indicated that proceeds would first be used to recover production costs, with any remaining proceeds used to support community events assisted by the Committee.

While the proposed use supports civic pride and community engagement, the City flag is an official City symbol. Sierra Madre Municipal Code Section 2.08.130(C) states, "It is unlawful for any person, corporation, partnership or other entity to use city copyrighted images or to reproduce, copy or create any similar facsimile of such images without having first obtained the express written consent of the City Council." For that reason, staff recommends that approval be limited to the specific use described by the Committee and subject to written parameters approved by the City Manager and City Attorney.

Recommended parameters include the following:

1. The Sierra Madre Events Committee may reproduce and sell replica Sierra Madre City flags only in the form approved by the City.
2. The City flag may not be altered, modified, redesigned, recreated, or combined with any other graphics, logos, text, slogans, or artwork without prior written City approval.
3. The Committee must provide the City with a final proof or sample of the replica flag before production.
4. Proceeds must first be used to cover production costs, with remaining proceeds used only to support Sierra Madre Events Committee activities and community events approved or supported by the City.
5. The Committee may not transfer permission to reproduce or sell the City flag to another person, vendor, organization, or entity.
6. The City may revoke or modify approval at any time if the use is inconsistent with City standards or the approved parameters.
7. Any future changes, expanded use, additional merchandise, alternate versions, or continued reproduction beyond the approved use will require prior written approval from the City.
8. If determined necessary by the City Attorney, the approved parameters may be incorporated into the Sierra Madre Events Committee Memorandum of Understanding.

These parameters are intended to protect the integrity of the City flag, ensure the City retains control over the use of its official symbols, and prevent future changes or expanded use without City review and approval.

STRATEGIC PLAN RELATIONSHIP

Approval of this item supports the City’s commitment to community engagement, civic pride, and clear administrative practices for partnerships with community organizations.

ENVIRONMENTAL ANALYSIS

Not a CEQA Project under: 14 CCR 15378(b)(5)- organizational or administrative activities

FISCAL IMPACT

There is no fiscal impact as a result of the recommended action. The Sierra Madre Events Committee would be responsible for costs associated with production of the replica flags. Proceeds from sales would first be used to cover production costs, with remaining proceeds used to support Committee activities and community events.

Approved by:



_____

Michael Bruckner
City Manager

Attachments

SM_City_Flag.pdf


CITY OF SIERRA MADRE
CALIFORNIA
INCORPORATED 1907

CITY OF
SIERRA
MADRE

STAFF REPORT

PUBLIC WORKS SERVICES

DATE: June 9, 2026

TO: Honorable Mayor and City Council

FROM: Brian Dickinson, Director of Public Works
By: Eric Lozick, Management Analyst

SUBJECT: **Resolution No. 26-42 Declaring Intention to Levy FY 2026/27 Downtown Landscaping and Lighting Maintenance District Assessments**

RECOMMENDATION

It is recommended that the City Council adopt Resolution No. 26-42, initiating proceedings for the levy and collection of assessments and ordering NBS to prepare and file with the City Clerk the Engineer's Report for the Downtown Landscaping and Lighting Maintenance District for Fiscal Year 2026/27.

SUMMARY

The proposed action begins the annual assessment levy process for the Downtown Landscaping and Lighting Maintenance District. Adoption of the resolution directs NBS to prepare and file the Fiscal Year 2026/27 Engineer's Report for the District. This action does not levy the assessment. It is the first procedural step required before the City Council may consider the Engineer's Report, adopt a Resolution of Intention, set a public hearing, and later consider confirming the assessment and ordering the levy.

DISCUSSION & ANALYSIS

The Downtown Landscaping and Lighting Maintenance District was formed under the Landscaping and Lighting Act of 1972. The annual levy process begins with a resolution that initiates proceedings and orders the preparation of the Engineer's Report.

If the City Council adopts the resolution initiating proceedings, NBS will prepare and file the Engineer's Report with the City Clerk. The City Council will then consider the Engineer's Report and a Resolution of Intention to levy and collect assessments for Fiscal Year 2026/27. That subsequent action would set a public hearing for June 23, 2026, to receive public comment, consider any protests or objections, confirm the assessments, and order the levy.

The City of Sierra Madre established the Downtown Landscaping and Lighting Maintenance District to replace the City's four previous special assessment districts. The District funds services and improvements within the City's Downtown business district, including Street Lighting, Street Tree and Other Landscape Maintenance, Park Maintenance, and associated administrative and maintenance activities.

In 1996, California voters adopted Proposition 218, the Right to Vote on Taxes Act, which added Article XIII D to the California Constitution and imposed substantive and procedural requirements for levying special assessments. Assessments may be imposed only for a special benefit conferred on an assessed parcel, and assessments must be proportional to, and no greater than, the special benefit conferred on that parcel. Parcels within the boundary of the Downtown Landscaping and Lighting Maintenance District receive a special benefit from the District improvements, and the annual assessments are proportional to that special benefit.

The City collects the assessments through the Los Angeles County secured property tax roll. The Landscaping and Lighting Act of 1972 requires the City Council to adopt a resolution initiating proceedings, a resolution of intention, and a resolution confirming the assessment and ordering the levy. A public hearing is required before adoption of the resolution confirming the assessment and ordering the levy.

STRATEGIC PLAN RELATIONSHIP

This action supports continued maintenance of downtown public infrastructure, public facilities, and related services within the City's Downtown business district.

ENVIRONMENTAL ANALYSIS

Not a CEQA Project under: 14 CCR 15378(b)(4)- government fiscal activities

FISCAL IMPACT

There is no fiscal impact associated with initiating proceedings. This action does not levy an assessment, appropriate funds, award a contract, or authorize new expenditures.

Approved by:



_____

Michael Bruckner
City Manager

Attachments

1. Resolution 26-42 - Intent Downtown LLMD 26-27.pdf
2. Downtown LLMD Preliminary Engineer's Report 2026-27.pdf

RESOLUTION NO. 26-42

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIERRA MADRE, CALIFORNIA, DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS, CONFIRMING THE ENGINEER'S REPORT, AND SETTING A PUBLIC HEARING FOR THE DOWNTOWN LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT FOR FISCAL YEAR 2026-2027

RECITALS

WHEREAS, the City Council of the City of Sierra Madre has formed the Downtown Landscaping and Lighting Maintenance District (the "District") pursuant to the Landscaping and Lighting Act of 1972, Part 2, Division 15 of the California Streets and Highways Code, commencing with Section 22600 (the "Act");

WHEREAS, the City has retained NBS for the purpose of assisting with the annual levy of the District and preparing and filing the Engineer's Report for Fiscal Year 2026/27;

WHEREAS, NBS has prepared and filed the Engineer's Report with the City Clerk for the levy and collection of assessments within the District for Fiscal Year 2026/27;

WHEREAS, the City Council desires to confirm the Engineer's Report, declare its intention to levy and collect assessments within the District for Fiscal Year 2026/27, and set a public hearing concerning the levy and collection of assessments within the District.

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

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

SECTION 2. Intention to Levy and Collect Assessments. The City Council hereby declares its intention to levy and collect assessments within the District to pay the costs of the Improvements for the fiscal year commencing July 1, 2026, and ending June 30, 2027. The City Council finds that the public's best interest requires such action.

SECTION 3. Improvements. The improvements within the District include, but are not limited to, the services and maintenance activities of Street Lighting, Street Tree and Other Landscape Maintenance, and Park Maintenance. Operating, maintaining, and servicing include, but are not limited to, personnel, materials, electrical energy, contracting services, administration, and other items necessary to keep the Improvements in a satisfactory condition.

SECTION 4. Assessment District Boundaries. The boundaries of the District are shown in the assessment diagram filed with the City Clerk, which diagram is made a part of this Resolution by reference.

SECTION 5. Approval of Engineer's Report. The City Council hereby confirms the Engineer's Report concerning the levy of assessments as submitted by NBS for the fiscal year commencing July 1, 2026, and ending June 30, 2027. The Engineer's Report filed with the City Clerk contains a full and detailed description of the Improvements, the boundaries of the District, and the proposed assessments upon assessable lots and parcels of land within the District.

SECTION 6. Notice of Public Hearing. The City Council hereby declares its intention to conduct a public hearing concerning the levy of assessments in accordance with Section 22629 of the Act. All objections to the assessment, if any, will be considered by the City Council. The public hearing will be held on Tuesday, June 9, 2026, at 5:30 p.m., or as soon thereafter as is feasible, in the City Council Chambers, located at 232 W. Sierra Madre Blvd., Sierra Madre, CA. The Fiscal Year 2026/27 assessment is proposed to increase from the Fiscal Year 2025/26 actual assessment; however, the proposed assessment remains at or below the maximum assessment rate authorized for the District. The City Council further orders the City Clerk to publish notice of this Resolution in accordance with Section 22626 of the Act.

SECTION 7. CEQA. The City Council finds that adoption of this Resolution is not a project within the meaning of the California Environmental Quality Act (CEQA) Guidelines Section 15378(b)(4), because it concerns government fiscal activities that do not involve any commitment to a specific project that may result in a potentially significant physical impact on the environment. In the alternative, to the extent the action is considered a project, the City Council finds that it is exempt from CEQA under CEQA Guidelines Section 15061(b)(3), because it can be seen with certainty that the action will not have a significant effect on the environment.

SECTION 8. Severability. If any sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases of this Resolution or any part hereof or exhibit hereto are 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 any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases be declared invalid.

SECTION 9. Certification. Pursuant to Government Code Section 36932, the City Clerk shall certify the passage, approval, and adoption of this Resolution by the City Council.

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

PASSED, APPROVED, AND ADOPTED this 26th day of May 2026.

_____
Kristine Lowe, Mayor

I HEREBY CERTIFY the foregoing Resolution was duly passed, approved, and adopted by the City Council of the City of Sierra Madre, California, at a meeting held on the 26th day of May 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____
Laura Aguilar, City Clerk

Approved as to form:

_____
Aleks Giragosian, City Attorney

CITY OF SIERRA MADRE

Fiscal Year 2026/27 Engineer's Report For:

Downtown Landscaping and Lighting Maintenance District

May 2026

NBS
helping communities fund tomorrow

nbsgov.com

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1. ENGINEER'S STATEMENT

WHEREAS, on January 26, 2021, the City of Sierra Madre (the "City") established the City of Sierra Madre Downtown Landscaping and Lighting Maintenance District (the "District") from four prior special assessment districts, which funded various services and improvements (the "Improvements") including parking, lighting, landscaping, and associated maintenance within the City's downtown business district; and

WHEREAS, the assessments are subject to the substantive and procedural requirements described in Section 4, Article XIII D of the California Constitution. The assessment is authorized pursuant to the Landscaping and Lighting Act of 1972 of the California Streets and Highways Code; and

WHEREAS, all parcels that have special benefit conferred upon them by the Improvements described in this Report (the "Specially Benefited Parcels") have been identified; and

a. The proportionate special benefit derived from the Improvements by each Specially Benefited Parcel was determined in relationship to the entirety of the cost of the Improvements; and

b. No assessment has been imposed on any Specially Benefited Parcel which exceeds the reasonable cost of the proportional special benefit conferred on such parcel by the Improvements; and

c. The general benefits have been separated from the special benefits and only special benefits have been assessed; and

WHEREAS, this annual Engineer's Report (the "Report") contains the plans and specifications describing the general nature, location and extent of the Improvements to be maintained, an estimate of the costs of the maintenance, operations and servicing of the Improvements for the District, diagram of the District, showing the area and properties proposed to be assessed, and an assessment of the estimated costs of the maintenance, operations, and servicing the Improvements, assessing the net amount upon the Specially Benefited Parcels in the District in proportion to the special benefit received for the Fiscal Year 2026/27; and

WHEREAS, following consideration of public comments at a noticed public hearing, the City Council may confirm the diagram and order the levy and collection of assessments for Fiscal Year 2026/27. If approved, the assessment information shall be submitted to the Los Angeles Auditor/Controller.

NOW THEREFORE, the following assessment is made to cover the portion of the estimated costs of maintenance, operation, and servicing of said Improvements to be paid by the assessable real property within the District:

Total Special Benefit Points	FY 2026/27 Maximum Assessment Rate	FY 2026/27 Actual Assessment Rate (1)	Total Assessment (1)
1,961.5119	$54.07	$54.07	$106,073.12

(1) Slight differences in calculations may occur due to rounding.

2. PLANS AND SPECIFICATIONS

The services and maintenance activities listed below are collectively referred to as the "Improvements."

- Street Lighting
- Street Tree and Other Landscape Maintenance
- Park Maintenance

A diagram detailing the proposed area in which the Improvements will be provided can be found in Section 6 of this report.

2.1 Description of Improvements and Services

STREET LIGHTING

Ongoing maintenance of street lighting throughout the downtown area of the City, to include, but not limited to, general maintenance of street lighting fixtures along roadways, lights around bow-outs, crosswalk lights, and funding of associated utility costs.

STREET TREE AND OTHER LANDSCAPE MAINTENANCE

Ongoing maintenance of street landscaping, including, but not limited to, tree trimming, irrigation, watering, and other associated landscape maintenance throughout the downtown area of the City. Further, the City will provide ongoing maintenance services, including but not limited to, trash removal, landscape maintenance, and other associated maintenance to the area known as Kersting Court Triangle.

PARK MAINTENANCE

According to the City's General Plan, Memorial Park is considered an important center within the City. Memorial Park contains a recreational center with a bandstand, a play area for children, tennis courts and picnic tables. It is also the location for the Sierra Madre Senior Citizens Center housed in a multi-purpose structure on the park site. Concerts, festivals, and holiday activities for children in the community are among the numerous activities that take place in Memorial Park.

Improvements and services for park maintenance include ongoing maintenance of the Memorial Park near the downtown area of the City which includes, but is not limited to, landscape maintenance, irrigation, watering, trash removal, and other associated maintenance within the park area.

3. BENEFITS FROM IMPROVEMENTS

The Improvements will confer special benefits upon certain parcels within the District. The following benefit analysis was performed as part of the January 2021 formation Engineer's Report.

3.1 Benefit Analysis

MEMORIAL PARK DESIRABILITY AND ECONOMIC OPPORTUNITY BENEFITS

The primary reason persons living in close proximity to the District would enter the District would be to access the commercial or entertainment properties therein. Of these properties focused on providing community entertainment, Memorial Park is considered a key community center within the City.

While the park Improvements are a benefit to the properties within the District, there are Park Desirability and Economic Opportunity Benefits believed to be conferred to those properties within the respective service area of Memorial Park. As such, we must recognize the benefit received by those properties located outside of the District, but within the proximity of the respective service area, that receive benefit from the opportunity to visit and use Memorial Park regularly.

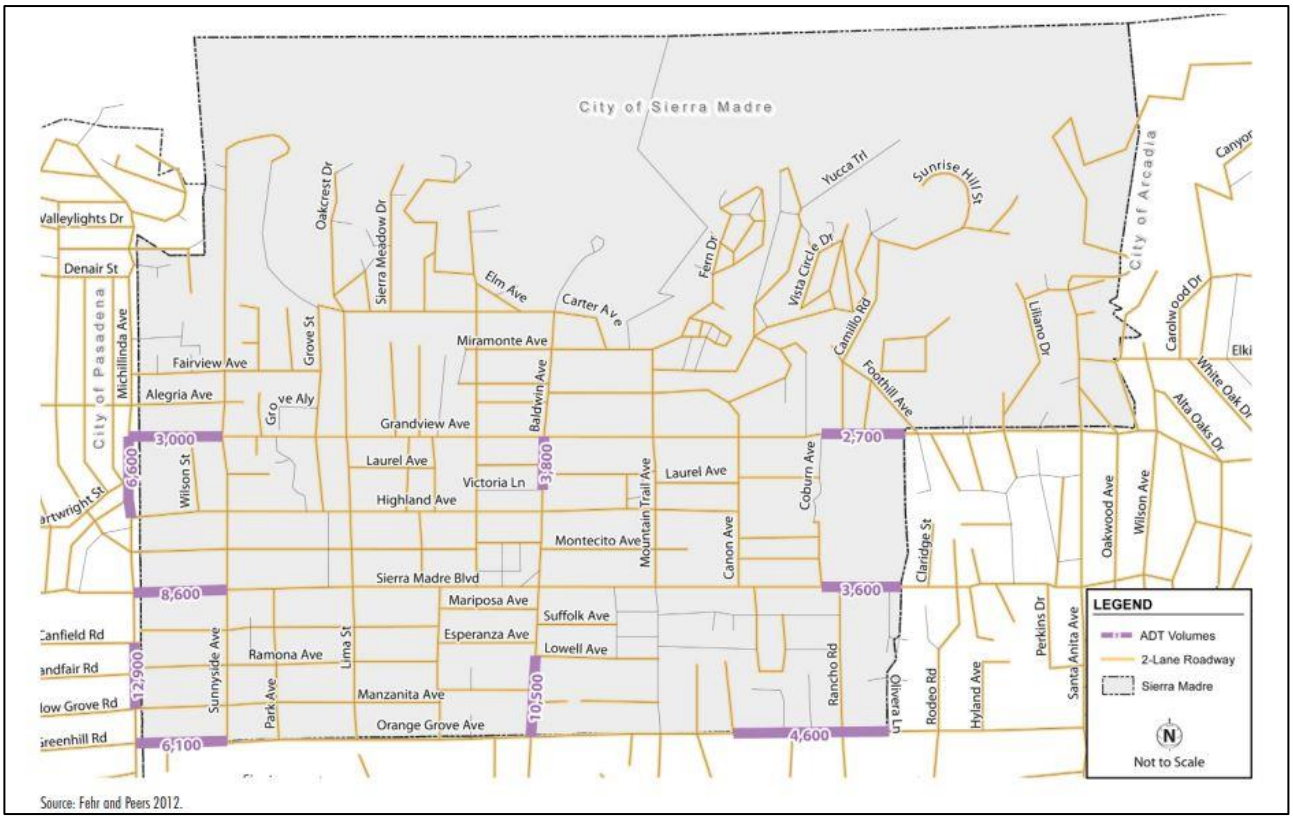
To determine an appropriate service area for Memorial Park, we rely on information related to the distance that people will walk to a destination. The commonly accepted distance people will walk for public transportation, goods and services is one-quarter mile (Walkscore, 2014). In order to identify the parcels benefiting from the ongoing maintenance of Memorial Park, GIS data was used to approximate a one-quarter mile buffer around Memorial Park equal to the estimated service area. Accordingly, all properties within this one-quarter mile service area of Memorial Park were reviewed to determine their estimated benefit received from the park Improvements. The applicable parcel characteristics were assigned to all parcels within this service area and relative factors were determined for each characteristic in relation to the full parcel list within the service area. The table below summarizes the benefit points related to Park Desirability and Economic Benefits for property within the District and property located outside of the District but within the service area.

Property Location	Park Desirability Benefit Points	Park Economic Benefit Points	Total Benefit Points	Percent of Total
Within District	155.00	131.00	286.00	33.06%
Outside District	558.00	21.00	579.00	66.94%
Totals	**713.00**	**152.00**	**865.00**	**100.00%**

As a result of the ongoing maintenance of Memorial Park, 33.06% of the Park Desirability and Economic Benefits are attributable to property located within the District and 66.94% Park Desirability and Economic Benefits are attributable to property located outside of the District.

VEHICLES PASSING THROUGH THE DISTRICT

As a result of the Improvements, there will be a level of general benefit conferred to pass-through vehicle traffic related to properties outside of the District whose occupants do not intend to access property within the District. As such, the benefit derived by pass-through vehicle traffic needs to be quantified. In order to do this, we must first estimate the average daily vehicle trips through the District. Chapter 3 of the City's General Plan contains a map, prepared by Fehr and Peers, showing the average daily traffic flow through the District along Sierra Madre Boulevard and Baldwin Avenue:



This figure shows that the traffic along Sierra Madre Boulevard in the area of the District is an estimated average 8,600 daily vehicle trips. The figure also shows that the traffic along Baldwin Avenue in the area of the District is an estimated average 10,500 daily vehicle trips. As the map in the City's General Plan does not include average daily vehicle trip information for Montecito Avenue (as this is not a through street), average daily vehicle trips of 2,275 have been estimated along this street using the property land uses along Montecito Avenue and the corresponding average daily trips information from the Institute of Transportation Engineers (ITE) Trip Generation Manual. As such, summing the estimates above, the total average daily traffic flow through the District is 21,355 vehicle trips.

Next, we must estimate the number of daily vehicle trips generated by properties within the District. To accomplish this, data from the ITE Trip Generation Manual was used to estimate the daily vehicle trips for each property within the District by assigning each parcel into an ITE Trip Generation Manual land use type. The estimated number of daily vehicle trips generated by properties within the District is approximately 18,627, as summarized below:

ITE Land Use Type	Estimated Daily Vehicle Trips
Commercial-Auto	366.03
Commercial-Business Office	857.54
Commercial-Entertainment	221.07
Commercial-Medical Office	427.18
Commercial-Restaurant	4,144.55
Commercial-Retail	9,278.11
Condo	24.26
Apartment	46.55
Gas Station w/ Convenience Store	651.12
Gas Station w/ Convenience Store and Garage	927.04
Industrial	537.92
Nursing Home	460.32
Park/Open Space	4.72
Religious/Lodgehall	696.03
SFR detached	87.42
Total	**18,616.83**

Therefore, the estimated number of pass-through vehicle trips related to properties outside of the District is 2,738:

Average Vehicle Trips Through District		Estimated District-Generated Vehicle Trips		Estimated Pass Through Vehicle Trips
21,355	-	18,627	=	2,738

However, simply estimating the number of pass-through vehicle trips does not necessarily indicate the level of benefit accruing to vehicles passing through the District. Estimating the total amount of time these pass-through vehicles spend within the District, as compared to the time that properties located permanently within the District, is a better indicator of the temporary benefits accruing to vehicles passing through the District.

To estimate the total time these pass-through vehicles spend within the District, and receive benefit from the Improvements, we must take into account the total road length of Sierra Madre Boulevard, Baldwin Avenue, and Montecito Avenue that is within the District, as well as the average traffic speed of each street (using local speed limits):

Street	Length (in Miles) Within District	Average Speed Within District (MPH)	Travel Time (in Hours) Through District per Vehicle
Sierra Madre Blvd.	0.5249	27	0.0210
Baldwin Ave.	0.2696	27	0.0100
Montecito Ave.	0.2264	27	0.0090
Totals	**0.9979**	**-**	**0.0399**

Applying the total travel time through the District per vehicle of 0.0399 hours to each of the pass-through vehicle trips results in an aggregate daily pass-through time of 109.30 hours, in which vehicles passing through the District spend in proximity to the Improvements:

Travel Time (in Hours) Through District per Vehicle		Estimated Pass Through Vehicle Trips		Total Pass Through Time (in Hours)
0.0399	x	2,738	=	109.30

Further, the amount of time that District properties spend in proximity to the Improvements should also be considered to determine the overall benefit of the Improvements. Properties within the District are permanently located in close proximity to the Improvements and experience benefit from these Improvements 24 hours per day. As such, the previously identified daily pass-through time of vehicles receiving limited benefit from the Improvements should be compared to the total time the District properties spend in permanent proximity to District Improvements:

Time Class	Hours	Percentage
Total Pass Through Time	109.30	2.31%
Total District Property Time [1]	4,632.00	97.69%
Totals	**4,741.30**	**100.00%**

(1) Equals the number of properties within the District (193) multiplied by 26 (hours).

Of the total benefits provided by the street-related Improvements, the percentage of time allocated to vehicles passing through the District is 2.31%. Therefore, this percentage of 2.31% reflects the amount of general benefit accruing to vehicles passing through the District.

3.2 Effective General Benefit

In order to determine a singular general benefit percentage, it is necessary to combine the two separately analyzed components of general benefit described above. Given the unique benefits that each Improvement provides and the separate analysis necessary to identify any park maintenance general benefits, it is appropriate to weight the general benefit percentages according to number of benefits offered by each Improvement category. As previously noted, there are four separate benefits provided to the street lighting and street trees and other landscape Improvements, and there are two benefits provided to park maintenance. A summary table is provided below for each Improvement category:

	Benefits Identified	Total Number of Benefits	Percent of Total Benefits
Street Lighting **Street Trees and Other Landscape**	Safety	4	66.67%
	Accessibility		
	Aesthetic		
	Economic Activity		
Park Maintenance	Desirability	2	33.33%
	Economic Opportunity		

The percentage of total benefits provided by each Improvement category can then be assigned to each previously identified general benefit percentage. The weighted general benefit percentages are then summed to identify the total District Effective General Benefit.

Improvements Identified	General Benefit %	General Benefit Weighting	Effective General Benefit
Park Maintenance	66.94%	33.33%	22.31%
Street Landscaping & Lighting Improvements	2.31%	66.67%	1.54%
Total			**23.85%**

The total Effective General Benefit for the District is 23.85%.

4. SPECIAL BENEFIT DISTRIBUTION

As stated in the formation documents, only special benefits are assessable. The Improvements will confer special benefits upon certain parcels within the District. This section describes the assignment of special benefit based on the estimated proportionate special benefit derived by each parcel.

4.1 Parcel Characteristics

The following parcel characteristics are used to determine each parcel's proportionate special benefit:

- Building square footage
- Linear street frontage

It is believed parcels of the same use will experience different degrees of special benefit in relation to differences in their building size and linear street frontage. For example, a parcel with a large building will experience greater special benefit than a parcel with a small building. Accordingly, as building size and linear street frontage increase, parcels are considered to receive proportionately greater special benefit. Therefore, these parcel characteristics are deemed appropriate factors for determining proportional special benefit.

In order to relate differing parcel characteristics to one another, a relative factor is determined for each.

BUILDING FACTOR

The average building size in the District is approximately 3,480 square feet. Each parcel's actual building size was divided by the District's average building size to determine a Building Factor.

Parcel's **Building** Square Feet	/	District's Average **Building** Square Feet (3,480)	=	Parcel's **Building** Factor

FRONTAGE FACTOR

The average linear street frontage in the District is approximately 85 linear feet. Each parcel's actual linear street frontage was divided by the District's average linear street frontage to determine a Frontage Factor.

Parcel's **Frontage** Linear Feet	/	District's Average **Frontage** Linear Feet (85)	=	Parcel's **Frontage** Factor

4.2 Land Use Types

In addition to building size and linear street frontage, a parcel's land use type will also affect the special benefits received. Following the calculation of each parcel characteristic factor, Land Use Benefit Points were assigned. These benefit points correspond to the special benefits described in the Benefits section of this report.

Each parcel within the proposed District boundary is assigned a land use type for purposes of determining the special benefits received. Below is a description of the land use type categories to be assessed within the District.

Apartment Property consists of parcels that are duplexes, triplexes, fourplexes, and apartment buildings used exclusively for residential rental purposes.

Commercial Property consists of parcels used for a commercial or for-profit purposes including, but not limited to, retail, offices, restaurants, commercial garages, private schools, hotels/motels, medical/dental offices, and privately-owned pay-to-use parking lots and structures.

Condominium Property consists of parcels that are duplexes, triplexes, fourplexes, and condominiums used exclusively for residential purposes.

Industrial Property consists of parcels designed for industrial purposes to manufacture, store, or distribute goods.

Public/Non-Profit Property consists of the following:

- parcels used for public purposes including, police and fire stations, public schools, libraries, and other government administration offices
- parcels used to provide public utility
- parcels used for non-profit purposes

Single-Family Residential Property consists of parcels that have stand-alone residential dwelling units with their own lots intended for one family.

Park Property consists of certain park parcels that are not assessable, as they themselves are the Improvements whose maintenance is funded by the District assessment. This is limited to APNs 5767-018-900, 5768-020-902, 5768-020-907, and 5768-020-908, or their successor parcels, representing Kersting Court Triangle and Memorial Park.

4.3 Land Use Benefit Points

The following table summarizes the Land Use Benefit Points assigned to the various assessable land use types within the District. Some special benefits are conferred upon all land use types, and others are conferred only upon certain land use types.

	Street Lighting		Street Trees and Other Landscape		Park Maintenance		
Land Use Type	**Safety**	**Accessibility**	**Aesthetic**	**Economic Activity**	**Desirability**	**Economic Opportunity**	**Total Land Use Benefit Points**
Apartment	1	1	1	1	1	0	5
Commercial	1	1	1	1	1	1	6
Condominium	1	1	1	0	1	0	4
Industrial	1	1	1	0	1	0	4
Public/Non-Profit	1	1	1	0	1	0	4
Single-Family Residential	1	1	1	0	1	0	4

4.4 Total Special Benefit Points

The calculation of Total Special Benefit Points for each parcel takes into account each component analyzed and described above, parcel characteristics and land use. The formula for determining each parcel's Total Benefit Points is as follows:

$$\left(\text{Building Factor} + \text{Frontage Factor}\right) \times \text{Land Use Benefit Points} = \text{Total Special Benefit Points}$$

The Total Special Benefit Points are computed for each parcel in the District and summed. The Total District Special Benefit Points is 1,961.5119. These Total District Special Benefit Points are used to determine the proposed assessment amounts on each parcel.

5. ESTIMATE OF COSTS

5.1 Fiscal Year 2026/27 Estimated Budget

The following table summarizes the estimate of costs to fund the Improvements for Fiscal Year 2026/27:

Description	Amount
Maintenance	
Landscape and Streetscape Maintenance	$17,000.00
Water for Irrigation	4,500.00
Utility Costs (SCE)	40,000.00
Park Maintenance	30,000.00
Seasonal Banners and Signage	2,500.00
Downtown Event Support [1]	35,000.00
Irrigation Replacement and Repair	1,000.00
Subtotal Maintenance	***$130,000.00***
Administration	
City Administration and County Fees	$4,100.00
Engineer/Consultant Costs	6,075.00
Subtotal Administration	***$10,175.00***
Total Cost of Improvements	**$140,175.00**

(1) Event support such as litter removal, beautification, holiday decorations.

5.2 Maximum Rates

MAXIMUM BALANCE TO BE ASSESSED

The total maximum amount to be assessed upon the specially benefitting parcels is the total cost of the Improvements, as detailed above, less the portion of Maintenance costs attributable to General Benefit as detailed in the Benefits From Improvements section of this report.

The calculation of the balance to be assessed is shown below:

Description	Amount
Total Cost of Improvements	$140,175.00
Less Maintenance General Benefit Portion (23.85%)	(33,431.74)
Additional City Contribution to Fiscal Year 2026/27 Assessment	(669.24)
Total Cost of Improvements to Be Assessed [1]	**$106,074.02**

(1) Slight differences in the actual levy amount may occur due to rounding.

MAXIMUM ASSESSMENT RATE PER SPECIAL BENEFIT POINT

The Maximum Assessment Rate per Special Benefit Point is determined by dividing the Total Cost of Improvements to be assessed by the sum of the Total District Special Benefit Points noted in Section 4.4.

The calculation of the Maximum Assessment Rate per Special Benefit Point is shown below:

Description	Amount [1]
Balance to Be Assessed	$106,074.02
Total District Special Benefit Points	1,961.51
Maximum Assessment Rate per Special Benefit Point [2]	**$54.07**

(1) Slight differences in calculations may occur due to rounding.
(2) Beginning July 1, 2023 the maximum assessment per Special Benefit Point will be increased by the change in the February to February Consumer Price Index for all Urban Consumers, for the Los Angeles-Long Beach-Anaheim CA region compared year over year not to exceed 3% annually.

The Maximum Assessment Rate per Special Benefit Point is multiplied by each parcel's Total Special Benefit Points to determine a maximum assessment amount per parcel.

5.3 Actual Rates

ACTUAL FISCAL YEAR 2026/27 ASSESSMENT RATE PER SPECIAL BENEFIT POINT

Any change in the assessment rate from the previous fiscal year is identified below:

Description	Amount
Fiscal Year 2025/26 Actual Assessment Per Special Benefit Point	$52.53
Fiscal Year 2026/27 Actual Assessment Per Special Benefit Point	54.07
Change in the Actual Assessment Rate Per Special Benefit Point	**$1.54**

5.4 Annual Maximum Assessment Rate Increases

Each parcel's actual assessment is determined by multiplying the assessment rate by the parcels total specific benefit points. If the total special benefit points change in future years, the allowable annual Maximum Assessment Rate will not be recalculated. The allowable annual Maximum Assessment Rate per special benefit point, plus the annual cost of living inflator, will remain fixed. The actual annual assessment rate will be calculated by dividing the fiscal year's net cost estimate to be assessed by the fiscal year's total special benefit points, not to exceed the allowable annual Maximum Assessment Rate for that fiscal year. The Maximum Assessment Rate per special benefit point is escalated each year on July 1 by the annual change in the February to February Consumer Price Index for all Urban Consumers, for the Los Angeles-Long Beach-Anaheim CA region not to exceed 3% annually, beginning July 1, 2023.

In any given year, the assessments may be levied at any rate sufficient to meet the estimated budget, as long as the actual assessment rate does not exceed the Maximum Assessment Rate for that fiscal year.

5.5 Future Changes to Parcel Characteristics

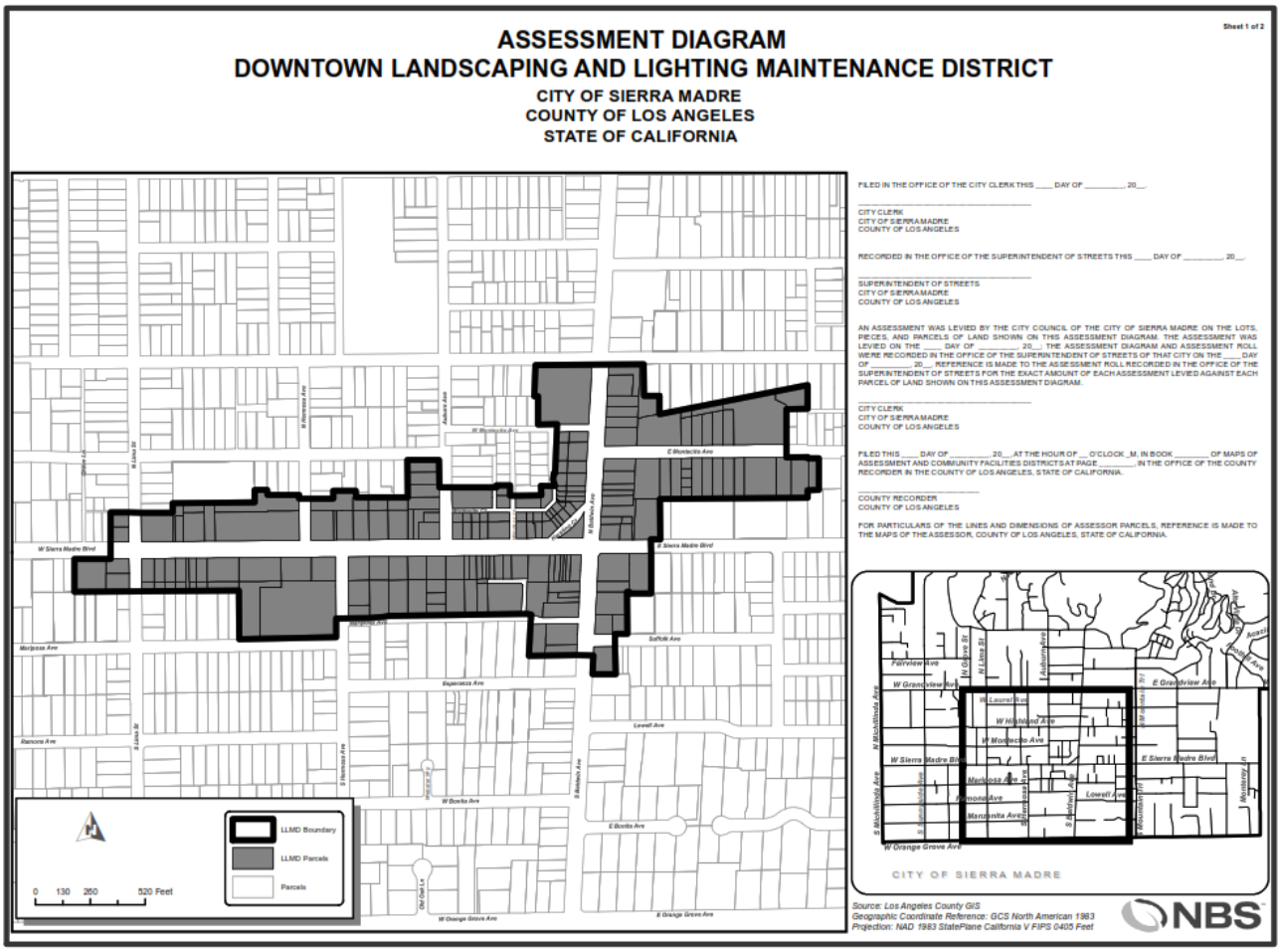
Future changes to parcel characteristics (building, frontage, and land use) will cause changes in the total assessment revenue. The assessment revenue for any given year will be the product of the District's parcel characteristics and the budget in effect for such fiscal year. Development within the District that increases the overall building square footage, for example, will lead to increased assessment revenue, even if the assessment rate is not increased.

5.6 Data for Annual Assessment Calculations

Each year, as part of the assessment calculation procedures, the City or its designated consultant shall determine the land use type for each parcel based on the County Assessor's use code or other supplementary information made available and deemed reliable. The parcel characteristics of building square footage shall similarly be based on the County Assessor's secured rolled data for the applicable year and may be supplemented with other reliable data sources. The linear street frontage of each parcel shall be determined by reference to County Assessor's parcel maps or, if necessary, to GIS data.

Assessment amounts may change over time in accordance with changes to parcel characteristics including land use type and building square footage.

6. ASSESSMENT DIAGRAM



7. ASSESSMENT ROLL

Assessor's parcel identification, for each lot or parcel within the District, shall be based on the Los Angeles County Assessor's secured roll data for the applicable year in which this Report is prepared and is incorporated herein by reference.

A listing of assessor's parcels assessed within the District for Fiscal Year 2026/27, along with the assessment amounts, is on file in the office of the City Clerk and incorporated herein by reference. Based on Los Angeles County Assessor's secured roll data, current assessor's parcels, including corrected and/or new assessor's parcels, will be submitted and/or resubmitted to the Los Angeles County Auditor/Controller. The annual assessment amount to be levied and collected for the resubmitted parcel(s) shall be determined in accordance with the method of apportionment and assessment rate approved in this Report. Therefore, if a single assessor's parcel has a status change in development, other land use change, or subdivides into multiple assessor's parcels, the assessment amounts applied to each of the new assessor's parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment amount.

City of Sierra Madre

Downtown Landscaping and Lighting Maint District

Assessment Roll for Fiscal Year 2026/27

APN	Land Use Class	Total Special Benefit Points	Levy	Rounding Adjustment	Grand Total
5767-013-001-4	Commercial	14.9709	$809.59	$0.00	$809.59
5767-013-002-3	Commercial	9.1035	492.29	0.00	492.29
5767-013-003-2	Commercial	7.5915	410.52	0.00	410.52
5767-013-018-5	Commercial	10.9260	590.85	0.00	590.85
5767-013-024-7	Commercial	24.0140	1,298.62	0.00	1,298.62
5767-013-800-7	Public/Non-Profit	18.2782	988.44	0.00	988.44
5767-013-801-6	Public/Non-Profit	0.7529	40.71	0.00	40.71
5767-013-900-6	Public/Non-Profit	11.0776	599.05	0.00	599.05
5767-014-019-2	Industrial	14.8357	802.28	0.00	802.28
5767-014-020-9	Industrial	10.4725	566.32	0.00	566.32
5767-014-021-8	Apartment	4.6869	253.45	0.00	253.45
5767-014-022-7	Industrial	5.2208	282.32	0.00	282.32
5767-014-023-6	Industrial	2.9736	160.80	0.00	160.80
5767-014-028-1	Industrial	2.1207	114.68	0.00	114.68
5767-014-032-5	Industrial	5.2816	285.61	0.00	285.61
5767-014-035-2	Industrial	53.7854	2,908.58	0.00	2,908.58
5767-014-041-4	Industrial	2.1839	118.10	0.00	118.10
5767-015-014-4	Commercial	15.6673	847.25	0.00	847.25
5767-015-028-8	Industrial	7.3539	397.68	0.00	397.68
5767-015-029-7	Commercial	19.9919	1,081.11	0.00	1,081.11
5767-015-030-4	Commercial	22.4761	1,215.45	0.00	1,215.45
5767-015-031-3	Commercial	7.1041	384.17	0.00	384.17
5767-015-032-2	Commercial	4.8418	261.83	0.00	261.83
5767-015-033-1	Commercial	5.3423	288.89	0.00	288.89
5767-015-034-0	Commercial	13.8432	748.60	0.00	748.60
5767-015-036-8	Single-Family	1.2782	69.11	0.00	69.11
5767-015-037-7	Commercial	7.2761	393.47	0.00	393.47
5767-015-038-6	Commercial	14.6671	793.16	0.00	793.16
5767-015-039-5	Commercial	4.0235	217.58	0.00	217.58
5767-015-040-2	Commercial	27.7723	1,501.86	0.00	1,501.86
5767-015-041-1	Commercial	12.0467	651.45	0.00	651.45
5767-015-042-0	Industrial	3.9621	214.26	0.00	214.26
5767-015-044-8	Industrial	7.8288	423.36	0.00	423.36
5767-015-045-7	Commercial	3.5294	190.86	0.00	190.86
5767-015-046-6	Commercial	3.5294	190.86	0.00	190.86
5767-015-047-5	Industrial	6.6058	357.22	0.00	357.22
5767-015-048-4	Industrial	8.5460	462.15	0.00	462.15
5767-015-055-4	Public/Non-Profit	13.2557	716.83	0.00	716.83
5767-015-104-5	Commercial	10.5646	571.30	0.00	571.30
5767-015-105-4	Industrial	22.9037	1,238.57	0.00	1,238.57
5767-015-106-3	Condominium	5.0235	271.65	0.00	271.65

Slight variances may occur due to rounding

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City of Sierra Madre

Downtown Landscaping and Lighting Maint District

Assessment Roll for Fiscal Year 2026/27

APN	Land Use Class	Total Special Benefit Points	Levy	Rounding Adjustment	Grand Total
5767-015-107-2	Condominium	2.6724	144.51	0.00	144.51
5767-015-108-1	Condominium	2.6724	144.51	0.00	144.51
5767-015-109-0	Condominium	2.6724	144.51	0.00	144.51
5767-017-028-4	Public/Non-Profit	64.6070	3,493.79	0.00	3,493.79
5767-018-001-3	Commercial	10.3196	558.06	0.00	558.06
5767-018-002-2	Commercial	16.2541	878.98	0.00	878.98
5767-018-003-1	Commercial	7.4669	403.79	0.00	403.79
5767-018-004-0	Industrial	3.7641	203.55	0.00	203.55
5767-018-005-9	Commercial	2.3527	127.22	0.00	127.22
5767-018-006-8	Commercial	6.4217	347.26	0.00	347.26
5767-018-007-7	Commercial	14.1947	767.61	0.00	767.61
5767-018-008-6	Commercial	3.6250	196.03	0.00	196.03
5767-018-009-5	Commercial	2.3704	128.18	0.00	128.18
5767-018-010-2	Commercial	1.8773	101.51	0.00	101.51
5767-018-011-1	Commercial	3.1359	169.58	0.00	169.58
5767-018-012-0	Commercial	3.0238	163.52	0.00	163.52
5767-018-013-9	Commercial	6.5132	352.21	0.00	352.21
5767-018-014-8	Commercial	4.8759	263.67	0.00	263.67
5767-018-015-7	Commercial	1.8043	97.57	0.00	97.57
5767-018-016-6	Commercial	6.9206	374.25	0.00	374.25
5767-018-019-3	Commercial	1.5909	86.03	0.00	86.03
5767-018-020-0	Commercial	4.9721	268.87	0.00	268.87
5767-018-021-9	Commercial	5.0427	272.69	0.00	272.69
5767-018-022-8	Commercial	1.7647	95.43	0.00	95.43
5767-018-023-7	Commercial	1.0376	56.11	0.00	56.11
5767-018-024-6	Commercial	5.0900	275.25	0.00	275.25
5767-018-025-5	Commercial	7.3774	398.95	0.00	398.95
5767-019-009-3	Commercial	11.9183	644.51	0.00	644.51
5767-019-016-4	Commercial	9.9846	539.94	0.00	539.94
5767-019-017-3	Apartment	11.1914	605.20	0.00	605.20
5767-019-018-2	Commercial	10.3093	557.50	0.00	557.50
5767-019-019-1	Industrial	5.5189	298.44	0.00	298.44
5767-019-020-8	Commercial	9.4181	509.30	0.00	509.30
5767-019-024-4	Commercial	10.4939	567.48	0.00	567.48
5767-019-025-3	Commercial	7.4239	401.46	0.00	401.46
5767-019-027-1	Commercial	15.1266	818.00	0.00	818.00
5767-019-030-6	Commercial	13.6198	736.52	0.00	736.52
5767-020-001-9	Commercial	6.6353	358.82	0.00	358.82
5767-020-002-8	Commercial	13.7782	745.09	0.00	745.09
5767-020-003-7	Commercial	2.8235	152.68	0.00	152.68
5767-020-004-6	Commercial	9.6666	522.74	0.00	522.74

Slight variances may occur due to rounding

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City of Sierra Madre

Downtown Landscaping and Lighting Maint District

Assessment Roll for Fiscal Year 2026/27

APN	Land Use Class	Total Special Benefit Points	Levy	Rounding Adjustment	Grand Total
5767-020-005-5	Commercial	4.4166	238.84	0.00	238.84
5767-020-006-4	Commercial	6.6253	358.27	0.00	358.27
5767-020-007-3	Commercial	6.6546	359.86	0.00	359.86
5767-020-008-2	Commercial	4.3994	237.90	0.00	237.90
5767-020-017-1	Single-Family	3.3012	178.52	0.00	178.52
5767-020-023-3	Commercial	18.7886	1,016.04	0.00	1,016.04
5767-020-024-2	Commercial	26.7591	1,447.07	0.00	1,447.07
5767-020-025-1	Commercial	8.7529	473.33	0.00	473.33
5767-020-900-1	Public/Non-Profit	13.6471	738.00	0.00	738.00
5767-022-001-5	Commercial	18.6793	1,010.13	0.00	1,010.13
5767-022-002-4	Apartment	5.1752	279.86	0.00	279.86
5767-022-003-3	Commercial	12.2758	663.84	0.00	663.84
5767-022-004-2	Single-Family	3.7195	201.14	0.00	201.14
5767-022-006-0	Commercial	6.6611	360.21	0.00	360.21
5767-022-010-4	Commercial	3.7044	200.32	0.00	200.32
5767-022-011-3	Public/Non-Profit	9.6941	524.23	0.00	524.23
5767-022-012-2	Commercial	11.5010	621.94	0.00	621.94
5767-022-015-9	Commercial	4.3379	234.58	0.00	234.58
5767-022-036-4	Public/Non-Profit	0.6588	35.62	0.00	35.62
5767-022-039-1	Commercial	22.1340	1,196.95	0.00	1,196.95
5767-022-045-3	Commercial	1.5569	84.19	0.00	84.19
5767-022-046-2	Commercial	19.4702	1,052.90	0.00	1,052.90
5767-022-052-3	Public/Non-Profit	24.7861	1,340.37	0.00	1,340.37
5767-022-053-2	Commercial	4.0468	218.84	0.00	218.84
5767-022-054-1	Commercial	18.2509	986.96	0.00	986.96
5767-022-055-0	Commercial	5.7302	309.87	0.00	309.87
5767-023-001-3	Commercial	12.3536	668.05	0.00	668.05
5767-023-002-2	Commercial	5.0579	273.51	0.00	273.51
5767-023-003-1	Commercial	1.8331	99.12	0.00	99.12
5767-023-004-0	Commercial	5.7675	311.89	0.00	311.89
5767-023-005-9	Commercial	6.3317	342.40	0.00	342.40
5767-023-006-8	Commercial	6.2014	335.35	0.00	335.35
5767-023-007-7	Commercial	9.0242	488.00	0.00	488.00
5767-023-008-6	Commercial	3.4992	189.22	0.00	189.22
5767-023-009-5	Commercial	1.7647	95.43	0.00	95.43
5767-023-013-9	Commercial	21.9187	1,185.31	0.00	1,185.31
5767-023-014-8	Commercial	5.6471	305.37	0.00	305.37
5767-023-015-7	Commercial	4.2353	229.03	0.00	229.03
5767-023-018-4	Commercial	10.5568	570.88	0.00	570.88
5767-023-019-3	Commercial	4.3509	235.28	0.00	235.28
5767-023-020-0	Commercial	3.4807	188.22	0.00	188.22

Slight variances may occur due to rounding

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City of Sierra Madre

Downtown Landscaping and Lighting Maint District

Assessment Roll for Fiscal Year 2026/27

APN	Land Use Class	Total Special Benefit Points	Levy	Rounding Adjustment	Grand Total
5767-023-021-9	Commercial	2.6105	141.17	0.00	141.17
5767-023-022-8	Commercial	4.2475	229.69	0.00	229.69
5767-023-025-5	Commercial	6.2718	339.16	0.00	339.16
5767-023-026-4	Commercial	6.9615	376.45	0.00	376.45
5767-023-031-7	Commercial	38.7468	2,095.33	0.00	2,095.33
5767-023-034-4	Commercial	8.8871	480.59	0.00	480.59
5767-023-038-0	Commercial	3.1769	171.79	0.00	171.79
5767-023-042-4	Commercial	26.5067	1,433.42	0.00	1,433.42
5767-023-043-3	Commercial	15.3035	827.57	0.00	827.57
5767-023-900-5	Public/Non-Profit	7.8565	424.85	0.00	424.85
5767-023-901-4	Commercial	3.5294	190.86	0.00	190.86
5767-024-006-6	Single-Family	9.3283	504.45	0.00	504.45
5767-024-007-5	Public/Non-Profit	18.6047	1,006.10	0.00	1,006.10
5767-024-008-4	Public/Non-Profit	24.6067	1,330.67	0.00	1,330.67
5767-024-009-3	Commercial	6.3529	343.55	0.00	343.55
5767-024-010-0	Commercial	16.8357	910.43	0.00	910.43
5767-024-011-9	Apartment	12.2668	663.36	0.00	663.36
5767-024-012-8	Commercial	22.1616	1,198.44	0.00	1,198.44
5767-024-013-7	Commercial	13.3254	720.60	0.00	720.60
5767-024-014-6	Commercial	11.1788	604.52	0.00	604.52
5767-024-015-5	Commercial	16.5598	895.51	0.00	895.51
5767-024-018-2	Commercial	6.3529	343.55	0.00	343.55
5767-024-030-6	Commercial	3.5294	190.86	0.00	190.86
5767-024-033-3	Commercial	5.2941	286.29	0.00	286.29
5767-024-039-7	Commercial	29.4126	1,590.56	0.00	1,590.56
5767-025-038-5	Commercial	13.3083	719.68	0.00	719.68
5767-025-041-0	Commercial	3.4588	187.04	0.00	187.04
5767-025-042-9	Commercial	37.9560	2,052.57	0.00	2,052.57
5767-025-066-0	Commercial	14.2195	768.95	0.00	768.95
5767-025-069-7	Commercial	12.5057	676.27	0.00	676.27
5767-025-907-3	Commercial	2.8235	152.68	0.00	152.68
5767-026-005-2	Commercial	19.4111	1,049.70	0.00	1,049.70
5768-018-022-7	Commercial	13.7343	742.71	0.00	742.71
5768-018-023-6	Commercial	13.1136	709.15	0.00	709.15
5768-019-001-0	Commercial	33.7710	1,826.25	0.00	1,826.25
5768-019-003-8	Commercial	9.0424	488.99	0.00	488.99
5768-019-026-1	Commercial	18.1846	983.38	0.00	983.38
5768-019-041-2	Commercial	142.7246	7,718.21	0.00	7,718.21
5768-019-043-0	Commercial	5.0824	274.84	0.00	274.84
5768-019-066-2	Commercial	0.6939	37.52	0.00	37.52
5768-019-067-1	Commercial	3.5294	190.86	0.00	190.86

Slight variances may occur due to rounding

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City of Sierra Madre

Downtown Landscaping and Lighting Maint District

Assessment Roll for Fiscal Year 2026/27

APN	Land Use Class	Total Special Benefit Points	Levy	Rounding Adjustment	Grand Total
5768-020-001-8	Commercial	18.7114	1,011.86	0.00	1,011.86
5768-020-002-7	Single-Family	2.9349	158.71	0.00	158.71
5768-020-020-5	Commercial	8.6087	465.53	0.00	465.53
5768-020-022-3	Commercial	3.5294	190.86	0.00	190.86
5768-020-024-1	Commercial	12.4035	670.75	0.00	670.75
5768-020-028-7	Commercial	5.4327	293.78	0.00	293.78
5768-020-030-3	Commercial	7.0673	382.18	0.00	382.18
5768-020-039-4	Commercial	1.0588	57.25	0.00	57.25
5768-020-905-5	Public/Non-Profit	7.0588	381.72	0.00	381.72
5768-020-909-1	Public/Non-Profit	9.4118	508.96	0.00	508.96
5768-020-910-8	Commercial	7.0588	381.72	0.00	381.72
5768-021-031-0	Commercial	32.1244	1,737.21	0.00	1,737.21
5768-021-902-6	Commercial	28.2909	1,529.90	0.00	1,529.90
5768-021-903-5	Commercial	6.5661	355.08	0.00	355.08
178 Accounts		**1,961.5119**	**$106,073.12**	**$0.00**	**$106,073.12**

Slight variances may occur due to rounding

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CITY OF
SIERRA
MADRE

STAFF REPORT

PLANNING & COMMUNITY PRESERVATION

DATE: June 9, 2026

TO: Honorable Mayor and City Council

FROM: Clare Lin, Director of Planning & Community Preservation
By: Joshua Wolf, Senior Planner

SUBJECT: **Resolution No. 26-50 Rescinding the Suspension of Public Facilities Fees for Accessory Dwelling Units and Establishing a Partial Waiver of Public Facilities Fees for Accessory Dwelling Units Meeting Certain Criteria**

RECOMMENDATION

It is recommended that the City Council adopt Resolution No. 26-50 rescinding the suspension of Public Facilities Fees for accessory dwelling units in accordance with Government Code § 66311.5 and establish a partial waiver of Public Facilities Fees for accessory dwelling units meeting certain criteria.

SUMMARY

To help mitigate the effects of new development, the City of Sierra Madre charges Public Facilities Fees to fund the expansion or improvement of existing public facilities serving the population increase resulting from new development. Under Government Code § 66311.5, these fees may be charged for the construction of certain accessory dwelling units. Resolution No. 26-50 rescinds the suspension of Public Facilities Fees on the construction of accessory dwelling units and provides a partial waiver based on the number of accessory dwelling units constructed.

DISCUSSION & ANALYSIS

In July 2021, the City Council recognized that Public Facilities Fees could discourage the production of accessory dwelling units and directed staff to not charge the fees for any accessory dwelling unit. Senate Bill 1211, signed into law on September 19, 2024, enables up to eight (8) detached accessory dwelling units to be constructed on multifamily lots when certain conditions are met. Recently published guidance from the California Department of Housing and Community Development (HCD) on Senate Bill 543, signed into law on October 10, 2025, clarifies that four (4) accessory dwelling units may be constructed on a single-family lot. Government Code § 66311.5 limits the City to imposing Public Facilities Fees only on accessory dwelling units which have more than 750 square feet of interior livable space, thus incentivizing the production of smaller and more affordable housing and disincentivizing density in single-family zones, and further requires the City to charge the fees proportionally based on the size relationship between the accessory dwelling unit and the primary dwelling unit.

The Planning and Community Preservation Department analyzed all applications to construct accessory dwelling units received from January 2020 through December 2025. Statistics of the analysis reveal that 61% of accessory dwelling units have less than 750 square feet of interior livable space and the median proportional size of an accessory dwelling unit relative to its primary dwelling unit is 33.7%. Citywide parcel data from the Los Angeles County Office of the Assessor was also analyzed to find that the citywide median size of single-family dwellings (1,833 square feet) is comparable with the median size of primary dwelling units (1,792 square feet) analyzed among the accessory dwelling unit applications; the largest accessory dwelling unit subject to Public Facilities Fees (1,200 square feet) is proportionally 65% the median size of single-family dwellings city-wide. Among all single-family dwellings citywide (2,990), 18.3% (547) are 1,200 square feet or less which may not derive a benefit from the proportionality factor provided by Government Code § 66311.5.

On May 12, 2026, the City Council considered the increased impact to public facilities induced though additional construction of accessory dwelling units enabled by amended State ADU Law and directed staff to prepare a resolution to impose Public Facilities Fees for accessory dwelling units, to the extent allowed under Government Code § 66311.5, with a partial waiver structured relative to the number of accessory dwelling units constructed on a lot. Sections 2 through 5 of Resolution No. 26-50 impose a discounted Public Facilities Fees with diminishing discount for increasing density.

Resolution No. 26-50, Section 2: Calculation of fee
Public Facilities Fees are applicable to accessory dwelling units pursuant to this section and calculated in accordance with Section 15.52.060 of the Sierra Madre Municipal Code. Section 2 of Resolution No. 26-50 also clarifies that, regardless of the developed conditions of a lot or parcel, the Single Family residential rate of Public Facilities Fees is applicable to all accessory dwelling units except when located within any zone allowing multifamily residential use in which case the multifamily residential rate of Public Facilities Fees is applicable.

Resolution No. 26-50, Section 3: Statutory reduction of fee
Government Code § 66311.5 requires that no fees pursuant to the Mitigation Fee Act be charged for any junior accessory dwelling unit or accessory dwelling unit with 750 square feet of interior livable space or less. For accessory dwelling units with more than 750 square feet of interior livable space, the law further requires that fees pursuant to the Mitigation Fee Act be charged proportionately in relation to the square footage of the primary dwelling unit. Section 3 of Resolution No. 26-50 clarifies that the size of the primary dwelling unit shall be considered the largest existing or proposed primary dwelling unit and where the largest among multiple primary dwelling units cannot be determined, the average primary dwelling unit size be used.

Resolution No. 26-50, Section 4: Local reduction of fee
Public Facilities Fess calculated pursuant to Sections 2 and 3 of Resolution No. 26-50 may be further reduced under Section 4. The first accessory dwelling unit receives a 75% discount on Public Facilities Fees, the second accessory dwelling unit receives a 25% discount, and each subsequent accessory dwelling unit does not receive a discount. Accessory dwelling units are counted whether they are existing (approved for construction, in construction, or fully built) or proposed. Applications for multiple accessory dwelling units (or multiple concurrent applications for an accessory dwelling unit) are also considered. Before counting the accessory dwelling units proposed in an application(s), existing accessory dwelling units are counted regardless of the size or whether Public Facilities Fees were imposed. When multiple accessory dwelling units are proposed in an application(s), the accessory dwelling units are counted in ascending order by size. The City Council may decide whether junior accessory dwelling units are counted. If not, records must clearly identify whether a unit is a junior accessory dwelling unit to qualify its exclusion from the count because accessory dwelling units may be of a size and configuration similar to a junior accessory dwelling unit. If the City Council chooses to count junior accessory dwelling units, the highlighted portion of Section 4 of Resolution No. 26-50 should be deleted.

Resolution No. 26-50, Section 5: Timing of payment

Accrual of Public Facilities Fees occurs based on the date an application to create an accessory dwelling unit is submitted to the City, in accordance with Section 15.52.050 of the Sierra Madre Municipal Code. Further consistent with Section 15.52.050, payment for the Public Facilities Fees is due on the same date approval of final inspection is made on the construction of the accessory dwelling unit. With the effective date of Resolution 26-50, Public Facilities Fees shall accrue only for new applications to create accessory dwelling units received on or after July 1, 2026. Any applications to create accessory dwelling units received prior to July 1, 2026, will have no Public Facilities Fees accrue, provided the applications do not expire.

STRATEGIC PLAN RELATIONSHIP

Strategic Objective: Maintain a safe, secure community.

- Goal 1. Enhance and Provide a Mechanism to Maintain Excellent Fire Service
- Goal 2. Enhance and Provide a Mechanism to Maintain Excellent Police Service

Strategic Objective: Align infrastructure with projected population size and needs.

- Goal 1. Strategically Manage Infrastructure Improvements

Resolution No. 26-50 imposes Public Facilities Fees for certain accessory dwelling units which thereby creates a means to fund expansion and improvement to public facilities, including renovations to enhance existing facilities for Fire and Police services and improvements to utilities and circulation infrastructure.

ENVIRONMENTAL ANALYSIS

Not a CEQA Project under: 14 CCR 15378(b)(4)- government fiscal activities

FISCAL IMPACT

Government Code section 66311.5 allows Public Facilities Fees to be applied to ADUs with more than 750 square feet of interior livable area on a proportional basis relative to the primary dwelling, while ADUs of 750 square feet of interior livable area or under must remain exempt. Imposing Public Facilities Fees on Accessory Dwelling Units could generate a modest new revenue stream for capital facilities but could also discourage some new ADU production, the City may realize added revenue to fund accounts 34002 - Development Impact Fees (General), 34004 - Development Fees - Library, 34005 - Development Fees - Public Safety, 34006 - Development Fees - Quimby, 34007 - Development Fees - Transportation, 34008 - Development Fees - Water, and 34009 - Development Fees - Sewer. These fees are intended to fund the expansion of government services necessary to support the growth induced by residential development; however, funds must be expended on eligibile capital projects within five years of collecting the fee.

Approved by:

Mike

_____

Michael Bruckner
City Manager

Attachments

Resolution No. 26-50 - ADU Public Facilities Fees

RESOLUTION NO. 26-50

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIERRA MADRE, CALIFORNIA, RESCINDING ITS SUSPENSION OF PUBLIC FACILITIES FEES FOR ACCESSORY DWELLING UNITS AND ESTABLISHING A PARTIAL WAIVER OF PUBLIC FACILITIES FEES FOR ACCESSORY DWELLING UNITS MEETING CERTAIN CRITERIA

RECITALS

WHEREAS, in 1987, the Mitigation Fee Act was enacted under Assembly Bill 1600, codified as Government Code §§ 66000-66025, authorizing the City to levy a fee upon development projects to defray all or a portion of the costs of public facilities related to the development project;

WHEREAS, in 2006, a Public Facilities Fee Study was prepared for the City of Sierra Madre in compliance with all findings required by the Mitigation Fee Act;

WHEREAS, on July 25, 2006, the City Council adopted Ordinance no. 1251, approving the Public Facilities Fee Study, incorporating its findings in accordance with the Mitigation Fee Act, and amending Chapter 15.52 of the Sierra Madre Municipal Code governing the administration of Public Facilities Fees;

WHEREAS, Government Code § 66311.5 authorizes the City to impose its Public Facilities Fees for the construction of accessory dwelling units greater than 750 square feet;

WHEREAS, in July of 2021, State legislation provided for the construction of up to two types of accessory dwelling units on a single-family property and the construction of up to two detached accessory dwelling units on a multifamily property; and

WHEREAS, given the limited impact on the City, the City Council suspended the imposition of the Public Facilities Fees to encourage the production of accessory dwelling units; and

WHEREAS, the City Council recognizes a greater impact on public facilities as a result of Senate Bill 543, effective January 1, 2026, providing for the construction of up to four types of accessory dwelling units on a single-family property and Senate Bill 1211, effective January 1, 2025, providing for the construction of up to eight detached accessory dwelling units on a multifamily property; and

WHEREAS, the City Council recognizes that imposing Public Facilities Fees for accessory dwelling units greater than 750 sq. ft. incentivizes the construction of smaller accessory dwelling units precluded from imposition of Public Facilities Fees by

Government Code § 66311.5 and accounting for the impact on public facilities of denser development in single-family neighborhoods.

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

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

SECTION 2. Calculation of fee. An accessory dwelling unit shall be considered a dwelling unit for purposes of calculating Public Facilities Fees pursuant to Section 15.52.060 of the Sierra Madre Municipal Code.

Regardless of the existing developed conditions of a property, the applicable residential rate shall be single family for accessory dwelling units located in any zoning district which allows residential uses, except zoning districts which allow multi-family residential uses in which case the applicable residential rate shall be multi-family, in accordance with the City's official zoning map and Public Facilities Fees rate schedule in effect at the time an application to build an accessory dwelling unit is submitted to the City.

SECTION 3. Statutory reduction of fee. All fees charged pursuant to Section 2 of this Resolution shall be adjusted proportionally based on the size relationship between the accessory dwelling unit and primary dwelling unit, unless otherwise required pursuant to Government Code § 66311.5. The size of a primary dwelling unit shall be considered the area of the largest existing or proposed residential dwelling unit. When the largest area among multiple residential units cannot be determined, the average size based on available assessment information shall be the size of the primary dwelling unit.

Example 1: single-family dwelling. For an accessory dwelling unit project proposal that also includes a 2,000-square-foot addition to an existing 1,200-square-foot single-family dwelling, the primary dwelling unit size shall be the total proposed size of the single-family dwelling, 3,200 square feet.

Example 2: multifamily dwelling. When the assessable area of an apartment building is known but the size of individual units is unknown, the primary dwelling unit size shall be determined by dividing the assessable building area by the number of dwelling units within it.

When the area of an accessory dwelling unit is equal to or larger than the area of a primary dwelling, the proportional factor shall not exceed a value of 1.0. This section shall not be construed to guarantee a reduction of Public Facilities Fees.

SECTION 4. Local reduction of fee. All fees charged pursuant to Section 2 of this Resolution, and as may be reduced pursuant to Section 3 of this Resolution, ("Fee") shall be calculated based on the number of accessory dwelling units on a property that are existing, in construction, or approved for construction ("Existing ADUs") as follows:

Calculation	Existing ADUs
0.25 x Fee	None (0)
0.75 x Fee	One (1)

1.00 x Fee	Two (2) or more

For multiple applications or applications proposing more than one accessory dwelling unit, the Fee shall be assessed for each accessory dwelling unit in sequence by size in ascending order following Existing ADUs. A junior accessory dwelling unit shall not be considered an accessory dwelling unit for purposes of identifying accessory dwelling units (including Existing ADUs) by this section. This section shall not be construed to guarantee a reduction of Public Facilities Fees.

For example, where there is an application to create one accessory dwelling unit with 600 square feet of interior livable space and one accessory dwelling unit with 800 square feet of interior livable space on a property located in the One-Family Residential (R-1) Zone and with one Existing ADU and one 700-square-foot single-family dwelling, the Existing ADU shall be considered the first, the 600-square-foot accessory dwelling unit shall be considered the second, and the 800-square-foot accessory dwelling unit shall be considered the third and charged 100% of the Public Facilities Fees at the rate for Single Family use.

SECTION 5. Timing of payment. In accordance with Section 15.52.050 of the Sierra Madre Municipal Code, unless otherwise amended, the Public Facilities Fees shall accrue when an application to create an accessory dwelling unit is submitted to the City, on or after the effective date of this Resolution, and the payment may be deferred to the date of approval for the final building inspection of an accessory dwelling unit.

SECTION 6. Exclusions. Public Facilities Fees shall not be imposed for:

1. Accessory dwelling units meeting certain conditions as defined under Government Code section 66311.5; or
2. Accessory dwelling units, applications for which were submitted to the City prior to the effective date of this Resolution.

SECTION 7. CEQA. This Resolution is not considered a project pursuant to the California Environmental Quality Act, and is therefore exempt from environmental review, because it can be seen with certainty that it involves general policy guidance, a funding mechanism without specific projects, and has no potential for physical environmental impact.

SECTION 8. 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 9. Certification. Pursuant to Government Code Section 36932, the City Clerk shall certify the passage, approval, and adoption of this Resolution by the City Council.

SECTION 10. Effective Date. This Resolution shall take effect on July 1, 2026.

PASSED, APPROVED, AND ADOPTED this 9th day of June 2026.

_____
Kristine Lowe, Mayor

I HEREBY CERTIFY the foregoing Resolution was duly passed, approved, and adopted by the City Council of the City of Sierra Madre, California, at a meeting held on the 9th day of June 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____
Laura Aguilar, City Clerk

Approved as to form:

_____
Aleks Giragosian, City Attorney