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 23, 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. Council Member Edward Garcia

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. REPORT FROM CITY ATTORNEY REGARDING CLOSED SESSION

A. Personnel

Public Employee Performance Evaluation
G.C. 54957
City Manager

B. Personnel

Conference with Labor Negotiator
G.C. 54957.6
City Negotiators: City Manager Michael Bruckner and Assistant City Manager Miguel Hernandez
Employee Organization: Classified Employees Association

5. SUPPLEMENTAL INFORMATION FROM CITY CLERK REGARDING AGENDA ITEMS

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

7. REPORTS FROM CITY STAFF

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. Only public comment made from the podium will be recognized by the City Council and entered into public record.

9. 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. **Resolution No. 26-58 Adopting the Sierra Madre General Plan Open Space & Recreation Element and the Conservation Element Update**

Recommendation: Approve

CEQA: 14 CCR 15061(b)(3) - Common Sense Exemption; 14 CCR 15308.2 - Class 8 Categorical Exemption.

B. **Ordinance No. 1497 Amending Ch. 8.13 (Construction and Demolition Waste Disposal) of Title 8 (Health and Safety) of the Sierra Madre Municipal Code**

Recommendation: Approve

CEQA: 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.

C. **Resolution No. 26-43 Confirming the FY 2026/27 Downtown Landscaping and Lighting Maintenance District Assessment and Ordering the Levy**

Recommendation: Approve

Not a CEQA Project under: 14 CCR 15378(b)(4)- government fiscal activities.

D. **Public Hearing to Adopt Resolution No 26-60 Approving the City of Sierra Madre FY 2026-2027 Operating and Capital Improvement Plan Budget, Resolution No. 26-61 Approving the FY 2026-2027 Fee Schedule, Resolution No. 26-62 Establishing the FY 2026-2027 Appropriations Limit, and Resolution No. 26-59 Executive and Confidential Exempt Salary Matrices**

Recommendation: Approve

Not a CEQA Project under: 14 CCR 15378(b)(4)- government fiscal activities.

10. 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 June 9, 2026 meeting**

Recommendation: Approve

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

B. **Resolution No. 26-56 Approval of Warrants for Payment**

Recommendation: Approve

Not a CEQA Project under: 14 CCR 15378(b)(4)- government fiscal activities.

C. **Approval of FY 2026/27 Purchase Orders over $75,000 for Various Goods and Services**

Recommendation: Approve

Not a CEQA Project under: 14 CCR 15378(b)(4)- government fiscal activities.

D. **Award of Contract to Carbon Supply Inc. for the Granular Activated Carbon Change Out Project in an amount Not to Exceed $203,000**
Recommendation: Approve
CEQA Project, exempt under: 14 CCR 15061(b)(2)- categorical exemption.

E. **Resolution No. 26-63 Approving Participation in the Los Angeles County Community Development Block Grant (CDBG) Program for Fiscal Years 2027-2029**
Recommended Action: Approve
CEQA: 14 CCR 15061(b)(3) - Common Sense Exemption.

F. **Resolution No. 26-57 Designating Streets to be Included in the FY 2026-27 Street Rehabilitation Program Funded by SB 1 (Road Repair and Accountability Act of 2017)**
Recommendation: Approve
CEQA Project, exempt under: 14 CCR 15061(b)(2)- categorical exemption. The project is exempt under 14 CCR 15301(d) because it involves the restoration or rehabilitation of deteriorated structures, facilities, or equipment to meet current standards of public health and safety.

G. **Second Reading of 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: 14 CCR 15061(b)(3) - Common Sense Exemption.

11. DISCUSSION ITEMS

A. **Consideration of Appointments to City Boards and Commissions**
Recommendation: Approve
Not a CEQA Project under: 14 CCR 15378(b)(5)- organizational or administrative activities.

12. ITEMS FOR FUTURE AGENDAS

13. ADJOURNMENT

The City Council will adjourn to its next regular meeting on July 14, 2026.

Date Posted: June 18, 2026

CITY OF
SIERRA
MADRE

STAFF REPORT

PLANNING & COMMUNITY PRESERVATION

DATE: June 23, 2026

TO: Honorable Mayor and City Council

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

SUBJECT: **Resolution No. 26-58 Adopting the Sierra Madre General Plan Open Space & Recreation Element and the Conservation Element Update**

RECOMMENDATION

It is recommended that the City Council adopt Resolution No. 26-58 adopting updates of the General Plan's Open Space and Recreation Element and Conservation Element and finding that the the Project exempt from the California Environmental Quality Act.

SUMMARY

The proposed General Plan Amendment updates the City's Open Space and Recreation Element and Conservation Element to reflect current state requirements, community priorities, and best practices for long-term planning and resource management. The amendments build on the City's 2015 adopted elements by strengthening policies related to equitable access, park and facility maintenance, wildfire resilience, habitat connectivity, dark-sky protection, water conservation, air quality, and the preservation of historic and cultural resources. Drafted versions of the Open Space and Recreation Element and Conservation Element are inlcuded herein as Exhibit 1 and 2.

BACKGROUND

The General Plan Open Space and Conservation Elements were adopted in 2015 and have not been modified since adoption. Recent state legislation, Senate Bill (SB) 1425 mandates updates to the General Plan Open Space Element by January 1, 2026, to comply with new planning requirements. Additionally, Assembly Bill (AB) 1889 require updates to the Conservation Elements by January 1, 2028. The updates under SB 1425 and AB 1889 must address:

- Equitable access to open space for all residents;
- Open space benefits related to climate resilience;
- Ecosystem restoration and connectivity between core natural and wilderness areas;
- Wildlife movement and landscape connectivity; and
- Mitigation of development impacts on natural habitats.

Given limited internal capacity and the technical scope involved, staff pursued consultant support for these updates. At the September 23, 20255, City Council meeting, the City Council approved a professional services agreement with Kimley-Horn and Associates, Inc. for consultant services related to updates to the General Plan Open Space and Conservation Elements.

On June 18, 2026, the Planning Commission held a duly noticed public hearing reagarding the recommendation to City Council to adopt the updates of the General Plan. Kimley-Horn and Associates, Inc. was also in attendance of this meeting.

Public Outreach

As part of a comprehensive public outreach and stakeholder engagement process, several actions were taken to solicit community input. These efforts included the creation of a dedicated webpage on the City's website for the General Plan Update and the administration of a community survey conducted from November 5 to December 18, 2025, which received a total of 112 responses.

On December 10, 2025, Kimley-Horn facilitated an in-person workshop at the Hart Park House Senior Center. The workshop aimed to inform the public about the General Plan updates and gather input on the elements. Activities included interactive stations featuring Post-it exercises, comment cards, and a presentation. The event was promoted in advance through social media and the Mountain Views News, and approximately twenty community members attended.

On March 28, 2026, Planning Department staff participated in the Wistaria Festival, hosting a City booth to engage the public regarding updates to the Open Space and Conservation Element. Staff provided information about the upcoming public draft release and responded to questions from attendees.

Draft versions of both elements are currently available for public review. The review period began on May 12, 2026 and will close on June 13, 2026. During this time, community members are encouraged to submit comments to the Planning and Community Preservation Department via an online form or in writing. To date, staff has received three public comments. These comment have been reviewed and is being actively considered. Staff has discussed the feedback with Kimley-Horn and has incorporated relevant revisions into the drafted Elements provided herein Exhibit 1 and 2.

For additional information regarding public engagement, outreach, and workshop efforts, please refer to Attachment 3.

DISCUSSION & ANALYSIS

The updates to the General Plan Open Space and Recreation Element and Conservation Element is to ensure consistency with current State requirements and reflect updated community priorities, environmental conditions, and planning practices. Each element serves a distinct role in guiding the City's long-term development and resource management.

Open Space and Recreation Element

The Open Space and Recreation Element (OSR) provides a framework for planning and maintaining parks, trails, recreation facilities, and community amenities to support a high quality of life. Pursuant to California Government Code Section 65302(a), it establishes policies for preserving and expanding open space while promoting public health, safety, scenic quality, recreational access, and climate resilience. The update finds that Sierra Madre has a strong park, trail, and community facility network, but also identifies opportunities to improve long-term maintenance, restore natural landscapes, and expand inclusive recreation opportunities. It recommends updating the City's parks maintenance and asset management plan, strengthening resilience to wildfire and other environmental risks, and continuing to expand parkland and recreational opportunities through strategic investment, partnerships, and planning.

The Open Space and Recreation Element is guided by five goals: (1) Protect, maintain, and expand Sierra Madre's parks and open space system to support recreation, environmental education, and long-term community wellbeing; (2) Improve equitable, safe, and accessible mobility to parks and recreation areas for residents of all ages, abilities, and interests; (3) Provide high-quality recreation, and leisure opportunities that serve residents of all ages, abilities, and interests; (4) Maintain and enhance community facilities as essential spaces for learning, connection, and public life; and (5) Support arts, culture, media, volunteerism, and partnerships that strengthen community identity, civic participation, and access to information. The Element also advances policies that focus on maintaining and expanding Sierra Madre's park, trail, and facility network through reinvestment, restoration, and strategic acquisition, while improving access, safety, and resilience in response to wildfire, topography, and heat risks. It also emphasizes the Sierra Madre Library as a modern community hub by improving technology, expanding accessible services, supporting lifelong learning, and preserving the City's history and cultural heritage, while linking library support with stronger community facilities, volunteerism, and partnerships that expand opportunities for information, civic participation, and shared public space.

Conservation Element

The Conservation Element outlines policies for protecting Sierra Madre's hillside and foothill environments, wildlife habitat, water resources, air quality, and cultural and historic resources. Pursuant to General Plan requirements, it preserves natural open space, promotes responsible growth, and supports long-term environmental sustainability, climate resilience, and public safety.

The update focuses on specific strategies to better protect Sierra Madre's natural resources and reduce environmental risk, including stronger hillside and watershed conservation, improved wildfire and fuel management, and continued support for habitat connectivity and urban forest health. It also emphasizes preserving remaining native wildlife habitat to the greatest extent feasible, using wildlife-friendly design in developed areas, expanding strategic native planting to create small refugia for birds and pollinators, and considering interpretive centers to educate the public about local wildlife and its protection. In addition, the update supports the City's dark-sky comminitments and provides strategies to lower illumination disturbance near the urban-wildland interface.

The Conservation Element is guided by five goals: (1) Protect, maintain, and expand Sierra Madre's hillside and foothill environments to preserve natural open space, environmental quality, scenic character, ecological resources, and public safety; (2) Protect and enhance Sierra Madre's wildlife habitat and connectivity, native vegetation, urban forest, and natural environmental conditions while supporting safe coexistence between residents and wildlife; (3) Protect Sierra Madre's dark night skies and scenic nighttime character; (4) Preserve, conserve, and responsibly manage Sierra Madre's natural resources; (5) Protect and improve air quality in Sierra Madre to safeguard public health and reduce emissions from transportation, land use, and other sources; and newly added (6) Protect and preserve Sierra Madre's historic, archaeological, and cultural resources. The Element's policies support habitat connectivity, native and urban forest stewardship, wildlife-friendly design, dark-sky protection, and emission reduction, creating a more resilient framework for preserving the City's unique character.

GENERAL PLAN CONSISTENCY

The proposed amendments to the Open Space and Recreation Element and Conservation Element are internally consistent with each other and with the broader General Plan. The policies and goals of both elements are complementary and mutually reinforcing, particularly with respect to environmental protection, climate resilience, wildfire risk reduction, habitat conservation, and the provision of accessible and high-quality open space and recreational opportunities. The Open Space and Recreation Element's focus on maintaining and expanding parks, trails, and community facilities aligns with and is supported by the Conservation Element's emphasis on protecting natural resources, preserving habitat connectivity, and managing environmental hazards. Together, the updated elements provide a coordinated and cohesive framework that avoids policy conflicts and advances shared objectives for sustainability, public safety, and community well-being. Accordingly, the General Plan, as amended, remains internally consistent pursuant to California Government Code Section 65300.5.

STRATEGIC PLAN RELATIONSHIP

The recommended action indirectly aligns with the Strategic Plan's objective of maintaining a safe, secure community and supports Goal 3: Manage the Outdoor Environment.

ENVIRONMENTAL ANALYSIS

An Exemption Memorandum was prepared for the proposed General Plan Element Updates in accordance with theCEQA and the State CEQA Guidelines, see Attachment 2. The analysis concluded that the project consists ofpolicy-level updates to the City's General Plan that do not authorize or result in direct or reasonably foreseeableindirect physical changes to the environment and are intended to strengthen environmental protection. The updatesfunction as a planning framework to guide future decision-making and do not approve or commit the City to anyspecific development, construction activity, or other physical alteration of the environment. Any future actionsimplementing the policies contained in the updated Elements would be subject to separate discretionary review andenvironmental analysis under CEQA.

Based on the foregoing, and in light of the whole record, it can be seen with certainty that the Project will not have a significant effect on the environment. Accordingly, the Project is exempt from CEQA pursuant to the commonsense exemption set forth in State CEQA Guidelines §15061(b)(3). In addition, the Project qualifies for the Class 8categorical exemption under State CEQA Guidelines §15308 because it constitutes an action taken by a regulatoryagency for the purpose of protecting the environment.
Pursuant to State CEQA Guidelines §15061, a Notice of Exemption has been prepared for the Project and will befiled with the County Clerk and the Office of Land Use and Climate Innovation upon approval of the Project.

FISCAL IMPACT

There is no fiscal impact as a result of the recommended action. The executed professional services agreement with Kimley-Horn and Associates, Inc. established a not-to-exceed cost of $155,510. This contract is fully supported within the City's FY 2025–2026 General Plan Internal Services Fund (Fund 60008) Adopted Budget.

Approved by:

Mike

_____

Michael Bruckner
City Manager

Attachments

Attachment 1 - City Council Resolution No. 26-58
Exhibit 1 - Open Space and Recreation Element
Exhibit 2 - Conservation Element
Attachment 2 - CEQA Exemption Memorandum
Attachment 3 - Public Engagement Summary

RESOLUTION NO. 26-58

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIERRA MADRE, CALIFORNIA, ADOPTING AN UPDATE OF THE GENERAL PLAN OPEN SPACE AND RECREATION ELEMENT AND CONSERVATION ELEMENT AND FIND THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

RECITALS

WHEREAS, Government Code Section 65300 requires that local agencies adopt General Plans containing specific mandatory elements that provide for the comprehensive, long-term physical development of the county or city;

WHEREAS, Government Code Section 65358 permits the amendment of all or part of an adopted General Plan if the legislative body deems it to be in the public interest;

WHEREAS, the City of Sierra Madre General Plan Open Space and Conservation Element were adopted in 2015 as part of the General Plan Update;

WHEREAS, the City now desires to update the Open Space and Recreation Element, in accordance with Government Code Section 65302(e);

WHEREAS, the City now desires to update the Conservation Element in accordance with Government Code Section 65302(d);

WHEREAS, Government Code Section 65358 allows for the amendment of any mandatory element of the adopted General Plan not more than four times during any calendar year. The City's General Plan's Open Space and Recreation Element and Conservation Element have not been amended within calendar year 2026; therefore, the proposed amendment would not result in a violation of Government Code §65358(b);

WHEREAS, the City has reviewed the General Plan Conservation Element and Open Space and Recreation Element Updates and finds that the Project consists of policy-level updates that do not authorize development, construction activities, or physical changes to the environment; and further finds, based on the whole record, that there is no possibility that the Project may have a significant effect on the environment and, therefore, the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Sections 15061(b)(3) (Common Sense Exemption) and 15308 (Class 8 Categorical Exemption);

WHEREAS, a community survey was conducted from November 5, 2025, until December 18, 2025; a community workshop was held for the public on December 10, 2026; and the Planning Department participated in the Wisteria Festival with a City booth engage the public for the upcoming draft of the update on March 28, 2026 as part of a comprehensive public outreach and stakeholder engagement process;

WHEREAS, draft documents were available to public review from May 12, 2026, to June 13, 2026;

WHEREAS, the Planning Commission held a duly noticed public hearing on June 18, 2026, to consider General Plan Amendment (GPA 26-01), an update to the Open Space and Recreation Element and Conservation Element of the General Plan, and provide a recommendation to the City Council to adopt a resolution of said statement; and

WHEREAS, the City Council held a duly noticed public hearing on June 23, 2026, to consider an update to the Open Space and Recreation Element and Conservation Element of the General Plan.

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. General Plan Amendment. The Planning Commission recommends that the City Council adopt a resolution updating the Open Space and Recreation Element and Conservation Element of the General Plan included herein as Exhibit 1 and 2.

SECTION 3. CEQA. This General Plan amedment is exempt from the California Environmental Quality Act (CEQA) pursuant to the "common sense" exemption set forth in State CEQA Guidelines §15061(b)(3). which applies when there is no possibility that the activity in question may have a significant effect on the environment. Additionally, the Project qualifies for a Class 8 categorical exemption under State CEQA Guidelines §15308, as it constitutes an action taken by a regulatory agency for the purpose of protecting the environment. An Exemption Memorandum was prepared for the project, wherein it was determined that there is no possibility that the activity in question may have a significant effect on the environment.

SECTION 4. 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 5. 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 6. Effective Date. This Resolution shall take effect immediately upon adoption.

PASSED, APPROVED, AND ADOPTED this 23rd 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 23rd day of June, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____
Laura Aguilar, City Clerk

Approved as to form:

_____
Aleks Giragosian, City Attorney



SIERRA MADRE GENERAL PLAN
OPEN SPACE AND RECREATION ELEMENT

Adopted: Month, Year



Acknowledgements

City Council

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

Planning Commission

Tom Denison
Patrick Simcock
Christine Moran
Kevin Brennan
Yong Yoo

City Staff

Clare Lin- Planning Director
James Carlson- Senior Analyst
Ted Tegart- Community Services Supervisor
Joshua Wolf- Senior Planner
Katelyn Huang- Assistant Planner

Consultants

Kimley-Horn Associates
Rocks Bio

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INTRODUCTION

Parks, open spaces, and recreation facilities play a vital role in creating a safe, healthy, and sustainable urban environment. In suburban environments such as the City of Sierra Madre, these resources play a role in enhancing the City's aesthetics, health and quality of life of residents.

Sierra Madre residents enjoy access to approximately 29.9 acres of parkland and 7.5 miles of scenic trails and open green spaces that promote physical activity, mental well-being, and outdoor recreation. The City also operates more than five community facilities, such as community centers, senior centers, and recreational buildings. These facilities provide inclusive and welcoming spaces for learning, social connection, and community engagement.



Sierra Vista Park's Heasley Field

Purpose

The Open Space and Recreation Element (OSR) is a required component of a local government's General Plan pursuant to Section 65302(a) of the California Government Code. Its primary goal is to establish a comprehensive vision and policies for preserving, expanding, and enhancing the City's parks, recreational resources, and community facilities. Broadly defined, open space refers to any land that is not developed with buildings or structures. This includes, but is not limited to, parks, trails, plazas, greenways, and landscaped medians.

The City of Sierra Madre is a built-out, small suburban community nestled in the foothills of the San Gabriel Mountains. While the City is relatively dense, it offers ample access to green space, public greenery, and recreational activities. Its proximity to the mountains provides abundant opportunities for outdoor recreation and scenic beauty but also poses risks from natural hazards such as wildfires and mudslides. Because the City is landlocked and fully developed, the OSR Element must focus its goals and policies on preserving existing recreational areas and identifying creative strategies to expand green space within the community. Additionally, the Element must address climate resilience and rewilding opportunities while supporting the development of inclusive, well-distributed open spaces and community facilities that foster engagement, health, and well-being.

RELATIONSHIP WITH OTHER ELEMENTS

The OSR Element has a strong relationship with the other elements of the General Plan, specifically:

Land Use

The Land Use Element defines how land may be used and developed, while the OSR Element identifies areas that should be converted to, preserved, or managed for purposes such as parks, greenways, and recreation. Together, these elements promote a balance between development and green space by directing growth to appropriate areas and protecting natural resources, recreational opportunities, and overall environmental quality. Coordinating the two elements helps sustain community character and supports long-term, sustainable land use patterns.

Conservation

The Conservation and OSR Elements are interrelated components of the General Plan that guide the protection and management of natural resources and preserved lands. The Conservation Element focuses on the sustainable use of resources such as water, soil, and enhances wildlife connectivity, while the OSR Element designates areas for recreation, habitat, and scenic preservation. Together, they promote balanced development and long-term environmental sustainability.

Environmental Justice

The Environmental Justice and OSR Elements are connected through their shared goal of promoting equitable access to healthy environments. The Environmental Justice Element ensures all communities benefit from clean, safe spaces, while the OSR Element provides parks and recreation areas that enhance public health and quality of life. Sierra Madre's General Plan does not include an Environmental Justice Element, as there are no identified disadvantaged communities in the City.

Housing

As neighborhoods grow and new housing is built, providing access to parks and community facilities is essential to maintaining quality of life. These spaces support healthy lifestyles, strengthen social connections, and foster a sense of community identity, ensuring that parks are strategically located to serve all residents.





Milton & Harriet Goldberg Recreation Area

PARKS AND OPEN SPACE NETWORK

Open space within Sierra Madre takes many forms. It includes both natural landscapes and recreational areas. These spaces provide residents and visitors with opportunities for passive recreation, such as hiking, nature study, and wildlife observation. They also support active recreation, including sports, playgrounds, and community events. The City's open spaces enhance the scenic and ecological character of the community. They also promote physical activity, social connection, and environmental education. The following sections describe the different types of parks and open spaces found throughout Sierra Madre.

Open Space Classifications

Mini Park

Also known as pocket parks, mini parks are very small public spaces, typically less than one acre in size. These parks are often located on vacant lots or small parcels of land within residential neighborhoods or urban areas. These parks often feature simple amenities such as short walking paths, benches, small gardens, dog park, and playground areas. Despite their limited size, mini parks provide valuable access to green space in neighborhoods that lack traditional parks, as well make use of undeveloped land for public benefit. Examples of mini parks in Sierra Madre include the Milton & Harriet Goldberg Recreation Area and Kersting Court.

Neighborhood Park

Neighborhood parks are parks situated within residential areas, generally ranging from 1 to 10 acres in size. Designed to serve nearby residents, these parks are typically within a quarter- to half-mile of homes, making them accessible by a short 5 to 10-minute walk. They provide valuable outdoor space for individuals and families, especially those living in multi-family housing or homes with small yards. In addition to offering opportunities for recreation, neighborhood parks act as community hubs, fostering social interaction and neighborhood connections. Common amenities often include playgrounds, small sports courts, picnic areas, benches, and open grassy fields for informal activities. An example of a neighborhood park in Sierra Madre is the Mount Wilson Trail Park.



Mt. Wilson Trail Park

Community Park

Community parks are expansive public parks, typically ranging from 10 to 20 acres, though some may span 20 to 40 acres. They are often located within neighborhoods or near central gathering points such as schools or recreation centers. Unlike neighborhood parks, community parks are designed to serve a broader population and are usually accessible by bike, car, or public transportation in addition to walking. Their larger size allows for a greater variety of amenities, which can include athletic fields and courts, walking and biking paths, picnic shelters, and in some cases, community pools or recreation buildings. These parks frequently host organized sports leagues, community events, and other activities that meet diverse recreational needs. In Sierra Madre, Sierra Vista Park serves as an example of a community park.



Sierra Vista Park

Regional Parks

Regional parks are expansive green spaces, typically exceeding 40 acres, intended to serve residents from multiple neighborhoods or cities rather than a single community. In addition to common park features like playgrounds and sports fields, regional parks may include specialized amenities such as lakes, golf courses, nature preserves, or museums. Currently, Sierra Madre does not have any regional parks. The nearest accessible regional park is the Arcadia Regional Community Park, located three miles south of the City.

Natural Open Space

Natural Open Space is defined as undeveloped land that remains in its natural or near-natural state, where recreation is considered a secondary use. These areas are often managed by government agencies and may have limited or restricted public access to protect environmental resources. Natural open spaces can include steep hillsides, wetlands, wildlife habitats, streams, and areas containing endangered or protected plant species. Much of the northern boundary of Sierra Madre consists of natural open space which is a made up of both City owned land and the Angeles National Forest.

Cemetery

Cemeteries are often not for public access, nor do they offer traditional recreational opportunities. However, cemeteries are typically located on large plots of land, with trees, grass, and other vegetation covering the grounds. This is a form of passive greenspace, which to the bare eye provides aesthetics and a break from developed buildings. Sierra Madre is home to the Pioneer cemetery.

Trails and pathways

Trails and pathways provide residents with opportunities for walking, jogging, biking, and connecting with nature. Sierra Madre and its surrounding areas offer extensive access to trails, particularly in the nearby San Gabriel Mountains and Eaton Canyon. These pathways not only support physical activity and outdoor recreation but also enhance community connectivity and provide scenic routes for enjoying the region's natural landscapes. Trail paths that begin in Sierra Madre include Mount Wilson Trail, Bailey Canyon, and trails to Jones Peak and Orchard Camp.
In addition to formal walking trails, Sierra Madre has an ample bike lane network.

Schools

Schoolyards are outdoor spaces associated with educational facilities, typically designed to serve the students of the school but often providing benefits to the surrounding community as well. These areas can include playgrounds, sports fields, open lawns, and landscaped areas that support physical activity, outdoor learning, and recreational opportunities. While primarily intended for school use, well-designed schoolyards can also offer additional green space to a City. Sierra Madre is home to two public schools and six private schools. However, despite the large number of schools in town, access to these schoolyards is often restricted outside of school hours, and the City does not currently have formal agreements with schools to allow community use. As a result, residents have limited opportunities to enjoy these spaces as nearby neighborhood open areas.

EXISTING PARKS, TRAILS, AND OPEN SPACE

Since its incorporation in 1907, Sierra Madre has developed six public parks, with the most recent park established in 2008. ***Table 1*** and ***Figure 1*** details the City's existing parks. These parks vary in size, from mini parks of just 0.2 acres to larger Community parks spanning 12 acres. Standard amenities across the city's parks include playgrounds, picnic tables, sports courts, and athletic fields. Several parks also feature unique facilities such as a pickleball court, an outdoor amphitheater, an outdoor gym, and a public garden, providing a diverse range of recreational opportunities for residents of all ages.

In addition to its public parks, Sierra Madre has preserved a substantial amount of open space, enhancing the city's natural character and recreational opportunities. Acquisition of open space began between 1941 and 1949, when the City purchased parcels from private owners for watershed protection purposes. In 1967, the City acquired approximately 1,100 acres of additional land north of its boundary, known as the Sierra Madre Wilderness Area, becoming the first city in Southern California to own and manage its own wilderness preserve.

During the 1990s, the City further expanded its holdings by purchasing 125 acres in the foothills, preserving sensitive natural areas and scenic vistas. This extensive network of open space supports multiple hiking trails, making Sierra Madre a popular destination for outdoor recreation in Southern California. These preservation efforts reflect the city's long-standing commitment to balancing development with environmental stewardship, providing residents and visitors alike with access to both active recreational facilities and tranquil natural settings.

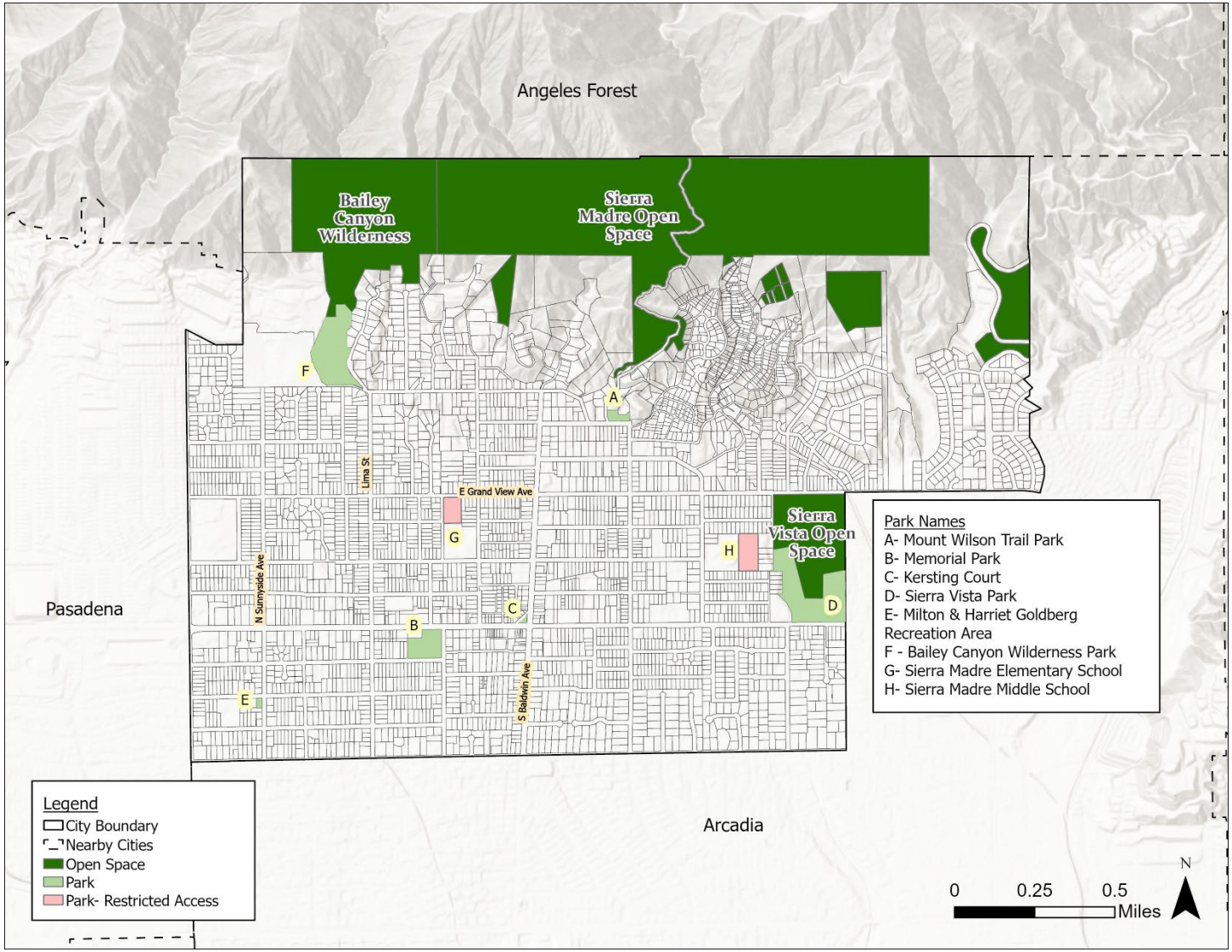


Table 1: Existing Parks

Park	Acres	Park type	Amenities
Sierra Vista Park	12.2	Community Park	Baseball Fields, Playground Equipment, Tot Equipment, Pickleball Courts, Tennis Courts, Basketball Courts, Outdoor Gym, Dog Park, Public Restrooms, Volleyball Court, Picnic Tables
Bailey Canyon Wilderness Park	10.1	Community Park	Parking Lot, Picnic Benches, Park Benches, Outdoor Restroom, Native Botanical Area, Fire Ring, Interpretive Display
Memorial Park	3.5	Neighborhood Park	Tennis Courts, Community Garden, Playground Equipment, Outdoor Stage, Covered Picnic Space, Walking Path, Public Restrooms
Mt. Wilson Trail Park	0.8	Neighborhood Park	Playground Equipment, Picnic Benches, Public Restrooms
Milton & Harriot Goldberg Recreation Area	0.2	Mini Park	Living Replica Of A Gabrielino/Tongva Indigenous Hut, Stump And Stone Bench Seating, Play Area, Dry Stream Bed.
Kersting Court	0.1	Mini Park	Park Benches, Brick Patio
The Meadows Park*	3.0	Neighborhood Park	Timber Log Scramble, Log Steppers, Timber Log Play, A Timber Play Structure, park Benches, Bike Racks, Turf Play Area, A Dry Creek Bed, And Picnic Tables.
TOTAL	29.9		

*At the time of writing, this Park has been approved but not constructed.

Figure 1: Map of Existing Parks and Open Space



Trail System

In addition to traditional parkland, Sierra Madre's location at the base of the San Gabriel Mountains provides access to an extensive system of scenic trails. These trails are located within the Sierra Madre Historical Wilderness Area, a 1,200-acre natural preserve in the foothills above the City. Established in 1967 and managed by the City of Sierra Madre under a permit from the Los Angeles County Flood Control District, the area includes Bailey Canyon Wilderness Park, the Mount Wilson Trail, and several connecting routes leading into the Angeles National Forest.

These trails reflect the City's historical ties to early settlers and its long-standing commitment to preserving native foothill environments while offering opportunities for hiking, wildlife viewing, and outdoor recreation. The City has approximately 7.5 miles of trails and open spaces within the City. ***Figure 2*** depicts the pre-existing trails, which connect to smaller trails within Sierra Madre.

Mt. Wilson

The Mount Wilson Trail is a challenging 14.2-mile round-trip hike that leads to the summit of Mount Wilson, the prominent peak rising above Sierra Madre. The trail begins at Mount Wilson Trail Park, with approximately 1.5 miles, located within the City's boundaries, before ascending the mountainside through areas both inside and outside the City. Along the route, hikers encounter First Water, Decker Springs, Bailey Trail junction, Orchard Camp, a historic rest stop from the early 1900s, and eventually reach the Mount Wilson Observatory, founded in 1904 and still an active center for astronomical research.

In addition to its scenic and historical significance, the Mount Wilson Trail is home to the annual Mount Wilson Trail Race, the second-oldest footrace in California, held each May. Following the Eaton Fire in January 2025, the race was temporarily rerouted. It resumed its traditional course from Kersting Court to Orchard Camp in May 2026 after portions of the trail were fully restored by the Mt. Wilson Trail crew. Work above Orchard Camp toward the summit is ongoing.

The Mt. Wilson Trail restoration volunteers, sponsored by the Fletcher Fund Community Services Foundation, are responsible for this restoration work. Historians at the Lizzy's Trail Inn Museum at the Mt. Wilson trailhead keep the community informed about the trail's history and its current conditions for hikers and museum visitors.

Trail to Jones Peak Via Bailey Canyon Trail:

This trail leads to Jones Peak and extends approximately 1.02 miles within the City boundaries. Beyond the City, the trail continues with milestone markers that highlight elements of Sierra Madre's rich history. At the one-mile point, hikers reach MacCloud Saddle, where evidence of the Sierra Madre Fault can be observed. Continuing to the 2.2-mile mark, visitors encounter old cabin foundations that remain from the area's early settlement period. At the end of the trail, hikers reach Jones Peak, which rises to more than 3,300 feet in elevation and offers expansive views of the San Gabriel Valley, Pasadena, and, on clear days, downtown Los Angeles. Jones Peak lies just within the boundary of the Sierra Madre Historical Wilderness Area. As of this writing, the Bailey Canyon Trail/Jones Peak trail is closed due to the Eaton Fire and subsequent debris flow damage.



Trails Connecting to the Mt. Wilson Trail:

The Mt. Wilson 'Toll Road' trail is approximately 2.7 miles and extends from the Mt. Wilson Toll Road gate (2260 Pine Crest Drive, Altadena) to Henniger Flats. Amenities at Henniger Flats include overnight camping, potable water via faucets, picnic tables, and camp stoves. For more experienced hikers, the toll road continues approximately 6.5 miles from Henniger Flats to the summit of Mt. Wilson.

A portion of the toll road passes through the northwest corner of the Sierra Madre Historical Wilderness area and includes Yale Peak, the highest point within the City's designated open space.

Winter Creek to Big Santa Anita Canyon:

Smaller trails within trail system include a path from the Mt. Wilson Trail to Hoegee's Camp (Camp Ivy). The trail is via a steep firebreak and switchback trail and is approximately 4 miles. From Hoegee's Camp, it is just under 3 miles down Winter Creek to Big Santa Anita Canyon and Chantry Flats. An alternate route, the Upper Winter Creek Trail, extends approximately 3.5 miles from Hoegee's to Chantry Flats. Both trails from Hoegee's Camp are considered relatively easy to traverse. Chantry Flats provides a campground, camp stoves, and potable faucet water.

All trails are subject to seasonal closure during fire season and may also be closed following wildfire events in accordance with U.S. Forest Service Burned Area Emergency Response (BAER) protocols. Current information regarding trail conditions and closures may be obtained from the Sierra Madre Police Department or the United States Forest Service, Angeles National Forest headquarters.

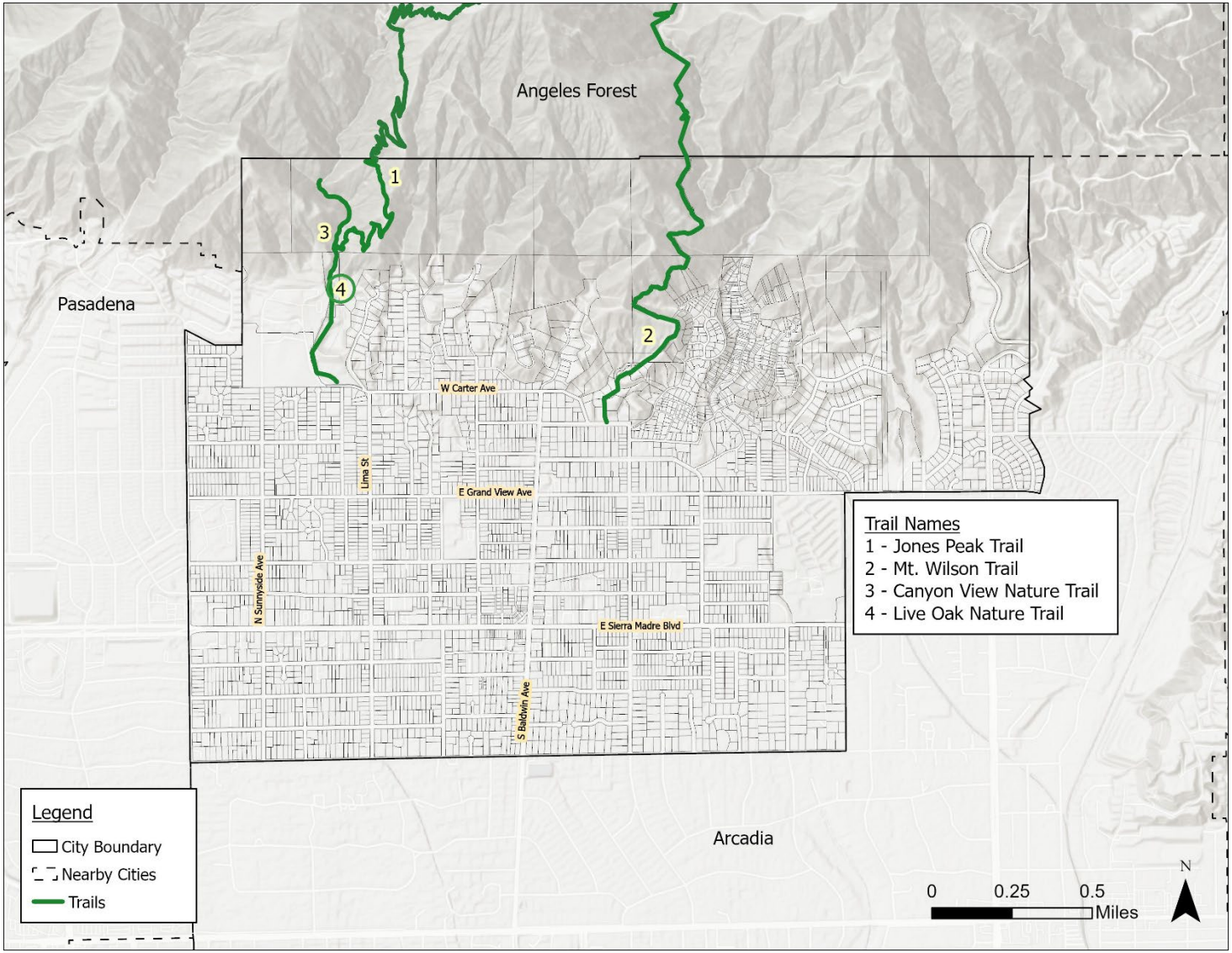
Live Oak Self-guided Nature Trail

The trail begins just above the debris basin at the canyons entrance. The trail is an easy loop trail ranging approximately one-eighth of a mile in length, strolling through a peaceful oak woodland area. Access to the trail was damaged by the Eaton fire and subsequent debris flows. The City is currently determining the feasibility of a "wet crossing" as an alternative to a new bridge for access.

Canyon View Self-guided Nature Trail:

Beginning on the west side of Bailey Canyon Wilderness Park just past the footbridge at the base of the Canyon, this trail extends approximately one-half mile to a small waterfall. As of this writing, the Canyon view trail is closed due to the Eaton Fire and subsequent debris flows.

Figure 2: Trails Map



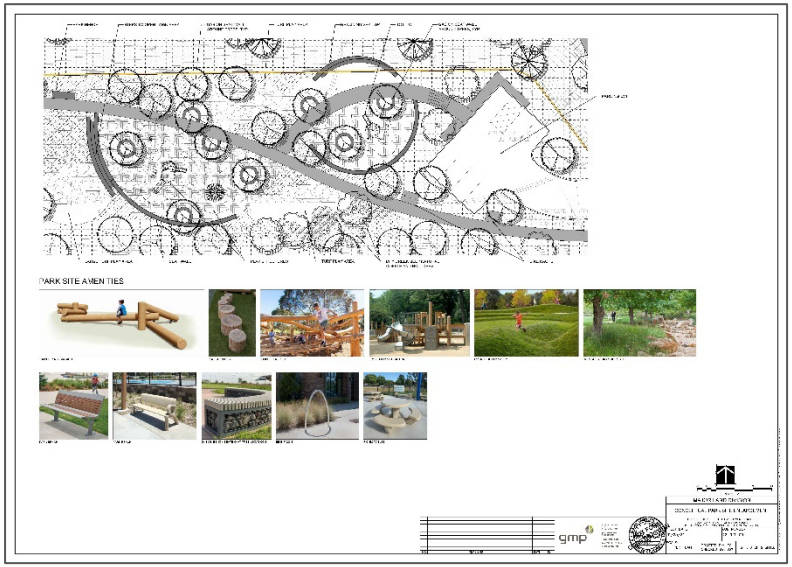
FUTURE PLANNED PARKS

The City of Sierra Madre is likely to see significant change, with new development projects occurring between 2025 and 2027. One of the most notable is the redevelopment of the historic Mater Dolorosa Passionist Retreat Center property. The approved project includes 42 new single-family homes and the dedication of a three-acre public park to the City. This new park will expand Sierra Madre's system of public open spaces and provide additional opportunities for recreation and community gathering.

The planned park will feature a mix of natural and recreational elements, including a timber log scramble, log steppers, a timber play area and structure, park benches, bike racks, picnic tables, a turf play area, and a dry creek bed. These amenities are designed to complement the City's natural setting and encourage outdoor activity for residents of all ages.

In addition to the park, the development will make a substantial contribution to the City's tree canopy. While the Mater Dolorosa site currently consists of private open space, the approved plans include extensive landscaping with approximately 43 accent trees, 65 slope trees, 1,237 street trees, and 83 screening trees. This significant planting effort will enhance the neighborhood's green character, improve air quality, and support local biodiversity.

The new park and expanded tree canopy advance several goals of Sierra Madre's Open Space Element by increasing access to recreational areas, promoting environmental sustainability, and preserving the community's natural beauty.





PARK GAP ANALYSIS

Per-capita Park Space Analysis

As shown in ***Figure 1***, the City's parks are fairly evenly distributed throughout the community. The City of Sierra Madre Municipal Code (Chapter 16.44, Regulations for Dedication of Land for Park and Recreation Land) establishes a standard of 3.0 acres of parkland per 1,000 residents, which is comparable to the Los Angeles County average of 3.3 acres per 1,000 residents. By comparison, the 2025 National Recreation and Park Association (NRPA) standard is 10.2 acres per 1,000 residents, meaning each acre of parkland typically serves about 98 people. With a population of 10,770, Sierra Madre currently provides 2.78 acres of parkland for 1,000 residents. Although this ratio is higher than the national standard, the city covers only three-square miles, resulting in a population density of about 3,590 residents per square mile. This high density means that parkland naturally serves more people, as many residents live in close proximity to one another.

Access to Parks

Due to the compact size and abundant greenery, most residents of Sierra Madre live close to a park. A common way to evaluate park access is by measuring the percentage of residents living within a quarter- or half-mile of a park or recreational facility. This metric helps identify neighborhoods that are well-served and areas where access to green space may be limited, guiding equitable park planning.

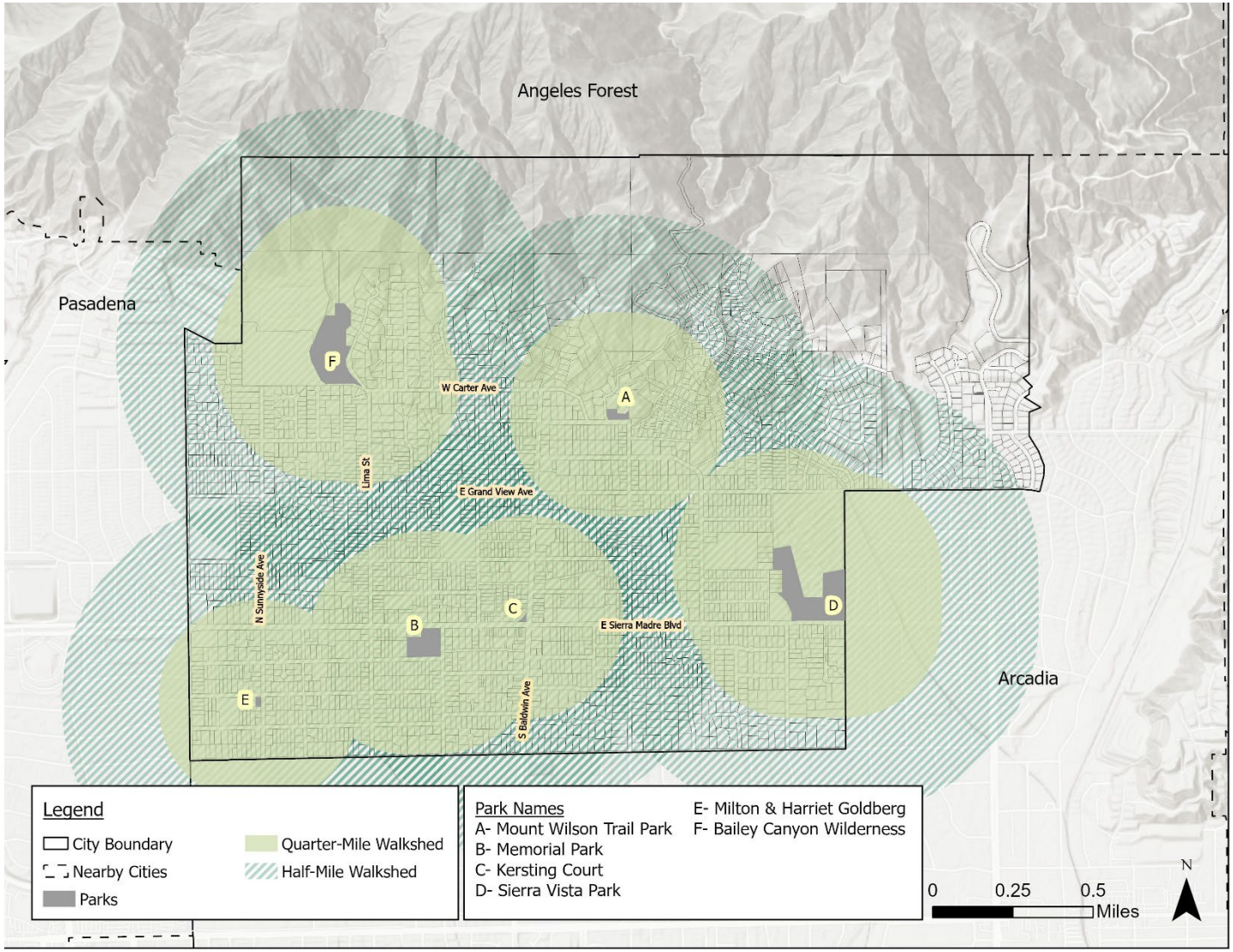
According to ParkServe, a mapping platform run by the Trust for Public Land, approximately 91 percent of residents live within a 10-minute walk of a park, well above the Los Angeles County average of 62 percent.

Figure 3 illustrates park and recreation access in the City using 0.25- and 0.5-mile walksheds, representing roughly five- and ten-minute walking times. The map shows that the majority of residents are within a half mile, or a ten-minute walk, of a park. Nevertheless, some areas have more limited access.

It is important to note that the walksheds account only for locations within the City limits. As a result, some residents who appear outside the indicated range may in fact live within half a mile of green space located just beyond the City boundary. Additionally, certain parks, particularly small mini-parks such as Kersting Court, may lack the capacity or amenities to meet all residents' needs, requiring some individuals to travel farther to access suitable park facilities.

Areas with the lowest park access include the northwestern portion of the City (which will soon be served by a new park within the Meadows development), the area near North Hastings Ranch, and several homes surrounding the Auburn Debris Basin at the base of the hillside. All of these areas, however, fall within a 10-minute walkshed. These gaps highlight opportunities for potential mini-parks to provide equitable access to green space for all residents.

Figure 3: Quarter and Half Mile Walksheds



Equity and Barriers to Park Access

The 2026 state legislation, Senate Bill 1425, requires cities to address equitable access to parks, open space, and recreational facilities as part of General Plan updates. In response, the City of Sierra Madre is committed to ensuring that all residents, regardless of socioeconomic background, age, or demographic, have fair and equitable access to parks and recreational opportunities.

Although the CalEnviroScreen tool does not identify any disadvantaged communities within Sierra Madre, the City recognizes that equity extends beyond economic and environmental indicators. True equitable access requires the fair distribution of parks and recreational opportunities across all neighborhoods and for residents of all ages and abilities. Ensuring that children, seniors, and individuals with disabilities can safely reach and enjoy high-quality parks is a key component of this approach.

Walkability is central to achieving equitable park access. With an average Walk Score of 88, most residents can reach parks and local amenities on foot. However, topography and street layout create challenges in some neighborhoods, particularly in hillside and canyon areas where sidewalks are limited or absent. Expanding pedestrian infrastructure with continuous sidewalks, improved crosswalks, ADA-compliant curb ramps, and traffic-calming measures will help guide all residents, including those with mobility limitations, safely to local parks.

Sierra Madre's hilly landscape can also limit bicycle accessibility in certain areas. With a Bike Score of 49, the City reflects moderate bikeability. Expanding the network of bike lanes along major corridors that connect residential neighborhoods to parks can improve both safety and mobility. Installing bike racks and designated routes near parks and schools will encourage active transportation and reduce reliance on vehicles. In canyon areas where space or slope constraints exist, shared roadways, improved signage, and reduced speed limits can create safer conditions for cyclists and pedestrians.

Additionally, Sierra Madre has a significant population over 60 years of age, which presents unique considerations for equitable park access. Older adults may face mobility limitations, sensory impairments, or chronic health conditions that make reaching and using parks more challenging. To address these needs, the City should prioritize ADA-compliant infrastructure, including smooth and level pathways, accessible restrooms, benches and seating areas, and shaded spaces for rest and social interaction. Recreational programming should also be tailored to older adults, offering low-impact exercise options, social activities, and intergenerational opportunities that encourage active participation in community life.

Through these combined efforts, including compliance with Senate Bill 1425, an effort to enhance pedestrian and bicycle infrastructure, Sierra Madre can continue to work towards providing equitable access to open spaces and recreational facilities for all residents.

NATURAL DISASTERS

Sierra Madre offers a well-maintained and diverse system of parks and open spaces that provide residents with opportunities for recreation, relaxation, and connection with nature. While these resources are widely valued, access to parks is not uniform across the community. Various factors including natural disasters, neighborhood topography, and infrastructure limitations can create barriers that prevent some residents from fully enjoying the city's recreational amenities. The following discussion examines these challenges in three interconnected areas, highlighting how they influence access to Sierra Madre's parks and open spaces.

Sierra Madre's park system is well-maintained, but natural disasters can significantly restrict public access. The city's dense tree coverage and foothill location make it especially vulnerable to wildfire and mudslide hazards, emphasizing the need for strong forest management alongside urban heat-island mitigation efforts. Since 2000, three major fires, the Santa Anita Fire in 2008, the Bobcat Fire in 2020, and the Eaton Fire in 2025, have directly affected the community. In the seasons following these events, the risk of mudslides increases substantially, threatening the safety and accessibility of trails, park structures, and other recreational facilities. As of this writing, Bailey Canyon and its associated trails, as well as areas of Mount Wilson, remain closed indefinitely. These closures limit public access to some of Sierra Madre's most valued natural spaces and recreational opportunities.

Residents in the Little Santa Anita Canyon area face unique challenges in accessing parks. Steep hills, winding roads, and the neighborhood's distinctive architecture restrict opportunities for recreational facilities. The nearest park, Mount Wilson Trail Park, is small and offers only basic amenities, such as a playground and picnic tables. As a result, residents in this area have fewer local options for recreation compared to other parts of the city.

Infrastructure limitations further restrict park access for some residents. Many streets, particularly in Little Santa Anita Canyon, lack sidewalks, forcing pedestrians to walk along roads or drive to reach parks. While traffic is generally low in Sierra Madre, certain arterial and narrow residential streets can pose hazards. Existing sidewalks are often inadequate for children, seniors, or residents with mobility challenges. Together, these factors create significant barriers to safe and equitable access to the city's parks and open spaces.

Moving forward, improving access will require not only better pedestrian infrastructure but also strategic vegetation management. Planting fire-resistant tree species consistent with the City's approved tree list, replacing hazardous or overgrown vegetation, and coordinating closely with the Natural Resources Commission can reduce wildfire risk while creating safer, more shaded, and more navigable routes to parks. Integrating resilient tree planning with infrastructure upgrades will help ensure that Sierra Madre's parks and open spaces remain accessible, safe, and sustainable for all residents.

HEAT ISLAND IMPACT AND URBAN TREE CANOPY

The materials used in landscaping and streetscapes can significantly influence local temperatures, contributing to the Urban Heat Island (UHI) effect. UHI occurs when urban areas become noticeably warmer than surrounding rural or less-developed regions. This temperature disparity results not only from limited vegetation but also from the types of ground cover used. Dark, impervious surfaces such as asphalt and concrete absorb and retain large amounts of solar radiation, raising both surface and air temperatures. In contrast, vegetated areas, including grass, shrubs, and trees, reflect sunlight, provide shade, and cool the air through evapotranspiration. Bare soil and lighter-colored surfaces have intermediate effects depending on moisture content and color. Consequently, the selection of ground cover can either worsen urban heat or contribute to natural cooling.

In Sierra Madre, UHI impacts vary across the city. As shown in ***Figure 4*** the business district and West Sierra Madre Boulevard experience severe urban heat, while neighborhoods along the city's outer edges experience mild to moderate effects. These patterns correspond to areas dominated by asphalt and concrete with limited cooling landscaping. One of the most effective ways to mitigate UHI is through expanding and maintaining tree cover throughout the city.

Trees play a key role in the UHI mitigation. Urban Tree Canopy (UTC)- the collective layer of leaves, branches, and stems- on a tree, acts as a natural shield, reducing solar radiation reaching the ground and moderating surface temperatures in urban environments. Limited canopy coverage can have serious consequences for public health, as elevated urban temperatures during extreme heat events increase the risk of dehydration, heat fatigue, and even mortality.

Several factors influence UTC potential, including development density, land use, and regional climate. Less developed areas can often achieve higher canopy coverage, ranging from 40% to 60%. For more urbanized, dry-climate communities like Sierra Madre, American Forests, a leading national conservation organization, recommends a realistic canopy target of approximately 20% to 25%. As illustrated in ***Figure 5***, the majority of Sierra Madre achieves 24% or higher tree coverage, while areas with lower canopy coverage correspond to regions experiencing moderate-high to severe UHI effects. Sierra Madre's tree coverage exceeds the 18% average in Los Angeles County and is comparable to the 25% coverage in the City of Los Angeles, reflecting a strong commitment to urban forestry.

Figure 4: Urban Heat Impacts in Sierra Madre

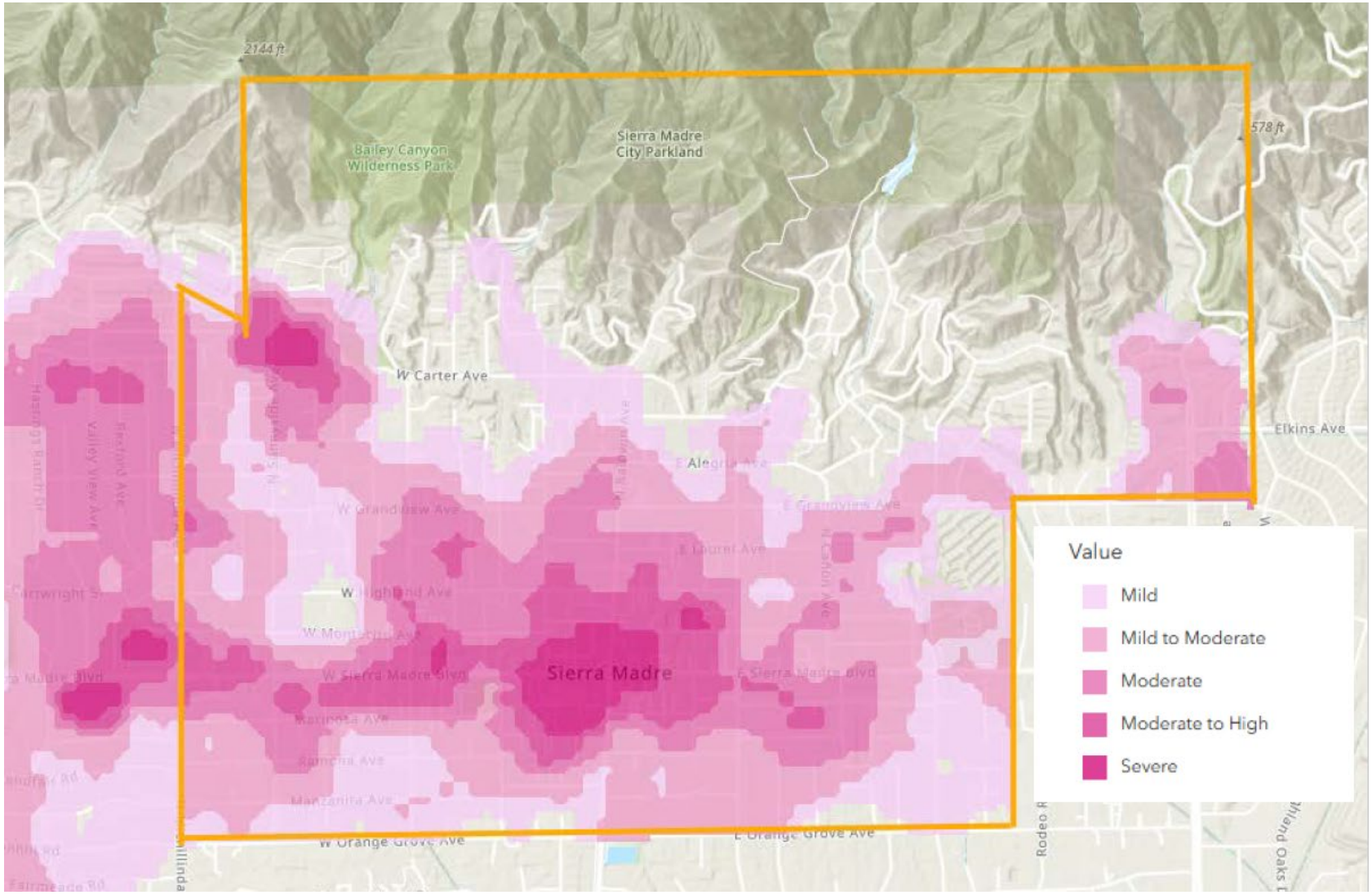


Figure 5: Urban Tree Canopy



Source: Los Angeles County Tree Canopy Map Viewer, Tree People.

PARKS ADMINISTRATION AND MAINTENANCE

Parks within the City are maintained through a structured maintenance system designed to ensure consistent and reliable upkeep. Primary landscape maintenance at the City's parks is provided under a formal agreement with a contracted landscape service provider, whose responsibilities include routine groundskeeping, vegetation management, irrigation oversight, and general landscape preservation. Their work is supplemented by the City's Public Works crews, who provide additional support during periods of heightened need, such as after storms, during peak seasonal growth, or when specialized tasks fall outside the contractor's scope of services.

Recreational facilities are maintained under a separate Facilities Maintenance contract, which oversees the upkeep of playgrounds, restrooms, sports courts, and other built amenities. Public Works staff also assist with these facilities, particularly when maintenance demands exceed routine contractual responsibilities or when immediate response is necessary to ensure public safety and uninterrupted use. The Sierra Madre-YMCA Community Recreation Center site is leased by the YMCA, which performs its own maintenance activities under the terms of the lease, thereby reducing the City's direct maintenance obligations for that particular facility.

Maintenance funding is supported by multiple revenue sources, with primary contributions derived from the Downtown Assessment District, which finances the upkeep of parks and public spaces within its boundaries and from the City's internal service funds, which provide essential financial support for equipment, staffing, and ongoing operational needs. While this funding structure allows for stable day-to-day maintenance, large-scale maintenance and major upgrades remain among the City's most significant challenges. When substantial maintenance needs arise, securing additional unbudgeted funding can be difficult, often resulting in delays or the need to reprioritize existing resources. To address these challenges, the City is actively pursuing external funding opportunities, including grants, aided by the recent addition of an outside grant consultant.

Based on current conditions and available resources, the overall quality of the City's parks can be rated fairly high. This assessment reflects well-maintained landscapes, functional recreational amenities, and consistent contractor and staff performance. The primary exception is Bailey Canyon Wilderness Park, which continues to recover from the impacts of the Eaton Fire and therefore remains below typical condition levels while restoration and natural regeneration progress. Although the overall standard of maintenance is generally adequate, opportunities for improvement remain, particularly in the areas of long-term asset preservation, proactive facility repairs, and more frequent landscape interventions.

COMMUNITY FACILITIES

The City of Sierra Madre offers a variety of community facilities that are operated and supported by numerous local organizations and partners. These facilities provide a wide range of indoor and outdoor recreational opportunities for residents of all ages. As shown in ***Figure 6***, community facilities within Sierra Madre are strategically distributed throughout the City to ensure convenient access for all neighborhoods. Serving as vital centers for social connection, physical activity, and community engagement, these facilities play an essential role in enhancing the quality of life for Sierra Madre residents. ***Table 2*** provides a detailed overview of the existing community facilities and their respective amenities.







Figure 6: Existing Recreational Facilities

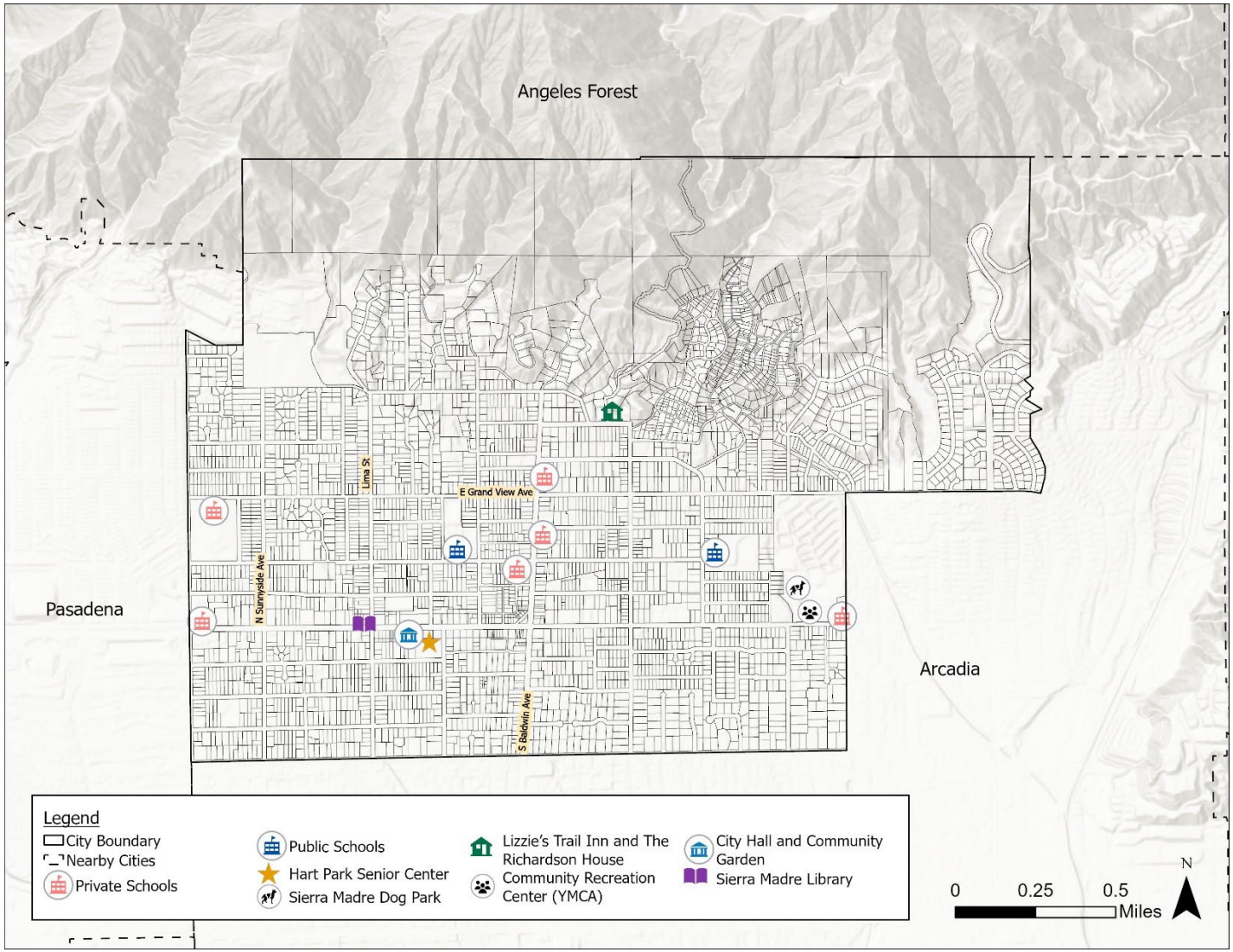


Table 2: Existing Community Facilities

Facility	Address	Parking Lot	Amenities
Community Recreation Center (YMCA)	611 E. Sierra Madre Blvd. Sierra Madre, CA 91024	Yes	Gym Space, Exercise Studios, Youth and Teen Programs
Sierra Madre Aquatic Center (YMCA)	611 E. Sierra Madre Blvd. Sierra Madre, CA 91024	Yes	Lap Pool, Children's Pool, Children's Interactive Play Structure, Locker Rooms. Swim Lessons, Water Aerobics, and Seasonal Programs
Hart Park Senior Center	222 W Sierra Madre Blvd, Sierra Madre, CA 91024	Yes	Meal Program, Bingo, Special Events, Afternoon Movies, and Yoga
Sierra Madre Dog Park	611 E Sierra Madre Blvd, Sierra Madre, CA 91024	Yes	Large And Small Dog Play Area, Benches, Shaded Infrastructure
Sierra Madre Library	440 W Sierra Madre Blvd, Sierra Madre, CA 91024	Yes	Meeting And Virtual Conference Room, Reading Room, Office Space, Teen Room, Children's Room, Reading Balcony, and a Public Event Meeting Room
Lizzie's Trail Inn and The Richardson House	167 E Mira Monte Ave, Sierra Madre, CA 91024	No	City Museum Space
City Hall and Community Garden	232 W Sierra Madre Blvd, Sierra Madre, CA 91024	Yes	Room For Art Gallery, and Public Garden Plots

Existing Facilities

Hart Park House Senior Center

The Hart Park House is a single room public facility home to Sierra Madre's Senior Center. The Hart Park House offers a variety of services and programs to senior residents. Resources for older adults include a variety of senior activities and programs designed to meet their interests and needs. No senior membership fees are required, although some activities, programs, and special events may have associated fees.

Sierra Madre Public Museums (Lizzies Trail Inn & The Richardson House)

Located adjacent to Mt. Wilson Trail Park, the Sierra Madre Public Museums showcases the city's history and historical artifacts. Run by the Sierra Madre Historical Preservation Society, the historic Lizzie's Trail Inn, established in 1926, and the Richardson House, have been transformed into welcoming places that bring history alive. They are open to the public most Saturdays from 10:00 AM to noon. The Sierra Madre Historical Preservation Society also hosts public outreach events, including a community chicken and ravioli dinner, as well as other community activities at the museums and throughout the City.

The Sierra Madre-YMCA Community Recreation Center

Since 2004, the City has maintained a lease agreement with the Pasadena YMCA to operate the Sierra Madre Community Recreation Center. The center serves as a hub for health, wellness, and community activities, offering a fully equipped gym, multiple exercise studios, flexible spaces for group fitness classes, and teen and youth programs.

The Sierra Madre-YMCA Aquatic Center

Associated with the YMCA and the Sierra Madre Community Recreation Center, the Aquatic Center offers a variety of water-based amenities for all ages. Facilities include a lap pool for fitness and swim training, a children's pool with an interactive play structure, and fully equipped locker rooms for convenience. The center also hosts swimming lessons, water aerobics, and seasonal programs, providing a safe and enjoyable environment for both recreation and skill development.



Sierra Madre-YMCA Community Recreation Center

Sierra Madre Library

The Sierra Madre Public Library, which underwent a major renovation in 2025, offers a wide range of amenities, resources, and programs for residents. The updated facility includes two small meeting and virtual conference rooms, a reading room, office space, a teen room, a children's room, a reading balcony, and a public event meeting room. The groundbreaking for the Library renovations was on Tuesday, September 17, 2024 and the Grand Reopening is on Saturday, June 6, 2026! These new and improved offerings make it a versatile hub for learning and community activities.

Community Garden

The Community Services Department offers garden plots for rent at Memorial Park, providing residents with space to cultivate their own gardens. Renters are responsible for maintaining their plots, which can include a variety of vegetables, flowers, and other plants, fostering community engagement and personal gardening opportunities.

Sierra Madre Dog Park

Located at Sierra Vista Park, the Sierra Madre Dog Park offers a fenced space for dogs to run, play, and interact with other dogs in a safe, clean, and enclosed area. The park includes separate areas for larger and smaller dogs, ensuring dog and owner's safety. The dog park is fairly shaded and offers ample benches for seating.



Sierra Madre Library Under Construction.

Community Organizations and Agencies

In addition to its parks and community facilities, Sierra Madre is home to numerous community-run organizations and agencies that help create the city's unique character, foster civic engagement, and enhance recreational, cultural, and educational opportunities. These organizations serve a wide range of purposes, from arts and history to youth programs, environmental stewardship, public safety, and emergency preparedness.

For example, the Sierra Madre Rose Parade Float Association, an all-volunteer group, designs and builds the city's float for entry in the annual Pasadena Tournament of Roses Parade. The Sierra Madre Historical Preservation Society preserves local history, while the Creative Arts Group offers art classes for adults and children in a variety of media. The Friends of the Sierra Madre Library support lifelong learning, and clubs such as the Rotary Club, Kiwanis Club, and Sierra Madre Women's Club promote civic engagement, volunteerism, and charitable causes. Youth development is supported by programs like the Sierra Madre Little League and Girls Softball, which emphasize teamwork, citizenship, and personal growth.

Environmental and horticultural interests are represented by numerous Sierra Madre organizations. The Sierra Madre Mountain Conservancy is a leading community organization advancing Open Space conservation. Established in 1989, the Conservancy promotes the preservation of Open Space and wildlife corridors and engaged the community in supporting the 1994 proposition that secured $3.1 million to expand the City's open space. The Conservancy also helped obtain funding to permanently conserve foothill lands for watershed, viewshed, and habitat protection, and the City has granted conservation easements over parcels acquired for watershed protection.

Additional organizations include the Sierra Madre Environmental Action Council and the Sierra Madre Garden Club, which advocate sustainability and encourage a love of nature among residents.

To ensure safety and smooth operations during events like the Mt. Wilson Trail Race, 4th of July Parade, Wistaria Festival, and Halloween Happenings, the Sierra Madre Emergency Communications Team provides vital communication services.

The Sierra Madre Fire Safe Council, first established in 2005 and reorganized in 2025, is at the forefront of advancing community awareness and preparedness for wildfire hazards. Similarly, the Sierra Madre Community Emergency Response Team (CERT) and the Sierra Madre Search and Rescue Team prepare volunteers for disaster management and wilderness rescues, ensuring public safety and community readiness.

Collectively, these organizations help maintain Sierra Madre's small-town charm, foster social connections, and provide residents with diverse opportunities to engage in community life, recreation, and lifelong learning.

Recreation Programs

Run by many of the organizations and agencies mentioned above, the City of Sierra Madre provides a wide range of recreational facilities and programs for residents throughout the year. These programs include aquatics, arts, biking, classes, community gardening, excursions, hiking, museums, parks, senior services, skateboarding and scootering, special events, transportation, volunteering, and youth and teen services. Programs are designed to serve residents of all ages, and more information about specific programs can be found by clicking on the links provided.

Youth, and teens in Sierra Madre can participate in sports leagues offering a variety of options, including baseball, softball, soccer, and basketball. These programs promote physical activity, teamwork, and personal growth. In addition, the Public Library and the Youth Activity Center, in partnership with the YMCA, offer programs that foster socialization, creativity, and life skill development. Activities include crafts, athletics, and homework assistance.

For seniors, many recreation programs are offered at the Hart Park Senior Center. Activities include chair yoga, dance classes, blood pressure screenings, movie features, tea and book clubs, monthly craft sessions, and Bingo. Every fourth Tuesday of the month, the center hosts a birthday celebration with cake and ice cream, and a monthly newsletter keeps seniors informed about upcoming events and activities. Activities and events are typically under $10 dollars, making it accessible to individuals of all income types. Overall, Sierra Madre's community programs and facilities provide opportunities for residents of all ages to stay active, engaged, and connected throughout the year.


CITY OF SIERRA MADRE
COMMUNITY SERVICES DEPARTMENT
AUGUST 2025

SENIOR MOMENTS

TEA & TALK BOOK CLUB
WEDNESDAY
AUGUST 13TH AND 27TH
9:00 am -9:45 am In the Hart Park House
Tea and Talk meets twice a month to discuss the exciting new chapters that are filled with adventure, love, suspense and drama.

TEA & TALK BOOK CLUB
Tea and Talk meets twice a month to discuss exciting new chapters that are filled with adventure, love, suspense and drama. Book of the month is "A Map to Paradise" By Susan Meissner

HULA AND POLYNESIAN DANCE
Join the fun with our FREE Hula and Polynesian dance classes.
Beginner classes are held on Thursday's at 10AM
Intermediate classes are held on Friday's at 10AM

Hula and Polynesian Dance
Show off your best Hula and Polynesian outfit and your desire to dance!
Join in on the fun at Memorial Park Pavilion on Thursdays for beginner classes and Fridays for intermediate classes
Beginner Every Thursday 10:00 am - 11:00 am
Intermediate Every Friday 10:00 am - 11:00 am
For more information please call the Community Services Office at 626-355-5270
Classes are FREE to all

Source: Hart Park Senior Center August 2025 Newsletter

RECOMMENDATIONS

To strengthen the City's parks, open space systems and recreational opportunities, several key recommendations should guide policy and future investment:

Park Maintenance, Management, and Funding

The City should update the 2012 Comprehensive Parks Maintenance and Asset Management Plan to address long-term capital and life-cycle needs, ensuring that maintenance practices remain effective and sustainable. To support both daily operations and larger-scale improvements, it is essential to diversify funding sources, including pursuing federal, state, and regional grants, establishing assessment districts, collecting developer impact fees, or implementing voter-approved measures. Partnerships with nonprofits, community organizations, and conservancies can further enhance resources by providing financial support and volunteer assistance.

Natural Resource Protection and Preservation

Protecting and restoring the City's natural landscapes is essential for ecological health, community enjoyment, and long-term resilience. Strategies should include habitat restoration, erosion control, and vegetation management, particularly in fire-impacted areas. Wildfire-risk reduction measures, such as targeted fuel management and coordinated land stewardship, will help safeguard open space.



Memorial Park Amphitheater

Recreation Facilities and programs

The City should ensure that recreational facilities and programming remain inclusive, accessible, and responsive to evolving community needs. Opportunities include upgrading existing amenities, developing new recreational features, and expanding programming for youth and seniors. Improvements in ADA accessibility and the incorporation of universal design principles will help ensure that parks accommodate all residents and visitors. At the same time, recreational opportunities should be expanded by upgrading facilities, broadening inclusive programming, and improving accessibility for all users.



Parkland Expansion and Acquisition

The City should continue to expand parkland and recreational opportunities to meet the evolving needs of residents. Although Sierra Madre is landlocked and fully developed, it can explore partnerships with surrounding municipalities and local schools to jointly acquire land or share recreational spaces. For example, a collaboration with the City of Arcadia could allow Sierra Madre residents to utilize facilities at Orange Grove Park at the southeast corner of North Baldwin Avenue and Orange Grove Avenue, while additional joint-use agreements with neighboring cities could expand access to sports facilities.

Similar partnerships with schools could open outdoor spaces for public use after school hours and on weekends. At the same time, the City should enhance walking, biking, and trail-based recreation by expanding and improving its system of trails and green corridors. Strengthening connections between neighborhoods, parks, schools, and commercial areas, supported by improved wayfinding and coordinated regional trail planning, will increase mobility, broaden recreational access, and reinforce Sierra Madre's ties to adjacent communities and regional open-space networks.

GOALS, POLICIES, AND ACTIONS

Goal OS-1: Protect, maintain, and expand Sierra Madre's parks and open space system to support recreation, environmental education, and long-term community well-being.

Policy OS-1.1: The City shall actively reinvest in and improve existing constructed open spaces through maintenance, physical upgrades, and targeted enhancements to support safe, accessible, and high-quality recreational environments.

Action OS-1.1.1: Plan, install, maintain, and periodically upgrade recreational amenities such as ball fields, fire rings, bridges, nature trails, picnic tables, and other equipment in existing constructed open space based on safety standards, lifecycle needs, and community use patterns and Crime Prevention Through Environmental Design (CPTED) principles such as lighting, visibility, and clear sightlines.

Action OS-1.1.2: Integrate environmental education into constructed open spaces through interpretive signage, self-guided learning features, partnerships with schools and community organizations, and City-supported programs that highlight local ecology, water conservation, native landscaping, and wildfire awareness.

Action OS-1.1.3: Prioritize enhancements to constructed open spaces that improve comfort and usability, including shade, seating, lighting, drinking water access, and heat-mitigation features, particularly in high-use or high-temperature areas.

Action OS-1.1.4: Prioritize operational and safety needs at high-use parks, including Memorial Park and Sierra Vista Park, through maintenance, lighting, programming, and stewardship initiatives.

Action OS-1.1.5: Replace deteriorated landscaping in City parks with native and drought and fire-resistant plant species and upgrade irrigation systems to high-efficiency or smart irrigation technologies to reduce water use, improve habitat value, and increase long-term maintenance efficiency.

Action OS-1.1.6: Continue to require that tree removal or replacement decisions in public spaces be guided by defensible space standards, with replacement planting using appropriate fire-resistant native species where feasible.

Action OS-1.1.7: Continue to conduct a defensible space inspection upon transfer of residential property.

Action OS-1.1.8: Install and maintain clear, consistent signage at all recreational sites identifying park names, facilities, rules, and wayfinding information to improve access and user experience.

Action OS-1.1.9: Maintain and improve Hal Dapper Field and Heasley Field (Main Field and T-ball) through regular inspections, safety upgrades, and surface improvements to support continued recreational use.

Policy OS-1.2: The City shall expand parkland and recreational opportunities through a combination of strategic acquisition, redevelopment, shared use, and funding mechanisms that respond to community needs within a built-out environment.

Action OS-1.2.1: Prepare, maintain, and periodically update a Parks and Facilities Master Plan that inventories existing parks, trails, open space, facilities, programs, and services; evaluates park access through walk-shed and equity analysis; and guides future acquisition, redevelopment, and facility improvements.

Action OS-1.2.2: Plan and pursue new recreational facilities and activity centers through redevelopment, partnerships, or reconfiguration of existing sites.

Action OS-1.2.3: Evaluate and retrofit existing parks and recreational facilities to support multi-sport and flexible use, such as re-striping fields for multiple sports, installing movable goals or nets, converting single-use courts to shared court configurations, upgrading turf or court surfaces to accommodate higher and more diverse use, and adjusting layouts or scheduling to safely serve different sports and age groups.

Action OS-1.2.4: Adapt recreation facilities to support flexible, multi-use programming and shared scheduling where feasible.

Action OS-1.2.5: Identify and map priority opportunity sites for future park acquisition or land banking when properties become available, particularly in areas with limited park access.

Action OS-1.2.6: Prepare a Quimby Act (Government Code §66477) nexus study to establish parkland dedication and in-lieu fee requirements for new commercial and residential development, consistent with proportionality and nexus requirements.

Action OS-1.2.7: Expand and diversify funding sources for park acquisition and facility development, including Quimby Act funds, State and Federal grants, bicycle and active transportation funds, fundraising, business contributions, and other available public or private funding sources.

Action OS-1.2.8: Evaluate additional methods for acquiring land or securing long-term access for park and recreation purposes, including purchase, lease, easements, land swaps, and dedication through redevelopment projects.

Action OS-1.2.9: Identify and evaluate opportunities for new mini-parks, pocket parks, passive open space, or plazas on underutilized parcels, remnant lots, excess or leftover public right-of-way, and other publicly owned land including sites such as the property adjacent to the Post Office property, the proposed Meadows Park, and similar vacant or redevelopment parcels, particularly in areas with limited park access.

Action OS-1.2.10: Seek opportunities to improve existing dog parks within the City, including adding areas with controlled access, turf or decomposed granite surfacing, shade, and waste management infrastructure.

Action OS-1.2.11: Expand parkland through linear parks, trail corridors, greenways, and enhanced pedestrian connections that link neighborhoods to existing parks and regional open space.

Policy OS-1.3: The City shall manage, restore, and enhance Sierra Madre's trail system to provide safe, resilient, and environmentally responsible access to open space.

Action OS-1.3.1: Prioritize phased reopening and ecological restoration of fire- and storm-impacted trails, including Bailey Canyon Wilderness Park and Mt. Wilson Trail, within City jurisdiction, based on safety assessments, erosion stabilization needs, and habitat recovery considerations.

Action OS-1.3.2: Continue to support the volunteer-based trail maintenance program that includes routine inspections and repairs of trails.

Action OS-1.3.3: The City shall implement a program to remove invasive species, especially Castor Bean and Spanish Broom from all areas on public and private property. The program shall include educating the public and actively removing the plants. (Note: such plants, especially Castor Bean, have taken over large swaths of land in Monrovia's parks and currently are moving up the hill behind homes in the upper canyon, especially Skyland Drive).

Action OS-1.3.4: Incorporate safety measures into trail design and rehabilitation, including signage, wayfinding, hazard notifications, emergency access planning, and visibility improvements where appropriate.

Action OS-1.3.5: Integrate trail planning into future Parks and Facilities Master Plan updates by evaluating opportunities to improve connectivity between neighborhoods, parks, schools, and regional trail systems, and identifying feasible new access points that enhance neighborhood-level access while protecting environmental resources.

Action OS-1.3.6: Coordinate trail management and expansion efforts with adjacent jurisdictions, regional agencies, fire authorities, environmental specialists, and landowners to support shared stewardship and system continuity.

Action OS-1.3.7: Improve trailhead amenities where feasible, including shade, seating, bike racks, informational kiosks, wildlife-resistant waste receptacles, and environmental education features to enhance user experience and reduce resource impacts.

Action OS-1.3.8: Make printed and digital copies of the trail map available at City Hall, the Library, trailheads, community facilities, and on the City website, and update materials as trail conditions change.

Action OS-1.3.9: Continue to utilize County-administered restoration grants and explore other partnership funding sources to support trail

restoration, infrastructure repair, and expansion efforts, and provide regular public updates on trail conditions, recovery progress, and safety considerations.

Policy OS-1.4: The City shall coordinate with public and private partners to expand recreational access, support special events, and maximize the use of existing facilities through shared-use agreements and partnerships.

Action OS-1.4.1: Coordinate with Pasadena Unified School District, private and parochial schools, religious institutions, and other community-serving organizations to evaluate and pursue shared-use of properties for recreational programs, sports, and special events during nonoperational hours.

Action OS-1.4.2: Maintain and strengthen public-private partnerships to support the operation, maintenance, and long-term viability of municipal pool facilities and other shared recreational assets.

Action OS-1.4.3: Pursue joint-use agreements and memoranda of understanding school district and other organizations that address scheduling, liability, maintenance responsibilities, security, and cost-sharing to support reliable shared access to facilities.

Action OS-1.4.4: Coordinate with neighboring cities and regional partners to explore reciprocal access to recreational facilities, sports fields, and programs where local capacity is limited.

Policy OS-1.5: The City shall coordinate maintenance and management of parks, open space, and recreational facilities to support safe, functional, and well-maintained public spaces.

Action OS-1.5.1: Integrate long-term maintenance planning for existing, new, and future park facilities, trails and open space into Parks and Facilities Master Plan

Action OS-1.5.2: Plan and implement comprehensive parks, recreational spaces, and trails maintenance on an annual basis through condition assessments, asset inventories, usage data, and community feedback to identify maintenance needs, preventive measures, visual quality, ecological function, safety and accessibility upgrades. Use these findings to inform annual work programs and budget planning in City's Capital Improvement Program, for existing parks and new facilities including the approved Meadows project park, as they are integrated into the City's park system.

Action OS-1.5.3: Identify and integrate long-term maintenance needs into Parks and Facilities Master Plan to inform project sequencing, budgeting, and funding decisions.

Action OS-1.5.4: Evaluate opportunities to improve the efficiency, functionality, and programming of existing City open space to maximize recreational benefit within a built-out community.

Action OS-1.5.5: Establish performance standards for restroom cleanliness, shade provision, drinking water access, and seating availability at high-use parks.

Action OS-1.5.6: Track the park and facility usage, condition, and program demand to inform operational adjustments, capital investments, and future facility planning.

Action OS-1.5.7: Coordinate parks and recreation planning with Public Works, Community Development, Finance, and Emergency Services to align routine maintenance, accessibility upgrades, capital improvements, and long-term resilience priorities.

Action OS-1.5.8: Coordinate Park maintenance, rehabilitation, and capital improvements with emergency recovery and hazard mitigation planning, including wildfire, storms, erosion, and post-disaster access restoration, to support safe reopening and long-term resilience of parks and trails.

Action OS-1.5.9: Periodically review and adjust parks and recreation management practices to respond to changing community needs, facility conditions, and environmental risks.

Goal OS-2: Improve equitable, safe, and accessible mobility to parks and recreation areas for residents of all ages, abilities, and interests.

Policy OS-2.1: The City shall improve equitable access to parks, open space, and recreational facilities by addressing physical, mobility, and infrastructure barriers that limit safe and convenient access for residents of all ages and abilities.

Action OS-2.1.1: Retrofit existing parks and recreational facilities to meet or exceed Americans with Disabilities Act (ADA) requirements by improving accessible paths, restrooms, seating, parking, and play and fitness amenities, and pursue external funding to support these upgrades.

Action OS-2.1.2: Provide and adapt recreational programs to accommodate individuals with physical, sensory, and cognitive disabilities, including low-impact activities, adaptive equipment, and inclusive program design.

Policy OS-2.2: The City shall improve pedestrian, bicycle, and mobility access to parks and recreational facilities by creating safe, continuous, and accessible routes that connect neighborhoods to parks and open spaces.

Action OS-2.2.1: Identify and prioritize pedestrian improvements on routes leading to parks, schools, and community facilities including sidewalks, crossings, curb ramps, lighting, and traffic calming, where right-of-way width, grades, and drainage conditions allow, focusing on high-use corridors and areas serving seniors and children, with priority routes serving Memorial Park, Sierra Vista Park, Hart Park House, the Library, Aquatic Center, Recreation Center, schools, and other high-use community facilities.

Action OS-2.2.2: Plan and implement a connected network of bicycle facilities that improve access to parks and recreational destinations in coordination with the Circulation Element, including bike lanes, shared roadways, signage, and bicycle parking, where feasible.

Action OS-2.2.3: Use walkshed, bike-shed, and accessibility analysis to identify neighborhoods with limited access to parks and prioritize improvements that support equitable access for older adults, children, and individuals with mobility limitations, such as level pathways, frequent seating, shade, clear wayfinding, and proximity to transit or drop-off areas.

Action OS-2.2.4: Implement alternative pedestrian safety measures in areas where sidewalks are not feasible due to right-of-way, topography, or environmental constraints. These may include:

- Traffic calming measures
- Shared streets or low-speed neighborhood streets
- Enhanced crossings and pedestrian refuge areas
- Improved lighting and signage
- Painted edge lines or shoulder treatments

Action OS-2.2.5: Coordinate pedestrian access improvements with street resurfacing, drainage, utility, and capital improvement projects to incrementally improve walkability and reduce construction costs.

Action OS-2.2.6: Engage residents in neighborhoods without sidewalks to evaluate preferred pedestrian treatments and phase improvements over time based on safety need, cost, and community support.

Goal OS-3: Provide high-quality recreation, and leisure opportunities that serve residents of all ages, abilities, and interests.

Policy OS-3.1: The City shall provide balanced, high-quality recreation and leisure programs that respond to community needs, available facilities, and fiscal constraints.

Action OS-3.1.1: Provide a range of recreation and leisure programs for youth, adults, and seniors that respond to community needs, facility capacity, and available funding.

Action OS-3.1.2: Evaluate and offer expanded program schedules, including evenings and weekends, where demand, staffing, and facility availability allow.

Action OS-3.1.3: Monitor and evaluate recreation programs and facility usage through participation data, surveys, and community feedback to inform program adjustments and resource allocation.

Action OS-3.1.4: Provide clear, consistent, and accessible communication about recreation programs, special events, and facilities through seasonal guides, the City website, social media, and community partners.

Action OS-3.1.5: Partner with local organizations, nonprofits, and businesses to expand programming, reduce costs, and leverage community expertise.

Action OS-3.1.6: Support special events and programs that promote active lifestyles, including walking, running, bicycling, and outdoor recreation activities.

Policy OS-3.2: The City shall support the health, independence, and social well-being of older adults through targeted programs, facilities, and partnerships.

Action OS-3.2.1: Update the Senior Master Plan to align senior services, facilities, and programming with current demographic trends, community needs, and aging-in-place priorities.

Action OS-3.2.2: Continue to provide senior nutrition services through both congregate meal programs and home-delivered meals for homebound seniors, in coordination with partner agencies such as YWCA San Gabriel Valley, to support health, social connection, and aging in place.

Action OS-3.2.3: Continue to offer and expand options for educational programs for the community, especially senior citizens including but not limited to health care, retirement planning, health screening, public and personnel safety, tax assistance, and mature driver courses.

Action OS-3.2.4: Maintain and improve the Hart Park House Senior Center to provide additional senior activities and community meeting space.

Action OS-3.2.5: Maintain a senior volunteer core to assist in accomplishing goals.

Action OS-3.2.6: Continue to work in conjunction with the Senior Community Commission to provide programming such as excursions, special events and educational programs.

Policy OS-3.3: The City shall support the physical, social, and developmental needs of children and youth through accessible, age-appropriate recreation and enrichment programs delivered in partnership with schools and community organizations.

Action OS-3.3.1: Provide youth programs during after-school hours, weekends, and school breaks that support physical activity, enrichment, and social connection, where staffing and facilities allow.

Action OS-3.3.2: Offer age-appropriate programs for teens and adolescents, including drop-in activities, sports, leadership opportunities, and special events.

Action OS-3.3.3: Coordinate with schools, youth-serving nonprofits, and recreation leagues to expand youth programming, share facilities, and reduce duplication of services.

Action OS-3.3.4: Consider sliding-scale fees, scholarships, or sponsored programs to reduce cost barriers for youth participation.

Action OS-3.3.5: Continue to support existing youth recreation and enrichment programs provided by schools, nonprofits, faith-based organizations, and community partners by coordinating schedules, facilitating access to City facilities where appropriate, sharing information with families, and addressing identified gaps to improve access during after-school hours, weekends, and school breaks.

Goal OS-4: Maintain and enhance community facilities as essential spaces for learning, connection, and public life.

Policy OS-4.1: The City shall support the Sierra Madre Public Library as a modern, inclusive community hub that provides access to information, technology, learning opportunities, and shared civic space.

Action OS-4.1.1: Continue to maintain and upgrade library technology infrastructure to support public access, digital literacy, remote services, and evolving information delivery needs.

Action OS-4.1.2: Continue to provide public support for digital literacy and technology use, including assistance with devices, online services, and information access.

Action OS-4.1.3: Continue partnerships with schools and community organizations to support educational, cultural, and lifelong learning programs.

Action OS-4.1.4: Continue outreach and services to under-represented populations, including youth, seniors, families, and individuals with disabilities.

Action OS-4.1.5: Continue to provide accessible library services, including homebound delivery and inclusive programming.

Action OS-4.1.6: Promote the Library as a community gathering space and learning resources through Citywide outreach and events.

Action OS-4.1.7: Plan for long-term library facility improvements or expansion, as needed, to support programming, technology access, community meetings, and local history resources.

Action OS-4.1.8: Continue to implement and periodically update the Library Strategic Plan to guide services, facilities, and investment priorities.

Policy OS-4.2: The City shall support the library's role in preserving, interpreting, and sharing Sierra Madre's history and cultural heritage.

Action OS-4.2.1: Continue to collect, preserve, and provide public access to materials documenting the history of Sierra Madre.

Action OS-4.2.2: Coordinate with the Sierra Madre Historical Preservation Society and Library Board of Trustees to support preservation, exhibition, and public interpretation of historical materials.

Action OS-4.2.3: Support ongoing oral history and digital storytelling efforts that document community history.

Policy OS-4.3: The City shall provide support services for special events.

Action OS-4.3.1: Continue to support community and City-sponsored special events through coordinated City services, including public safety, facility access, and logistical assistance, to promote safe and successful events.

Action OS-4.3.2: Continue to provide access to City facilities and meeting spaces for community groups and event organizers, consistent with adopted policies and availability.

Action OS-4.3.3: Continue to streamline permitting processes, fee structures, and facility-use policies to make it easier and more cost-effective for community organizations to host events and activities.

Policy OS-4.4: The City shall maintain, modernize, and adapt community facilities to support civic services, public meetings, cultural activities, community programs, and emergency readiness.

Action OS-4.4.1: Continue to maintain and reinvest in City-owned community facilities, including civic buildings and community-serving spaces, to address safety, accessibility, building systems, and long-term usability.

Action OS-4.4.2: Evaluate opportunities to adapt and recognize existing community facilities to support flexible, multi-use functions such as meetings, classes, events, and community services.

Action OS-4.4.3: Prioritize accessibility upgrades to community facilities, including entrances, restrooms, signage, and internal circulation, to support use by people of all ages and abilities.

Action OS-4.4.4: Continue to evaluate City-owned community facilities, including civic and administrative buildings, to support evolving service delivery needs such as public meetings, hybrid participation, interdepartmental coordination, and community access.

Action OS-4.4.5: Coordinate planning and upgrades for community facilities to support emergency functions and continuity of public services, including public information, shelter coordination, and post-disaster service delivery, where appropriate.

Action OS-4.4.6: Incorporate resilience considerations such as backup power, seismic safety, fire resistance, and emergency access into community facility maintenance and capital improvement planning.

Action OS-4.4.7: Coordinate the adoption of emerging technologies across community facilities through City policies and standards that address data privacy, transparency, accessibility, and responsible use.

Action OS-4.4.8: Continue to strengthen cybersecurity and data protection practices across community facilities and digital services to safeguard public information, maintain continuity of operations, and preserve community trust as technology use expands.

Goal OS-5: Support arts, culture, media, volunteerism, and partnerships that strengthen community identity, civic participation, and access to information.

Policy OS-5.1: City shall cultivate and support volunteerism as a core component of civic participation, service delivery, and community stewardship.

Action OS-5.1.1: Continue to support and promote the fundraising and volunteer activities of community-based organizations that contribute to public services and programs.

Action OS-5.1.2: Expand and support volunteer opportunities for teens and adults under City supervision, including service roles in parks, cultural programs, special events, and community facilities.

Action OS-5.1.3: Develop and maintain a coordinated volunteer management approach that includes recruitment, training, recognition, and retention strategies to strengthen long-term civic engagement.

Action OS-5.1.4: Continue to involve community youth in park stewardship and maintenance efforts as part of civic engagement and environmental education initiatives.

Action OS-5.1.5: Continue to implement and expand the Student Commissioner Program to provide youth with opportunities to participate in municipal governance, develop leadership skills, and engage in civic service through hands-on involvement with City commissions and boards.

Policy OS-5.2: The City shall strengthen partnerships and pursue diversified funding sources to support arts, culture, volunteer programs, and community services.

Action OS-5.2.1: Continue to pursue grant funding, philanthropic contributions, and Federal, State, and regional funding opportunities to support community programs and facilities.

Action OS-5.2.2: Continue to collaborate with the Friends of the Sierra Madre Library, Sierra Madre Community Foundation, Sierra Madre Historical Preservation Society, and other philanthropic partners to support long-term program and facility funding.

Policy OS-5.3: The City shall promote arts, culture, and creative expression as essential elements of community identity and civic life.

Action OS-5.3.1: Continue to support and collaborate with local cultural and artistic organizations, including performing arts groups, galleries, and literary societies.

Action OS-5.3.2: Continue to facilitate live performances, public screenings, exhibitions, and cultural programming in public and community spaces while expanding partnerships and venues to broaden community access to arts and cultural experiences.

Action OS-5.3.3: Develop and support arts programming in collaboration with organizations such as Creative Arts Group and Sierra Madre Playhouse, including artist talks, exhibitions, performances, workshops, and educational events offered through the City's recreational programming especially for, but not limited to, youth and seniors.

Action OS-5.3.4: Continue to provide accessible information to residents about cultural organizations and events through City communication channels, including the City website, digital newsletters, social media platforms, community bulletin boards, and coordination with local partners.

Action OS-5.3.5: Continue to support the Community Services Commission in advising the City on advancing performing and fine arts, cultural programming, and arts-related initiatives within the community.



SIERRA MADRE GENERAL PLAN

CONSERVATION ELEMENT

Adopted: Month, Year



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Planning Commission

Tom Denison
Patrick Simcock
Christine Moran
Kevin Brennan
Yong Yoo

City Staff

Clare Lin- Planning Director
James Carlson- Senior Analyst
Ted Tegart- Community Services Supervisor
Joshua Wolf- Senior Planner
Katelyn Huang- Assistant Planner

Consultants

Kimley-Horn Associates
Rocks Bio

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INTRODUCTION

Sierra Madre is a small, vibrant community tucked into the foothills of the San Gabriel Mountains. While much of the City is already developed, residents still enjoy close connections to nature and the area's diverse plants and wildlife. With very little undeveloped land remaining and continued development pressure, the Conservation Element focuses on protecting, managing, and enhancing the natural resources that already exist, while identifying creative and practical ways to carry them forward for future generations.

This Element discusses Sierra Madre's natural and cultural resources and serves as a guide for how the City can manage water, land, and open space responsibly. It also highlights the importance of clean air, protecting cultural and historic places, preparing for natural hazards, and maintaining the scenic beauty that makes Sierra Madre unique.

Purpose

The purpose of the Conservation Element is to guide the City of Sierra Madre in protecting and managing its natural and cultural resources. It provides a framework for conserving water, land, air quality, and scenic areas, while also addressing wildlife habitat preservation and disaster preparedness. The Element helps the City plan for responsible growth and development in a way that preserves the environment, maintains the community's unique character, and ensures that natural and cultural resources are available and healthy for future generations.

RELATIONSHIP WITH OTHER ELEMENTS

The Conservation Element maintains a strong relationship with the other Elements of the General Plan, specifically:

Open Space

Open space is vital for conserving Sierra Madre's natural and cultural resources. It includes parks, trails, and natural areas that support wildlife, and offer recreational opportunities. The Conservation Element guides the protection and management of these areas, ensuring they are preserved for enjoyment and environmental health.

Land Use

The Land Use Element directs Sierra Madre's growth and development and dictates new building and infrastructure placements. On the other hand, Conservation Element protects the City's natural and cultural resources such as open spaces, wildlife, water, air quality, and scenic areas. Together, they promote responsible growth while preserving the City's natural beauty and unique character.

Environmental Justice

Environmental justice ensures everyone in Sierra Madre, regardless of age, income, or background, has equal access to a healthy and safe environment, including clean air, water, safe and open spaces. The Conservation Element supports this by promoting policies that reduce risks, preserve natural resources, and ensure fair access to parks, open spaces, and environmental programs throughout the community.

EXISTING CONDITIONS

Hydrology, Flooding, and Water Quality

Watersheds

A watershed is an area of land in which all rainfall and surface water drain to a common outlet, such as a river or the ocean. Although the City of Sierra Madre is landlocked and contains no harbors or major bodies of water, it lies within the Rio Hondo tributary to the Los Angeles River Watershed.

Much of the water within the Rio Hondo tributary to the Los Angeles River Watershed is used for groundwater recharge during dry seasons. The Rio Hondo and its smaller sub-watersheds help replenish the Raymond Basin Aquifer. Together, these water systems form part of the larger Los Angeles River system.

The Los Angeles River Watershed covers approximately 834 square miles. Its boundaries extend from the Santa Monica Mountains to the Simi Hills to the west, and from the Santa Susana Mountains to the San Gabriel Mountains to the east. The Los Angeles River originates in the surrounding mountains, flows eastward to the northern edge of Griffith Park, then curves south through the Glendale Narrows, continues across the coastal plain, and ultimately empties into San Pedro Bay near Long Beach.

The Rio Hondo tributary to the Los Angeles River Watershed Management Group includes Sierra Madre as a member agency for two regional efforts: the Enhanced Watershed Management Program (EWMP) and the Coordinated Integrated Monitoring Program (CIMP). These programs are developed in partnership with the neighboring cities of Arcadia, Bradbury, Duarte, and Monrovia to protect and manage local water resources. The Los Angeles Regional Water Quality Control Board (RWQCB) regulates the Los Angeles River Watershed. The City of Sierra Madre also holds a National Pollutant Discharge Elimination System (NPDES) permit, which authorizes the City to implement measures to prevent stormwater pollution.

Surface Water

The City of Sierra Madre is a fully built-out community with no major natural surface water bodies. The few existing water features are primarily small reservoirs, stormwater channels, and spreading grounds that support local water management and recharge efforts.

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps, the City of Sierra Madre is situated within an area of minimal flood risk and lies outside the designated 100-year and 500-year floodplains. Nevertheless, localized flooding may still occur during periods of intense rainfall, particularly in areas where storm drains become obstructed or exceed capacity.

It is important that the City is prepared for flooding events, particularly in more mountainous areas, such as the Little Santa Anita Canyon. In these regions, access is limited, and the terrain is more likely to flood, posing significant risks. Proper preparation can include implementing early warning systems, improving infrastructure to manage floodwaters, and ensuring that residents have clear evacuation routes and emergency plans.

Water Quality

Water resources in Sierra Madre are managed by the City's Water Division, a branch of the Public Works Department. The City's water supply is derived primarily from local sources, including groundwater wells in the East Raymond Basin and natural spring tunnels located in the Sierra Madre foothills. Due to historical droughts, in 2013 the City also began importing treated surface water from the San Gabriel Valley Municipal Water District (SGVMWD) into the Raymond Basin to meet demand. All collected water is treated with chlorine prior to distribution to ensure public health and compliance with state and federal water quality standards.

Urban stormwater runoff is one of the main contributors of pollutants entering local waterways. During periods of heavy rainfall, the City also faces increased risks of mudslides, erosion, and infrastructure damage. Despite these challenges, Sierra Madre upholds strict water quality monitoring and management practices. Regular testing and reporting are conducted in accordance with regulatory requirements, and the City publishes annual Water Quality Reports. According to the 2024 Water Quality Report, no violations or exceedances of drinking water standards were detected, demonstrating the City's commitment to maintaining a safe and reliable water supply.

In addition to its groundwater sources, the City holds surface water diversion rights from Big Santa Anita Canyon (3,500 acre-feet) and Little Santa Anita Canyon (1,500 acre-feet). Stormwater, including water stored behind the Santa Anita Dam, may be diverted to the Sierra Madre Spreading Grounds for groundwater replenishment. This practice supports the long-term sustainability of the City's local aquifers and enhances drought resilience through managed recharge efforts.

Drought and Water Needs

The City of Sierra Madre is located within a desert climate, making it particularly susceptible to drought conditions. As a result, drought management and water conservation remain top priorities in the City's resource planning efforts.

Due to drought conditions, Sierra Madre has historically relied on supplemental water from the San Gabriel Valley Municipal Water District (SGVMWD). Future droughts could not only further affect the City, but may also impact SGVMWD's ability to provide sufficient water to its sub-agencies during multi-year droughts or under other conditions that limit available supplies.

To enhance local water supply reliability, the City is developing a new well in the Main Basin. Once operational, this well will eliminate the need to use treated imported water to replenish the Raymond Basin. Additionally, the City maintains a cyclic storage account with the Main Basin Watermaster, which allows imported water to be stored for use during future drought conditions when imported supplies may be constrained.

Collectively, these measures indicate that the City can meet water demands during normal hydrologic years for at least the next 25 years, while continuing to strengthen resilience against future droughts.

BIOLOGICAL RESOURCES

Although Sierra Madre is largely urbanized, the City remains uniquely connected to its natural surroundings. Large portions of undisturbed open space blend into the community, providing habitat for a wide variety of native wildlife and plant species. This section describes the City's existing biological resources and establishes the environmental baseline used throughout the General Plan.

The Planning Area is not included within a regional Multiple Species Habitat Conservation Plan (MSHCP) or a Natural Community Conservation Plan (NCCP). A Multiple Species Habitat Conservation Plan (MSHCP) is a regional, long-term conservation and permitting framework designed to protect multiple plant and animal species especially threatened and endangered species, while still allowing cities, counties, and agencies to carry out development and infrastructure projects. A Natural Community Conservation Plan (NCCP) is a California-specific, ecosystem-based conservation program that protects entire natural communities and landscapes not just individual species, while allowing planned development to proceed in designated areas. Since City of Sierra Madre is not included in these plans, compliance with state and federal biological regulations occurs at the project level, with each development or improvement activity evaluated individually to ensure adherence to applicable laws and resource-protection requirements.

While the City is not part of a regional conservation plan, Sierra Madre has adopted its own Community Forest Management Plan (CFMP). The CFMP provides a framework for maintaining, enhancing, and expanding the community's urban forest, supporting both ecological health and the quality of life for residents.

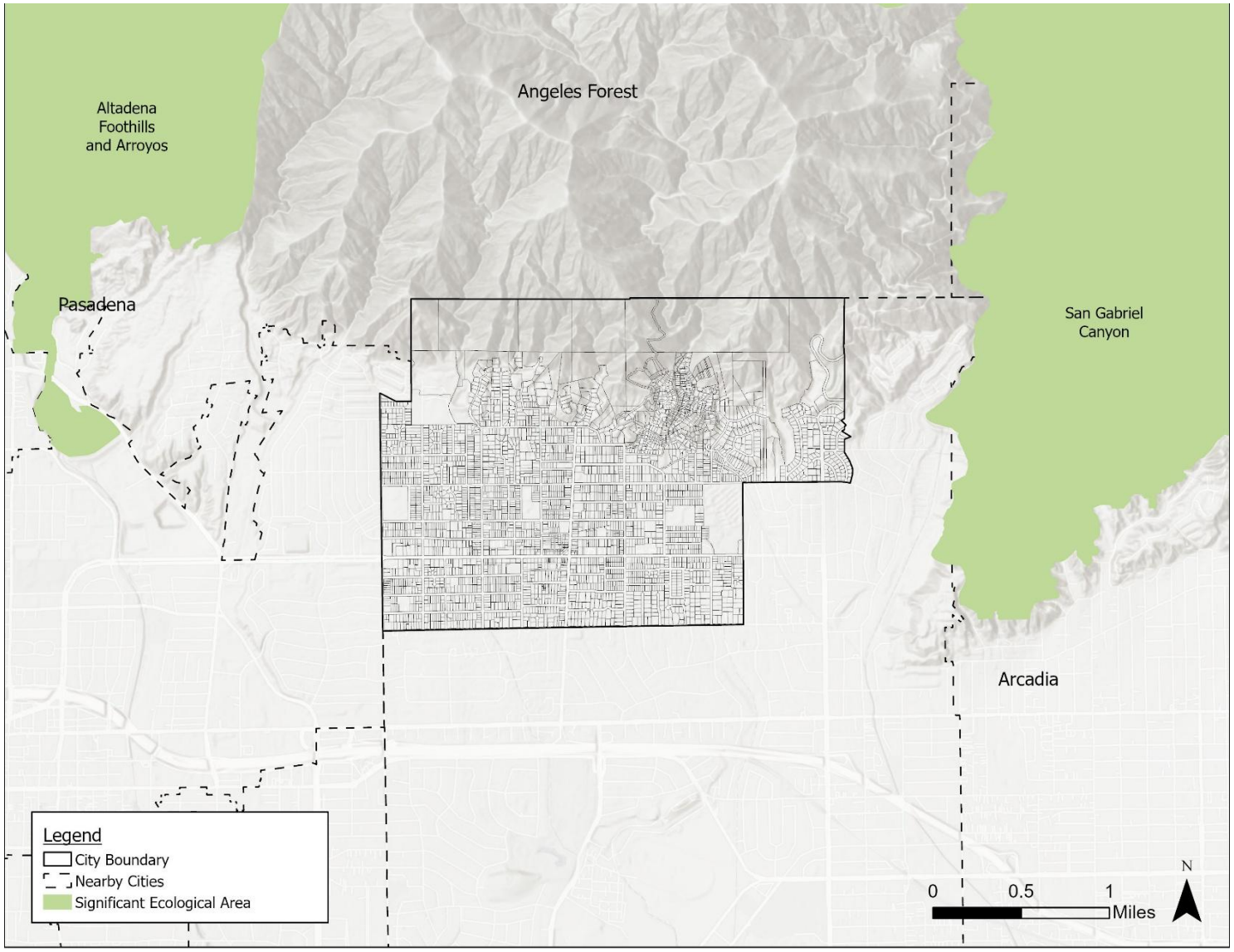
Ecological Setting

Significant Ecological Area (SEA)

Sierra Madre is bordered by two significant ecological areas (SEAs): The Altadena Foothills and Arroyos, and San Gabriel Canyon. SEAs are designated regions within Los Angeles County that contain irreplaceable biological resources. They were established to conserve genetic and physical diversity by identifying areas capable of sustaining themselves into the future. Development and design standards are enforced in these areas to ensure their protection.

As shown in ***Figure 1***, there are no SEAs within Sierra Madre's boundaries. However, any future development, particularly along the northwest and northeast edges of the City, should be undertaken with special caution to minimize potential environmental impacts on these SEAs. This careful approach will help preserve the ecological integrity of the surrounding areas.

Figure 1: Significant Ecological Areas



Special Status Species and Natural Communities

Sierra Madre's natural environment supports a variety of special-status species and sensitive vegetation communities. Special-status refers to plant and animal species, as well as habitat types, which are recognized by federal, state, or local agencies as rare, threatened, endangered, or otherwise particularly vulnerable to human disturbance or environmental change. These species are protected from harming or killing under the Endangered Species Act (ESA). Special-status species are documented by U.S. Geological Survey (USGS) quadrangle, which is a standardized map area, typically a 7.5-minute, 1:24,000-scale map, used to consistently document and analyze geographic and environmental features.

Sierra Madre lies within the Mount Wilson quadrangle, which is centered on Mount Wilson in the San Gabriel Mountains. Although no special-status species habitats are located directly within the City's boundaries, multiple special-status species have been documented within the Mount Wilson quadrangle, including those listed under the federal Endangered Species Act (ESA) and the California Endangered Species Act (CESA). In addition to formally listed species, the area also supports species of special concern, locally sensitive habitats, and natural communities that contribute to the region's overall biodiversity. ***Table 1*** lists the Special-Status Species in the Mt. Wilson quadrangle.

Critical Habitat

According to the U.S. Fish & Wildlife Service, critical habitat is defined as any area essential to the survival and recovery of endangered or threatened species. This includes areas currently occupied by the endangered or threatened species, as well as unoccupied areas that are nonetheless necessary for their conservation. Unlike special-status species, which designates endangered species, a critical habitat refers to designated geographic areas containing the physical or biological features essential for a species' recovery.

Located in the foothills of the Angeles Forest, the City of Sierra Madre is characterized by abundant native vegetation and frequent encounters with local wildlife. As shown in ***Figure 2***, there are no designated critical habitats within Sierra Madre's city limits. However, a critical habitat area encompassing approximately 285 acres lies less than a quarter mile east of the City boundary. This area supports *Braunton's milk-vetch* (*Astragalus brauntonii*), a perennial herb native to Southern California's coastal and foothill regions and listed as a federally endangered species. Although located outside the City, this nearby habitat highlights the ecological importance of the region.



Braunton's milk-vetc

Table 1: Special-Status Species Documented in the Mt. Wilson Quadrangle

Species	Scientific Name	Federal Status	State Status
California Condor	*Gymnogyps Californianus*	Endangered	Endangered
Southwestern Willow Flycatcher	*Empidonax Traillii Extimus*	Endangered	Endangered
Braunton's Milk-vetch	*Astragalus Brauntonii*	Endangered	Endangered
Nevin's Barberry	*Berberis Nevinii*	Endangered	Endangered
Slender-horned Spineflower	*Dodecahema Leptoceras*	Endangered	Endangered
Mountain Yellow-Legged Frog	*Rana Muscosa*	Endangered	Endangered
Coastal California Gnatcatcher	*Polioptila Californica*	Threatened	—
California Spotted Owl	*Strix Occidentalis*	Proposed Threatened	—
Southwestern Pond Turtle	*Actinemys Pallida*	Proposed Threatened	—
Western Spadefoot	*Spea Hammondii*	Proposed Threatened	—
Monarch Butterfly	*Danaus Plexippus*	Proposed Threatened	—

Sources: California Department of Fish and Wildlife (CDFW). 2025. *California Natural Diversity Database (CNDDB), Mt. Wilson Quadrangle Query.* https://wildlife.ca.gov/Data/CNDDB;
U.S. Fish and Wildlife Service (USFWS). *Information for Planning and Consultation (IPaC)*. Available at: IPaC Project Planning Tool, Accessed June 10, 2026.



California Condor



Nevin's Barberry

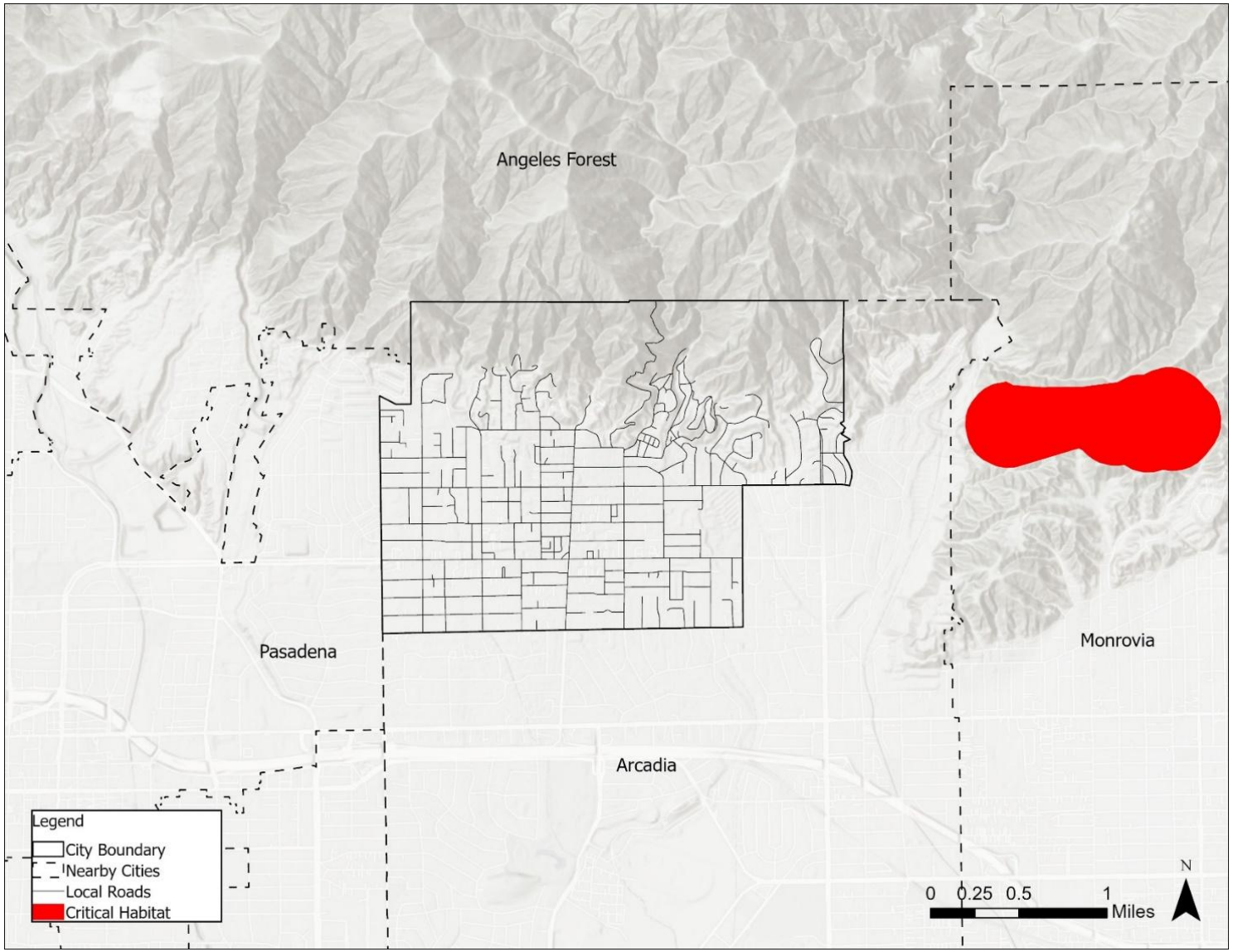


Southwestern Willow Flycatcher



Monarch Butterfly

Figure 2: Critical Habitats



WILDLIFE CONNECTIVITY

Wildlife movement across undeveloped landscapes is essential to long-term species persistence in Southern California. Large blocks of open space and the corridors that connect them, must be identified, protected, and enhanced to maintain functional wildlife movement. Connectivity between core habitat areas allows species to move in response to seasonal needs, disturbance, and climate change, and should be evaluated at multiple scales, from statewide and regional systems to localized movement within the Planning Area.

Recent state legislation reinforces this responsibility. SB 1425 (2022) directs cities to consider how open space contributes to climate resilience, including the preservation of habitat corridors and the reduction of habitat fragmentation. AB 1889 (2024) builds on this requirement by mandating that Open Space Elements explicitly identify wildlife corridors, evaluate barriers to movement, and include strategies to protect or restore habitat linkages using best available science and coordination with the California Department of Fish and Wildlife. Together, these laws position the General Plan as a proactive tool for supporting biodiversity, ecosystem function, and species adaptation in a changing climate. In addition to rising temperatures and frequent wildfires, prolonged drought and altered precipitation patterns influence vegetation health and the availability of forage and cover, affecting how and when species move through the landscape.

Sierra Madre's biodiversity includes a variety of small to large mammals, bird species, herpetofauna, and invertebrates; these animals use the City's natural areas and adjacent wildlands for cover and dispersal. Large-ranging species, including mountain lions and black bears, rely on connected foothill and canyon landscapes to move between regional habitat areas and avoid prolonged use of developed neighborhoods.

California Department of Fish and Wildlife (CDFW) provides mapping of wildlife connectivity and natural habitat blocks throughout the state. These terrestrial connectivity maps provide spatial data on wildlife, vegetation, and habitat connectivity, summarized in 2.5-square-mile hexagons, to support biodiversity conservation and climate resilience planning. The blocks are ranked on the scale of 1 to 5 as follows.

- 1 - Limited Connectivity Opportunity
- 2 - Large Natural Habitat Areas
- 3 - Connections with Implementation Flexibility
- 4 - Conservation Planning Linkages
- 5 - Irreplaceable and Essential Corridors

While these datasets provide valuable regional context, they represent broad screening-level information and may not capture species-specific or seasonal movement patterns at the neighborhood scale.

According to the CDFW's terrestrial connectivity mapping, a majority of Sierra Madre has a Connectivity Rank of 1- Limited Connectivity Opportunity, given its current built condition as shown in ***Figure 3***. Connectivity potential improves slightly in the northern portion of the City, which is mapped with a Connectivity Ranking of 2- Large Natural Areas. This area includes the foothills of the San Gabriel Mountains, connecting wildlife populations to the Angeles National Forest to the north and beyond. Wildfire and post-fire recovery in the foothill areas can temporarily

reduce habitat cover and disrupt movement patterns, particularly where repeated disturbance slows vegetation regeneration.

The City's significant connection to the northern wilderness is also identified in California Essential Habitat Connectivity Project which maps Large Natural Landscape Blocks. Large Natural Landscape Blocks are relatively intact habitat areas identified through the California Essential Habitat Connectivity analysis and exceed 2,000 acres functioning as core areas for regional biodiversity, wildlife movement, and ecosystem resilience. Smaller blocks, on the other hand are more limited in size (less than 2,000 acres), still providing important local ecological value and supporting fine-scale wildlife movement and connectivity. Large Natural Landscape Blocks in planning area extends into the mountains (***Figure 4***). Functional connectivity in this area relies heavily on habitat lands outside City boundaries, underscoring the regional nature of wildlife movement across the San Gabriel foothills. Consistent with the identification of open space areas, several small natural areas are also mapped within the City's northern foothills.

Communities at the urban-wildlands interface are likely to have more interactions with wildlife attempting to move through adjacent habitat areas in search of resources and cover or for dispersal throughout their home ranges. Wildlife occurrences within the Sierra Madre, especially within the northern portion of the city, are not uncommon. For example, rabbits, racoons, and opossum may use dens and trees near residential and commercial development. Large mammals such as mountain lions and black bears wander into rural areas and canyons in search of food. These conditions contribute to increased human–wildlife interactions, where attractants such as unsecured refuse, outdoor pets, and landscaping influence wildlife movement into developed areas.

This notable presence of wildlife is valued by the City, as Sierra Madre adopted Resolution 72-62 in 1972, designating the City as a Wildlife Sanctuary. Existing hillside development controls and open space protections further shape how wildlife habitat is retained and connected within the City. Additionally, the City created its own Wildlife Management Plan in 2022, with its most recent update in 2024.

Given the City's largely built-out condition, opportunities to support wildlife movement occur primarily along the urban edge and through fine-scale interventions within developed areas. To maintain the movement of wildlife within the City and surrounding landscape, the enforcement of development restrictions in the foothill region should continue. Remaining open space areas containing native habitat for wildlife species should be preserved to the greatest extent feasible. For developed areas where wildlife may pass through, structures and other manmade components should incorporate wildlife-friendly design. These design elements could include spikeless fencing to prevent wildlife injury and mortality, shielded or warm-colored light fixtures to minimize disruption to adjacent natural areas, covered garbage receptacles to discourage scavenging wildlife, and traffic signage for the avoidance of vehicle collisions. Additionally, interpretive centers should be considered for open space recreational areas to educate the public about Sierra Madre's wildlife and encourage its protection.

As much of Sierra Madre is developed, strategic planting could provide small pockets of wildlife refugia throughout the City. Landscape plans should prioritize drought-tolerate native species that are suitable for smaller wildlife such as native birds and pollinators. Where feasible and safe, trees should be planted and maintained throughout interstitial spaces such as roadsides, traffic medians, stormwater channels,

parkways, and other green spaces for the creation of an urban forest canopy.

In fire-prone foothill and interface areas, vegetation management practices must balance fuel-reduction objectives with the retention of habitat structure that supports wildlife movement and cover. Regional wildfire preparedness, emergency response, and recovery planning play an important role in maintaining habitat connectivity, particularly where fires temporarily disrupt movement corridors or displace wildlife into developed areas. Post-fire recovery efforts, including habitat restoration, erosion control, and re-vegetation with native species, can help re-establish movement pathways, reduce long-term fragmentation, and support the gradual return of wildlife to affected areas.

Additional strategies to address wildlife connectivity throughout Sierra Madre should be explored with the help of its stakeholders. The City should coordinate with land managers (e.g., Sierra Madre Mountain Conservancy) to further identify areas crucial for wildlife movement and conservation. The City should also partner with various community groups utilizing open spaces areas to help balance recreational interests with wildlife preservation. Furthermore, with the help of biological resource specialists, follow up studies should be conducted to provide a baseline understanding of wildlife activity throughout Sierra Madre to help inform future efforts to support wildlife movement and habitat connectivity. Future planning efforts should explore ways to enhance local and regional pathways for ecological connectivity. Such initiatives would align with statewide objectives under the Room to Roam Act (AB 1889), which promotes the restoration and protection of habitat linkages in urban and suburban areas.

Pollinator Corridors

Pollinator corridors represent an additional layer of ecological connectivity within Sierra Madre's urban landscape. They operate as a fine-scale connectivity network within a largely built-out environment. These corridors are formed by interconnected native and pollinator-supportive vegetation in private gardens, parkways, street medians, parks, foothill open spaces, and natural drainages. They support native bees, butterflies, moths, hummingbirds, and other beneficial insects that are essential for pollination and plant reproduction. Pollinator corridors complement larger wildlife corridors and Natural Landscape Blocks by strengthening connectivity where roads, development, and fencing limit movement for larger species.

In Sierra Madre, these corridors can help bridge gaps between foothill habitats and urban green spaces, supporting ecosystem resilience under drought, wildfire, and changing climate conditions. The city's extensive tree canopy plays an important role in this system by providing shade, microclimates, nesting habitat, and seasonal flowering resources that help pollinators move through and persist within developed areas.

The City can integrate pollinator corridors into planning by prioritizing native and drought-tolerant species in landscape standards, leveraging the existing tree canopy through preservation and appropriate species selection, incorporating pollinator-friendly design into streets, parks, and stormwater facilities, and minimizing pesticide use in public spaces. Together, these measures reinforce regional connectivity goals while

Figure 3: Habitat Connectivity

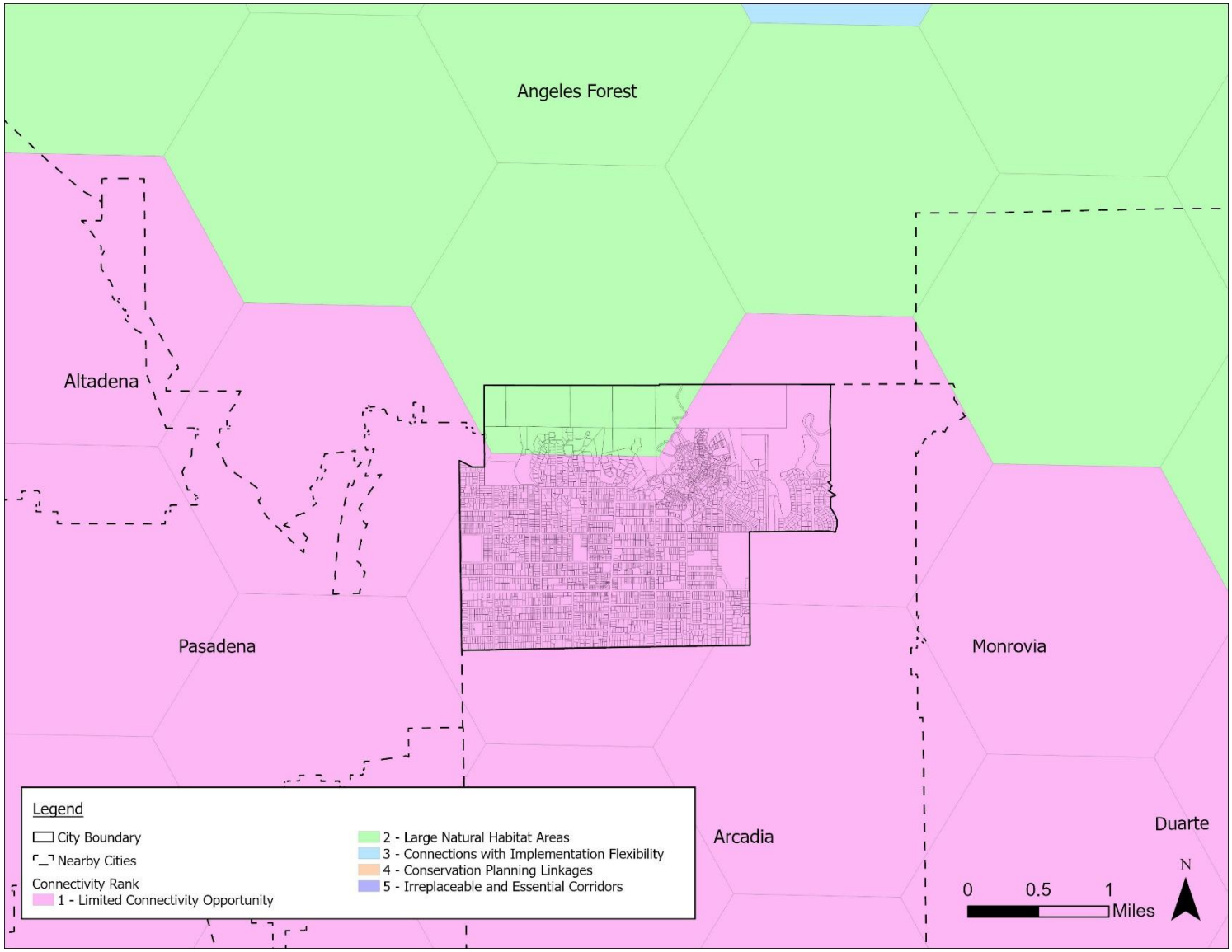
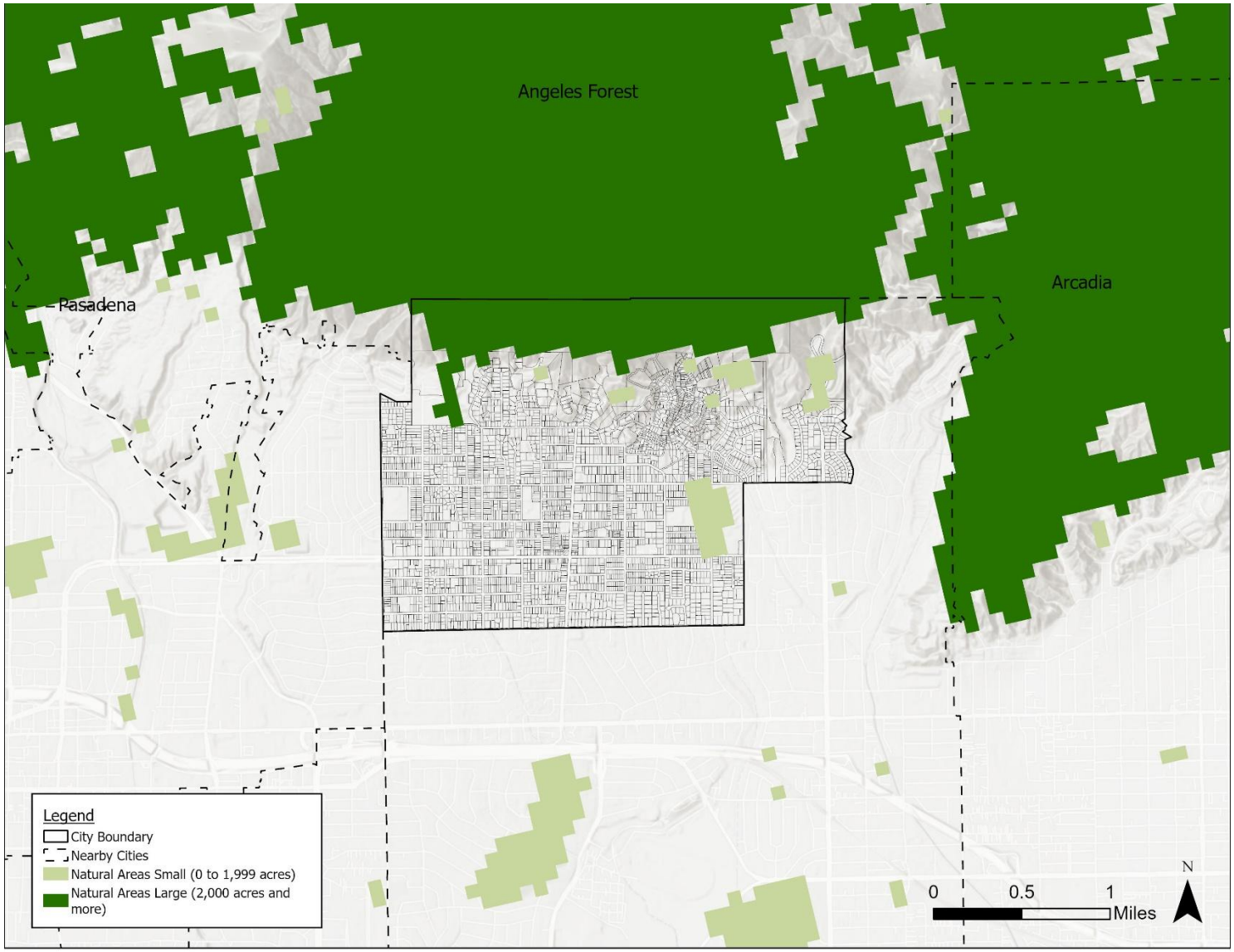


Figure 4: Natural Landscape Blocks

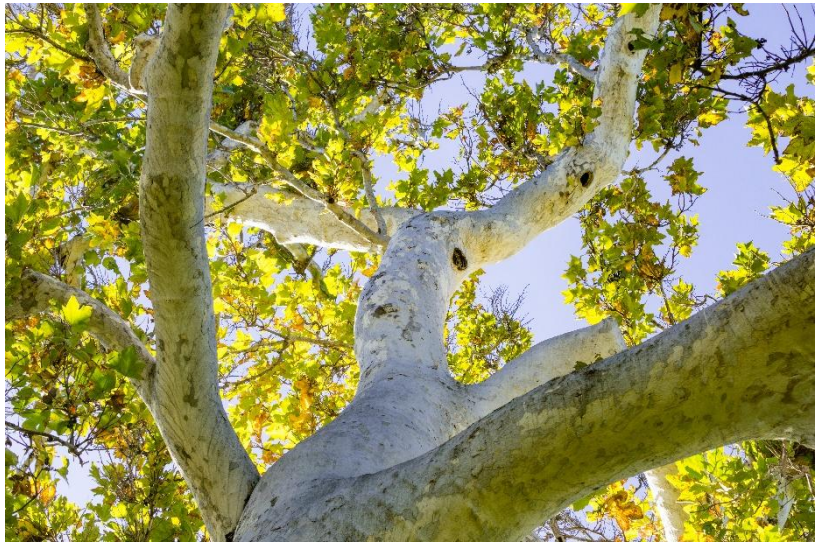


Vegetation

Sierra Madre's position at the base of the San Gabriel Mountains provides the City with a diverse natural setting that supports a wide range of native plant communities. As shown in ***Figure 5*** the City contains varied vegetation types, including California Sycamore, Coast Live Oak, and numerous mixed chaparral species. These plant communities are characteristic of Southern California's Mediterranean climate and contribute significantly to the ecological richness of the region.

Most of Sierra Madre's vegetation is concentrated in the foothill areas, where natural conditions remain largely untouched. These slopes are covered with dense chaparral, oak woodlands, and riparian corridors that provide wildlife habitat, stabilize soils, and help regulate local water flow. Even within more developed parts of the City, remnants of native vegetation are found along washes, canyon edges, and open space parcels, maintaining a link between the built environment and the surrounding mountains.

The City's vegetation not only enhances the scenic character of Sierra Madre but also improves environmental health by enhancing air quality, providing shade, and supporting biodiversity. This natural landscape is an essential aspect of the community's identity and plays a crucial role in conservation efforts and overall quality of life.

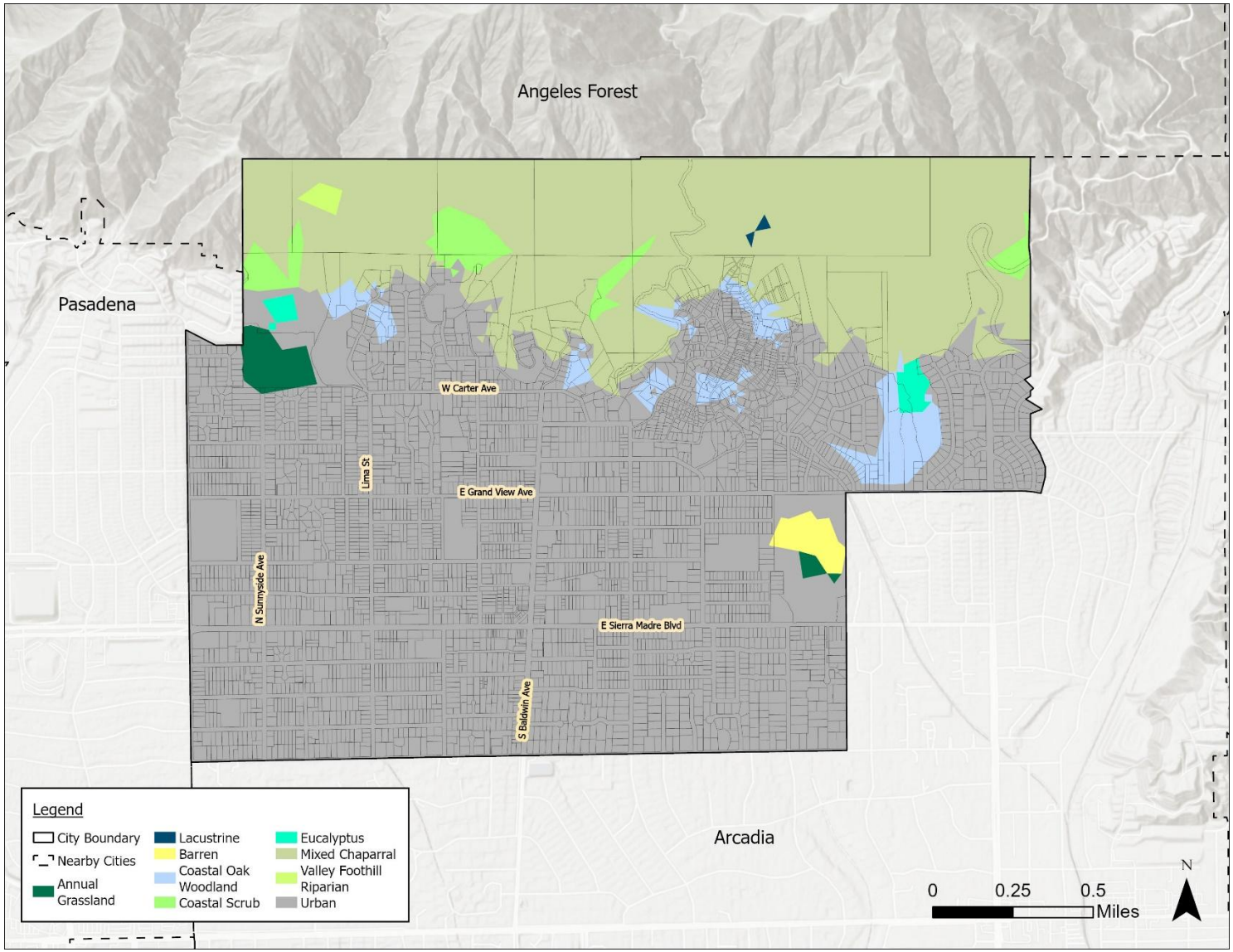


California Sycamore



Coast Live Oak

Figure 5: Vegetation within Sierra Madre's Boundary



Trees and Fire Hazard

Complementing the natural vegetation is an extensive tree canopy that contributes significantly to Sierra Madre's scenic beauty, ecological value, and small-town character. A healthy tree canopy also plays an important role in residents' well-being, providing shade, improving air quality, and supporting climate resilience. These benefits are further discussed in the General Plan's Open Space and Recreation Chapter.

The City of Sierra Madre maintains a list of protected trees, which includes legacy Trees, parkway trees, and any trees planted on City-owned property. The designated protected species are:

- California Scrub Oak (*Quercus berberidifolia*)
- Coast Live Oak (*Quercus agrifolia*)
- Coastal Scrub Oak (*Quercus dumosa*)
- Engelmann Oak (*Quercus engelmannii*)
- Southern California Black Walnut (*Juglans californica*)
- Western Sycamore (*Platanus racemosa*)

**The Engelmann Oak (Pasadena Oak) is a locally limited species and should be carefully maintained, with support provided to homeowner's efforts.*

While trees and vegetation are integral to the community's identity, they also play a key role in local fire safety. The same natural landscape that defines Sierra Madre's charm also places it at heightened risk of wildfires, particularly in the foothill and mountain-adjacent areas. Careful vegetation management and thoughtful plant selection are therefore essential components of conservation and public safety planning.

When planning urban landscaping, it is important to consider the flammability of certain tree species. Species such as Eucalyptus, Pine, Palm, Acacia, and Cedar contain oils, resins, or other highly combustible materials that can ignite easily and contribute to the rapid spread of fire. In contrast, using fire-resistant native and drought-tolerant species helps reduce wildfire hazards while supporting local ecosystems.

To further mitigate fire risks, Sierra Madre actively participates in fire fuel reduction projects through its Fire Department. Because the entire city lies within a high-risk fire zone, these efforts are critical for protecting the community and surrounding natural areas. Programs include controlled burns, removal of excess vegetation, creation of fuel breaks around structures, and application of mulch in cleared zones. through these strategies, Sierra Madre works to preserve the health and diversity of its vegetation while reducing the potential for catastrophic wildfires. In doing so, the City balances ecological conservation with public safety—ensuring that the community's vegetation remains both a defining natural asset and a responsibly managed resource.



Southern California Black Walnut

GEOLOGY AND SOILS

Sierra Madre's lithology includes both marine and non-marine sedimentary rocks, creating a diverse geologic foundation. As shown in ***Figure 6***, most of the City is underlain by Quaternary older alluvium (Qoa), which consists of sand, silt, clay, and gravel. These materials are typically loose to moderately compacted and are found in historic floodplains and valley bottoms, where past water flows shaped the landscape.

Understanding the City's lithologic conditions is important because they influence groundwater movement, erosion potential, and land suitability for development. Areas underlain by Qoa generally exhibit higher infiltration rates and variable soil stability, factors that must be carefully considered during construction and infrastructure planning. In contrast, the hillside and mountainous areas of Sierra Madre are primarily underlain by granite bedrock (grMz). Granite is a hard, durable igneous rock composed mainly of quartz, feldspar, and mica, formed deep underground as magma cooled slowly over time. Its resistance to weathering contributes to the steep slopes, ridges, and mountainous terrain that characterize the City's foothill areas. Recognizing the properties of granite bedrock is essential for planning and development in these areas, as it affects slope stability, drainage patterns, and the design of foundations and other hillside infrastructure.

Together, the City's alluvial soils and granite bedrock play a significant role in shaping Sierra Madre's physical environment and guiding future land-use decisions.

Soil

Soil is a critical component of conservation because it supports vegetation, regulates water flow, prevents erosion, and provides habitat for wildlife. As shown in ***Figure 7*** Sierra Madre is primarily made up of two soil types: Urban Land–Soboba–Tujunga Complex (1011) and Trigo Family, Granitic Substratum (313af).

Soil 1011a, found on slopes of 5 to 15 percent, is composed of discontinuous human-transported material over alluvium derived from granite. It consists of sandy loam, gravelly sandy loam, and very cobbly sand, with a depth to restrictive features and the water table of more than 80 inches. This soil is excessively drained, has a low runoff potential, and experiences no flooding or ponding.

The mountainous portions of the City contain 313af, with slopes ranging from 60 to 90 percent. These soils are derived from residuum weathered from granodiorite and include loam, gravelly sandy loam, and bedrock. The depth to paralithic bedrock ranges from 3 to 19 inches, while the water table remains more than 80 inches deep. These soils are somewhat excessively drained and have very high runoff potential, with no flooding or ponding.

Figure 6: Sierra Madre's Lithologic Types

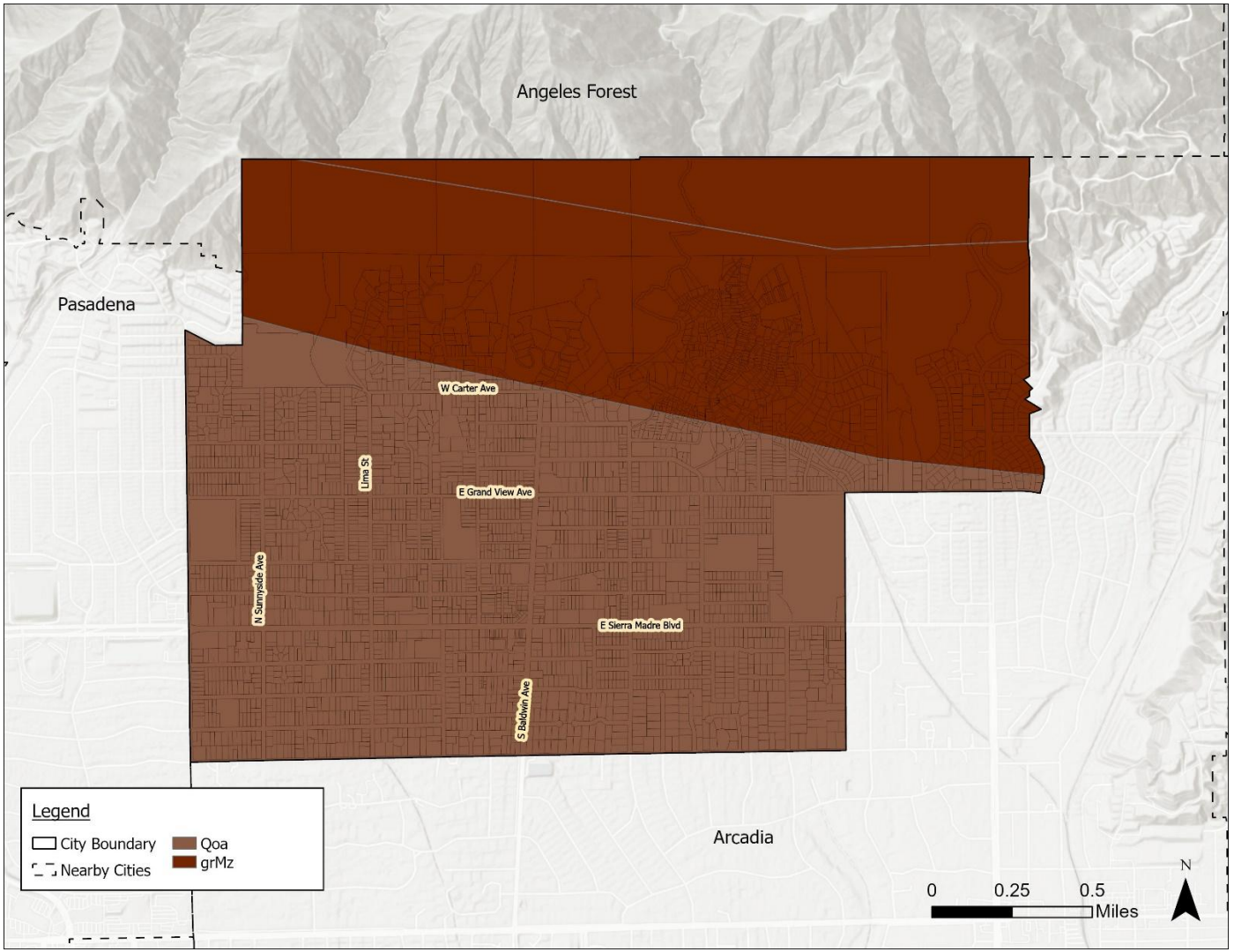
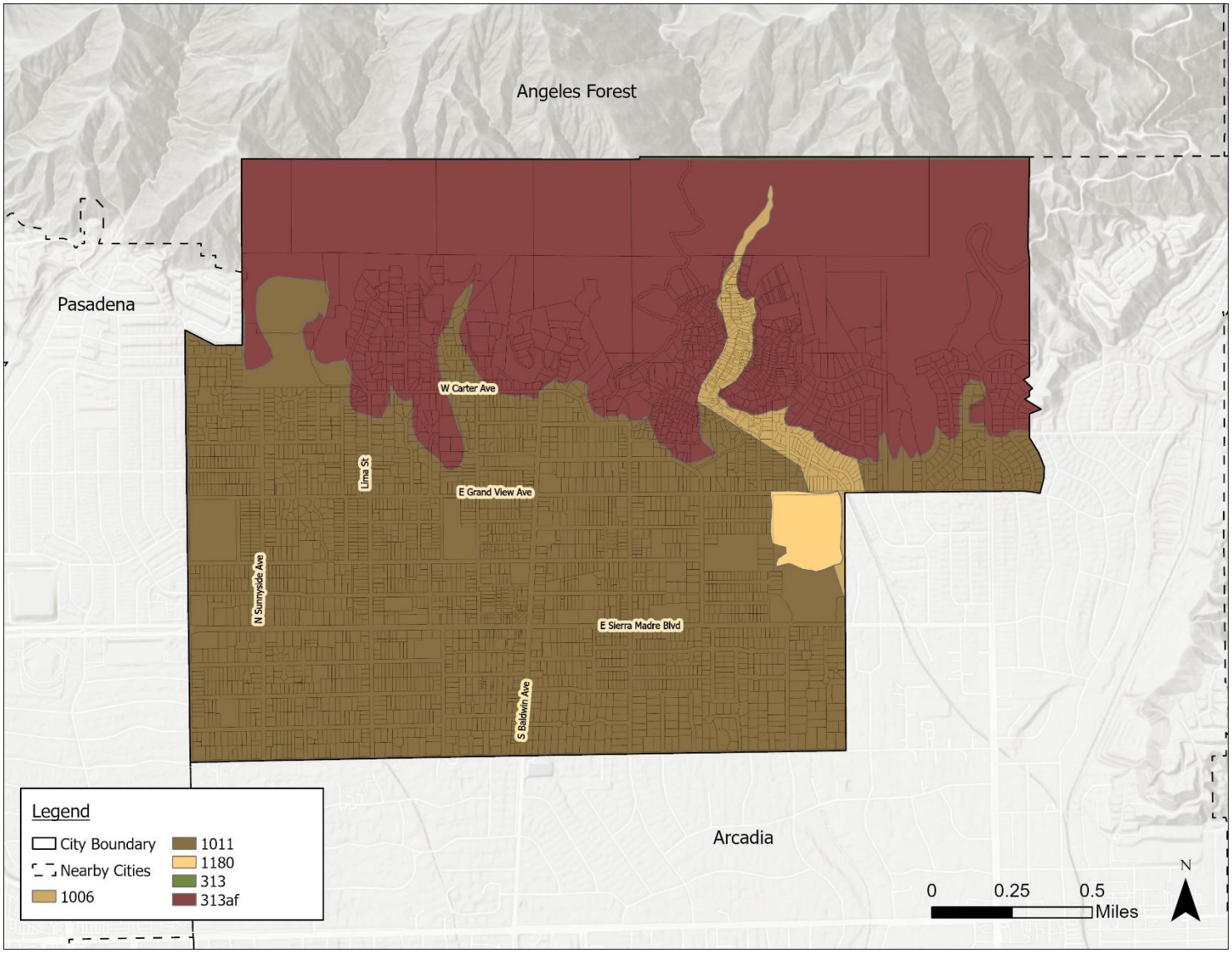


Figure 7: Sierra Madre's Soil Types



Faults

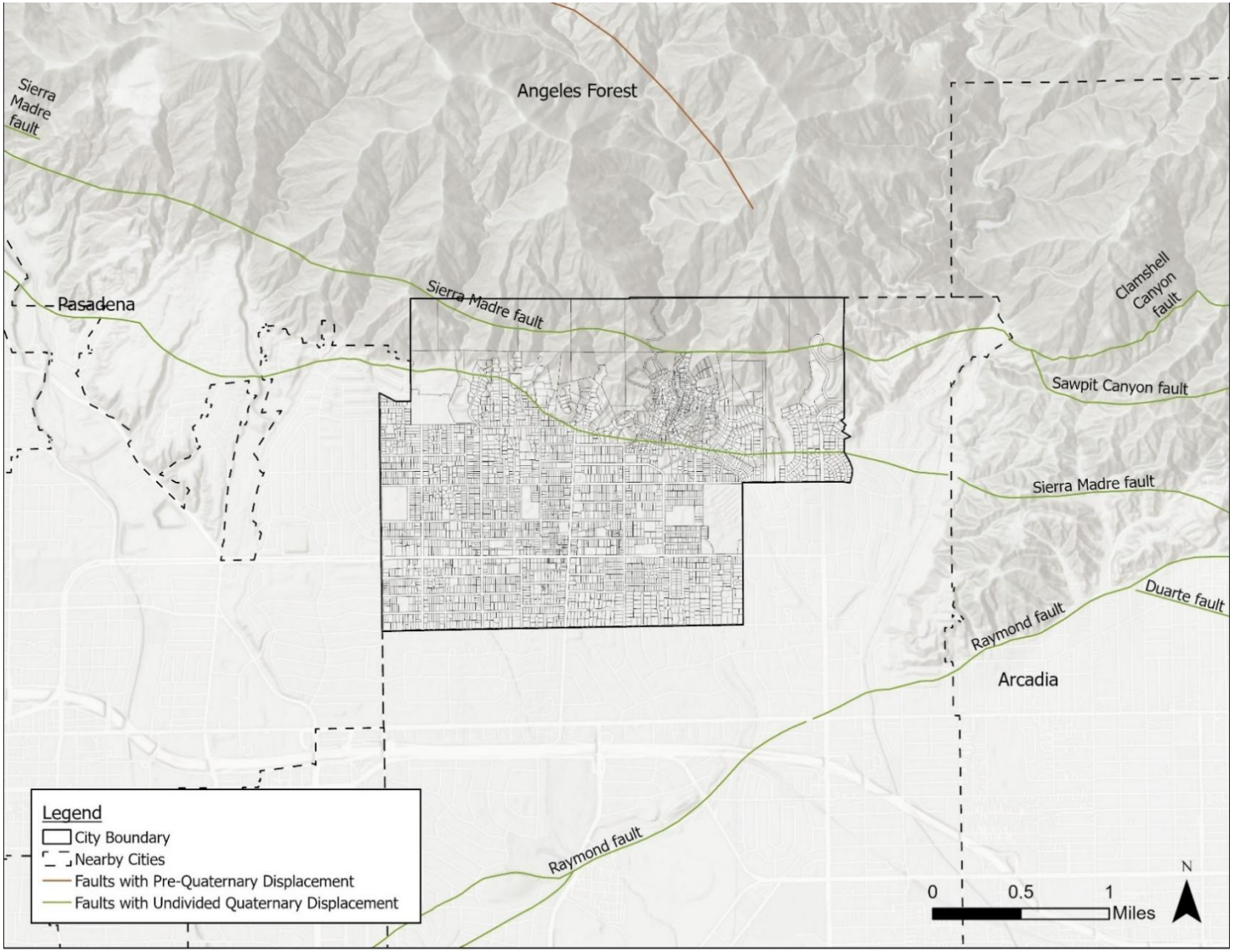
Understanding the location and behavior of fault zones is important for conservation planning because earthquakes can impact natural habitats, water resources, soil stability, and the safety of open spaces and infrastructure. As shown in ***Figure 8*** Sierra Madre is located on, and borders, several significant fault zones. The southern boundary of the City lies on the Raymond Fault, a left-lateral fault approximately 26 km long that extends through San Marino, Arcadia, and South Pasadena. According to the Southern California Earthquake Data Center, the Raymond Fault dips about 75 degrees to the north. Geological evidence indicates that at least eight surface-rupturing events have occurred along this fault in the past 36,000 years. Future movements along the Raymond Fault could produce earthquakes with magnitudes between 6.0 and 7.0 Mw.

The northern portion of the City is situated on the Sierra Madre Fault, which is roughly 55 km long, with the total length of its main fault segments measuring about 75 km. The fault passes through Sunland, Altadena, Sierra Madre, Monrovia, Duarte, and Glendora. The Sierra Madre Fault Zone is often divided into five main segments, labeled A through E, each approximately 15 km long, with the City located in segment C. While fault rupture may theoretically be limited to one segment at a time, research suggests that a large event on the San Andreas Fault to the north, such as the 1857 earthquake, could trigger simultaneous rupture on reverse faults south of the San Gabriel Mountains.

To the north of the City, within the Angeles National Forest, lies the San Gabriel Fault, a primarily right-lateral strike-slip fault approximately 140 km long. Its most recent rupture occurred in the Late Quaternary, west of its intersection with the Sierra Madre Fault Zone.



Figure 8: Fault Lines



CULTURAL AND HISTORICAL RESOURCES

Sierra Madre has long played an important role in the Pasadena area and the San Gabriel Valley as a historic foothill community, providing access to the San Gabriel Mountains, agricultural and recreational resources, and cultural landmarks. Its early development, scenic trails, festivals, and historic sites have contributed to the region's identity, and outdoor heritage.

Tribal and Pre-Contact History

Before the formal founding of Sierra Madre, the land was originally inhabited by the Tongva people, a Native American tribe indigenous to the Los Angeles Basin and Southern Channel Islands. The Tongva lived in established villages throughout the region, relying on the area's abundant natural resources for food, materials, and cultural practices.

In the early 1770s, Spanish settlers arrived in the region and established Mission San Gabriel Arcángel, located just south of present-day Sierra Madre. The creation of the Mission marked the beginning of major cultural and environmental changes to the area, as Indigenous lands were incorporated into the Spanish mission system.

Historic Development

Sierra Madre's modern history reflects the broader patterns of development observed throughout Los Angeles County during the nineteenth and early twentieth centuries. The area's recreational and outdoor heritage originated in the 1850s, when Benjamin Wilson, with the assistance of Mexican and Chinese laborers, constructed the Mount Wilson Trail, one of the first access routes into the San Gabriel Mountains. This trail laid the foundation for Sierra Madre's enduring connection to mountain recreation and open space.

In 1881, Nathaniel Carter acquired approximately 1,103 acres of land that would later comprise the City of Sierra Madre. The purchase included 845 acres from Elias J. "Lucky" Baldwin, 108 acres from the Southern Pacific Railroad Company, and 150 acres from Levi Richardson. Carter's acquisition marked the formal beginning of settlement in the area and established the framework for the town's early development.

Today, Sierra Madre remains a small hillside community with a cultural identity deeply rooted in nature, community traditions, and local pride. The City is widely recognized for its long-standing participation in the Tournament of Roses Parade and as the home of the world-famous Wistaria Vine, one of the largest flowering plants in the world.



Documented Resources

Sierra Madre contains numerous properties designated as historic at both the national and local levels. Together, these sites reflect the town's unique character and rich history. A few notable landmarks include:

Mt. Wilson Trail

Located at 167 East Mira Monte Avenue, the Mount Wilson Trail is the oldest trail route in the San Gabriel Mountains. It was created in 1864 by Benjamin D. Wilson, who adapted an existing Gabrielino Tongva tribe trail to harvest timber and items to build his ranch. The trail later served as the access route for transporting the first telescope to Mount Wilson in 1889. During the Great Hiking Era (1895–1938), thousands of visitors arrived in Sierra Madre via the Pacific Electric red cars and hiked the trail to the popular Orchard Camp. After falling into disuse, the trail was restored in the late 1950s through the Sierra Madre community and Boy Scout efforts and is now maintained by volunteers, preserving its role as a historic and recreational landmark.

Sierra Madre Wistaria Vine

The Sierra Madre Wisteria vine was planted in 1894 by Mrs. William (Alice) Brugman, who purchased it from the Wilson nursery in Monrovia for 75 cents and planted it at her Sierra Madre home. Over the years, successive homeowners encouraged its growth with trellises and arbors, allowing the vine to grow in size. Its immense size eventually destroyed the original house, and care of the vine has since involved local horticulturists and university experts. The vine became the centerpiece of the Wistaria Festival, an annual town celebration, and today it is recognized as one of the Seven Horticultural Wonders of the World.



Sierra madre Mountains 1900
Source: California Historical Society Collection, University of Southern California Libraries



Sierra Madre Wistaria Vine 1938
Source: California Historical Society Collection, University of Southern California Libraries

Hart Park House (Senior Citizen's Center)

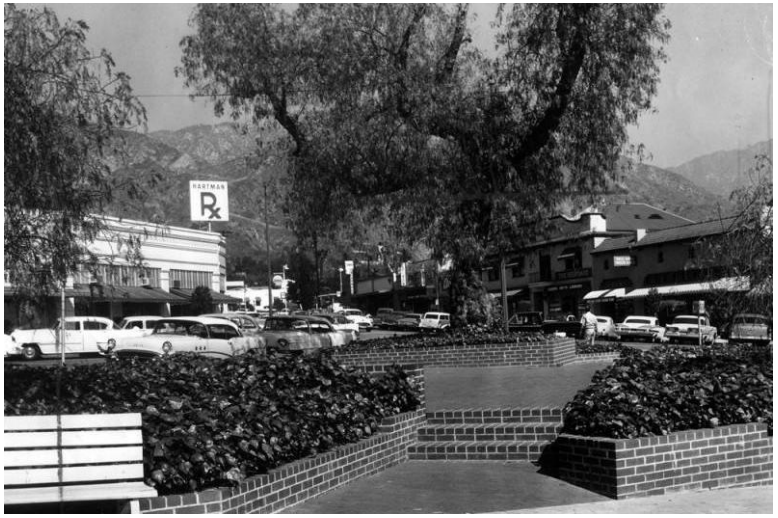
Located at 222 West Sierra Madre Boulevard, the Hart Park House was entered into the National Register of Historic Places in 1884. The Hart Park House, originally called the Park House or Hart Winery Building, was constructed around 1884 by city founder John Jacob Hart, who ran his successful "Monte Vina" winery from the adobe on his 40-acre estate. After Hart's passing, the property was incorporated into Memorial Park, and the building now functions as the Sierra Madre Senior Citizens' Center. Despite renovations over the years, it still preserves its original grand fireplace, maintaining a tangible connection to its historic origins.

Kersting Court Triangle Historical Site

Located at the northwest corner of Baldwin Avenue and Sierra Madre Boulevard, Kersting Court was historically the site of Sierra Madre's second school in 1885. Today, it serves as a small community park, used for local gatherings, weekend leisure, and as a popular filming location for major movies.

Episcopal Church of the Ascension

Located at 25 East Laurel Avenue, the Episcopal Church of the Ascension was entered into the national register of historic places in 1977. The church was first built in 1886 and has held a key importance in the development of the community. The Church architecture is one of the few remaining examples of the ecclesiastical style of one of Southern California's most accomplished architects, Ernest Coxhead.



Kersting Court – 1961

Source: Herald Examiner Collection, HE box 6987, USC Libraries.



Episcopal Church – 1939

Source: Frasher Foto Postcard Collection. Pomona Public Library.

Old North Church

Located at 191 West Sierra Madre Boulevard, the Old North Church in was built in 1890 for the town's first Congregational congregation, replacing earlier meetings in schoolhouses and the town hall. Its bell, added in 1893, served both church and civic purposes. After the congregation moved to a new building in 1928, the Nazarenes owned it, later modifying the steeple. Today, the historic church serves as a teen center, classrooms, and meeting space for multiple congregations.

Pioneer Cemetery

Located at 535 East Sierra Madre Boulevard, the Sierra Madre Pioneer Cemetery was established in 1881 by city founder Nathaniel Coburn Carter. The Pioneer Cemetery is a historic burial ground in Sierra Madre, serving as the final resting place for members of twelve of the city's founding families, as well as military veterans from the Civil War through the Vietnam War. The first recorded burial took place in 1882, and the cemetery has since been preserved by the nonprofit Sierra Madre Cemetery Association.

Mills Act

Under California Government Code Sections 50280–50290, known as the Mills Act, local governments can create and manage historic preservation programs. Through these programs, cities may enter into contracts with owners of qualifying historic properties, offering property tax reductions as an incentive to restore, rehabilitate, and maintain these sites. These properties play a vital role in preserving the City's history.

ARCHAEOLOGICAL RESOURCES

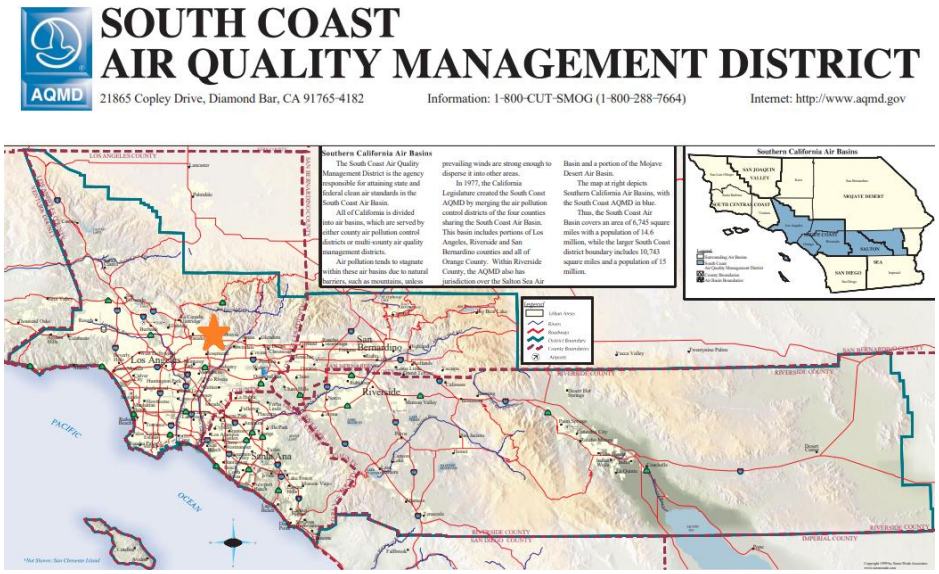
Archaeological resources consist of the physical remnants of past human activity that hold historical, cultural, or scientific significance. These may include artifacts, structural features, sites, and associated records or documentation.

The Planning Area lies within the ancestral territory of the Gabrielino (Tongva) people, a Native American group whose language belongs to the Uto-Aztecan family, which replaced earlier Hokan-speaking populations in the Los Angeles Basin. Historically, Tongva lands encompassed present-day Los Angeles, Orange, and San Bernardino Counties, extending inland into northwestern Riverside County. Tongva settlements were typically located near rivers, wetlands, and coastal areas, including regions associated with the Los Angeles River and its tributaries.

Archaeological evidence of Tongva lifeways may include village sites, burial grounds, lithic tool scatters, shell middens, and ceremonial locations. However, extensive urbanization throughout the Los Angeles Basin has disturbed or destroyed many known archaeological, paleontological, and cultural resources, limiting the preservation of these important historical sites.

AIR QUALITY AND CLIMATE

Land use decisions such as zoning, permitting, and development siting play a key role in supporting local, regional, and state efforts to improve air quality. These decisions can complement air quality regulations and reduce health risks from air pollution, particularly for sensitive land uses and vulnerable populations, including schools, residences, healthcare facilities, the elderly, and individuals with respiratory illnesses. This section provides a framework to guide land use planning and policy development that supports compliance with federal and state air quality standards while promoting healthier communities.



Air Quality Basin

Sierra Madre is situated in the western part of the South Coast Air Basin (SoCAB), which covers all of Orange County and the non-desert areas of Los Angeles, Riverside, and San Bernardino Counties. The basin consists of a coastal plain with broad valleys and low hills, bordered by the Pacific Ocean to the southwest and high mountains along the remaining edges. The region falls under the semi-permanent high-pressure system of the eastern Pacific, giving it a generally mild climate tempered by cool sea breezes. This typically moderate weather may occasionally be interrupted by extreme heat, winter storms, or Santa Ana winds.

Ambient Air Quality

Air quality monitoring in California is conducted by the California Air Resources Board (CARB), local Air Pollution Control or Air Quality Management Districts, private contractors, and the National Park Service. The state operates more than 250 monitoring stations, which typically measure pollutant concentrations at approximately ten feet above ground level.

Within the SoCAB each monitoring station is located in a designated Source Receptor Area (SRA). Communities within an SRA generally experience similar climatology and ambient pollutant concentrations. Sierra Madre is part of the East San Gabriel Valley Source Receptor Area (SRA 9), where the Pasadena-S Wilson Avenue monitoring station serves as the representative site. This station measures pollutants including ozone (O_3), particulate matter (PM10 and PM2.5), and nitrogen dioxide (NO_2). The primary sources of pollution in this area are mobile sources, such as vehicles, and industrial activities, with additional contributions from local sources like wood burning.

Air pollutants released into the ambient air from both stationery and mobile sources are regulated under federal and state law. Ambient air quality standards (AAQS) have been established by both California and the federal government for several key pollutants, including ozone, carbon monoxide (CO), volatile organic compounds (VOCs), nitrogen oxides (NOx), sulfur dioxide (SO_2), coarse particulate matter (PM10), fine particulate matter (PM2.5), and lead, as shown in ***Table 2***. The SoCAB has historically experienced nonattainment for certain pollutants, particularly ozone and PM2.5, due to a combination of human emissions and natural factors such as topography and climate.

Air Quality Index

In addition to CARB monitoring stations, the U.S. Environmental Protection Agency (EPA) developed the Air Quality Index (AQI) to communicate outdoor air quality and related health risks. The AQI is based on five major pollutants regulated under the Clean Air Act: ozone (O_3), particulate matter (PM_{10} and $PM_{2.5}$), carbon monoxide (CO), nitrogen dioxide (NO_2), and sulfur dioxide (SO_2). The index ranges from 0 to 500 and is divided into six color-coded categories, from Good (0–50) to Hazardous (301–500). Higher AQI values indicate greater air pollution and increased health concerns. As shown in ***Figure 9***, the AQI map representing the average air quality for November, 2025, indicates that air quality in the Planning Area is rated Good and does not exceed any National or California Ambient Air Quality Standards (NAAQS or CAAQS).

Air quality in the Planning Area is monitored using data from the Compton and Los Angeles–North stations and reflected in the AQI. Key pollutants include:

Ground-Level Ozone (O_3): While ozone is beneficial in the upper atmosphere, it is harmful at ground level. It forms when reactive organic gases and nitrogen oxides react in sunlight and can irritate the respiratory system and worsen asthma. The Planning Area currently exceeds both NAAQS and CAAQS for ozone.

Particulate Matter (PM_{10} and $PM_{2.5}$): Particulate matter consists of fine particles and droplets from sources such as vehicle emissions, construction activities, road dust, and combustion processes. PM_{10} includes particles smaller than 10 microns, while $PM_{2.5}$ includes finer particles 2.5 microns or smaller. The Planning Area exceeds NAAQS and CAAQS for $PM_{2.5}$ and exceeds CAAQS for PM_{10}.

Carbon Monoxide (CO): CO is a colorless, odorless gas produced by incomplete combustion, primarily from motor vehicles. It reduces oxygen delivery in the bloodstream, causing symptoms such as dizziness and fatigue. CO levels in the Planning Area are below both NAAQS and CAAQS.

Sulfur Dioxide (SO_2): SO_2 is produced by burning sulfur-containing fuels and can cause respiratory irritation, particularly in individuals with asthma. SO_2 levels in the Planning Area are low and meet both NAAQS and CAAQS.

Nitrogen Dioxide (NO_2): NO_2 is a reactive gas and a key precursor to ozone formation. It is commonly emitted from combustion sources such as vehicles and industrial facilities and can cause breathing difficulties at elevated levels. NO_2 levels in the Planning Area are below both NAAQS and CAAQS.

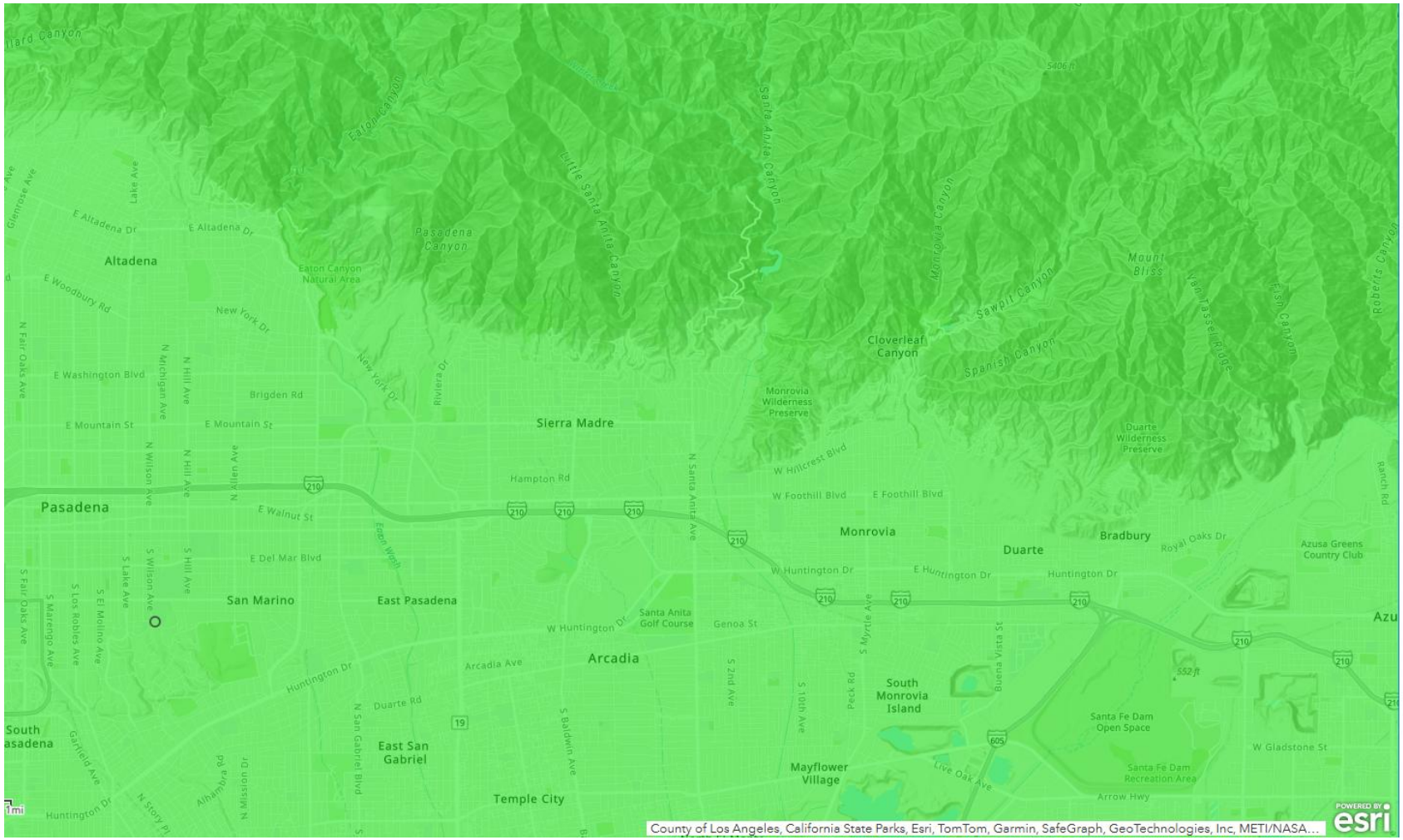
Table 2: Ambient Air Quality Standards for Criteria Pollutants

Criteria Pollutant	Days Exceeding Above Standard	2024 City Data	California Standard	Federal Primary Standard	Pollutant Sources
Ozone (O_3)					
1-hour Maximum Concentration (ppm)	42	0.143	0.09	--	Vehicles, paints, coatings, and solvents
8-hour Maximum Concentration (ppm)		0.099	0.070	0.070	
Carbon Monoxide (CO)					
1-hour Maximum Concentration (ppm)	332	1.4	20.0	35.0	vehicle exhaust, faulty home appliances (furnaces, water heaters, stoves, space heaters), portable generators, and industrial processes
8-hour Maximum Concentration (ppm)		1.1	9.0	9.0	
Nitrogen Dioxide (NO_2)					
1-hour Maximum Concentration (ppm)	42	0.062	0.18	0.053	combustion of fossil fuels in vehicles (cars, trucks, buses), power plants, and industrial facilities.
Annual Day Average		0.038	0.30	0.100	
Respirable Fine Particulate Matter ($PM_{2.5}$)					
Annual Maximum Concentration ($ug/m^{3)}$		N/A	12.0	9.0	

Criteria Pollutant	Days Exceeding Above Standard	2024 City Data	California Standard	Federal Primary Standard	Pollutant Sources
24-hour Maximum Concentration (ug/m^3)	--	117.3	35.0	35.0	vehicle exhaust (especially diesel), industrial emissions, power plants, wildfires, residential wood burning, and, indoors, cooking, candles, smoking, and cleaning products.
Respirable Course Particulate Matter (PM_{10})					
Annual (ug/m^3)	--	N/A	50.0	--	dust, smoke, mold, and pollen
24-hour Maximum Concentration (ug/m^3)		117.3	20.0	150.0	
Lead (Pb)					
8-hour Maximum Concentration (ug/m^3)	--	N/A	10.0	50.0	lead-based paint, contaminated soil/dust, leaded gasoline emissions, industrial processes (smelters, battery plants), and leaded water pipes/solder.
Calendar Quarterly (ug/m^3)		N/A	15.0	15.0	
Sulfates (SO_4)					
24-hour Maximum Concentration (ug/m^3)	--	N/A	25.0	--	natural geological formations, coal combustion, industrial waste, mining drainage, and agricultural fertilizers.

Criteria Pollutant	Days Exceeding Above Standard	2024 City Data	California Standard	Federal Primary Standard	Pollutant Sources
Hydrogen Sulfide					
1-hour Maximum Concentration (ppm)	--	N/A	0.03	--	oil/natural gas refining, wastewater treatment, landfills, paper mills, and animal waste.
Vinyl Chloride					
8-hour Maximum Concentration (ppm)	--	N/A	01.0	01.0	industrial emissions from manufacturing plants, chemical leaks, and improper hazardous waste disposal
24-hour Maximum Concentration (ppm)		N/A	10.0	--	
NAAQS = National Ambient Air Quality Standards; CAAQS = California Ambient Air Quality Standards; ppm = parts per million. µg/m^3 = micrograms per cubic meter; – = not measured; N/A = Data Not Provided					
Notes: Measurements taken at the Pasadena-S Wilson Ave. located at 752 S Wilson Ave, Pasadena, CA 91702 (CARB# 70088)					
Source: All pollutant measurements are from the CARB Aerometric Data Analysis and Management system database (https://www.arb.ca.gov/adam) except for CO, which was retrieved from the CARB Air Quality and Meteorological Information System (https://www.arb.ca.gov/aqmis2/aqdselect.php).					

Figure 9: Air Quality Index Map



AQI is calculated using EPA's NowCast method, which emphasizes recent levels when conditions change rapidly. During fires, AQI may not reflect the latest smoke conditions. If you can smell smoke or see ash from a wildfire, avoid or limit outdoor activities.

AQI

- Hazardous (301-500)
- Very Unhealthy (201-300)
- Unhealthy (151-200)
- Unhealthy for Sensitive Groups (101-150)
- Moderate (51-100)
- Good (0-50)

Air Quality Index (AQI) values are determined using a technique developed by South Coast AQMD scientists and published in a peer-reviewed scientific journal that is considerably more accurate than other methods. **This method blends measurements from high-quality regulatory monitors, hundreds of quality-controlled and calibrated low-cost sensors, and an air quality model.**

Areas often overlap multiple cities and/or neighborhoods. The area name containing your address may display as a nearby city, neighborhood, or landmark, however, the air quality information provided is still the most accurate for your location.

**Index Map represents the average air quality for November 2025.*

GREENHOUSE GASES AND GLOBAL CLIMATE CHANGE

Climate Change

Climate change refers to long-term shifts in typical weather conditions, including rising temperatures, changing precipitation patterns, and an increase in extreme weather events. These changes may occur naturally or be influenced by human activities. Natural climate variability often stems from gradual variations in Earth's orbit, which alter the amount of sunlight the planet receives. Human activities, however, now play a major role by releasing heat-trapping gases into the atmosphere and transforming natural landscapes through deforestation and mass development.

In Sierra Madre, climate change is expected to intensify heat, prolong drought, and increase wildfire risk across the foothill landscape. More frequent extreme heat days and warmer nights may elevate public health risks, strain vegetation, and stress the City's tree canopy and native habitats. Extended dry periods combined with episodic intense storms may increase erosion, reduce soil moisture, and disrupt natural drainage systems, particularly in post-fire conditions. Warmer, drier vegetation and longer fire seasons heighten the likelihood of large wildfires in the foothills, which can temporarily fragment habitat, displace wildlife into developed areas, and amplify risks of debris flows and flooding. Together, these impacts will challenge both ecological systems and the built environment, requiring integrated, forward-looking planning responses.

In coordination with the Safety Element, the Conservation Element can reduce climate-related risks by reinforcing natural systems as protective buffers. Policies that protect foothill open space and habitat linkages, promote drought-tolerant native landscaping, and sustain a resilient urban tree canopy can moderate heat, support biodiversity, and improve overall ecosystem health. Additional measures such as vegetation management that balances fuel reduction with habitat retention, expansion of pollinator and wildlife corridors, and integration of green infrastructure to enhance infiltration and limit erosion further strengthen the City's capacity to adapt to wildfire, heat, and changing precipitation patterns.

Greenhouse Gases

Greenhouse gases (GHGs) are atmospheric gases that trap hear from the sun and warm up the earth in a 'greenhouse' effect, similar to glass in a greenhouse. The main greenhouse gases linked to climate change include:

- carbon dioxide (CO_2),
- nitrogen dioxide (NO_2),
- methane (CH_4),
- hydrofluorocarbons (HFCs),
- perfluorocarbons (PFCs),
- chlorofluorocarbons (CFCs),
- sulfur hexafluoride (SF_6),
- hydrochlorofluorocarbons (HCFCs), and
- nitrogen trifluoride (NF_3).

While GHGs are essential for maintaining the planet's temperature, human activities have increased their concentrations beyond natural levels, intensifying the greenhouse effect and driving global climate change. In

response, Sierra Madre must address GHG emissions through conservation policies and sustainable land use and mobility practices that protect natural resources, public health, and long-term environmental resilience. Because a significant portion of local emissions comes from traffic and automobiles, future development should reduce vehicle dependence, ease congestion, enhance walkability and bikability, and lower overall greenhouse gas emissions in accordance with the Circulation Policies of the General Plan and the VMT thresholds established via Transportation Study Guidelines for Vehicle Miles Traveled Assessment (2024). The City may also consider developing and adopting a Multimodal Mobility Plan to further help reduce GHG emissions.

Dark Sky

Dark sky refers to a night sky in which stars and other natural celestial features remain visible due to minimal artificial light. Reducing light pollution enhances nighttime visibility and preserves the clarity of the night sky. Sierra Madre contains significant natural areas, particularly in the foothills and mountainous regions, where dark skies are an important environmental and aesthetic resource. Excessive or poorly designed outdoor lighting can contribute to light pollution, diminishing views of the night sky and altering the natural night-time landscape.

Sierra Madre has taken steps to address light pollution through its existing lighting ordinance, which includes dark-sky–oriented provisions such as shielding requirements, directing light downward, and minimizing glare and light spill onto adjacent properties. These standards help reduce skyglow, protect neighborhood character, and limit unnecessary nighttime illumination near foothill open space areas. By incorporating basic dark-sky language into its development regulations, the City has acknowledged the importance of preserving nighttime conditions in a foothill community that values wildlife, natural landscapes, and views of the night sky.

To further strengthen its dark-sky commitment, Sierra Madre could adopt clearer performance standards, such as maximum lumen limits, lower color temperature requirements (e.g., warm-spectrum lighting), and stricter illumination caps near the urban–wildland interface. Expanding requirements for motion sensors, time-of-night dimming, and lighting buffers adjacent to open space would better support wildlife movement and reduce ecological disruption. The City could also establish retrofit triggers for nonconforming fixtures during major renovations and ensure that public infrastructure such as streetlights and park lighting, meets the same standards. These refinements would move the ordinance from general intent to measurable performance, reinforcing both community character and ecological resilience.

GOALS, POLICIES, AND ACTIONS

Goal C-1: Protect, maintain, and expand Sierra Madre's hillside and foothill environments to preserve natural open space, environmental quality, scenic character, ecological resources, and public safety.

Policy C-1.1: The City shall protect hillside areas to preserve their natural landforms, scenic character, environmental quality, and ecological resources.

Action C-1.1.1: Enforce and update at least every five years or following major wildfire events, the Hillside Management Zone Ordinance and related regulations to ensure continued protection of hillside areas including alignment with current State regulations and best practices for grading, vegetation retention, and wildfire risk reduction.

Action C-1.1.2: Coordinate with neighboring foothill communities and regional agencies in the San Gabriel Valley on an ongoing basis, with a minimum of one formal coordination meeting annually, to explore opportunities for protecting a continuous hillside and habitat corridor along the San Gabriel Mountains and document coordination outcomes and next steps.

Action C-1.1.3: Update the City's grading and hillside development standards to include slope-specific disturbance thresholds, erosion control requirements, and vegetation retention standards to minimize soil instability and erosion in hillside areas.

Action C-1.1.4: Amend development standards and design guidelines for hillside areas to establish measurable limits on grading, require preservation of natural landforms, and require retention or replacement of native vegetation, with clear review criteria applied during project entitlement.

Policy C-1.2: The City shall support partnerships with conservancies, land trusts, and public agencies to acquire, protect, and manage hillside properties for natural open space and habitat conservation.

Action C-1.2.1: Support the Sierra Madre Mountain Conservancy and other conservation organizations in pursuing funding opportunities to acquire hillside properties and continue to provide public access to the San Gabriel Mountains through parks and trails.

Action C-1.2.2: Continue to designate properties acquired for conservation purposes as natural open space through General Plan land use designations and/or zoning, and facilitate the use of conservation easements or similar mechanisms to secure permanent protection.

Action C-1.2.3: Continue to explore funding mechanisms such as grants, partnerships, bond programs, or assessment districts to support acquisition and long-term management of hillside open space and maintain a list of priority funding sources and application cycles.

Action C-1.2.4: Coordinate with public agencies and environmental organizations to identify and prioritize hillside lands for long-term conservation.

Action C-1.2.5: Develop criteria to prioritize land acquisition and conservation efforts based on factors such as habitat value, wildfire risk reduction, watershed function, and connectivity to existing protected lands and maintain an updated inventory of priority conservation areas to guide acquisition and funding efforts.

Policy C-1.3: The City shall protect foothill and wildland open space areas to reduce wildfire and flood hazards, maintain watershed functions, and support groundwater recharge.

Action C-1.3.1: Collaborate with watershed organizations, including the Council for Watershed Health to implement watershed protection and restoration initiatives, and develop public education programs focused on watershed function, stormwater management, and erosion prevention.

Action C-1.3.2: Maintain wildland open space areas, including lands within High Fire Hazard Severity Zones, through coordinated vegetation management programs that balance fuel reduction with habitat preservation, in collaboration with fire agencies and regional partners, and conduct regular inspections and maintenance activities.

Action C-1.3.3: Develop and adopt Wildland-Urban Interface (WUI) design guidelines, in coordination with the Safety Element, that integrate site planning, fuel modification, defensible space, and fire-resistant materials with ecologically sensitive approaches, including the use of native and drought-tolerant vegetation, habitat-friendly fuel management techniques, and landscape design that reduces wildfire risk while maintaining biodiversity, watershed function, and slope stability.

Action C-1.3.4: Update and coordinate existing provisions of the Municipal Code related to grading, drainage, hillside development, and Low Impact Development to address hillside conditions, including criteria for slope-sensitive infiltration, use of green infrastructure in appropriate public and open space areas, and post-wildfire stormwater and erosion response measures that protect groundwater recharge, slope stability, and watershed function.

Goal C-2: Protect and enhance Sierra Madre's wildlife habitat and connectivity, native vegetation, urban forest, and natural environmental conditions while supporting safe coexistence between residents and wildlife.

Policy C-2.1: The City shall promote community awareness and stewardship to support safe coexistence between residents and wildlife in Sierra Madre's urban-wildland interface.

Action C-2.1.1: Promote public awareness that Sierra Madre is an urban-wildland interface where residents share space with wildlife through

ongoing outreach campaigns, including signage, social media, and community events.

Action C-2.1.2: Support grassroots community initiatives that encourage peaceful coexistence between residents and wildlife by providing technical information, coordination support, and where feasible, small grant or partnership opportunities.

Action C-2.1.3: Publicize Sierra Madre's designation as a Wildlife Sanctuary under Resolution 72-62 and evaluate opportunities to update or reaffirm this designation to reflect current conservation goals, State regulations, and community priorities.

Action C-2.1.4: Distribute educational materials through the City's website, social media, publications, and community outreach programs explaining how residents can safely coexist with wildlife.

Action C-2.1.5: Provide information on wildlife-proofing homes and properties and on compliance with State laws prohibiting the trapping, killing, or relocation of wildlife including practical guidance on fencing, lighting, landscaping, and waste management practices.

Action C-2.1.6: Coordinate with California Department of Fish and Wildlife and other relevant agencies to provide updated guidance on wildlife behavior, conflict avoidance, and habitat protection strategies specific to Sierra Madre's foothill context.

Policy C-2.2: The City shall protect wildlife habitat and habitat connectivity while implementing measures that reduce human-wildlife conflicts within Sierra Madre's urban-wildland interface.

Action C-2.2.1: Enforce regulations prohibiting spiked iron fencing and other features that impede wildlife movement and periodically review development standards to identify and remove additional barriers to wildlife movement.

Action C-2.2.2: Encourage property owners to modify existing fences, structures, or site features to improve safe wildlife passage through outreach, design guidance, and incentive-based programs where feasible.

Action C-2.2.3: Maintain wildlife-resistant garbage containers in areas with high wildlife activity through the City's waste collection program.

Action C-2.2.4: Maintain and disseminate information regarding areas of high wildlife activity to promote safe coexistence practices using mapping tools, City website updates, and coordination with regional agencies.

Action C-2.2.5: Consider wildlife movement corridors and regional habitat connectivity areas when reviewing development proposals in hillside and foothill areas.

Action C-2.2.6: Develop and disseminate design guidelines for landscaping and site planning that incorporate native vegetation and support wildlife movement and habitat connectivity.

Action C-2.2.7: Require development proposals in hillside and foothill areas to evaluate the presence of special-status species, sensitive

habitats, and designated Significant Ecological Areas consistent with CEQA and applicable State regulations.

Action C-2.2.8: Consider pollinator-supporting landscaping through the use of native and climate-appropriate plant species when designing streetscapes, trails, parks, and other public projects and encourage private developments to follow similar practices by providing guidance materials to residents and developers.

Action C-2.2.9: Enhance existing municipal code provisions related to existing fencing, lighting regulations, and site design to better support wildlife movement and habitat connectivity in hillside and foothill areas and evaluate the feasibility of a Wildlife Corridor Overlay to protect key habitat linkages.

Action C-2.2.10: Develop a voluntary community-based reporting tool to collect information on wildlife sightings and conflicts to help identify patterns and inform outreach and policy responses.

Policy C-2.3: The City shall protect, maintain, and enhance Sierra Madre's urban forest to support ecological health, climate resilience, and community character.

Action C-2.3.1: Continue to enforce the City's Tree Preservation Ordinance and update it at least every five years or as needed to reflect current arboriculture standards, climate resilience goals, and development practices.

Action C-2.3.2: Track advancements in arboriculture practices and integrate relevant tree care and maintenance techniques into City operations and community education programs.

Action C-2.3.3: Develop and implement the Community Forest Management Plan including defining planting strategy, identifying priority areas, establishing long-term funding/maintenance framework, and include performance metrics.

Action C-2.3.4: Maintain and periodically update the City's recommended tree palette for parks, parkways, and other public landscapes to prioritize drought-tolerant, climate-resilient, and habitat-supporting species.

Action C-2.3.5: Maintain and periodically update an inventory of trees located on City property, including parkways, parks, and other public lands, and use the inventory to inform maintenance, replacement, and expansion strategies.

Action C-2.3.6: Provide educational materials and programs that inform residents about tree care, maintenance, and preservation practices including guidance on species selection, water conservation, and climate resilience.

Action C-2.3.7: Retain or consult a qualified arborist or tree expert as needed to assist the City with tree health, pruning, disease identification, and evaluation of potential impacts to trees during development or grading activities.

Action C-2.3.8: Monitor development and construction activities to protect significant and mature trees during grading and construction and enforce compliance with applicable tree protection measures, while

allowing removal and replacement of non-significant trees consistent with City standards.

Action C-2.3.9: Promote participation in programs that recognize and protect significant or heritage trees.

Action C-2.3.10: Identify and pursue funding sources to support maintenance of the City's tree canopy while improving species composition by prioritizing fire-resistant, drought-tolerant trees and reducing wildfire risk in hillside and wildland-urban interface areas.

Action C-2.3.11: Encourage community participation in tree planting, maintenance, and urban forest stewardship programs through volunteer programs, partnerships, and public outreach initiatives.

Goal C-3: Protect Sierra Madre's dark night skies and scenic nighttime character.

Policy C-3.1: The City shall regulate and promote outdoor lighting practices that minimize light pollution, glare, and light trespass while maintaining appropriate nighttime lighting for safety, functionality, and community character and supporting habitat protection and energy efficiency.

Action C-3.1.1: Require outdoor lighting fixtures for new development to be shielded and directed downward to prevent light spillage onto adjacent properties or into the night sky.

Action C-3.1.2: Update the City's dark sky lighting provisions to require motion-sensor controls, timers, and other technologies that reduce unnecessary nighttime lighting.

Action C-3.1.3: Build upon existing municipal code standards including lighting in streets, alleys, parks, and public spaces, to promote the use of appropriate lighting levels that minimize glare and light trespass while supporting safety and functionality, and encourage energy-efficient lighting technologies consistent with State requirements.

Action C-3.1.4: Encourage businesses and property owners to reduce exterior lighting during non-operating hours

Action C-3.1.5: Provide educational materials and outreach to increase community awareness of dark sky protection and responsible outdoor lighting practices including guidance on fixture types, lighting placement, and energy-efficient technologies.

Action C-3.1.6: Periodically review and update outdoor lighting standards in the Municipal Code to reflect current dark sky best practices, lighting technologies, and energy efficiency standards.

Action C-3.1.7: Review and consolidate existing outdoor lighting provisions within the Municipal Code to improve clarity, consistency, and alignment with current dark sky and energy efficiency best practices.

Goal C-4: Preserve, conserve, and responsibly manage Sierra Madre's natural resources.

Policy C-4.1: The City shall protect surface water and groundwater resources through stormwater management, groundwater recharge, and regional groundwater basin management.

Action C-4.1.1: Protect settling basins and other facilities used for groundwater recharge through coordination with Los Angeles County and incorporation of protection measures into City planning and capital improvement activities.

Action C-4.1.2: Support and implement projects and policies that capture stormwater and support groundwater recharge in coordination with Los Angeles County and regional agencies.

Action C-4.1.3: Evaluate opportunities to use reclaimed water in coordination with regional water providers to irrigate public landscapes, where infrastructure and supply are available and feasible.

Action C-4.1.4: Coordinate with Los Angeles County Public Works to optimize groundwater recharge at debris basins and other facilities.

Action C-4.1.5: Review and update existing Low Impact Development (LID), grading, and stormwater standards to better address hillside conditions and support groundwater recharge through slope-sensitive infiltration practices, reduced impervious surfaces, and integration of green infrastructure in public and private projects.

Action C-4.1.6: Coordinate with the Raymond Basin Management Board (Watermaster) and regional partners to support sustainable groundwater basin management including participation in basin planning, data sharing, and implementation efforts.

Action C-4.1.7: Collaborate with regional groundwater producers, including the City of Arcadia, to address overdraft conditions in the Raymond Basin.

Action C-4.1.8: Continue to implement National Pollutant Discharge Elimination System (NPDES) and Municipal Separate Storm Sewer System (MS4) permit requirements and other water quality protection measures to protect surface water quality protection measures in coordination with regional agencies.

Action C-4.1.9: Develop public education and outreach programs related to water quality and watershed protection including information on stormwater pollution prevention, hillside erosion, and post-wildfire runoff risks.

Action C-4.1.10: Continue to enforce and periodically update low impact development (LID) practices and stormwater pollution prevention measures for new development and major renovation projects consistent with applicable State and regional stormwater regulations.

Action C-4.1.11: Coordinate existing grading, drainage, and LID standards to better address hillside conditions, including slope-sensitive infiltration, erosion control, and post-wildfire stormwater management.

Policy C-4.2: The City shall promote efficient water use and ensure reliable water supply through conservation programs, drought response measures, and sustainable management of the City's water system.

Action C-4.2.1: Maintain water rate structures that support water system operations, infrastructure maintenance, and efficient water use.

Action C-4.2.2: Maintain and periodically update a capital improvement program for the City's water treatment and delivery system to address aging infrastructure, regulatory requirements, and future demand.

Action C-4.2.3: Review and update development and landscaping standards to ensure consistency with the State Model Water Efficient Landscape Ordinance (MWELO), promote water-efficient landscaping, and encourage the use of native vegetation that supports local habitat.

Action C-4.2.4: Maintain and periodically update the City's Urban Water Management Plan every five years, consistent with State requirements.

Action C-4.2.5: Evaluate water supply availability during review of development proposals to ensure adequate long-term water resources consistent with State requirements, City's Urban Water Management Plan, and regional supply conditions.

Action C-4.2.6: Implement water conservation measures during drought conditions, including restrictions on nonessential water uses and public education programs.

Policy C-4.3: The City shall promote waste reduction, recycling, and responsible waste management to protect environmental quality and conserve natural resources.

Action C-4.3.1: Maintain contracts with qualified waste haulers to provide reliable solid waste collection services for residential, commercial, and institutional uses.

Action C-4.3.2: Provide recycling services for residential and commercial customers and support waste diversion programs.

Action C-4.3.3: Provide opportunities for the disposal of bulky household items through the City's contracted waste hauler including outreach to increase awareness and participation.

Action C-4.3.4: Continue to enforce construction and demolition recycling requirements consistent with State regulations and encourage the reuse of salvaged and recycled materials in new development and City projects.

Action C-4.3.5: Encourage the use of recycled and post-consumer materials in City operations.

Action C-4.3.6: Promote composting, green waste recycling, and organic waste diversion programs that reduce landfill disposal and support compliance with State waste reduction requirements.

Action C-4.3.7: Continue to implement state organic waste diversion requirements and support programs that reduce landfill disposal of organic materials.

Action C-4.3.8: Require use of wildlife-resistant trash containers in areas with high wildlife activity support proper use through coordination with the City's contracted waste hauler, public education, and targeted enforcement of container closure requirements where needed.

Action C-4.3.9: Coordinate with Los Angeles County to provide household hazardous waste collection and expand public education programs on proper disposal practices.

Action C-4.3.10: Maintain waste management services necessary to serve existing and future development, including public trash receptacles and street sweeping.

Goal C-5: Protect and improve air quality in Sierra Madre to safeguard public health and reduce emissions from transportation, land use, and other sources.

Policy C-5.1: The City shall support regional air quality improvement efforts and reduce emissions from transportation and land use activities.

Action C-5.1.1: Coordinate with the South Coast Air Quality Management District and support implementation of the Air Quality Management Plan.

Action C-5.1.2: Continue to enforce applicable South Coast Air Quality Management District regulations related to air pollutant emissions and thresholds.

Action C-5.1.3: Participate in regional initiatives and public programs that improve air quality and reduce emissions.

Action C-5.1.4: Promote transportation demand management strategies that reduce vehicle trips and vehicle miles traveled, including transit, carpooling, and ridesharing in coordination with the City's circulation policies and regional transportation planning efforts to reduce transportation-related emissions and improve air quality.

Action C-5.1.5: Coordinate with future updates to the circulation policies to incorporate multimodal transportation planning consistent that includes strategies that support walking, bicycling, and reduced vehicle dependence to improve air quality.

Action C-5.1.6: Support the transition of municipal fleets to zero-emission vehicles through phased vehicle replacement, infrastructure planning, and funding opportunities.

Action C-5.1.7: Encourage energy-efficient buildings, renewable energy systems, and electrification technologies that reduce energy consumption and greenhouse gas emissions.

Action C-5.1.8: Encourage land use patterns that reduce vehicle trips and associated emissions, including mixed-use development and opportunities for home-based businesses and telecommuting.

Action C-5.1.9: Continue to provide fixed-route local transit services and enhance outreach and marketing efforts, including social media, to increase awareness, improve ridership, and reduce reliance on personal vehicle travel.

Action C-5.1.10: Pursue funding opportunities for transit facilities, services, and programs in coordination with regional transit providers.

Policy C-5.2: The City shall minimize localized air pollution and protect public health through dust control measures, equipment standards, and regulation of indoor and outdoor air pollutants particularly near sensitive receptors.

Action C-5.2.1: Review and update regulations related to gas-powered landscaping equipment and similar emission sources consistent with State regulations and promote the transition to low-emission and electric equipment through City operations, contracting practices, and community education.

Action C-5.2.2: Continue to require dust control measures as part of grading and construction permits, including best management practices to minimize emissions.

Action C-5.2.3: Continue to enforce regulations that control fugitive dust emissions from construction and other activities through inspections, compliance monitoring, and corrective actions.

Action C-5.2.4:Evaluate and support programs or regulations that address secondhand smoke and other indoor air pollutants in multi-family housing.

Action C-5.2.5: Promote public awareness of air quality issues, including exposure reduction strategies during poor air quality events such as wildfires and high ozone days.

New Goal C-6: Protect and preserve Sierra Madre's historic, archaeological, and cultural resources.

Policy C-6.1: The City shall protect and preserve historic, archaeological, tribal cultural, and other significant cultural resources in Sierra Madre.

Action C-6.1.1: Maintain and implement procedures for designation, review, and preservation of local historic resources consistent with the Municipal Code and applicable preservation standards.

Action C-6.1.2: Continue to administer the Mills Act program, where feasible, to incentivize preservation and rehabilitation of qualifying historic properties consistent with adopted program guidelines.

Action C-6.1.3: Promote public awareness of Sierra Madre's historic and cultural resources through educational programs, social media, interpretive materials, and community events.

Action C-6.1.4: Support installation and maintenance of plaques, markers, or interpretive displays at significant historic and cultural sites, including where appropriate along the Mt. Wilson Trail, Pioneer Cemetery, and other recognized landmarks.

Action C-6.1.5: Require archaeological resource assessments for development proposed on large, previously undeveloped, or archaeologically sensitive sites, consistent with CEQA.

Action C-6.1.6: Require that if archaeological resources are identified during site investigation or construction, work in the vicinity shall stop and the City shall require evaluation by a qualified archaeologist and consultation with Native American tribes, as applicable, before work resumes.

Action C-6.1.7: Evaluate opportunities for preservation, adaptive reuse, conservation easements, or other protective measures for significant historic structures and sites where feasible and consistent with available funding.

Action C-6.1.8: Coordinate preservation planning for historic resources that also serve recreational, scenic, or community functions, including trails, parks, cemeteries, and civic landmarks.

TECHNICAL MEMORANDUM

To:	Clare Lin, Planning & Community Preservation Director City of Sierra Madre
From:	Kiana Daniels, AICP, Environmental Project Manager Kimley-Horn and Associates, Inc.
Date:	May 1, 2026
Subject:	City of Sierra Madre - General Plan Conservation Element and Open Space & Recreation Element Updates

PURPOSE

This Technical Memorandum evaluates compliance with the California Environmental Quality Act ("CEQA") for the City of Sierra Madre General Plan Conservation Element and Open Space & Recreation Element updates (hereafter referred to as the "Project"). This memorandum presents the findings of the City's CEQA review and supports the determination that the Project is exempt from CEQA.

STATUTORY AUTHORITY AND REQUIREMENTS

California Environmental Quality Act

CEQA requires a lead agency to determine whether a proposed activity is subject to environmental review. An activity is not subject to CEQA if it:

- Does not involve the exercise of discretionary powers by a public agency;
- Will not result in a direct or reasonably foreseeable indirect physical change in the environment; or
- Does not constitute a "project" as defined in State CEQA Guidelines §15378.

State CEQA Guidelines §15378 defines a "project" as an activity that may result in either a direct or reasonably foreseeable indirect physical change in the environment, including activities undertaken by a public agency, such as the adoption or amendment of a General Plan or elements thereof.

Because the Project involves discretionary adoption of General Plan element updates, it is considered a "project" under CEQA.

Pursuant to State CEQA Guidelines §15061, once a project is determined to be subject to CEQA, the lead agency must determine whether the project is exempt. A project may be exempt if it falls within a statutory exemption, categorical exemption, or the common sense exemption.

CEQA ANALYSIS

Common Sense Exemption (State CEQA Guidelines §15061(b)(3))

The Project qualifies for the common sense exemption under State CEQA Guidelines §15061(b)(3), which applies where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The following substantial evidence supports this determination:

- **Policy-Level Action Only.** The Project consists solely of updates to goals, policies, and actions within the General Plan. It does not approve, authorize, or commit the City to any specific development, construction activity, or physical alteration of the environment.
- **No Physical Environmental Change.** Adoption of the updated Elements will not result in any direct physical change to the environment. The Project also does not create a reasonably foreseeable indirect physical change, as it does not modify land use designations or increase allowable development intensity.
- **No Commitment to Future Development.** The updated Elements are programmatic and advisory. They do not commit the City to a definite course of action or authorize specific projects. Any future actions taken to implement the policies would be subject to separate discretionary approvals and environmental review under CEQA.
- **No Growth-Inducing Effects.** The Project does not increase development capacity or facilitate new growth beyond what is currently allowed. Instead, it emphasizes conservation, resource protection, and environmental stewardship.
- **Environmentally Protective Purpose**. The Project strengthens policies related to conservation of natural resources, protection of open space, and enhancement of habitat connectivity, consistent with State mandates such as SB 1425 and AB 1889.

Based on the above, it can be seen with certainty that the Project will not have a significant effect on the environment.

Class 8 Categorical Exemption (State CEQA Guidelines §15308)

The Project is also categorically exempt under State CEQA Guidelines §15308 (Class 8), which applies to actions taken by regulatory agencies for the protection of the environment. The Project meets the criteria for the Class 8 exemption for the following reasons:

- **Regulatory Action.** Adoption of General Plan elements is an exercise of the City's regulatory authority to guide land use and environmental protection through policies and standards.
- **Environmental Protection Objective.** The Project is intended to protect and enhance environmental resources by:
    - Conserving biological resources and open space;
    - Promoting habitat connectivity and ecological resilience;
    - Supporting climate adaptation and resource management strategies; and
    - Minimizing potential environmental impacts associated with future land use decisions.

- **Preventative Function.** The updated Elements establish a framework to avoid or reduce environmental degradation, which is the core purpose of the Class 8 exemption.

Exceptions to Categorical Exemptions (State CEQA Guidelines §15300.2)

State CEQA Guidelines §15300.2 identifies circumstances in which categorical exemptions do not apply. Each exception has been evaluated as follows:

A. **Location.** The exception states, "Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located. A project that is ordinarily insignificant in its impact on the environment may, in a particularly sensitive environment, be significant. Therefore, these classes are considered to apply all instances except where the project may impact an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies."

   This exception applies only to Classes 3, 4, 5, 6, and 11 and is therefore not applicable to the Class 8 exemption. Accordingly, the location exception does not apply.

B. **Cumulative Impact.** This exception states, "All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time, is significant."

   The Project does not result in incremental physical changes to the environment. As a policy-level update that does not authorize development or physical disturbance, the Project does not contribute to cumulative environmental impacts.

C. **Significant Impact Due to Unusual Circumstances.** The exception states, "A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances."

   The Project involves routine updates to General Plan elements and does not present unusual circumstances. There is no reasonable possibility that the Project will result in a significant environmental effect due to unusual circumstances because it does not authorize or result in physical environmental changes.

D. **Scenic Highways.** This exception states, "A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway."

   The Project will not result in damage to scenic resources within a state-designated scenic highway because it does not involve physical construction or alteration of the environment.

E. **Hazardous Waste Sites.** This exception states, "A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code." Government Code Section 65962.5 refers to the Hazardous Waste and Substances Site List, commonly known as the Cortese List.

   The Project is not a site-specific development and does not involve disturbance of any property listed pursuant to Government Code §65962.5 (Cortese List). Therefore, this exception does not apply.

F. **Historical Resources.** A categorical exemption shall not be used for a project that may cause a substantial adverse change in the significance of a historical resource, as defined in State CEQA Guidelines Section 15064.5.

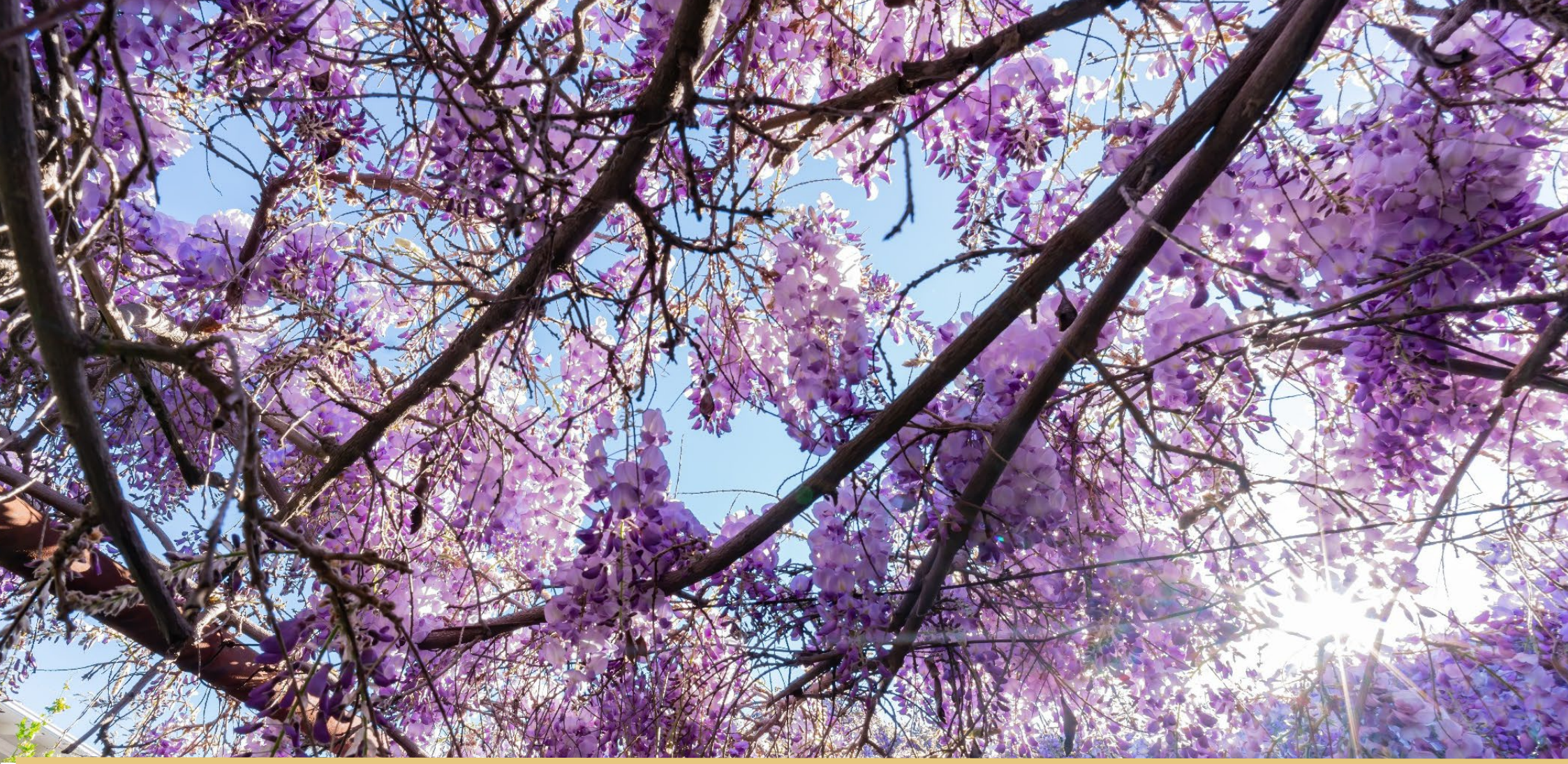
The Project does not involve any physical activity or site-specific changes that could result in a substantial adverse change to a historical resource, as defined in State CEQA Guidelines §15064.5. Therefore, this exception does not apply.

CONCLUSION

The Project consists of policy-level updates to the City's General Plan that do not authorize or result in direct or reasonably foreseeable indirect physical changes to the environment and are intended to strengthen environmental protection. The updates function as a planning framework to guide future decision-making and do not approve or commit the City to any specific development, construction activity, or other physical alteration of the environment. Any future actions implementing the policies contained in the updated Elements would be subject to separate discretionary review and environmental analysis under CEQA.

Based on the foregoing, and in light of the whole record, it can be seen with certainty that the Project will not have a significant effect on the environment. Accordingly, the Project is exempt from CEQA pursuant to the common sense exemption set forth in State CEQA Guidelines §15061(b)(3). In addition, the Project qualifies for the Class 8 categorical exemption under State CEQA Guidelines §15308 because it constitutes an action taken by a regulatory agency for the purpose of protecting the environment.

Pursuant to State CEQA Guidelines §15061, a NOE has been prepared for the Project and will be filed with the County Clerk and the Office of Land Use and Climate Innovation upon approval of the Project.



SIERRA MADRE GENERAL PLAN

APPENDIX I: PUBLIC ENGAGEMENT SUMMARY



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INTRODUCTION

The City of Sierra madre is currently updating their Open Space and Recreation, and Conservation Elements of its General Plan to address statutory requirements under Assembly Bills 1889 and Senate Bill 1425. These elements were last updated in 2015 and revising them is essential for compliance with state legislation enacted since then. As part of this process, the conducted a series of public engagement events to gather input and inform the updates.



Public Workshop Promotional Flyer

Outreach Plan

The City of Sierra Madre conducted one public workshop, one focus group meeting with the consultant team, Kimley-Horn, the Community Services Department, and representatives from other city department, including Planning and Public Works. Additionally an online survey was made available to the public to gather feedback.





COMMUNITY WORKSHOP

A community workshop for the Sierra Madre Partial General Plan Update was held on December 10, 2025. The event was open to the public and promoted through the City's social media platforms, website, and email distribution lists. Approximately twenty community members attended, including representatives from the Seniors Commission, Sierra Madre Mountain Conservancy, the Sierra Madre Environmental Action Council, and the Community Services Commission.

The City's consultant team, Kimley-Horn, delivered a brief presentation outlining existing conditions in the City and explaining the purpose and process of the General Plan update. Four informational boards were provided, covering topics such as the role of a General Plan, the update process, the rationale for the current effort, and details related to the Conservation, and Open Space & Recreation Elements. Three additional boards offered instructions and spaces for interactive activities, accompanied by two 36" x 48" maps of the City for participant reference before and after the presentation.

Discussion during the presentation primarily focused on the goals of the General Plan update, the feasibility of expanding parks, and community interest in reopening trails closed following the Eaton Fire.

Resident Comments

Throughout the presentation, residents were encouraged to ask questions and provide comments. Key themes and sentiments expressed included:

- A desire for greater clarity regarding the purpose of the General Plan updates.
- Noticing that Bailey Canyon Wilderness Park was not labeled on the materials provided.
- Interest in additional public engagement opportunities and educational outreach.
- Questions about the feasibility and potential location of a new park.
- Strong interest in reopening trails closed after the Eaton Fire.
- Inquiries regarding the data used in the update process, including whether post–Eaton Fire statistics were incorporated.
- Mixed opinions on the use or replacement of trees to improve fire resistance.

Interactive Activities

Following the consultant team's presentation on existing conditions for the three elements, residents participated in three interactive activities:

- **Ranking strategies** related to wildlife connectivity, pollinator habitats, and balancing tree canopy with wildfire risk.
- **Sharing ideas** for improving open spaces, parks, and recreation areas as well as improving wildlife connectivity, and pollinator habitats
- **Marking a city map** to identify comments, missing connections, wildlife sightings, and other areas of concern.

Activity #1 Summary

The results of the first activity showed that the majority of participating residents strongly supported strategies that limit development within key wildlife corridors, emphasizing the importance of maintaining ecological continuity and protecting sensitive habitats. Many participants also supported replacing existing plantings with fire-resistant native trees, noting this approach could reduce wildfire risk while preserving the community's natural character.

A smaller, but still meaningful, portion of participants expressed interest in expanding native vegetation buffers around open space areas and natural features. These individuals noted the potential for such buffers to enhance habitat quality, improve biodiversity, and provide additional fire protection, and several residents suggested that further guidelines may be needed to ensure long-term environmental resilience and consistency with conservation goals.

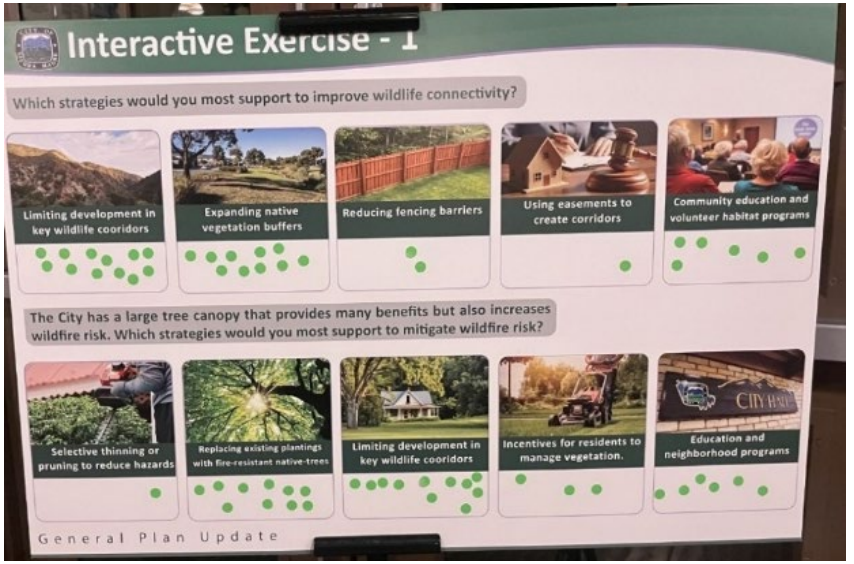


Image of Interactive Exercise Activity 1



Activity #2 Summary

Participants offered a range of suggestions for improving and expanding Sierra Madre's park and recreational facilities, as well as enhancing wildlife connectivity and pollinator habitats. Several comments emphasized the importance of protecting wildlife and incorporating native plant species into new developments, including the forthcoming library project. Residents also recommended utilizing the open space at the Post Office site as a small community park, preserving existing open space throughout the City, and expanding educational programs focused on wildlife, native plants, and conservation practices. A significant number of comments reiterated the community's desire to reopen the closed Bailey Canyon Wilderness Park and its associated trail network.



Image of Interactive Exercise Activity 2

Activity #3 Summary

In the mapping activity, residents identified key wildlife access points and locations where additional habitat connections are needed. Participants also highlighted routes lacking adequate pedestrian and bicycle infrastructure, as well as trails in need of maintenance. Specific comments included:

- Strong appreciation for Bailey Canyon Wilderness Park.
- Frequent wildlife sightings, indicating active wildlife corridors.
- Broad admiration for Memorial Park.
- Limited support for Kersting Court, with several residents noting that the City has only two true formal parks and that other areas designated as "parks" function more as open space and do not fully meet community recreational needs.

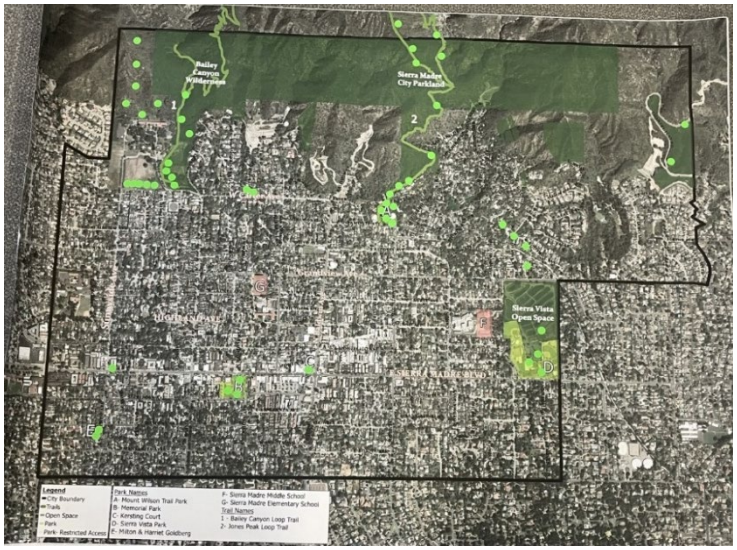


Image of Interactive Exercise Activity 3

WISTARIA FESTIVAL BOOTH

On March 28, 2026, as part of the Wistaria Festival, the Sierra Madre Planning & Community Preservation Department hosted a booth in Kersting Court alongside other event booths. The booth attracted many visitors of which 47 visitors actively engaged with staff, creating meaningful opportunities for outreach and conversation. In addition, a steady flow of pass-through visitors stopped by to pick up promotional items such as pens, pencils, fans, and water bottles, contributing to overall visibility and awareness of the General Plan Update. Overall, the booth generated strong interest and supported the City's community outreach efforts.



FOCUS GROUP MEETINGS

City Departments

On November 10, 2025, the consultant team, Kimley-Horn, met with the Community Services Department and representatives from other City departments to discuss topics related to parks, recreation, open space, and conservation. Topics included current plans for park acquisition; existing joint-use partnerships with neighboring jurisdictions and organizations; existing and planned recreational programs; the status of City trails; the condition of existing parkland and maintenance operations; and related funding resources. The following sections summarize the discussion by topic. This overview reflects input from City staff and is intended to inform the development of the updated Open Space & Recreation Element and Conservation Element.

Parkland Acquisition and Expansion

Are there specific properties or areas the City is targeting for future park acquisition or open space development?

The City is not currently targeting any specific properties or areas for future park acquisition or open space development. However, the City will assume ownership of a 3-acre turnkey park site within the Meadows project, which is being delivered as part of a development agreement and funded through development fees. In addition, Bailey's Canyon is owned by the County but maintained by the City. The Use Agreement was approved in the middle of 2025.

Are there current joint-use partnerships with schools for use of open space? Are there opportunities for these partnerships with schools, private landowners, or other agencies to expand access to recreational space?

The City currently has joint-use partnerships with the Pasadena Unified School District (PUSD) that allow middle and elementary schools to use athletic fields. The City is exploring opportunities to expand recreational access through additional joint-use partnerships with schools, private landowners, and other agencies.

Recreation Programming and Community Needs

What sports, recreation, or other facilities does the City currently lack but hopes to develop in the future?

The City currently has three dedicated youth baseball fields, with an additional two fields available within a Joint Use Agreement with the Pasadena Unified School District (PUSD). More athletic spaces, especially soccer fields, are an unmet need for recreational facilities. As a result, residents often rely on facilities in nearby cities such as Duarte, Arcadia, and Pasadena, sometimes paying user fees for access. Community feedback has also indicated interest in additional passive park spaces. Opportunities to collaborate with neighboring cities to provide shared recreational facilities were discussed as a potential way to address these needs.

Are there age groups or user populations (youth, seniors, adaptive recreation users) whose needs are currently underserved?

Recreational opportunities are limited for all age groups, with youth being the most underserved.

Trails and Connectivity

What is the current condition of the trails post Eaton Fire? What are the current plans/status of restoration?

Following the Eaton Fire, trails were assessed through a grant-supported evaluation by the Los Angeles County Open Space Department. Cleanup efforts are underway by a volunteer trail group; however, some areas remain closed due to fire damage and mudslides. Bailey Canyon experienced significant damage, including a bridge failure, with most trail impacts resulting from mudslides and burnt ground. The Mt. Wilson Trail was reopened on January 13, 2026.

Are there plans to develop or extend trails, greenways, or bike/pedestrian connections between current trails and pathways to the broader Angeles National Forrest and other Cities.

There are no active plans to develop or extend trails, greenways, or bike and pedestrian connections to link existing routes with the broader Angeles National Forest or neighboring cities. However, the City has applied for a grant to develop a Comprehensive Circulation Plan, which would evaluate the existing bike and pedestrian network and identify opportunities for expansion and improved connectivity.

Parkland Dedication and Quimby Act Implementation

What is the current Quimby requirement (acres per 1,000 residents or in-lieu fee structure) in Sierra Madre?

Sierra Madre collects a development impact fee under the Quimby program. These funds are deposited into a dedicated account specifically reserved for park acquisition and development.

Park Maintenance and Operations

What are the City's current maintenance practices and staffing levels for parks and recreational facilities? Are these adequate?

Park maintenance is primarily managed by the Public Works Department, with landscaping services, including turf and grounds care, contracted through a private third party. Current staffing levels and resources are considered insufficient to fully maintain all parks and recreational facilities. The City will provide additional details and follow-up information regarding maintenance capacity.

What are the biggest maintenance challenges, and where does the department see opportunities for improvement?

The City identifies funding limitations as the primary maintenance challenge. For example, the community pool required new plastering as recommended by the health department. However, due to the high cost and need to allocate funds, the renovation has not been completed yet. Addressing funding gaps and developing stronger partnerships are seen as key opportunities to improve maintenance capacity and the overall quality of park facilities. The City will provide additional details in follow-up.

Funding and Partnerships

Beyond Quimby, what are the main funding sources for park improvements (e.g., grants, General Fund, Any Measures/Props that have been passed)?

Beyond Quimby funds, the City's main sources of funding for park improvements include:

- **Restore Grant:** A $4.25 million initiative supporting the recovery and rebuilding of public parks, trails, and open spaces in the hardest-hit communities across Los Angeles County.
- **Sierra Madre Community Foundation:** Through its Fletcher Fund, the Foundation provides financial support for various local projects, including park and recreation improvements.

These funding sources supplement the City's general fund and development fees to support park acquisition, maintenance, and enhancement projects.

Are there opportunities for public-private partnerships or sponsorships to support recreation programs or park enhancements?

The City is open to collaboration with private organizations to support recreation programs and park improvements. Current examples include the partnership with Little League, which helps fund maintenance of sports fields. Additional opportunities for

sponsorships or partnerships exist, such as potential collaborations at the Orange Grove Park Tennis Courts.

Long-Term Vision

How does the Community Services Department see its role evolving over the next 10–20 years?

Over the next 10–20 years, the Community Services Department envisions an expanded role in the community, supported by increased funding and a strengthened, more vibrant staff. This would enable the Department to enhance recreational programs, maintain and improve facilities, and actively engage residents in park and open space initiatives.

What would the department identify as top priorities for improving equity, accessibility, and community engagement across the park system?

The Community Services Department has identified several top priorities across the City's park system. These include:

- Promoting health and wellness programs for youth and teens to encourage physical activity and overall well-being.
- Expanding wilderness and nature programming at Bailey Canyon Wilderness Park, including organized and self-guided hikes, nature education, and engagement opportunities for groups such as scouts and local schools.
- Increasing community participation by developing programs that foster public interaction with natural spaces and provide broader access to outdoor recreational opportunities.

These initiatives aim to ensure that all residents have equitable access to parks, recreational programs, and natural areas.

COMMUNITY SURVEY

The City of Sierra Madre conducted a survey from November 5 to December 18, 2025, to gather community input to inform updates to the Open Space and Recreation, Conservation, and Circulation Elements of the General Plan. A total of 112 responses were received. The majority of respondents are adults and seniors who have lived in the city for over 10 years and visit parks and recreation facilities on a weekly basis.

Survey Summary

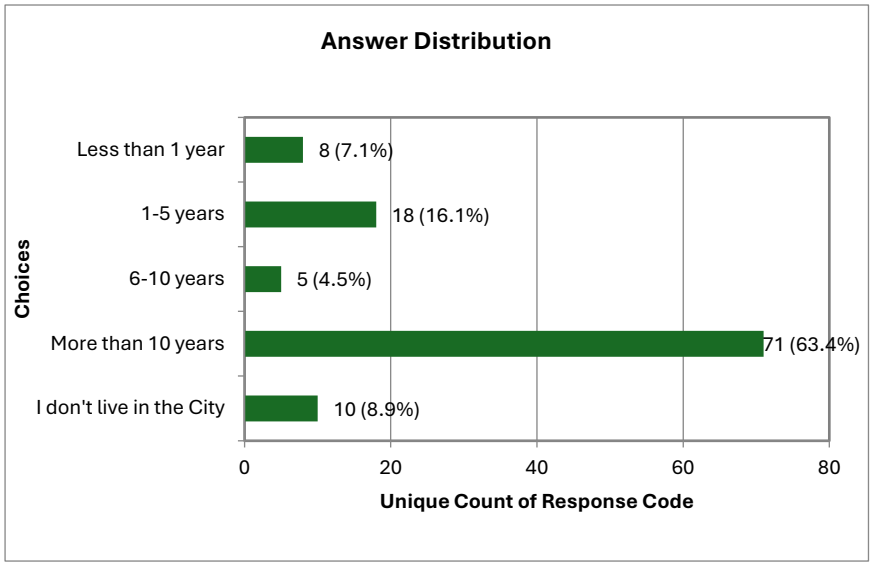
Respondents indicated strong interest in recreational amenities, particularly trails and greenways, as well as playgrounds, community centers, dog parks, picnic areas, and sports fields/courts. Key challenges identified included limited park availability, restricted parking and access, and safety concerns -especially related to teens at Memorial Park. A smaller number of respondents reported challenges related to insufficient programs for their age group. Additionally, respondents noted that the recent Eaton Fire has significantly impacted access to parks and open space, particularly due to trail closures. Suggestions for new parkland spaces included converting underused lots into pocket parks. Likewise opinions were mixed regarding the purchase of private properties for park development.

Conservation priorities emphasized the importance of protecting biological resources, including special-status species, critical habitats, and wetlands, within and around the City. Respondents supported a range of strategies to maintain wildlife connectivity, such as preserving natural pathways along foothills and canyon areas, securing trash bins and outdoor food waste, limiting new development or grading near wildlife movement areas, and expanding native vegetation and buffer zones between homes and wildlands.

Regarding tree management, selective thinning or pruning to reduce wildfire hazards was widely supported. However, respondents were divided on the removal or replacement of trees, with concerns expressed about potentially harming the city's aesthetic, doubts about effectiveness, and conditional support only if replacement trees were planted. Water conservation strategies were also favored, particularly increasing the use of recycled water for irrigation in parks, medians, and other public facilities.

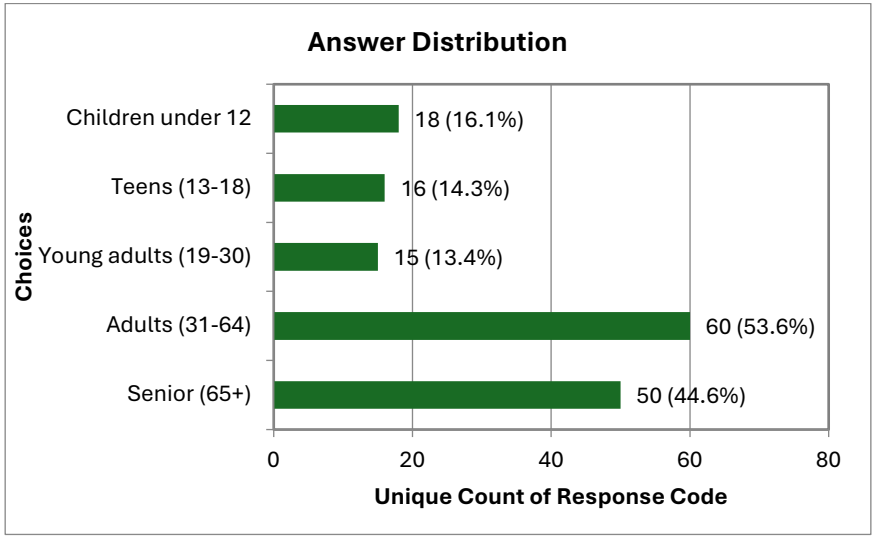
Question 1: How long have you lived in Sierra Madre?

The majority of respondents have lived In Sierra Madre for more than ten years. 16 percent of respondents have lived for 1 to 5 years, and a less than 10 percent have lived in the city for less than a year, six to ten, or do not live in the city at all.



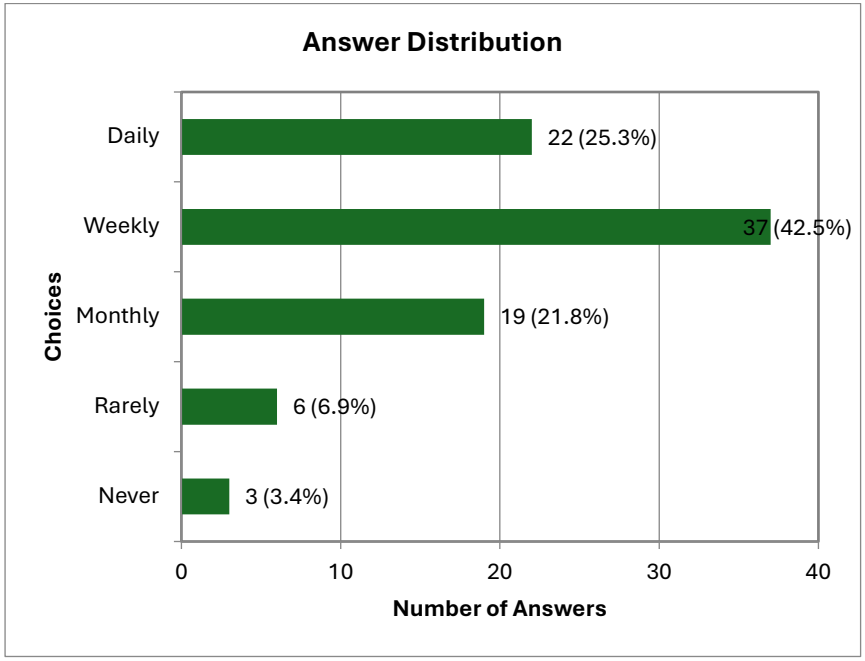
Question 2: Which best describes your current household? *(Select all that apply)*

Respondents were primarily adults ages 31–64 were the most represented household group at 53.6%, followed by seniors age 65 and older at 44.6%. Respondents also stated that their households include younger populations, with 16.1% reporting children under 12, 14.3% reporting teens ages 13–18, and 13.4% reporting young adults ages 19–30.



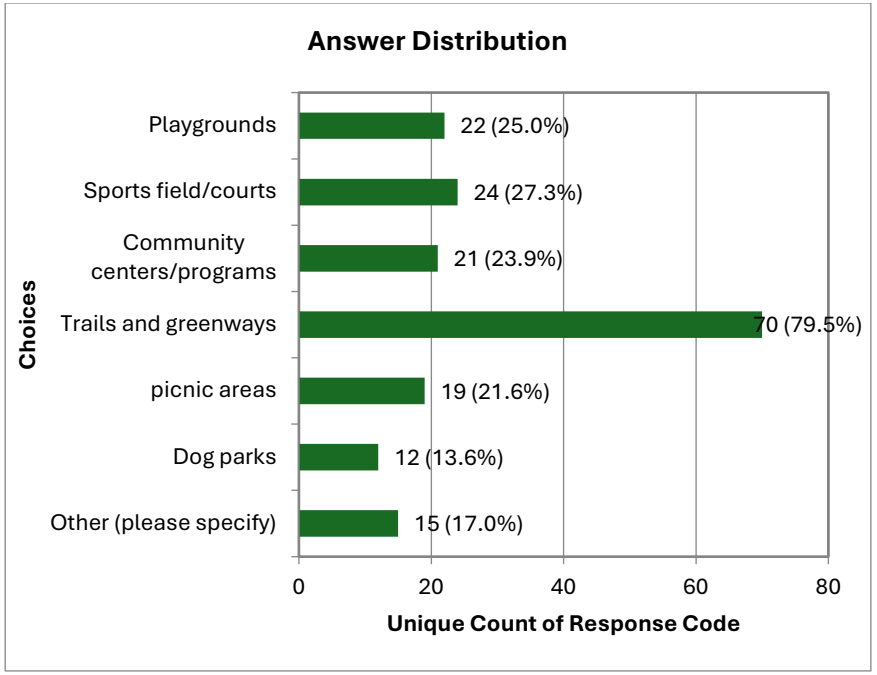
Question 3: How often do you or your family visit City parks, trails, or recreational facilities? *(Select one)*

Respondents are frequent users of City parks, trails, and recreational facilities. Respondents stated that 42.5% visit these facilities weekly, while 25.3% reported daily visits. Monthly use was reported by 21.8% of respondents. In contrast, fewer respondents indicated limited use, with 6.9% visiting rarely and only 3.4% stating they never visit City parks, trails, or recreational facilities.



Question 4: Which types of recreational amenities are most important to you? *(Select up to 3)*

Respondents identified trails and greenways as the most important recreational amenity, with 38.3% selecting this option. Respondents also indicated interest in sports fields and courts (13.1%), playgrounds (12.0%), and community centers and programs (11.5%). Picnic areas were important to 10.4% of respondents, while dog parks were selected by 6.6%. Additionally, 8.2% of respondents chose other amenities, reflecting a variety of recreational interests.

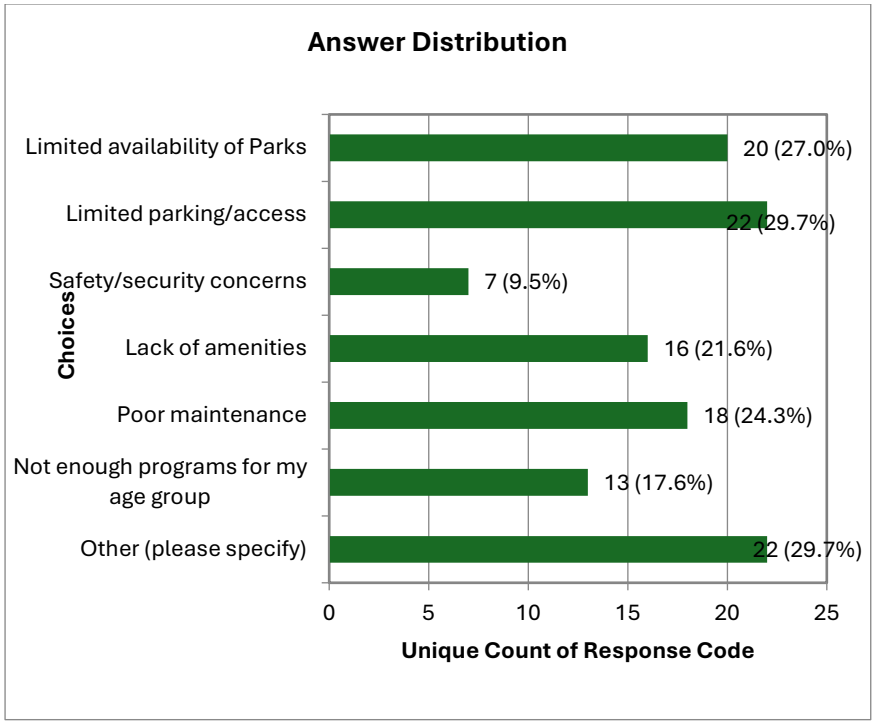


Question 4 'Other' responses include:

No.	Answer
1	Upgrading existing park equipment, maintaining existing facilities and lighting
2	Utilizing existing school playgrounds and sports fields by upgrading functions and upkeep
3	City purchase of remaining natural areas
4	Make the Meadows park larger with low-level night lighting and no organized sports
5	Convert empty lots into pocket parks
6	New park in the Monastery development
7	More trails and connecting trails for walking/hiking
8	Partner with schools and sports organizations to expand access for kids
9	Convert vacant/underused lots into small parks or rooftop/vertical green spaces
10	Maintain and repair Memorial Park, parkways, stairs, and landscaping
11	Include shaded sitting areas, pergolas, BBQ spots, meandering trails, drinking fountains, restrooms
12	Add native plants, trees (evergreen and seasonal), citrus trees, water features for wildlife, and habitat for monarch butterflies and birds
13	Shared use facilities with schools for playgrounds and fields
14	Focus on passive open space with comfortable seating and tables
15	Rooftop green spaces downtown
16	Expand and improve existing parks
17	Creating a pump track for kids
18	Include imaginative playground equipment: ziplines, tunnels, climbing spaces
19	Year-round recreational fishing at basins
20	Splash pads
21	Dog parks with controlled access, grassy areas, and space to run
22	Revitalize oak grove area and Bailey Canyon space
23	Gardens and community gardens
24	Focus on wildlife and native plant preservation in parks
25	Trails and natural/native gardens for people and wildlife
26	Plaza spaces for artistic and recreational activities
27	Small parks without being showy or overwhelming
28	Ensure open space is used to serve young people in the community

Question 5: What challenges do you face when using parks or recreation facilities? *(Select all that apply)*

Respondents identified limited parking and access as a key challenge, cited by 18.6%, along with other unspecified challenges also noted by 18.6% of respondents. Limited availability of parks was identified by 16.9%, while poor maintenance was a concern for 15.3% of respondents. A lack of amenities was reported by 13.6%, and 11.0% indicated there are not enough programs for their age group. Safety and security concerns were mentioned less frequently, at 5.9%.



Other responses include:

No.	Answer
1	Lack of amenities (including clean and stocked restrooms, shade, drinking fountains)
2	Large groups not cleaning up after events
3	Aggressive behavior by some users, lack of police response
4	Trails closed / limited access to trails
5	Not enough teen-designated areas
6	Areas to bike for children are very limited

Question 6: Has the recent Eaton Fire impacted your use of any parks or open-spaces in Sierra Madre? If yes, in what way?

Respondents overwhelmingly noted that the closure of hiking trails, particularly Bailey Canyon Wilderness Park and the Mt. Wilson Trail, has significantly affected their ability to use parks and open space. Many respondents stated they regularly used these trails before the closures and expressed frustration and sadness about the prolonged lack of access, even while acknowledging the safety, fire recovery, flood damage, erosion, and air quality concerns that necessitated the closures. Several respondents also mentioned broader impacts on outdoor activity, mental health, and quality of life, as well as concerns about environmental conditions such as toxins, ash, wildlife activity, and damaged facilities.

Respondents who responded other than no or N/A, stated the following sentiments:

1	Yes. Bailey canyon park has been closed for almost a year. Mt. Wilson trail is also closed.
2	Yes, especially Mt. Wilson Trail and Bailey Canyon closures/fire damage.
3	Absolutely yes
4	I don't trust the toxins in the soil - don't want my adult kids hiking here. Will get much worse when the Meadows project starts building
5	Of course the trails into the open space are closed for fire recovery
6	Yes. Closure of Bailey Canyon park.
7	No Bailey Canyon and the meadows park is delayed by frivolous lawsuits
8	More people using Sierra Madre parks.
9	Yes, the continued closure of Bailey Wilderness Canyon Park and access to both Bailey and Mt. Wilson trails
10	Trails have been closed; ash is unhealthy to breathe in.
11	Yes. The hiking trails are still closed
12	I used to hike Mt. Wilson trail and Bailey canyon at least once a month. Haven't been able to in the last year.
13	Yes. Concern of air quality first then the erosion condition
14	Yes, hiking trails closed, more wildlife activity coming out from the hills which makes it harder to walk outside w/out encounter of a bear, etc.
15	Not using hiking trails towards Wilson
16	Yes, in a good way. The street I live on is quiet and peaceful now.
17	Bailey Canyon area was a weekly visit for us
18	All of the trails in the mountains have had to be closed. Some parks. A big impact on outdoor living.
19	Bailey Canyon and the trails are under repair.
20	New courts need bleachers, cover and mist sprays
21	Bailey and Mt Wilson trails are closed/ Chantry has no parking
22	Hiking trail availability
23	The trails are closed. I used to hike EVERY DAY!
24	We used to use the local trails but obviously they are closed due to safety concerns.
25	We live close to the burn zone so instead of biking on our street that is safe we came down to the park, but it just is not set up for kids to bike
26	Yes. Less than 6 months of living here we can't use the Mt. Wilson trail now. I understand why, just sad. Going to check out Monrovia Canyon Park soon.
27	I would often use Mt. Wilson trail and Bailey Canyon
28	Wilson and Bailey trails are still closed . We would frequent these trails
29	The Eaton Fire has impacted my life severely. I would frequent the trails on a daily basis, and without having access I have lost the incentive of walking through the beautiful city, and my mental health has declined.
30	Trails and Bailey Canyon Wilderness Park are closed for recovery.
31	Eaton Canyon Nature Center destroyed
32	Yea would love to hike the mt Wilson trail. Even just the first 3/4 mile
33	Very much. Both my primary hiking areas are impacted by burns and slides (Bailey and Mt. Wilson)
34	Yes, Bailey Canyon, baseball fields
35	Yes, I used to hike Bailey Canyon weekly
36	Trails are closed but I understand why.
37	Trails understandably closed due to fire/flood damage.

Question 7: If the City were to create new park space, what ideas do you have? *(Open-ended response)*

Respondents expressed a clear preference for maintaining and improving existing parks and open spaces, including repairs, better lighting, upgraded equipment, and preservation of trees, native plants, and wildlife. Many emphasized expanding and connecting trails and creating more quiet, passive walking areas. Respondents also supported converting vacant or underused lots into small pocket parks, plazas, gardens, or rooftop green spaces, and partnering with schools to share playgrounds and fields.

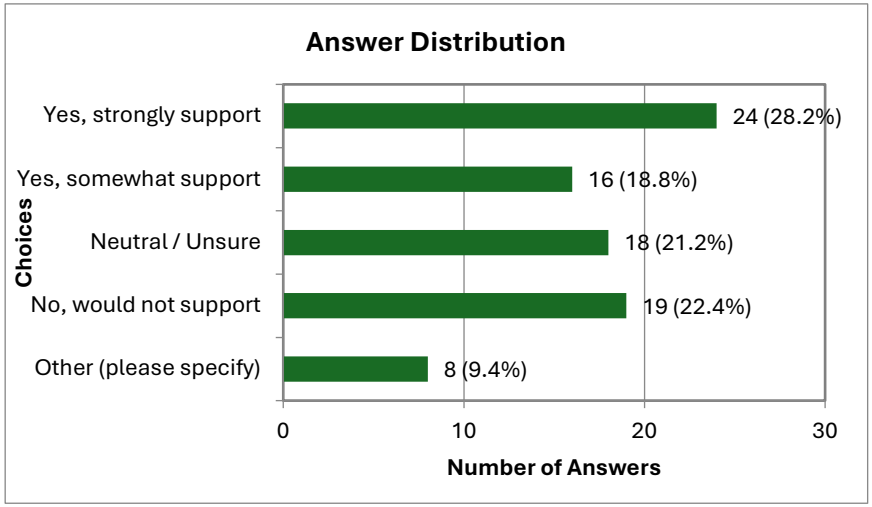
Survey responses include:

No.	Answer
1	Upgrading existing park equipment, maintaining existing facilities and lighting, utilizing existing school playgrounds and sports fields by upgrading functions and upkeep
2	City purchase of remaining natural areas, like Claremont has done
3	Make the highly anticipated park at the Meadows larger with low-level night lighting and no organized sport activities
4	Convert the empty lot next to the Post Office into a pocket park
5	A new park in the Monastery development
6	Trails, more trails and options for people who walk; link the trails
7	Partner with schools and sports organizations
8	Sierra Madre is limited in possible buying/opening improved park space
9	No new parks; better use what the city already has with programs and events
10	Converting vacant/underused lots, rooftop/vertical green spaces
11	Open space of any and all kinds
12	Pocket parks/plazas; maintain Memorial Park, repair stairs, uneven parkways, overall landscaping
13	Make arrangements with local schools (private and public) for playground/field access
14	Convert vacant or underused lots into small parks with shaded seating, pergolas, BBQ spots, trails, trees (evergreen & deciduous), citrus, drinking fountains, water features for wildlife, native plants, monarch butterfly habitats, bird houses
15	Converting open space to parks instead of new housing developments
16	Bailey Canyon improvements
18	Preserve wilderness when converting vacant lots
19	Convert open space in town to additional pocket parks; implement shared-use facilities with schools
20	Vacant lots
21	Quiet passive walking trails
22	Gardens, golf course
23	Partner with private schools to increase shared space
24	Trails and natural/native gardens for people and wildlife
25	DO NOT partner with churches; make a skate park on a baseball field
26	Create more passive open space with comfortable seating and tables
27	Share schools' playgrounds for community use
28	Design spaces to capture water in leach pits for fire/water conservation
29	Rooftop green space downtown for public use
30	Repair/reopen damaged areas, e.g., Bailey Canyon, Memorial Park
31	Year-round recreational fishing at the basins
32	Including a Splash Pad
33	Expanding existing parks
34	A park with more interesting equipment (ziplines, passageways/tunnels, climbing spaces)
35	Creating a pump track for kids
36	More natural outdoor/native plant spaces
37	Plazas, vertical green spaces, and more community gardens
38	Dog park with controlled access, grass and room to run

39	Revitalizing Oak Grove area and space west of Rose Bowl float association
40	More important to maintain existing parks
41	Trees
42	Expand existing parks or unused land
43	Just open space of any kind
44	Bigger grassier dog parks
45	Maintain Bailey Canyon's wildlife and native plants
46	Spaces that serve the needs of young people in the community
47	Small parks; nothing showy or overwhelming
48	Pocket parks with formal gardens

Question 8: Would you support the City purchasing private properties to expand park and open space, even if this required a bond measure or special tax? *(Select one)*

Respondents are generally supportive of the City purchasing private properties to expand parks and open space. Respondents stated that 28.2% strongly support and 18.8% support such efforts. Meanwhile, 21.2% are neutral or unsure, 22.4% would not support it, and 9.4% selected others, indicating a range of opinions on this approach.

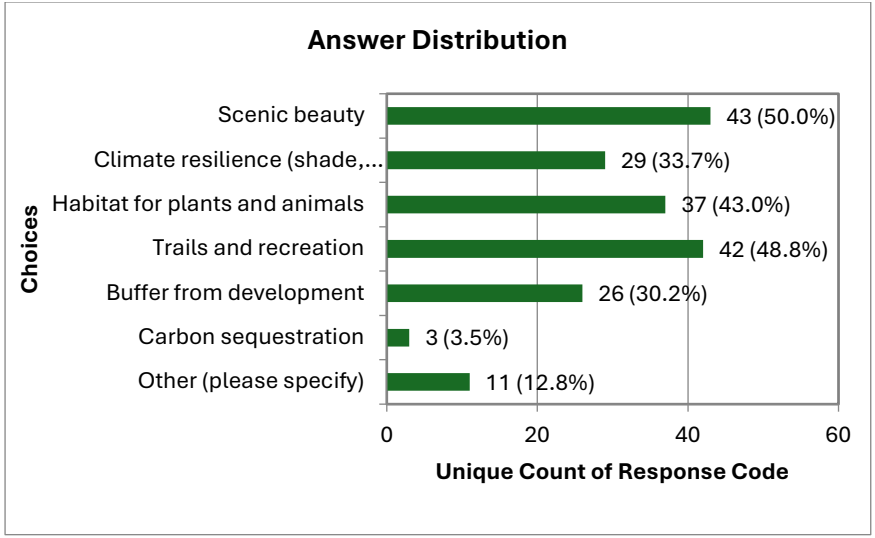


Other Responses include:

No.	Answer
1	Not needed
2	N/A
3	Depends upon how the open spaces would be used
4	No more taxes. The city had the opportunity to buy the monastery property
5	There is enough park land, it is just poorly planned
6	This would depend on what kind of facilities, or what the city has in mind to utilize the open space for
7	Only woodlands open space

9: Which passive open space benefits do you value most? Passive open space is land set aside for low intensity uses like walking, hiking, or enjoying nature, rather than active sports or structured recreation. *(Select up to 3)*

Respondents stated that the most valued benefits of passive open space are scenic beauty and trails for walking or recreation, followed closely by habitat for plants and animals and climate benefits like shade and cooling. Buffers from development were also noted, while carbon sequestration was less of a priority.

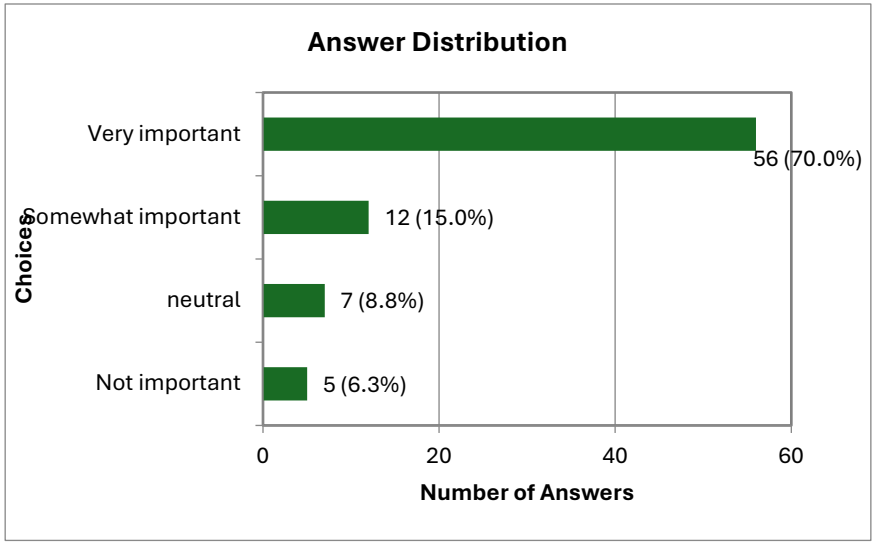


Other answers include:

No.	Answer		
1	Dog Park	3	Kids / youth-focused urban planning
2	Peace & quiet	4	I like development / more housing in city

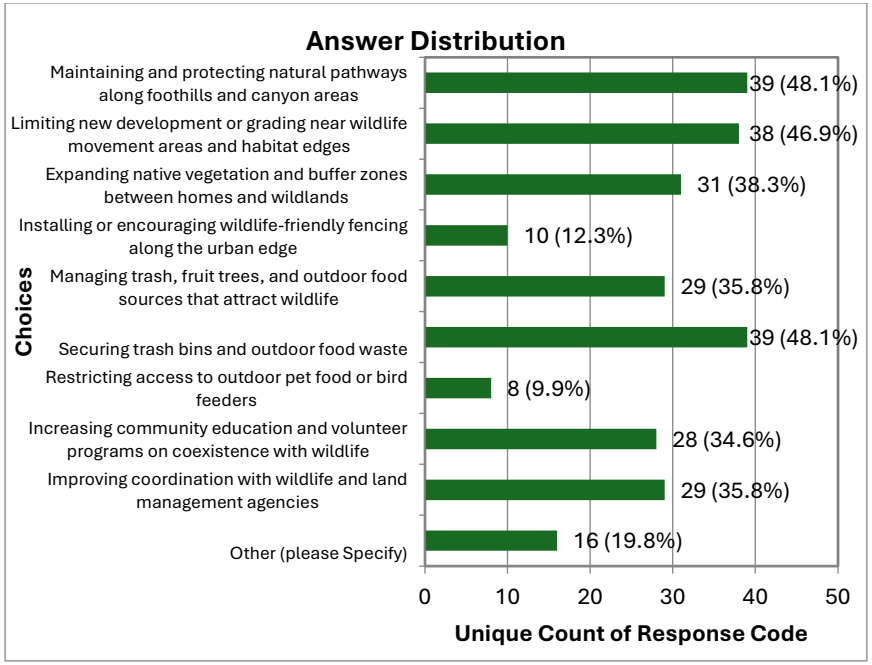
Question 10: How important is protecting biological resources, including special-status species, critical habitat, and wetlands, within and around the City? *(Select one)*

Respondents stated that protecting biological resources is highly important, with 70% saying it is very important and 15% saying somewhat important. Only a small portion of respondents were neutral (8.8%) or felt it was not important (6.3%).



Question 11: In recent years, Sierra Madre has experienced more frequent bear activity in residential areas. Which strategies would you most support to help wildlife move safely around Sierra Madre's hillsides while reducing conflicts with residents? *(Select up to 5)*

Respondents were in favor of managing food sources, protecting natural pathways, and limiting new development near wild areas. The top strategies included securing trash and outdoor food (48%), maintaining canyon and hillside paths (48%), and expanding native plants and buffer zones (38%). Few respondents supported fences or restricting pet food and bird feeders.

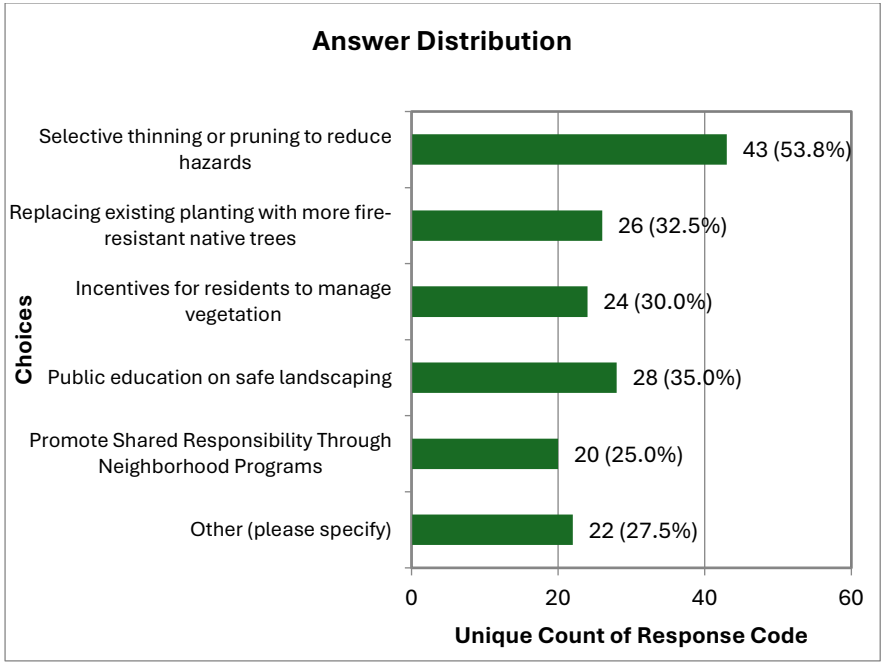


Other Responses include:

No.	Answer
1	Maintain and protect natural pathways along foothills and canyon areas
2	Expand native vegetation and buffer zones between homes and wildlands
3	Manage fruit trees, outdoor pet food, and bird feeders that attract wildlife
4	Restrict access to outdoor pet food or bird feeders
5	Improve coordination with wildlife and land management agencies
6	Promote shared responsibility through neighborhood programs
7	Require realtors to provide information on wildlife coexistence
8	Encourage wildlife-friendly fencing along urban edges
9	Relocate problematic animals if necessary
10	Control or reduce problematic wildlife populations (e.g., bears)
11	Manage composting or food scrap programs to limit attractants
12	Emphasize expert guidance over lay opinions
13	Address trash as a key attractant to reduce wildlife encounters

Question 12: The City has a large tree canopy that provides many benefits but also increases wildfire risk. Which strategies would you most support to balance tree canopy and wildfire risk? *(Select up to 3)*

Respondents are primarily in favor of selective thinning or pruning to reduce hazards (54%), while support for the other options was fairly even. Comments emphasized a desire for science-based approaches, expert guidance, and innovative methods like using goats to clear brush. Many also stressed community engagement, clear responsibilities, and broader fire suppression efforts, while still valuing the tree canopy for its beauty and ecological benefits.

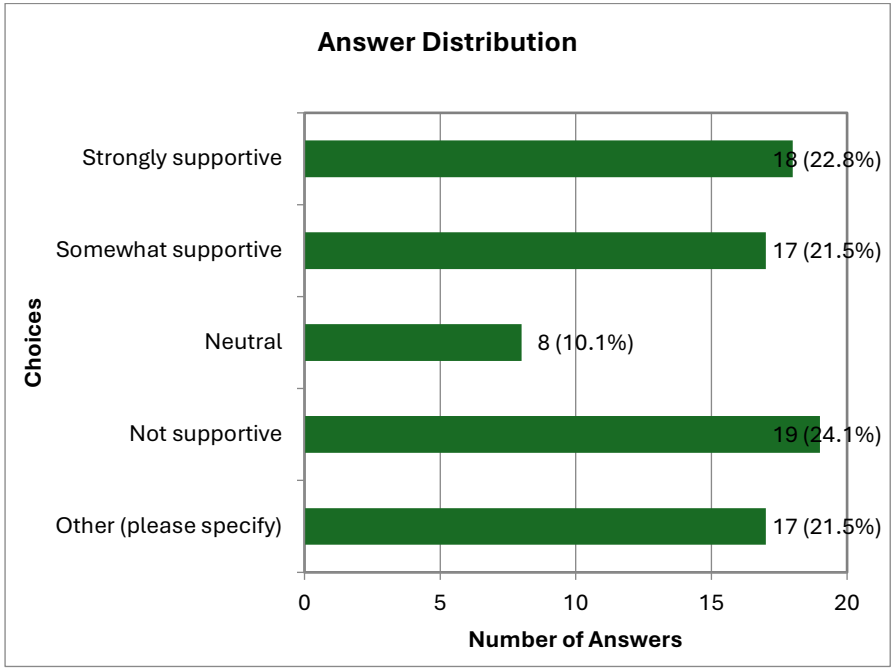


Other responses include:

No.	Answer
1	Removing invasive or highly flammable species (e.g., eucalyptus, Italian cypress)
2	Encourage proper maintenance and moisture of tree canopies, emphasizing their protective role
3	Maintain large buffer zones around the city
4	Use science-based approaches informed by plant specialists rather than solely fire departments
5	Employ innovative methods like renting goats to clear excess foliage on mountainsides
6	Require new developments to use fire-resistant native plants and trees
7	Engage community through outreach to clarify responsibilities between residents and city
8	Emphasize the importance of native trees (e.g., oaks) which can slow fires and protect buildings
9	Some express skepticism about the direct role of trees in fire risk and advocate for broader community fire suppression efforts
10	Highlight that maintaining greenery and tree canopy is important for city beauty and ecological health
11	Suggest bringing in experts to guide policies instead of relying on lay opinions

Question 13: How supportive would you be of City programs that remove or replace trees when necessary to reduce wildfire hazards? *(Select one)*

Respondents were fairly split on City programs to remove or replace trees, with many saying it should target only hazardous trees and be guided by experts. They favor replacing removed trees with fire-resistant species and emphasize proper trimming, maintenance, and moisture management. Some worry removal could create hotter, drier conditions, and several stress community fire preparedness over relying solely on cutting trees.

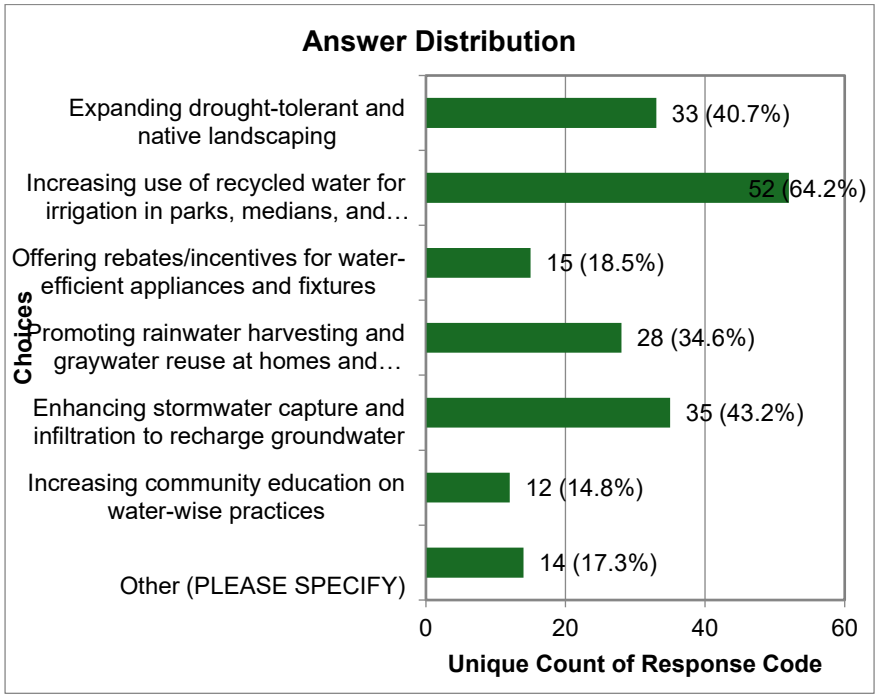


Other responses included:

No.	Answer
1	Depends on which trees and why
2	show the fire science behind tree removal and support development of oak woodlands
3	That depends how the term “necessary” is defined and who makes that determination. Also who decides what type of tree will be planted. Our parkway lost a tree years ago that was never replaced.
4	I lack faith in the City deciding "when necessary" applies
5	If there is a fire and wind, it does not matter if it is a hazard or not. Removing trees just creates another problem which is that it will be hotter, without the shade, and therefore drier and then more likely to have fire be a problem. Removing trees is not the answer.
6	Keep existing trees trimmed properly and use fire resistant trees for new plantings
7	Again, which trees and is this what the fire department recommends?
8	Would only be supportive if it was a remove AND replace program
9	I am supportive only if new trees are planted and rigorously maintained
10	Trees don't need to be removed as much as they need to be moistened. See above answer and https://studio-petrichor.com to
11	Think this idea is short sighted, it makes people feel safer but statistically would not be the shield everyone wants to think it would be, wind driven fire at the volume we see necessitates community fire suppression teams. We need to as a community decide how we can all be fire fighter, in some way or another
12	Whatever the experts recommend.
13	Absolutely not, we love our trees, do not ruin our city's beauty
14	California oaks
15	remove fire hazard trees only
16	Depends on your definition of how to reduce wildfire hazards

Question 14: Which strategies would you most support to conserve water?

Most respondents want to use recycled water for parks and public spaces (64%) and capture stormwater to recharge groundwater (43%). Fewer people were interested in rebates (19%) or community education on water-wise habits (15%). Additional comments indicated interest in practical ways to save water, like graywater reuse and improving stormwater capture. A few noted the importance of limiting development to reduce demand and promoting aesthetic drought-tolerant landscaping.



Other responses include:

No.	Answer
1	Promoting rainwater harvesting and graywater reuse at homes and businesses
2	Increasing community education on water-wise practices
3	Offering rebates and incentives for water-efficient appliances and fixtures
4	Stop overdeveloping the town / limit development to reduce water demand
5	Address concerns about high water bills compared to neighboring cities
6	Stop subsidizing water waste by charging fair fees based on actual water use
7	Educate the community that drought-tolerant landscaping does not mean “dirt” and discourage artificial turf for large areas
8	Improve stormwater capture to better refill city basins
9	Increase access and maintenance of water-wise landscapes and irrigation systems

CITY OF
SIERRA
MADRE

STAFF REPORT

PLANNING & COMMUNITY PRESERVATION

DATE: June 23, 2026

TO: Honorable Mayor and City Council

FROM: Clare Lin, Director of Planning & Community Preservation
By: Krysta Elias, Permit Technician

SUBJECT: **Ordinance No. 1497 Amending Ch. 8.13 (Construction and Demolition Waste Disposal) of Title 8 (Health and Safety) of the Sierra Madre Municipal Code**

RECOMMENDATION

It is recommended that the City Council conduct the first reading of Ordinance No. 1497 amending Ch. 8.13 (Construction and Demolition Waste Disposal) of Title 8 (Health and Safety) of the Sierra Madre Municipal Code.

SUMMARY

The City of Sierra Madre has prepared Municipal Code Text Amendment No. 26-04 to Chapter 8.13 (Construction and Demolition Waste Disposal) to align the City's construction and demolition (C&D) waste management requirements with current state standards and administrative practice. The ordinance updates administrative oversight and enforcement responsibilities, increases the minimum diversion rate from fifty percent to sixty-five percent consistent with state mandated CALGreen requirements, and formalizes the use of an online system to track C&D waste management plans, diversion data, and compliance for construction and demolition projects.

DISCUSSION & ANALYSIS

Chapter 8.13 of the Sierra Madre Municipal Code presently designates the Director of Public Works as the official responsible for administering and enforcing C&D waste diversion provisions. Due to the organizational changes and the current allocation of duties, the City Manager has assigned these functions to the Planning and Community Preservation Department. This initiative is part of an overall effort to improve operational efficiency within the City's organizational structure and optimize service delivery. The proposed ordinance therefore revises Chapter 8.13 to replace references to the "Director of Public Works" with "Director of Planning and Community Preservation," thereby aligning the Municipal Code with existing adminsitrative practice and clarifying departmental responsibility.

Chapter 8.13 currently sets a a minimum diversion requirement of fifty percent for nonhazardous construction and demolition (C&D) materials generated by covered projects. CALGreen requires a minimum diversion rate of at least sixty-five percent. The proposed amendment increases the City's required diversion rate from fifty percent to sixty-five percent for covered projects, thereby bringing local regulations into consistency with CALGreen and supporting state solid waste diversion goals.

In addition, The City's proposed fee schedule has been amended to include fees for the administrative processing of waste management plans, related inspections, and performance-based penalties where diversion requirements are not met. These performance-based penalties have been added in place of traditional performance bonds to streamline compliance, reduce staff time spent on bond administration, and shorten refund processing times. These fees will support cost recovery associated with staff time to review plans, verify diversion rates, and enforce the ordinance.

To further streamline program administration and compliance, the City will implement an online tracking system that enables electronic reporting and verification of construction and demolition waste diversion, improves data accuracy, and facilitates tracking of diversion performance in accordance with City requirements. Lastly, the ordinance includes minor, non-substantive "clean-up" amendments to Chapter 8.13, including corrections to grammar, punctuation, and phrasing, to improve clarity and readability without altering the substantive intent of the existing regulations.

STRATEGIC PLAN RELATIONSHIP

While this code amendment does not specifically correlate with the Strategic Plan, direction provided by the City Council may affect the following Strategic Plan items:

Organizational Sustainability, Goal 3: "Invest in Innovation and Technology."

Strategy OS 3.1: "Improve Electronic Interface/Payment Methods/Security."

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

There is no fiscal impact as a result of the recommended action. Funding for the online permitting system is included in the FY 2026/27 Proposed Budget.

Approved by:

Mike

_____

Michael Bruckner
City Manager

Attachments

CITY OF
SIERRA
MADRE

STAFF REPORT

PUBLIC WORKS SERVICES

DATE: June 23, 2026

TO: Honorable Mayor and City Council

FROM: Brian Dickinson, Director of Public Works
By: Eric Lozick, Management Analyst

SUBJECT: **Resolution No. 26-43 Confirming the FY 2026/27 Downtown Landscaping and Lighting Maintenance District Assessment and Ordering the Levy**

RECOMMENDATION

It is recommended that the City Council:

1. Conduct a public hearing to receive testimony and consider any protests or objections regarding the Fiscal Year 2026/27 Downtown Landscaping and Lighting Maintenance District assessment; and
2. Adopt Resolution No. 26-43 confirming the Fiscal Year 2026/27 assessment and ordering the levy for the Downtown Landscaping and Lighting Maintenance District.

SUMMARY

The City Council previously initiated proceedings for the annual levy and collection of assessments within the Downtown Landscaping and Lighting Maintenance District, confirmed the Engineer's Report, and declared its intention to levy and collect assessments for Fiscal Year 2026/27.

The proposed action includes conducting the required public hearing and considering adoption of Resolution No. 26-43, which would confirm the Fiscal Year 2026/27 assessment and order the levy.

The Engineer's Report identifies the improvements funded by the District as Street Lighting, Street Tree and Other Landscape Maintenance, and Park Maintenance. The proposed Fiscal Year 2026/27 assessment levy is $106,073.12.

DISCUSSION & ANALYSIS

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 related administrative and maintenance activities.

On May 26, 2026, the City Council adopted Resolution No. 26-41, initiating proceedings for the levy and collection of assessments within the District and ordering preparation of the Fiscal Year 2026/27 Engineer's Report.

The City Council also adopted Resolution No. 26-42, confirming the Engineer's Report and declaring its intention to levy and collect assessments within the District for Fiscal Year 2026/27. Resolution No. 26-42 further directed that a public hearing be conducted concerning the proposed assessment.

At the public hearing, the City Council will receive testimony and consider any protests or objections regarding the proposed assessment. Following the public hearing, the City Council may adopt Resolution No. 26-43 confirming the Fiscal Year 2026/27 assessment and ordering the levy.

The proposed Fiscal Year 2026/27 assessment rate is higher than the Fiscal Year 2025/26 assessment rate but remains at or below the maximum assessment rate authorized for the District. The Engineer's Report identifies the Fiscal Year 2025/26 assessment rate per Special Benefit Point as $52.53 and the proposed Fiscal Year 2026/27 assessment rate per Special Benefit Point as $54.07.

In 1996, California voters adopted Proposition 218, the Right to Vote on Taxes Act, which added Article XIII D to the California Constitution and established substantive and procedural requirements for levying special assessments. Assessments may be imposed only for a special benefit conferred on an assessed parcel, and the assessment imposed on each parcel must be proportional to, and no greater than, the special benefit conferred on that parcel.

Parcels within the boundaries of the Downtown Landscaping and Lighting Maintenance District receive special benefit from the District improvements. The annual assessments are allocated in proportion to the special benefit conferred on each assessed parcel, as described in the Engineer's Report.

The City collects the assessments through the Los Angeles County secured property tax roll. Adoption of Resolution No. 26-43 will confirm the Fiscal Year 2026/27 assessment and authorize the levy to be submitted to Los Angeles County for collection.

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

The proposed Fiscal Year 2026/27 assessment revenue of $106,073.12 has been incorporated into the Fiscal Year 2026/27 proposed budget. Adoption of Resolution No. 26-43 will confirm the assessment and authorize the levy to be submitted to Los Angeles County for collection.

Approved by:

Mike

_____

Michael Bruckner
City Manager

Attachments

1. Resolution 26-43 - Ordering Levy Downtown LLMD 26-27.pdf

RESOLUTION NO. 26-43

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIERRA MADRE, CALIFORNIA, CONFIRMING THE ASSESSMENT OF THE DOWNTOWN LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT AND ORDERING THE LEVY 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 District, including those properties shown on the Assessment Diagram Downtown Landscaping and Lighting Maintenance District, which is on file with the City Clerk and open for public inspection, is designated as the City of Sierra Madre Downtown Landscaping and Lighting Maintenance District;

WHEREAS, the City 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, the City Council previously adopted a Resolution of Intention declaring its intention to levy and collect assessments within the District for Fiscal Year 2026/27 and setting a public hearing concerning the levy and collection of assessments within the District.

WHEREAS, notice of the public hearing was given in accordance with Section 22626 of the Act;

WHEREAS, at the time and place specified in the Resolution of Intention, the City Council conducted the public hearing and considered all objections to the assessment; and

WHEREAS, no majority protest has been filed against the proposed assessment.

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. Confirmation of Assessment and Diagram. The City Council hereby confirms the assessment and the diagram as described in full detail in the Engineer's

Report on file with the City Clerk.

SECTION 3. Levy of Assessment. Pursuant to Section 22631 of the Act, the adoption of this Resolution constitutes the levy of an assessment for the fiscal year commencing July 1, 2026, and ending June 30, 2027.

SECTION 4. Ordering of the Levy. The City Council hereby orders NBS to prepare and submit the levy of assessments to the Los Angeles County Auditor-Controller for placement on the Fiscal Year 2026/27 secured property tax roll.

SECTION 5. 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 6. 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 7. 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 8. Effective Date. This Resolution shall take effect immediately upon adoption

PASSED, APPROVED, AND ADOPTED this 23rd day of June 2026.

_____

Kristine Lowe, Mayor

I HEREBY CERTIFY that 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 23rd day of June 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

STAFF REPORT

FINANCE

DATE: June 23, 2026

TO: Honorable Mayor and City Council

FROM: Harry Wong, Director of Finance

SUBJECT: **Public Hearing to Adopt Resolution No 26-60 Approving the City of Sierra Madre FY 2026-2027 Operating and Capital Improvement Plan Budget, Resolution No. 26-61 Approving the FY 2026-2027 Fee Schedule, Resolution No. 26-62 Establishing the FY 2026-2027 Appropriations Limit, and Resolution No. 26-59 Executive and Confidential Exempt Salary Matrices**

RECOMMENDATION

It is recommended that the City Council conduct a Public Hearing and adopt:

1. Resolution No. 26-59 approving the Executive Management and Confidential Exempt classification plan and salary matrix;
2. Resolution No. 26-60 authorizing the FY 2026-2027 Operating and Capital Budgets and appropriating the amounts herein;
3. Resolution No. 26-61 approving the FY 2026-2027 Fee Schedule;
4. Resolution No. 26-62 approving the Appropriation (GANN) Limit for FY 2026-2027

SUMMARY

The proposed FY 2026-2027 Budget continues core municipal services, funds targeted service enhancements, advances capital infrastructure priorities, and incorporates organizational changes intended to better align the budget with the City's current service delivery model.

Citywide revenues are projected at approximately $39.1 million, consisting of $22.2 million from Governmental Funds and $16.9 million from Proprietary Funds. Citywide expenditures are projected at $46.3 million, consisting of $25.3 million for Governmental operations and $21.0 million for Proprietary operations.

The proposed General Fund budget projects a net change decrease in fund balance of ($1.1 million). This result is primarily driven by one-time carryover capital projects for elevator and swimming pool improvements at the Sierra Madre Community Center (Sierra Madre YMCA). Removing those one-time capital costs, the remaining General Fund gap is approximately $74K and is primarily attributable to baseline operating cost increases.

The proposed budget includes funding for 92 full-time positions, and increase of 1 position from the prior year, and 21,040 part-time seasonal hours, which together equal approximately 102.12 full-time equivalent positions. The proposed budget also includes approximately $1.2 million in non-personnel budget enhancements and $321K in staffing adjustments across all funds.

Background & Budget Development Process

The FY 2026-2027 budget development process began in March 2026. Beginning in April 2026, department heads met with the Finance Director and City Manager to review department budgets. Every line item was evaluated as part of the budget development process.

During the FY 2025-2026 midyear budget discussion, the City Council directed the City Manager to prepare a budget under a "Status Quo Plus" framework, with the intent of enhancing City services where feasible and practical. All budget enhancements were presented to the City Council during two budget study sessions in May 2026. A summary of enhancements is included later in this report.

Major Budget Structure Changes

The proposed budget reflects three significant structural and operational changes: budget reorganization, Internal Service Fund restructuring, and the establishment of a five-year Capital Improvement Plan.

Budget Reorganization

The budget has been restructured to align and reflect the City's organizational structure and service delivery model. Key changes include the following:

- Dissolving the Administrative Services Department (ASD) and established a City Manager's Office (CMO) budget comprising four divisions: Administration, City Clerk, Human Resources & Risk Management, and Information Technology;
- Established a stand-alone Finance Department budget;
- Consolidated the Library Department and Community Services Department into a single Library & Community Services Department with two divisions under a single director.
- Created a new Internal Service Fund (ISF)—the Equipment Replacement Fund—to budget for equipment, vehicle, and machinery replacement;
- Established a Non-Departmental budget to centralize retirement and debt service costs outside of individual departments.

Internal Service Fund (ISF) Restructuring

Internal Service Fund charges were streamlined by eliminating direct water and sewer billing for general administrative staff and reallocating Internal Service Fund charges from the fund level to the department level. This approach is intended to ensure department budgets reflect both direct and indirect internal service costs. The amended FY 2025-2026 budget served as the basis for Internal Service Fund allocations, providing departments a fair and equitable share of Internal Service Fund costs without requiring complex and costly allocation methodologies. During FY 2026-2027, this restructing will be further evaluated and refined for future budget years.

Capital Improvement Plan

The FY 2026-2027 budget includes a five-year Capital Improvement Plan. Each capital project includes a project page with project description information, project location, departmental ownership, timing, phase, and a project budget showing total funding sources and uses. The Capital Improvement Plan is included as Attachment #6 - Exhibit C to this report.

DISCUSSION & ANALYSIS

For FY 2026-2027, the City expects to receive approximately $39.1 million in total revenue and estimates total expenditures of $46.3 million. The table below summarizes revenues, transfers, expenditures, and transfers out across all City funds.

	FY24-25 Actual	FY25-26 Adopted Budget	FY25-26 Amended Budget	FY26-27 Adopted Budget
REVENUES				
GOVERNMENTAL FUNDS				
GENERAL FUND	19,064,222	18,047,100	18,997,841	19,677,382
SPECIAL REVENUE FUNDS	7,735,280	2,759,709	2,930,286	2,480,499
TOTAL GOVERNMENTAL	26,799,501	20,806,809	21,928,127	22,157,881
PROPRIETARY FUNDS				
WATER FUND	7,783,240	7,300,000	7,035,000	7,950,000
SEWER FUND	1,362,594	1,358,000	1,358,000	1,375,000
INTERNAL SERVICE FUNDS	5,409,932	5,536,000	5,786,000	7,609,302
TOTAL PROPRIETARY	14,555,765	14,194,000	14,179,000	16,934,302
TOTAL REVENUES	41,355,267	35,000,809	36,107,127	39,092,183
TRANSFERS IN	2,011,065	361,868	366,868	620,000
EXPENDITURES				
GOVERNMENTAL FUNDS				
GENERAL FUND	17,722,774	19,179,848	20,056,339	20,498,042
SPECIAL REVENUE FUNDS	8,162,383	11,854,519	12,031,472	4,769,059
TOTAL GOVERNMENTAL	25,885,157	31,034,367	32,087,811	25,267,101
PROPRIETARY FUNDS				
WATER FUND	5,121,743	7,885,540	8,003,040	11,119,255
SEWER FUND	1,214,995	1,038,815	1,326,128	1,198,001
INTERNAL SERVICE FUNDS	5,415,293	5,893,000	6,654,503	8,742,519
TOTAL PROPRIETARY	11,752,030	14,817,355	15,983,671	21,059,774
TOTAL EXPENDITURES	37,637,187	45,851,722	48,071,482	46,326,875
TRANSFERS OUT	2,011,065	361,868	366,868	620,000

GENERAL FUND SUMMARY

The proposed FY 2026-2027 General Fund budget reflects projected total revenues of $19.7 million and $25K in transfers in, compared with total expenditures of $20.5 million, including a $100K contingency allocation, and $335K in transfers out. This results in a projected net change decrease in fund balance of ($1.1 million).

Of the General Fund funding gap, the $1.1 million is attributable to two one-time carryover capital projects at the Sierra Madre YMCA: $750K for the installation of an ADA-compliant elevator and $324K for pool safety improvements. These projects are eligible for funding from Unassigned General Fund Reserves because they represent one-time capital improvements that address public facility needs at the Sierra Madre YMCA.

The City Council appropriated $900K for these projects in FY 2025-2026; however, the project will not start until FY 2026-27 and the revised cost estimate is $1.1 million. It is recommended that the City Council authorize the use of $1.1 million in reserves to fully fund the Sierra Madre YMCA improvements. The use of reserves is consistent with the City's Fund Balance Policy, which permits the use of General Fund Reserves only in limited situations such as emergencies or significant unanticipated one-time expenditures. These projects were classified as capital exclusions and do not count against the City's annual spending cap under state law, the Gann Limit.

	FY24-25 Actual	FY25-26 Adopted Budget	FY25-26 Amended Budget	FY26-27 Adopted Budget
REVENUES				
Franchise Fees	615,702	550,000	635,900	605,000
Other Revenues	1,485,171	908,600	1,045,241	714,000
Charges for Services	1,074,810	860,500	979,400	948,000
Sales Taxes	1,450,025	1,408,000	1,522,500	1,501,954
Lic and Permits	1,764,999	1,625,000	1,827,800	2,328,000
Utility User Taxes	3,516,609	3,229,000	3,385,000	3,597,900
Property Taxes	9,156,905	9,466,000	9,602,000	9,982,528
TOTAL REVENUES	19,064,222	18,047,100	18,997,841	19,677,382
TRANSFER IN	-	-	-	25,000
EXPENDITURES				
Elected and Appointed	471,860	412,000	473,000	-
City Attorney	-	-	-	199,200
City Council	-	-	-	44,538
City Treasurer	-	-	-	3,925
Administrative Services	3,535,072	3,384,000	3,702,750	-
CM-Admin	-	-	-	100,000
Finance	-	-	-	166,944
Fire	4,081,270	3,988,000	4,041,000	5,412,103
Library-Comm Svc	1,179,880	1,325,000	1,353,000	1,773,099
Non-Departmental	548,938	850,848	850,848	1,157,772
Planning	1,712,667	2,158,000	2,178,000	2,843,103
Police	5,221,141	5,199,000	5,501,741	6,888,597
PW-Utility	971,946	1,863,000	1,956,000	1,908,761
TOTAL EXPENDITURES	17,722,774	19,179,848	20,056,339	20,498,042
TRANSFERS OUT	1,986,065	336,868	341,868	335,000
NET CHANGE IN FUND BALANCE	(644,617)	(1,469,616)	(1,400,366)	(1,130,660)

Staffing & Personnel Changes

The FY 2026-2027 budget includes funding for 92 full-time positions, up from 91 full-time positions in FY 2025-2026, and 21,040 part-time seasonal hours, which together equal approximately 102.12 full-time equivalent positions. The budget includes funding for a full-time 1.0 FTE Deputy Fire Chief position, a priority the City Council identified two years ago. Below is a summary of proposed staffing levels.

Department	2024-2025 Adopted	2025-2026 Adopted	Proposed FY 2026-2027
Citywide Totals			
Full-Time Positions	91	91	92
Part-time Hours	18,160	20,080	21,040
TOTAL FTE	**99.73**	**100.65**	**102.12**
City Manager Office - Administration			
Full-Time Positions	2.83	2.83	2.83
TOTAL FTE	**2.83**	**2.83**	**2.83**
City Manager Office - Human Resources			
Full-Time Positions	2.34	2.34	2.34
TOTAL FTE	**2.34**	**2.34**	**2.34**
City Manager Office - City Clerk			
Full-Time Positions	2.00	2.00	2.00
TOTAL FTE	**2.00**	**2.00**	**2.00**
City Manager Office- I.T. Division			
Full-Time Positions	2.83	2.83	2.83
TOTAL FTE	**2.83**	**2.83**	**2.83**
Finance			
Full-Time Positions	6	6	6
Part-time Hours	960	-	-
TOTAL FTE	**6.46**	**6.00**	**6.00**
Fire Department			
Full-Time Positions	18	18	19
Part-time Hours	960	960	960
TOTAL FTE	**18.46**	**18.46**	**19.46**
Library & Community Services			
Full-Time Positions	9	9	9
Part-time Hours	6,360	8,280	10,200
TOTAL FTE	**12.06**	**12.98**	**13.90**
Planning & Community Preservation			
Full-Time Positions	6	6	6
Part-time Hours	-	960	-
TOTAL FTE	**6.00**	**6.46**	**6.00**
Police Department			
Full-Time Positions	23	23	23
Part-time Hours	9,880	9,880	9,880
TOTAL FTE	**27.75**	**27.75**	**27.75**
Public Works & Utilities			
Full-Time Positions	19	19	19
Part-time Hours			
TOTAL FTE	**19.00**	**19.00**	**19.00**

Personnel Changes Summary

The table below summarizes staffing changes in the new budget. The only additional full-time position is the 1.0 FTE Deputy Fire Chief. Additional changes include the elimnation of the y-rate for the Senior Network Administrator and several position reclassifications in the Planning & Community Preservation, Library & Community Serivces, and Public Works Departments. The Library also received additional funding for a part-time position to assist with the opening of the remodeled Sierra Madre Public Library.

Department	New Postion & Position Upgrade/Reclassification	Amount
CMO - IT	Position Upgrade: Senior Network Administrator	$ 3,931
FIRE	New Position: Deputy Fire Chief	277,848
PLANNING	Position Upgrade: Assistant Planner to Associate Planner	673
Lib & CS - Library	New Position: 0.45 FTE Library Technician	19,000
Lib & CS - Library	Position Upgrade: Analyst to Library Manager	1,448
Lib & CS - Comm Svc	Position Upgrade: Recreation Supervisor to Community Services Manager	9,671
PW	Position Reclassification: Fleet Mechanic to Sewer Foreman	8,463
		$ 321,034

Post-Study Session Personnel Budget Change - Administrative Fire Captain

Following the FY 2026-2027 Budget Study Sessions, the Fire Department requested a compensation equity adjustment for the Administrative Fire Captain position.

The Administrative Fire Captain currently is compensated at Range 38 of the Confidential Exempt salary matrix, a range generally associated with a Management Analyst III-level position under the Confidential Exempt salary matrix. The Administrative Fire Captain serves in a Fire Captain assignment and is responsible for department-wide leadership, EMS administration, regulatory compliance, training oversight, quality improvement initiatives, and organizational support functions. Aligning the position with Range 29 of the Confidential Exempt salary matrix is generally consistent with the Fire Captain/Paramedic compensation associated with Range 209 of the Professional Firefighters Association salary matrix, which is a classification of parity. The total fully-burdened impact of the equity adjustment is $49,000.

The proposed adjustment is accommodated through a Fire Department budget adjustment and does not require additional General Fund appropriations. The incumbant Administrative Fire Captain has earned a Registered Nurse (RN) designatiom and the department will eliminate a contracted Nurse Educator services and bring those functions in-house resulting in an ongoing cost savings of approxaimtely $18,000. In addition, salary savings associated with the Deputy Fire Chief position are expected during the recruitment, testing, background investigation, and hiring process, which is expected to take approximately two months, which will offset the remaining impact.

Classification Plan & Salary Matrix

Included with the budget adoption and required by CalPERS, Resolution No. 26-59 approves amendments to the City's Executive Management and Confidential-Exempt Classification Plan and Salary Matrix. The amendments include adjusting salary ranges to align with current market rates, formally establishing the Library & Community Services Director position, moving the Administrative Fire Captain from Range 38 to Range 29, moving the Senior Network Administrator from Range 32 to Range 31, and retitling the Administrative Services Manager/City Clerk to City Clerk.

The updated Executive Management matrix is effective June 1, 2026, and the updated Confidential-Exempt matrix is effective July 13, 2026. Adoption of the revised Classification Plan and Salary Matrix by Resolution No. 26-59 is necessary to comply with California Public Employees Retirement System requirements that compensation be listed on a publicly available salary schedule approved by the governing body in order to be reportable for retirement purposes.

Budget Enhancements and Study Session Changes

To support the City Council's Status Quo Plus direction, the proposed budget includes approximately $1.2 million in non-personnel budget enhancements across all funds. The items presented to the City Council during the May 2026 budget study sessions are summarized below.

Department	Budget Enhancements	Amount
CMO - Admin	Development Surveys	$ 50,000
CMO - City Clerk	Record Management System	75,000
CMO - City Clerk	Electronic Filing System	2,500
CMO - IT	Desktop Refresh Project	45,000
CMO - IT	Cybersecurity Project	45,000
CMO - IT	Data Center Refresh Project - 10 GIG	25,000
CMO - IT	IDP Implementation	18,000
CMO - IT	ZTNA Network Implementation	6,000
CMO - IT	SSO Implementation	8,000
CMO - IT	DocAccess Licensing	5,000
CMO - IT	Water Billing Printer	2,000
CMO - IT	Plan Check Monitors	2,500
CMO - IT	Drone Photography	3,900
POLICE	Firearm Replacement Program	35,000
POLICE	SGVCOG Regional Bear Management Program	25,000
POLICE	Taser Replacement	125,000
FIRE	Personal Protective Equipment (PPE) - PFAS-Free Turnout Gear	155,000
FIRE	Records Management System (RMS) - First Due	21,510
FIRE	Lucas Device (Lund University Cardiopulmonary Assist System)	25,000
PLANNING	Granding and Drainage Permit Contract Services	20,000
PLANNING	Environmental Review Contract Services	30,000
PLANNING	Green Halo Demolition Permit Software Subscription	5,400
LIB & CS	Calendar/Reservation System for Library & Communiy Services	4,000
PW	Water System Master Plan & Hydraulic Model Update	150,000
PW	Water Safety Equipment	6,000
PW	Wastewater System Master Plan & Hydraulic Model Update	150,000
PW	Pavement Management Plan Update	50,000
PW	Community Event Equipment Purchase	58,900
PW	Sidewalk Repair Services	100,000
		$1,248,710

Post-Study Session Non-Personnel Changes

After the budget study sessions, staff identified two items that were inadverantly ommitted from the proposed budget. These items are listed below and are incorporated in the revised budget figures presented in this report.

1. **Facilities Internal Services Fund**: Maintenance Supplies - $36,000. This budget is used to procure various supplies at City facilities.
2. **General Fund:** Mount Wilson Trail Race - $40,000. This is a budget-neutral item, both revenue and expenditure are increased for the same amount to support operational expenses for the annual Mount Wilson Trail Race.

FY 2026-2027 CAPITAL IMPROVEMENT PLAN SUMMARY

The attached Capital Improvement Plan outlines $9.0 million in capital outlay appropriations for Fiscal Year 2026-2027. These investments support a broad range of critical infrastructure and service improvements. The $9.0 million comprises of $2.2 million street rehablilitation, $1.8 million facilities improvements (including $1.1 million Sierra Madre YMCA elevator and pool renovation), $4.7 million water and wastewater system improvements, $147,000 information technology improvements, and $68,000 equipment replacements.

SPECIAL REVENUE FUNDS SUMMARY

Special Revenue Funds account for revenues that are legally restricted for specific purposes, such as public safety, transportation, and infrastructure. For FY 2026-2027, total Special Revenue Fund revenues are projected at $2.48 million, with an additional $160K in transfers in. Total Special Revenue Fund expenditures are projected at $4.77 million, with $25K in transfers out.

	FY24-25 Actual	FY25-26 Adopted Budget	FY25-26 Amended Budget	FY26-27 Adopted Budget
REVENUES				
ASSESSMENT DISTRICTS	$ 167,066	$ 133,200	$ 133,200	$ 125,800
PUBLIC SAFETY AUGMENTATION FUND (PSAF)	172,975	165,000	165,000	165,000
CITIZENS' OPTION FOR PUBLIC SAFETY (COPS) SUPPLEMENTAL LAW ENFORCEMENT SERVICES ACCOUNT (SLESA)	197,659	150,000	150,000	150,000
PROP A - LOCAL TRANSIT SERVICES	323,302	282,189	282,189	284,645
PROP C - LOCAL STREET IMPROVEMENTS	240,703	236,068	236,068	236,106
MEASURE R - LOCAL TRANSIT IMPROVEMENTS	180,584	175,000	175,000	177,079
MEASURE M - STREET IMPROVEMENTS	215,600	293,000	293,000	200,690
ROAD MAINTENANCE AND REHABILITATION ACCOUNT (RMRA)	318,613	302,000	302,000	313,582
GAS TAX - ROAD REPAIR AND ACCOUNTABILITY ACT	326,819	323,000	323,000	328,872
AMERICAN RESCUE PLAN ACT	1,356,458	-	-	-
CAPITAL PROJECTS FUND	32,434	-	-	-
LIBRARY TARGETED STATE GRANTS	3,235,192	50,000	50,000	-
OTHER SPECIAL REVENUE FUND REVENUES	967,875	650,252	820,829	498725
TOTAL REVENUES	$ 7,735,280	$ 2,759,709	$ 2,930,286	$ 2,480,499
TRANSFER IN	$ 1,985,000	$ 335,868	$ 335,868	$ 160,000
EXPENDITURES				
ASSESSMENT DISTRICTS	151,156	351,000	442,377	191,575
PUBLIC SAFETY AUGMENTATION FUND (PSAF)	115,024	98,000	98,000	104,454
CITIZENS' OPTION FOR PUBLIC SAFETY (COPS) SUPPLEMENTAL LAW ENFORCEMENT SERVICES ACCOUNT (SLESA)	201,451	173,000	173,000	162,066
PROP A - LOCAL TRANSIT SERVICES	39,592	411,000	111,000	204,336
PROP C - LOCAL STREET IMPROVEMENTS	2,800	501,200	501,200	352,142
MEASURE R - LOCAL TRANSIT IMPROVEMENTS	-	369,000	369,000	270,788
MEASURE M - STREET IMPROVEMENTS	-	439,000	439,000	445,159
ROAD MAINTENANCE AND REHABILITATION ACCOUNT (RMRA)	172,559	509,000	509,000	827,218
GAS TAX - ROAD REPAIR AND ACCOUNTABILITY ACT	261,980	415,000	415,000	567,403
AMERICAN RESCUE PLAN ACT	1,321,187	360,000	360,000	-
CAPITAL PROJECTS FUND	376,210	273,268	273,268	160,000
LIBRARY TARGETED STATE GRANTS	4,722,812	6,555,000	6,555,000	-
OTHER SPECIAL REVENUE FUND REVENUES	797,613	1,400,050	1,785,627	1,483,918
TOTAL EXPENDITURES	$ 8,162,383	$ 11,854,519	$ 12,031,472	$ 4,769,059
TRANSFERS OUT	$ 25,000	$ 25,000	$ 25,000	$ 25,000
NET CHANGE IN FUND BALANCE	$ 1,532,897	$ (8,783,942)	$ (8,790,318)	$ (2,153,560)

ENTERPRISE FUND SUMMARIES

Water Enterprise Fund

The Water Enterprise Fund is projected to generate $7.95 million in total revenues, largely from customer service charges of $7.60 million, and receive an additional $35K in transfers in, bringing total available resources to approximately $7.99 million. Total expenditures are projected at $11.12 million, along with an additional transfer out of $50K, resulting in a net reduction in available resources of $3.18 million. Within the expenditure plan, $4.7 million is allocated to capital outlay to support key infrastructure investments.

	FY24-25 Actual	FY25-26 Adopted Budget	FY25-26 Amended Budget	FY26-27 Adopted Budget
REVENUES				
Charges for Services	$ 7,298,513	$ 6,950,000	$ 7,000,000	$ 7,600,000
Interest	452,336	350,000	35,000	350,000
Other Revenue	32,390	-	-	-
TOTAL REVENUES	$ 7,783,240	$ 7,300,000	$ 7,035,000	$ 7,950,000
Transfers In	$ 26,065	$ 26,000	$ 31,000	$ 35,000
EXPENSES				
Salary & Benefits	1,286,157	1,262,000	1,262,000	943,504
Maintenance & Operations	2,700,645	3,372,540	3,440,040	4,810,189
Capital Outlay	951,938	2,402,000	2,452,000	4,501,120
Debt Payment	170,677	832,000	832,000	829,549
Other Expenses	12,326	17,000	17,000	34,892
TOTAL EXPENSES	$ 5,121,743	$ 7,885,540	$ 8,003,040	$11,119,255
Transfers Out	$ -	$ -	$ -	$ 49,500
Change in Available Resources	$ 2,687,562	$ (559,540)	$ (937,040)	$ (3,183,755)

Sewer Enterprise Fund

The Sewer Enterprise Fund is projected to generate total revenues of $1.38 million, primarily from charges for services totaling $1.35 million. Interest income is projected at $25K, with no additional revenues or transfers in included in the budget. Total expenditures are estimated at $1.20 million, along with additional transfers out of $11K, resulting in a net increase in available resources of $166K.

	FY24-25 Actual	FY25-26 Adopted Budget	FY25-26 Amended Budget	FY26-27 Adopted Budget
REVENUES				
Charges for Services	$ 1,250,602	$ 1,333,000	$ 1,333,000	$1,350,000
Interest	105,002	25,000	25,000	25,000
Other Revenues	6,990	-	-	-
TOTAL REVENUES	$ 1,362,594	$ 1,358,000	$ 1,358,000	$1,375,000
Transfers In	$ -	$ -	$ -	$ -
EXPENSES				
Salary & Benefits	628,103	601,000	601,000	519,161
Maintenance & Operations	405,239	423,815	454,565	546,927
Capital Outlay	171,792	-	256,563	104,000
Other Expenses	9,861	14,000	14,000	27,914
TOTAL EXPENSES	$ 1,214,995	$ 1,038,815	$ 1,326,128	$1,198,001
Transfers Out	$ -	$ -	$ -	$ 10,500
Change in Available Resources	$ 147,599	$ 319,185	$ 31,872	$ 166,499

Utility Debt Payments

The principal payment of $689K and interest payment of $141K budgeted in the Water Fund are debt service payments toward the City's 2017 Installment Agreement, which includes principal and interest payments, and the zero-interest loan agreement with the San Gabriel Valley Municipal Water District, which includes principal payment only.

The purpose of the 2017 Installment Agreement was to pay off the outstanding principal of the 1998 A Series and 2003 Series bonds. In July 2021, the City and the San Gabriel Valley Municipal Water District entered into a zero-interest loan agreement for $2.7 million to be used to cover costs related to Water Fund projects. Repayment will be in annual installments starting on the anniversary date of the notice of completion. Repayment installments commenced in July 2024.

FY 2026-2027 FEE SCHEDULE

The attached FY 2026-2027 Fee Schedule comprises the following changes:

- Implemental a 3.2% CPI increase;

- Added new fees such as the following:
  - Grading Permit fees as the City needs to recoup costs of the contracted permit services;
  - Facilities Rental fees (for new library facilities)
- Reclassified existing fee assessment, such as:
  - Roofing Fee – from a percentage of roofing cost to a flat fee structure
- Increased existing fees higher than CPI, such as:
  - Low Impact Development (LID) plan review fee (our existing fee is outdated and staff has performed a comparative study to arrive the proper market rate)
  - Concert in the Park due to substantial increase in band costs
- Decreased existing fee assessment, such as:
  - Accessory Dwelling Unit (ADU) fee
  - Master and Specific Plan fees

The above changes in the plan fees are being used to calculate the revenue budget and the estimated FY 2026-2027 revenue has incorporated the impact of fee changes.

GANN APPROPRIATIONS LIMIT

At the January 27, 2026 meeting, the City Council received a presentation on the City's projected Gann Limit position over the next four fiscal years. On February 24, 2026, the City Council voted unanimously to pursue Measure GL, which requested authorization from Sierra Madre voters to override the City's Gann Limit.

Now that the FY 2026-2027 budget is nearly complete, the updated Gann Limit calculation shows that the City is projected to be approximately $1.15 million below the limit. This calculation includes $1.1 million in FY 2025-2026 carryover funding for pool and elevator renovations that were not completed during the fiscal year. When controlling for this one-time exclusion, the City's analysis shows the FY 2026-2027 budget is only $75,211 below the limit.

As of this report, Measure GL is heading for approval with nearly 75% support. It is therefore very likely that, beginning with the FY 2027-2028 budget year, the voter-approved Gann Limit override will provide the City with the expenditure authority needed to maintain existing service levels, fund planned capital and infrastructure investments, and avoid the need to defer otherwise eligible expenditures solely due to the appropriations limit.

Even with Measure GL expected to pass, the City will continue to calculate and monitor its annual appropriations limit as part of the budget development process. Staff will also continue to distinguish between recurring operating costs, one-time capital expenditures, and any exclusions allowed under state law to ensure ongoing compliance with Article XIIIB of the California Constitution.

FIVE-YEAR OUTLOOK AND FISCAL CONSIDERATIONS

General Fund Forecast

The General Fund is projected to return to a balanced budget with modest estimated revenue growth, provided that the City continues to control expenditures. In addition to baseline cost increases, however, the City faces new funding pressures related to emerging community needs and ongoing labor negotiations. Staff will continue to monitor the budget to maintain the City's fiscal health while supporting program needs.

General Fund 5-Year Financial Forecast FY 2026-27 through FY 2030-31					
	FY 26-27 (Proposed)	FY 27-28 (Projected)	FY 28-29 (Projected)	FY 29-30 (Projected)	FY 30-31 (Projected)
EST. BEG FUND BAL	**$ 14,043,154**	**$ 12,912,494**	**$ 13,005,237**	**$ 12,982,731**	**$13,044,073**
EST. END FUND BAL	**$ 12,912,494**	**$ 13,005,237**	**$ 12,982,731**	**$ 13,044,073**	**$13,236,007**
REVENUES					
Property Tax & VLF Swap	$ 9,982,528	$10,290,443	$10,772,252	$ 11,263,278	$11,769,362
Sales Tax	1,501,954	1,551,139	1,604,329	1,656,952	1,709,414
Utility User's Tax	3,597,900	3,674,514	3,756,084	3,839,045	3,916,299
Franchise Fee	605,000	618,761	631,088	643,471	655,917
License & Permits	2,328,000	2,517,329	2,583,061	2,648,099	2,719,164
Charges for Services	918,000	900,996	935,690	971,376	1,006,314
Other Revenues	744,000	785,682	816,172	847,524	878,418
Transfers In	25,000	-	-	-	-
TOTAL REVENUES:	**$19,702,382**	**$20,338,864**	**$21,098,676**	**$ 21,869,745**	**$22,654,888**
EXPENDITURES					
Salaries & Benefits	$10,426,441	$10,624,476	$11,006,507	$ 11,397,230	$11,781,878
Maintenance &	6,873,699	7,027,900	7,284,247	7,543,453	7,797,941
Capital Outlay	1,140,130	-			
Pension & OPEB	2,057,772	2,149,286	2,371,007	2,396,549	2,400,773
Transfers Out	335,000	444,459	459,421	471,171	482,362
TOTAL EXPENDITURES:	**$20,833,042**	**$20,246,121**	**$21,121,182**	**$ 21,808,403**	**$22,462,954**
SURPLUS/(DEFICIT)	**$ (1,130,660)**	**$ 92,743**	**$ (22,506)**	**$ 61,342**	**$ 191,934**

Unfunded Public Safety Needs

Both the Police and Fire Departments have completed their Master Plans. These reports identified important future operational and infrastructure needs in both departments to meet the evolving safety and emergency response requirements of the Sierra Madre community. The City must continue to identify sustainable revenue strategies to address these identified needs. Additionally, the City's public safety building continues to show its age and the future replacement of the public safety building is unfunded.

Compensation Compaction

The City faces growing compaction between the Classified Employees Association, Mid-Management or Confidential Exempt, and Executive Management salary ranges. This compaction creates retention and recruitment pressure across City management tiers. The City recently revised and updated Executive Management salary ranges and eliminated compaction between Mid-Management and Executive Management. The City will need to evaluate additional salary and benefits adjustments to relieve compaction between the Classified Employees Association and Mid-Management and maintain competitive compensation levels.

Library Expansion Staffing Needs

The City has completed the Library renovation and expansion project. The new Library was opened on June 6, 2026, it would help address the longstanding space and program delivery needs. The City will continue to assess staffing and operational funding in future years.

Pension and Retirement Liabilities

Pension and retirement obligations remain a long-term fiscal challenge. Pension liabilities continue to be subject to annual actuarial assumption updates and can significantly affect the City's annual budget. The City remains committed to its Pension Funding Policy and proposes to make an additional $300K prepayment to CalPERS in FY 2026-2027.

CONCLUSION

The Fiscal Year 2026–2027 Budget is consistent with the goals and policies of the City of Sierra Madre and the policy direction of the City Council. It supports the continued delivery of core municipal services, investment in infrastructure, public safety enhancements, and preservation of community character—all of which align with the General Plan's long-term vision for a sustainable, safe, and well-maintained city. Capital Improvement Plan allocations further reinforce this consistency by funding transportation, water, parks, and civic facility projects called for in the Plan.

The proposed citywide budget for Fiscal Year 2026–2027 sustains essential services and infrastructure investment through a combination of recurring revenues and one-time reserves. The General Fund shortfall is primarily due to one-time capital projects eligible for reserve funding under the City's Financial Policies.

STRATEGIC PLAN RELATIONSHIP

The adoption of the Fiscal Year 2026–2027 Budget directly supports the City Council's adopted Strategic Plan priorities by aligning financial resources with long-term goals. Specifically, this action advances:

- *Financial Sustainability* – By structurally aligning revenues and expenditures and preserving General Fund reserves for one-time capital needs, the proposed budget upholds the City's Financial Policies and maintains long-term fiscal resilience.
- *Infrastructure Investment* – Capital appropriations prioritize critical needs in water, streets, public safety, and facility improvements, consistent with the Strategic Plan's emphasis on maintaining and modernizing public infrastructure.
- *Public Safety and Risk Mitigation* – One-time investments in ADA compliance and life-safety improvements at the Sierra Madre YMCA directly support the City's commitment to accessible and secure public spaces.
- *Community Engagement and Transparency* – The budget process reflects Council direction, community input, and transparent fiscal decision-making, in line with the Strategic Plan's goal of fostering public trust and civic involvement.

By adopting this budget, the City Council continues to implement the Strategic Plan in a fiscally responsible, community-focused manner.

ENVIRONMENTAL ANALYSIS

Not a CEQA Project under: 14 CCR 15378(b)(4)- government fiscal activities

FISCAL IMPACT

Adoption of Resolution Nos. 26-59, 26-60, 26-61, 26-62 would establish the FY 2026-2027 revenue and expenditure budgets for all City funds.

Approved by:

Mike

_____

Michael Bruckner
City Manager

Attachments

Resolution 26-59 Approving Executive Management and Confidential-Exempt Classification Plan and Salary Matrix.pdf

Resolution 26-60 Budget Adoption 2026-2027.pdf

Resolution 26-61 Fee Schedule FY 2026-2027.pdf

Resolution 26-62 Appropriation (GANN) Limit for FY 2026-2027.pdf

Exihibit A and Exhibit B Amended Classification Plan and Salary Matrix for Exec Management and Confidential-Exempt Employees.pdf

Exhibit C Proposed FY2026-2027 Capital and Operating Projects.pdf

Exhibit D Proposed FY26-27 Fee Schedule.pdf

Exhibit E GANN Appropriations Limit Calculation for FY2026-2027.pdf

RESOLUTION NO. 26-59

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIERRA MADRE, CALIFORNIA, APPROVING THE EXECUTIVE MANAGEMENT AND CONFIDENTIAL-EXEMPT CLASSIFICATION PLAN AND SALARY MATRIX

WHEREAS, Government Code 45000 et seq. authorizes the City to adopt a employment classification system; and

WHEREAS, Section 3.01 the City's Personnel Rules and Regulations necessitate that the Personnel Officer, after consultation with department heads, shall recommend a classification plan for all positions to the City Council for approval; and

WHEREAS, Executive Management and Confidential-Exempt employees' hours and working conditions differ from miscellaneous, police, and fire employees; and

WHEREAS, the City Council authorized amending the Executive Management Classification Plan and Salary Matrix by adjusting salary ranges to align with current market rates as outlined at the May 12, 2026 City Council Meeting; and

WHEREAS, the City Council authorized amending the Executive Management Classification Plan and Salary Matrix to adjust the title of Library Services Director to Library and Community Services Director.

WHEREAS, the City Council has authorized amending the Confidential-Exempt Classification Plan and Salary Matrix to adjust the Administrative Fire Captain position from Range 38 to Range 29 and adjust the Senior Network Administrator position from Range 32 to Range 31.

WHEREAS, the City Council has authorized amending the Confidential-Exempt Classification Plan and Salary Matrix to adjust the title of Administrative Services Manager/City Clerk to City Clerk.

WHEREAS, the Classification Plan and Salary Matrix makes no cost of living salary adjustments to positions represented by the Executive Management and Confidential-Exempt; and

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

SECTION 1. Recitals. The Recitals above and true and correct and incorporated into these Findings by reference.

SECTION 2. Adoption. The City of Sierra Madre adopts the Classification Plan & Salary Matrix for Executive Management as presented in Exhibit A and shall go into effect June 1, 2026.

SECTION 3. Adoption. The City of Sierra Madre adopts the Classification Plan & Salary Matrix for Confidential-Exempt as presented in Exhibit B and shall go into effect July 13, 2026

SECTION 4. CEQA. 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.

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. Pursuant to Government Code Section 36932, the City Clerk shall certify the passage, approval, and adoption of this Resolution by the City Council.

PASSED, APPROVED, AND ADOPTED this 23rd 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 23rd day of June, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____
Laura Aguilar, City Clerk

Approved as to form:

_____
Aleks Giragosian, City Attorney

RESOLUTION NO. 26-60

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIERRA MADRE ADOPTING THE FISCAL YEAR 2026-2027 BUDGET AND APPROPRIATING THE AMOUNTS BUDGETED

WHEREAS, a proposed annual budget for the City of Sierra Madre and the Successor Agency for the Fiscal Year commencing July 1, 2026, and concluding on June 30, 2027 was submitted to the City Council and is on file at City Hall, Sierra Madre Public Library, and City website;

WHEREAS, on May 27, 2026 and May 28, 2026, the City Manager did present the City's Fiscal Year 2026-2027 Proposed Budget to the City Council for its consideration; and

WHEREAS, the City Council directed staff to make changes to the proposed budget; and those changes have been incorporated into the final budget document;

WHEREAS, the FY 2026–2027 budget includes $1,074,050 in one-time public safety capital expenditures for ADA-compliant elevator installation and pool safety improvements at the Sierra Madre YMCA, and such expenditures are eligible for funding from Unassigned General Fund Reserves in accordance with Financial Policy 2.4, which permits reserve use for one-time expenditures related to risk mitigation or legal compliance;

WHEREAS, in adopting this budget, the City has ensured compliance with Article XIII B of the California Constitution (Gann Limit), including the lawful exclusion of one-time capital expenditures and the selection of the Countywide population growth factor to preserve budgetary capacity;

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

SECTION 1. The budget, as proposed, is adopted for the City of Sierra Madre for Fiscal Year commencing July 1, 2026 and concluding June 30, 2027.

SECTION 2. Appropriations for the City as described in the attached documents titled "City of Sierra Madre Proposed Budget FY 2026-2027", are hereby adopted for the Fiscal Year commencing July 1, 2026, and concluding on June 30, 2027.

SECTION 3. The City Manager and Finance Director are hereby authorized to make transfers between budget line items in accordance with the Budget adopted by the City Council on the 23rd day of June 2026.

SECTION 4. The City Council hereby authorizes the use of $1,074,050 in Unassigned General Fund Reserves for the aforementioned one-time capital expenditures at the Sierra Madre YMCA facility, in alignment with the City's Fund Balance Policy, which requires maintaining a minimum reserve of 25% of General Fund

operating expenditures. The Unassigned General Fund balance at end of FY 2026-2027 is estimated at around $12M, which is more than 57% of the FY 2026-2027 General Fund expenditure budget of $21M. Therefore, the City's General Fund's FY2026-2027 appropriation and reserve level are adequate.

SECTION 5. Pursuant to Government Code section 53901, the City Clerk of the City of Sierra Madre shall file a copy of the adopted budget with the Los Angeles County Auditor-Controller within 60 days after the beginning of the 2026-2027 fiscal year.

APPROVED AND ADOPTED, this 23rd day of June 2026. ORIGINAL SIGNED

Kristine Lowe, Mayor

I hereby certify that the foregoing Resolution Number 26-60 was adopted by the City Council of the City of Sierra Madre at a regular meeting held on the 23rd day of June 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____

Laura Aguilar, City Clerk

Approved as to form:

_____

Aleks Giragosian, City Attorney

RESOLUTION 26-61
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIERRA MADRE ESTABLISHING A SCHEDULE OF FEES AND CHARGES FOR CITY SERVICES FOR FISCAL YEAR 2026-2027

THE CITY COUNCIL OF THE CITY OF SIERRA MADRE DOES HEREBY RESOLVE:

WHEREAS, the City of Sierra Madre has conducted an analysis of its services, the costs reasonably borne of providing those services, the beneficiaries of those services, and the revenues produced by those paying fees and charges for special services; and

WHEREAS, the City wishes to comply with both the letter and the spirit of Article XIII B of the California Constitution and limit the growth of taxes; and

WHEREAS, the City desires to establish a policy of recovering the full costs reasonably borne of providing special services of a voluntary and limited nature, such that general taxes are not diverted from general services of a broad nature and thereby utilized to subsidize unfairly and inequitably such special services; and

WHEREAS, therefore, the City Council adopted Ordinance No. 1058 on November 14, 1989 (SMMC Section 3.20.040 - Fees and charges schedule), establishing its policy as to the recovery of costs and more particularly the percentage of costs reasonably borne to be recovered from users of City services and directing staff as to the methodology for implementing said Ordinance; and

WHEREAS, notice of public hearing has been provided per Government Code Section 66016, oral and written presentations made and received, and the required public hearing held; and

WHEREAS, a schedule of fees and charges to be paid by those requesting such special services needs to be adopted so that the City might carry into effect its policies; and

WHEREAS, it is the intention of the City Council to develop a revised schedule of fees and charges based on the City's budgeted and projected costs reasonably borne from the Fiscal Year beginning July 1, 2026; and

WHEREAS, pursuant to California Government Code Section 66016, a general explanation of the hereinafter contained schedule of fees and charges has been noticed as required; and

WHEREAS, the proposed fees are in accordance with Article XIII-B of the Constitution of the State of California; and

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF SIERRA MADRE DOES RESOLVE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1. Fee Schedule. The accompanying schedules of fees and charges are hereby incorporated into this resolution;

SECTION 2. Fee Schedule Adopted. The accompanying schedule of fees and charges is hereby adopted and such fees and charges are to be applied by the various special services when provided by the City or its designated contractors. The City Council finds that each fee is calculated to return the City's cost in connection therewith and no more.

SECTION 3. Separate Fee for Each Process. All fees set by this Resolution are for each identified process; additional fees shall be required for each additional process or service that is requested or required. Where fees are indicated on a per-unit of measurement basis the fee is for each identified unit or portion thereof within the indicated ranges of such units.

SECTION 4. Interpretations. This Resolution can be interpreted by several different department heads in consultation with the City Manager and, should there be a conflict between two fees, then the lower in dollar amount of the two shall be applied.

SECTION 5. Intentions. It is the intention of the City Council to review the fees and charges as determined and set out herein, based on the City's annual budget and all the City's costs reasonably borne as established at that time and, as and if warranted, to revise such fees and charges based thereon.

SECTION 6. Constitutionality. If any portion of this Resolution is declared invalid or unconstitutional then it is the intention of the City Council to have passed the entire Resolution and all its component parts, and all other sections of this Resolution shall remain in full force and effect.

SECTION 7. Repealer. All Resolutions and other actions of the City Council in conflict with the contents of this Resolution are hereby repealed.

SECTION 8. Effective Date. This Resolution shall go into full force and effect July 1, 2026, through June 30, 2027 (unless specifically listed as calendar year in the fee schedule), but shall be subject to the terms and conditions of the Sierra Madre Municipal Code.

SECTION 9. Certification. The City Clerk shall certify the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 23rd day of June 2026.

_____

Kristine Lowe, Mayor

I hereby certify that the foregoing Resolution 26-61 was adopted at a regular meeting of the City Council of the City of Sierra Madre held on the 23rd day of June 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____

Laura Aguilar, City Clerk

Approved as to form:

_____

Aleks Giragosian, City Attorney

RESOLUTION NO. 26-62

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIERRA MADRE SETTING THE APPROPRIATION LIMIT FOR FISCAL YEAR 2026-2027

WHEREAS, in accordance with Article XIII-B (Propositions 4 and 111) of the Constitution of the State of California, local governments are required to adopt an annual Appropriations Limit;

WHEREAS, Government Code Section 7910(a) requires the City to adopt an Appropriations Limit annually via resolution;

WHEREAS, the Appropriations Limit is based on proceeds of taxes adjusted annually from the base year 1986/87 by either the population growth factor for the City of Sierra Madre or for the County of Los Angeles, and by either the change in the California Per Capita Personal Income or the change in Non-residential Construction for the City of Sierra Madre;

WHEREAS, the City Council of the City of Sierra Madre seeks to select those options providing the greatest ratio of change as shown below:

Change in California per Capita Personal Income (Inflation Factor)	County of Los Angeles Population Change (Population Factor)	Calculation Factor
1.0495	.9936	1.0428

WHEREAS, the Appropriations Limit for the Fiscal Year ending June 30, 2026 is $14,622,106;

WHEREAS, the population factor provided by the California Department of Finance is 0.9936;

WHEREAS, the inflationary factor provided by the California Department of Finance is 1.0495;

WHEREAS, the appropriations subject to this limitation include appropriations from governmental fund types budgeted by the City;

WHEREAS, the appropriations subject to this limitation are for proceeds from taxes. Appropriations for proceeds from fees for services, assessments, fines, forfeitures, private grants, donations and other non-tax proceeds are not subject to the limit;

WHEREAS, the appropriations subject to this limitation are further reduced by excluded appropriations, such as qualified capital outlay and debt service; and

WHEREAS, pursuant to Government Code Section 7910(a), the calculation for the FY 2026-2027 Appropriations Limit has been available to the public for inspection at least 15 days prior to the adoption date of this Resolution.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Sierra Madre does hereby approve the following:

SECTION 1. The Fiscal Year 2026-2027 Appropriation Limit is calculated as shown on the document known as the "Gann Appropriations Limit Calculation for Fiscal Year 2026-2027" attached hereto as Exhibit "A".

SECTION 2. The City of Sierra Madre does hereby adopt the per capita personal income factor and the Los Angeles County population change factor of provided by the California Department of Finance.

SECTION 3. The Appropriation Limit for Fiscal Year 2026-2027 is hereby set at **$15,247,686.**

SECTION 4. The Fiscal Year 2026-2027 budgeted appropriations amount subject to the Appropriation Limit is $14,098,426.

SECTION 5. The City's budgeted appropriations for the year ending June 30, 2027 are in compliance with Article XIII-B of the Constitution of the State of California, commonly known as the Gann Appropriations Limit.

SECTION 6. The City Council further finds that even if there were an exceedance of the Gann Appropriations Limit, the Sierra Madre electorate voted on June 2, 2026, to allow any such exceedance for a period of four years under Section 4 of Article XIII B of the California Constitution.

RESOLUTION 26-xx APPROVED AND ADOPTED this 23rd day of June, 2026.

Kristine Lowe, Mayor

I hereby certify that the foregoing Resolution Number 26-62 was adopted by the City Council of the City of Sierra Madre at a regular meeting held on the 23rd day of June 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

_____

Laura Aguilar, City Clerk

Approved as to form:

_____

Aleks Giragosian, City Attorney

Range		Position Title		Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9	Step 10
400	Band A	Assistant City Manager	Annual Salary	$ 201,723	$ 206,766	$ 211,935	$ 217,234	$ 222,664	$ 228,231	$ 233,937	$ 239,785	$ 245,780	$ 251,924
			Hourly	$ 96.98	$ 99.40	$ 101.89	$ 104.44	$ 107.05	$ 109.72	$ 112.47	$ 115.28	$ 118.16	$ 121.11
		Police Chief	Annual Salary	$ 201,723	$ 206,766	$ 211,935	$ 217,234	$ 222,664	$ 228,231	$ 233,937	$ 239,785	$ 245,780	$ 251,924
			Hourly	$ 96.98	$ 99.40	$ 101.89	$ 104.44	$ 107.05	$ 109.72	$ 112.47	$ 115.28	$ 118.16	$ 121.11
		Fire Chief	Annual Salary	$ 201,723	$ 206,766	$ 211,935	$ 217,234	$ 222,664	$ 228,231	$ 233,937	$ 239,785	$ 245,780	$ 251,924
			Hourly	$ 96.98	$ 99.40	$ 101.89	$ 104.44	$ 107.05	$ 109.72	$ 112.47	$ 115.28	$ 118.16	$ 121.11
405	Band B	Public Works Director / Civil Engineer	Annual Salary	$ 173,299	$ 177,632	$ 182,073	$ 186,624	$ 191,290	$ 196,072	$ 200,974	$ 205,999	$ 211,148	$ 216,427
			Hourly	$ 83.32	$ 85.40	$ 87.54	$ 89.73	$ 91.97	$ 94.27	$ 96.63	$ 99.04	$ 101.52	$ 104.06
		Finance Director	Annual Salary	$ 173,299	$ 177,632	$ 182,073	$ 186,624	$ 191,290	$ 196,072	$ 200,974	$ 205,999	$ 211,148	$ 216,427
			Hourly	$ 83.32	$ 85.40	$ 87.54	$ 89.73	$ 91.97	$ 94.27	$ 96.63	$ 99.04	$ 101.52	$ 104.06
		Library & Community Services Director	Annual Salary	$ 173,299	$ 177,632	$ 182,073	$ 186,624	$ 191,290	$ 196,072	$ 200,974	$ 205,999	$ 211,148	$ 216,427
			Hourly	$ 83.32	$ 85.40	$ 87.54	$ 89.73	$ 91.97	$ 94.27	$ 96.63	$ 99.04	$ 101.52	$ 104.06
		Planning & Community Preservation Director	Annual Salary	$ 173,299	$ 177,632	$ 182,073	$ 186,624	$ 191,290	$ 196,072	$ 200,974	$ 205,999	$ 211,148	$ 216,427
			Hourly	$ 83.32	$ 85.40	$ 87.54	$ 89.73	$ 91.97	$ 94.27	$ 96.63	$ 99.04	$ 101.52	$ 104.06

July 13, 2026
Fiscal Year 2026-27

Salary Matrix
Confidential-Exempt - I

Exhibit B

Range	Position Title		Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9	Step 10
22	Assistant to the City Manager	Annual Salary	$ 69,950	$ 71,698	$ 73,507	$ 75,338	$ 77,230	$ 79,144	$ 81,120	$ 83,158	$ 85,238	$ 87,360
		Hourly	$ 33.63	$ 34.47	$ 35.34	$ 36.22	$ 37.13	$ 38.05	$ 39.00	$ 39.98	$ 40.98	$ 42.00
25	Water Superintendent	Annual Salary	$ 81,598	$ 83,637	$ 85,738	$ 87,880	$ 90,064	$ 92,331	$ 94,640	$ 96,990	$ 99,424	$ 101,899
		Hourly	$ 39.23	$ 40.21	$ 41.22	$ 42.25	$ 43.30	$ 44.39	$ 45.50	$ 46.63	$ 47.80	$ 48.99
26	Human Resources Manager Accounting Manager Senior Planner City Clerk	Annual Salary	$ 92,144	$ 94,432	$ 96,803	$ 99,216	$ 101,712	$ 104,250	$ 106,850	$ 109,533	$ 112,258	$ 115,066
		Hourly	$ 44.30	$ 45.40	$ 46.54	$ 47.70	$ 48.90	$ 50.12	$ 51.37	$ 52.66	$ 53.97	$ 55.32
28	Community Services Manager Library Services Manager/City Librarian	Annual Salary	$ 82,618	$ 84,677	$ 86,798	$ 88,962	$ 91,187	$ 93,475	$ 95,805	$ 98,197	$ 100,651	$ 103,168
		Hourly	$ 39.72	$ 40.71	$ 41.73	$ 42.77	$ 43.84	$ 44.94	$ 46.06	$ 47.21	$ 48.39	$ 49.60
29	Planning Manager Finance and Budget Manager IT Manager Administrative Fire Captain	Annual Salary	$ 118,955	$ 121,930	$ 124,966	$ 128,086	$ 131,290	$ 134,576	$ 137,946	$ 141,398	$ 144,934	$ 148,554
		Hourly	$ 57.19	$ 58.62	$ 60.08	$ 61.58	$ 63.12	$ 64.70	$ 66.32	$ 67.98	$ 69.68	$ 71.42
30	Public Works/Utilities Manager	Annual Salary	$ 89,565	$ 91,790	$ 94,099	$ 96,450	$ 98,862	$ 101,338	$ 103,854	$ 106,454	$ 109,117	$ 111,842
		Hourly	$ 43.06	$ 44.13	$ 45.24	$ 46.37	$ 47.53	$ 48.72	$ 49.93	$ 51.18	$ 52.46	$ 53.77
41	Police Captain	Annual Salary	$ 136,219	$ 139,610	$ 143,104	$ 146,682	$ 150,363	$ 154,107	$ 157,955	$ 161,907	$ 165,963	$ 170,102
		Hourly	$ 65.49	$ 67.12	$ 68.80	$ 70.52	$ 72.29	$ 74.09	$ 75.94	$ 77.84	$ 79.79	$ 81.78
42	Deputy Fire Chief - Community Risk Reduction Officer	Annual Salary	$ 137,800	$ 141,253	$ 144,768	$ 148,387	$ 152,110	$ 155,917	$ 159,806	$ 163,800	$ 167,898	$ 172,099
		Hourly	$ 66.25	$ 67.91	$ 69.60	$ 71.34	$ 73.13	$ 74.96	$ 76.83	$ 78.75	$ 80.72	$ 82.74

Salary Matrix
Confidential-Exempt - II

Range	Position Title		Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9	Step 10
21	Recreation Supervisor	Annual Salary	$ 71,240	$ 73,008	$ 74,838	$ 76,710	$ 78,624	$ 80,600	$ 82,618	$ 84,677	$ 86,798	$ 88,962
		Hourly	$ 34.25	$ 35.10	$ 35.98	$ 36.88	$ 37.80	$ 38.75	$ 39.72	$ 40.71	$ 41.73	$ 42.77
37	Executive Assistant	Annual Salary	$ 68,619	$ 70,325	$ 72,093	$ 73,882	$ 75,733	$ 77,626	$ 79,581	$ 81,557	$ 83,595	$ 85,696
		Hourly	$ 32.99	$ 33.81	$ 34.66	$ 35.52	$ 36.41	$ 37.32	$ 38.26	$ 39.21	$ 40.19	$ 41.20
23	Administrative Analyst Recreation Coordinator II	Annual Salary	$ 50,856	$ 52,146	$ 53,435	$ 54,766	$ 56,139	$ 57,554	$ 58,989	$ 60,466	$ 61,984	$ 63,523
		Hourly	$ 24.45	$ 25.07	$ 25.69	$ 26.33	$ 26.99	$ 27.67	$ 28.36	$ 29.07	$ 29.80	$ 30.54
24	Management Analyst I Human Resources Analyst Senior Accountant	Annual Salary	$ 68,619	$ 70,325	$ 72,093	$ 73,882	$ 75,733	$ 77,626	$ 79,581	$ 81,557	$ 83,595	$ 85,696
		Hourly	$ 32.99	$ 33.81	$ 34.66	$ 35.52	$ 36.41	$ 37.32	$ 38.26	$ 39.21	$ 40.19	$ 41.20
47	Management Analyst II	Annual Salary	$ 72,093	$ 73,902	$ 75,754	$ 77,646	$ 79,581	$ 81,578	$ 83,616	$ 85,696	$ 87,838	$ 90,043
		Hourly	$ 34.66	$ 35.53	$ 36.42	$ 37.33	$ 38.26	$ 39.22	$ 40.20	$ 41.20	$ 42.23	$ 43.29
48	Management Analyst III	Annual Salary	$ 75,733	$ 77,626	$ 79,560	$ 81,557	$ 83,595	$ 85,696	$ 87,838	$ 90,022	$ 92,269	$ 94,578
		Hourly	$ 36.41	$ 37.32	$ 38.25	$ 39.21	$ 40.19	$ 41.20	$ 42.23	$ 43.28	$ 44.36	$ 45.47
32	Senior Management Analyst	Annual Salary	$ 89,565	$ 91,790	$ 94,099	$ 96,450	$ 98,862	$ 101,338	$ 103,854	$ 106,454	$ 109,117	$ 111,842
		Hourly	$ 43.06	$ 44.13	$ 45.24	$ 46.37	$ 47.53	$ 48.72	$ 49.93	$ 51.18	$ 52.46	$ 53.77
31	Senior Network Administrator Police Lieutenant	Annual Salary	$ 125,986	$ 129,126	$ 132,350	$ 135,678	$ 139,069	$ 142,542	$ 146,099	$ 149,760	$ 153,504	$ 157,331
		Hourly	$ 60.57	$ 62.08	$ 63.63	$ 65.23	$ 66.86	$ 68.53	$ 70.24	$ 72.00	$ 73.80	$ 75.64
34	Administrative Assistant	Annual Salary	$ 46,862	$ 48,027	$ 49,234	$ 50,461	$ 51,709	$ 52,998	$ 54,330	$ 55,702	$ 57,075	$ 58,510
		Hourly	$ 22.53	$ 23.09	$ 23.67	$ 24.26	$ 24.86	$ 25.48	$ 26.12	$ 26.78	$ 27.44	$ 28.13
35	Associate Planner	Annual Salary	$ 77,251	$ 79,186	$ 81,162	$ 83,200	$ 85,280	$ 87,402	$ 89,586	$ 91,832	$ 94,120	$ 96,491
		Hourly	$ 37.14	$ 38.07	$ 39.02	$ 40.00	$ 41.00	$ 42.02	$ 43.07	$ 44.15	$ 45.25	$ 46.39
36	Assistant Planner	Annual Salary	$ 69,514	$ 71,261	$ 73,029	$ 74,859	$ 76,731	$ 78,645	$ 80,621	$ 82,638	$ 84,698	$ 86,819
		Hourly	$ 33.42	$ 34.26	$ 35.11	$ 35.99	$ 36.89	$ 37.81	$ 38.76	$ 39.73	$ 40.72	$ 41.74

PUBLIC WORKS CIP WORKSHEETS

CIP MASTER WORKSHEET

Summary Worksheets

CITY OF SIERRA MADRE

Public Works Department

FY 2026–2027

Capital Purchase/Projects	Fund	Account #	FY 2025-2026 CARRY OVER	FY 2026-2027	FY 2027-2028	FY 2028-2029	FY 2029-2030	FY 230-2031	Note
Street Resurfacing or Replacement									
Street Rehabilitation Project	VARIOUS	37009.85000.56015 $348,742 38005.83500.56010 $117,971 38007.83500.56010 $270,788 38012.83500.56010 $445,159 38013.83500.56010 $727,218 34007.83500.56010 $141,549 40000.83500.56010 $160,000		2,211,426					Annual Street projects - Development Impact fees to cover portion of project
Total Street Resurfacing			-	**2,211,426**	-	-	-	-	
Water System Improvements									
Water main replacement project	WATER Dev Impact Fees-Water	71000.81100.56011 ($2,367,245) 34008.83500.56010 ($155,755)		2,523,000	1,500,000	1,500,000	1,500,000	1,500,000	Annual Water main replacement projects
Water Lining	WATER	71000.81100.56011		300,000	-	-			Install lining to the cross country water mains through tough areas of the system.
PRV Upgrades	WATER	71000.81100.56011		100,000	-	-			Replacement of existing Pressure Regulating Valves which have reached their useful lifecycle.
Auburn Steel Tank rehabilitation	WATER	71000.81100.56011		47,500	427,500	-			This project provides funding for the structural/seismic evaluation and rehabilitation of the Auburn Steel Water Tank.
Main Plant Pump station	WATER	71000.81100.56011		150,000	1,350,000	-			This project provides funding for the replacement of a non-operational Pump Station.
Well 4	WATER	71000.81100.56011		1,161,375					This project provides funding for the rehabilitation of and replacement of miscellaneous equipment on Well No. 4 to restore/improve operational performance and efficiency.
Well 6	WATER	71000.81100.56011		200,000					This project provides funding for the removal and evaluation of pump assembly, and make necessary repairs.
City Yard Generator	WATER	71000.81100.56011		175,000	1,575,000				This project is for the replacement of a non-operational Stationary Generator.
Total Water System Improvements			-	**4,656,875**	**3,277,500**	**1,500,000**	**1,500,000**	**1,500,000**	
WASTEWATER IMPROVEMENTS									
Wastewater Infrastructure Repair	SEWER	72000.81200.56010		100,000	100,000				Various repairs to wastewater infrastructure, pipelines and/or manholes.
Total Wastewater Improvements				**100,000**	**100,000**				
Fleet Replacement									
Asphalt Roller	WATER	60010.83100.56009		60,000					Enhance the department's efficiency, reduce long-term costs, and improve the quality and durability of
Concrete Grinder	Public Works	60010.83100.56009		8,000					Enhance the Department's efficiency and to reduce liability from trip and fall hazards from small sidewalk
Total Fleet Replacement				**68,000**	-	-		-	
Facility Improvements									
Lizzy's Trail Inn & Richardson House	Grant Funded	27001.83200.56010		138,216	-	-			Carryover of design contract + construction costs
City Hall ADA Parking Stall (1) resurface and rail	SB1186 Funding	10000.83200.56002		50,000		-			Using Planning's SB 1186 fee. May also use general government facility impact fee
Memorial Park Bathroom Remodel		34006 Dev Impact Fees - Quimby		50,000					Remodel of Memorial Park/Hart House Public Restrooms.
Sierra Vista Park Restroom Remodel		34006 Dev Impact Fees - Quimby		75,000					Remodel of Sierra Vista Park Public Restrooms.
Aquatic Center Elevator		10000.83300.56010		750,000					Repair or replace Elevator at YMCA
Aquatic Center pools Pools		10000.83300.56010		324,050					Repair & Rehabilitate YMCA Pools
Active Transportation	34007 - Development Impact Fees	34007.83500.56010		75,000					Active Transportation funding for various aspects, such as bus stops, bike racks, crosswalks.
City Hall Generator	Water	60001.83200.56011		330,563					This project is for the replacement of a non-operational Stationary Generator at City Hall.
EV Charging Station	Public Works	38003.80000.56006		55,000					This project is for funding installation of EV Charging Station, through Clean Air Fund (AQMD)
Total Facility Improvements			-	**1,847,829**	-	-			
Information Technology Improvements									
Cyber Security Initiatives - SEIM Implementation		60003.30000.56009		$ 45,000.00					This project provides funding for the design, configuration and procurement of Cyber Security System - SEIM, use
Data Center Refresh - 10 GIG Updates		60003.30000.56009		$ 25,000.00					This project provides funding for the Data Center Refresh, upgrading networking infrastructure from 1 GIG to 10
Dell Computer		60003.30000.56009		$ 45,000.00					
IDP Implementation		60003.30000.56009		$ 18,000.00					
ZTNA Network Implementation		60003.30000.56009		$ 8,000.00					
SSO Implementation		60003.30000.56009		$ 6,000.00					
				$ 147,000.00					
TOTAL CAPITAL PURCHASES/PROJECTS	0	0	-	$ 9,031,130.00	$ 3,377,500.00	$ 1,500,000.00	$ 1,500,000.00	$ 1,500,000.00	

PUBLIC WORKS CIP WORKSHEETS

EQUIPMENT

Equipment Worksheets

CITY OF SIERRA MADRE

Public Works Department

FY 2026–2027

Project Title	Asphalt Roller
Project Number	OP-27001
Project Category	Other Improvements/Purchases (OP)
Project Location	N/A
Fund	71000 - Water Enterprise Fund
Department	Public Works
Status	Purchase
Initial Project Start	July 1, 2026
Initial Project Completion	June 30, 2027
Revised Project Start	N/A
Revised Project Completion	N/A



Project Description This project provides funding for the purchase of an apshalt roller which will be utilized for rolling compaction of water leak asphalt repair patches.

FUNDING SOURCES	Prior Years	FY 2026 Budget	FY 2026 Estimate	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	5-Year CIP Total	Beyond 5-Year Total	Total
71000 - Water Enterprise Fund	$ -	$ -	$ -	$ 60,000	$ -	$ -	$ -	$ -	$ 60,000	$ -	$ 60,000
Total	**$ -**	**$ -**	**$ -**	**$ 60,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 60,000**	**$ -**	**$ 60,000**

PROJECT USES	Prior Years	FY 2026 Budget	FY 2026 Estimate	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	5-Year CIP Total	Beyond 5-Year Total	Total
Other	$ -	$ -	$ -	$ 60,000	$ -	$ -	$ -	$ -	$ 60,000	$ -	$ 60,000
Total	**$ -**	**$ -**	**$ -**	**$ 60,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 60,000**	**$ -**	**$ 60,000**

Project Title	Concrete Grinder
Project Number	OP-27002
Project Category	Other Improvements/Purchases (OP)
Project Location	N/A
Fund	60010 - Equipment ISF
Department	Public Works
Status	Purchase
Initial Project Start	July 1, 2026
Initial Project Completion	June 30, 2027
Revised Project Start	N/A
Revised Project Completion	N/A



Project Description This project provides funding for the purchase of a concrete grinder for grinding imperfections and lifted areas of concrete..

FUNDING SOURCES	Prior Years	FY 2026 Budget	FY 2026 Estimate	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	5-Year CIP Total	Beyond 5-Year Total	Total
60010 - Equipment ISF	$ -	$ -	$ -	$ 8,000	$ -	$ -	$ -	$ -	$ 8,000	$ -	$ 8,000
Total	**$ -**	**$ -**	**$ -**	**$ 8,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 8,000**	**$ -**	**$ 8,000**

PROJECT USES	Prior Years	FY 2026 Budget	FY 2026 Estimate	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	5-Year CIP Total	Beyond 5-Year Total	Total
Other	$ -	$ -	$ -	$ 8,000	$ -	$ -	$ -	$ -	$ 8,000	$ -	$ 8,000
Total	**$ -**	**$ -**	**$ -**	**$ 8,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 8,000**	**$ -**	**$ 8,000**

PUBLIC WORKS CIP WORKSHEETS

FACILITIES

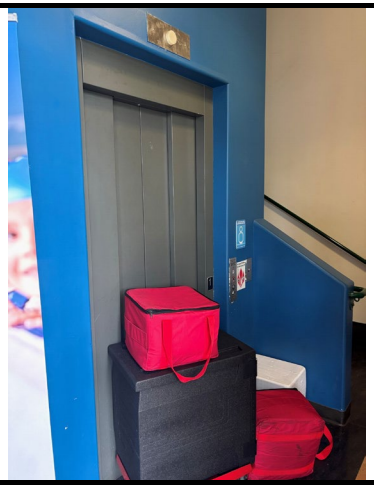
Facility Worksheets

CITY OF SIERRA MADRE

Public Works Department

FY 2026–2027

Project Title	Community Center Elevator
Project Number	FA-26001
Project Category	Facility Improvements (FA)
Project Location	611 E. Sierra Madre Blvd.
Fund	10000 - General Fund
Department	Public Works
Status	Design
Initial Project Start	July 1, 2025
Initial Project Completion	June 30, 2026
Revised Project Start	April 15, 2026
Revised Project Completion	June 30, 2027



Project Description This project provides funding for the repair and/or replacement of the elevator at the Sierra Madre Recreation Center (currently leased to the YMCA). The elevator is essential for Americans with Disabilities (ADA) compliance in the building and allows access to the second floor of the facility.

FUNDING SOURCES	Prior Years	FY 2026 Budget	FY 2026 Estimate	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	5-Year CIP Total	Beyond 5-Year Total	Total
10000 - General Fund	$ -	$ 750,000	$ -	$ 750,000	$ -	$ -	$ -	$ -	$ 750,000	$ -	$ 750,000
Total	**$ -**	**$ 750,000**	**$ -**	**$ 750,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 750,000**	**$ -**	**$ 750,000**

PROJECT USES	Prior Years	FY 2026 Budget	FY 2026 Estimate	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	5-Year CIP Total	Beyond 5-Year Total	Total
Engineering	$ -	$ 75,000	$ -	$ 75,000	$ -	$ -	$ -	$ -	$ 75,000	$ -	$ 75,000
Construction	$ -	$ 675,000	$ -	$ 675,000	$ -	$ -	$ -	$ -	$ 675,000	$ -	$ 675,000
Total	**$ -**	**$ 750,000**		**$ 750,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 750,000**	**$ -**	**$ 750,000**

Project Title	Aquatic Center Pool/Deck Resurfacing
Project Number	FA-26002
Project Category	Facility Improvements (FA)
Project Location	611 E. Sierra Madre Blvd.
Fund	10000 - General Fund
Department	Public Works
Status	Design
Initial Project Start	July 1, 2025
Initial Project Completion	June 30, 2026
Revised Project Start	March 1, 2026
Revised Project Completion	December 31, 2026



Project Description

This project provides funding for the repair of the main pool deck and the plaster surfaces of both the main and small pools at the Sierra Madre Aquatics Facility. This is a priority project, as currently the Los Angeles County Health Department has issued the City notices of corrective actions that must be completed early in FY27.

FUNDING SOURCES	Prior Years	FY 2026 Budget	FY 2026 Estimate	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	5-Year CIP Total	Beyond 5-Year Total	Total
10000 - General Fund	$ -	$ 150,000	$ 324,050	$ -	$ -	$ -	$ -	$ -	$ 324,050	$ -	$ 324,050
Total	**$ -**	**$ 150,000**	**$ 324,050**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 324,050**	**$ -**	**$ 324,050**

PROJECT USES	Prior Years	FY 2026 Budget	FY 2026 Estimate	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	5-Year CIP Total	Beyond 5-Year Total	Total
Construction	$ -	$ -	$ 324,050	$ -	$ -	$ -	$ -	$ -	$ 324,050	$ -	$ 324,050
Total	**$ -**	**$ -**	**$ 324,050**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 324,050**	**$ -**	**$ 324,050**

Project Title	Lizzie's Trail Inn & Richardson House
Project Number	FA-26003
Project Category	Facility Improvements (FA)
Project Location	167 E. Mira Monte
Fund	27001 - Calif. State Parks Dept. Grants & Loc
Department	Library & Community Services
Status	Design
Initial Project Start	July 1, 2025
Initial Project Completion	June 30, 2026
Revised Project Start	N/A
Revised Project Completion	June 30, 2027



Project Description

The work aims to stabilize structures, replace roofing, manage tree interference, and preserve the historic character of both sites. The project is designed to provide a 20–30 year solution for building longevity.
The Lizzie's Trail Inn & Richardson House project is funded through a Reimbursable Grant from California State Parks Department of Grants & Local Services (OGALS) in the amount of $184,666.

FUNDING SOURCES	Prior Years	FY 2026 Budget	FY 2026 Estimate	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	5-Year CIP Total	Beyond 5-Year Total	Total
29007 - Targeted State Grants	$ -	$ 184,666	$ 46,450	$ 138,216	$ -	$ -	$ -	$ -	$ 184,666	$ -	$ 184,666
Total	**$ -**	**$ 184,666**	**$ 46,450**	**$ 138,216**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 184,666**	**$ -**	**$ 184,666**

PROJECT USES	Prior Years	FY 2026 Budget	FY 2026 Estimate	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	5-Year CIP Total	Beyond 5-Year Total	Total
Design	$ -	$ 77,500	$ 46,450	$ 31,050	$ -	$ -	$ -	$ -	$ 77,500	$ -	$ 77,500
Construction		$ 107,166	$ -	$ 107,166	$ -	$ -	$ -	$ -	$ 107,166	$ -	$ 107,166
Total	**$ -**	**$ 184,666**	**$ 46,450**	**$ 138,216**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 184,666**	**$ -**	**$ 184,666**

Project Title	City Hall Generator Replacement
Project Number	FA-26004
Project Category	Facility Improvements (FA)
Project Location	232 W. Sierra Madre Blvd
Fund	60001 - Facilities ISF
Department	Public Works
Status	Construction
Initial Project Start	September 1, 2025
Initial Project Completion	June 30, 2027
Revised Project Start	N/A
Revised Project Completion	N/A



Project Description

During a series of outages in late August and early September 2025, the City Hall/Public Safety Building emergency backup generator failed. The generator is over 80 years and well-past its useful life. In 2026, a contract was awarded; however, due to significant lead times for generator acquisition, project implementation is being deferred to FY 2027.

FUNDING SOURCES	Prior Years	FY 2026 Budget	FY 2026 Estimate	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	5-Year CIP Total	Beyond 5-Year Total	Total
60001 - Facilities ISF	$ -	$ 330,563	$ -	$ 330,563	$ -	$ -	$ -	$ -	$ 330,563	$ -	$ 330,563
Total	**$ -**	**$ 330,563**	**$ -**	**$ 330,563**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 330,563**	**$ -**	**$ 330,563**

PROJECT USES	Prior Years	FY 2026 Budget	FY 2026 Estimate	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	5-Year CIP Total	Beyond 5-Year Total	Total
Construction		$ 330,563	$ -	$ 330,563	$ -	$ -	$ -	$ -	$ 330,563	$ -	$ 330,563
Total	**$ -**	**$ 330,563**	**$ -**	**$ 330,563**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 330,563**	**$ -**	**$ 330,563**

Project Title	Active Transportation Improvements
Project Number	FA-27001
Project Category	Facility Improvements (FA)
Project Location	Citywide
Fund	34007 - Transportation Fee
Department	Public Works
Status	Construction
Initial Project Start	July 1, 2026
Initial Project Completion	June 30, 2027
Revised Project Start	N/A
Revised Project Completion	N/A



Project Description

This project provides funding for various improvements/enhancements for Active Transportation within the City of Sierra Madre. The installation of non-vehicular amenities, such as bike racks, bike lane improvements, crosswalk safety enhancements, and regional transportation bus stop locations will be targeted for the use of this funding.

FUNDING SOURCES	Prior Years	FY 2026 Budget	FY 2026 Estimate	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	5-Year CIP Total	Beyond 5-Year Total	Total
34007 - Transportation Fee	$ -	$ -	$ -	$ 75,000	$ -	$ -	$ -	$ -	$ 75,000	$ -	$ 75,000
Total	**$ -**	**$ -**	**$ -**	**$ 75,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 75,000**	**$ -**	**$ 75,000**

PROJECT USES	Prior Years	FY 2026 Budget	FY 2026 Estimate	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	5-Year CIP Total	Beyond 5-Year Total	Total
Construction	$ -	$ -	$ -	$ 75,000	$ -	$ -	$ -	$ -	$ 75,000	$ -	$ 75,000
Total	**$ -**	**$ -**	**$ -**	**$ 75,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 75,000**	**$ -**	**$ 75,000**

Project Title	City Hall ADA Parking Spaces
Project Number	FA-27002
Project Category	Facility Improvements (FA)
Project Location	City Hall Parking Lot
Fund	SB-1186 License Fees
Department	Public Works
Status	Design
Initial Project Start	July 1, 2026
Initial Project Completion	June 30, 2027
Revised Project Start	N/A
Revised Project Completion	N/A



Project Description

The ADA Parking Space project is funded through SB 1186 License Fee, which are collected by City Governments for local business licenses or permits. Local jurisdictions retain 90% of the fees and 10% is remitted to the Division of the State Architect. The funds are required to be used for construction-related accessibility requirements at businesses and facilities that are open to the public.

FUNDING SOURCES	Prior Years	FY 2026 Budget	FY 2026 Estimate	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	5-Year CIP Total	Beyond 5-Year Total	Total
SB-1186 License Fees	$ -	$ -	$ -	$ 50,000	$ -	$ -	$ -	$ -	$ 50,000	$ -	$ 50,000
Total	**$ -**	**$ -**	**$ -**	**$ 50,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 50,000**	**$ -**	**$ 50,000**

PROJECT USES	Prior Years	FY 2026 Budget	FY 2026 Estimate	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	5-Year CIP Total	Beyond 5-Year Total	Total
Design	$ -	$ -	$ -	$ 15,000	$ -	$ -	$ -	$ -	$ 15,000	$ -	$ 15,000
Construction	$ -	$ -	$ -	$ 35,000	$ -	$ -	$ -	$ -	$ 35,000	$ -	$ 35,000
Total	**$ -**	**$ -**	**$ -**	**$ 50,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 50,000**	**$ -**	**$ 50,000**

Project Title	Memorial Park Restroom Remodel
Project Number	FA-27003
Project Category	Park Improvements (PA)
Project Location	Memorial Park
Fund	34006 - Quimby Fees
Department	Library & Community Services
Status	Design
Initial Project Start	July 1, 2026
Initial Project Completion	June 30, 2027
Revised Project Start	N/A
Revised Project Completion	N/A



Project Description This project provides funding for the design and remodel/construction/repurposing of the Restroom Facilities at Memorial Park. The restrooms adjoined to the historic Hart Park House Senior Center are often closed during events due to sanitary failures.

FUNDING SOURCES	Prior Years	FY 2026 Budget	FY 2026 Estimate	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	5-Year CIP Total	Beyond 5-Year Total	Total
34006 - Quimby Fees	$ -	$ -	$ -	$ 50,000	$ -	$ -	$ -	$ -	$ 50,000	$ -	$ 50,000
Total	**$ -**	**$ -**	**$ -**	**$ 50,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 50,000**	**$ -**	**$ 50,000**

PROJECT USES	Prior Years	FY 2026 Budget	FY 2026 Estimate	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	5-Year CIP Total	Beyond 5-Year Total	Total
Design	$ -	$ -	$ -	$ 7,500	$ -	$ -	$ -	$ -	$ 7,500	$ -	$ 7,500
Construction	$ -	$ -	$ -	$ 42,500	$ -	$ -	$ -	$ -	$ 42,500	$ -	$ 42,500
Total	**$ -**	**$ -**	**$ -**	**$ 50,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 50,000**	**$ -**	**$ 50,000**

Project Title	Sierra Vista Park Restroom Remodel
Project Number	FA-27004
Project Category	Park Improvements (PA)
Project Location	Sierra Vista Park
Fund	34006 - Quimby Fees
Department	Library & Community Services
Status	Design
Initial Project Start	July 1, 2026
Initial Project Completion	June 30, 2027
Revised Project Start	N/A
Revised Project Completion	N/A



Project Description This project provides funding for the evaluation, design, and remodel/construction of the Restroom Facilities at Sierra Vista Park. The bathrooms at Heasley Field (and potentially Dapper Field) are heavily used by residents and visitors to the park, playgrounds, and sports fields.

FUNDING SOURCES	Prior Years	FY 2026 Budget	FY 2026 Estimate	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	5-Year CIP Total	Beyond 5-Year Total	Total
34006 - Quimby Fees	$ -	$ -	$ -	$ 75,000	$ -	$ -	$ -	$ -	$ 75,000	$ -	$ 75,000
Total	**$ -**	**$ -**	**$ -**	**$ 75,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 75,000**	**$ -**	**$ 75,000**

PROJECT USES	Prior Years	FY 2026 Budget	FY 2026 Estimate	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	5-Year CIP Total	Beyond 5-Year Total	Total
Design	$ -	$ -	$ -	$ 7,500	$ -	$ -	$ -	$ -	$ 7,500	$ -	$ 7,500
Construction	$ -	$ -	$ -	$ 67,500	$ -	$ -	$ -	$ -	$ 67,500	$ -	$ 67,500
Total	**$ -**	**$ -**	**$ -**	**$ 75,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 75,000**	**$ -**	**$ 75,000**

Project Title	EV Charging Station
Project Number	FA-27005
Project Category	Facility Improvements (FA)
Project Location	Sierra Vista Park
Fund	38003 - Clean Air Fund (AQMD)
Department	Public Works
Status	Design
Initial Project Start	July 1, 2026
Initial Project Completion	June 30, 2027
Revised Project Start	N/A
Revised Project Completion	N/A



Project Description This project provides funding for the installation of EV Charging Stations. This will assist the City in moving towards Fleet electrification.

FUNDING SOURCES	Prior Years	FY 2026 Budget	FY 2026 Estimate	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	5-Year CIP Total	Beyond 5-Year Total	Total
38003 - Clean Air Fund (AQMD)	$ -	$ -	$ -	$ 55,000	$ -	$ -	$ -	$ -	$ 55,000	$ -	$ 55,000
Total	**$ -**	**$ -**	**$ -**	**$ 55,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 55,000**	**$ -**	**$ 55,000**

PROJECT USES	Prior Years	FY 2026 Budget	FY 2026 Estimate	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	5-Year CIP Total	Beyond 5-Year Total	Total
Design	$ -	$ -	$ -	$ 10,000	$ -	$ -	$ -	$ -	$ 10,000	$ -	$ 10,000
Construction	$ -	$ -	$ -	$ 45,000	$ -	$ -	$ -	$ -	$ 45,000	$ -	$ 45,000
Total	**$ -**	**$ -**	**$ -**	**$ 55,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 55,000**	**$ -**	**$ 55,000**

PUBLIC WORKS CIP WORKSHEETS

IT FUND

Information Technology Worksheets

CITY OF SIERRA MADRE

Public Works Department

FY 2026–2027

Project Title	Desktop Refresh
Project Number	IT-27001
Project Category	Information and Technology (IT)
Project Location	City Hall
Fund	60003 - Technology ISF
Department	Information Technology
Status	Implementation
Initial Project Start	July 1, 2026
Initial Project Completion	June 30, 2027
Revised Project Start	N/A
Revised Project Completion	N/A



Project Description This project provides funding for the replacement of 25% of the City's computers used by City employees.

FUNDING SOURCES	Prior Years	FY 2026 Budget	FY 2026 Estimate	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	5-Year CIP Total	Beyond 5-Year Total	Total
60003 - Technology ISF	$ -	$ -	$ -	$ 45,000	$ -	$ -	$ -	$ -	$ 45,000	$ -	$ 45,000
Total	**$ -**	**$ -**	**$ -**	**$ 45,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 45,000**	**$ -**	**$ 45,000**

PROJECT USES	Prior Years	FY 2026 Budget	FY 2026 Estimate	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	5-Year CIP Total	Beyond 5-Year Total	Total
Installation	$ -	$ -	$ -	$ 45,000	$ -	$ -	$ -	$ -	$ 45,000	$ -	$ 45,000
Total	**$ -**	**$ -**	**$ -**	**$ 45,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 45,000**	**$ -**	**$ 45,000**

Project Title	Cyber Security Initiatives
Project Number	IT-27002
Project Category	Information and Technology (IT)
Project Location	City Hall
Fund	60003 - Technology ISF
Department	Information Technology
Status	Implementation
Initial Project Start	July 1, 2026
Initial Project Completion	June 30, 2027
Revised Project Start	N/A
Revised Project Completion	N/A



Project Description This project provides funding for the design, configuration and procurement of Cyber Security System - SEIM, used to detect and analyze data across all city infrastructure.

FUNDING SOURCES	Prior Years	FY 2026 Budget	FY 2026 Estimate	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	5-Year CIP Total	Beyond 5-Year Total	Total
60003 - Technology ISF	$ -	$ -	$ -	$ 45,000	$ -	$ -	$ -	$ -	$ 45,000	$ -	$ 45,000
Total	**$ -**	**$ -**	**$ -**	**$ 45,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 45,000**	**$ -**	**$ 45,000**

PROJECT USES	Prior Years	FY 2026 Budget	FY 2026 Estimate	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	5-Year CIP Total	Beyond 5-Year Total	Total
Installation	$ -	$ -	$ -	$ 45,000	$ -	$ -	$ -	$ -	$ 45,000	$ -	$ 45,000
Total	**$ -**	**$ -**	**$ -**	**$ 45,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 45,000**	**$ -**	**$ 45,000**

Project Title	Data Center Refresh - 10 GIG Updates
Project Number	IT-27003
Project Category	Information and Technology (IT)
Project Location	City Hall
Fund	60003 - Technology ISF
Department	Information Technology
Status	Implementation
Initial Project Start	July 1, 2026
Initial Project Completion	June 30, 2027
Revised Project Start	N/A
Revised Project Completion	N/A



Project Description

This project provides funding for the Data Center Refresh, upgrading networking infrastructure from 1 GIG to 10 GIG. This project is vital to the efficiency and security of the various software programs utilized by all City Departments.

FUNDING SOURCES	Prior Years	FY 2026 Budget	FY 2026 Estimate	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	5-Year CIP Total	Beyond 5-Year Total	Total
60003 - Technology ISF	$ -	$ -	$ -	$ 25,000	$ -	$ -	$ -	$ -	$ 25,000	$ -	$ 25,000
Total	**$ -**	**$ -**	**$ -**	**$ 25,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 25,000**	**$ -**	**$ 25,000**

PROJECT USES	Prior Years	FY 2026 Budget	FY 2026 Estimate	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	5-Year CIP Total	Beyond 5-Year Total	Total
Installation	$ -	$ -	$ -	$ 25,000					$ 25,000		$ 25,000
Total	**$ -**	**$ -**	**$ -**	**$ 25,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 25,000**	**$ -**	**$ 25,000**

Project Title	IdP Implementation
Project Number	IT-27004
Project Category	Information and Technology (IT)
Project Location	City Hall
Fund	60003 - Technology ISF
Department	Information Technology
Status	Implementation
Initial Project Start	July 1, 2026
Initial Project Completion	June 30, 2027
Revised Project Start	N/A
Revised Project Completion	N/A



Project Description This project provides funding for the design, configuration and procurement of IdP to support secure authentication for City staff.

FUNDING SOURCES	Prior Years	FY 2026 Budget	FY 2026 Estimate	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	5-Year CIP Total	Beyond 5-Year Total	Total
60003 - Technology ISF	$ -	$ -	$ -	$ 18,000	$ -	$ -	$ -	$ -	$ 18,000	$ -	$ 18,000
Total	**$ -**	**$ -**	**$ -**	**$ 18,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 18,000**	**$ -**	**$ 18,000**

PROJECT USES	Prior Years	FY 2026 Budget	FY 2026 Estimate	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	5-Year CIP Total	Beyond 5-Year Total	Total
Installation	$ -	$ -	$ -	$ 18,000	$ -	$ -	$ -	$ -	$ 18,000	$ -	$ 18,000
Total	**$ -**	**$ -**	**$ -**	**$ 18,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 18,000**	**$ -**	**$ 18,000**

Project Title	SSO Implementation
Project Number	IT-27005
Project Category	Information and Technology (IT)
Project Location	City Hall
Fund	60003 - Technology ISF
Department	Information Technology
Status	Implementation
Initial Project Start	July 1, 2026
Initial Project Completion	June 30, 2027
Revised Project Start	N/A
Revised Project Completion	N/A



Project Description This project provides funding for the design, configuration and procurement of SSO to support consistency of authentication for Microsoft 365 access and strengthen security against credential compromise and unauthorized access

FUNDING SOURCES	Prior Years	FY 2026 Budget	FY 2026 Estimate	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	5-Year CIP Total	Beyond 5-Year Total	Total
60003 - Technology ISF	$ -	$ -	$ -	$ 8,000	$ -	$ -	$ -	$ -	$ 8,000	$ -	$ 8,000
Total	**$ -**	**$ -**	**$ -**	**$ 8,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 8,000**	**$ -**	**$ 8,000**

PROJECT USES	Prior Years	FY 2026 Budget	FY 2026 Estimate	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	5-Year CIP Total	Beyond 5-Year Total	Total
Installation	$ -	$ -	$ -	$ 8,000	$ -	$ -	$ -	$ -	$ 8,000	$ -	$ 8,000
Total	**$ -**	**$ -**	**$ -**	**$ 8,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 8,000**	**$ -**	**$ 8,000**

Project Title	ZTNA Implementation
Project Number	IT-27006
Project Category	Information and Technology (IT)
Project Location	City Hall
Fund	60003 - Technology ISF
Department	Information Technology
Status	Implementation
Initial Project Start	July 1, 2026
Initial Project Completion	June 30, 2027
Revised Project Start	N/A
Revised Project Completion	N/A



Project Description This project provides funding for the design, configuration and procurement of a ZTNA system for secure remote access for police vehicle Mobile Data Computers (MDCs) and other field systems that handle sensitive law enforcement data.

FUNDING SOURCES	Prior Years	FY 2026 Budget	FY 2026 Estimate	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	5-Year CIP Total	Beyond 5-Year Total	Total
60003 - Technology ISF	$ -	$ -	$ -	$ 6,000	$ -	$ -	$ -	$ -	$ 6,000	$ -	$ 6,000
Total	**$ -**	**$ -**	**$ -**	**$ 6,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 6,000**	**$ -**	**$ 6,000**

PROJECT USES	Prior Years	FY 2026 Budget	FY 2026 Estimate	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	5-Year CIP Total	Beyond 5-Year Total	Total
Installation	$ -	$ -	$ -	$ 6,000	$ -	$ -	$ -	$ -	$ 6,000	$ -	$ 6,000
Total	**$ -**	**$ -**	**$ -**	**$ 6,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 6,000**	**$ -**	**$ 6,000**

PUBLIC WORKS CIP WORKSHEETS

SEWER FUND

Wastewater Worksheets

CITY OF SIERRA MADRE

Public Works Department

FY 2026–2027

Project Title	Wastewater Infrastructure Improv.
Project Number	WW-27001
Project Category	Wastewater Improvements (WW)
Project Location	Citywide
Fund	72000 - Sewer Enterprise Fund
Department	Public Works
Status	Construction
Initial Project Start	July 1, 2026
Initial Project Completion	June 30, 2027
Revised Project Start	N/A
Revised Project Completion	N/A



Project Description

This project provides funding for the replacement of aging and ineffective wastewater infrastructure, including sewer mains and manholes. Locations and methodology will be determined by the current Sanitary Sewer Master Plan, which protects the health and safety of the community's residents and commercial entities.

FUNDING SOURCES	Prior Years	FY 2026 Budget	FY 2026 Estimate	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	5-Year CIP Total	Beyond 5-Year Total	Total
72000 - Sewer Enterprise Fund	$ -	$ -	$ -	$ 100,000	$ 100,000	$ -	$ -	$ -	$ 200,000	$ -	$ 100,000
Total	**$ -**	**$ -**	**$ -**	**$ 100,000**	**$ 100,000**	**$ -**	**$ -**	**$ -**	**$ 200,000**	**$ -**	**$ 100,000**

PROJECT USES	Prior Years	FY 2026 Budget	FY 2026 Estimate	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	5-Year CIP Total	Beyond 5-Year Total	Total
Construction	$ -	$ -	$ -	$ 100,000	$ 100,000	$ -	$ -	$ -	$ 200,000	$ -	$ 100,000
Total	**$ -**	**$ -**	**$ -**	**$ 100,000**	**$ 100,000**	**$ -**	**$ -**	**$ -**	**$ 200,000**	**$ -**	**$ 100,000**

PUBLIC WORKS CIP WORKSHEETS

STREETS

Street Resurfacing Worksheets

CITY OF SIERRA MADRE
Public Works Department

FY 2026–2027

Project Title	S. Mountain Trail Street Rehabiliation
Project Number	SR-26001
Project Category	Street Resurfacing or Replacement (SR)
Project Location	S. Mountain Trail (Lowell to Orange Grove)
Fund	Multiple
Department	Public Works
Status	Design
Initial Project Start	July 1, 2025
Initial Project Completion	June 30, 2026
Revised Project Start	July 1, 2026
Revised Project Completion	June 30, 2027



Project Description

This project provides funding for the maintenance and rehabilitation of S. Mountain Tr., Lowell to Orange Grove Ave. Funded from various funds, Prop C, Gas Tax, Measures R and M, RMRA, Development Fees and Capital Projects Fund. The PCI was 74 for Lowell to Bonita and 79 for Bonita to Orange Grove. This project was originally budgeted in FY 2026 and is being carried over to FY 2027.

FUNDING SOURCES	Prior Years	FY 2026 Budget	FY 2026 Estimate	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	5-Year CIP Total	Beyond 5-Year Total	Total
25200 - Development Impact Fee	$ -	$ 31,537	$ -	$ 31,537	$ -	$ -	$ -	$ -	$ 31,537	$ -	$ 31,537
37009 - Prop C Local Transit	$ -	$ 77,692	$ -	$ 77,692	$ -	$ -	$ -	$ -	$ 77,692	$ -	$ 77,692
38005 - Gas Tax Fund	$ -	$ 26,291	$ -	$ 26,291	$ -	$ -	$ -	$ -	$ 26,291	$ -	$ 26,291
38012 - Measure M	$ -	$ 99,172	$ -	$ 99,172	$ -	$ -	$ -	$ -	$ 99,172	$ -	$ 99,172
38007 - Measure R	$ -	$ 60,325	$ -	$ 60,325	$ -	$ -	$ -	$ -	$ 60,325	$ -	$ 60,325
38013 - RMRA	$ -	$ 161,999	$ -	$ 161,999	$ -	$ -	$ -	$ -	$ 161,999	$ -	$ 161,999
40000 - Capital Projects Fund	$ -	$ 35,644	$ -	$ 35,644	$ -	$ -	$ -	$ -	$ 35,644	$ -	$ 35,644
Total	**$ -**	**$ 492,660**	**$ -**	**$ 492,660**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 492,660**	**$ -**	**$ 492,660**

PROJECT USES	Prior Years	FY 2026 Budget	FY 2026 Estimate	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	5-Year CIP Total	Beyond 5-Year Total	Total
Design	$ -	$ 45,160	$ -	$ 45,160	$ -	$ -	$ -	$ -	$ 45,160	$ -	$ 45,160
Construction	$ -	$ 447,500	$ -	$ 447,500	$ -	$ -	$ -	$ -	$ 447,500	$ -	$ 447,500
Total	**$ -**	**$ 492,660**	**$ -**	**$ 492,660**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 492,660**	**$ -**	**$ 492,660**

Project Title	Kaia Ln. Street Rehabilitation
Project Number	SR-26002
Project Category	Street Resurfacing or Replacement (SR)
Project Location	Kaia Ln.
Fund	Multiple
Department	Public Works
Status	Design
Initial Project Start	July 1, 2025
Initial Project Completion	June 30, 2026
Revised Project Start	July 1, 2026
Revised Project Completion	June 30, 2027



Project Description This project provides funding for the maintenance and rehabilitation of Kaia Ln. from Arno Dr. to Cul de Sac. Funded from various funds, Prop C, Gas Tax, Measures R and M, RMRA, Development Fees and Capital Projects Fund. This project was originally budgeted in FY 2026 and is being carried over to FY 2027.

FUNDING SOURCES	Prior Years	FY 2026 Budget	FY 2026 Estimate	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	5-Year CIP Total	Beyond 5-Year Total	Total
25200 - Development Impact	$ -	$ 8,117	$ -	$ 8,117	$ -	$ -	$ -	$ -	$ 8,117	$ -	$ 8,117
37009 - Prop C Local Transit	$ -	$ 20,001	$ -	$ 20,001	$ -	$ -	$ -	$ -	$ 20,001	$ -	$ 20,001
38005 - Gas Tax Fund	$ -	$ 6,767	$ -	$ 6,767	$ -	$ -	$ -	$ -	$ 18,233	$ -	$ 18,233
38012 - Measure M	$ -	$ 25,526	$ -	$ 25,526	$ -	$ -	$ -	$ -	$ 25,526	$ -	$ 25,526
38007 - Measure R	$ -	$ 15,527	$ -	$ 15,527	$ -	$ -	$ -	$ -	$ 15,527	$ -	$ 15,527
38013 - RMRA	$ -	$ 41,698	$ -	$ 41,698	$ -	$ -	$ -	$ -	$ 30,232	$ -	$ 30,232
40000 - Capital Projects Fund	$ -	$ 9,174	$ -	$ 9,174	$ -	$ -	$ -	$ -	$ 9,174	$ -	$ 9,174
Total	**$ -**	**$ 126,810**	**$ -**	**$ 126,810**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 126,810**	**$ -**	**$ 126,810**

PROJECT USES	Prior Years	FY 2026 Budget	FY 2026 Estimate	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	5-Year CIP Total	Beyond 5-Year Total	Total
Design	$ -	$ 11,624	$ -	$ 11,624	$ -	$ -	$ -	$ -	$ 11,624	$ -	$ 11,624
Construction	$ -	$ 115,186	$ -	$ 115,186	$ -	$ -	$ -	$ -	$ 115,186	$ -	$ 115,186
Total	**$ -**	**$ 126,810**	**$ -**	**$ 126,810**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 126,810**	**$ -**	**$ 126,810**

Project Title	Monterey Ln. Street Rehabiliation
Project Number	SR-26003
Project Category	Street Resurfacing or Replacement (SR)
Project Location	Monterey Ln.
Fund	Multiple
Department	Public Works
Status	Design
Initial Project Start	July 1, 2025
Initial Project Completion	June 30, 2026
Revised Project Start	July 1, 2026
Revised Project Completion	June 30, 2027



Project Description

This project provides funding for the maintenance and rehabilitation of Monterey Ln. from Sierra Madre Blvd.to Cul de Sac. Funded from various funds, Prop C, Gas Tax, Measures R and M, RMRA, Development Fees and Capital Projects Fund. The PCI for this street was 58 from the 2023 Pavement Management Plan. This project was originally budgeted in FY 2026 and is being carried over to FY 2027.

FUNDING SOURCES	Prior Years	FY 2026 Budget	FY 2026 Estimate	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	5-Year CIP Total	Beyond 5-Year Total	Total
25200 - Development Impact	$ -	$ 29,130	$ -	$ 29,130	$ -	$ -	$ -	$ -	$ 29,130	$ -	$ 29,130
37009 - Prop C Local Transit	$ -	$ 71,771	$ -	$ 71,771	$ -	$ -	$ -	$ -	$ 71,771	$ -	$ 71,771
38005 - Gas Tax Fund	$ -	$ 24,272	$ -	$ 24,272	$ -	$ -	$ -	$ -	$ 65,438	$ -	$ 65,438
38012 - Measure M	$ -	$ 91,616	$ -	$ 91,616	$ -	$ -	$ -	$ -	$ 91,616	$ -	$ 91,616
38007 - Measure R	$ -	$ 55,728	$ -	$ 55,728	$ -	$ -	$ -	$ -	$ 55,728	$ -	$ 55,728
38013 - RMRA	$ -	$ 149,667	$ -	$ 149,667	$ -	$ -	$ -	$ -	$ 108,501	$ -	$ 108,501
40000 - Capital Projects Fund	$ -	$ 32,928	$ -	$ 32,928	$ -	$ -	$ -	$ -	$ 32,928	$ -	$ 32,928
Total	**$ -**	**$ 455,112**	**$ -**	**$ 455,112**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 455,112**	**$ -**	**$ 455,112**

PROJECT USES	Prior Years	FY 2026 Budget	FY 2026 Estimate	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	5-Year CIP Total	Beyond 5-Year Total	Total
Design	$ -	$ 41,719	$ -	$ 41,719	$ -	$ -	$ -	$ -	$ 41,719	$ -	$ 41,719
Construction	$ -	$ 413,393	$ -	$ 413,393	$ -	$ -	$ -	$ -	$ 413,393	$ -	$ 413,393
Total	**$ -**	**$ 455,112**	**$ -**	**$ 455,112**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 455,112**	**$ -**	**$ 455,112**

Project Title	Auburn Ln. Street Rehabiliation
Project Number	SR-26004
Project Category	Street Resurfacing or Replacement (SR)
Project Location	Auburn Ln.
Fund	Multiple
Department	Public Works
Status	Design
Initial Project Start	July 1, 2025
Initial Project Completion	June 30, 2026
Revised Project Start	July 1, 2026
Revised Project Completion	June 30, 2027



Project Description

This project provides funding for the maintenance and rehabilitation of Auburn Ln. Funded from various funds, Prop C, Gas Tax, Measures R and M, RMRA, Development Fees and Capital Projects Fund. The PCI for this street was 45 from the 2023 Pavement Management Plan. This project was originally budgeted in FY 2026 and is being carried over to FY 2027.

FUNDING SOURCES	Prior Years	FY 2026 Budget	FY 2026 Estimate	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	5-Year CIP Total	Beyond 5-Year Total	Total
34007 - Transportation Fee	$ -	$ 12,811	$ -	$ 12,811	$ -	$ -	$ -	$ -	$ 12,811	$ -	$ 12,811
37009 - Prop C Local Transit	$ -	$ 31,565	$ -	$ 31,565	$ -	$ -	$ -	$ -	$ 31,565	$ -	$ 31,565
38005 - Gas Tax Fund	$ -	$ 10,676	$ -	$ 10,676	$ -	$ -	$ -	$ -	$ 28,782	$ -	$ 28,782
38012 - Measure M	$ -	$ 40,292	$ -	$ 40,292	$ -	$ -	$ -	$ -	$ 40,292	$ -	$ 40,292
38007 - Measure R	$ -	$ 24,509	$ -	$ 24,509	$ -	$ -	$ -	$ -	$ 24,509	$ -	$ 24,509
38013 - RMRA	$ -	$ 65,826	$ -	$ 65,826	$ -	$ -	$ -	$ -	$ 47,720	$ -	$ 47,720
40000 - Capital Projects Fund	$ -	$ 14,481	$ -	$ 14,481	$ -	$ -	$ -	$ -	$ 14,481	$ -	$ 14,481
Total	**$ -**	**$ 200,160**	**$ -**	**$ 200,160**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 200,160**	**$ -**	**$ 200,160**

PROJECT USES	Prior Years	FY 2026 Budget	FY 2026 Estimate	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	5-Year CIP Total	Beyond 5-Year Total	Total
Design	$ -	$ 18,348	$ -	$ 18,348	$ -	$ -	$ -	$ -	$ 18,348	$ -	$ 18,348
Construction	$ -	$ 181,812	$ -	$ 181,812	$ -	$ -	$ -	$ -	$ 181,812	$ -	$ 181,812
Total	**$ -**	**$ 200,160**	**$ -**	**$ 200,160**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 200,160**	**$ -**	**$ 200,160**

Project Title	Las Rocas Street Rehabiliation
Project Number	SR-26005
Project Category	Street Resurfacing or Replacement (SR)
Project Location	Las Rocas St.
Fund	Multiple
Department	Public Works
Status	Design
Initial Project Start	July 1, 2025
Initial Project Completion	June 30, 2026
Revised Project Start	July 1, 2026
Revised Project Completion	June 30, 2027



Project Description This project provides funding for the maintenance and rehabilitation of Las Rocas Dr. from Sycamore Pl. to Canon Dr. Funded from various funds, Prop C, Gas Tax, Measures R and M, RMRA, Development Fees and Capital Projects Fund. The PCI for this street was 33 from the 2023 Pavement Management Plan. This project was originally budgeted in FY 2026 and is being carried over to FY 2027.

FUNDING SOURCES	Prior Years	FY 2026 Budget	FY 2026 Estimate	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	5-Year CIP Total	Beyond 5-Year Total	Total
25200 - Development Impact	$ -	$ 13,364	$ -	$ 13,364	$ -	$ -	$ -	$ -	$ 13,364	$ -	$ 13,364
37009 - Prop C Local Transit	$ -	$ 32,927	$ -	$ 32,927	$ -	$ -	$ -	$ -	$ 32,927	$ -	$ 32,927
38005 - Gas Tax Fund	$ -	$ 11,136	$ -	$ 11,136	$ -	$ -	$ -	$ -	$ 30,022	$ -	$ 30,022
38012 - Measure M	$ -	$ 42,031	$ -	$ 42,031	$ -	$ -	$ -	$ -	$ 42,031	$ -	$ 42,031
38007 - Measure R	$ -	$ 25,567	$ -	$ 25,567	$ -	$ -	$ -	$ -	$ 25,567	$ -	$ 25,567
38013 - RMRA	$ -	$ 68,665	$ -	$ 68,665	$ -	$ -	$ -	$ -	$ 49,779	$ -	$ 49,779
40000 - Capital Projects Fund	$ -	$ 15,110	$ -	$ 15,110	$ -	$ -	$ -	$ -	$ 15,110	$ -	$ 15,110
Total	**$ -**	**$ 208,800**	**$ -**	**$ 208,800**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 208,800**	**$ -**	**$ 208,800**

PROJECT USES	Prior Years	FY 2026 Budget	FY 2026 Estimate	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	5-Year CIP Total	Beyond 5-Year Total	Total
Design	$ -	$ 19,001	$ -	$ 19,001	$ -	$ -	$ -	$ -	$ 19,001	$ -	$ 19,001
Construction	$ -	$ 189,799	$ -	$ 189,799	$ -	$ -	$ -	$ -	$ 189,799	$ -	$ 189,799
Total	**$ -**	**$ 208,800**	**$ -**	**$ 208,800**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 208,800**	**$ -**	**$ 208,800**

Project Title	Orange Drive Street Rehablitation
Project Number	SR-27001
Project Category	Street Resurfacing or Replacement (SR)
Project Location	Orange Dr.
Fund	Multiple
Department	Public Works
Status	Design
Initial Project Start	July 1, 2026
Initial Project Completion	June 30, 2027
Revised Project Start	N/A
Revised Project Completion	N/A



Project Description This project provides funding for the maintenance and rehabilitation of Orange Dr. from Canyon Crest to Skyland Dr. Funded from various funds, Prop C, Gas Tax, Measures R and M, RMRA, Development Fees and Capital Projects Fund. The PCI for this street was 33 from the 2023 Pavement Management Plan.

FUNDING SOURCES	Prior Years	FY 2026 Budget	FY 2026 Estimate	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	5-Year CIP Total	Beyond 5-Year Total	Total
25200 - Development Impact	$ -	$ -	$ -	$ 18,132	$ -	$ -	$ -	$ -	$ 18,132	$ -	$ 18,132
37009 - Prop C Local Transit	$ -	$ -	$ -	$ 44,673	$ -	$ -	$ -	$ -	$ 44,673	$ -	$ 44,673
38005 - Gas Tax Fund	$ -	$ -	$ -	$ 15,107	$ -	$ -	$ -	$ -	$ 40,732	$ -	$ 40,732
38012 - Measure M	$ -	$ -	$ -	$ 57,024	$ -	$ -	$ -	$ -	$ 57,024	$ -	$ 57,024
38007 - Measure R	$ -	$ -	$ -	$ 34,691	$ -	$ -	$ -	$ -	$ 34,691	$ -	$ 34,691
38013 - RMRA	$ -	$ -	$ -	$ 93,161	$ -	$ -	$ -	$ -	$ 67,536	$ -	$ 67,536
40000 - Capital Projects Fund	$ -	$ -	$ -	$ 20,496	$ -	$ -	$ -	$ -	$ 20,496	$ -	$ 20,496
Total	**$ -**	**$ -**	**$ -**	**$ 283,284**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 283,284**	**$ -**	**$ 283,284**

PROJECT USES	Prior Years	FY 2026 Budget	FY 2026 Estimate	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	5-Year CIP Total	Beyond 5-Year Total	Total
Design	$ -	$ -	$ -	$ 25,968	$ -	$ -	$ -	$ -	$ 25,968	$ -	$ 25,968
Construction	$ -	$ -	$ -	$ 257,316	$ -	$ -	$ -	$ -	$ 257,316	$ -	$ 257,316
Total	**$ -**	**$ -**	**$ -**	**$ 283,284**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 283,284**	**$ -**	**$ 283,284**

Project Title	Valle Vista Dr. Street Rehabilitation
Project Number	SR-27002
Project Category	Street Resurfacing or Replacement (SR)
Project Location	Valle Vista Dr.
Fund	Multiple
Department	Public Works
Status	Design
Initial Project Start	July 1, 2026
Initial Project Completion	June 30, 2027
Revised Project Start	N/A
Revised Project Completion	N/A



Project Description This project provides funding for the maintenance and rehabilitation of Valle Vista Dr. Funded from various funds, Prop C, Gas Tax, Measures R and M, RMRA, Development Fees and Capital Projects Fund. The PCI for this street was 51 and 39 from the 2023 Pavement Management Plan.

FUNDING SOURCES	Prior Years	FY 2026 Budget	FY 2026 Estimate	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	5-Year CIP Total	Beyond 5-Year Total	Total
25200 - Development Impact	$ -	$ -	$ -	$ 28,457	$ -	$ -	$ -	$ -	$ 28,457	$ -	$ 28,457
37009 - Prop C Local Transit	$ -	$ -	$ -	$ 70,113	$ -	$ -	$ -	$ -	$ 70,113	$ -	$ 70,113
38005 - Gas Tax Fund	$ -	$ -	$ -	$ 23,662	$ -	$ -	$ -	$ -	$ 63,927	$ -	$ 63,927
38012 - Measure M	$ -	$ -	$ -	$ 89,498	$ -	$ -	$ -	$ -	$ 89,498	$ -	$ 89,498
38007 - Measure R	$ -	$ -	$ -	$ 54,441	$ -	$ -	$ -	$ -	$ 54,441	$ -	$ 54,441
38013 - RMRA	$ -	$ -	$ -	$ 146,262	$ -	$ -	$ -	$ -	$ 105,997	$ -	$ 105,997
40000 - Capital Projects Fund	$ -	$ -	$ -	$ 32,167	$ -	$ -	$ -	$ -	$ 32,167	$ -	$ 32,167
Total	**$ -**	**$ -**	**$ -**	**$ 444,600**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 444,600**	**$ -**	**$ 444,600**

PROJECT USES	Prior Years	FY 2026 Budget	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	5-Year CIP Total	Beyond 5-Year Total	Total
Design	$ -	$ -	$ 40,755	$ -	$ -	$ -	$ -	$ 40,755	$ -	$ 40,755
Construction	$ -	$ -	$ 403,845	$ -	$ -	$ -	$ -	$ 403,845	$ -	$ 403,845
Total	**$ -**	**$ -**	**$ 444,600**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 444,600**	**$ -**	**$ 444,600**

PUBLIC WORKS CIP WORKSHEETS

WATER

Water System Worksheets

CITY OF SIERRA MADRE

Public Works Department

FY 2026–2027

Project Title	Water Main Replacement Project
Project Number	WS-26001
Project Category	Water System Improvements (WS)
Project Location	Citywide
Fund	71000 - Water Enterprise Fund
Department	Public Works
Status	Recurring
Initial Project Start	June 1, 2026
Initial Project Completion	June 30, 2027
Revised Project Start	N/A
Revised Project Completion	N/A



Project Description

This project provides funding for the replacement of water mains which have exceeded their life cycle, or water mains which are experiencing recurring leaks. FY 2026 projects were N. Lima Street, W. Carter Ave. will be constructed in conjunction with the Meadows Development project and re-alignment of Carter Ave. S. Mountain Trail is in design. FY 27 Projects will be S. Mountain Trail (construction), W. Grandview (Design & Construction).

FUNDING SOURCES	Prior Years	FY 2026 Budget	FY 2026 Estimate	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	5-Year CIP Total	Beyond 5-Year Total	Total
71000 - Water Enterprise Fund	$ -	$ 1,500,000	$ 134,000	$ 2,523,000	$ 1,500,000	$ 1,500,000	$ 1,500,000	$ 1,500,000	$ 8,523,000	$ -	$ 8,657,000
Total	**$ -**	**$ 1,500,000**	**$ 134,000**	**$ 2,523,000**	**$ 1,500,000**	**$ 1,500,000**	**$ 1,500,000**	**$ 1,500,000**	**$ 8,523,000**	**$ -**	**$ 8,657,000**

PROJECT USES	Prior Years	FY 2026 Budget	FY 2026 Estimate	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	5-Year CIP Total	Beyond 5-Year Total	Total
Engineering	$ -	$ 150,000	$ 134,000	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 750,000	$ -	$ 884,000
Construction	$ -	$ 1,350,000	$ -	$ 2,373,000	$ 1,350,000	$ 1,350,000	$ 1,350,000	$ 1,350,000	$ 7,773,000	$ -	$ 7,773,000
Total	**$ -**	**$ 1,500,000**	**$ 134,000**	**$ 2,523,000**	**$ 1,500,000**	**$ 1,500,000**	**$ 1,500,000**	**$ 1,500,000**	**$ 8,523,000**	**$ -**	**$ 8,657,000**

Project Title	Well No. 4 Rehabiliation
Project Number	WS-26002
Project Category	Water System Improvements (WS)
Project Location	621 E. Sierra Madre Bld.
Fund	71000 - Water Enterprise Fund
Department	Public Works
Status	Construction
Initial Project Start	July 1, 2025
Initial Project Completion	June 30, 2027
Revised Project Start	N/A
Revised Project Completion	N/A



Project Description

This project provides funding for the rehabilitation of and replacement of miscellaneous equipment on Well No. 4 to restore/improve operational performance and efficiency. The pumping equipent was origanly pulled in late 2025 due to reduced performance and vibration under emergency operations. Specifications were developed thereunder. The Well is located behind Heasley Field.

FUNDING SOURCES	Prior Years	FY 2026 Budget	FY 2026 Estimate	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	5-Year CIP Total	Beyond 5-Year Total	Total
71000 - Water Enterprise Fund	$ -	$ 1,161,375	$ -	$ 1,161,375	$ -	$ -	$ -	$ -	$ 1,161,375	$ -	$ 1,161,375
Total	**$ -**	**$ 1,161,375**	**$ -**	**$ 1,161,375**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,161,375**	**$ -**	**$ 1,161,375**

PROJECT USES	Prior Years	FY 2026 Budget	FY 2026 Estimate	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	5-Year CIP Total	Beyond 5-Year Total	Total
Design	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Construction	$ -	$ 1,161,375	$ -	$ 1,161,375	$ -	$ -	$ -	$ -	$ 1,161,375	$ -	$ 1,161,375
Total	**$ -**	**$ 1,161,375**	**$ -**	**$ 1,161,375**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,161,375**	**$ -**	**$ 1,161,375**

Project Title	Water Main Lining Project
Project Number	WS-27001
Project Category	Water System Improvements (WS)
Project Location	Citywide
Fund	71000 - Water Enterprise Fund
Department	Public Works
Status	Design
Initial Project Start	July 1, 2026
Initial Project Completion	June 30, 2027
Revised Project Start	N/A
Revised Project Completion	N/A



Project Description This project provides funding for the lining of water mains which are experiencing recurring leaks, but are in challenging areas for full excavation and replacement.

FUNDING SOURCES	Prior Years	FY 2026 Budget	FY 2026 Estimate	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	5-Year CIP Total	Beyond 5-Year Total	Total
71000 - Water Enterprise Fund	$ -	$ -	$ -	$ 300,000	$ -	$ -	$ -	$ -	$ 300,000	$ -	$ 300,000
Total	**$ -**	**$ -**	**$ -**	**$ 300,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 300,000**	**$ -**	**$ 300,000**

PROJECT USES	Prior Years	FY 2026 Budget	FY 2026 Estimate	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	5-Year CIP Total	Beyond 5-Year Total	Total
Engineering	$ -	$ -	$ -	$ 50,000	$ -	$ -	$ -	$ -	$ 50,000	$ -	$ 50,000
Construction	$ -	$ -	$ -	$ 250,000	$ -	$ -	$ -	$ -	$ 250,000	$ -	$ 250,000
Total	**$ -**	**$ -**	**$ -**	**$ 300,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 300,000**	**$ -**	**$ 300,000**

Project Title	Pressure Regulating Valve Upgrades
Project Number	WS-27002
Project Category	Water System Improvements (WS)
Project Location	Multiple
Fund	71000 - Water Enterprise Fund
Department	Public Works
Status	Construction
Initial Project Start	July 1, 2026
Initial Project Completion	June 30, 2027
Revised Project Start	N/A
Revised Project Completion	June 30, 2027

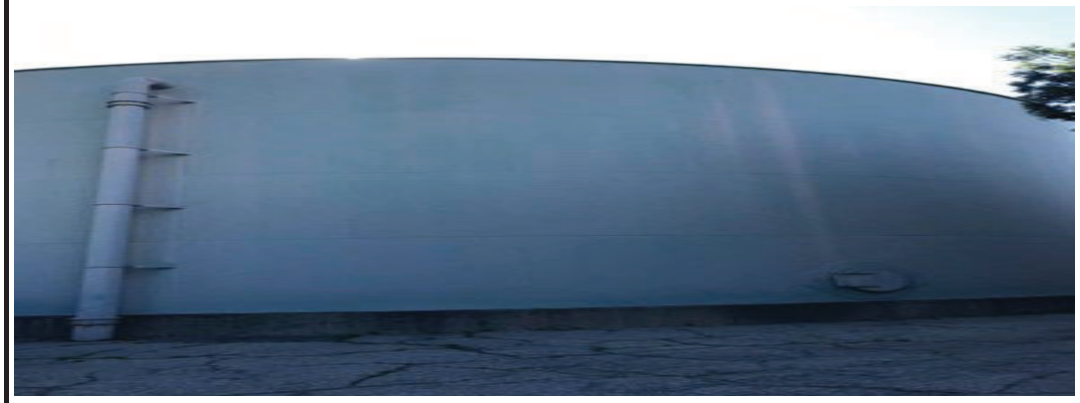


Project Description This project provides funding for the replacement of water system Pressure Regulating Valves, to ensure proper operation to maintain and control water system pressure. FY 2027 locations include 677 Brookside Ln., 696 Woodland Dr., and 125 E. Carter.

FUNDING SOURCES	Prior Years	FY 2026 Budget	FY 2026 Estimate	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	5-Year CIP Total	Beyond 5-Year Total	Total
71000 - Water Enterprise Fund	$ -	$ -	$ -	$ 100,000	$ -	$ -	$ -	$ -	$ 100,000	$ -	$ 100,000
Total	**$ -**	**$ -**	**$ -**	**$ 100,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 100,000**	**$ -**	**$ 100,000**

PROJECT USES	Prior Years	FY 2026 Budget	FY 2026 Estimate	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	5-Year CIP Total	Beyond 5-Year Total	Total
Construction	$ -	$ -	$ -	$ 100,000	$ -	$ -	$ -	$ -	$ 100,000	$ -	$ 100,000
Total	**$ -**	**$ -**	**$ -**	**$ 100,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 100,000**	**$ -**	**$ 100,000**

Project Title	Auburn Steel Tank Rehabiliation
Project Number	WS-27003
Project Category	Water System Improvements (WS)
Project Location	435 Mt. Wilson Trail
Fund	71000 - Water Enterprise Fund
Department	Public Works
Status	Design
Initial Project Start	July 1, 2026
Initial Project Completion	June 30, 2028
Revised Project Start	N/A
Revised Project Completion	N/A



Project Description This project provides funding for the structural/seismic evaluation, design and rehabilitation of the Auburn Steel Water Tank.

FUNDING SOURCES	Prior Years	FY 2026 Budget	FY 2026 Estimate	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	5-Year CIP Total	Beyond 5-Year Total	Total
34007 - Transportation Fee	$ -	$ -	$ -	$ 47,500	$ 427,500	$ -	$ -	$ -	$ 475,000	$ -	$ 475,000
Total	**$ -**	**$ -**	**$ -**	**$ 47,500**	**$ 427,500**	**$ -**	**$ -**	**$ -**	**$ 475,000**	**$ -**	**$ 475,000**

PROJECT USES	Prior Years	FY 2026 Budget	FY 2026 Estimate	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	5-Year CIP Total	Beyond 5-Year Total	Total
Design	$ -	$ -	$ -	$ 47,500	$ -	$ -	$ -	$ -	$ 47,500	$ -	$ 47,500
Construction	$ -	$ -	$ -	$ -	$ 356,250	$ -	$ -	$ -	$ 356,250	$ -	$ 356,250
Other	$ -	$ -	$ -	$ -	$ 71,250	$ -	$ -	$ -	$ 71,250	$ -	$ 71,250
Total	**$ -**	**$ -**	**$ -**	**$ 47,500**	**$ 427,500**	**$ -**	**$ -**	**$ -**	**$ 47,500**	**$ -**	**$ 475,000**

Project Title	Water Main Plant Pump Station
Project Number	WS-27004
Project Category	Water System Improvements (WS)
Project Location	621 E. Sierra Madre Blvd.
Fund	71000 - Water Enterprise Fund
Department	Public Works
Status	Design
Initial Project Start	July 1, 2026
Initial Project Completion	June 30, 2028
Revised Project Start	N/A
Revised Project Completion	N/A



Project Description This project provides funding for the replacement of a non-operational Pump Station.

FUNDING SOURCES	Prior Years	FY 2026 Budget	FY 2026 Estimate	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	5-Year CIP Total	Beyond 5-Year Total	Total
71000 - Water Enterprise Fund	$ -	$ -	$ -	$ 150,000	$ -	$ -	$ -	$ -	$ 150,000	$ -	$ 150,000
Total	**$ -**	**$ -**	**$ -**	**$ 150,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 150,000**	**$ -**	**$ 150,000**

PROJECT USES	Prior Years	FY 2026 Budget	FY 2026 Estimate	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	5-Year CIP Total	Beyond 5-Year Total	Total
Design	$ -	$ -	$ -	$ 150,000	$ -	$ -	$ -	$ -	$ 150,000	$ -	$ 150,000
Construction	$ -	$ -	$ -	$ -	$ 1,125,000	$ -	$ -	$ -	$ 1,125,000	$ -	$ 1,125,000
Other	$ -	$ -	$ -	$ -	$ 225,000	$ -	$ -	$ -	$ 225,000	$ -	$ 225,000
Total	**$ -**	**$ -**	**$ -**	**$ 150,000**	**$ 1,350,000**	**$ -**	**$ -**	**$ -**	**$ 1,500,000**	**$ -**	**$ 1,500,000**

Project Title	Well No. 6 Rehabilitation
Project Number	WS-26007
Project Category	Water System Improvements (WS)
Project Location	611 E. Sierra Madre Blvd.
Fund	71000 - Water Enterprise Fund
Department	Public Works
Status	Construction
Initial Project Start	July 1, 2026
Initial Project Completion	June 30, 2027
Revised Project Start	N/A
Revised Project Completion	N/A



Project Description This project provides funding for the removal and evaluation of pump assembly, and make necessary repairs.

FUNDING SOURCES	Prior Years	FY 2026 Budget	FY 2026 Estimate	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	5-Year CIP Total	Beyond 5-Year Total	Total
71000 - Water Enterprise Fund	$ -	$ -	$ -	$ 200,000	$ -	$ -	$ -	$ -	$ 200,000	$ -	$ 200,000
Total	**$ -**	**$ -**	**$ -**	**$ 200,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 200,000**	**$ -**	**$ 200,000**

PROJECT USES	Prior Years	FY 2026 Budget	FY 2026 Estimate	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	5-Year CIP Total	Beyond 5-Year Total	Total
Construction	$ -	$ -	$ -	$ 200,000	$ -	$ -	$ -	$ -	$ 200,000	$ -	$ 200,000
Total	**$ -**	**$ -**	**$ -**	**$ 200,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 200,000**	**$ -**	**$ 200,000**

Project Title	City Yard Back-up Generator
Project Number	WS-27006
Project Category	Water System Improvements (WS)
Project Location	621 E. Sierra Madre Blvd.
Fund	71000 - Water Enterprise Fund
Department	Public Works
Status	Design
Initial Project Start	July 1, 2026
Initial Project Completion	June 30, 2028
Revised Project Start	N/A
Revised Project Completion	N/A



Project Description This project provides funding for the replacement of a non-operational Stationary Generator.

FUNDING SOURCES	Prior Years	FY 2026 Budget	FY 2026 Estimate	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	5-Year CIP Total	Beyond 5-Year Total	Total
71000 - Water Enterprise Fund	$ -	$ -	$ -	$ 175,000	$ 1,575,000	$ -	$ -	$ -	$ 1,750,000	$ -	$ 175,000
Total	**$ -**	**$ -**	**$ -**	**$ 175,000**	**$ 1,575,000**	**$ -**	**$ -**	**$ -**	**$ 1,750,000**	**$ -**	**$ 175,000**

PROJECT USES	Prior Years	FY 2026 Budget	FY 2026 Estimate	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	5-Year CIP Total	Beyond 5-Year Total	Total
Engineering	$ -	$ -	$ -	$ 175,000	$ -	$ -	$ -	$ -	$ 175,000	$ -	$ 175,000
Construction	$ -	$ -	$ -	$ -	$ 1,312,500	$ -	$ -	$ -	$ 1,312,500	$ -	$ 1,312,500
Other	$ -	$ -	$ -	$ -	$ 262,500	$ -	$ -	$ -	$ 262,500	$ -	$ 262,500
Total	**$ -**	**$ -**	**$ -**	**$ 175,000**	**$ 1,575,000**	**$ -**	**$ -**	**$ -**	**$ 1,750,000**	**$ -**	**$ 1,750,000**

CITY OF SIERRA MADRE

FEE SCHEDULE
FY 2026-2027

Note: This Fee Schedule does not include all fees, rates, or charges that may be imposed by the City of Sierra Madre. Examples of excluded items include, but are not limited to, development impact fees, utility rates and connection fees, fees imposed by and passed through to other agencies, and punitive fines and penalties.

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Many of the fees listed in the Master Fee Schedule are applied on an hourly basis and are structured to recover the full cost of service for each activity type. The City will apply the following hourly rate against recorded time to determine the fee amount owed by each applicant. Hourly rates from other departments may also apply if staff from those other departments perform work on a specific application or request for service. Additionally, the City will pass-through to the applicant any discrete costs incurred from the use of external service providers if required to process the specific application. The City may impose a contract administration fee of 15% on the value of contracted services.
For services requested of City staff which have no fee listed in this Master Fee Schedule, the City Manager or the City Manager's designee shall determine the appropriate fee based on the following hourly rate for staff time involved in the service or activity.

Fee Code		Current Fee FY 2025-2026	Proposed Fee FY 2026-2027	Unit
	ADMINISTRATIVE FEES			
	Annual Business License Fees			
	New Business License Issuance			
3122	Home Occupation	$221	$228	per year
Multiple	All Other Businesses	$82	$85	per year
Multiple	Fixed Place of Business	$443	$457	per year
3124	Pre-Issuance Inspection (New Fixed Place)	$83	$86	each
	Business License Renewal			
	Annual Renewal for All Business License Listed Above	$82	$85	per year
	License/Permit Fees - Other			
	City Contractor Business License			
CON001	a) New	$82	$85	each
CONR01	b) Renewal	$82	$85	each
3300	SB 1186 DSA Fee	$4	$4	Per State, Assembly Bill No.2164
3116	Solicitor Permit	$82	$85	per person, per day
	Miscellaneous Fees			
	Reproduction Fees			
	a) Copying and/or Printing	$0.26	$0.25	per page
	b) Copying Flash Drive	$10	$4	each
	Returned Check/ACH Fees			
	a) Returned Check	$40; plus bank fees	$40; plus bank fees	each
	b) Returned ACH Item	$40; plus bank fees	$40; plus bank fees	each
	Trash Compactor Message Board Advertisements			
	- 30 day period	$166	$172	per 30 days
	- Each Additional - 30 day period	$88	$88	per 30 days
	- Each Additional message board (up to 2 boards)	$88	$88	each message board

Fee Code		Current Fee FY 2025-2026	Proposed Fee FY 2026-2027	Unit
	ADMINISTRATIVE FEES			
	Other Fees			
	Garage Sale Application	$21	$21	per weekend
	Collections	10%	10%	per month; max of 100% of original fee
	Credit Card Surcharge	Actual Cost	Actual Cost	
ADMIN STAFF	**Administrative Services Staff**	$112	$115	per hour

Fee Code		Current Fee FY 2025-2026	Proposed Fee FY 2026-2027	Unit
	PLANNING AND ZONING FEES			
	Zoning Fees			
	Design Review Permit Application			
DRP001	a) Preliminary/Ministerial/Administrative Design Review Permit	$3,616	$3,606	each
DRP005	b) Standard	$6,353	$6,324	each
	Conditional Use Permit Application			
CU001	a) Minor	$3,295	$3,274	each
CU005	b) Standard	$6,115	$6,077	each
	Hillside Development Permit Application			
HDP001	a) Administrative Hillside Development Permit	$3,616	$3,606	each
HDP005	b) Standard	$10,000 Deposit against Actual Cost; plus 15% processing fee	$10,000 Deposit against Actual Cost; plus 15% processing fee	each
	Variance Application			
VAR001	a) Minor	$3,616	$3,606	each
VAR005	b) Standard	$6,353	$6,324	each
	Accessory Dwelling Unit Application			
PZ025	Accessory Dwelling Unit - Application completeness and administrative records	$2,320	$712	each
	Appeal for incomplete ADU application determinations		75% of Original Filing Fee	each
	Other			
CU010	Entitlement Modification	75% of Original Filing Fee	75% of Original Filing Fee	each

Fee Code		Current Fee FY 2025-2026	Proposed Fee FY 2026-2027	Unit
	PLANNING AND ZONING FEES			
CU015	Entitlement Extension	$393	$377	each
PZ030	Zoning Verification Letter	$527	$514	each
APPEAL	Appeals for Administrative Design Review Permit Reduced Fee if successful in the appeal by property owner	$500	$500	
APPEAL	Appeal to Planning Commission	75% of Original Filing Fee	75% of Original Filing Fee	each
CU020	Appeals to City Council	50% of Original Filing Fee	50% of Original Filing Fee	each
CU021	Appeals to City Council by Non-Applicant	75% of original filing fee up to $1,000	75% of original filing fee up to $1,000	each
NF020	Appeal Associated Noticing Publication and Postage	$155	$155	each
FM001	Fire Code Officer/Fire Marshal Review	$564	$582	each
	Deposit Requirement	100% of Estimated Cost and Processing Fee	100% of Estimated Cost and Processing Fee	
	General Amendments Application			
PZ001	Zone Change Application	$10,816	$10,592	each
PZ005	General Plan Amendment	$10,816	$10,592	each
PZ010	Municipal Code Text Amendment	$9,886	$9,496	each
MP001	Master Plan	$14,617	$13,797	each
SP001	Specific Plan	$16,197	$15,213	each
	Minor Modification	No Fee	Actual Cost; plus 15% processing fee	
	Wireless Facilities Application			
WIRE MMOD	Minor Modification to Wireless Facilities	$2,479	$2,453	each
WIRENEW	New Wireless Facilities	$6,115	$6,077	each

Fee Code		Current Fee FY 2025-2026	Proposed Fee FY 2026-2027	Unit
	PLANNING AND ZONING FEES			
WIRESM1-5	New Small Cell Wireless Facilities (1 to 5 Units)	$517	$533	each
WIRESM+5	New Small Cell Wireless Facilities (each additional >5)	$103	$107	each
WIREAP	Small Cell site annual right-of-way access annual permit renewal Fee (per site)	$279	$288	each
	Home Occupation Permits			
PZ015	a) Non-Discretionary	$103	$113	each
PZ020	b) Administrative Discretionary Application	$589	$602	each
	Environmental Fees (adjusted based State and County Fee)			
EVN030	Fish and Wildlife Fee (State) - EIR Filing	$4,123.50	$4,227.50	Per State
EVN035	Fish and Wildlife Fee (State) - Negative declaration filing	$2,968.75	$3,043.75	Per State
EVN040	Fish and Wildlife Fee (State) - Mitigated Negative declaration filing	$2,968.75	$3,043.75	Per State
EVN045	Fish and Wildlife Fee Exemption	$75	$25	Per County
EVN001	Categorical Exemption	$372	$382	each
	CEQA Technical Advisory Review for which no fee is specifically indicated	NEW	Actual Cost; plus 15% processing fee	each
EVN005	Initial Study Review - Negative Declaration	$3,853	$3,838	each
EVN010	Initial Study Review - Mitigated Negative Declaration	$7,500	$7,470	each
EVN015	Environmental Impact Report	Actual Cost; plus 15% processing fee	Actual Cost; plus 15% processing fee	each
EVN020	Geotechnical Report Review	Actual Cost; plus 15% processing fee	Actual Cost; plus 15% processing fee	each
EVN025	VMT Screening Review	$310	$320	per unit
EVN026	Parking Analysis	Actual Cost; plus 15% processing fee	Actual Cost; plus 15% processing fee	each
	Tree Fees			
	Tree Protection Plan Review for Natural Resources Commission	$194	$349	each

Fee Code		Current Fee FY 2025-2026	Proposed Fee FY 2026-2027	Unit
	PLANNING AND ZONING FEES			
	Arborist Plan Review	NEW	Actual Cost; plus 15% processing fee	each
	Tree Trimming Permit, Noticing Required	No Fee Permit	$221	each
	Tree Removal /Replacment Permit, Noticing Required	NEW	Actual Cost; plus 15% processing fee	each
	Tree Report/Review/Inspections for which no fee is specifically indicated	NEW	Actual Cost; plus	each
	Noticing Fees			
	Noticing Publication and Postage			
NF001	a) Administrative Review Only	$609	$626	each
NF005	b) Planning Commission, City Council	$1,116	$1,071	each
NF010	Newspaper Noticing	$671	$705	each
	Sign Permit			
SGN001	a) Temporary	$713	$702	each
SGN005	b) Temporary - Admin Review	$775	$776	each
SGN010	c) Administrative Review Required	$775	$776	each
SGN015	d) Planning Commission Review Required	$1,488	$1,495	each
	Historic Preservation			
MILL001	Mills Act Application	$2,417	$2,413	each
HD001	Historic Landmark Dedication	$3,616	$3,580	each
	Certificate of Appropriateness	No Fee Permit	No Fee Permit	
DEM005	Discretionary Demolition Permit Fee	$1,188	$1,183	each
	Temporary Use Fees			
	Temporary Use Permit:			
TU005	All Other Uses Not Linked to a Special Event or Civic Event	$475	$502	each
	Water Efficient Landscapes			
WELO PC	a) Water Efficient Landscape Plan Check Fee	$1,405	$1,430	each

Fee Code		Current Fee FY 2025-2026	Proposed Fee FY 2026-2027	Unit
	PLANNING AND ZONING FEES			
WELO PERMT	b) Landscape Permit and Inspection Fee	$971	$991	each
	Copies and Print Services			
OTH030	Copy of General Plan Land Use / Zoning Map (11x17 Size)	$2	$2	per page
	Other Fees			
OTH005	Request for Public Facilities Fee Reduction/Waiver	$2,004	$1,975	each
OTH010	Pre Development /Filing Application Review	$1,477	$1,460	each
OTH015	Request for Planning Consultation or Letter	$331	$329	per request
VACANT	Vacant Property Registration Fee	$310	$358	each
	Subdivision Fees			
PZ060.1	Subdivision Parcel Map/Urban Lot Split Prefiling	$1,477	$1,460	each
PZ060	Subdivision Tract Map Prefiling	$10,000 Deposit against Actual Cost; plus 15% processing fee	$10,000 Deposit against Actual Cost; plus 15% processing fee	
PZ055.1	Parcel Map - Urban Lot Split	$6,053	$6,093	each
PZ055	Parcel Map - Tentative/Vesting Tentative	$8,491	$8,362	each
PZ050	Tract Map - Tentative/Vesting Tentative	Actual Cost + 15%	Actual Cost + 15%	each
	Certificate of Compliance	NEW	$329	each
PZ070	Final Parcel Map Review, subdivision resulting into 4 parcels or less	$5,971	$5,851	each
	Final Tract Map Review, subdivision resulting into more than 4 parcels	Actual Cost + 15%	Actual Cost + 15%	each
PZ075	Map Extension	$1,302	$1,294	each
PZ080	Map Amendment	$7,892	$7,977	each
PZ035	Lot Line Adjustment Application and Review	$6,053	$6,093	each
PZ040	Lot Merger Application and Review	$2,830	$2,805	each
	Deposit Requirement	100% of Estimated Cost and processing fee	100% of Estimated Cost and processing fee	each

Fee Code		Current Fee FY 2025-2026	Proposed Fee FY 2026-2027	Unit
	PLANNING AND ZONING FEES			
	Street/Address Assignments			
ADDRESS001	Street Address assignment or change	$119	$257	each
ADDRESS002	Street Name assignment or change	$393	$439	each
	STAFF HOURLY RATE			
DEVSTAFF	Planning & Community Preservation Staff	$256	$264	per hour
PWSTAFF	Public Works Engineering Staff	$228	$236	per hour
	DEPOSIT REQUIREMENTS	Deposits will be required to begin work; based upon estimated time to complete project	Deposits will be required to begin work; based upon estimated time to complete project	

Fee Code		Current Fee FY 2025-2026	Proposed Fee FY 2026-2027	Unit
	CONSTRUCTION FEES			
PC001	**Building Plan Check Fees** Building Plan Check service includes review of the initial building plan submittal (1st review), and up to two additional submittals of building plan revisions (2nd and 3rd reviews).			
PC002	Plan Check (Valuation $1 to $4,000) Base Fee	$874.95	$902.95	each
PC003	Plan Check (Valuation $4,001 to $12,000) Base Fee (first $4,000) Additional (for each $1,000 or fraction thereof of the Valuation beyond $4,000, up to and including $12,000)	$1,510.98 to $1,692.84 $1,485.00 $25.98	$1,559.33 to $1,747.01 $1,532.52 $26.81	each
PC003.4	Plan Check (Valuation 12,001 to 25,000) Base Fee (first $12,000) Additional (for each $1,000 or fraction thereof of the Valuation beyond $12,000, up to and including $25,000)	$1,718.98 to $2,030.74 $1,693.00 $25.98	$1,773.99 to $2,095.72 $1,747.18 $26.81	each
PC003.5	Plan Check (Valuation $25,001 to $50,000) Base Fee (first $25,000) Additional (for each $1,000 or fraction thereof of the Valuation beyond $25,000, up to and including $50,000)	2,271.98 to $2,895.50 $2,246.00 $25.98	$2,344.68 to $2,988.16 $2,317.87 $26.81	each
PC004	Plan Check (Valuation $50,001 to $100,000) Base Fee (first $50,000) Additional (for each $1,000 or fraction thereof of the Valuation beyond $50,000, up to and including $100,000)	$3,067.00 to $4,488.00 $3,038.00 $29.00	$3,165.14 to $4,631.62 $3,135.22 $29.93	each
PC004.5	Plan Check (Valuation $100,001 and Up) Base Fee (first $100,000) Additional (for each $1,000 or fraction thereof of the Valuation beyond $100,000, no limit)	$4,557.19 and up $4,536.00 $21.19	$4,703.02 and up $4,681.15 $21.87	each
	Valuation to reflect the Building Permit valuation, based on current International Code Council (ICC)			
PC005	Plan Check after 3rd Review	Actual Cost ; plus 15% processing fee	Actual Cost ; plus 15% processing fee	per hour
PC007	Over the Counter Plan Check Minimum fee (2 hours of review) Review beyond 2 hours	 $616.70 $308.35	 $636.44 $318.22	 each per hour

Fee Code		Current Fee FY 2025-2026	Proposed Fee FY 2026-2027	Unit
	CONSTRUCTION FEES			
PC007.5	Plan Check Revision Fee (for building plans that have been approved and while a project is under construction)	Actual Cost ; plus 15% processing fee	Actual Cost ; plus 15% processing fee	Per 30 min.
PC008	Expedited Building Plan Check	50% additional of the Plan Check Fee	50% additional of the Plan Check Fee	
FPC001	Fire Safety Plan Check	$564.02	$582.00	each
New FPC002	Expedited Fire Safety Plan Check	50% additional of the Fire Safety Plan Check Fee	50% additional of the Fire Safety Plan Check Fee	each
	Grading and Drainage Plan Checks			
GRD010	Geotechnical site review (to determine if Geotechnical reports are required)	$252	$1,342	each
GRD011	Geotechnical report, and plan review (review of intital and two addenda report)	$252	$2,251	each
GRD015	Drainage Plan Review only < 500SF upon reported concerns	$325	$733	per permit
	Low Impact Development Plan Check See Public Works Fees			
	Grading Permits/Inspections			
	Grading Permit up to 500 cubic yards	NEW	$1,174	per permit
	Grading Permit 500 cubic yard to 1,000 cubic yards	NEW	$1,674	per permit
	Grading Over 1,000 cubic yard (each additional 1,000 cubic yard)	NEW	$550	each
GRD026	For inspections for which no fee is specifically indicated, per hour	$225	$362	per request
	Permit Processing Fee and Filing	NEW	$47	each

Fee Code		Current Fee FY 2025-2026	Proposed Fee FY 2026-2027	Unit
	CONSTRUCTION FEES			
	Building Permit Fees Building Permits include inspection services necessary for each construction project. Additional fees may apply for re-inspections and missed inspections. a) No permit is required for the repair of a lightweight material fence. b) A building permit is required for the construction of a new lightweight material fence of any height; minimum permit fee applies. c) A building permit is required for the construction of a wall or fence of any height that requires foundation work including post and/or pilaster footing, mortar and/grout; permit fee is calculated based on the valuation.			
BP001	Permit (Valuation $1 to $4,000) Base Fee	$451.42	$465.87	each
BP002	Permit (Valuation $4,001 to $25,000) Base Fee (first $4,000) Additional (for each $1,000 or fraction thereof of the Valuation beyond $4,000, up to and including $25,000)	$905.74 to $1,980.54 $852.00 $53.74	$934.72 to $2,043.92 $879.26 $55.46	each
BP003	Permit (Valuation $25,001 to $50,000) Base Fee (first $25,000) Additional (for each $1,000 or fraction thereof of the Valuation beyond $25,000, up to and including $50,000)	$2,187.37 to $2,940.25 $2,156.00 $31.37	$2,257.37 to $3,034.34 $2,224.99 $32.37	each
BP004	Permit (Valuation $50,001 to $100,000) Base Fee (first $50,000) Additional (for each $1,000 or fraction thereof of the Valuation beyond $50,000, up to and including $100,000)	$2,990.37 to $4,527.50 $2,959.00 $31.37	$3,086.06 to $4,672.38 $3,053.69 $32.37	each
BP005	Permit (Valuation $100,001 and Up) Base Fee (first $100,000) Additional (for each $1,000 or fraction thereof of the Valuation beyond $100,000, no limit)	$4,549.18 and up $4,527.00 $22.18	$4,694.75 and up $4,671.86 $22.89	each
Building Permit valuation based on current International Code Council (ICC)				

Fee Code		Current Fee FY 2025-2026	Proposed Fee FY 2026-2027	Unit
	CONSTRUCTION FEES			
	State Mandated Fees			
	California Strong Motion Instrumentation Program (SMIP) Fee		Mimimum 50cents	
BP009	a) Residential	Valuation Amount X 0.0001	Valuation Amount X 0.00013	per permit, per State
BP010	b) Commercial	Valuation Amount X 0.0001	Valuation Amount X 0.00028	per permit, per State
	Building Standards Administration Special Revolving Fund Fee (BSASRF) Per State Senate Bill No. 1473			
BP015	Permit Valuation:			per permit, per State
	$1-25,000	$1	$1	
	$25,001-50,000	$2	$2	
	$50,001-75,000	$3	$3	
	$75,001-100,000	$4	$4	
BP016	Every $25,000 or fraction thereof above $100,000	Add $1	Add $1	
BP020	Division of the State Architect Construction-Related Acceissibility Program Fee (State Senate Bill No. 1186)	$4	$4	per permit, per State
	Miscellaneous New Construction Fees			
PC020	Modification to Plan Check or Permit	Actual Cost ; plus 15% processing fee	Actual Cost ; plus 15% processing fee	each
PC026	90-Day Extension of Plan Check or Permit	$296.47	$305.96	each
OC001	Certificate of Occupancy/Temporary C of O	$274.78	$283.57	each
	General Plan Update Fee	Building Permit Fee Amount X 0.024	Building Permit Fee Amount X 0.024	per permit
	Release of Recorded Covenant	NEW	$360	each

Fee Code		Current Fee FY 2025-2026	Proposed Fee FY 2026-2027	Unit
	CONSTRUCTION FEES			
	STAFF HOURLY RATE			
DEVSTAFF	Planning & Community Preservation Staff	$256.18	$264.38	per hour
PWSTAFF	Public Works Engineering Staff	$228.29	$235.60	per hour
	DEPOSIT REQUIREMENTS	Deposits will be required to begin work; based upon estimated time to complete project	Deposits will be required to begin work; based upon estimated time to complete project	

Fee Code		Current Fee FY 2025-2026	Proposed Fee FY 2026-2027	Unit
	Building and Safety Fees			
ELE001/MEC001/ PLB001	**Mechanical, Plumbing, and Electrical** Mechanical, Plumbing, and Electrical Permits are each separate Building Permit Categories in which multiple inspections may occur. Inspections Bundle fees are based on number of inspections within a given Building Permit Category. (1) Includes air handling units, compressors, boilers, forced air units, furnaces, hoods, fans, vents, bathtubs, dishwashers, drinking fountains, laundry tubs, lawn sprinklers, piping alterations, showers, sinks, toilets, vac breakers, washbasins, water heaters, water softeners, home appliances, heating appliances, branch circuits, motors and AC units, outlets, fixtures, battery energy storage systems, generators, and residential EV chargers. (2) When calculating fees, each ten branch circuits shall be considered one item, and each twenty outlets or fixtures shall be considered one item.			
ELE001/MEC001/ PLB001	a) 1 - 5 Items/Fixtures	$393	$405	each
ELE001/MEC001/ PLB001	b) 6 - 10 Items/Fixtures	$702	$725	each
ELE001/MEC001/ PLB001	c) 11 - 15 Items/Fixtures	$1,011	$1,044	each
ELE001/MEC001/ PLB001	d) 16 - 20 Items/Fixtures	$1,321	$1,363	each
ELE001/MEC001/ PLB001	e) 21 - 25 Items/Fixtures	$1,630	$1,682	each
ELE001/MEC001/ PLB001	f) 26 or More Items/Fixtures	$1,940	$2,002	each
	Other Plumbing Permits/Inspections			
	Pool Related Inspections:			
PLB005	a) Swimming Pool Piping	$660	$681	each
PLB010	b) P-Trap for Pool	$351	$362	each
	Sewer/Septic Related Inspections:		$0	
PLB015	a) House Sewer Connecting To Public Sewer	$351	$362	each
PLB020	b) All Other Sewer/Septic Inspections	$660	$681	each
PLB025	Full Water Piping System	$660	$681	each
FSP001	13D Fire Sprinkler Permit/Inspection	$915	$944	each
	Other Electrical Permits/Inspections			

Fee Code		Current Fee FY 2025-2026	Proposed Fee FY 2026-2027	Unit
ELE020	Motors & AC Units - (Over 10HP)	$351	$362	each, plus $12 per branch
ELE030	Service Panel Upgrade	$351	$362	each
ELE035	Residential Solar	$450	$450	Per State. Assembly Bill No.1414
	Residential Solar over 15 kW	$450 plus $15/kW over 15kW	$450 plus $15/kW over 15kW	Per State. Assembly Bill No.1414
	Solar Re-Installation	NEW	$225	
	Energy Storage	NEW	Per fixture based on ELE001	each
	Commercial Solar	NEW	$1,000	Per State. Assembly Bill No.1414
	Commercial Solar over 50 kW	NEW	$1000 plus $7/kW 51kW to 250kW $5/kW above 250kW	Per State. Assembly Bill No.1414
	Fire Alarm System Permit/Inspection (non fire marshal)	NEW	$582	
ELE045	Non-SFR Electrical EV Charging Station Plan Check Fee	$634	$655	each
ELE040	Temporary Power Pole	$196	$203	each pole
	Re-Roof Only Permits and Inspections			
	Re-Roof up to 20 squares	NEW	$266	each
	Re-Roof over 20 squares to 50 squares	NEW	$413	each
	Re-Roof each additional 50 squares over 50 squares	NEW	$292	each
	Permit Processing Fee and Filing	NEW	$47	each

Fee Code		Current Fee FY 2025-2026	Proposed Fee FY 2026-2027	Unit
	Other			
BI001	Building Special Inspection (Pre-Inspection)	$537	$554	each
CODE001	Code Case Inspection	$436	$450	each
BP030	Request for Re-Inspection (no show or additoinal inspection)	$196	$203	
	Field Consultation - Per hour after first 15min - in 15 min increments	Actual Cost; plus 15% processing fee	Actual Cost; plus 15% processing fee	each
	Office Consultation - Per hour after first 15min - in 15 min increments	Actual Cost; plus 15% processing fee	Actual Cost; plus 15% processing fee	each
	Correspondence request - Per hour after first 15min - in 15 min increments	Actual Cost; plus 15% processing fee	Actual Cost; plus 15% processing fee	each
	Request for City Council or Commission Action	Actual Cost; plus 15% processing fee	Actual Cost; plus 15% processing fee	each
	Public Works Administrative Plan Review	Actual Cost; plus 15% processing fee	Actual Cost; plus 15% processing fee	each
OTH040	Consulting and Field Inspection Request	Actual Cost; plus 15% processing fee	Actual Cost; plus 15% processing fee	each
	DEPOSIT REQUIREMENTS	Deposits will be required to begin work; based upon estimated time to complete project	Deposits will be required to begin work; based upon estimated time to complete project	
DEM001	C&D Waste Management Plan Fee	$293	$303	each
	Demolition Inspections	NEW	$292	each
	Demolition Application Fee and Filing	NEW	$47	each
	Demolition Performance Penalty	NEW	Applicable percentage to the total project cost	Per Chapter 8.13.70 of the Sierra Madre Municipal Code
CODEENF	Commencing Work Without a Permit	Double Fee	Double Fee	each
	Impound of shared mobile devices	$158	$163	each
	STAFF HOURLY RATE			
DEVSTAFF	Planning & Community Preservation Staff	$256	$264	per hour
PWSTAFF	Public Works Engineering Staff	$228	$236	per hour
	DEPOSIT REQUIREMENTS	Deposits will be required to begin work; based upon estimated time to complete project	Deposits will be required to begin work; based upon estimated time to complete project	

2026-2027 PUBLIC FACILITIES FEE RATE SCHEDULE

Land Use	General Government	Library	Public Safety	Parks (Quimby)	Traffic	Water	Sewer	TOTAL
Residential								
Single Family	3,833.74	2,219.43	2,998.02	20,050.98	7,853.67	18,358.37	21,079.23	**$76,393.44**
Multi Family	$2,388.68	$1,383.70	$1,868.21	$12,499.87	$6,281.67	$7,625.17	$5,249.18	**$37,296.47**
Nonresidential								
Commercial	$928.82	$0.00	$722.74	$0.00	$19,513.59	$4,866.22	$4,309.79	**$30,341.16**
Office	$1,235.60	$0.00	$964.79	$0.00	$17,220.11	$4,866.22	$4,309.79	**$28,596.51**
Industrial	$619.92	$0.00	$482.39	$0.00	$6,290.13	$4,047.01	$3,590.43	**$15,029.88**

Fee Code		Current Fee FY 2025-2026	Proposed Fee FY 2026-2027	Unit
	PUBLIC WORKS FEES			
	PUBLIC WORKS FEES FOR GRADING/DRAINAGE/LID PLANS			
NEW LID	Low Imapct Development plan review, PW Inspections for LID MS4 Reporting Geotechnical report, and plan review (review of intital and two addenda report)	$252	$2,251	each
	Street/Curb/Pavement/Drive Way Fees			
SC001	Preliminary Project Review	$192	$198	per project
SC005	Curb Drain/Parkway Culvert	$192	$198	per permit
SC010	Driveway Approach	$325	$336	per permit
SC020	Curb and Gutter	$325	$336	per permit
	Excavation			
SC025	Paved	$246	$254	per permit
SC030	Unpaved	$219	$226	per permit
SC040	**Sidewalk Improvement**	$187	$193	per permit
	Public Improvement Inspection Fees			
	Public Improvement Inspection (Project Valuation)	Actual Cost; plus 15% processing fee	Actual Cost; plus 15% processing fee	per project
	Continuous Inspection (Contract)	Actual Cost; plus 15% processing fee	Actual Cost; plus 15% processing fee	per project
	Public Improvement Inspection Deposit	$10,000 deposit against costs	$10,000 deposit against costs	per project
	Improvement Construction - Plan Check	Actual Cost; plus 15% processing fee	Actual Cost; plus 15% processing fee	per project
	Extension Fee			
PI010	Review of Project Extension Request	Actual Cost; plus 15% processing fee	Actual Cost; plus 15% processing fee	per request

Fee Code		Current Fee FY 2025-2026	Proposed Fee FY 2026-2027	Unit
	PUBLIC WORKS FEES			
	Encroachment Fees			
EN001	Crane Operation/Lane Blockage	$154	$159	per permit
EN005	Fence or Wall	$119	$123	per permit
EN010	Irrigation	$119	$123	per permit
EN015	Lighting or Minor Structures	$59	$61	per permit
EN020	Material Storage	$59	$61	per permit
EN025	Oversize Load	$59	$61	per permit
EN030	Scaffolding	$340	$351	per permit
EN035	Standard/Enhanced Sidewalk Dining	$179	$184	per permit
EN036	Street Patios Permit	$8	$9	per square foot
EN040	Sidewalk Sale	$9	$10	per permit
EN045	Street Closure	$312	$322	per permit
EN050	Sign	$59	$61	per permit
EN055	Trash Bin/Temporary Storage	$59	$61	per permit
	Tree Fees			
LS010	Commission Review	$179	$184	each
ST006	Tree Replacement/Mitigation	Actual Cost; plus 15% processing fee	Actual Cost; plus 15% processing fee	each
	Other			
FOG001	FOG permit Annual Inspection	$358	$370	annually
FOG005	FOG Reinspection Fee	$119	$123	per permit
FOG010	Sewer Cleaning Fee	$458	$472	annually
NPD001	NPDES Illicit Discharge Response Fee	$321	$332	each
	DEPOSIT REQUIREMENTS	Deposits will be required to begin work; based upon estimated time to complete project	Deposits will be required to begin work; based upon estimated time to complete project	
	STAFF HOURLY RATE			
PWSTAFF	Public Works Engineering Staff	$175	$180	per hour

	Current Fee FY 2025-2026	Proposed Fee FY 2026-2027	Unit
LIBRARY FEES			
Miscellaneous			
Flash Drive Purchase	$4	$4	each
Photocopies/Prints (Black and White)*	$0.10	$0.25	each
Photocopies/Prints (Color)*	$0.20	$0.25	each
*First 10 pages free with new wireless print services.			
Material Replacement			
Bar Code Replacement			each
Container Replacement - Covers, CD, DVD, Tapes	$2	$2	each
Replacement of Materials Fee	$1	$1	
a) Administrative Processing Fee (non-periodical)	$5	$5	each
b) Administrative Processing Fee (periodical)		$0	each
b) Material Replacement Cost			
Periodicals - Adult collection	$5	$5	each
Periodicals - Children and Young Adult collection	$3	$3	each
All Other Materials	Cost of Item+Admin Fee	Cost of Item+Admin Fee	each
Damaged Materials			
Damaged Pages or Parts	$1	$1	each
Archival Fees			
Reproduction Fee - Scanned Digital Image	$5	$10	each
Archival Use			
a) Books, Catalogues, Periodicals:			
i) For-Profit	$66	$68	per image
ii) Non-Profit	$15	$16	per image
b) Film, Video, TV, Digital Media, Online Use:			
i) For-Profit	$93	$96	per image
ii) Non-Profit	$23	$23	per image
c) Slide Show/Display Image:			
i) For-Profit	$26	$27	per image
ii) Non-Profit	$5	$5	per image
d) Loan Processing (Repositories or Institutions)	$33	$34	per loan processed
STAFF HOURLY RATE			
Library Staff - Full-Time	$145	$149	per hour
Library Staff - Part-Time	$67	$69	per hour

	Current Fee FY 2025-2026	Proposed Fee FY 2026-2027	Unit
FACILITY RENTAL FEES * **			
Hart Park House			
A) Daily Rental			
Private Flat Rate	$262	$271	
Private <2 Hour Block	$99	$102	
Private Flat Rate	$198	$205	
Private <2 Hour Block	$99	$102	
B) Continual Use			
1) Non Profit (Monthly)	$317	$327	annually
2) All Others (Weekly)	$1,317	$1,359	annually
City Council Chambers:			
Private Flat Rate	$262	$271	
Private <2 Hour Block	$99	$102	
Non Profit Flat Rate	$198	$205	
Non Profit <2 Hour Block	$99	$102	
Mary Tumilty Community Room			
A) Daily Rental			
Private Flat Rate	NEW	$271	
Private <2 Hour Block	NEW	$102	
Private Flat Rate	NEW	$205	
Private <2 Hour Block	NEW	$102	
B) Continual Use			
1) Non Profit (Monthly)	NEW	$327	annually
2) All Others (Weekly)	NEW	$1,359	annually
EMT (If Required/Requested)	$104	$171	per hour
Facility Attendant (if required/requested) - Required for opening/closing facilities	$112	$115	per hour
Security Deposit	$296	$306	per rental; refundable, less damages

	Current Fee FY 2025-2026	Proposed Fee FY 2026-2027	Unit
FACILITY RENTAL FEES * **			
Cancellation Fee:			
A) Cancellation 30 or More Days Prior to Event	15% of deposit retained	15% of deposit retained	each
B) Cancellation Less than 30 Days Prior to Event	50% of deposit retained	50% of deposit retained	each
Recreation Staff - Full Time	$114	$117	per hour
Recreation Staff - Part Time	$32	$33	per hour
Public Works Maintenance Staff	$103	$107	per hour

*** Fees for Leagues and Other Organizations requesting frequent use of fields or parks may be subject to Special Use Agreements negotiated at terms and rates not included in this schedule.

	Current Fee FY 2025-2026	Proposed Fee FY 2026-2027	Unit
FIELD, PARK, GARDEN PLOT RENTAL, AND BANNER FEES * **			
Field Rental Fees			
Ball Field - Lighted field			
A) Local Organization/Non-Profit - 2 Hour Minimum	$66	$68	per hour
B) Private Group/Individuals - 2 Hour Minimum	$117	$120	per hour
Ball Field, basketball, tennis courts, etc. - lighted			
A) Local Organization/Non-Profit 2 Hour Minimum	$39	$41	per hour
B) Private Group/Individuals 2 Hour Minimum	$71	$74	per hour
Basketball, Tennis, Volleyball Courts (no minimum, lights or no lights)	$21	$21	per hour
Park Rental Fees			
Park Rental			
A) 1 - 100 People:			
1) Local Organization/Non-Profit	$66	$68	per day
2) Private Group/Individuals	$119	$123	per day
B) More than 100 People:			
1) Local Organization/Non-Profit	$262	$271	per day
2) Private Group/Individuals	$395	$407	per day
EMT - if requested/required	$164	$171	per hour

	Current Fee FY 2025-2026	Proposed Fee FY 2026-2027	Unit
FIELD, PARK, GARDEN PLOT RENTAL, AND BANNER FEES * **			
Community Garden Plot Fees			
Community Garden Plot Quarterly Rental - half plot	$46	$48	per quarter
Deposit/Cleaning Fee	NEW	$107	per application
Banner Fees			
Banner Hanging and Removal - Non-Profit Groups Only	$295	$305	per week
Downtown District Street Light Pole Banner Hanging and Removal	$1,752	$1,808	per request
Memorial Park Hedge Banner - Non-profit groups only	NEW	$152	per week
STAFF HOURLY RATE			
Recreation Staff - Full Time	$114	$117	per hour
Recreation Staff - Part Time	$32	$33	per hour
Public Works Maintenance Staff	$103	$107	per hour

*** Fees for Leagues and Other Organizations requesting frequent use of fields or parks may be subject to Special Use Agreements negotiated at terms and rates not included in this schedule.
(1) Outside materials may include, but are not limited to, straw/hay bales, ponies, sound systems, bounce houses, etc.

	Current Fee FY 2025-2026	Proposed Fee FY 2026-2027	Unit
FILM PERMIT FEES (1)(2)			
Still Photography *** (More than Two Cast and Crew)	$355	$367	per day
Film Productions			
A) First Day	$1,186	$1,224	per day
B) Each Additional Day	$889	$918	per day
-Nonprofit/Student			
A) First Day	$517	$533	per day
B) Each Additional Day	$258	$267	per day
Productions are required to pay for City Staff Time	Fully burdened hourly rate for all staff time	Fully burdened hourly rate for all staff time	per hour
Use of City Facilities	$652	$673	per day
Use of City Parking Stalls	$18	$18	per stall, per day
Refundable Deposit	$2,465 against cost	$2544 against cost	

	Current Fee FY 2025-2026	Proposed Fee FY 2026-2027	Unit
FILM PERMIT FEES (1)(2)			
Violation of Hour Restrictions:			
Per Production Vehicle	$1,390	$1,435	per hour
Per Personal Vehicle	$696	$719	per hour
Film Monitor	$232	$240	per hour
Police Personnel	$286	$295	per hour
Fire Personnel	$286	$295	per hour
Site Cleaning	$8	$107	per hour
STAFF HOURLY RATE			
Recreation Staff - Full-Time/Film Monitor	$105	$117	per hour
Fire Staff	$129	$171	per hour
Police Staff	$129	$208	per hour
Public Works Engineering Staff	$175	$235	per hour
Public Works Maintenance Staff	$97	$107	per hour
DEPOSIT REQUIREMENTS	Deposits will be required to begin work; based upon estimated time to complete project	Deposits will be required to begin work; based upon estimated time to complete project	

(1) Fees shown do not include fees required for traffic, fire, and police safety services provided by the City.
Fees for these services will be billed at the fully-burdened hourly rates shown in this fee schedule.
The City Manager, or the City Manager's designee shall provide
the hourly rates for assistance from staff not represented via the fully-burdened hourly rates in this fee schedule.
(2) Fees shown do not include business licensing, encroachment fees, or temporary use permit fees that may apply.
*** Separate fee applies for productions anticipated to require more than forty hours of City Staff time.

	Current Fee FY 2025-2026	Proposed Fee FY 2026-2027	Unit
SPECIAL EVENT FEES			
Refund or Transfer of Recreation Program Fee	$26	$27	per request
Special Events			
Mt. Wilson Trail Race - Adult+shirt	$80	$83	per participant
Mt. Wilson Trail Race - Youth+shirt	$45	$46	per participant
Mt. Wilson Trail Race 5K - Adult+shirt	$50	$83	per participant
Mt. Wilson Trail Race 5K - Youth+shirt	$40	$46	per participant
Fourth of July - Parade Entry	$32	$33	each
Summer/ Seasonal Movie Series - Recommended Sponsorship	$1,023	$1,055	each
Concerts in the Park - Recommended Sponsorship	$1,500	$2,000	each
Community Bike Ride - Adult+tshirt	$15	$16	per participant
Community Bike Ride - Youth+tshirt	$10	$11	per participant
Recreation Leisure Excursions	Actual Cost; plus 15% processing fee	Actual Cost; plus 15% processing fee	per participant

	Current Fee FY 2025-2026	Proposed Fee FY 2026-2027	Unit
SPECIAL EVENT FEES			
Special Event Permit Fee			
Local Non-profit: 1-100 people	$74	$77	
Private Group/Individuals: 1-100 people	$146	$150	
Local Non-profit: More than 100 people	$288	$297	
Private Group/Individuals: More than 100 people	$573	$592	
Community classes			
Registration	Actual Cost; plus 15% processing fee	Actual Cost; plus 15% processing fee	per participant
STAFF HOURLY RATE			
Recreation Staff - Full-Time	$114	$117	per hour
Recreation Staff - Part-Time	$32	$33	per hour
Fire Staff	$165	$171	per hour
Police Staff	$201	$208	per hour
Public Works Engineering Staff	$227	$235	per hour
Public Works Maintenance Staff	$103	$107	per hour
DEPOSIT REQUIREMENTS	Deposits will be required to begin work; based upon estimated time to complete project	Deposits will be required to begin work; based upon estimated time to complete project	

	Current Fee FY 2025-2026	Proposed Fee FY 2026-2027	Unit
POLICE FEES			
Vehicle Related Fees			
Vehicle Release (Abandoned, Stored, Misc.) (1)	$202.26	$209.00	each
Vehicle Release (D.U.I. - Driver Arrested) (1)	$640.87	$662.00	each
Vehicle Release (Repossession)	$29.54	$30.00	each
Citation Sign-off (Onsite)	$22.73	$23.00	each
Report Fees			
Crime Report			
SM Residents	NEW	No Charge	
Non-SM Residents	NEW	$0.50	per page
Crime Report (Electronic)	NEW	$0.00	No charge
Non-Crime			
SM Residents	NEW	No Charge	
Non-SM Residents	NEW	$0.50	per page
Traffic	$36	$37.00	each
Photos (Cost of Copying-Flashdrive/CD/DVDs)	NEW	$10.00	each
All Other Copies	$1	$0.50	per page
Fingerprinting and Letter Services			
Livescan Fingerprinting	$55.68	$58.00	each
Ink Fingerprinting (per card)	$37.50	$38.00	per card
Clearance Letter	$29.84	$30.00	each
Sign Fees			
Illegal Sign Removal Fee (Release Of Property)	$82.95	$86.00	each
a) Residential	$42.04	$44.00	
b) Commercial	$70.45	$73.00	

	Current Fee FY 2025-2026	Proposed Fee FY 2026-2027	Unit
POLICE FEES			
Response Due To False Alarm:			
Alarm Permit (propsed)	NEW	$25	Anually; Registration of Residential/Commercial Alarms
a) First False Alarm Response	$0	$0	per response
b) Two False Alarm Responses	$103	$107	per response
b) Third or More Responses	$193	$199	per response
Response Due To Loud Party Disturbance:			
a) First Response	$0	$0	per response
b) Each Additional Response	billed hourly with 2 hour min; plus 15% administration cost	billed hourly with 2 hour min; plus 15% administration cost	per response
Emergency D.U.I. Response Fees			
Emergency Response To D.U.I. Related Collision (up to a $1,000 max)	Actual Cost; plus 15% processing fee	Actual Cost; plus 15% processing fee	per hour
Overnight Parking Permit Fees			
Annual Permit	$123	$127	per permit
Nightly	$7.95	$8	per night
Carry of a Concealed Weapon License	$21	$21	per sticker
Initial Application Fee (non-refundable set by the State of California)	$124	$128	per permit
Carry of a Concealed Weapon Permit - Investigation	$620	$640	per permit

	Current Fee FY 2025-2026	Proposed Fee FY 2026-2027	Unit
POLICE FEES			
Carry of a Concealed Weapon Permit - Renewal	$550	$568	per permit
Amendments to Application Fee	$10	$11	per permit
Replacement Card Fee	$20	$21	per card
Other Fees			
Administrative Citation First Offense	$100	$100	each
Administrative Citation Second Offense	$200	$200	each
Administrative Citation Third or more offense	$500	$500	each
Off-Site Vehicle inspection fee	$85	$87	each
On-Site Vehicle inspection fee	$41	$43	each
Notice of City Code violation	$100	$103	each
LA County / Pasadena booking Fee	Actual Cost plus 20% Administrative fee	Actual Cost plus 20% Administrative fee	each
STAFF HOURLY RATE			
Patrol Staff	$164	$170	per hour
Dispatch/Records Staff	$94	$97	per hour
Code Enforcement Staff	$124	$128	per hour
Outside Court Subpoena (per employee per request)	Set by State	Set by State	Set by State

City of Sierra Madre Parking Bail Schedule

Unless otherwise specified in the following schedule (or as mandated by law), the fine for any parking violation within the City of Sierra Madre is $100.00, with a delinquent fine of $25.00 added to the total violation fine. Additionally, if a DMV hold is placed on the vehicle's registration due to unpaid fines, a $15.00 assessment fee will be added to the total violation fee.

Vehicle Code

Violation Code	Description	Within 21 Days	In Excess of 21 Days	DMV Hold
4000(a)(1)	EXPIRED REG (CORRECTABLE)	$100.00	$125.00	$140.00
4152.5	FOREIGN REG (CORRECTABLE)	$100.00	$125.00	$140.00
4457	DAMAGED LIC PLATE (CORRECTABLE)	$100.00	$125.00	$140.00
5200(a)	MISSING LIC PLATE (CORRECTABLE)	$100.00	$125.00	$140.00
5201	LIC PLATES REQ (CORRECTABLE)	$100.00	$125.00	$140.00
5204(a)	REG TABS REQ (CORRECTABLE)	$100.00	$125.00	$140.00
21461(a)	DISOBEDIENCE TO SIGNS	$100.00	$125.00	$140.00
22500(a)	PARKED IN AN INTERSECTION	$100.00	$125.00	$140.00
22500(b)	PARKING IN A CROSSWALK	$100.00	$125.00	$140.00
22500(c)	NO PARKING SAFETY ZONE	$100.00	$125.00	$140.00
22500(d)	NO PARKING 15 FEET FIRE STATION DRIVEWAY	$100.00	$125.00	$140.00
22500(e)	BLOCKING DRIVEWAY	$100.00	$125.00	$140.00
22500(f)	PARKING ON SIDEWALK	$100.00	$125.00	$140.00
22500(g)	OPPOSITE SIDE OF STREET	$100.00	$125.00	$140.00
22500(h)	DOUBLE PARKING	$100.00	$125.00	$140.00
22500(i)	BUS LOADING ZONE	$100.00	$125.00	$140.00
22500(k)	PARKED ON BRIDGE	$100.00	$125.00	$140.00
22500(l)	NO PARKING CURB FOR WHEELCHAIR ACCESS	$300.00	$325.00	$340.00
22500.1	PARKED IN A FIRE LANE	$100.00	$125.00	$140.00
22502(a)	MORE THAN 18 IN FROM THE CURB/WRONG WAY	$100.00	$125.00	$140.00
22505(a)(1)	VEHICLE LEFT PARKED OR STANDING	$100.00	$125.00	$140.00
22507.8(a)	PARKING IN DISABLED SPACE	$300.00	$325.00	$340.00
22507.8(b)	BLOCKING ACCESS TO DISABLED PERSON PARKING SPACE	$300.00	$325.00	$340.00
22507.8(c)(1)	PARKING ON LINES OF DISABLED PAKRING STALLS	$300.00	$325.00	$340.00
22507.8(c)(2)	PARKING IN AREA MARKED WITH CROSSHATCH LINES BY DISABLED PERSON PARKING STALL	$300.00	$325.00	$340.00
22514	PARK WITHIN 15 FEET OF A FIRE HYDRANT	$100.00	$125.00	$140.00
22515(a)	FAILURE TO SET PARKING BRAKE	$100.00	$125.00	$140.00
22517	PARKING UNLAWFULLY, DOOR LEFT OPEN	$100.00	$125.00	$140.00
22523(a)	PARKED OVER 72 HRS	$100.00	$125.00	$140.00
26708.5	FRONT TINTED WINDOWS (CORRECTABLE)	$100.00	$125.00	$140.00
26709(a)	NO DRIVERS MIRROR (CORRECTABLE)	$100.00	$125.00	$140.00
26710	DEFECTIVE WINSHIELD (CORRECTABLE)	$100.00	$125.00	$140.00
27155	NO FUEL CAP (CORRECTABLE)	$100.00	$125.00	$140.00
27465(b)	BALD TIRES (CORRECTABLE)	$100.00	$125.00	$140.00
27150(a)	DEFECTIVE MUFFLER (CORRECTABLE)	$100.00	$125.00	$140.00

Correctable violations will incur a reduced fee to $10.00 if proof of correction and payment are submitted within 21 days of citation issuance.

keep same

Fee Code		Current Fee FY 2025-2026	Proposed Fee FY 2026-2027	Unit
	FIRE FEES			
	EMS/Paramedic Fees			
EMS01	Paramedic Subscription-Single Resident Household	$89	$92	per person
	Paramedic Subscription-2 Member Household	$71	$73	per person
	Paramedic Subscription-3 Member Household	$57	$59	per person
	Paramedic Subscription-4 Member Household	N/A	$49	per person
	Paramedic Subscription-5 Member Household	N/A	$43	per person
	Paramedic Subscription-Business, 10 employees	$100	$100	each additional 10 employees:$100
	Paramedic Subscription-Low Income Family	$45	$45	per household
EMS02	Emergency Medical Services Dispatch (TNT) Fee	$249	$249	each
EMS03	Electronic Patient Care Reporting (ePCR) Surcharge	$5	$5	each
	Ambulance Rate (adjusted based County rates)			
	Advanced Life Support (ALS) Transport	LA County Rates	LA County Rates	per patient
	Basic Life Support (BLS) Transport	LA County Rates	LA County Rates	per patient
	Mileage	LA County Rates	LA County Rates	per mile
	Oxygen	LA County Rates	LA County Rates	each unit
	Night Charge	LA County Rates	LA County Rates	each
	Wait Time	LA County Rates	LA County Rates	each 30mins or fraction Thereof after the first 30mins
	Disposable Medical Supplies	LA County Rates	LA County Rates	per transport
	Electrocardiogram (EKG)	LA County Rates	LA County Rates	each
	Annual Fire And Life Safety Inspection			
	Annual Fire And Life Safety Inspection	$98	$101	per half hour
	Fire Permit			
FDPM01	Fire Permit	$124	$128	each
FDPM02	Fire Permit - Nonprofit	$62	$64	each
	Reports			
FDR01	Fire Report	$60	$62	each
FDR02	Medical Report	$60	$62	each
	Appearance/Standby Fees			
FDMIS01	Court Appearance and Office Hearing / Non-Compliance	$191	$197	per hour
FDMIS02	Fire Watch	$191	$197	per hour

Fee Code		Current Fee FY 2025-2026	Proposed Fee FY 2026-2027	Unit
	FIRE FEES			
	Fire Sprinkler Permits/Inspections			
FSP001	13D Fire Sprinkler Permit/Inspection	$915	$945	each
FSP010	13R/13 Fire Sprinkler Permit/Inspection/Plan Review	$1,486	$1,534	each
FSP020	13R/13 Fire Sprinkler Tenant Improvement Permit/Inspection/Plan Review	$742	$765	each
FSP005	Additional Inspection of New System after third or no shows (per additional inspection)	$345	$356	each
	Fire Department Training Class Fee			
FDMIS03	Fire Department Training Class	Actual Cost; plus 25% processing fee	Actual Cost; plus 25% processing fee	each
	Response Fees			
	Response Due To False Alarm:			
	a) First False Alarm Response	$0	$0	per response
FDRSP01	b) Two False Alarm Responses	$100	$100	per response
FDRSP02	b) Third or More Responses	$200	$200	per response
FDRSP03	Illegal Burning	Actual Cost; plus 15% processing fee	Actual Cost; plus 15% processing fee	per inspection
FDRSP04	Hazardous Materials Clean-Up	Actual Cost; plus 15% processing fee	Actual Cost; plus 15% processing fee	each
	Weed Abatement Fees			
FDWA01	Weed Abatement	Actual Cost; plus 15% processing fee	Actual Cost; plus 15% processing fee	each
	Other Fees			
FDINS01	Additional Inspection of New System after third (per additional inspection)	$345	$356	each
FDINS02	Fire Inspections (Third Inspection Penalty)	$345	$356	each
FDINS03	Fire Inspections of Commercial	$143	$147	per 15 minutes not to exceed one hour
FDINS04	Fire Inspections of Multi-Residential	$143	$147	per 15 minutes not to exceed one hour
FDINS05	Fire Inspections of Schools (Public/Private)	$143	$147	per 15 minutes not to exceed one hour
FDINS06	Installation or Removal of underground storage tanks	$1,200	$1,239	each
FDINS07	Fire Code Permit (per permit)	$345	$356	each

Fee Code		Current Fee FY 2025-2026	Proposed Fee FY 2026-2027	Unit
	FIRE FEES			
	STAFF HOURLY RATE			
FDSTF02	Fire Standby (Fire Marshal)	$285	$294	per hour
FDSTF03	Chief Officer Standby	$258	$267	per hour
FDSTF04	Engine Standby with 4 staffed positions	$926	$955	per hour
FDSTF05	Equipment rental	$149	$154	
FDSTF06	Rescue Ambulance Standby with 2 staffed positions	$345	$356	per hour
	Fire Code Permits & Inspection Rates			
FDFCPI01	Aerosol Product	$630	$650	
FDFCPI02	Apartments	$1,200	$1,239	
FDFCPI03	Assembly Facility	$1,200	$1,239	
FDFCPI04	Business Occupancy	$345	$356	
FDFCPI05	Business Restaurant Occupancy	$630	$650	
FDFCPI06	Candles/Open Flame in Assembly	$345	$356	
FDFCPI07	Carnivals & Fairs	$630	$650	
FDFCPI08	Combustible Dust Prod Ops	$844	$871	
FDFCPI09	Combustible Fiber Storage	$1,700	$1,755	
FDFCPI10	Commercial Rental Occupancy	$1,415	$1,460	
FDFCPI11	Compressed Gases	$1,985	$2,049	
FDFCPI12	Dry Cleaning Plants	$630	$650	
FDFCPI13	Fireworks/Aerial Displays	$1,486	$1,534	
FDFCPI14	Flammable/Combustible Liquid	$630	$650	
FDFCPI15	Hazardous Materials 1 to 3 chemical(s)	$844	$871	
FDFCPI16	Hazardous Materials 4 to 6 chemicals	$1,415	$1,460	
FDFCPI17	Hazardous Materials 7 or more chemicals	$2,128	$2,196	
FDFCPI18	High Piled Combustible Materials	$1,200	$1,239	
FDFCPI19	Hot-Work Operations	$630	$650	
FDFCPI20	Industrial Baking/Drying Oven	$2,484	$2,564	
FDFCPI21	Liquid Gas Fueled Vehicles in Assembly Buildings	$1,129	$1,165	
FDFCPI22	Liquefied Petroleum Gases > 5 gallons	$630	$650	
FDFCPI23	Lumber Yard	$701	$724	
FDFCPI24	Manufacturing/Industrial Storage Occupancy	$1,058	$1,092	
FDFCPI25	Magnesium Working	$701	$724	
FDFCPI26	Motor Vehicle Fuel Dispensing Stations	$630	$650	
FDFCPI27	Pyrotechnical Special Effects Material	$1,344	$1,387	
FDFCPI28	Refrigeration Equipment	$2,342	$2,417	
FDFCPI29	Spraying/Dipping	$701	$724	
FDFCPI30	Tent/Canopy/Temporary Air Supported Structure	$345	$356	

Fee Code		Current Fee FY 2025-2026	Proposed Fee FY 2026-2027	Unit
	FIRE FEES			
FDFCPI31	Elevator Rescue Service	$552	$569	
FDFCPI32	Missed appointment	NA	NA	
FDFCPI33	Re-inspections (Engine or Truck Company)	$552	$569	per hour
FDFCPI35	High Rise Occupancy	$2,342	$2,417	
FDFCPI36	Hospital Occupancy	$1,200	$1,239	
FDFCPI37	Hotel or Motel Occupancy	$1,200	$1,239	
FDFCPI38	Private School Occupancy	$1,200	$1,239	
FDFCPI39	Public School Occupancy	$1,200	$1,239	per inspection
FDFCPI40	Key Box	$142	$146	
FDFCPI41	Failure to obtain fire construction permit	Double Permit Fee	Double Permit Fee	
FDFCPI42	AB-38 Defensible Space Inspection	$202	$209	
	Administration Citations for Violations of the Uniform Fire Code			
FDAVIO01	First Violation	Varies	Varies	Each
FDAVIO02	Second violation within 12 month period	125 % of fine listed	125 % of fine listed	Each
FDAVIO03	Third and subsequent violation within 12 month period	150% of fine listed	150% of fine listed	Each
FDAVIO04	Use, possession, storage, sale, or manufacturing of fireworks	$77	$80	Each
FDAVIO05	Delinquent fines	10% of amount due to City, or 10% of the amount of the fine remaining unpaid to the City if a portion of the fine amount was timely paid	10% of amount due to City, or 10% of the amount of the fine remaining unpaid to the City if a portion of the fine amount was timely paid	
FDAVIO06	Interest	1/2 of 1% per month, pro rata	1/2 of 1% per month, pro rata	

Fee Code		Current Fee FY 2025-2026	Proposed Fee FY 2026-2027	Unit
	UTILITY RATES			
	New Meter Installation			
NMI-001	New Meters: 3/4"	$422	$436	Minimum Fee - Plus costs over base fee
NMI-005	New Meters: 1"	$422	$436	Minimum Fee - Plus costs over base fee
NMI-010	New Meters: 1" with 1" line	$2,856	$2,948	Refundable Deposit - Less: Cost, plus 20% installation Fee
NMI-015	New Meters: 1 1/2" with 1 1/2" line	$3,110	$3,210	Refundable Deposit - Less: Cost, plus 20% installation Fee
NMI-020	New Meters: 1 1/2"	$887	$916	Minimum Fee - Plus costs over base fee
NMI-025	New Meters: 2"	$1,784	$1,841	Minimum Fee - Plus costs over base fee
NMI-030	New Meters: 2" with 2" line	$3,497	$3,609	Refundable Deposit - Less: Cost, plus 20% installation Fee
NMI-040	New: 4" Fire Line	Applicant to contract with a city-approved contractor for installation of fire service with a city approved backflow prevention assembly	Applicant to contract with a city-approved contractor for installation of fire service with a city approved backflow prevention assembly	
NMI-045	New Meters: 4" or greater with new service lateral	Applicant to contract with a city-approved contractor for the full cost of installation, plus the cost of the water meter and AMI hardware.	Applicant to contract with a city-approved contractor for the full cost of installation, plus the cost of the water meter and AMI hardware.	
	Other Meter Charges			
	Portable Water Meter Rental	$164	$170	Minimum Fee - Plus costs over base fee
	Portable Water Meter Deposit	$2,630	$2,714	Refundable Deposit - Less: damage, rental fee, and consumption
	Relocation of Existing Meter	$2,578	$2,661	Up to 1" meter + abandon old service
	Relocation of Existing Meter	$2,578	$2,661	Up to 1 1/2" meter + abandon old service
	Relocation of Existing Meter	$2,578	$2,661	Up to 2" meter + abandon old service
	Reinstall Meter at prior location			
	Reinstall Meter	$128	$132	5/8", 3/4", & 1" meters (each occasion)
	Reinstall Meter	$128	$132	1 1/2" & 2" meters (each occasion)

Fee Code		Current Fee FY 2025-2026	Proposed Fee FY 2026-2027	Unit
	UTILITY RATES			
	Other Fees & Services			
	Owner Request for Vacation Shut Off	$293	$303	Per request
	After Hours Water Delinquent Turn On	$293	$303	Per delinquent shut off/on
	24 Hour Notice for Turn Off	NEW	$51	Per occasion
	Unauthorized Xonnection to City Line	$2,788	$2,877	Fine per citation Plus estimated commodity charge
	Unauthorized Connection to Fire Hydrant	$2,788	$2,877	Fine per citation Plus estimated commodity charge
	Unauthorized Use or Alteration of Water Meter	$2,788	$2,877	Fine per citation Plus estimated commodity charge
	Water Meter Testing	$128	$132	Fee for testing, more than 2% error rate
	Sale of Excess Water to Other Municipalities			Based on specific negotiations
	Utility Account Establishment Fee	$33	$34	One time fee, non-refundable
	Deposit for New Water Service	$79	$250	The deposit will be used to offset the last bill
	After Hours Service initiation/Termination Fee	$121	$125	Per after hours service request
	Fire Flow Testing	NEW	$400	Per request
	Sewer			
SWR005	Sewer Permit	$109	$113	Minimum Permit Fee
	Other Sewer Fees			
SWR010	Sewer Connection Fee	$424	$437	Per connection
SWR015	Sewer Dye test	$322	$333	Per request
SWR020	Sewer Stoppage Investigation	$257	$265	Per investigation.
SWR025	Saddle Main Line	$257	$265	Per request (includes two inspections)
SWR030	Residential Sewer Connection	$257	$265	Per request

	Current Fee FY 2025-2026	Proposed Fee FY 2026-2027	
UTILITY RATES			
Water Charges			
Meter Size			MONTHLY CHARGE
5/8", 3/4"	$50.03	$49.43	Per connection per bill
1"	$62.44	$61.61	Per connection per bill
1-1/2"	$93.47	$92.06	Per connection per bill
2"	$130.70	$128.60	Per connection per bill
3"	$248.59	$244.31	Per connection per bill
4"	$422.32	$414.83	Per connection per bill
Low Income Discount:			
Meter Size			MONTHLY CHARGE
5/8", 3/4"	$32.56	$32.23	Per connection per bill
1"	$40.64	$40.23	Per connection per bill
1-1/2"	$60.83	$60.22	Per connection per bill
2"	$85.07	$84.22	Per connection per bill
3"	$161.80	$160.18	Per connection per bill
4"	$274.88	$272.13	Per connection per bill
Infrastructure Fixed Charge			
Meter Size			MONTHLY CHARGE
5/8", 3/4"	$25.48	$26.50	Per connection per bill
1"	$42.46	$44.17	Per connection per bill
1-1/2"	$84.91	$88.33	Per connection per bill
2"	$135.86	$141.33	Per connection per bill
3"	$297.17	$309.17	Per connection per bill
4"	$534.92	$556.50	Per connection per bill

	Current Fee FY 2025-2026	Proposed Fee FY 2026-2027	
UTILITY RATES			
Variable Charge			
All Customers			
Tier 1	$3.62	$3.63	Per 100 cu. Ft. of water (1 unit)
Tier 2	$5.00	$5.73	Per 100 cu. Ft. of water (1 unit)
Sewer Charges-Fixed			
Customer Class			
Residential	$22.36	$23.25	Monthly Charge
Non-Residential			
Commercial	$15.30	$15.92	Monthly Charge
Institutional	$15.30	$15.92	Monthly Charge
Sewer Charges-Variable			
Non-Residential			
Commercial	$0.97	$1.01	Cost per CCF
Institutional	$0.97	$1.01	Cost per CCF

EXHIBIT E

CITY OF SIERRA MADRE
GANN APPROPRIATIONS LIMIT CALCULATION FOR FISCAL YEAR 2026-2027

Appropriations Limit:		
Fiscal Year 2025-2026 Adopted Limit		$ 14,622,106
Inflation Factor*	X	1.0495
Population Factor*	X	0.9936
Fiscal Year 2026-2027 Appropriation Limit	=	**$ 15,247,686**

**Price and Population Information provided by California Department of Finance.*

Appropriations Subject to Limitation:	
Proceeds from Taxes	$15,332,476
Exclusions	**1,234,050**
Appropriations Subject to Limitation	$14,098,426
Amount Under Limit (A-B)	1,149,261

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, June 9, 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 5:31 pm.

2. PLEDGE OF ALLEGIANCE AND INSPIRATION

Mayor Pro Tem Goss led the audience in the Pledge of Allegiance. Afterwards he shared two poems by Emily Dickinson.

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
Laura Aguilar, City Clerk
Leila Arciero, Director of Library and Community Services
Brian Dickinson, Public Works Director
Joshua Wolf, Senior Planner
Katelyn Huang, Assistant Planner
Tom Denison, Chair of Planning Commission

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 he attended a meeting of the Clean Power Alliance Energy Committee on May 27. They worked on an energy forecast through 2045.

He also reported attending the Older American reception on June 3 at the Hart Park House, honoring Dane Lenton.

On June 4 he attended a Board meeting of the Clean Power Alliance. They adopted a two-year budget and new rates, effective July 1, 2026.

On June 6 he attended the grand re-opening of the Sierra Madre Public Library.

Council Member Kriebs:

Reported that she had no new updates.

Mayor Pro Tem Goss:

Reported that he attended the reception for Older American of the Year at the Hart Park House on June 3, in honor of Dane Lenton.

On June 6 he attended the grand re-opening of the Sierra Madre Library.

Council Member Garcia:

Reported that he attended the grand re-opening of the Sierra Madre Library on June 6.

Mayor Lowe:

Reported that she attended a meeting of the Los Angeles County Sanitation District in Arcadia on May 27.

On June 4 she participated in a discussion for *Future of Workforce – Rebuilding after Eaton Fire*

Also on June 4 she attended a meeting of the Planning Commission. They adopted the Sierra Madre Objective Design Standards.

On June 6 she attended the British Homes *June Faire.*

Also on June 6, Mayor Lowe attended the grand re-opening of the Sierra Madre Library.

6. REPORTS FROM CITY STAFF

Director Arciero
Provided an update on the Library's re-opening.

City Clerk Aguilar
Shared unofficial numbers for votes cast for Ballot Measure GL in the June 2, 2026, Special Election.

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. 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 did not receive any emails for items not on the agenda.

Seeing no one come forward, Mayor Lowe closed public comment and moved on to the Public Hearing.

8. PUBLIC HEARING

A. Ordinance No. 1495 Adopting by Reference the City of Sierra Madre Objective Design Standards by Adding Chapter 17.50 (Objective Design Standards) 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.

Report presented by Assistant Planner Huang, with additional reporting from consultant Philip Burns of the Arroyo Group.

At the conclusion of staff's report, the City Council asked staff questions. Planning Chair Denison came forward to provide the City Council with insight into the Planning Commission's process.

Mayor Lowe opened the podium for public comment.

Seeing no one come forward, Mayor Lowe closed the Public Hearing and brought the matter back to the City Council.

Mayor Lowe asked the Council for a motion.

Council Member Parkhurst made a motion to approve first reading of Ordinance No. 1495.

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 Parkhurst
Noes:	None.
Absent:	None.
Abstain:	None.

The motion to approve first reading of Ordinance No. 1495 was approved by unanimous voice vote.

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

D. Resolution 26-48 Approval of Warrants for Payment
Recommendation: Approve
Not a CEQA Project under: 14 CCR 15378(b)(4)- government fiscal activities.

~~E. Resolution 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~~ **Item Pulled for Discussion**

~~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.

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 C and D.

Mayor Lowe opened the podium for public comment.

City Clerk Aguilar announced that one e-mail was received for public comment from John Lloyd, regarding Consent Item E.

Seeing no one come forward, Mayor Lowe closed Public Comment and brought the matter back to the City Council for further discussion.

Mayor Lowe made a motion to pull item E for Discussion. Seeing no objections or further discussion on the remaining Consent items, Mayor Lowe asked the Council for a motion.

Council Member Garcia made a motion to approve Consent A-D and F.

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-D and F were approved by unanimous voice vote.

10. DISCUSSION ITEM

Consent Item E

Resolution 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.

Mayor Lowe brought the matter to the City Council for questions.

The City Council asked staff questions.

Mayor Lowe opened the podium for public comment.

City Clerk Aguilar announced that one e-mail was received for public comment from John Lloyd, regarding Consent Item E.

Seeing no one come forward, Mayor Lowe closed Public Comment and brought the matter back to the City Council for further discussion.

Council Member Parkhurst made a motion to approve Resolution 26-51.

Mayor Pro Tem Goss 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.

The motion to approve Resolution 26-51 was passed by unanimous voice vote.

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.

Report presented by Director Arciero.

At the conclusion of Director Arciero's 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 authorize the Sierra Madre Events Committee to reproduce City flags.

Mayor Pro Tem Goss 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.

The motion was passed by unanimous voice vote.

B. <u>Resolution No. 26-42 Declaring Intention to Levy FY 2026/27 Downtown Landscaping and Lighting Maintenance District Assessments</u>

Report presented by Director Dickinson.

At the conclusion of the presentation, Mayor Lowe brought the matter to the City Council for questions.

Council Member Parkhurst asked staff to include the northside of the Frontier Building on Highland Avenue for landscape improvements.

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 26-42.
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.

The motion was passed by unanimous voice vote.

C. <u>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</u>

Report presented by Senior Planner Wolf.

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 Parkhurst made a motion to amend the resolution to strike the section on JADU.
Mayor Pro Tem Goss 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.

The motion was passed by unanimous voice vote.

11. ITEMS FOR FUTURE AGENDAS

Parkhurst: Alternatives to the Cal Trans grant
Applying Utility Users Tax to streaming services
Update on Maintenance Yard solar panels

12. ADJOURNMENT

Mayor Lowe adjourned the City Council meeting in memory of Joe Pergola and expressed condolences to Jacquie Pergola for the loss of her husband.

Mayor Pro Tem Goss made a motion to adjourn.

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.

The meeting was adjourned at 7:45 pm to a Regular City Council meeting scheduled for June 23, 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 23, 2026

TO: Honorable Mayor and City Council

FROM: Harry Wong, Director of Finance
By: William Zaragoza, Accounting Technician

SUBJECT: **Resolution No. 26-56 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:** $240,326.94
2. **Outstanding Obligated Sierra Madre Library Warrants:** $11,725.31
3. **Payroll Transfer:** $602,316.82

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 #11) for Date 6/4/26:

- Total Earnings (Salaries) @ $449,913.10 plus Total Employer Expenses for Benefits @ $152,403.72 = Total @ $602,316.82

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

Not a CEQA Project under: 14 CCR 15378(b)(4)- government fiscal activities

FISCAL IMPACT

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

Approved by:



_____

Michael Bruckner
City Manager

Attachments

1.6.23.26 RESOLUTION 26-56.pdf
2.REGISTER 26-56.pdf
3.WARRANT REGISTER 26-56 6.23.26.pdf

RESOLUTION NUMBER 26-56

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 $240,326.94; Sierra Madre Library Warrants in the aggregate amount of $11,725.31; and Payroll Transfer in the aggregate amount of $602,316.82 for the fiscal year ending June 30, 2026.

APPROVED AND ADOPTED this 23rd day of June 2026.

_____
Mayor, City of Sierra Madre, California

I hereby certify that the foregoing Resolution Number 26-56 was adopted by the City Council of the City of Sierra Madre at a regular meeting held on the 23rd 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 23, 2026

CITY OF SIERRA MADRE AND SIERRA MADRE LIBRARY

City of Sierra Madre Warrants …..……..……..……..……...……..…$240,326.94

Sierra Madre Library Warrants……...…..……..……...…….....$11,725.31

Payroll Transfer……..….....……..…….$602,316.82

Warrant Register Post Date 6/23/26 **Attachment 1A**

Fiscal Year	Description	Amount	Page #
FY25/26	General Warrants	$160,214.89	1-4
FY25/26	General Manual Warrant	$22,907.73	5-8
FY25/26	General Manual Utility Bills	$57,204.32	9
	Total	$240,326.94	

FY25/26	Library Warrant	$7,762.06	10
FY25/26	Library Manual Warrant	$3,963.25	11
	Total	$11,725.31	

Pay Date:			
6/4/2026	Payroll #11	$602,316.82	12-13
	From: City of Sierra Madre-General Acct. To: City of Sierra Madre-Payroll Acct.		
	Total	$602,316.82	

Packet: APPKT08718 - GEN 6/23/26 **Check Date:** 06/16/2026
Vendor Set: 01 - Vendor Set 01

Vendor Number / Bank Code	Vendor Name / Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount	Vendor Total
VEN03814	AIR SOURCE INDUSTRIES					**93.15**
APBWEST	Check	00985639	OXYGEN	10000.64000.53300	93.15	
VEN03454	AMAZON CAPITAL SERVICES					**3,929.93**
APBWEST	Check	13DP-VW1L-YXV1	MISC SUPPLIES 5/25/26 - 6/7/26	10000.70000.53100	302.99	
				10000.70000.53999	1,841.18	
		1CTJ-94MF-1FPX	MISC SUPPLIES 5/25/26 - 6/7/26	60003.30000.53103	79.72	
		1FCH-7FV6-YNR6	MISC SUPPLIES 5/25/26 - 6/7/26	10000.61000.53208	35.08	
				10000.61000.53300	133.46	
		1MDM-19FT-Y4WR	MISC SUPPLIES 5/26/26 - 6/7/26	10000.70000.53999	169.20	
		1P1Q-KFPK-TGVP	MISC SUPPLIES 5/11/26 - 5/24/26	10000.61000.53100	88.33	
				10000.61000.53208	166.85	
		1PCP-TWX7-XCKJ	MISC SUPPLIES 5/25/26 - 6/7/26	60003.30000.53103	1,106.27	
		1QY7-99XK-XTTW	MISC SUPPLIES 5/25/26 - 6/7/26	10000.61000.52302	6.85	
1552	ARNOLD'S FRONTIER HARDWARE - Fire					**9.67**
APBWEST	Check	119464	MISC. SUPPLIES	10000.61000.52302	4.41	
		119475	MISC. SUPPLIES	10000.61000.52302	5.26	
1553	ARNOLD'S FRONTIER HARDWARE - Police					**19.88**
APBWEST	Check	119438	MISC. SUPPLIES	10000.50000.53204	19.88	
0122	ARNOLD'S FRONTIER HARDWARE - PW					**34.55**
APBWEST	Check	119240	FY 25/26 MAINTENANCE SUPPLIES	60001.83200.53200	22.30	
		119277	FY 25/26 MAINTENANCE SUPPLIES	60001.83200.53200	12.25	
VEN04341	BADGE FRAME INC					**205.00**
APBWEST	Check	733670	SM POLICE DESK & DOOR NAME PLATE	10000.50000.53409	160.00	
		855550	SM POLICE DESK NAME PLATE	10000.50000.53409	45.00	
VEN03441	BELL GARDENS POLICE DEPARTMENT					**100.00**
APBWEST	Check	T-132	PD FIREARMS/TACTICAL TRAINING: ZELAYA	10000.50000.52205	100.00	
VEN03855	CITIG INC					**640.00**
APBWEST	Check	42736	REMOTE SUPPORT	60003.30000.52100	640.00	
0326	CITY OF PASADENA					**724.00**
APBWEST	Check	30029141	APRIL 2026 PASADENA PD INMATE BOOKING AN	10000.50000.52003	724.00	
VEN04645	CITY OF SOUTH PASADENA FIRE DEPARTMENT					**621.54**
APBWEST	Check	25-268774	EMS REFUND RE: 26009064	10000.64000.47029	621.54	
1121	COLANTUONO, HIGHSMITH & WHATLEY, PC					**35,736.50**
APBWEST	Check	70437	APRIL 2026 LEGAL SRVCS-RETAINER: GENERAL AI	10000.21000.52201	9,040.50	
				71000.81100.52201	1,937.25	
				72000.32000.52201	1,937.25	
		70438	APRIL 2026 LEGAL SRVCS: CITY CLERK	10000.21000.52201	1,242.00	
		70439	APRIL 2026 LEGAL SRVCS: LABOR/EMPLOYMENT	60007.70100.52201	2,889.00	
		70440	APRIL 2026 LEGAL SRVCS: SPECIAL COUNSEL	10000.21000.52201	9,261.00	
		70441	APRIL 2026 LEGAL SRVCS: ASSESSMENT & PROP	32012.83000.52200	243.00	
		70442	APRIL 2026 LEGAL SRVCS: CODE ENFORCEMENT	10000.40000.52201	732.00	
		70443	APRIL 2026 LEGAL SRVCS: IMPLEMENTATION OF	10000.40000.52201	696.00	
		70444	APRIL 2026 LEGAL SRVCS: MISCELLANEOUS LITIG	10000.21000.52201	1,248.50	
		70445	APRIL 2026 LEGAL SRVCS: WATER & UTILITIES	71000.81100.52201	81.00	
		70446	APRIL 2026 LEGAL SRVCS: MATER DOLORSA DEV	10000.40000.52201	2,277.00	
		70447	APRIL 2026 LEGAL SRVCS: ENVIRONMENTAL LEG	10000.40000.52201	54.00	
		70448	APRIL 2026 LEGAL SRVCS: V. SOUTHERN CA. EDIS	10000.21000.52201	918.00	
		70449	APRIL 2026 LEGAL SRVCS: ALVERNO CUP REVIEW	10000.40000.52201	135.00	
		70450	APRIL 2026 LEGAL SRVCS: EATON FIRE RESPONSI	10000.21000.53998	189.00	
		70451	APRIL 2026 LEGAL SRVCS: ADV. SOUTHERN CA. E	10000.21000.52201	2,856.00	
1167	COMMUNITY MEDIA OF THE FOOTHILLS					**2,547.16**
APBWEST	Check	070	JUNE 2026 TELECAST OF CITY MEETINGS	60003.30000.52100	2,547.16	
0914	CORRPRO COMPANIES, INC.					**2,550.00**
APBWEST	Check	818737	1/1/25 - 12/31/25 RESERVOIR ANNUAL SERVICE	71000.81100.52200	2,550.00	

Vendor Number / Bank Code	Vendor Name / Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount	Vendor Total
VEN02953	CPACINC.COM					**308.78**
APBWEST	Check	SI-1302587	ADOBE PHOTOSHOP PRO FOR TEAMS SUBCRIPT.	60003.30000.53503	308.78	
VEN04635	CUMMINS SALES AND SERVICE					**4,094.65**
APBWEST	Check	X4-260696953	FD- E41 Warranty Repair and Maintenance	10000.61000.53208	4,094.65	
VEN04522	DARIN GOLTARA					**28.75**
APBWEST	Check	INV044305	REFUND: LAC FIRE TRAINING: DONUTS	10000.61000.52205	28.75	
1181	DELTA DISTRIBUTING					**1,069.31**
APBWEST	Check	171461	FY 25/25 JANITORIAL SUPPLIES	60001.83200.53200	903.56	
		171553	FY 25/25 JANITORIAL SUPPLIES	60001.83200.53200	165.75	
1812	DEPT OF INDUSTRIAL RELATIONS					**225.00**
APBWEST	Check	E-2284263 SB	ELEVATOR INSPECTION	60001.83200.52401	225.00	
VEN04105	DR. ANGELICA LOZA-GOMEZ M.D., PC.					**992.00**
APBWEST	Check	47	MAY 2026 Medical Director Services	10000.64000.52200	992.00	
VEN04525	EAN SERVICES LLC					**151.46**
APBWEST	Check	42030966	Rental Car Services for Fire Operations and Depl	10000.61000.52100	151.46	
VEN04646	ERIC FULFORD					**296.00**
APBWEST	Check	2004245.001	REFUND: SECURITY DEPOSIT	10000.00000.47023	296.00	
VEN02778	FORMLA LANDSCAPING INC					**2,330.00**
APBWEST	Check	45430	2/11/26 - 3/10/26 CITY HALL MAINTENANCE	10000.83300.52200	1,165.00	
		45751	4/11/26 -5/10/26 CITY HALL MAINTENANCE	10000.83300.52200	1,165.00	
1639	GMS ELEVATOR SERVICES INC					**135.00**
APBWEST	Check	130226	MONTHLY SERVICE	60001.83200.52200	135.00	
VEN02806	GOLDSTREET DESIGN AGENCY INC					**2,924.20**
APBWEST	Check	3707	2025 CCR-DESIGN PRINT AND MAILING	71000.81100.53102	2,924.20	
1359	HIRERIGHT, LLC					**41.20**
APBWEST	Check	H0256685	5/1/26 - 5/31/26 BACKGROUND SCREENING	60007.70101.52100	41.20	
0398	HONG L. TAM					**36,242.90**
APBWEST	Check	4/30/2026	2/1/26-4/30/26 STRUCTURAL PLAN CHECK SERV	10000.40000.52100	36,242.90	
VEN03424	JOHNSON INVESTIGATIONS					**1,475.00**
APBWEST	Check	2026-06	PD Background Investigations	60007.70101.52100	1,300.00	
		2026-08	PD Background Investigations	60007.70101.52100	175.00	
VEN04021	KYRIE DISIGN CORP					**663.00**
APBWEST	Check	3194	MWTR: STICKERS	10000.79007.52999	663.00	
0934	L.N. CURTIS & SONS					**319.35**
APBWEST	Check	INV1073771	FD EQUIPMENT	10000.61000.53300	319.35	
0274	LEAGUE OF CALIFORNIA CITIES					**1,149.75**
APBWEST	Check	4504	207 COUNTY DIVISION DUES 7/1/26 - 6/30/27	60002.30000.53409	1,149.75	
VEN04103	LEXISNEXIS RISK SOLUTIONS					**202.50**
APBWEST	Check	1300296165	MAY 2026 LE Investigative and Analysis system	10000.50000.52200	202.50	
0640	LIFE-ASSIST INC.					**2,210.38**
APBWEST	Check	2114202	FY 25/26 EMS Medical Supplies	10000.64000.53300	57.88	
		2132233	FY 25/26 EMS Medical Supplies	10000.64000.53300	130.77	
		2138281	EMS Medical Supplies	10000.64000.53300	740.08	
		2138429	FY 25/26 EMS Medical Supplies	10000.64000.53300	-84.64	
		2139050	FY 25/26 EMS Medical Supplies	10000.64000.53300	1,352.38	
		2139614	FY 25/26 EMS Medical Supplies	10000.64000.53300	13.91	
VEN04515	MARIPOSA LANDSCAPES INC					**13,887.44**
APBWEST	Check	120259	MAY 2026 LANDSCAPE MAINTENANCE	10000.83300.52200	7,915.84	
				32012.83000.52200	4,443.98	
				60001.83200.52200	1,527.62	
VEN04641	MATT BUCKLES					**616.70**
APBWEST	Check	INV044307	REFUND: OVER THE COUNTER PLAN CHECK	10000.40000.47012	616.70	
1608	MUNICIPAL MAINTENANCE EQUIP IN					**1,805.61**
APBWEST	Check	049715	MISC SUPPLIES	60000.83100.53208	1,399.16	
		049716	MISC SUPPLIES	60000.83100.53208	406.45	
VEN04314	NICOLE VLCEK					**296.00**
APBWEST	Check	2004246.001	REFUND: SECURITY DEPOSIT	10000.00000.47023	296.00	
VEN04007	OCCUPATIONAL HEALTH CENTERS OF CA					**50.00**
APBWEST	Check	91134760	PRE-EMPLOYMENT EXAM	60007.70101.52106	50.00	
0786	OFFICE DEPOT, INC					**1,060.23**
APBWEST	Check	461168403001	OFFICE SUPPLIES	10000.40000.53100	63.76	

Vendor Number / Bank Code	Vendor Name / Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount	Vendor Total
APBWEST	Check	461168403001	OFFICE SUPPLIES	60002.30000.53100	19.43	
				60002.31100.53100	7.50	
		463037377001	OFFICE SUPPLIES	60002.30000.53100	12.15	
				60002.31100.53100	640.66	
		463170460001	OFFICE SUPPLIES	60002.30000.53100	92.80	
		463170966001	OFFICE SUPPLIES	60002.31100.53100	10.71	
		466076487001	OFFICE SUPPLIES	60002.30000.53100	150.94	
		466110375001	OFFICE SUPPLIES	10000.50000.53100	62.28	
VEN04644	OLIVIA MIRANDA					**846.60**
APBWEST	Check	24009978	EMS REFUND RE: 24009978	10000.64000.47029	846.60	
VEN03169	PACIFIC TRAFFIC CONTROL INC					**1,680.00**
APBWEST	Check	INV34027	MWTR: SERVICE - POSTING OF NO PARKING SIGN	10000.79007.52999	1,680.00	
0323	PASADENA HUMANE SOCIETY					**4,703.57**
APBWEST	Check	JUN2026CtySM	JUNE 2026 Animal Control Services	10000.50000.52004	4,703.57	
1483	PRO PRINTING INC					**35.00**
APBWEST	Check	59757	CHANGE TYPE ON RESV. OFFICER - RETIRED BAD	10000.50000.53102	35.00	
0338	PRUDENTIAL OVERALL SUPPLY					**420.06**
APBWEST	Check	52977256	FY 25/26 PUBLIC WORKS UNIFORMS	60001.83200.53303	140.02	
		52978984	FY 25/26 PUBLIC WORKS UNIFORMS	60001.83200.53303	140.02	
		52980680	FY 25/26 PUBLIC WORKS UNIFORMS	60001.83200.53303	140.02	
VEN04468	PUBLIC SAFETY SUPPLY AND SERVICES					**1,500.00**
APBWEST	Check	06012026-1	FD - MCT INSTALLATION	10000.61000.53208	1,500.00	
0267	REGIONAL TAP SERVICE CENTER					**28.80**
APBWEST	Check	6027442	MAY 2026 REGIONAL TAP SERVICES CENTER-CAR	37004.80000.52001	28.80	
VEN03177	RELIABLE BUILDING MAINTENANCE LLC					**1,300.00**
APBWEST	Check	1179	PAINT PW DIRECTORS OFFICE	60001.83200.56010	1,300.00	
VEN03828	RT ROGERS BREWING CO. LLC					**558.00**
APBWEST	Check	1091	MT. WILSON TRAIL RACE: BEVERAGES	10000.79007.52999	558.00	
VEN02182	SA-SO					**8,606.17**
APBWEST	Check	26-04094	DOWNTOWN CROSSWALK FLASHER MAINTENAN	32012.83000.53200	8,606.17	
1443	SHRED-IT USA LLC					**522.98**
APBWEST	Check	8014233561	APRIL 2026 Document shredding service	10000.50000.52200	522.98	
VEN03199	SO CAL MAILING SERVICES					**2,153.88**
APBWEST	Check	64141	APRIL 2026 SO CAL MAILING SERVICES	71000.32000.53101	2,153.88	
0821	SOUTHWEST HYDROTECH					**634.77**
APBWEST	Check	32133	BROOKSIDE PRV STATION SERVICE CALL	71000.81100.53212	634.77	
1016	STATE CONTROLLER'S OFFICE					**3,200.00**
APBWEST	Check	FAUD-00005323	7/1/25 - 6/30/26 ANNUAL STREET REPORT FY 24	38005.83500.52001	3,200.00	
0394	STATE WATER RESOURCES CONTROL					**1,723.00**
APBWEST	Check	SW-0335007	1/1/26 - 12/31/26 STORMWATER ANNUAL FEE	38015.81201.52001	1,723.00	
1245	THE WORKSHOP					**132.60**
APBWEST	Check	75820	SUMMER 2026 CONCERT/COMTY. YARD SALE SI	10000.79012.52999	66.30	
				37006.72000.52200	66.30	
VEN04256	TRUEPOINT SOLUTIONS LLC					**1,156.25**
APBWEST	Check	49648	IMPLEMENTATION SUPPORT ADDITIONAL SCRIP	40000.83500.56009	1,156.25	
VEN04104	UCLA CENTER FOR PREHOSPITAL CARE					**1,217.76**
APBWEST	Check	3013-1604	JUNE 2026 Nurse Educator Services	10000.64000.52200	1,217.76	
0410	UNDERGROUND SERVICE ALERT					**125.35**
APBWEST	Check	320260710	FY 25/26 UNDERGROUND ALERTS	71000.81100.52200	53.00	
		520260700	FY 25/26 UNDERGOUND ALERTS	71000.81100.52200	72.35	
0335	WATERLINE TECHNOLOGIES					**1,257.67**
APBWEST	Check	5795117	FY 25/26 CHLORINE GAS SUPPLIES	71000.81100.53209	1,557.67	
		5795789	CYLINDER RETURN 5/20/26	71000.81100.53209	-300.00	
0426	WESTERN WATER WORKS					**136.59**
APBWEST	Check	1284486-00	FY 25/26 WATER DISTRIBUTION SUPPLIES	71000.81100.53200	136.59	
VEN04003	WEX BANK					**487.52**
APBWEST	Check	7046	FUEL	60000.83100.55001	100.00	
		7050	FUEL	60000.83100.55001	200.00	
		7054	FUEL	60000.83100.55001	187.52	
0425	WILLDAN ASSOCIATES					**8,001.73**
APBWEST	Check	002-37914	MAY 2026 FIRE PLAN CHECK	10000.40000.52100	8,001.73	

Report Total:	**160,214.89**

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Packet: APPKT08712 - GEN BOA MAN 6/23/26 **Check Date:** 06/11/2026
Vendor Set: 01 - Vendor Set 01

Vendor Number / Bank Code	Vendor Name / Payment Type	Invoice #	Invoice Description	Account Number	Vendor Total / Distribution Amount
0823	BANK OF AMERICA				**11,616.47**
APBWEST	Check	INV044249	GB - SHP GRANT PURCHASE - CC ONLY	25001.50000.56009	2,121.43
		INV044250	GB - DRONE TRAINING: FLIGHT - GALLEGOS	10000.50000.52205	467.01
		INV044251	GB - DRONE TRAINING: FLIGHT - FISHER	10000.50000.52205	467.01
		INV044252	GB - DRONE TRAINING: FLIGHT INSURANCE	10000.50000.52205	62.96
		INV044253	GB - DRONE TRAINING: CAR RENTAL FEE	10000.50000.52205	52.00
		INV044254	GB - EXECUTIVE TRAINING - LODGING FEE	10000.50000.52205	432.76
		INV044255	LA - TOWN AND COUNTRY - LOD MISC CHARGE	60002.31100.53100	0.01
		INV044256	BB - AFFS- QUARTERLY MEETING - HSU	10000.61000.52205	31.05
		INV044257	BB - LIGHTS FOR R741	10000.61000.53208	88.39
		INV044258	BB - GRAMMARLY TYPING ASSISTANCE	10000.61000.53409	30.00
		INV044259	BB - CAL STATE FF ASSO.: FIRE INVEST. TRAIN. - C	10000.61000.52205	95.00
		INV044260	BB - EMS WORLD CONF: PLANE SEATING - BUSTI	10000.64000.52205	64.00
		INV044261	BB - EMS WORLD CONF: AIR FARE - BUSTILLOS	10000.64000.52205	356.80
		INV044262	BB - BOOTS: KNAPP	10000.61000.53303	177.82
		INV044263	BB - EMS WORLD CONF: REG. FEE - BUSTILLOS	10000.64000.52205	509.00
		INV044264	BB - CHIEF'S DRESS SHIRT	10000.61000.53303	100.24
		INV044265	BB - STORAGE FOR FD MASTER PLAN	10000.61000.53409	11.99
		INV044266	BB - CAR MAINT - WINDSHIELD REPLACEMENT	10000.61000.53208	532.37
		INV044267	MH - CIRA BOARD MEETING: PARKING FEE	60007.70100.53402	70.00
		INV044268	RM - CLOSED SESSION COUNCIL DINNER 4/30/26	10000.11000.53999	243.80
		INV044270	RM - LEAGUE OF CA CITIES - CONF REG FEE-BRU	60002.30000.53402	75.00
		INV044271	RM - SUPPLIES - REFUND	60002.30000.53999	-110.19
		INV044272	SM - POSTAGE - REGISTERED LETTER	71000.81100.53100	20.96
		INV044273	SM - SAFETY SUPPLIES - UTILITIES DEPT	71000.81100.53205	216.63
		INV044274	SM - FLEET MAINTENANCE SUPPLIES	60000.83100.53208	178.82
		INV044275	TT - MWTR BANNERS - BIKE RACKS	10000.79007.52999	205.51
		INV044276	TT - HEALTH PERMIT FEE	10000.79007.52999	624.00
		INV044277	TT - HEALTH PERMIT SERVICE FEE	10000.79007.52999	13.85
		INV044278	TT - MWTR BANNERS - BIKE RACKS	10000.79007.52999	431.99
		INV044279	TT - MWTR BANNERS - BIKE RACKS	10000.79007.52999	151.38
		INV044280	TT - MWTR: ADDING STAFF	10000.79007.52999	36.55
		INV044281	TT - HART PARK HOUSE - WATER SERVICE	37006.72000.52200	82.91
		INV044282	TT - APRIL SOCIAL: DESERTS	37006.72000.52200	217.35
		INV044283	TT - APRIL BINGO: LUNCH BURGERS	37006.72000.52200	193.38
		INV044284	TT - APRIL BINGO: SNACKS	37006.72000.53999	20.98
		INV044285	TT - APRIL SOCIAL: LUNCH	37006.72000.52200	353.58
		INV044287	TT - APRIL SOCIAL: DRINKS	37006.72000.53999	112.90
		INV044288	TT - APRIL SOCIAL: PRIZES & SUPPLIES	37006.72000.53999	107.46
		INV044289	TT - APRIL SOCIAL: DRINKS & CANDY	37006.72000.53999	36.00
		INV044290	TT - APRIL SOCIAL: DELI TRAYS	37006.72000.53999	101.97
		INV044291	TT - APRIL SOCIAL: PRIZES & GIFTS	37006.72000.53999	32.49
		INV044292	TT - MAY - MOVIES & SNACKS	37006.72000.53999	131.73
		INV044293	TT - APRIL - BIRTHDAY CELEBRATION	37006.72000.53999	39.47
		INV044294	OM - UNIGUITI MICROWAVE ANTENNAS	60003.30000.53801	970.13
		INV044295	OM - EMERGENCY SATELLITE INTERNET 5/8/26-6	60003.30000.52200	530.00
		INV044296	OM - PLANNING APPT. SOFTWARE LIC. FEE 57/2	60003.30000.53503	78.00
		INV044297	OM - PDF FILE REDUCTION SERVICE 5/2/26-6/1/2	60003.30000.53503	15.00
		INV044298	OM - REMOTE SUPPORT SUBSCRIPTION	60003.30000.53503	298.00
		INV044299	OM - PREMIUM DNS LICENSE	60003.30000.53503	4.99
		INV044300	OM - SCADA & CHAMBERS: SIP TRUNKS	60003.30000.55005	79.75
		INV044301	OM - EMERGENCY SATELLITE INTERNET 4/17/26-	60003.30000.52200	215.00
		INV044302	OM - PUBLIC COMMENT TIMER STEAMDECK	60003.30000.53801	165.74
		INV044303	OM - ZOOM LICENSING: 4/17/26 - 5/16/26	60003.30000.53503	71.50

Report Total:	**11,616.47**

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Check Approval Register

City of Sierra Madre, CA

Packet: APPKT08707 - GEN MAN 6/23/26 **Check Date:** 06/10/2026
Vendor Set: 01 - Vendor Set 01

Vendor Number / Bank Code	Vendor Name / Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount	Vendor Total
0439	LOS ANGELES COUNTY CLERK					**25.00**
APBWEST	Check	INV044212	CATEGORICAL EXEMPTION: 14 E. SIERRA MADRE	10000.40000.53999	25.00	
VEN04621	RENKEN CONSULTING GROUP					**2,250.00**
APBWEST	Check	5410	APPRAISAL FEE: 350 W. SIERRA MADRE BLVD TR(	10000.40000.52200	2,250.00	
				Report Total:	**2,275.00**	

Packet: APPKT08700 - GEN MAN 6/23/26 **Check Date: 06/03/2026**
Vendor Set: 01 - Vendor Set 01

Vendor Number / Bank Code	Vendor Name / Payment Type	Invoice #	Invoice Description	Account Number	Vendor Total / Distribution Amount
1497	MOUNTAIN VIEWS NEWS				**2,646.84**
APBWEST	Check	CM202304185	PUBLICATION OF NOTICES PHN GEN. PLAN/SUM	10000.12000.52206	746.36
				10000.40000.52206	1,900.48
VEN04505	NICK MAZZEO				**1,000.00**
APBWEST	Check	079157	MAIN STREET GROOVERS BAND PERFORMANCE	10000.79012.52999	1,000.00
VEN02951	YOHTEK CORP				**5,369.42**
APBWEST	Check	YTK-2820	3 Year Enterprise +Premium Support - IT	60003.30000.52200	5,369.42
				Report Total:	**9,016.26**

Packet: APPKT08716 - UB MAN 6/23/26 **Check Date:** 06/16/2026
Vendor Set: 01 - Vendor Set 01

Vendor Number / Bank Code	Vendor Name / Payment Type	Invoice #	Invoice Description	Account Number	Vendor Total / Distribution Amount
0129	AT&T				**3,434.87**
APBWEST	Check	INV044206	818 246-3783 591 4 5/23/26 - 6/22/26 PHONE	60003.30000.55005	3,434.87
VEN04074	CHARTER COMMUNICATIONS				**3,393.92**
APBWEST	Check	106917301060126	106917301 6/1/26 - 6/30/26 INTERNET	60003.30000.52200	1,280.00
		187633301052126	187633301 5/27/26 - 6/26/26 INTERNET	60003.30000.52200	913.33
		188596301052126	188596301 5/25/26 - 6/24/26 INTERNET	60003.30000.52200	199.98
		188596401052126	188596401 5/25/26 - 6/24/26 YMCA ELEVATOR	60003.30000.52200	50.00
		188596901060126	188596901 6/1/26 - 6/30/26 INTERNET	60003.30000.52200	212.47
		188597101060126	188597101 6/6/26 - 7/5/26 INTERNET	60003.30000.52200	200.00
		188597401052126	188597401 5/27/26 - 6/26/26 INTERNET	60003.30000.52200	328.16
		188597601052126	188597601 5/25/26 - 6/24/26 INTERNET	60003.30000.52200	209.98
VEN02792	FRONTIER CALIFORNIA INC				**9,201.05**
APBWEST	Check	INV044213	209-188-3757-030707-5 6/4/26 - 7/3/26 PHONE	60003.30000.55005	4,288.42
		INV044214	626-197-1492-030922-5 6/1/26 - 6/30/26 PHON	60003.30000.55005	813.75
		INV044215	626-351-3285-091319-5 6/1/26 - 6/30/26 PHON	60003.30000.55005	136.90
		INV044216	626-355-0264-012498-5 6/4/26 - 7/3/26 PHONE	60003.30000.55005	691.80
		INV044217	626-355-1414-092017-5 6/1/26 - 6/30/26 PHON	60003.30000.55005	1,729.92
		INV044218	209-151-5743-051199-5 5/28/26 - 6/27/26 PHO	60003.30000.55005	228.44
		INV044219	310-001-5763-051199-5 5/28/26 - 6/27/26 PHO	60003.30000.55005	264.44
		INV044220	626-197-0261-032521-5 6/1/26 - 6/30/26 PHON	60003.30000.55005	1,047.38
0384	SOUTHERN CALIF. EDISON CO.				**36,293.67**
APBWEST	Check	INV044227	700102141347 4/9/26 - 5/7/26 ELECTRIC	32012.83000.55003	329.82
				38005.83500.55003	14.48
				60001.83200.55003	8,965.66
				71000.81100.55003	10,540.50
		INV044228	700162056328 5/1/26 - 5/31/26 ELECTRIC	32005.83500.55003	214.77
				32012.83000.55003	2,384.03
				38005.83500.55003	5,304.94
				60001.83200.55003	273.62
		INV044230	700661951989 5/6/26 - 6/4/26 ELECTRIC	60001.83200.55003	56.80
		INV044231	700738880568 5/5/26 - 6/3/26 ELECTRIC	60001.83200.55003	8,209.05
0216	THE GAS COMPANY				**699.91**
APBWEST	Check	INV044221	118-261-4788 3 5/1/26 - 6/1/26 VEHICLE FUEL	60000.83100.55001	268.44
		INV044222	168 618 7700 5 5/6/26 - 6/8/26 GAS	60001.83200.55004	285.89
		INV044223	166 518 7700 9 5/6/26 - 6/8/26 GAS	60001.83200.55004	69.91
		INV044224	053 118 7109 8 5/6/26 - 6/8/26 GAS	60001.83200.55004	31.08
		INV044225	051 018 7151 4 5/6/26 - 6/8/26 GAS	60001.83200.55004	24.49
		INV044226	055 218 7110 2 5/6/26 - 06/8/26 GAS	60001.83200.55004	20.10
VEN03926	T-MOBILE				**499.52**
APBWEST	Check	INV044207	972239789 4/21/26 - 5/20/26 PHONE	60003.30000.55005	499.52
0942	TPX COMMUNICATION				**336.18**
APBWEST	Check	190751031-0	5/23/26 - 6/22/26 PHONE SERVICE	60003.30000.55005	336.18
0642	VERIZON WIRELESS LA				**3,345.20**
APBWEST	Check	6144574429	960051887-00001 5/26/26 - 6/25/26 PHONE	60003.30000.55005	3,345.20
				Report Total:	**57,204.32**

Packet: APPKT08715 - LIB 6/23/26 **Check Date: 06/16/2026**
Vendor Set: 01 - Vendor Set 01

Vendor Number / Bank Code	Vendor Name / Payment Type	Invoice #	Invoice Description	Account Number	Vendor Total / Distribution Amount
VEN04065	EXECUTIVE ADVERTISING				**1,792.79**
APBWEST	Check	158889	CANVAS TOTE BAGS FOR LIBRARY RE-OPENING	39002.90000.53999	1,792.79
VEN04152	KANOPY INC				**262.00**
APBWEST	Check	508199-PPU	LIBRARY VIDEOS	10000.90000.52200	262.00
VEN03199	SO CAL MAILING SERVICES				**125.00**
APBWEST	Check	64141.1	APRIL 2026 LIBRARY REOPEN	39002.90000.53999	125.00
VEN01709	THE LIBRARY STORE, INC				**5,582.27**
APBWEST	Check	788737	BOOK CARTS - FOR REMODELED LIBRARY	39002.90000.53999	5,582.27
				Report Total:	**7,762.06**

Packet: APPKT08711 - LIB BOA MAN 6/23/26 **Check Date:** 06/11/2026
Vendor Set: 01 - Vendor Set 01

Vendor Number / Bank Code	Vendor Name / Payment Type	Invoice #	Invoice Description	Account Number	Vendor Total / Distribution Amount
0823	BANK OF AMERICA				**3,963.25**
APBWEST	Check	INV044232	LR - ONLINE GRAPHIC DESIGN TOOL SUB	10000.90000.52200	179.87
		INV044233	LR - GRAND REOPENING - SNACKS	39002.90000.53999	1,547.00
		INV044235	LR - ALA CONF. LODGING - CREDIT	10000.90000.53402	-266.49
		INV044236	LR - LIB GRAND REOPENING - SUPPLIES	39006.90000.53999	61.79
		INV044237	LR - SUPPLIES: PUZZLES - CREDIT	39006.90000.53999	-38.68
		INV044238	LR - WATER DELIVERY SERVICE	10000.90000.52200	113.79
		INV044239	LR - ALA CONF: AIR FAIR SHAW	10000.90000.53402	673.60
		INV044240	LR - SHELF STORIES - FIRST TIME CALLER	39006.90000.53999	67.18
		INV044241	LR - ALA CONF: LODGING - SHAW	10000.90000.53402	1,127.75
		INV044242	LR - GRAND REOPENING - SUPPLIES	39006.90000.53999	154.48
		INV044243	LR - ICLOUD STORAGE FOR IPADS	10000.90000.52200	0.99
		INV044244	LR - BOOKS & REFERENCE	10000.90000.53406	35.18
		INV044245	LR - ALA MEMBERSHIP RENEWAL: SHAW	10000.90000.53409	55.00
		INV044246	LR - EMPLOYEE APPRECIATION	10000.90000.53999	169.72
		INV044247	LR - WATER DELIVERY SERVICE	10000.90000.52200	82.07
				Report Total:	**3,963.25**

Payroll Summary Register

City of Sierra Madre, CA

6/2/2026 4:44:19 PM

Payroll Summary

Packet	PYPKT03267 - PR #11 06.04.2026
Payroll Set	01 - Sierra Madre
Department	All - All Department Codes

Pay Period: 5/17/2026 - 5/30/2026

Employees Paid 117

Total Earnings	449,564.60	Total Benefit Allowance	187.24	Input Type	Count
Total Deductions	81,105.75	Total Employer Expenses	152,357.89	Regular	117
Total Taxes	66,035.51				
		Total Direct Deposits	302,423.34		
Net Pay	302,423.34	Total Check Amount	0.00		

Payroll Summary Register

City of Sierra Madre, CA

6/8/2026 3:52:06 PM

Payroll Summary

Packet	PYPKT03272 - PR #11 06.09.2026 Alejandra	Pay Period: 5/17/2026 - 5/30/2026	
Payroll Set	01 - Sierra Madre		
Department	All - All Department Codes	Employees Paid	1

Total Earnings	348.50	Total Benefit Allowance	0.00	Input Type	Count
Total Deductions	26.14	Total Employer Expenses	45.83	Regular	1
Total Taxes	5.05				
		Total Direct Deposits	0.00		
Net Pay	317.31	Total Check Amount	317.31		

CITY OF
SIERRA
MADRE

STAFF REPORT

FINANCE

DATE: June 23, 2026

TO: Honorable Mayor and City Council

FROM: Harry Wong, Director of Finance
By: Selena Yang, Senior Accountant

SUBJECT: **Approval of FY 2026/27 Purchase Orders over $75,000 for Various Goods and Services**

RECOMMENDATION

It is recommended that the City Council approve the issuance of Purchase Orders over $75,000 detailed in the attached Exhibit A for the FY 2026/27 budget year.

SUMMARY

This report seeks City Council approval of the annual blanket purchase orders identified in Exhibit A for FY 2026-27. These purchase orders cover recurring goods, supplies, and services that are necessary to maintain ongoing City operations and implement the adopted budget. Approval of these items at the start of the fiscal year streamlines day-to-day purchasing, ensures continuity of services, and complies with the City's purchasing policy requirement for Council authorization of purchases over $75,000.

DISCUSSION & ANALYSIS

Blanket purchase orders are established by City departments on an annual basis for repetitive purchases of goods, supplies, and City Council-approved services that occur throughout the fiscal year. Setting up these purchase orders with vendors that the City regularly uses allows the Finance Department to process routine transactions more efficiently and reduces administrative time by eliminating the need to create a new purchase order for each individual purchase. Pursuant to the City's purchasing policy, any single vendor commitment in excess of $75,000 requires City Council approval; therefore, the blanket purchase orders over this threshold are being presented for consideration in Exhibit A. The proposed purchase orders are consistent with and fully supported by appropriations in the proposed FY 2026-27 budget, and approval will enable departments to initiate purchases promptly on July 1 without returning to the City Council for each transaction.

STRATEGIC PLAN RELATIONSHIP

Not applicable.

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 amounts in Exhibit A are included in the proposed FY 2026-27 budget for adoption.

Approved by:



_____

Michael Bruckner
City Manager

Attachments

List of FY26-27 Blanket PO over 75K.pdf

Vendor Name	Department Name	Description	Total
CIRA	City Manager Office - HR	Annual Insurance (General Liability, Work Comp & EPL)	1,617,920
CIRA	City Manager Office - HR	Claims & Settlements WC & Gen. Liab	180,000
Liebert Cassidy Whitmore	City Manager Office - HR	Legal Consulting Services	100,000
Tyler Technologies	City Manager Office - IT	Annual Maint/Financials & Utilities Module	96,500
Frontier California Inc	City Manager Office - IT	Telenphone	82,000
Rogers, Anderson, Malody & Scott, LLP	Finance Department	Audit Services	96,400
City of Glendale	Fire Department	Verdugo Dispatch Services	96,821
Colantuono, Highsmith & Whatley, PC	Muiti Departments	Legal Consulting Services	256,800
Willdan Associates	Planning	Permit and Inspection	1,000,000
Hong L. Tam	Planning	Structural Plan Check	180,000
Merrimac Energy Group	Public Works	Fuel Purchase	175,000
Rio Hondo /San Gabriel River Watershed	Public Works	Annual Cost Allocation for Required Services	190,000
Willdan Associates	Public Works/Utilities	On Call Engineering	200,000
CivilTek	Public Works/Utilities	On Call Engineering	200,000
IMEG	Public Works/Utilities	On Call Engineering	200,000
TransTech	Public Works/Utilities	On Call Engineering	200,000
Nobel Software	Public Works/Utilities	GIS / Asset Management Software	100,000
San Gabriel Valley Municipal Water District	Utilities	Annual Water Purchase	720,000
Western Water Works	Utilities	Distribution Water Maintenance Supplies	100,000

CITY OF
SIERRA
MADRE

STAFF REPORT

PUBLIC WORKS SERVICES

DATE: June 23, 2026

TO: Honorable Mayor and City Council

FROM: Brian Dickinson, Director of Public Works
By: Eric Lozick, Management Analyst

SUBJECT: **Award of Contract to Carbon Supply Inc. for the Granular Activated Carbon Change Out Project in an amount Not to Exceed $203,000**

RECOMMENDATION

It is recommended that the City Council:

1. Award a Maintenance Agreement to Carbon Supply Inc. for the Granular Activated Carbon (GAC) Change Out Project in an amount not to exceed $203,000; and
2. Authorize the City Manager to execute the agreement and related documents, in a form approved by the City Attorney, following receipt and approval of all required insurance documents and contract submittals.

SUMMARY

The City solicited competitive bids for the removal and replacement of spent granular activated carbon media in five lead treatment vessels at the City's GAC Maintenance Facility. The work includes removal of approximately 100,000 pounds of spent media and installation of an equivalent quantity of new virgin coconut shell granular activated carbon.

The City received three base bids. Carbon Supply Inc. submitted the lowest base bid in the amount of $203,000. Following review of the bid submittal, proposed media, qualifications, and references, staff determined that Carbon Supply Inc. is the lowest responsive and responsible bidder. Award of the agreement will allow the City to complete the scheduled media replacement and maintain the effectiveness and reliability of the groundwater treatment system.

DISCUSSION & ANALYSIS

The City's GAC treatment system was installed in 2006 and consists of 10 pressure vessels, each containing approximately 20,000 pounds of granular activated carbon. The system treats groundwater produced from City wells by adsorbing volatile organic compounds, including trichloroethylene and tetrachloroethylene, before the water enters the distribution system.

The vessels operate in lead and lag positions. As the carbon media adsorbs contaminants, its treatment capacity gradually declines. Staff monitors water quality and media condition to determine when a change out is required. Timely replacement also reduces the potential for media compaction, restricted flow, and increased operational maintenance.

The current project will replace the media in five lead vessels at the GAC Maintenance Facility located at 621 East Sierra Madre Boulevard. Each vessel holds approximately 20,000 pounds of media, resulting in a total replacement quantity of approximately 100,000 pounds.

The required work includes furnishing all labor, materials, equipment, transportation, and incidentals necessary to remove the spent carbon, clean and inspect the vessels, install new virgin coconut shell granular activated carbon, perform initial soaking and backwashing, disinfect the vessels, and complete required testing before the vessels are returned to service. The agreement is subject to prevailing wage requirements.

The City received the following base bids:

Bidder	**Base Bid**
Carbon Supply Inc.	$203,000
Carbon Activated Corporation	$217,000
Calgon Carbon Corporation	$360,000

Calgon Carbon Corporation’s electronic submission also referenced an alternate product price of $182,000. Because that amount was identified as an alternate rather than the base bid for the specified work, staff evaluated the base bids listed above in determining the lowest bidder.

Carbon Supply Inc. proposed to provide 100,000 pounds of 12-by-30 mesh virgin coconut shell granular activated carbon and turnkey media replacement services for $203,000. The firm stated that the media is in stock and that work can begin within approximately 14 days after authorization. Carbon Supply Inc. also provided references for similar granular activated carbon services performed for the City of Bakersfield, the City of Atwater, and Bolthouse Farms.

The agreement establishes a maximum compensation amount of $203,000 and requires the work to be completed within 30 business days following contract execution. Contract execution will be contingent upon Carbon Supply Inc. providing all required insurance documentation, proof of signing authority, City business license, Department of Industrial Relations registration, campaign contribution disclosure, and other required contract submittals.

STRATEGIC PLAN RELATIONSHIP

This project supports Strategic Plan Goal 3, Objective 3.1, Strategically Align Infrastructure Improvements with Population Growth, by maintaining the treatment infrastructure necessary to provide a reliable supply of drinking water that complies with applicable water quality standards.

ENVIRONMENTAL ANALYSIS

CEQA Project, exempt under: 14 CCR 15061(b)(2)- categorical exemption. The project is exempt under 14 CCR 15301(d) because it involves the restoration or rehabilitation of deteriorated structures, facilities, or equipment to meet current standards of public health and safety.

FISCAL IMPACT

The proposed agreement with Carbon Supply Inc. has a total not-to-exceed amount of $203,000. Funding for the agreement is available in the Water Fund and will be charged to GL Account No. 71000.81100.53209. Sufficient appropriations are available in the account to fund the contract.

Approved by:



_____

Michael Bruckner
City Manager

Attachments

1. RFB GAC Change Out_Maintenance Agreement.pdf
2. Carbon Supply - Submission Detail.pdf

CITY OF SIERRA MADRE
REQUEST FOR BIDS (RFB)

GRANULAR ACTIVATED CARBON Change Out

Released by June 1, 2026

Questions: June 5, 2026 (Q&A Deadline)

Due by June 11, 2026 on or before 2:00 p.m. **(Pacific Time)**

Bonds:

Bid Bond – 0%

Payment Bond - 0%

Performance Bond - 0%

Scope of Service: The City of Sierra Madre ("City") is requesting bids from qualified contractors to provide removal and replacement of granular activated carbon. All bids shall be submitted electronically through PlanetBids in accordance with Section 1.3 below.

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Introduction

1.1 Purpose

The City of Sierra Madre ("City") is requesting bids from qualified contractors to provide removal and replacement of granular activated carbon. All bids shall be submitted electronically through **PlanetBids** in accordance with Section 1.3 below.

1.2 Background

Incorporated in 1907, the City of Sierra Madre is one of the cities in the San Gabriel Valley region of Los Angeles County. The City encompasses approximately three square miles with a population of about eleven thousand residents. It is located northeast of Downtown Los Angeles at the base of the San Gabriel Mountains and is bordered by Arcadia, Pasadena, and the Angeles National Forest.

Interstate 210 is located about one mile south of the City limits. The absence of through arterials and the built-out development pattern have helped preserve Sierra Madre's small-town character. The downtown area, centered along Sierra Madre Boulevard and Baldwin Avenue, functions as the City's commercial and civic hub, home to restaurants, local businesses, Memorial Park, City Hall, and the Public Library.

1.3 Bid Submittal Closing, Time, and Location

The City requires an electronic submittal of all Bids through PlanetBids. No paper copies, fax, or email submittals will be accepted. Bids will not be received after the closing date and time indicated below. Late Bids will not be considered.

Submittal Closing: June 11, 2026, at 2:00 p.m. Pacific Time
Electronic Submittal Platform: www.planetBids.com/sierramadre

All questions and requests for clarification regarding this RFB must be submitted through the PlanetBids portal by the date and time specified in Section 1.4 (Inquiries).

1.4 Inquiries

All questions or requests for clarification regarding this Request for Bids must be submitted in writing through the City's PlanetBids portal.

Questions must be received **no later than June 5, 2026, at 4:00 p.m. Pacific Time** to allow sufficient time for response before the Bid submission deadline. Responses to inquiries will be posted as addenda in the PlanetBids system.

Bidders are responsible for checking PlanetBids for any issued addenda prior to submitting their Bids.

Project Overview

The work to be done, in general, shall include furnishing all labor, materials, tools, equipment, and incidentals, unless otherwise specified, to complete the project. The project will occur at the City of Sierra

Madre GAC Maintenance Facility, 621 East Sierra Madre Boulevard, Sierra Madre, CA 91024. The GAC facility discharges filtered water into distribution system for human consumption. The work shall consist of removal of spent carbon filtration material from and installation of virgin carbon filtration material into five lead vessels. Each vessel holds 20,000 lbs. The Bidder shall be responsible for removal of all materials within the vessels regardless of impaction. The Bidder shall include all necessary costs to fulfill this requirement in the Bid price whether all such specific requirements are mentioned or not. No payment will be made for extra work performed unless specifically authorized as required in these Specifications.

This RFB outlines the scope of work, Bid requirements, award process, and submittal instructions.

Scope of Services

1. Project Background and Objectives

The work to be done, in general, shall include furnishing all labor, materials, tools, equipment, and incidentals, unless otherwise specified, to complete the project. The project will occur at the City of Sierra Madre GAC Maintenance Facility, 621 East Sierra Madre Boulevard, Sierra Madre, CA 91024. The GAC facility discharges filtered water into distribution system for human consumption. The work shall consist of removal of spent carbon filtration material from and installation of virgin carbon filtration material into five lead vessels. Each vessel holds 20,000 lbs

Qualifications and Experience

Bidders shall demonstrate:

- Experience with supplying and installing Granular Activated Carbon in pressure vessels.

Bid Requirements

Organize Bids in the order below. Bids should be complete, concise, and specific to the GAC removal and replacement scope.

A. Cover Letter signed by an authorized officer.
B. Company Profile, including years in business, office location, and primary contact for this work.
C. Relevant Experience, including experience supplying and installing granular activated carbon in pressure vessels for municipal or potable water treatment facilities.
D. Product Information and Certifications demonstrating that the proposed granular activated carbon satisfies the technical specifications, including virgin coconut shell media, AWWA B604, ASTM, Food Chemicals Codex, and NSF 61 requirements.
E. References for similar GAC removal and replacement work, including client name, contact information, project scope, and project date.
F. Project Schedule confirming the contractor's ability to complete the work within the required timeframe.
G. Bid Schedule stating the lump sum price or unit price for the complete scope of work, including all labor, materials, equipment, transportation, disposal, testing, taxes, insurance, bonds, permits, fees, and incidentals.
H. Certificate of Insurance statement of willingness and ability to meet City requirements.

I. Conflicts of Interest disclosure.
J. Non-Collusion Affidavit.

Request for Bid Schedule

Request for Bid Issued	June 1, 2026
Questions/RFI's Due	June 5, 2026
Deadline to Submit Bid	June 11, 2026
Bid Opening	June 11, 2026
City Council Award	**June 28, 2026**

Project Timeline

The City intends to have the GAC supplied and installed within 30 Business days from Contract execution.

Submission of Bid

- Bids must be submitted electronically through the City's PlanetBids portal no later than June 11, 2026 at 2:00 p.m. Pacific Time.
  Paper, fax, or email submissions will **not** be accepted.
- Each Bidder shall upload one (1) digital PDF labeled:
  "Bid – Sierra Madre GAC Change Out"
- Bids must remain valid for **sixty (60) days** from the submission date. Late submissions will not be accepted.

General conditions

A. Joint Offers. The City intends to contract with a single prime Contractor. Subcontractors may be included.
B. Bid Preparation Costs. The City is not liable for costs incurred in Bid preparation.
C. Reservation of Rights. The City may reject any or all Bids, waive minor informalities or irregularities, request clarification of non-material information, issue addenda, or cancel the RFB.
D. Acceptance of Conditions. By submitting a Bid, the Bidder agrees Bids are valid for sixty (60) days and acknowledges the City rights in this section.
E. Bid Inclusions. Submit complete Bids that address all requirements.
F. Withdrawal of Bid. Bidders may withdraw by written request prior to the due date and time.
G. Independent Contractor. The selected Contractor will act as an independent contractor.
H. Payment Terms. Payment will be made per the Agreement upon review of invoices for satisfactory work.
I. Insurance and Indemnification. The selected Contractor must meet City insurance and indemnification requirements prior to contract award.
J. Proof of Authority. Corporate Bidders must provide proof of signing authority.

K. Patents and Copyright. Include all related fees in the price. Work products become City property upon completion of each task.
L. Taxes. Prices shall include all applicable taxes.
M. Bid Price Certification. Bidder certifies that the bid amount includes all labor, materials, equipment, transportation, disposal, testing, taxes, insurance, bonds, permits, fees, and all other costs necessary to complete the work in accordance with the contract documents, including all required insurance coverage.
N. Public Record. Bids are public records upon award except for properly identified proprietary information. Bidders who claim exemptions agree to defend and indemnify the City regarding non-disclosure.
O. Business License. The selected Contractor and subcontractors must obtain a City business license prior to commencing work.
P. Equal Opportunity. Bidders shall comply with equal opportunity policies.
Q. Non Collusion Affidavit. Provide a signed and notarized affidavit pursuant to Public Contract Code Section 7106.
R. Instructions and Questions. Submit questions in writing to the Contact for Questions.
S. Responses may be shared with all Bidders.

Award of Contract

The award of the contract, if it is awarded, will be made to the lowest responsive and responsible Bidder whose Bid complies with all the requirements of this RFB. The City reserves the right to reject any and all Bids, to waive any minor informality or irregularity in any Bid, and to determine the lowest responsive and responsible Bidder. Work will be performed under the City's Maintenance Agreement Providing Payment of Prevailing Wages.

Online References

Bidders should review the City website at sierramadreca.gov for relevant plans, codes, and background documents.

Deadline for Submittal

- All Bids must be submitted **electronically through the City's PlanetBids portal** no later than **June 11, 2026, at 2:00 p.m. Pacific Time**.
  Paper, fax, or email submissions will **not** be accepted. Late submittals will not be considered.
- Each Bidder shall upload **one** (1) digital PDF labeled:
  "Bid – Sierra Madre GAC Change Out"
- All questions regarding this Request for Bids must be submitted through the PlanetBids portal by **June 5, 2026, at 4:00 p.m. Pacific Time** in accordance with Section 1.4 of this RFB.

General Provisions - Terms and Conditions

A. Joint Offers.

Where two or more entities desire to submit a single Bid in response to this RFB, they should do so on a prime-subcontractor basis rather than as a joint venture. The City intends to contract with a single prime

Contractor, not multiple entities doing business as a joint venture. The prime Contractor shall remain responsible for all subcontractor work and contract compliance.

B. Bid Preparation Costs.

The City is not, nor shall be deemed, liable for any costs incurred by Bidder in the preparation, submittal, or presentation of their Bids.

C. Reservations of Rights.

This RFB does not commit or obligate the City to accept or execute an agreement for any expressed or implied service. The City reserves the right to:

- Reject any and all Bids received.
- Take all Bids under advisement for up to sixty (60) days after opening.
- Waive any informality on any Bid.
- Determine bidder responsiveness and responsibility in accordance with the requirements of this RFB and applicable law.
- Request clarification of a Bid when appropriate, provided that such clarification does not permit a Bidder to cure a material defect or alter the submitted bid price.
- Award the contract, if at all, to the lowest responsive and responsible Bidder.
- Modify or alter any requirements herein, and issue addenda or amendments to this RFB.
- Terminate this RFB process at any time.

D. Acceptance of Conditions.

It is the Bidder's responsibility to examine the scope of the proposed work to fully acquaint themselves with the specifications and the nature of the work to be accomplished. Bidders shall have no claim against the City based upon ignorance of the nature and requirements of the services provided, misapprehension of the work environment, or misunderstanding of the specification or agreement provisions. By submitting a Bid, each Bidder expressly agrees to and accepts the following conditions:

- Bid and cost schedules shall be valid, and binding for sixty (60) days following the Bid due date and will become part of the contract awarded by the City.
- The City may require whatever evidence is deemed necessary relative to the Bidder's financial stability and ability to perform the work.
- The City reserves the right to request clarification of non-material information from the Bidder, either in writing or orally, to establish any stated qualifications.
- The City reserves the right to determine whether the Bidder is qualified to perform the work pursuant to the criteria set forth herein.
- The Bidder, by submitting a Bid, expressly acknowledges and agrees that the judgment of the City as to whether or not the Bidder is qualified to perform the work shall be binding, final and conclusive.
- Any award is contingent upon the selected Bidder's execution of the City's agreement and submission of all required insurance and other contract documents.

E. Bid Inclusions.

The Request for Bids documents shall be submitted in their entirety, with all applicable portions fully completed by the Bidder. All Bidders are encouraged to review and confirm that their Bid includes and specifically addresses all of the Bid requirements prior to submitting, as outlined elsewhere in this document.

F. Withdrawal of Bid Before Closing.

Any Bidder may request the withdrawal of their submitted Bid by written request at any time prior to the scheduled closing date and time. Upon receiving written request to withdraw any Bid, the City will consider the Bid null and void, and return the Bid to the Bidder. Withdrawal of Bid will not impact Bidder's resubmittal for this or any future Bid(s).

G. Independent Contractor.

The Contractor will, at all times, be an independent contractor pursuant to the contract, and shall not, in any way, be considered to be an officer, agent, or employee of the City of Sierra Madre.

H. Payment Terms.

Payments are generally made based upon the review of invoices prepared by the Contractor for work completed to the satisfaction of the City within thirty (30) days of the submitted invoice. All payments will be made in accordance with the contract.

I. Insurance and Indemnification.

The Agreement between the City and the selected Bidder will contain the City's standard insurance and indemnification language for agreements of this type. All insurance coverage required by the contract documents is required for this project and must be included in the bid price. No additional compensation will be paid for any insurance coverage required by the contract documents. Any bid that excludes, conditions, or separately prices required insurance coverage may be deemed non-responsive. Any requested exception to the City's insurance requirements must be submitted through PlanetBids before the question deadline and will be addressed only by written addendum. Proof of insurance is not required to be submitted with your Bid, but will be required prior to the City's award of the contract.

J. Proof of Authority.

If the firm is a corporation, formal proof of the authority of the officer signing the Bidder's Bid to bind the corporation must be submitted with the Bid. A simple letter is not sufficient. A copy of the corporation resolution or minutes is adequate proof.

K. Taxes.

Price Bid shall include all federal, state, local, and other taxes.

L. City's Obligation to Award a Contract.

Issuance of this RFB and receipt of Bids does not commit the City of Sierra Madre to award a contract. The City reserves the right to postpone the review of the Bids for its own convenience, to accept or reject any or all Bids received in response to the RFB, to waive any minor informality or irregularity in any Bid, or to cancel all or part of the RFB. Award, if made, will be made to the lowest responsive and responsible Bidder.

M. Public Record.

Be advised that all information contained in Bids submitted in response to this solicitation shall become a

matter of public record upon contract award, and made available upon request, unless otherwise marked. The Bidder must identify, in writing, all copyrighted material, trade secrets, or other proprietary information the Bidder claims are exempt from disclosure pursuant to the California Public Records Act.

The Bidder who claims such an exemption must also state in the Bid that: "The Bidder agrees to indemnify and hold harmless the City and its officers, employees, and agents from any claims, liability, or damages against the City and to defend any actions brought against the City for its refusal to disclose such material, trade secrets, or other proprietary information to any party."

N. Business License.

The Contractor, and any subcontractor(s), shall obtain a valid City of Sierra Madre Business License on or before their commencement of work.

O. Equal Opportunity.

The City of Sierra Madre requires all Bidders to comply with equal opportunity policies.

P. Non-Collusion Affidavit.

All Bids must be accompanied by a signed and notarized Non-Collusion Affidavit per the Public Contract Code Section 7106.

MAINTENANCE AGREEMENT PROVIDING PAYMENT OF PREVAILING WAGES

(City of Sierra Madre / _____)

1. IDENTIFICATION

This MAINTENANCE AGREEMENT ("Agreement") is entered into by and between the City of Sierra Madre, a California municipal corporation ("City"), and _____ , a ("Contractor").

2. RECITALS

2.1. City has determined that it requires the following maintenance services from a contractor:

2.2. Contractor represents that it is fully qualified to perform such maintenance services by virtue of its experience and the training, education and expertise of its principals and employees.

Contractor further represents that it is willing to accept responsibility for performing such services in accordance with the terms and conditions set forth in this Agreement.

2.3. Contractor represents that it has no known relationships with third parties, City Council members, or employees of City which would (1) present a conflict of interest with the rendering of services under this Agreement under Government Code Section 1090, the Political Reform Act (Government Code Section 81000 *et seq.*), or other applicable law, (2) prevent Contractor from performing the terms of this Agreement, or (3) present a significant opportunity for the disclosure of confidential information.

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions herein contained, City and Contractor agree as follows:

3. DEFINITIONS

3.1. "Scope of Services": Such maintenance services as are set forth in Contractor's Bid to City dated and attached hereto as Exhibit A and incorporated herein by this reference.

3.2. "Agreement Administrator": The Agreement Administrator for this project is: The Agreement Administrator shall be the principal point of contact at the City for this project. All services under this Agreement shall be performed at the request of the Agreement Administrator. The Agreement Administrator will establish the timetable for completion of services and any interim milestones. City reserves the right to change this designation upon written notice to Contractor

3.3. "Bid Amount": The total bid price set forth in Contractor's Bid attached hereto as Exhibit B and incorporated herein by this reference. The Bid Amount includes all costs necessary to complete the work in accordance with the contract documents and shall remain in effect for the duration of this Agreement unless modified in writing by mutual agreement of the parties.

3.4. "Maximum Amount": The highest total compensation and costs payable to Contractor by City under this Agreement. The Maximum Amount under this Agreement is Dollars ($ _____).

3.5. "Commencement Date": _____ .

3.6. "Termination Date": _____.

4. TERM

The term of this Agreement shall commence at 12:00 a.m. on the Commencement Date and shall expire at 11:59 p.m. on the Termination Date unless extended by written agreement of the parties or terminated earlier under Section 16 ("Termination") below. Contractor may request extensions of time to perform the services required hereunder. Such extensions shall be effective if authorized in advance by City in writing and incorporated in written amendments to this Agreement.

5. CONTRACTOR'S DUTIES

5.1. **Services**. Contractor shall perform the services identified in the Scope of Services. City shall have the right to request, in writing, changes in the Scope of Services. Any such changes mutually agreed upon by the parties, and any corresponding increase or decrease in compensation, shall be incorporated by written amendment to this Agreement.

5.2. **Coordination with City**. In performing services under this Agreement, Contractor shall coordinate all contact with City through its Agreement Administrator.

5.3. **Budgetary Notification**. Contractor shall notify the Agreement Administrator, in writing, when fees and expenses incurred under this Agreement have reached eighty percent (80%) of the Maximum Amount. Contractor shall concurrently inform the Agreement Administrator, in writing, of Contractor's estimate of total expenditures required to complete its current assignments before proceeding, when the remaining work on such assignments would exceed the Maximum Amount.

5.4. **Business License.** Contractor shall obtain and maintain in force a City business license for the duration of this Agreement.

5.5. **Professional Standards.** Contractor shall perform all work to the standards of Contractor's profession and in a manner reasonably satisfactory to City. Contractor shall keep itself fully informed of and in compliance with all local, state, and federal laws, rules, and regulations in any manner affecting the performance of this Agreement, including all Cal/OSHA requirements, the conflict of interest provisions of Government Code § 1090 and the Political Reform Act (Government Code § 81000 et seq.).

5.6. **Avoid Conflicts.** During the term of this Agreement, Contractor shall not perform any work for another person or entity for whom Contractor was not working at the Commencement Date if such work would present a conflict interfering with performance under this Agreement. However, City may consent in writing to Contractor's performance of such work.

5.7. **Campaign Contributions.** This Agreement is subject to Government Code Section 84308, as amended by SB 1439. Contractor shall disclose any contribution in an amount of more than two hundred fifty dollars ($250) made within the preceding 12 months by the party or the party's agent. Contractor shall provide a signed copy of the attached Campaign Contribution Disclosure Form to the City prior to, or concurrent with, the Contractor's execution of this Agreement.

5.8. **Appropriate Personnel.** Contractor has, or will secure at its own expense, all personnel required to perform the services identified in the Scope of Services. All such services shall be performed by Contractor or under its supervision, and all personnel engaged in the work shall be qualified to perform such services. [Contractor's Project Administrator] shall be Contractor's project administrator and shall have direct responsibility for management of Contractor's performance under this Agreement. No change shall be made in Contractor's project administrator without City's prior written consent.

5.9. **Substitution of Personnel.** Any persons named in the Bid or Scope of Services constitutes a promise to the City that those persons will perform and coordinate their respective services under this Agreement. Should one or more of such personnel become unavailable, Contractor may substitute other personnel of at least equal competence upon written approval of City. If City and Contractor cannot agree as to the substitution of key personnel, City may terminate this Agreement for cause.

5.10. **Permits and Approvals.** Contractor shall obtain, at its sole cost and expense, all permits and regulatory approvals necessary for Contractor's performance of this Agreement. This includes, but shall not be limited to, professional licenses, encroachment permits and building and safety permits and inspections.

5.11. **Notification of Organizational Changes.** Contractor shall notify the Agreement Administrator, in writing, of any change in name, ownership or control of Contractor's firm or of any subcontractor. Change of ownership or control of Contractor's firm may require an amendment to this Agreement.

5.12. **Records.** Contractor shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, and other records or documents evidencing or relating to charges for services or expenditures and disbursements charged to City under this Agreement for a minimum of three (3) years, or for any longer period required by law, from the date of final payment to Contractor under this Agreement. All such documents shall be made available for inspection, audit, and/or copying at any time during regular business hours, upon oral or written request of City. In addition, pursuant to Government Code Section 8546.7, if the amount of public funds expended under this Agreement exceeds ten thousand dollars, all such documents and this Agreement shall be subject to the examination and audit of the State Auditor, at the request of City or as part of any audit of City, for a period of three (3) years after final payment under this Agreement.

5.13. **Skilled and Trained Workforce Requirement.** When the use of a skilled and trained workforce is required to complete a contract pursuant to existing law, this contract is subject to such requirement and Contractor agrees to use a skilled and trained workforce.

6. SUBCONTRACTING

6.1. **General Prohibition.** This Agreement covers maintenance services of a specific and unique nature. Except as otherwise provided herein, Contractor shall not assign or transfer its interest in this Agreement or subcontract any services to be performed without amending this Agreement.

6.2. **Contractor Responsible.** Contractor shall be responsible to City for all services to be performed under this Agreement.

6.3. **Identification of Subcontractors.** All subcontractors shall be specifically listed in the Contractor's Bid, Exhibit B. Any changes must be approved by the Agreement Administrator in writing as an amendment to this Agreement.

6.4. **Compensation for Subcontractors.** City shall pay Contractor for work performed by its subcontractors, if any, only as set forth in the Bid Amount, Exhibit B. Contractor shall be liable and accountable for any and all payments, compensation, and federal and state taxes to all subcontractors performing services under this Agreement. City shall not be liable for any payment, compensation, or federal and state taxes for any subcontractors.

7. COMPENSATION

7.1. **General.** City agrees to compensate Contractor for the work provided under this Agreement, and Contractor agrees to accept payment in accordance with the Bid Amount in full satisfaction for such work. Compensation shall not exceed the Maximum Amount. Contractor shall not be reimbursed for any expenses unless provided for in this Agreement or authorized in writing by City in advance.

7.2. **Invoices.** Contractor shall submit to City an invoice, on a monthly basis or as otherwise agreed to by the Agreement Administrator, for services performed pursuant to this Agreement. Each invoice shall identify the Maximum Amount, the services rendered during the billing period, the amount due for the invoice, and the total amount previously invoiced. All labor charges shall be itemized by employee name and classification/position with the firm, the corresponding hourly rate, the hours worked, a description of each labor charge, and the total amount due for labor charges.

7.3. **Taxes.** City shall not withhold applicable taxes or other payroll deductions from payments made to Contractor except as otherwise required by law. Contractor shall be solely responsible for calculating, withholding, and paying all taxes.

7.4. **Disputes.** The parties agree to meet and confer at mutually agreeable times to resolve any disputed amounts contained in an invoice submitted by Contractor.

7.5. **Additional Work.** Contractor shall not be reimbursed for any expenses incurred for work performed outside the Scope of Services unless prior written approval is given by the City through a fully executed written amendment. Contractor shall not undertake any such work without prior written approval of the City.

7.6. **City Satisfaction as Precondition to Payment.** Notwithstanding any other terms of this Agreement, no payments shall be made to Contractor until City is satisfied that the services are satisfactory.

7.7. **Right to Withhold Payments.** If Contractor fails to provide a deposit or promptly satisfy an indemnity obligation described in Section 11, City shall have the right to withhold payments under this Agreement to offset that amount.

8. PREVAILING WAGES

Contractor is aware of the requirements of California Labor Code Section 1720, et seq., and 1770, et seq., as well as California Code of Regulations, Title 8, Section 16000, et seq., ("Prevailing Wage Laws"), which require the payment of prevailing wage rates and the performance of other requirements on certain "public works" and "maintenance" projects. This Agreement is subject to Prevailing Wage Laws, for all work performed under this Agreement for which the payment of prevailing wage is required by those laws. Contractor shall defend, indemnify, and hold the City, its elected officials, officers, employees, and agents free and harmless form any claim or liability arising out of any failure or alleged failure of Contractor to comply with the Prevailing Wage Laws.

Payment of Prevailing Wages. Contractor shall pay the prevailing wage rates for all work performed under this Agreement. When any craft or classification is omitted from the general prevailing wage determinations, the Contractor shall pay the wage rate of the craft or classification most closely related to the omitted classification.

Forfeiture. Contractor shall forfeit as a penalty to City Two Hundred Dollars ($200.00), or any greater penalty provided in the Labor Code, for each calendar day, or portion thereof, for each worker paid less than the prevailing wage rates for any work done under this Agreement employed in the performance of the Scope of Services by Contractor or by any subcontractor of Contractor in violation of the provisions of the Labor Code. In addition, the difference between such prevailing wage rates and the amount paid to each worker for each calendar day, or portion thereof, for which each worker was paid less than the prevailing wage rate shall be paid to each worker by Contractor.

Apprentices. Contractor shall comply with the provisions of Labor Code section 1777.5 concerning the

employment of apprentices on public works projects. Contractor shall be responsible for ensuring compliance by its subcontractors with Labor Code 1777.5.

Payroll Records. Pursuant to Labor Code section 1776, Contractor and any subcontractor(s) shall keep accurate payroll records, showing the name, address, social security number, work classification, straight time and overtime hours worked each day and week, and the actual per diem wages paid to each journeyman, apprentice, worker, or other employee employed by Contractor in connection with this Agreement. Each payroll record shall contain or be verified by a written declaration that it is made under penalty of perjury. The payroll records shall be certified and shall be available for inspection at all reasonable hours as required by Labor Code 1776, and must be maintained for at least three years after completion of work.

8-Hour Work Day. This Agreement is subject to 8-hour work day and wage and hour penalty laws, including, but not limited to, Labor Code section 1810 and Labor Code section 1813. Contractor and any subcontractor(s) of Contractor shall strictly adhere to the provisions of the Labor Code regarding 8-hour work day and 40-hour work week requirements, and overtime, Saturday, Sunday, and holiday work. Contractor shall forfeit as a penalty to City $25.00, or any greater penalty set forth in the Labor Code, for each worker employed in the execution of the work by Contractor or by any subcontractor(s) of Contractor, for each calendar day during which such worker is required or permitted to work more than eight hours in one calendar day or more than 40 hours in any one calendar week in violation of the Labor Code.

Registration with DIR. Contractor and any subcontractor(s) of Contractor shall comply with the provisions of Labor Code section 1771 and Labor Code section 1725.5 requiring registration with the Department of Industrial Relations (DIR). Contractors shall be registered through the DIR Public Works Program for state and local public works contracts, for maintenance work valued at more than $15,000.

9. OWNERSHIP OF WRITTEN PRODUCTS

All reports, documents or other written material, and all electronic files, including computer- aided design files, developed by Contractor in the performance of this Agreement (such written material and electronic files are collectively known as "written products") shall be and remain the property of City without restriction or limitation upon its use or dissemination by City except as provided by law. Contractor may take and retain copies of such written products as desired, but no such written products shall be the subject of a copyright application by Contractor.

10. RELATIONSHIP OF PARTIES

10.1. **General.** Contractor is, and shall at all times remain as to City, a wholly independent contractor.

10.2. **No Agent Authority.** Contractor shall have no power to incur any debt, obligation, or liability on behalf of City or otherwise to act on behalf of City as an agent. Neither City nor any of its agents shall have control over the conduct of Contractor or any of Contractor's employees, except as set forth in this Agreement. Contractor shall not represent that it is, or that any of its agents or employees are, in any manner employees of City.

10.3. **Independent Contractor Status.** Under no circumstances shall Contractor or its employees look to the City as an employer. Contractor shall not be entitled to any benefits. City makes no representation as to the effect of this independent contractor relationship on Contractor's previously earned California Public Employees Retirement System ("CalPERS") retirement benefits, if any, and Contractor specifically assumes the responsibility for making such a determination. Contractor shall be responsible for all reports and obligations including, but not limited to: social security taxes, income tax withholding, unemployment insurance, disability insurance, and workers' compensation, and other applicable federal and state taxes.

10.4. **Indemnification of CalPERS Determination.** In the event that Contractor or any employee, agent, or subcontractor of Contractor providing services under this Agreement claims or is determined by a court of competent jurisdiction or CalPERS to be eligible for enrollment in CalPERS as an employee of the City, Contractor shall indemnify, defend, and hold harmless City for the payment of any employee and/or employer contributions for CalPERS benefits on behalf of Contractor or its employees, agents, or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of City.

11. INDEMNIFICATION

11.1. **Definitions.** For purposes of this Section 11, "Contractor" shall include Contractor, its officers, employees, servants, agents, or subcontractors, or anyone directly or indirectly employed by either Contractor or its subcontractors, in the performance of this Agreement. "City" shall include City, its officers, agents, employees and volunteers.

11.2. **Contractor to Indemnify City.** To the fullest extent permitted by law, Contractor shall indemnify, hold harmless, and defend City from and against any and all claims, losses, costs or expenses for any personal injury or property damage arising out of or in connection with Contractor's alleged negligence, recklessness or willful misconduct or other wrongful acts, errors or omissions of Contractor or failure to comply with any provision in this Agreement.

11.3. **Scope of Indemnity.** Personal injury shall include injury or damage due to death or injury to any person, whether physical, emotional, consequential or otherwise, Property damage shall include injury to any personal or real property. Contractor shall not be required to indemnify City for such loss or damage as is caused by the sole active negligence or willful misconduct of the City.

11.4. **Attorneys Fees.** Such costs and expenses shall include reasonable attorneys' fees for counsel of City's choice, expert fees and all other costs and fees of litigation. Contractor shall not be entitled to any refund of attorneys' fees, defense costs or expenses in the event that it is adjudicated to have been non-negligent.

11.5. **Defense Deposit.** The City may request a deposit for defense costs from Contractor with respect to a claim. If the City requests a defense deposit, Contractor shall provide it within 15 days of the request.

11.6. **Waiver of Statutory Immunity.** The obligations of Contractor under this Section 11 are not limited by the provisions of any workers' compensation act or similar act. Contractor expressly waives its statutory immunity under such statutes or laws as to City.

11.7. **Indemnification by Subcontractors.** Contractor agrees to obtain executed indemnity agreements with provisions identical to those set forth here in this Section 11 from each and every subcontractor or any other person or entity involved in the performance of this Agreement on Contractor's behalf.

11.8. **Insurance Not a Substitute.** City does not waive any indemnity rights by accepting any insurance policy or certificate required pursuant to this Agreement. Contractor's indemnification obligations apply regardless of whether or not any insurance policies are determined to be applicable to the claim, demand, damage, liability, loss, cost or expense.

12. INSURANCE

12.1. **Insurance Required.** Contractor shall maintain insurance as described in this section and shall require all of its subcontractors and other agents to do the same. Approval of the insurance by the City shall not relieve or decrease any liability of Contractor. Any requirement for insurance to be maintained after completion of the work shall survive this Agreement.

12.2. **Documentation of Insurance.** City will not execute this agreement until it has received a complete set of all required documentation of insurance coverage. However, failure to obtain the required documents prior to the work beginning shall not waive the Contractor's obligation to provide them. Contractor shall file with City:

- Certificate of Insurance, indicating companies acceptable to City, with a Best's Rating of no less than A:VII showing. The Certificate of Insurance must include the project name: _____
- Documentation of Best's rating acceptable to the City.
- Original endorsements effecting coverage for all policies required by this Agreement.
- Complete, certified copies of all required insurance policies, including endorsements affecting the coverage.

12.3. **Coverage Amounts.** Insurance coverage shall be at least in the following minimum amounts:

- **General Liability**:

o General Aggregate:	$2,000,000
o Products Comp/Op Aggregate	$2,000,000
o Personal & Advertising Injury	$1,000,000
o Each Occurrence	$1,000,000
o Fire Damage (any one fire)	$ 50,000

o Medical Expense (any 1 person)	$ 5,000

- **Workers' Compensation**: o Workers'

Compensation	Statutory Limits
o EL Each Accident	$1,000,000
o EL Disease - Policy Limit	$1,000,000
o EL Disease - Each Employee	$1,000,000

- **Automobile Liability**:

• Any vehicle, combined single limit	$1,000,000

Any available insurance proceeds broader than or in excess of the specified minimum insurance coverage requirements or limits shall be available to the additional insured. Furthermore, the requirements for coverage and limits shall be the greater of (1) the minimum coverage and limits specified in this Agreement, or (2) the broader coverage and maximum limits of coverage of any insurance policy or proceeds available to the named insured

12.4. **General Liability Insurance.** Commercial General Liability Insurance shall be no less broad than ISO form CG 00 01. Coverage must be on a standard Occurrence form. Claims-Made, modified, limited or restricted Occurrence forms are not acceptable.

12.5. **Worker's Compensation Insurance.** Contractor is aware of the provisions of Section 3700 of the Labor Code which requires every employer to carry Workers' Compensation (or to undertake equivalent self-insurance), and Contractor will comply with such provisions before commencing the performance of the work of this Agreement. If such insurance is underwritten by any agency other than the State Compensation Fund, such agency shall be a company authorized to do business in the State of California.

12.6. **Automobile Liability Insurance.** Covered vehicles shall include owned if any, nonowned, and hired automobiles and, trucks.

12.7. **Claims-Made Policies.** If any of the required policies provide coverage on a claims- made basis the Retroactive Date must be shown and must be before the date of the contract or the beginning of contract work. Claims-Made Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the contract of work. If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a Retroactive Date prior to the contract effective date, the Contractor must purchase "extended reporting" coverage for a minimum of five (5) years after completion of contract work.

12.8. **Additional Insured Endorsements.** The City, its City Council, Commissions, officers, and employees of Sierra Madre must be endorsed as an additional insured for each policy required herein, other than Worker's Compensation, for liability arising out of ongoing and completed operations by or on behalf of the Contractor. Contractor's insurance policies shall be primary as respects any claims related to or as the result of the Contractor's work. Any insurance, pooled coverage or self-insurance maintained by the City, its elected or appointed officials, directors, officers, agents, employees, volunteers, or contractors shall be noncontributory. All endorsements shall be signed by a person authorized by the insurer to bind coverage on its behalf. General liability coverage can be provided using an endorsement to the Contractor's insurance at least as broad as ISO Form CG 20 10 11 85 or both CG 20 10 and CG 20 37.

12.9. **Failure to Maintain Coverage.** In the event any policy is canceled prior to the completion of

the project and the Contractor does not furnish a new certificate of insurance prior to cancellation, City has the right, but not the duty, to obtain the required insurance and deduct the premium(s) from any amounts due the Contractor under this Agreement. Failure of the Contractor to maintain the insurance required by this Agreement, or to comply with any of the requirements of this section, shall constitute a material breach of this Agreement.

12.10. **Notices.** Contractor shall provide immediate written notice if (1) any of the required insurance policies is terminated; (2) the limits of any of the required policies are reduced; (3) or the deductible or self-insured retention is increased. Contractor shall provide no less than 30 days' notice of any cancellation or material change to policies required by this Agreement. Contractor shall provide proof that cancelled or expired policies of insurance have been renewed or replaced with other policies providing at least the same coverage. Such proof will be furnished at least two weeks prior to the expiration of the coverages. The name and address for Additional Insured Endorsements, Certificates of Insurance and Notices of Cancellation is: City of Sierra Madre, Attn: , 232 W. Sierra Madre Blvd., Sierra Madre, CA 91024.

12.11. **Contractor's Insurance Primary.** The insurance provided by Contractor, including all endorsements, shall be primary to any coverage available to City. Any insurance or self-insurance maintained by City and/or its officers, employees, agents or volunteers, shall be in excess of Contractor's insurance and shall not contribute with it.

12.12. **Waiver of Subrogation.** Contractor hereby waives all rights of subrogation against the City. Contractor shall additionally waive such rights either by endorsement to each policy or provide proof of such waiver in the policy itself.

12.13. **Report of Claims to City.** Contractor shall report to the City, in addition to the Contractor's insurer, any and all insurance claims submitted to Contractor's insurer in connection with the services under this Agreement.

12.14. **Premium Payments and Deductibles.** Contractor must disclose all deductibles and self-insured retention amounts to the City. The City may require the Contractor to provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within retention amounts. Ultimately, City must approve all such amounts prior to execution of this Agreement. City has no obligation to pay any premiums, assessments, or deductibles under any policy required in this Agreement. Contractor shall be responsible for all premiums and deductibles in all of Contractor's insurance policies. The amount of deductibles for insurance coverage required herein are subject to City's approval.

12.15. **Duty to Defend and Indemnify.** Contractor's duties to defend and indemnify City under this Agreement shall not be limited by the foregoing insurance requirements and shall survive the expiration or early termination of this Agreement.

13. MUTUAL COOPERATION

13.1. **City Cooperation in Performance.** City shall provide Contractor with all pertinent data, documents and other requested information as is reasonably available for the proper performance of Contractor's services under this Agreement.

13.2. **Contractor Cooperation in Defense of Claims.** If any claim or action is brought against City relating to Contractor's performance in connection with this Agreement, Contractor shall render any reasonable assistance that City may require in the defense of that claim or action.

14. NOTICES

Any notices, bills, invoices, or reports required by this Agreement shall be deemed received on: (i) the day of delivery if delivered by hand, email, or overnight courier service during Contractor's and City's regular business hours; or (ii) on the third business day following deposit in the United States mail if delivered by mail, postage prepaid, to the addresses listed below (or to such other addresses as the parties may, from time to time, designate in writing).

If to City

City of Sierra Madre

232 W. Sierra Madre Blvd.
Sierra Madre, CA 91024
Telephone: (626) 355-7135
Email: _____

With courtesy copy to:
Aleks R. Giragosian, Esq.
Sierra Madre City Attorney
Colantuono, Highsmith & Whatley, PC
790 E. Colorado Blvd., Suite 850
Pasadena, CA 91101
Telephone: (213) 542-5700
Email: agiragosian@chwlaw.us

If to Contractor

_____

_____

_____

15. SURVIVING COVENANTS

The parties agree that the covenants contained in Section 5.11 (Records), Section 10.4 (Indemnification of CalPERS Determination), Section 11 (Indemnification), Section 12.8 (Claims- Made Policies), paragraph 12.13 (Waiver of Subrogation), Section 13.2 (Contractor Cooperation in Defense of Claims), Section 15 (Surviving Covenants), Section 17 (Interpretation of Agreement), and Section 18 (General Provisions) of this Agreement shall survive the expiration or termination of this Agreement, subject to the provisions and limitations of this Agreement and all otherwise applicable statutes of limitations and repose.

16. TERMINATION

16.1. **City Termination.** City may terminate this Agreement for any reason on five calendar days'

written notice to Contractor. Contractor agrees to cease all work under this Agreement on or before the effective date of any notice of termination. All City data, documents, objects, materials or other tangible things shall be returned to City upon the termination or expiration of this Agreement.

16.2. **Contractor Termination.** Contractor may terminate this Agreement for a material breach of this Agreement by the City upon 30 days' notice.

16.3. **Compensation Following Termination.** Upon termination, Contractor shall be paid based on the work satisfactorily performed at the time of termination. In no event shall Contractor be entitled to receive more than the amount that would be paid to Contractor for the full performance of the services required by this Agreement. The City shall have the benefit of such work as may have been completed up to the time of such termination.

16.4. **Remedies.** City retains any and all available legal and equitable remedies for Contractor's breach of this Agreement.

17. INTERPRETATION OF AGREEMENT

17.1. **Governing Law.** This Agreement shall be governed and construed in accordance with the laws of the State of California.

17.2. **Integration of Exhibits.** All documents referenced as exhibits in this Agreement are hereby incorporated into this Agreement. In the event of any material discrepancy between the provisions of this Agreement and its exhibits, the provisions of this Agreement shall prevail. In the event of any material discrepancy between the express provisions of this Agreement and the exhibits of this Agreement, the provisions of this Agreement shall prevail. This instrument contains the entire Agreement between City and Contractor with respect to the transactions contemplated herein. No other prior oral or written agreements are binding upon the parties. Amendments hereto or deviations herefrom shall be effective and binding only if made in writing and executed on by City and Contractor.

17.3. **Headings.** The headings and captions appearing at the commencement of the sections hereof, and in any paragraph thereof, are descriptive only and for convenience in reference to this Agreement. Should there be any conflict between such heading, and the section or paragraph thereof at the head of which it appears, the language of the section or paragraph shall control and govern in the construction of this Agreement.

17.4. **Pronouns.** Masculine or feminine pronouns shall be substituted for the neuter form and vice versa, and the plural shall be substituted for the singular form and vice versa, in any place or places herein in which the context requires such substitution(s).

17.5. **Severability.** If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, then such term or provision shall be amended to, and solely to the extent necessary to, cure such invalidity or unenforceability, and shall be enforceable in its amended form. In such event, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected, and each term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

17.6. **No Presumption Against Drafter.** Each party had an opportunity to consult with an attorney in reviewing and drafting this agreement. Any uncertainty or ambiguity shall not be construed for or against any party based on attribution of drafting to any party.

18. GENERAL PROVISIONS

18.1. **Confidentiality.** All data, documents, discussion, or other information developed or received by Contractor for performance of this Agreement are deemed confidential and Contractor shall not disclose it without prior written consent by City. City shall grant such consent if disclosure is legally required. All City data shall be returned to City upon the termination or expiration of this Agreement.

18.2. **Conflicts of Interest.** Contractor maintains and warrants that it has not employed nor retained any company or person, other than a bona fide employee working solely for Contractor, to solicit or secure this Agreement. Further, Contractor warrants that it has not paid nor has it agreed to pay any company or person, other than a bona fide employee working solely for Contractor, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or resulting from the award or making of this Agreement. Contractor further agrees to file, or shall cause its employees or subcontractor to file, a Statement of Economic Interest with the City's Filing Officer if required under state law in the performance of the services. For breach or violation of this warranty, City shall have the right to rescind this Agreement without liability. For the term of this Agreement, no member, officer, or employee of City, during the term of his or her service with City, shall have any direct interest in this Agreement, or obtain any present or anticipated material benefit arising therefrom.

18.3. **Non-assignment.** Contractor shall not delegate, transfer, subcontract or assign its duties or rights hereunder, either in whole or in part, without City's prior written consent, and any attempt to do so shall be void and of no effect. City shall not be obligated or liable under this Agreement to any party other than Contractor.

18.4. **Binding on Successors.** This Agreement shall be binding on the successors and assigns of the parties.

18.5. **No Third-Party Beneficiaries.** Except as expressly stated herein, there is no intended third-party beneficiary of any right or obligation assumed by the parties.

18.6. **Time of the Essence.** Time is of the essence for each and every provision of this Agreement.

18.7. **Non-Discrimination.** Contractor shall not discriminate against any employee or applicant for employment because of race, sex (including pregnancy, childbirth, or related medical condition), creed, national origin, color, disability as defined by law, disabled veteran status, Vietnam veteran status, religion, age (40 and above), medical condition (cancer-related), marital status, ancestry, or sexual orientation. Employment actions to which this provision applies shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; or in terms, conditions or privileges of employment, and selection for training. Contractor agrees to post in conspicuous places, available to employees and applicants for employment, the provisions of this nondiscrimination clause.

18.8. **Waiver.** No provision, covenant, or condition of this Agreement shall be deemed to have been waived by City or Contractor unless in writing signed by one authorized to bind the party asserted to have consented to the waiver. The waiver by City or Contractor of any breach of any provision, covenant, or condition of this Agreement shall not be deemed to be a waiver of any

subsequent breach of the same or any other provision, covenant, or condition.

18.9. **Excused Failure to Perform.** Contractor shall not be liable for any failure to perform if Contractor presents acceptable evidence, in City's sole judgment, that such failure was due to causes beyond the control and without the fault or negligence of Contractor.

18.10. **Remedies Non-Exclusive.** Each right, power and remedy provided for herein or now or hereafter existing at law, in equity, by statute, or otherwise shall be cumulative and shall be in addition to every other right, power, or remedy provided for herein or now or hereafter existing at law, in equity, by statute, or otherwise. The exercise, the commencement of the exercise, or the forbearance from the exercise by any party of any one or more of such rights, powers or remedies shall not preclude the simultaneous or later exercise by such party of any or all of such other rights, powers or remedies.

18.11. **Attorneys' Fees.** If legal action shall be necessary to enforce any term, covenant or condition contained in this Agreement, the prevailing party shall be entitled to an award of reasonable attorneys' fees and costs expended in the action.

18.12. **Venue.** The venue for any litigation shall be Los Angeles County, California and Contractor hereby consents to sole jurisdiction in Los Angeles County for purposes of resolving any dispute or enforcing any obligation arising under this Agreement.

18.13. **Counterparts; Electronic Signatures.** This Agreement may be signed in one or more counterparts, each of which shall be deemed an original, but all of which together shall be deemed one and the same instrument. The parties acknowledge and agree that this Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed or emailed versions of an original signature, electronically scanned and transmitted versions (e.g., via pdf) of an original signature, or a digital signature.

TO EFFECTUATE THIS AGREEMENT, the parties have caused their duly authorized representatives to execute this Agreement on the dates set forth below.

"CITY" City of Sierra Madre	"CONTRACTOR"
Authorized Signatories:	
Signature:	Signature:
Printed:	Printed:
Title:	Title:
Date:	Date:
Attest:	
Signature:	
Printed:	
Title: City Clerk	
Date:	
Approved as to Form:	
Signature:	
Printed:	
Title: City Attorney	
Date:	

WORKER'S COMPENSATION INSURANCE ACKNOWLEDGEMENT

I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract. If any class of employees engaged in work under this contract at the site of the Project is not protected under any Worker's Compensation law, Contractor shall provide and shall cause each subcontractor to provide adequate insurance for the protection of employees not otherwise protected. Contractor shall indemnify and hold harmless City for any damage resulting from failure of either Contractor or any subcontractor to take out or maintain such insurance.

Date: _____ _____

Signature

_____

Printed Name

_____

Title

EXHIBIT A
Scope of Services
Exhibit B
Bid (Bid Amount)

GRANULAR ACTIVATED CARBON (GAC) REPLACEMENT
SPECIFICATION NO. Due 2025/2026
IN THE CITY OF SIERRA MADRE, CALIFORNIA

SCOPE OF WORK

This section covers the furnishing and installation requirements for the granular activated carbon (GAC) 100,000 lbs. total, 20,000 lbs. per five GAC vessels. The GAC will be used to remove various volatile organic compounds (VOCs) detected in potable water supply wells.

The GAC to be supplied and installed shall be suitable for use as an adsorptive media in a potable water treatment plant and be effective in the removal of VOCs associated with contaminated groundwater supplies. The carbon shall be new virgin, durable GAC free of pathogenic material, capable of being used as specified below.

700-1.1 REFERENCE SPECIFICATIONS, CODES AND STANDARDS.

All work specified herein shall conform to or exceed the requirements of the applicable sections of the following documents to the extent that the requirements therein are not in conflict with the provisions of

this section. Where such documents have been adopted as a code or ordinance by the public agency having jurisdiction, such code or ordinance shall take precedence. The provisions of AWWA B604, NSF 61, ASTM (latest editions) shall also apply as herein specified.

700-1.2 SITE CONDITIONS.

The GAC system consists of five (5) sets of two lead/lag pressure vessels each containing 20,000 pounds of GAC. Each pressure vessel is a down flow-type ASME code steel adsorber with a septa-underdrain system. Raw groundwater conveyed to the GAC system enters the top of a vessel, flows over the GAC. A collector system collects the treated water and retains the GAC media in the bed. The treated water is discharged from the GAC system through the effluent piping. A GAC backwash system allows backwashing of each pressure vessel.

The work to be done, in general, shall include furnishing all labor, materials, tools, equipment, and incidentals, unless otherwise specified, to complete the project in compliance with the Specifications. The project will occur at the City of Sierra Madre GAC Maintenance Facility, 621 East Sierra Madre Boulevard, Sierra Madre, CA 91024. The GAC facility discharges filtered water into distribution system for human consumption. The work shall consist of removal of spent carbon filtration material from and installation of virgin carbon filtration material into five lead vessels. The bidder shall be responsible for removal of all materials within the vessels regardless of impaction. The bidder shall include all necessary costs to fulfill this requirement in the bid price whether all such specific requirements are mentioned or not. No payment will be made for extra work performed unless specifically authorized as required in these Specifications.

Examination of the Work Site, Bid Forms, and Specifications.

The bidder is required to examine carefully the site of work and specifications for the work contemplated. The submission of a Bid shall be considered conclusive evidence that the bidder has investigated and is satisfied as to the conditions to be encountered, as to the character, quality and quantities of work to be performed and materials to be furnished.

Bidders may contact the Water Superintendent Steven McGee at 626-355-7135 x 818 to schedule a site inspection, or for further information regarding this specification. It is the bidder's responsibility to carry out all studies concerning location, access, surface conditions, and security.

Bacteriological Sampling

The owner will sample all vessels for coliform bacteria and heterotrophic bacteria plate count (HPC) prior to the installation of carbon. Upon completion the owner will verify all vessels are free of coliform bacteria and that the heterotrophic bacteria plate counts (HPC) are below 500. In the event a sample is confirmed for coliform bacteria, E-coli bacteria or a HPC above 500 after installation of carbon, the contractor shall be responsible for disinfecting all vessels according to ANSI/AWWA C653-97.

GRANULATED ACTIVATED CARBON

General.
The GAC shall be virgin, granular, and manufactured from coconut shell raw materials. The material shall be visually free of clay, dirt and deleterious material. Coal, lignite, peat or wood-based granular activated carbon medias are not acceptable for this application.

701-3.2 Properties.
The granulated activated carbon to be furnished shall meet the following specifications and physical properties:

Parameter	Specification	Standard
Sieve size	12 X 30	AWWA B604
Maximum Retained, No. 12	10%	AWWA B604
Maximum Passing, No. 30	5%	AWWA B604
Effective Size	0.6 – 0.85 mm	AWWA B604
Maximum Uniformity Coefficient	2.0	AWWA B604
Bulk Density	0.45 – 0.53 g/cc	AWWA B604
Minimum Abrasion Number	85%	AWWA B604
Minimum Hardness	95%	
Maximum Moisture as Packed	3%	AWWA B604

Shape	Granule	
Minimum Iodine Number	1100 mg/g	ASTM D4607
Water Soluble Ash	2.0%	ASTM D5029

In addition to these standards, the GAC shall satisfy the requirements of the Food Chemicals Codex and NSF 61. The GAC may be of either domestic or international origin.

All tests required shall be performed by a State-certified testing laboratory.

The Owner may authorize delivery on the basis of the manufacturer's test results and the certification of quality. The Owner may also test the reference sample(s) submitted to confirm compliance before delivery is authorized.
The Owner will accept or reject the granular activated carbon(s) delivered to the work site based on tests performed by the Owner on representative samples of the delivered material. After receipt of shipment, samples for testing will be collected in accordance with the procedures outlined in AWWA B604.

If the material does not meet all of the requirements of the specifications, the material will be rejected and shall be removed and replaced with acceptable material at no cost to the Owner.

Submission

Bidder Details

Vendor Name	Carbon Supply Inc
Address	8429 eastern ave bell gardens, California 90201 United States
Respondee	Ken Ciaccio Jr
Respondee Title	COO
Phone	562-806-0300
Email	ken@carbonsupplyinc.com
Vendor Type	MBE
License #	

Submission Detail

Submission Format	Electronic
Submitted	06/11/2026 11:32 AM (PDT)
Delivery Method	
Responsive	
Submission Status	Submitted
Confirmation #	491831

Respondee Comment

Willing and able to meet all City requirements.

Buyer Comment

Attachments

File Title	File Name	File Type
Bid-Sierra Madre GAC Change Out.pdf	Bid-Sierra Madre GAC Change Out.pdf	BID PACKAGE
2026 W9 Updated form 1.1.2026.pdf	2026 W9 Updated form 1.1.2026.pdf	W-9
COI - B Braun Medical (1).pdf	COI - B Braun Medical (1).pdf	INSURANCE

Line Items

Discount Terms No Discount

Item #	Item Code	Type	Item Description	UOM	QTY	Unit Price	Line Total	Response	Comment
Base Bid - General Bid Items							**$203,000.00**		
1	Line Item		Virgin Carbon (remove spent carbon from five lead vessels and install virgin granular activated carbon)	LBS	100000	$2.03	$203,000.00	Yes	

Line Item Subtotals

Section Title	Line Total
Base Bid - General Bid Items	**$203,000.00**
Grand Total	**$203,000.00**

CITY OF
SIERRA
MADRE

STAFF REPORT

PLANNING & COMMUNITY PRESERVATION

DATE: June 23, 2026

TO: Honorable Mayor and City Council

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

SUBJECT: **Resolution No. 26-63 Approving Participation in the Los Angeles County Community Development Block Grant (CDBG) Program for Fiscal Years 2027-2029**

RECOMMENDATION

It is recommended that the City Council adopt Resolution No. 26-63, and authorize the City Manager to execute an agreement to continue participation in the Los Angeles County Community Development Block Grant Program for Fiscal Years 2027-2029.

SUMMARY

The City of Sierra Madre has participated in the Community Development Block Grant (CDBG) for over a decade and recently received an invitation to continue participation. To continue participation, the County of Los Angeles, by and through its agent, the Los Angeles County Development Authority (LACDA), must requalify with the U.S. Department of Housing and Urban Development (HUD) every three (3) years to obtain entitlement status as an urban county. The new three-year period will begin on July 1, 2027 and end on June 30, 2030.

DISCUSSION & ANALYSIS

The CDBG program is administered by the Los Angeles County Development Authority (LACDA) using funds provided by the U.S. Department of Housing and Urban Development (HUD). Historically, CDBG funding has supported a variety of local improvements within the City, including a COVID-19 small business grant program that provided financial assistance to local businesses during the pandemic.

In July 2022, the City adopted the 2021–2029 (6th Cycle) Housing Element, which identified the Minor Home Rehabilitation Program for lower-income seniors as a priority use of CDBG funds. This policy direction reflects both the age of the City's housing stock and the needs of its senior population, many of whom face challenges maintaining their homes. The program is intended to preserve housing quality and enable seniors to safely age in place.

2021-2029 Objective: *Develop program guidelines for a Minor Home Rehabilitation Program utilizing CDBG funds. Conduct outreach through the Sierra Madre Senior Center, the Senior Commission, the City newsletter and City Hall website. Seek to assist six extremely low, very low and low income households annually, for a total of 48 during the planning period.*

Over the past three years, the City has successfully implemented the Minor Home Rehabilitation Program, completing eight (8) projects to date. Improvements have included roof replacements, tub-to-roll-in shower conversions, installation of heating and air conditioning systems, water heaters, and window replacements. These upgrades have enhanced safety, accessibility, and overall living conditions for participating seniors.

Under the program, income-qualified homeowners earning less than 80 percent of Area Median Income (AMI) are eligible for grants of up to $17,255 for eligible home repairs and accessibility improvements. Eligible improvements include, but are not limited to, wheelchair ramps, handrails, grab bars, roll-in showers, roof and plumbing repairs, and window replacement. The program is particularly important given that approximately one-quarter of Sierra Madre's senior population is lower income.

Income-qualified homeowner households earning less than 80% Area Median Income (AMI) would be eligible for grants of up to $17,255 to assist with home repairs such as accessibility improvements. The work includes but is not limited to wheelchair ramps, handrails, grab bars, tub conversions to roll-in showers, roof repairs, plumbing repairs, and window replacement. With Sierra Madre's sizable senior citizen population – one-quarter of whom are lower income – a program to assist seniors with minor home improvements could provide support in allowing them to age in place. The CDBG grant funds 100% of the $17,255 in minor home rehabilitation and a 20% consultant fee (totaling $4,313), totaling $21,568 for each senior resident. The City expects to receive an estimated total of $37,266 in Fiscal Year 2026-2027 in Community Development Block Grant Funds and is requesting City Council authorization to allocate these funds to its Senior Minor Home Rehabilitation Program.

Each project is fully funded through CDBG, covering 100 percent of construction costs (up to $17,255) as well as a 20 percent consultant fee (up to $4,313), for a total of $21,568 per household. For Fiscal Year 2026–2027, the City expects to receive approximately $37,266 in CDBG funding. The City Council previously allocated these funds to the Minor Home Rehabilitation Program through Resolution No. 26-07, adopted on January 13, 2026.

STRATEGIC PLAN RELATIONSHIP

The recommended action is consistent with the City's Strategic Plan, as it advances Organizational Sustainability under Goal 2.2 by supporting long-term financial planning through the use of diverse funding sources and by helping to reduce future liability costs. Additionally, it promotes Community Enrichment by expanding and enhancing City programs that support senior residents.

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

There is a positive fiscal impact as a result of the recommended action. CDBG funds are appropriated annually as a Special Revenue in Fund 38002 CDBG – Community Development Block Grant. For Fiscal Year 2026-2027, the City of Sierra Madre is expected to receive an estimated $37,266. These funds can be retained over several years to support targeted projects, including the Senior Minor Home Rehabilitation Program. For future fiscal years, staff would request Council approval to appropriate revenue and expenditures accordingly.

Approved by:



Michael Bruckner
City Manager

Attachments

Attachment 1 - City Council Resolution No. 26-63

Attachment 2 - Continued Participation Letter from LACDA

RESOLUTION NO. 26-63

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIERRA MADRE, CALIFORNIA, APPROVING PARTICIPATION IN THE LOS ANGELES URBAN COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

RECITALS

WHEREAS, the City of Sierra Madre ("City") desires to participate in the Los Angeles Urban County Program for Community Development Block Grant ("CDBG") funds, in the County's Consolidated Plan for Fiscal Years 2027-2029, commencing on July 1, 2027, and through June 30, 2030; and

WHEREAS, the City authorizes the execution of a Cooperation Agreement with the County of Los Angeles in order to receive said CDBG funds.

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. Approval of Participation. The City Council adopts and approves its participation in the Los Angeles County Urban County Program and receiving CDBG funds and execution of the Cooperation Agreement between the City of Sierra Madre and the County of Los Angeles for the time period of July 1, 2027, through June 30, 2030.

SECTION 3. Authorization. The City Council authorizes the City Manager, or his/her designee, to execute the Cooperation Agreement, any and all related documents necessary, for participation in the Los Angeles Urban County Program on behalf of the City.

SECTION 4. CEQA. This resolution is exempt is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), the "common sense" exemption in that 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. 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 23rd 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 23rd day of June, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____
Laura Aguilar, City Clerk

Approved as to form:

_____
Aleks Giragosian, City Attorney

June 2, 2026

SENT VIA EMAIL

Michael Bruckner, City Manager
City of Sierra Madre
Email: mbruckner@sierramadreca.gov

Dear Michael Bruckner:

INVITATION TO CONTINUE PARTICIPATING IN THE LOS ANGELES URBAN COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FISCAL YEARS 2027-2029 (JULY 1, 2027 THROUGH JUNE 30, 2030)

To participate in the Community Development Block Grant (CDBG) Program, the County of Los Angeles (County), by and through its agent, the Los Angeles County Development Authority (LACDA), must requalify with the U.S. Department of Housing and Urban Development (HUD) every three (3) years to obtain entitlement status as an urban county. The County is in the process of submitting its documentation to qualify for this designation. The new three-year period will begin on July 1, 2027 and end on June 30, 2030.

Enclosed is the **"Elect to Participate or Decline in the 2027-2029 Los Angeles Urban County Program"** form for you to complete and remit to LACDA by emailing UrbanCounty@lacda.org on or before **Tuesday, June 16, 2026**. Those electing to participate in our Los Angeles Urban County CDBG Program (Program) will be provided with further instructions regarding the execution of the cooperation agreement and the submittal of your city council resolution.

As an advanced notice, the LACDA will utilize its Grants Management System (GMS) to facilitate electronic access and submission. Once the cooperation agreement is reviewed and pre-approved by HUD, the LACDA will post the finalized document in the GMS. At that point, all participating cities must download the cooperation agreement from the GMS, sign it, and upload the completed document along with the city's resolution. Please note that the deadline for uploading these documents into the GMS is no later than mid-July 2026.

We are confident that CDBG funds have benefited your city and we look forward to a continued partnership with you to improve your community. If you have any questions regarding this request or your city's continued participation in the Program, please contact Celia Luong, Management Analyst, at (626) 586-1919, or email UrbanCounty@lacda.org.

Please note that if your city fails to respond to this invitation on or before Tuesday, June 16, 2026, then your city will not be a part of the Los Angeles Urban County Program for Fiscal Years 2027-2029.

Sincerely,

Linda Jenkins
Linda Jenkins (Jun 2, 2026 12:39:48 PDT)

Linda Jenkins, Director
Community Development Division

Enclosure

c: Jennifer Maria, CDBG Consulting Manager, jmaria@willdan.com

CITY OF
SIERRA
MADRE

STAFF REPORT

PUBLIC WORKS SERVICES

DATE: June 23, 2026

TO: Honorable Mayor and City Council

FROM: Brian Dickinson, Director of Public Works
By: Eric Lozick, Management Analyst

SUBJECT: **Resolution No. 26-57 Designating Streets to be Included in the FY 2026-27 Street Rehabilitation Program Funded by SB 1 (Road Repair and Accountability Act of 2017)**

RECOMMENDATION

It is recommended that the City Council adopt Resolution No. 26-57 designating certain streets for the FY 2026-27 street rehabilitation program funded by the Road Maintenance and Rehabilitation Account (RMRA) under SB 1.

SUMMARY

The purpose of this report is to request City Council adoption of Resolution No. 26-57, approving the list of street projects proposed to receive FY 2026-27 RMRA funds under SB 1. This action is a stand-alone approval dedicated solely to the Local Streets and Roads Funding Program and is separate from the City's Capital Improvement Program and annual budget adoption.

On April 28, 2017, the Governor signed Senate Bill (SB) 1 (Beall, Chapter 5, Statutes of 2017), known as the Road Repair and Accountability Act of 2017, to address basic road maintenance, rehabilitation, and critical safety needs on both the state highway and local streets and road system. Prior to receiving RMRA funds in a fiscal year, a city must submit to the California Transportation Commission (CTC) an adopted list of proposed projects by July 1. For FY 2026-27, the City estimates it will receive approximately $314,451 in RMRA funds, based on the Local Streets and Roads revenue estimate prepared for the League of California Cities and published by the California Local Government Finance Almanac, dated May 2026.

DISCUSSION & ANALYSIS

The Road Repair and Accountability Act of 2017 is a significant investment in California's transportation system of about $5.2 billion per year. The Act increased per gallon fuel excise taxes, diesel fuel sales taxes, and vehicle registration taxes, stabilized price-based fuel tax rates, and provides for inflationary adjustments to rates in future years. The Act allocates funds from new taxes to cities and counties through the RMRA. Pursuant to Streets and Highways Code Section 2030, RMRA allocations must be used for allowable projects including road maintenance and rehabilitation, safety projects, and complete streets components.

To receive these funds, a city must submit to the CTC a project list pursuant to an adopted City resolution. Per Streets and Highways Code Section 2034(a), the list must include, for each project, a description, location, schedule for completion, and estimated useful life. The City must also submit an annual report of project completion to continue receiving funds.

Street selection for the FY 2026-27 program was guided by the City's 2023 Pavement Management Plan, which assigns each segment a Pavement Condition Index (PCI). The program prioritizes the most deteriorated segments while grouping work geographically for cost efficiency. Consistent with the CTC's reporting framework, the projects below are presented in two categories: projects relisted from a prior fiscal year that will utilize the FY 2026-27 apportionment, and new projects proposed for FY 2026-27.

Relisted Projects (previously proposed, utilizing FY 2026-27 RMRA funds)

Project Title	**Project Location**	**Project Description**	**Estimated Schedule (MM/YY)**	**Estimated Useful Life**
S. Mountain Trail Ave.	Lowell Ave. to Orange Grove Ave.	Pavement rehabilitation (2" grind & overlay)	07/26 - 06/27	15 to 20 years
Kaia Ln.	Arno Dr. to Cul de Sac	Pavement rehabilitation (2" grind & overlay)	07/26 - 06/27	15 to 20 years
Monterey Ln.	Sierra Madre Blvd. to Cul de Sac	Pavement rehabilitation (2" grind & overlay)	07/26 - 06/27	15 to 20 years
Auburn Ln.	Full length	Pavement rehabilitation (2" grind & overlay)	07/26 - 06/27	15 to 20 years

New Projects (proposed for FY 2026-27)

Project Title	**Project Location**	**Project Description**	**Estimated Schedule (MM/YY)**	**Estimated Useful Life**
Orange Dr.	Canyon Crest to Skyland Dr.	Pavement rehabilitation (2" grind & overlay)	07/26 - 06/27	15 to 20 years
Valle Vista Dr.	Full length	Pavement rehabilitation (2" grind & overlay)	07/26 - 06/27	15 to 20 years

Los Rocas Dr.	Sycamore Pl. to Canon Dr.	Full-depth pavement rehabilitation	07/26 - 06/27	15 to 20 years

Los Rocas Drive, with a PCI of 33, has deteriorated beyond the point where conventional grind-and-overlay treatment is cost-effective and is programmed for more extensive full-depth rehabilitation.

STRATEGIC PLAN RELATIONSHIP

This item supports the City's goals of maintaining and improving public infrastructure, ensuring safe travel conditions for motorists, bicyclists, and pedestrians, and using restricted transportation funds in a timely and fiscally responsible manner.

ENVIRONMENTAL ANALYSIS

CEQA Project, exempt under: 14 CCR 15061(b)(2)- categorical exemption. The project is exempt under 14 CCR 15301(d) because it involves the restoration or rehabilitation of deteriorated structures, facilities, or equipment to meet current standards of public health and safety.

FISCAL IMPACT

The FY 2026-27 proposed budget includes RMRA funding for the City's Street Rehabilitation Program. The current FY 2026-27 RMRA revenue estimate for the City of Sierra Madre is approximately $314,451.

Adoption of Resolution No. 26-57 does not appropriate additional funds or amend the FY 2026-27 proposed budget. This action is limited to designating the streets proposed to receive FY 2026-27 RMRA funding for purposes of the City's required submittal to the California Transportation Commission. Any project expenditures will remain limited to the amounts authorized through the adopted FY 2026-27 budget unless otherwise approved by the City Council.

Approved by:



_____

Michael Bruckner
City Manager

Attachments

1. Resolution 26-57.pdf

RESOLUTION NO. 26-57

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIERRA MADRE, CALIFORNIA, ADOPTING A LIST OF PROJECTS FOR FISCAL YEAR 2026-2027 FUNDED BY SB 1: THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017

RECITALS

WHEREAS, Senate Bill 1 (SB 1), the Road Repair and Accountability Act of 2017 (Chapter 5, Statutes of 2017) was passed by the Legislature and signed into law by the Governor in April 2017 to address the significant multi-modal transportation funding shortfalls statewide; and

WHEREAS, SB 1 includes accountability and transparency provisions that will ensure the residents of our City are aware of the projects proposed for funding in our community and which projects have been completed each fiscal year; and

WHEREAS, the City must adopt by resolution a list of projects proposed to receive fiscal year funding from the Road Maintenance and Rehabilitation Account (RMRA), created by SB 1, which must include a description and the location of each proposed project, a proposed schedule for the project's completion, and the estimated useful life of the improvement; and

WHEREAS, the City will receive an estimated $314,451 in RMRA funding in Fiscal Year 2026-27 from SB 1; and

WHEREAS, this is the ninth year in which the City is receiving SB 1 funding and will enable the City to continue essential road maintenance and rehabilitation projects, safety improvements, and increasing access and mobility options for the traveling public that would not have otherwise been possible without SB 1; and

WHEREAS, the City has undergone a robust public process to ensure public input into our community's transportation priorities and the project list; and

WHEREAS, the City used a Pavement Management System to develop the SB 1 project list to ensure revenues are being used on the highest-priority and most cost-effective projects that also meet the community priorities for transportation investment; and

WHEREAS, the funding from SB 1 will help the City maintain and rehabilitate seven streets throughout the City this year and numerous similar projects in the future; and

WHEREAS, the 2024 California Statewide Local Streets and Roads Needs Assessment found that the City's streets and roads are in good condition, and this revenue will help the City increase the overall quality of its road system and, over the next decade, bring its streets and roads into an "excellent" condition; and

WHEREAS, the project list does not limit the flexibility of the City to fund projects in accordance with local needs and priorities so long as the projects are consistent with RMRA priorities as outlined in Streets and Highways Code Section 2030(b) [Streets and Highways Code Section 2034(a)(1)]; and

WHEREAS, the City affirms its commitment that the apportionments received will be used and reported on as required by statute and the Commission's adopted program guidelines; and

WHEREAS, the SB 1 project list and overall investment in our local streets and roads infrastructure, focusing on basic maintenance and safety, investing in complete streets infrastructure, and using cutting-edge technology, materials, and practices, will have significant positive co-benefits statewide.

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. Newly Proposed Projects. The following list of newly proposed projects will be funded in part or solely with Fiscal Year 2026-27 Road Maintenance and Rehabilitation Account revenues:

Project Title	Project Location	Project Description	Estimated Schedule (MM/YY)	Estimated Useful Life
Orange Dr.	Canyon Crest to Skyland Dr.	Pavement rehabilitation (2" grind & overlay)	07/26 - 06/27	15 to 20 years
Valle Vista Dr.	Full length	Pavement rehabilitation (2" grind & overlay)	07/26 - 06/27	15 to 20 years
Los Rocas Dr.	Sycamore Pl. to Canon Dr.	Full-depth pavement rehabilitation	07/26 - 06/27	15 to 20 years

SECTION 3. Previously Proposed Projects. The following previously proposed and adopted projects may also utilize Fiscal Year 2026-27 Road Maintenance and Rehabilitation Account revenues in their delivery. With the relisting of these projects, the City reaffirms to the public and the State its intent to fund these projects with Road Maintenance and Rehabilitation Account revenues:

Project Title	Project Location	Project Description	Estimated Schedule (MM/YY)	Estimated Useful Life
S. Mountain Trail Ave.	Lowell Ave. to Orange Grove Ave.	Pavement rehabilitation (2” grind & overlay)	07/26 - 06/27	15 to 20 years
Kaia Ln.	Arno Dr. to Cul de Sac	Pavement rehabilitation (2” grind & overlay)	07/26 - 06/27	15 to 20 years
Monterey Ln.	Sierra Madre Blvd. to Cul de Sac	Pavement rehabilitation (2” grind & overlay)	07/26 - 06/27	15 to 20 years
Auburn Ln.	Full length	Pavement rehabilitation (2” grind & overlay)	07/26 - 06/27	15 to 20 years

SECTION 4. CEQA. The projects designated by this Resolution are categorically exempt from the California Environmental Quality Act (CEQA) under Title 14 of the California Code of Regulations, Chapter 3, Section 15301, which exempts the repair, maintenance, or minor alteration of existing facilities. Specifically, Section 15301(c) exempts the repair and maintenance of existing streets, highways, sidewalks, gutters, and similar facilities.

SECTION 5. Severability. If any section, subsection, subdivision, 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 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 23rd day of June, 2026.

_____

Kristine Lowe, Mayor, City of Sierra Madre, CA

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 23rd day of June, 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

STAFF REPORT

PLANNING & COMMUNITY PRESERVATION

DATE: June 23, 2026

TO: Honorable Mayor and City Council

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

SUBJECT: **Second Reading of 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 second reading of Ordinance No. 1495 adopting by reference the Second Reading of 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

SUMMARY

The City Council held a public hearing and unanimously approved the first reading of Ordinance No. 1495 at its regular meeting on June 9, 2026. The second reading of Ordianance No. 1495 is hereby presented before the City Council for consideration and adoption. For additional information regarding Ordinance No. 1495, see Attachment 2.

DISCUSSION & ANALYSIS

The second reading of Ordinance No. 1495 incorporates the same municipal code text amedments introduced and approved on first reading on June 9, 2026. The Sierra Madre Objective Design Standards document provided in the June 9 meeting did not incorporate the changes and suggestions provided by the Planning Commission on June 4, 2026. An updated version of the Sierra Madre ODS document reflecting the changes have been provided herein in Attachment 2.

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

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

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

Approved by:

Mike

_____

Michael Bruckner
City Manager

Attachments

Attachment 1 - Ordinance No. 1495

Exhbit 1 - Amendments

Attachment 2 - Sierra Madre Objective Design Standards Draft_6.9.2026

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, and unanimously approved the foregoing ordinance for first reading.

WHEREAS, the City Council held a duly noticed public hearing on June 23, 2026, to introduce the foregoing ordinance for second 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 23rd 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.

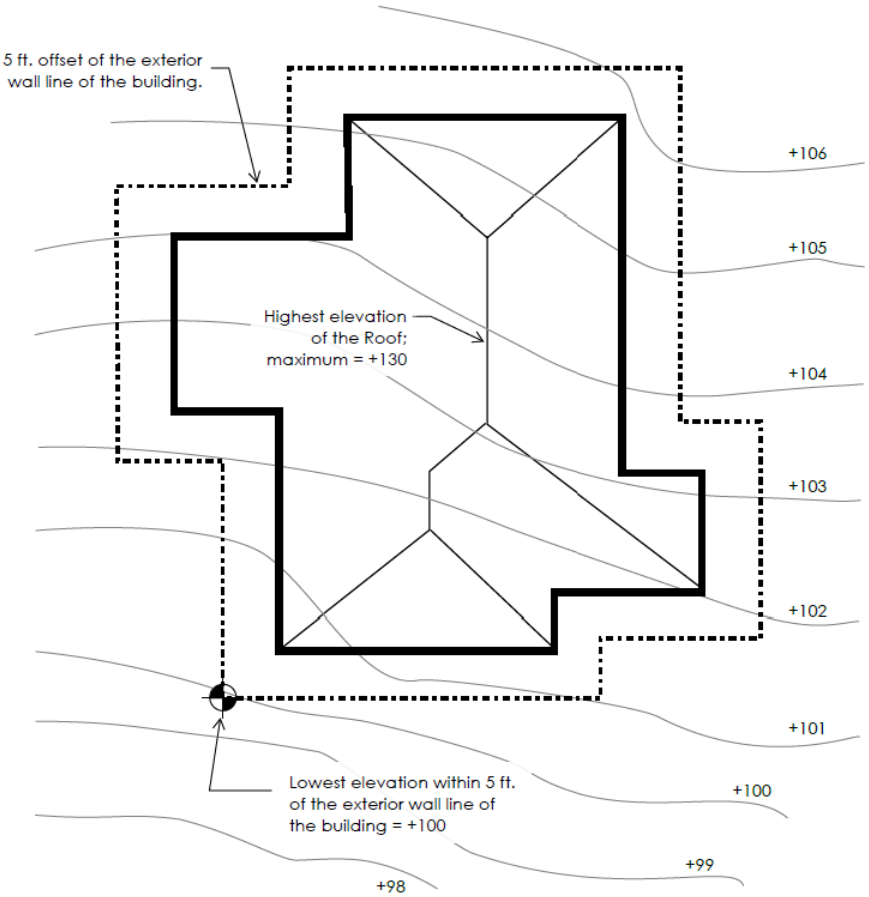
3. Notwithstanding paragraphs 1 and 2 above, on lots with (i) one dwelling unit, the floor area of all above-ground buildings and structures (including garages and other non-habitable areas, but excluding basements and other fully subterranean areas) shall be limited to thirty-five percent of the gross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

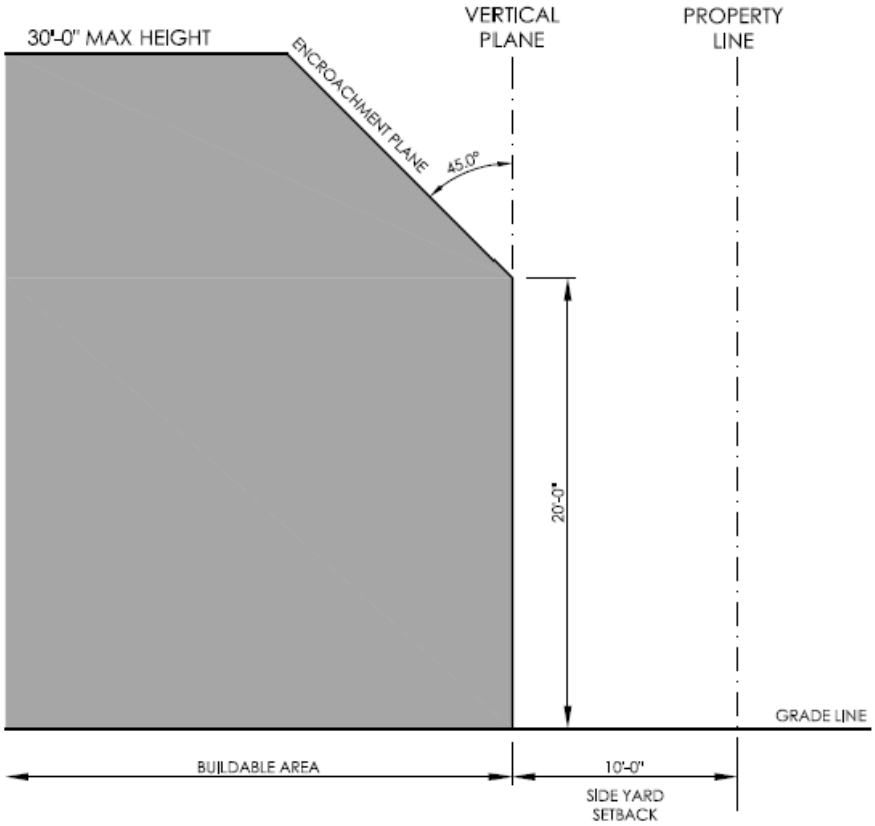
4. Contextual design: Building forms and details should be in keeping with adjacent neighborhood character, where appropriate. Where possible, existing single-family houses should be preserved.

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.

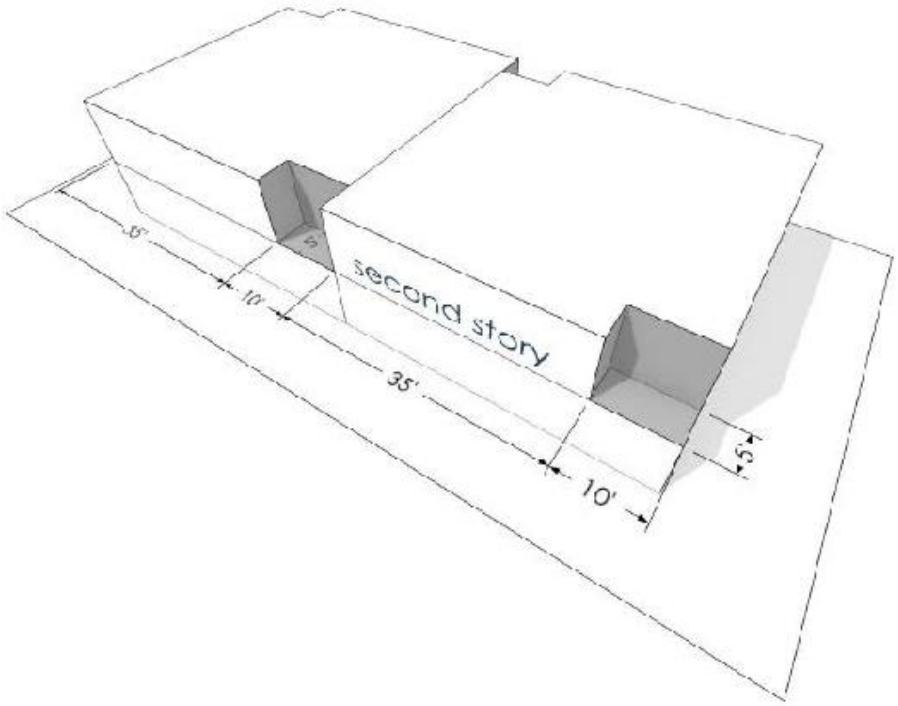
6. Paving: Use of decorative and permeable materials is encouraged.

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.

City of Sierra Madre
Objective Design Standards



June 9, 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 E. 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 percent 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 Sierra Madre 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 have 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 (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

Regulatory standards are ~~organized~~ contained within the following sections ~~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

HOUSE AND BLOCK SCALE

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. Standards only apply within one of the two categories if specified. The following zones are considered house-scale: Medium/High Density Residential (R-3-13), High Density Residential (R-3-20 and R-3-30), Manufacturing (M). The Commercial (C) and Religious Housing Overlay (RHO) zones are considered block-scale.

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 ten feet wide and ten feet 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 feet.

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

1.5 Developments with at least 150 feet 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 feet deep and 15 percent 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.

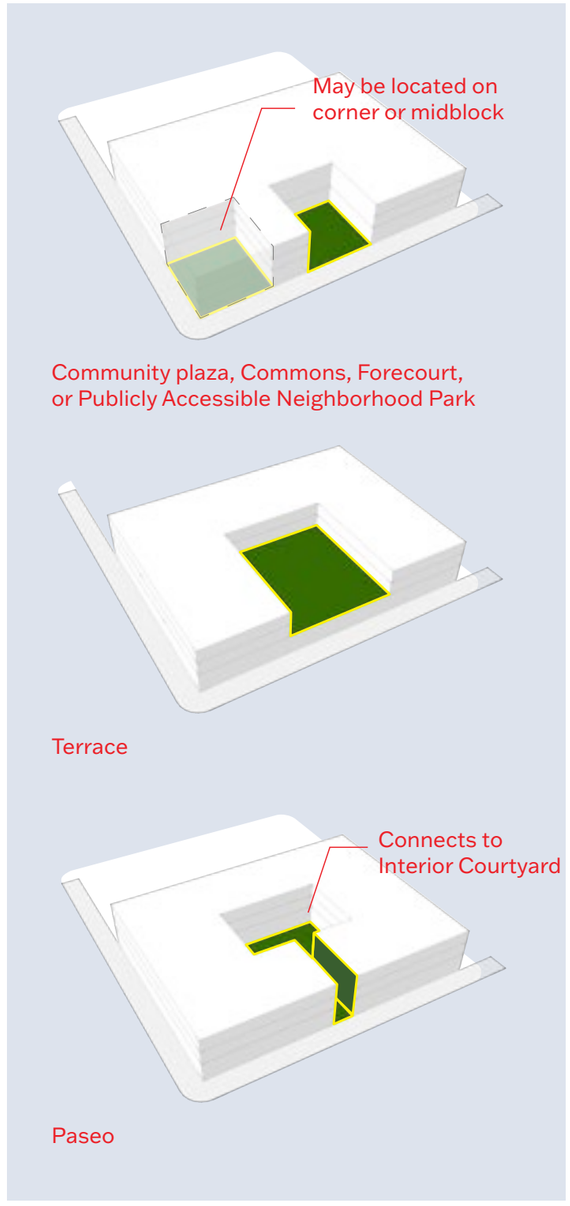
All open spaces shall comply with standards defined in Section 5: and Appendices B and C, as applicable.

Residential Privacy

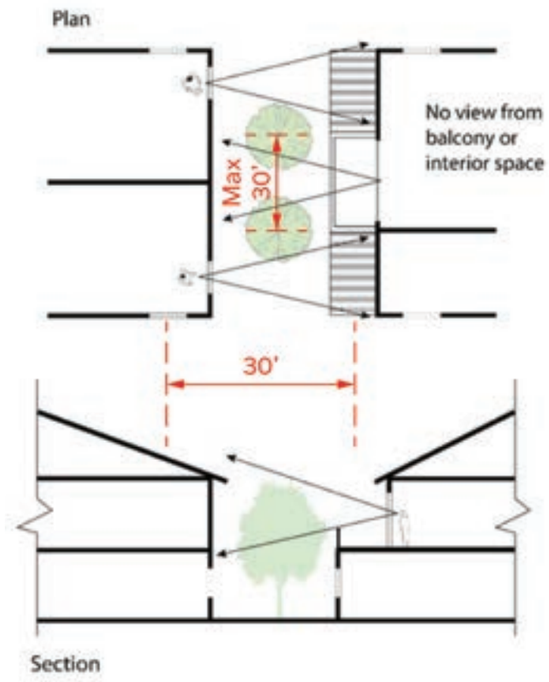
1.6 When units face each other through the open air at a distance of less than 30 feet, windows shall be offset, or screened with landscaping as shown in the diagram, at a rate of one tree per 30 feet of buffer length. Landscaping shall be of sufficient density and height to provide effective visual 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 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 high, bollards, or other physical barrier.

1.11 The primary entry shall be separated by at least ten feet 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 feet primary street frontage - one vehicular access point from the primary street
b. Over 700 feet + primary street frontage - two vehicular access points from the primary street
c. Projects with less than 350 feet of primary frontage are allowed one 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.

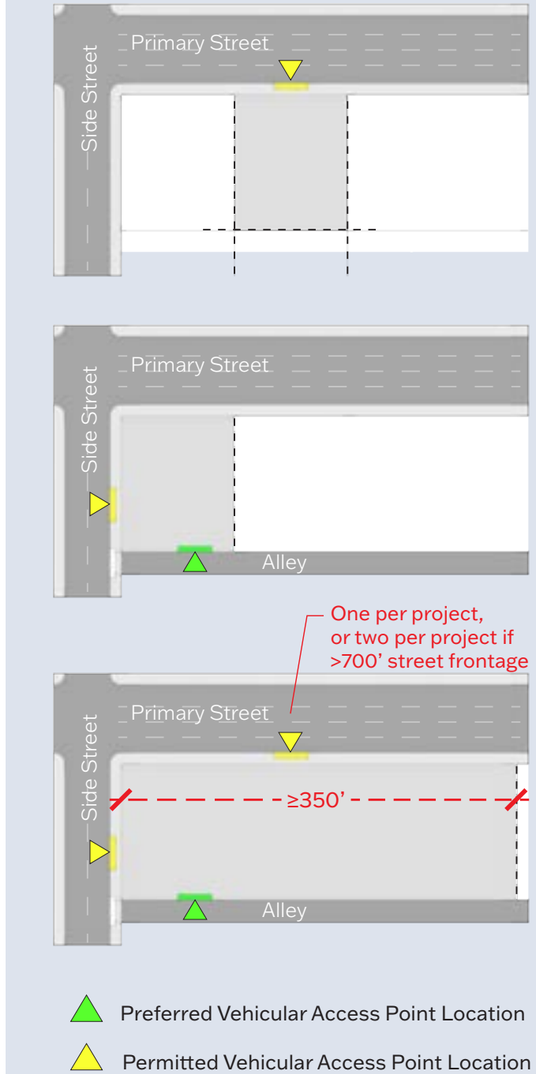
1.16 Sharing of driveways between adjacent properties is permitted and encouraged. Easements shall be established as necessary.

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 nine feet and maximum 11 feet width. A two-way driveway serving between eight and 20 parking spaces shall have a minimum 16 feet and maximum 22 feet width. A two-way driveway serving more than 20 parking spaces shall have a minimum 20 feet and maximum 22 feet 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 parking spaces, shall have a minimum 9 feet and maximum 11 feet width. A two-way driveway serving more than eight parking spaces shall have a minimum 20 feet and maximum 22 feet 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 percent 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 two-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.

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 two feet from the exterior wall plane.

Transparency

2.7 Facades of residential floors shall have a maximum transparency of 60 percent. 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.



2.2: *Approaches to base differentiation*

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 two 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 percent 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 two 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 one full story in height
d. The average depth of all wall-plane variations across each façade shall be a minimum of four 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.

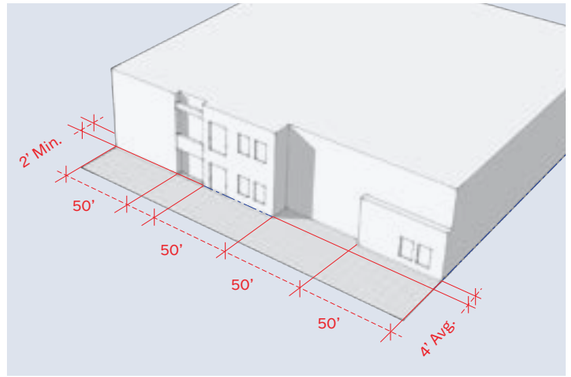
2.13 The Director may approve an exception to the wall plane standards (2.8-2.16) when using modular construction, and when an alternative method is demonstrated that creates definition, shadow and depth along a facade.

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.

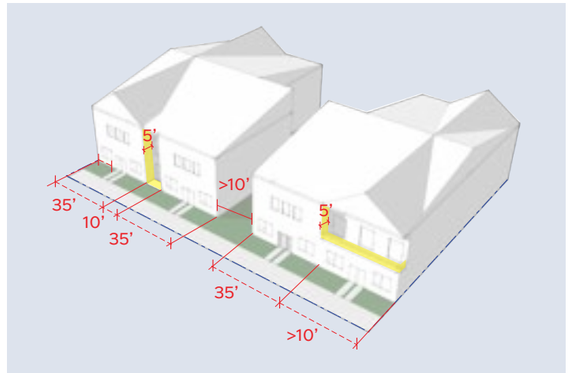
2.15 ~~Where permitted,~~ In house-scale zones, third story building elements shall be located more than 40 feet away from any public street and have no horizontal dimension longer than 45 feet~~, per SMMC 17.29.030 (E)~~.

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*



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



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

Section 2: Building Modulation and Articulation

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.

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

2.18 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.

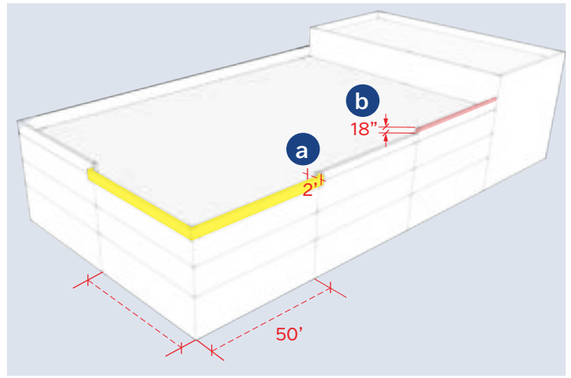
2.19 Roof forms shall terminate in a manner that accurately expresses the true building volume and prevents the appearance of a false or enlarged building mass. All roof terminations shall comply with the standards in this section.

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, measured horizontally from the roof edge, before terminating or changing direction

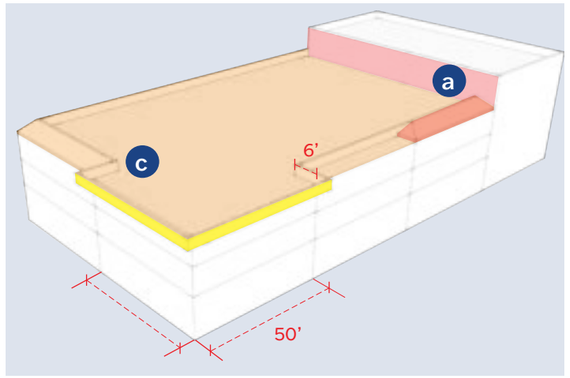
Commercial Zone and Historic Resource-Adjacent Development

2.20 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:

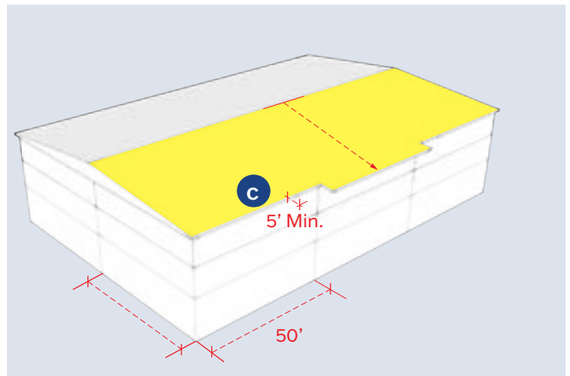
a. The building façade along the primary or secondary front of new development shall incorporate a ground floor expression line or entablature that aligns with the height of the corresponding architectural feature on the adjacent historical resource. Where there are two existing historical resource buildings 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.



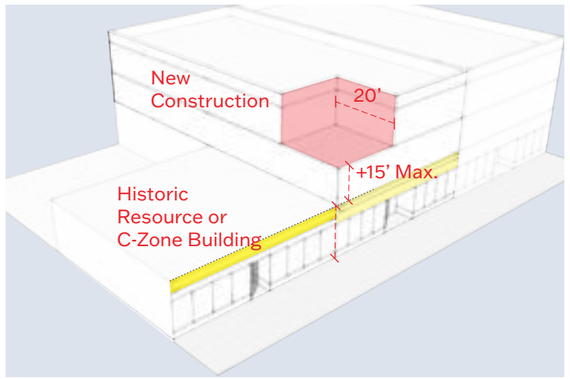
2.18 a,b.: *Roof form variation options*



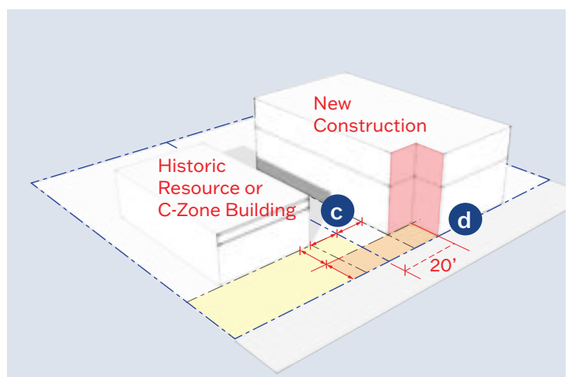
2.19 a,c.: *Roof termination*



2.18 c.: *Roof form variation options*



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



2.20 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 inches and a maximum height of 42 inches 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 percent of each facade of the building
b. For block-scale projects, one 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 percent open area, evenly distributed. If metal materials are used for screening, the same exterior finish standards shall apply in accordance with 3.7.

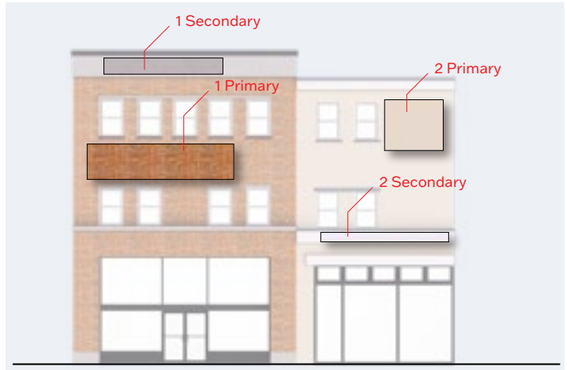
3.14 Exposed rain gutters and downspouts shall be finished in an accent color consistent with the building's secondary color palette or shall be concealed by matching the color to the adjacent exterior walls. All such elements shall comply with the exterior finish standards set forth in 3.7.

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 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 mimics the rest of the development



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 A.6 ~~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 percent 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 two and three and a half feet 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 at least one common open space~~, or an aggregated series of common open spaces, that meets the minimum area requirements established uniquely by the 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 percent 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), where they are permitted, shall satisfy no more than 25 percent of the overall ~~common~~ open space area requirements~~, except for buildings on lots of 10,000 square feet or less in block-scale zones~~.

5.11 ~~Additionally, in house-scale zones, at least 25 percent of the overall common open space area requirements must be met through ground-level open spaces.~~ In house-scale zones, at least 250 square feet per unit of open space shall be located at the ground level.

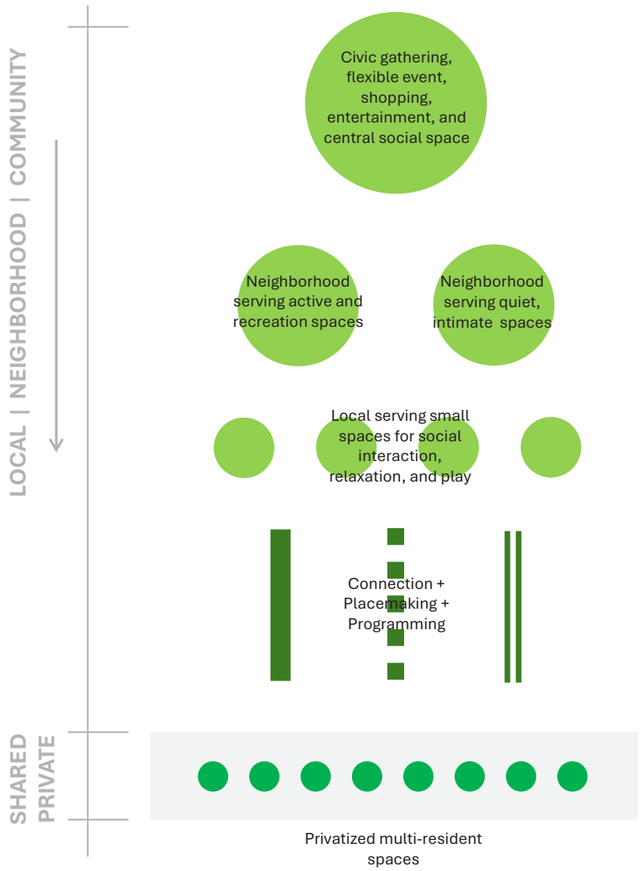
5.12 At the discretion of the ~~Planning and Community Preservation~~ Director, up to 25 percent of the overall common open space area requirements may be reduced from the project requirements if ~~he/she~~ they determine~~s~~ that the project effectively uses a diversity of common open space types and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

Private Open Space

5.13 All private 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 square feet
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 square feet
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 square feet
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 square feet
Pocket Parks	Local	House or Block	Public or Shared Private	Primarily Residential	Active / Passive	50% planted area, tree planting required	360 square feet
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 square feet
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~~unlocked 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~~ Canopy 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 ground floor transparency of 50 percent within 20 feet 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 shall 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 percent open and transparent when deployed.

6.9 Permanent exterior security bars and metal doors are prohibited on ground floor entries and anywhere on the ground-floor street or public



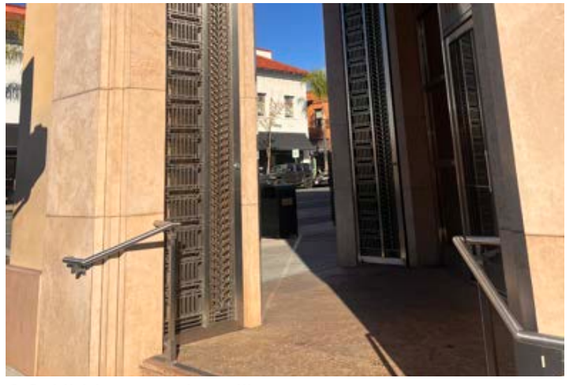
6.5: *Building entry accentuated with wall articulation, massing break and portal interior courtyard*



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:

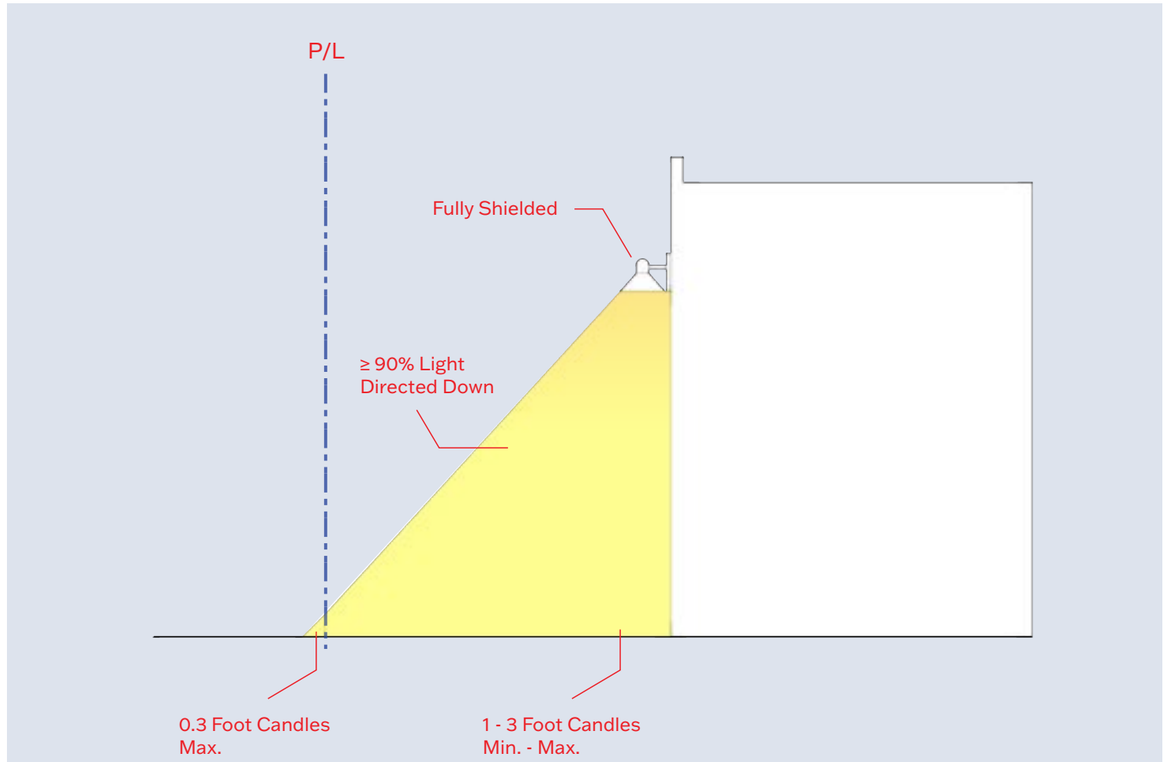
a. Internal illumination of fascias, walls, roofs, awnings or other architectural elements shall not be permitted
b. Spot lighting or broadcast lighting shall not be permitted
c. Animated or flashing lighting shall not be permitted
d. ~~Colored lighting shall not be permitted, except for neon lighting 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 four feet in height when located within planting areas or along pedestrian pathways and shall be setback a minimum of five 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, decorative and 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 or metal~~, or vinyl (PVC) post~~ shall not exceed six inches by six 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 six 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.

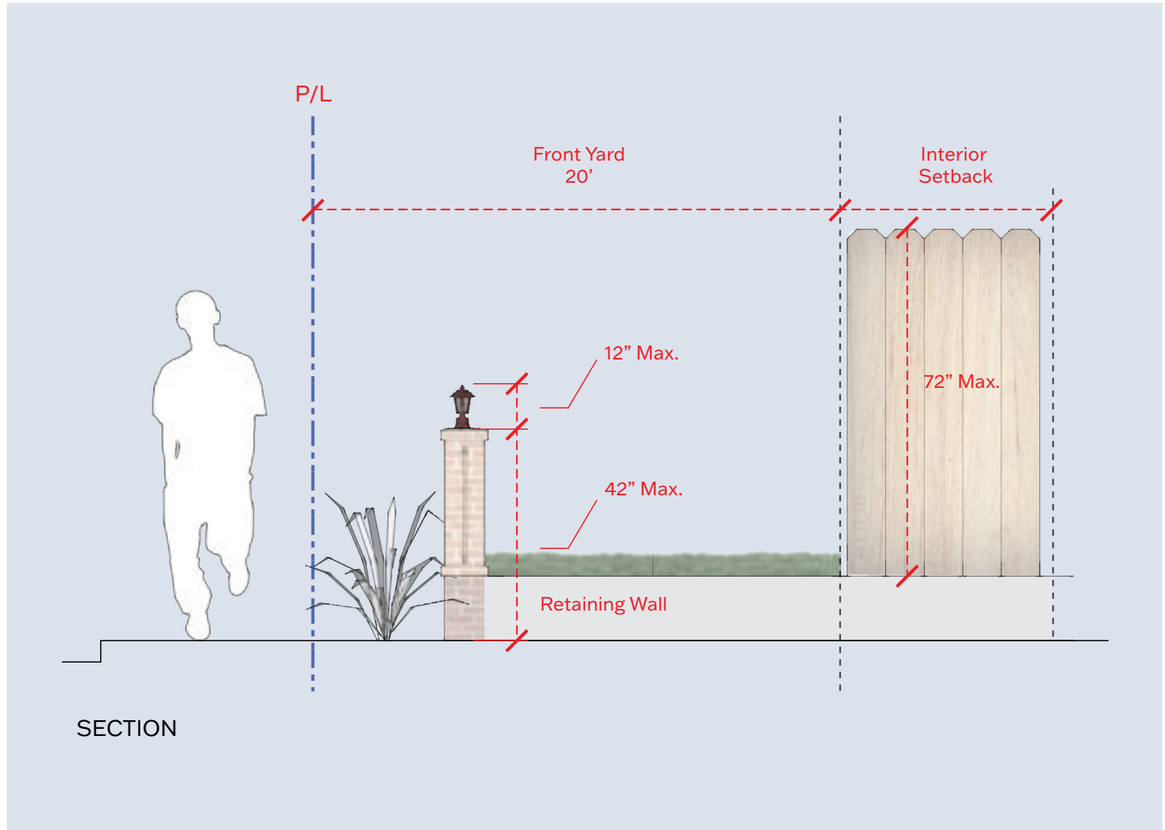
8.6 All fencing materials shall be constructed of treated wood, powder-coated or galvanized steel, wrought iron, or high-quality composite materials. Vinyl or plastic fencing, barbed wire, razor wire, and electric security fencing shall not be permitted. Chain-link fencing shall not be permitted, except 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 In mixed-use projects, 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 a 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

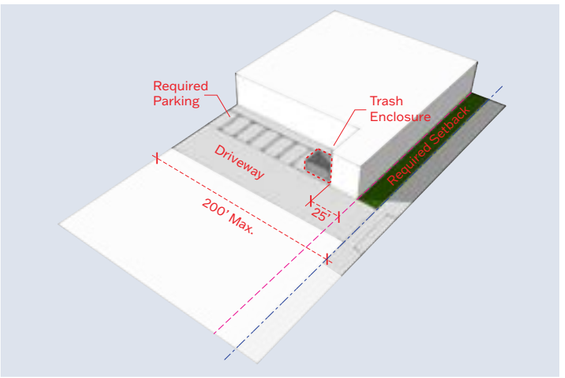
Utility Location

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 ten 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 as approved by the applicable reviewing authority. 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

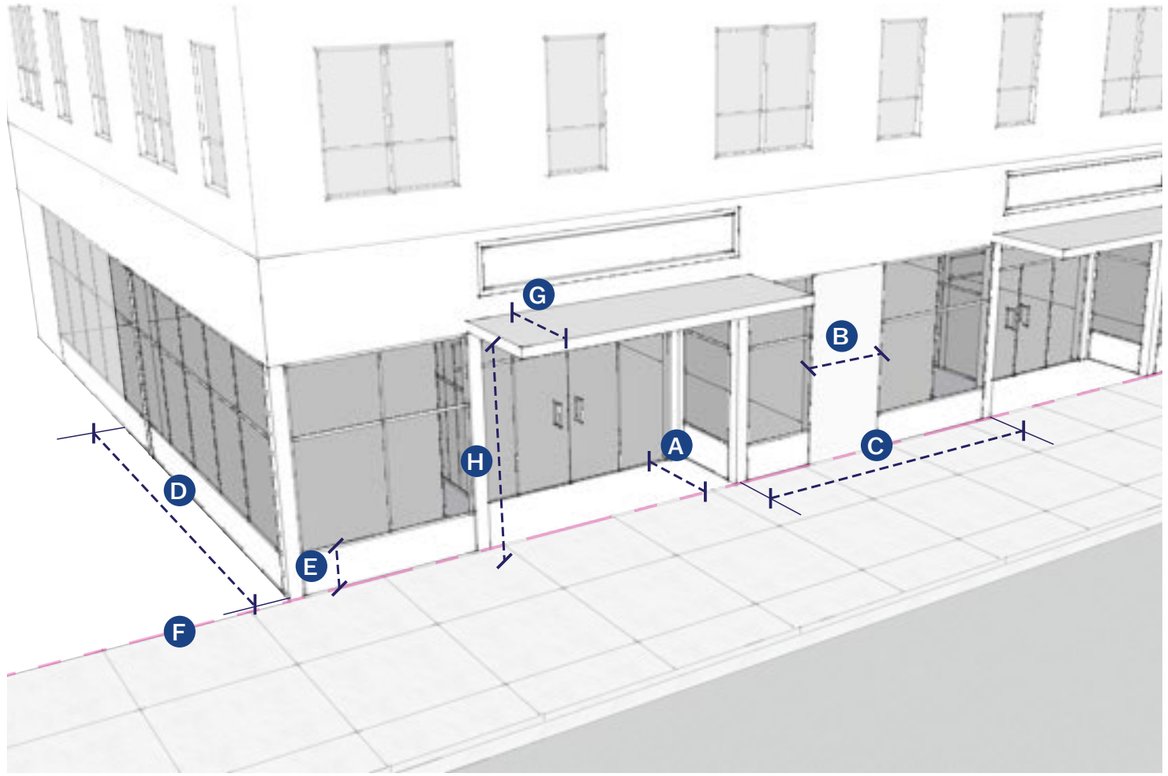
The main façade of the building is near the right-of-way with an at-grade entrance along the sidewalk. This frontage type is intended for active ground floor uses and has substantial glazing at the ground level. Awnings should be incorporated unless site conditions or design strategy preclude them.

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 min, 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 2 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 percent min.*

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

Ground-floor elevation shall be level with adjacent sidewalk at the entry.

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

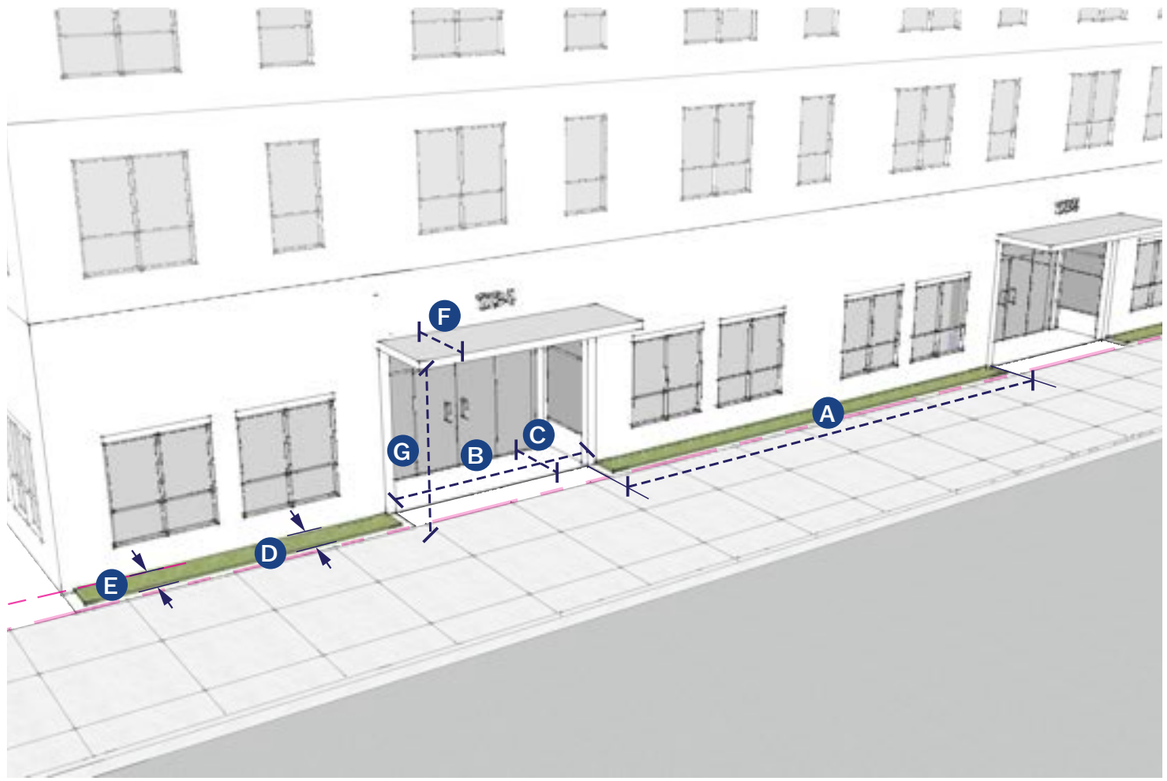
Applicable Uses: Residential Lobby and Amenity, Office

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.

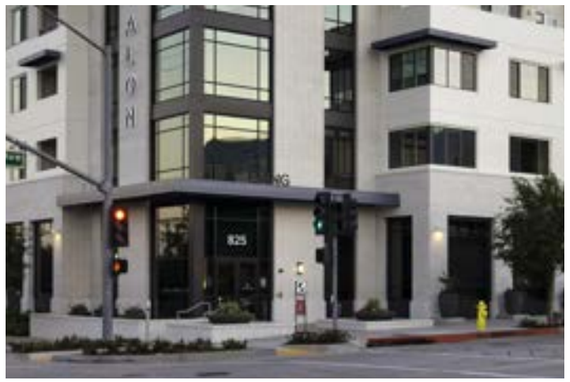
Required Dimensions	
Distance Between Entries (A)	*100 ft max.*
Width, Entries (B)	*5 ft min., 15 ft max.*
Depth, Recessed Entries (C)	*1.5 ft min., 8 ft max.*
Planting Width, Landscaping Width (D)	*3 ft min., 20 ft max.*
Building Setback from Property Line (E)	*Min setback applicable to the zone. 10 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 percent*

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 stoop is a raised platform, approached by steps and sometimes having a roof, at the entrance of a dwelling unit. 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 percent min.*

Other Standards

Stoop shall serve a single residential unit or building entry.

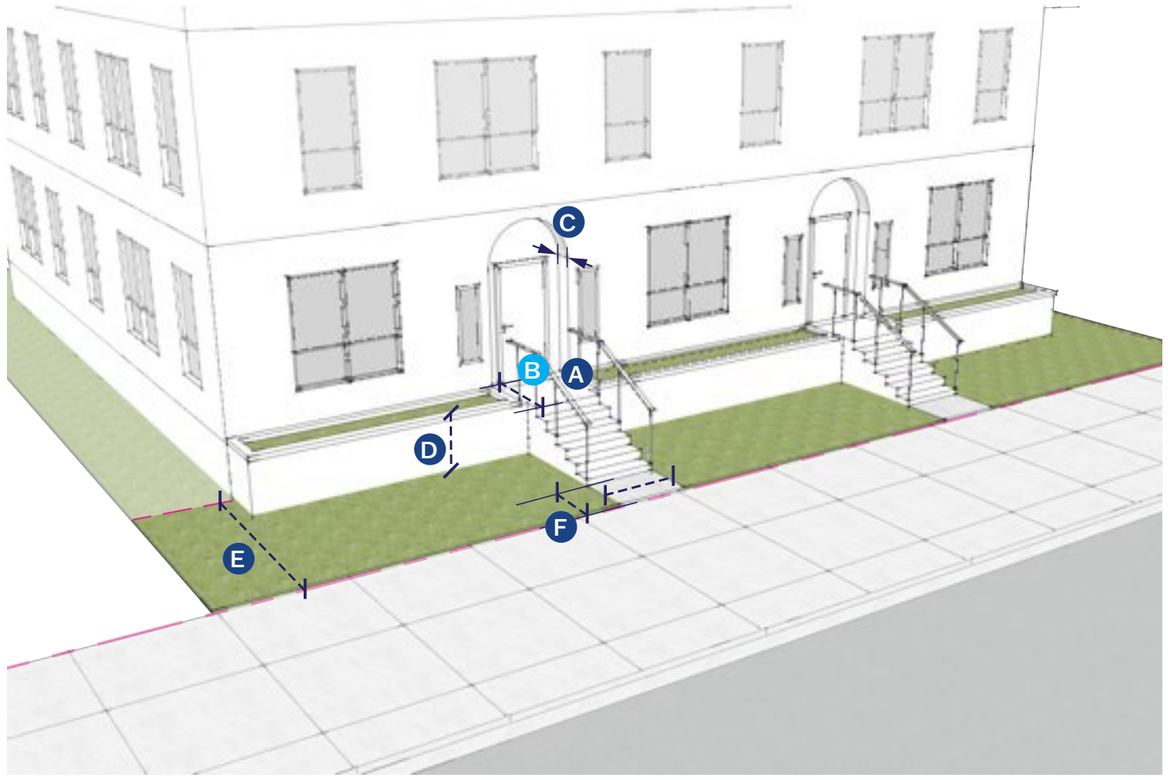
Reasonable accommodation shall be provided as appropriate.

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 percent min.*

Other Standards

Porch shall serve a single residential unit or building entry.

Porch shall be open to the air on the front and at least one other side.

Reasonable accommodation shall be provided as appropriate.

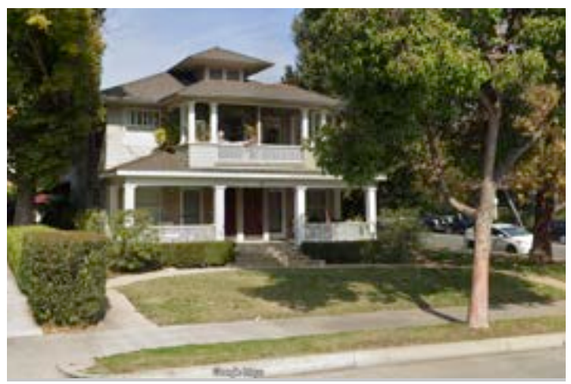
Stairs shall be perpendicular to the building façade.

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.*
Width, Landscaping 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 percent max (primary street), 50 percent max (side street), up to 150 ft*
Depth of Width , Landscaping (C)	*3 ft min.*
Wall Height (D)	*3 ft min., 4 ft max.*

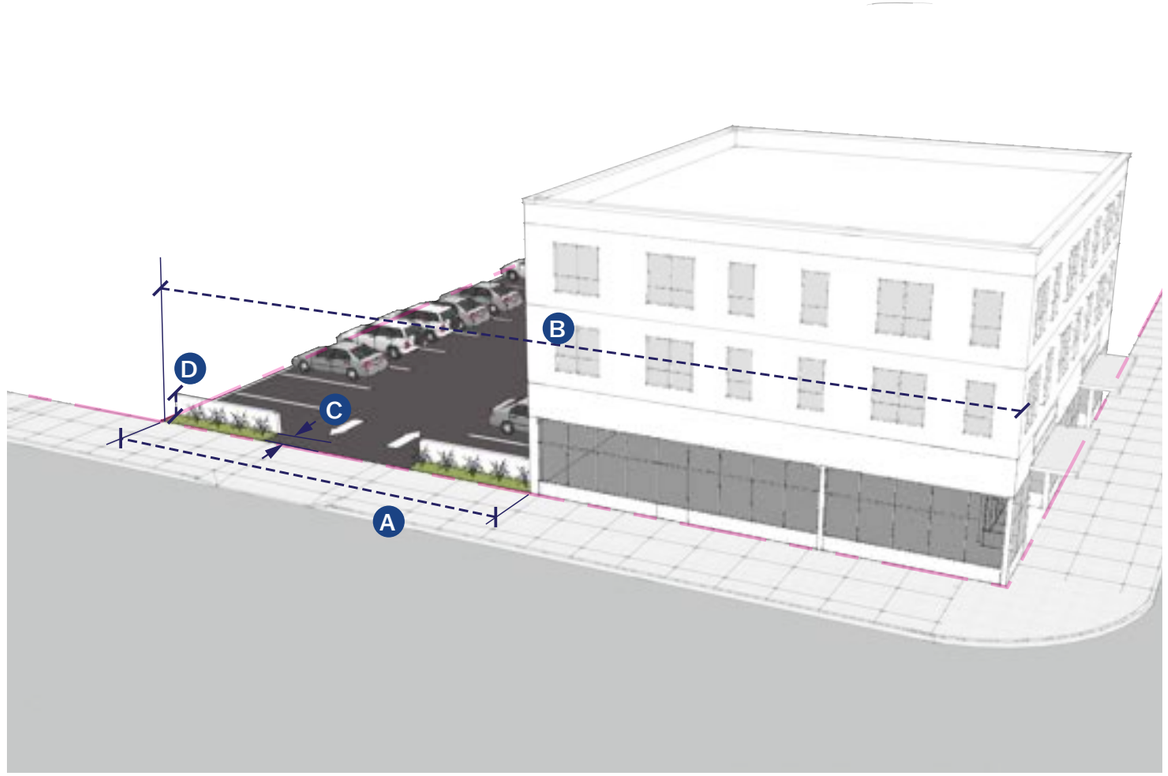
Other Standards

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

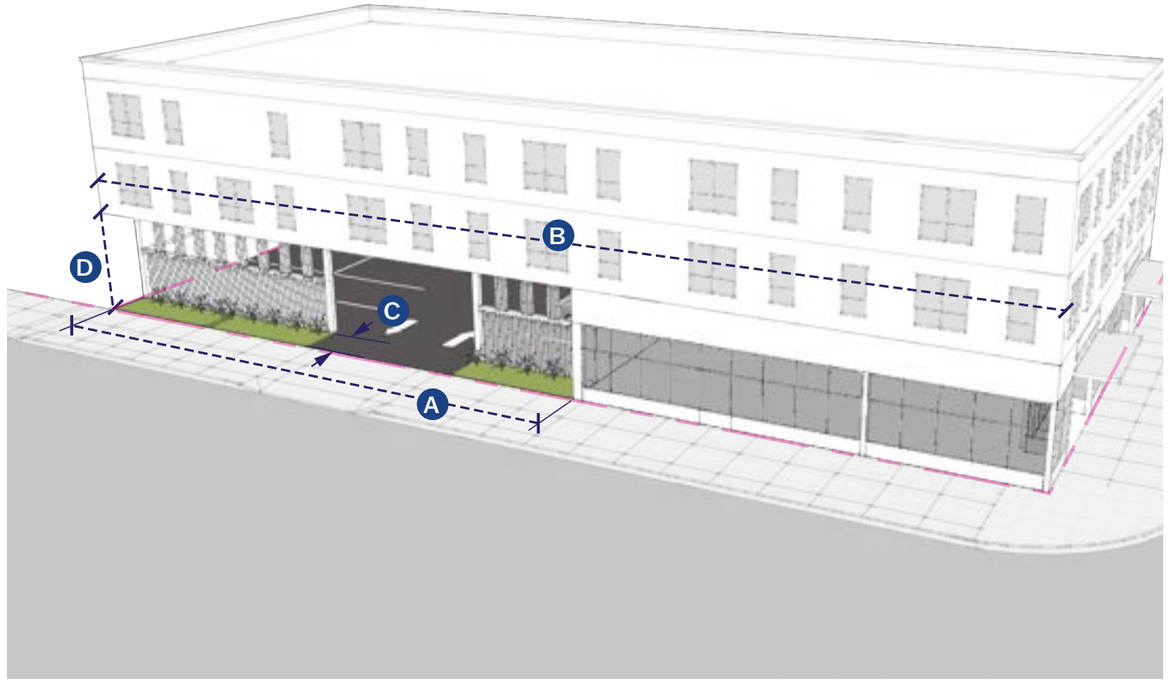
Structured parking may occupy a limited portion of the frontage of a building in certain areas. The height is limited and design shields from direct view of cars, while also providing softening through landscaping and limited transparency. Unlike the other frontage types, these regulations apply to structured 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 percent max (primary street), 50 percent max (side street), up to 150 ft*
Width of Landscaping on Frontage (C)	*5 ft min.*
Transparency, Parking Structure Ground Floor	*15 percent 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.

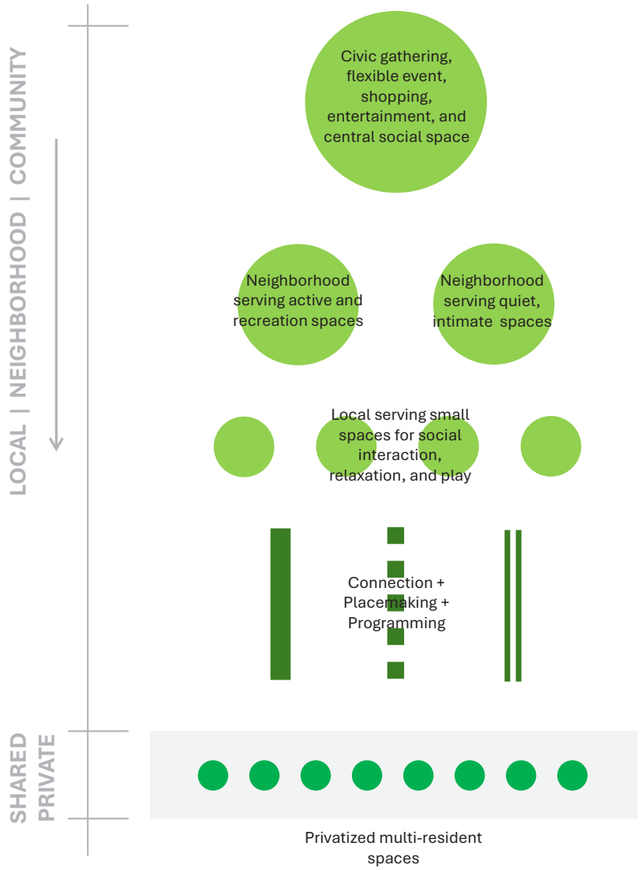
Where this frontage type is not permitted, structured parking may not be located along the ground-floor frontage of the project. Only a driveway accessing parking located behind another building on the site is permitted.







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 percent 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 foot radius (1/4 mile, five-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 percent 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 feet wide, with secondary dimensions relative to the height of the abutting building(s) wall. Secondary dimensions shall be: up to two and a half stories = 30 feet wide, three to five stories = at least 40 feet wide, six to eight stories = at least half 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, e.g. 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 percent 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 percent 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 three minute 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 percent 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 feet 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 six feet 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 percent 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 ten feet 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 six feet 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 feet 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 feet 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 front, 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 percent of lot dimension in one direction, and at least 25 percent of lot dimension, or 15 feet, 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. Comply with wall and fence standards (Section 8).

Landscape: include a minimum of 25 percent 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 in rear and side yards only and where space allows. Fixed barbeques are permitted in rear and side yards only.

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 percent 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 feet 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 percent 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: Allowed in block-scale zones only on 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 percent 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 feet in height. Any shade devices that exceed the height limit of the district shall be stepped back at least ten feet 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 percent of a projects common open space requirement.



Location & Application: top of building rooftops. Decks shall be set back a minimum of six feet 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 percent 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 five feet 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 ten feet 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 ten feet 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 percent of lot dimension in one direction, and at least 25 percent of lot dimension, or 15 feet, 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 percent 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 six feet and ten feet deep and at least ten feet 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.

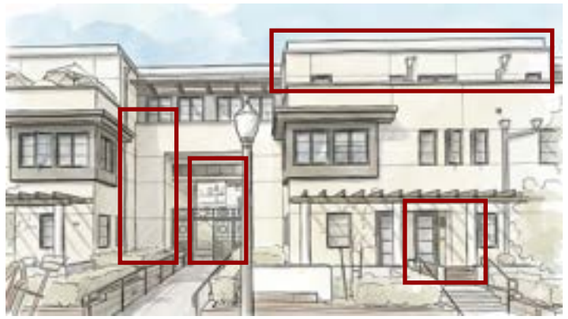
Primary Entry: The main entrance to any building, or space within a building which is not internally linked to other spaces within a building, such as an individual residential unit or retail storefront. Secondary building entries and exits which are for emergency egress purposes only or linkages between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

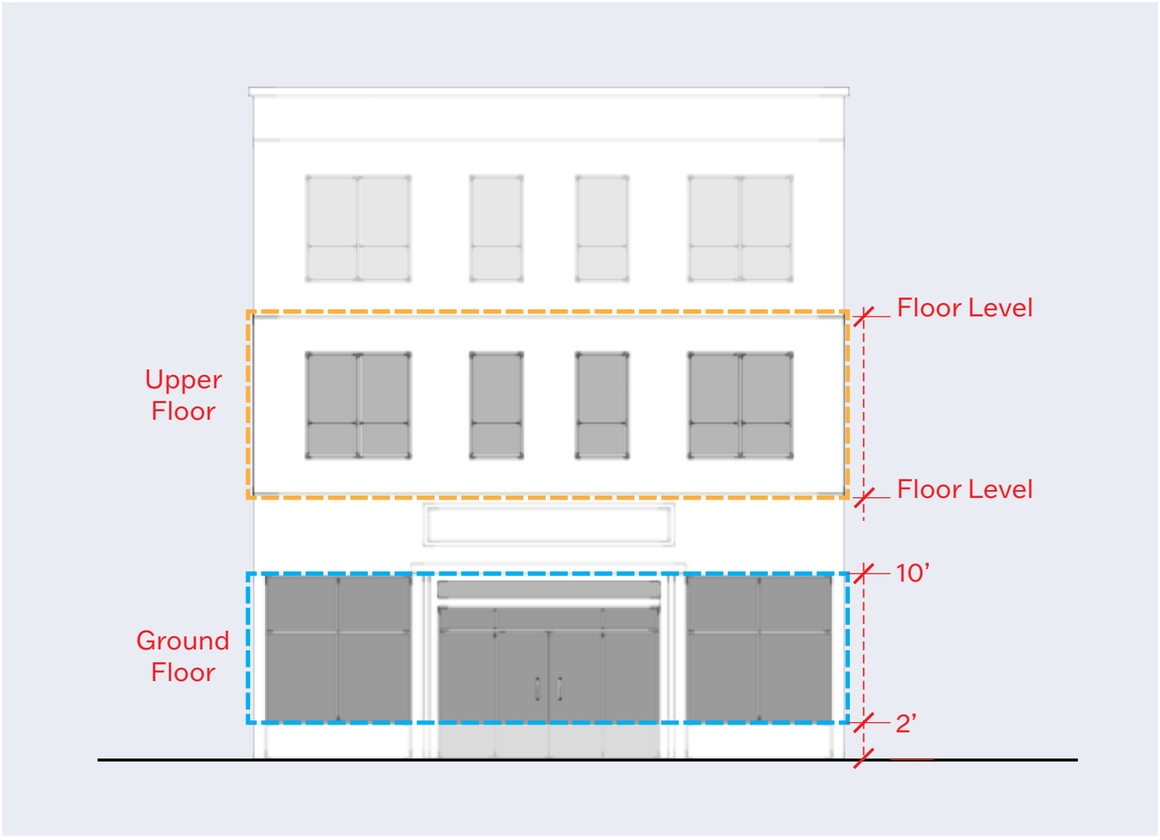
To be transparent, window and door glazing shall promote natural daylight transmission while maintaining a low-reflective glazing appearance. The minimum Visible Transmittance (VT) value for ground-floor glazing is 0.50, and the minimum VT value for upper-floor glazing is 0.30. Should the Building Code 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: Record of Changes

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 percent 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 percent of residential units in the City are single family homes and 62 percent 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:

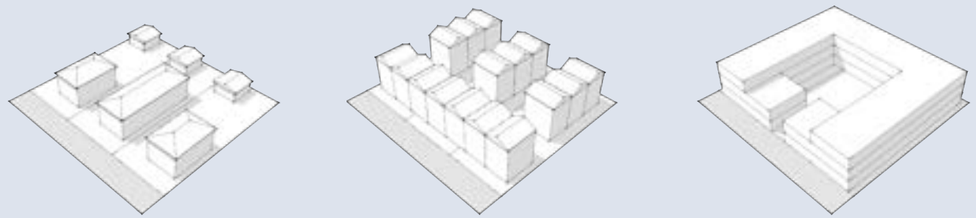
- Mid-rise Buildings
- Podium Buildings
- Wrap Buildings

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

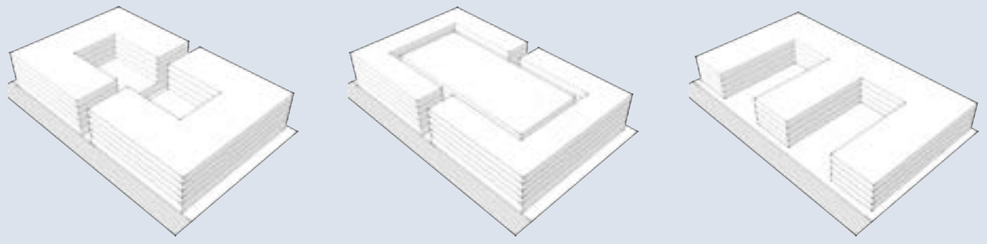


Two- to Four- plexes | Rowhomes | Courtyard Apartments

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, Religious Housing Overlay (RHO) 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

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.

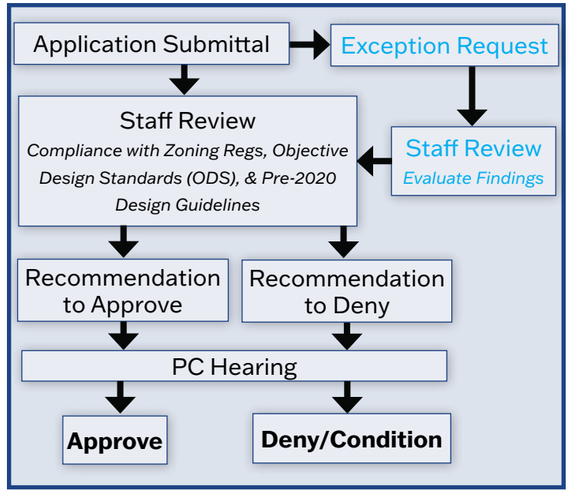
2. Modified Staff-Level Design Review Approval Process The Staff-Level Design Review process with a Preliminary Design Review hearing with the Planning Commission applies to applicable developments in the High Density Residential (R-3-20 and R-3-30) zones and Religious Housing Overlay (RHO) zones.

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.

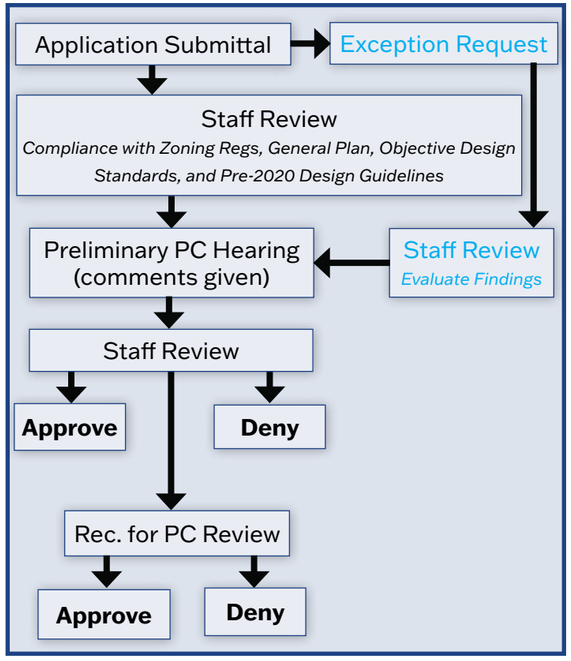
City staff will make a decision to approve, deny, or refer the project to the Planning Commission for the approval or denial decision. Chapter 17.50 (Objective Design Standards) of the Municipal Code provides a process by which project applicants can request exceptions from objective design standards. 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.

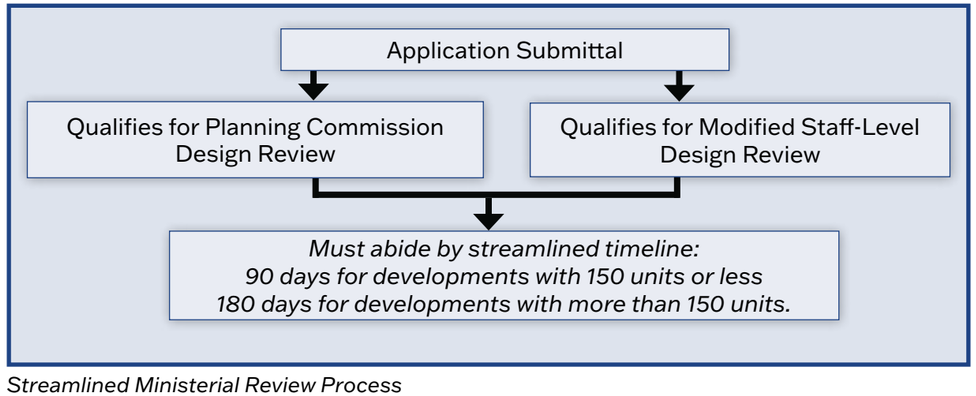
3. Streamlined Ministerial Review Process This review process applies to multifamily and mixed use projects which are being streamlined through SB 4, SB 423, or AB 2011. If the development is in zones R-3-13, C, or M, the development will go through Planning Commission Design Review. If the development 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

Appendix G: External Image Sources

External Source List for Images and Graphics:

All images and graphics not identified in this list are the property of either The Arroyo Group of ONYX Architects.

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Top left image: TrioAptsPasadena (https://www.trioaptspasadena.com)

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Top right image: Solana at Duarte Station (https://www.solanaduarte.com/gallery/)

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Top right image: Pasadena Star News (https://www.pasadenastarnews.com/2019/12/30/explore-pasadena-come-for-the-roses-stay-for-the-shopping/)

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Top left image: Yelp courtesy of Diana G

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Top right image: Excellencepremierrealestate.com (https://www.excellencepremierrealestate.com/property/virtual-tour/651341447)

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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/)

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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)

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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/)

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CITY OF
SIERRA
MADRE

STAFF REPORT

CITY CLERK'S OFFICE

DATE: June 23, 2026

TO: Honorable Mayor and City Council

FROM: Laura Aguilar, City Clerk

SUBJECT: **Consideration of Appointments to City Boards and Commissions**

RECOMMENDATION

It is recommended that the City Council:

1. Discuss commissioners and trustees seeking reappointment to a serve a full term, effective July 1, 2026; and
2. Consider five applications for the filling of two seats on the Community Services Commission, effective July 1, 2026.

SUMMARY

Commissioners and trustees are appointed by the City Council to serve four-year terms and do not receive compensation. Each appointed position is eligible for two full terms. Full terms begin July 1 of the appointed year and conclude on June 30 of the term-ending year. Commissioners/board members appointed to serve a partial term for an unscheduled vacancy are then eligible to serve two full terms, at the conclusion of their partial term. Attachment 1 lists the current roster of City board and commission appointees along with their term information.

Pursuant to Government Code section 54972, each City must prepare an appointments list that shall include:

1. A list of all appointive terms which will expire during the next calendar year, with the name of the incumbent appointee, the date of appointment, the date the term expires, and the necessary qualifications for the position; and
2. A list of all boards, commissions, and committees whose members serve at the pleasure of the City Council.

DISCUSSION & ANALYSIS

All commissions and boards have members whose terms are ending on June 30, 2026 and are seeking to serve a full-term, effective July 1, 2026. The Community Services Commission is the only commission with two anticiated vacancies. Commissioner Carlson is completing her first term on June 30, 2026 and is not seeking reappointment. Commissioner Bonenfant has notified the City Clerk's Office that she instends to step down from her position as Commissioner, leaving an unscheduled vacancy.

The City Clerk's Office has solicited applications for the two upcoming vacancies and received five responses, as of June 16, 2026. The five applicants are (in alphabetical order):

- Robert Bischoff
- Janette Ledea
- Dwayne Riley
- Michael Carlton Stretton
- Kellie Strubinski

The charts below reflect the current make-up of each commission and board. Highlighted names are elibible for a full-term and seeking reappointment.

PLANNING COMMISSION

Helps plan for growth and development in Sierra Madre by advising on long-range goals, policies and programs on a broad array of issues related to land use, modification to and administration of zoning regulations, historical preservation and review of other programs and projects which affect city development. Additionally, the Commission has specific responsibility for the stewardship and maintenance of Sierra Madre's General Plan.

Commissioner Name	Current Term Began	Current Term Ends	Term Currently Serving
*Patrick Simcock	2023	2026	Partial
Tom Denison	2023	2027	2nd Term
Christine Moran	2023	2027	1st Term
Kevin Brennan	2024	2028	1st Term
**Yong Yoo	2025	2029	1st Term
* Appointed on 1/10/23 to fill unscheduled vacancy (Spears)	**Appointed on 2/02/2023 to fill unscheduled vacancy (Dallas)		

NATURAL RESOURCES COMMISSION

To enhance quality of life in the community by promoting good stewardship of precious environmental and natural resources.

Commissioner Name	Current Term Began	Current Term Ends	Term Currently Serving
William Patzert	2022	2026	1st Term
Vicky Ryan	2022	2026	1st Term
Kimberly Rodriguez	2026	2027	2nd Term
Jane Nelsen	2024	2028	1st Term
*Allison Evans	2025	2029	1st Term
*Appointed 7/01/2022 to fill unscheduled vacancy (Dasher)			

COMMUNITY SERVICES COMMISSION

Responsible for overseeing the City’s recreation services, programs, special events, parks, and facilities.

Commissioner Name	Current Term Began	Current Term Ends	Term Currently Serving
Roxxi Bartlett	2022	2026	1st Term
Lisa Carlson	2022	2026	1st Term
Ashley Bonenfant	2023	2027	1st Term
Geoffrey Woods	2023	2027	1st Term
Ann Palmber	2024	2028	1st Term
Student Jack Spicer	2026	2027	1st Term

SENIOR COMMUNITY COMMISSION

Responsible for defining the needs, locating and publicizing available resources, coordinating and initiating services and opportunities for the senior population of Sierra Madre.

Commissioner Name	Current Term Began	Current Term Ends	Term Currently Serving
*Eric Friedman	2025	2026	Partial Term
Mary Carney	2024	2028	1st Term
Steve Heydorff	2024	2028	1st Term
Teresa Chaure	2025	2029	1st Term
Mia Khadour	2025	2029	1st Term
*Appointed 8/26/2025 to fill unscheduled vacancy (Pergola)			

LIBRARY BOARD OF TRUSTEES

Establishes Library policies and programs to ensure that quality programs are provided to the community. Recommends an annual budget to the City Council for approval.

Trustee Name	Current Term Began	Current Term Ends	Term Currently Serving
Leigh Gluck	2022	2026	1st Term
Diane Sands	2022	2026	1st Term
Susan Gallagher	2023	2027	1st Term
Catherine Adde	2025	2029	2nd Term
Laura Palmer	2025	2029	2nd Term
Student Kareem Abu-Rayyan	2026	2027	1st Term
Student Shania Wong	2026	2027	1st Term

STRATEGIC PLAN RELATIONSHIP

Strategic Objective: Promote an unparalleled quality of life with an engaged and collaborative culture.

ENVIRONMENTAL ANALYSIS

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

FISCAL IMPACT

There is no impact to the General Fund as a result of the recommended action.

Approved by:

_____
Michael Bruckner
City Manager

Attachments

Local Appointment List 2026.pdf

City of Sierra Madre

LOCAL APPOINTMENTS LIST

Notice of Board, Commission, and Committee Appointments
Pursuant to Government Code Section 54972

The City of Sierra Madre encourages residents to apply for positions on City commissions and boards. Each member of a City commission/board shall serve at the pleasure of the City Council. Anyone interested in applying may do so by completing an application available in the City Clerk's Office at City Hall or by downloading an application found on the City's website at SierraMadreCA.gov

Commissioners and trustees are appointed by the City Council to serve one term and do not receive compensation. Each appointed position is eligible for two full terms. Unless otherwise noted, terms begin on July 1st and culminate on June 30 in the term-ending year.

Unless otherwise noted, all meetings are held in Council Chambers located at 232 W. Sierra Madre Blvd., Sierra Madre, CA 91024

PLANNING COMMISSION (4-Year Term) - Meets monthly on the 1st and 3rd Thursday at 5:30 p.m.

Helps plan for growth and development in Sierra Madre by advising on long-range goals, policies and programs on a broad array of issues related to land use, modification to and administration of zoning regulations, historical preservation and review of other programs and projects which affect city development. Additionally, the Commission has specific responsibility for the stewardship and maintenance of Sierra Madre's General Plan.

Staff Liaison: Clare Lin, Planning and Community Development Preservation Director

Commissioner	**Current Term Began July 1**	**Current Term Ends June 30**	**Term Currently Serving**
*Patrick Simcock	2023	2026	Partial
Tom Denison	2023	2027	2nd Term
Christine Moran	2023	2027	1st Term
Kevin Brennan	2024	2028	1st Term
**Yong Yoo	2025	2029	1st Term

*Appointed on 1/10/2023 to fill unscheduled vacancy (Bob Spears)
**Appointed on 2/02/2023 to fill unscheduled vacancy (Peggy Dallas)

NATURAL RESOURCES COMMISSION (4-Year Term) - Meets the 3rd Wednesday at 6:30 p.m.

To enhance quality of life in the community by promoting good stewardship of precious environmental and natural resources.

Staff Liaison: James Carlson, Senior Management Analyst

Commissioner	Current Term Began July 1	Current Term Ends June 30	Term Currently Serving
William Patzert	2022	2026	1st Term
Vicky Ryan	2022	2026	1st Term
Kimberly Rodriguez	2023	2027	2nd Term
Jane Nelsen	2024	2028	1st Term
*Allison Evans	2025	2029	1st Term

*Appointed 7/1/2022 to fill unscheduled vacancy (Carolyn Dasher)

City of Sierra Madre

LOCAL APPOINTMENTS LIST

Notice of Board, Commission, and Committee Appointments
Pursuant to Government Code Section 54972

The City of Sierra Madre encourages residents to apply for positions on City commissions and boards. Each member of a City commission/board shall serve at the pleasure of the City Council. Anyone interested in applying may do so by completing an application available in the City Clerk's Office at City Hall or by downloading an application found on the City's website at SierraMadreCA.gov

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COMMUNITY SERVICES COMMISSION (4-Year Term)
Responsible for overseeing the City's recreation services, programs, special events, parks, and facilities.

Meets the 3rd Monday at 5:00 p.m. in City Hall Council Chambers
Staff Liaison: Ted Tegart, Community Services Supervisor

Commissioner	**Current Term Began July 1**	**Current Term Ends June 30**	**Term Currently Serving**
Roxxi Barlett	2022	2026	1st Term
Lisa Carlson	2022	2026	1st Term
Ashley Bonenfant	2023	2027	1st Term
Geoffrey Woods	2023	2027	1st Term
Ann Palmer	2024	2028	1st Term
Student Jack Spicer	2026	2027	1st term

SENIOR COMMUNITY COMMISSION (4-Year Term)
Responsible for defining the needs, locating and publicizing available resources, coordinating and initiating services and opportunities for the senior population of Sierra Madre.

Meets the 1st Thursday at 3:00 p.m., in City Hall Council Chambers
Staff Liaison: Ted Tegart, Community Services Supervisor

Commissioner	Current Term Began July 1	Current Term Ends June 30	Term Currently Serving
*Eric Friedman	2025	2026	Partial Term
Mary Carney	2024	2028	1st Term
Steve Heydorff	2024	2028	1st Term
Teresa Chaure	2025	2029	1st Term
Mia Khadour	2025	2029	1st Term

*Appointed 8/26/2025 to fill unscheduled vacancy (Jacquie Pergola)

City of Sierra Madre

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LIBRARY BOARD OF TRUSTEES (4-Year Term) - Meets the 4th Monday at 5:00 p.m.

Establishes Library policies and programs to ensure that quality programs are provided to the community. Recommends an annual budget to the City Council for approval.

Staff Liaison: Leila Regan, Director of Library Services

Trustee	Current Term Began July 1	Current Term Ends June 30	Term Currently Serving
Leigh Gluck	2022	2026	1st Term
Diane Sands	2022	2026	1st Term
Susan Gallagher	2023	2027	1st Term
Catherine Adde	2025	2029	2nd Term
Laura Palmer	2025	2029	2nd Term
Student Kareem Abu-Rayyan	2026	2027	1st Term
Student Shania Wong	2026	2027	1st Term

I, Laura M. Aguilar, City Clerk of the City of Sierra Madre, do hereby certify, under penalty of perjury under the laws of the State of California, that the foregoing Local Appointments List was prepared pursuant to provisions of Government Code Section 54972 and posted in bulletin board located Sierra Madre City Hall, 232 W. Sierra Madre Blvd. Sierra Madre on June 10, 2026.

Laura M. Aguilar
City Clerk
City of Sierra Madre