

**PLANNING COMMISSION
RESOLUTION 26-01**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIERRA MADRE CONDITIONALLY APPROVING A DESIGN REVIEW PERMIT (DRP 25-02) FOR THE CONSTRUCTION OF 42-SINGLE FAMILY RESIDENTIAL DWELLINGS, LANDSCAPING IN 6 OPEN SPACE LOTS AND LANDSCAPING OF ONE CITY PUBLIC PARK AT 700 NORTH SUNNYSIDE AVENUE

RECITALS

WHEREAS, on September 20, 2022, the City Council adopted Resolution 22-58, certifying the Meadows at Bailey Canyon Specific Plan Final Environmental Impact Report (Final EIR) was completed in compliance with CEQA, approved General Plan Land Use Map Amendment to Residential Low Density; and

WHEREAS, on September 27, 2022, the City Council adopted Ordinance 1461 approving Zoning Map Amendment to Residential Single Family, The Meadows at Bailey Canyon Specific Plan (“Specific Plan”), and the Development Agreement at 700 North Sunnyside Avenue; and

WHEREAS, Tentative Tract Map 22-01, including Vesting Tentative Tract Map No. 83966, was approved by City Council on February 27, 2024, granting the subdivision of a 17-acre site to 42 single-family residential lots, 6 open space lots, and one city public park and providing approximately 3.68 acres of land as dedicated public right-of-way.

WHEREAS, an application for a Design Review Permit was filed by:

**NUWI-Sierra Madre, LLC
2001 Wilshire Boulevard
Santa Monica, CA 90403**

WHEREAS, on November 19, 2025, the City approved an Assignment and Assumption of Development Agreement between NUWI-Sierra Madre, LLC and Toll West Coast LLC.

WHEREAS, the new applicant for purposes of this Design Review Permit is:

**Toll West Coast LLC
1140 Virginia Road
Fort Washington, PA 19034**

WHEREAS, the Design Review Permit can be described as:

Implementation of the Specific Plan: a request for the construction of 42 single-family dwellings, a 3-acre city public park, and landscaping within 6 open space lots (“Project”);

WHEREAS, the Applicant submitted the Design Review Permit application on May 8, 2025, the Applicant provided revisions to the original submittal on October 2 and December 10, 2025, and the City deemed the application complete on December 22, 2025; and

WHEREAS, on January 15, 2026, the Planning Commission received the report and recommendations of staff; and

WHEREAS, following public notice, a public hearing was held before the Planning Commission on January 15, 2026, with all testimony being received being made part of the public record; and

WHEREAS, at said public hearing, the Planning Commission received written and oral evidence, all of which evidence is deemed to be part of the record of this proceeding.

NOW THEREFORE, in consideration of the evidence received at the hearing, and for the reasons discussed by the Planning Commission at said hearing, Planning Commission now finds as follows:

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

SECTION 2. Findings for approval of a Design Review Permit. Specific Plan Section 6.2.2 states that the proposed development of the Specific Plan shall be subject to the City’s Design Review process. Sierra Madre Municipal Code Section 17.60.041 provides the process and findings required for the approval of a Design Review Permit. In accordance, the Planning Commission finds substantial basis for approval of the Design Review Permit based on the following facts.

1. The proposed project is consistent with the general plan, zoning code and any applicable design standards.

The Project is consistent with the City’s General Plan, the Zoning Code, and all applicable design standards, including the Meadows at Bailey Canyon Specific Plan and its adopted architectural design guidelines. The Specific Plan establishes the zoning and design guidelines for the site, including the requirement that each

home's style be selected from one of four approved styles. Conditions of Approval nos. 2.4.2 through 2.4.4 ensure that development of the Project remains consistent with the design standards of the Specific Plan. The Project's Park improvements and landscaping adhere to the development and design standards of the Specific Plan and are uses permitted by and consistent with the General Plan and Specific Plan. Condition of Approval no. 2.4.1 ensures that the Project's landscaping remain consistent with the development and design standards of the Specific Plan and comply with the Sierra Madre Water Efficient Landscape Ordinance. Therefore, the Project satisfies all applicable land-use, development, and design requirements established in the General Plan, Zoning Code, and The Meadows at Bailey Canyon Specific Plan and its design guidelines. For architecture, the Project adheres to the Specific Plan's design standards and the intent of the City's design review criteria through the following characteristics:

- **Building Mass, Form, Scale, and Articulation.** The Specific Plan requires that building mass and form be consistent with the chosen architectural style. Each house design employs forms and roof heights appropriate to its style, and no two adjacent homes use identical façades. Roof massing is varied through parapets, hips, and gables, and most elevations break up larger volumes into smaller components. Primary façades include articulation and fenestration to avoid monotony; many homes incorporate second-story setbacks, intermediate roof offsets, and wall plane changes. These design strategies fulfill the Specific Plan's articulation requirements of applying multiple listed techniques per façade, while oversized or disproportional elements such as two-story faux columns are generally avoided.
- **Roof Treatment.** Roof forms vary within each architectural style and are articulated with changes in height, slope direction, and multiple roof planes. For example, Modern homes use flat roofs with parapets and clerestory bands; Craftsman homes have low gabled roofs; Spanish homes employ low hip roofs; and Farmhouse homes feature front gables with overhanging eaves. Materials including cementitious wood shakes, standing-seam metal, and concrete tile are matched to each style, with eave lines, fascia, and dormers applied consistently on all elevations. Collectively, these roof design elements provide variation and interest and reinforce separation of masses, consistent with the Specific Plan's roof design standards.
- **Windows and Doors.** Window placement and proportions have been tailored to each style, with frames, shutters, and hardware proportionate and consistent across all elevations. The plans contain balanced window groupings and sizes appropriate to the style. Primary entry doors are prominent on front façades and typically sheltered by porches or overhangs. Door surrounds and hardware reflect the selected style, and entry openings are scaled to the building, avoiding oversized portals. These treatments fulfill the Specific Plan's standards for balanced and style-appropriate window and door design.
- **Exterior Materials and Colors.** The Project's material palette follows the guideline limiting façades to no more than two primary materials per façade. Wall claddings include stucco, wood or fiber-cement lap siding, stone veneer,

- and board-and-batten siding, with trim and accents in complementary colors. No prohibited materials such as plain plywood, corrugated metal, or reflective surfaces are used. Color palettes are subdued and appropriate to each style. All finishes are non-reflective and durable, and transitions in materials generally occur at inside corners or changes in plane, consistent with design guidelines. The selected materials and colors are compatible with both the individual home styles and the neighborhood context.
- Utilities and Equipment. Visible mechanical equipment and utility fixtures have been designed to minimize visual impact, in accordance with the Specific Plan. Mechanical equipment, meters, and similar items are located in side or rear yards where feasible or are screened with enclosures or landscaping. All exposed conduit, outlets, and hardware are finished to blend with adjacent wall colors. Gutters and downspouts are integrated with trim elements and are painted to match building colors to avoid a visually “tacked on” appearance. These measures satisfy the Specific Plan’s requirements for utility integration and screening.
 - Balconies, Porches, and Porticos. Covered entries, porches, or balconies are incorporated consistent with each architectural style and are scaled appropriately to the building mass. Craftsman homes include tapered columns on stone bases; Farmhouse homes have simple square posts and open porches; and Modern homes use flat metal canopies. Porch and balcony elements are integrated into façades through roof overhangs and railings, providing articulation and contributing to a pedestrian-oriented streetscape in accordance with design standards.

2. The proposed project will not unreasonably interfere with the use, possession and enjoyment of surrounding and adjacent properties.

The homes are designed and sited so as not to unreasonably interfere with the use, possession or enjoyment of surrounding properties. The 42 detached homes are of single-family scale and are separated by private drives and open space. The development transitions to adjacent neighborhoods at modest heights and densities, and landscaping (including fuel-modification planting) further buffers views between properties. The Project conforms with the Good Neighbor Plan contained within the Specific Plan as demonstrated through an additional 20-foot buffer distance provided between homes on the west side of Sunnyside Avenue and homes adjacent to the west of the development site. No evidence shows undue loss of privacy, overshadowing, or noise beyond that normally expected in a residential community.

3. The height, bulk, scale, mass and siting of the proposed project is compatible with the existing neighborhood, landforms and surroundings.

The massing, form and height of each proposed home have been designed to be compatible with the existing foothill village context. All homes are limited in height per the Specific Plan, and building articulations, such as second-story step-backs and roof variations, help reduce the visual bulk. The overall site is a gently graded

former institutional site; homes generally step down the natural slope. The spacing of buildings, varied rooflines, and modest floor-to-floor heights help the Project reflect the scale of Sierra Madre's neighborhoods. No building is so large or tall as to visually dominate the site or the skyline; thus the project "does not visually overpower or dominate the neighborhood."

- 4. The proposed project reflects the scale of the neighborhood in which it is proposed and it does not visually overpower or dominate the neighborhood and is not ill-proportioned so as to produce either architecture or design that detracts from the foothill village setting.**

The design respects Sierra Madre's "foothill village" setting. The Specific Plan vision emphasizes a "distinctly Sierra Madre" character achieved through variety of styles that reflect the community's "eclectic charm." The proposed Modern, Spanish, Craftsman and Farmhouse homes collectively present a cohesive yet varied streetscape in a traditional grid pattern, fully avoiding the construction of a cul-de-sac. By avoiding excessive scale or overly monumental forms, the architecture avoids detracting from the hillside context. Elements such as shallow hipped or gabled rooflines (in Spanish and Farmhouse styles) and articulated roof planes (in Modern and Craftsman styles) help relate the buildings to the low hillsides and the backdrop of mature trees.

- 5. The proposed project neither unreasonably interferes with public views or the views and privacy of neighbors, produces unreasonable noise levels, nor causes material adverse impacts.**

The project preserves key public views toward the mountains and does not unduly impair existing sightlines. Because homes are modest in height and set back or step-down from the ridgeline, public vistas across open space and through the site to Bailey Canyon Park remain largely intact. Likewise, the privacy of neighboring residents is respected by orienting balconies and windows away from proximate existing homes, as guided by the Specific Plan. The project does not introduce noise or lighting impacts beyond standard residential use, which are mitigated through strategic placement of structural or plant screening techniques.

- 6. The proposed project exhibits a coherent project-wide design, and each structure or portion thereof (especially additions) on the site is compatible with other portions of the project, regardless of whether the same are publicly visible.**

Although the development includes multiple styles, it exhibits a unified, "coherent project-wide" design. The Specific Plan expressly encourages a "diversity of design, styles, and character" while requiring that each home on its lot adhere to one of the approved styles. Consistent with Chapter 5 of the Specific Plan, each floor plan is offered in several style options (e.g. Plan 1A Modern, 1B Spanish, etc.), and each style is applied consistently on each individual home's elevations. Common features such as similar porch depths, column profiles, and material palettes (e.g. use of painted wood trim and stucco or siding) tie the neighborhoods together. The grid layout and uniform setbacks further harmonize the varied

architecture. Thus, the mix of Contemporary Modern, Spanish, Craftsman and Farmhouse homes is compatible with itself and with the adjacent retreat center and neighborhoods, as the Specific Plan envisions.

- 7. For proposed projects seeking relief from development standards, where allowed, to accommodate characteristics of an identifiable architectural style (such as additional height pursuant to subsection 17.20.027(A)), the proposed project adheres to the norms of such identifiable architectural style and that such style is consistently carried through on all elevations of the building, regardless of whether the same are publicly visible.**

The project is not seeking additional height beyond standards, but each style is represented faithfully per Specific development and design standards and guidelines. All elevations of each home use consistent details appropriate to the style. For example, Spanish Revival homes feature stucco walls and low-pitched clay tile roofs; Craftsman homes have gabled porches, tapered wood columns, and horizontal lap siding; Farmhouse homes show board-and-batten or clapboard siding with simple gables; and Modern homes use streamlined forms, flat or shallow roofs, and large fixed windows. These elements implement the character-defining features of each style. Thus, the project “adheres to the norms” of the selected styles and carries them through on all elevations.

- 8. For proposed projects that require discretionary review due to exceeding size thresholds (pursuant to subsections 17.20.027(C), 17.30.045(B), 17.28.070(A)1 or similar), that the proposed is a superior project that would enhance its neighborhood and exhibit exceptional design through a combination of most, if not all, of the following:**

This finding does not apply because the Project does not exceed any size threshold established by the Specific Plan.

SECTION 3. Environmental Exemption. The proposed project is categorically exempt from environmental review, pursuant to Section 15182(c) Residential Projects Implementing Specific Plans of the California Environmental Quality Act (CEQA). Where a public agency has prepared an EIR on a specific plan after January 1, 1980, a residential project undertaken pursuant to and in conformity to that specific plan is exempt from CEQA if the project meets the requirements of this section. The Project including residential planned unit developments that are undertaken consistent with the Specific Plan are exempt from CEQA, regardless of their location. However, the exemption requires review to ensure that the project would not create any new impacts or increase the severity of impacts previously disclosed in the original environmental document, as described in Guidelines §15162.

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 Planning Commission hereby declares that it would have passed each section, subsection,

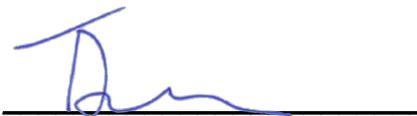
subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that anyone or more sections, subsections, subdivisions, paragraph, sentences, clauses or phrases be declared invalid.

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

SECTION 6. The Planning Commission conditionally grants approval and issues DESIGN REVIEW PERMIT 25-02, subject to the attached conditions included in this resolution as Exhibit A.

PASSED, APPROVED, AND ADOPTED the 15th day of January 2026, by the following vote:

- AYES: Chair Denison, Vice Chair Simcock, and Commissioners Brennan and Yoo
- NOES:
- ABSTAIN:
- ABSENT: Commissioner Moran



Thomas Denison, Chair
Sierra Madre Planning Commission

I HEREBY CERTIFY the foregoing Resolution was duly adopted by the Planning Commission of the City of Sierra Madre, California, at a regular meeting held on the 15th day of January 2026.



Clare Lin, Director
Planning and Community Preservation Department

EXHIBIT A

CONDITIONS OF APPROVAL DESIGN REVIEW PERMIT 25-02 (DRP 25-02)

The applicant, property owner, or successor(s) in interest shall meet the following conditions:

1.0 General Conditions:

- 1.1 Comply with all applicable provisions of The Meadows at Bailey Canyon Specific Plan and the Sierra Madre Municipal Code, including but not limited to those Chapters pertaining to Zoning, Building and Construction, Vehicles and Traffic, and Health and Safety, and including all such provisions which may be contained in Uniform Codes which have been incorporated by reference within the Sierra Madre Municipal Code.
- 1.2 Comply with all applicable provisions of Federal, State, and Los Angeles County law and regulations, including but not limited to the California Environmental Quality Act.
- 1.3 Execute and deliver to the City's Department of Planning & Community Preservation an Affidavit of Acceptance of Conditions on a form to be provided by such Department before submitting either (a) construction plans for 1st Plan Check to the City, or (b) application for a building permit for the work involved in the subject project, but under no circumstance more than one (1) year following the date of this approval. This approval shall not be effective for any purpose until the Applicant complies with this condition.
- 1.4 In accordance with Development Agreement section 4(n), developer shall pay the City \$250,000 to be used for public safety purposes.
- 1.5 To the full extent permitted by law, the applicant and property owner shall defend, indemnify, and hold harmless the City, its employees, agents, and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorneys' fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this approval, or the activities conducted pursuant to this approval. Applicant and property owner shall pay such obligations as they are incurred by City, its employees, agents, and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

- 1.6 Maintain a signed copy of this record (Planning Commission Resolution 26-01 with this Exhibit A), a letter from the Planning and Community Preservation Department of the notice of approval of the Design Review Permit (DRP 25-02), and a copy of the executed Affidavit of Acceptance of Conditions required by Condition of Approval no. 1.3 that together grant the following entitlement(s):

Design Review Permit (DRP 25-02):

- Pursuant to the provisions under section 17.60.041 (Design Review Permit) of the Sierra Madre Municipal Code effective as of the date the application for Design Review Permit (DRP 25-02) was received (May 8, 2025), the Design Review Permit (DRP 25-02) is issued for the construction of 42 single-family dwellings, a 3-acre city public park, and landscaping within 6 open space lots as presented to and approved by the Planning Commission at its regular meeting of January 15, 2026.

Failure to provide valid, clean, and legible records whenever may be necessary, or as reasonably requested by the City, and under circumstances of force majeure causing loss of city records may nullify and void any grant of entitlement, approval of a discretionary permit, or issuance of a certificate described herein.

2.0 Planning Conditions:

- 2.1 Unless otherwise required by these conditions, the applicant, property owner, or successor(s) in interest shall construct the project in substantial conformance with all applications and supporting materials presented to the Planning Commission and as may be modified by condition of approval on January 15, 2026. Inaccuracies and misrepresentations will be grounds for immediate revocation of the Design Review Permit (DRP 25-02).
- 2.2 In general, modifications to the project and supporting materials presented to and approved by the Planning Commission by this resolution shall be subject to the granting of minor conditional use permit pursuant to Section 6.4 of The Meadows at Bailey Canyon Specific Plan.

2.3.0 Plan Check or Application for Building Permit Submittal

- 2.3.1 Submit an application for a building permit and/or construction plans for 1st Plan Check within one (1) year of the date of this approval, or within one (1) year of, and only under circumstances due to force majeure more than eighteen (18) months following, the date of this approval submit a request to extend approval of this entitlement. Failure to do so will automatically (and may be without notice to the applicant, owner, or successor(s) in interest) constitute an abandonment of the entitlement, and shall render this approval null and void.

2.3.2 This Resolution signed by both the Planning Commission Chair and Director of Planning and Community Preservation and conditions of approval, a letter of approval from the Planning and Community Preservation Department, and a copy of the executed Affidavit of Acceptance of Conditions, as specified under Condition of Approval no. 1.3, shall be included in the submitted construction plans on an individual sheet or, when submittal of construction plans for review is not deemed necessary by the Building Official, shall be submitted together with the application for building permit. Failure to do so shall deem the review automatically incomplete and noncompliant and may be remedied by providing within or following the 2nd Plan Check Submittal compliance with this condition.

2.4.0 Conformance with The Meadows at Bailey Canyon Specific Plan

2.4.1 Landscaping: The applicant shall include within the Rules and Regulations of the Homeowners Association and within Covenants, Conditions & Restrictions requirements to plant and maintain one (1) shade tree within the front yard of each home, intended to shade the front of the home and the sidewalk. This condition shall be in addition to the parkway tree planting plan as presented and approved by the Planning Commission.

2.4.2 Materials, Colors, and Paint: Exterior cladding materials shall be limited to the approved materials for each style as shown on the approved plans, with no more than two major wall materials per façade. Final color selections shall be non-reflective and complementary as approved. All exposed metal fixtures shall be painted or finished to match the wall or trim color to the extent permitted by public utility providers. Materials changes shall occur at inside corners or clear visual breaks per Specific Plan §5.5.7(e–f).

2.4.3 Mechanical and Utility Screening: All mechanical equipment (condensers, pool heaters, etc.) shall be screened from view by walls or plantings. Utility meters and outlet panels shall be grouped and painted to blend with adjacent surfaces. Gutters, downspouts, and scuppers shall be integrated into the architecture and painted to match the building.

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

2.4.5 Fire Prevention: The applicant shall prepare, submit for City review and approval Covenants, Conditions, and Restrictions (CC&Rs) applicable to all residential lots within the subdivision that require ongoing compliance with California law and regulations governing Zone 0 defensible space, as amended from time to time,

including but not limited to Public Resources Code Section 4291 and any applicable regulations adopted by the State Board of Forestry and Fire Protection. The homeowners' association Rules and Regulations shall incorporate these Zone 0 requirements and establish procedures for inspection, notice of violation, corrective action, and enforcement. The CC&Rs and Rules and Regulations shall not be amended in any manner that would conflict with or reduce compliance with state Zone 0 defensible space requirements without prior City review and approval.

- 2.4.6 Lot 1 and Lot 9 Building Elevation Differentiation: The same exterior materials and colors scheme shall not be used on Lot 1 and Lot 9. Prior to the issuance of a building permit for the construction of Lot 1 and Lot 9, the applicant shall clearly identify on the construction plans the selected exterior materials and colors scheme consistent with the approved design review permit application materials.

(end of conditions)