

Clare Lin

From: Laura Aguilar
Sent: Wednesday, July 6, 2022 2:24 PM
To: Vincent Gonzalez; Clare Lin
Cc: Jose Reynoso
Subject: FW: Please forward to Planning Commission

Public comment

From: Lynne Collmann [REDACTED]
Sent: Wednesday, July 6, 2022 1:59 PM
To: Public Comment <publiccomment@cityofsierramadre.com>
Subject: Please forward to Planning Commission

CAUTION: This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments.

WATER CRISIS AND WHAT ARE WE DOING ABOUT IT THE SIMPLE SOLUTION TO CALIFORNIA'S WATER CRISIS

You can't pick up a paper or listen to the news without hearing about the drought that has been affecting us for a number of years. Don't take my word for it. Here's what's been reported recently about our water crisis.

The West has been suffering through an acute drought since 2020, part of a megadrought that began in 2000. The last 20 years have been [the driest two decades](#) in the last 1,200 years. This year is so far the driest on record in California. Maintaining "critical levels" at the largest reservoirs in the United States - Lake Mead and Lake Powell — will require large reductions in water deliveries.

['Moment of reckoning:' Federal official warns of Colorado River water supply cuts](#)



yahoo/

'Moment of reckoning:' Federal official warns of Colorado River water su...

The Colorado River's reservoirs have diminished to the point that significant cuts to the water supplied to the ...

Nearly three-quarters of the Western region is in a state of severe to exceptional drought. Meanwhile, states like California have instituted water restrictions, though water consumption has continued to rise. With water already becoming more scarce, the increasing population in the West — and therefore demand for water — has inflamed the situation.

One of the most far-reaching questions in the United States over the coming decades is whether growth trends will ultimately collide with nature's ability to sustain such a large influx of people, Daniel Newman, the report's author, wrote.

Fire and water

And, unfortunately, doling out water supplies isn't the only issue residents have to contend with. Suburban neighborhoods sprawling out into more rural areas are creating a more substantial wild-urban interface at the same time as the wildfire season creeps earlier and longer. The current water crisis “underscores the need to prepare communities for wildfire, because when these large emergency incidents occur what we end up having to do is use a ton of water in an already water-scarce environment to suppress wildfires.”

‘We don't have enough water supplies right now to meet normal demand. The water is not there’, a Metropolitan Water District spokesperson said. January, February and March of this year were the driest three months in recorded state history in terms of rainfall and snowfall. The Metropolitan Water District said 2020 and 2021 had the least rainfall on record for two consecutive years. In addition, Lake Oroville, the State Water Project's main reservoir, reached its lowest point last year since being filled in the 1970s.

Record dry conditions have strained the system, lowering reservoir levels, and the State Water Project – which gets its water from the Sacramento-San Joaquin River Delta – has estimated it will only be able to deliver about 5% of its usual allocation this year.

Governor Gavin Newsom has asked people to voluntarily reduce their water consumption by 20%, but so far residents have been slow to meet that goal.

Just because there is an inch of undeveloped land and the possibility of another dollar in the pockets of the city, it doesn't mean it has to be built on. Too many people, too much traffic, too much pollution, not enough water. **Stop building now!**

Lynne Collmann

Clare Lin

From: Daniel Golden [REDACTED]
Sent: Thursday, July 7, 2022 9:30 AM
To: Public Comment
Subject: Comment for Planning Commission 7 July Meeting

CAUTION: This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments.

Please share with entire Planning Commission and read into City record for tonight's meeting.

The Planning Commission *remains the City's last and best hope of derailing the bloated, flawed and environmentally dangerous Meadows project*, and I write to urge you to continue your diligent and skeptical questioning of the scope and integrity of the project as proposed.

Please don't yield to outside pressure groups or, worse, possible internal City Hall staffers who may be lobbying you, conveniently out of sight of the public, to approve the proposal as submitted and send it on to friendly faces on City Council.

Speaking of Outsiders: You will see before you tonight another sea of green tee-shirts, ringers primarily from outside of Sierra Madre rallied by New Urban West to fill the hall and displace the citizens of the city. Whether bribed by shirts and meals, or spurred on and intimidated out of guilt and loyalty to the Passionist Fathers, these interlopers should not sway you in your efforts to do what's best for Sierra Madre.

We have every faith in your ability to discern the crass and manipulative behaviors that the project proposers have utilized since the very beginning of the Meadows affair.

We need you to continue grilling the developers, who clearly have not relished your probing, and who hope to find more welcoming approval

from City Council Instead, please try to ensure designation of Hillside Management to the property in question.

New Urban West seems especially cynical in its approach to the Planning Commission, from what we've witnessed in your prior meetings and upon review of transcripts and videos. Jonathan Frankel essentially has said: "we're not changing our model, we want you to approve things as presented and let us go to City Council for approval." How offensive it must seem to you as guardians of the City's planning process!

Thousands of your neighbors, well over the 1300 who actually signed the ballot initiative, are determined to stop the original Meadows design and scale it back to appropriate and approvable density and format. Not to curtail the project, but to make it conform to the same City regulations and guidelines as other development projects.

Has NUW repaired and resubmitted the flawed EIR to you and for public review?

If not, it could be that they think the deal has been struck already, that the City Council is on board. We hope that's not the case, and that City Council would not easily contravene a negative report from its own Planning Commission.

It takes an awful lot for citizens to lose faith in their leadership and civic processes, but, alas, that's where we are in Sierra Madre, as most tellingly evidenced by the approved ballot initiative.

You have the power to help protect us all from an inappropriate development project being foisted on this City.

You'd go a long way towards restoring our belief that a community belongs to its residents, and officials who forget this basic fact risk loss of faith, disengagement by citizens, or, worse, efforts to recall those officials.

Thank you,

Daniel Golden

[REDACTED]

--

Dan Golden, PhD

Director, GOLDENWORDS College and Life Planning Consultants

[REDACTED]

Sierra Madre, CA 91024

[REDACTED]

Make Every Word...A GOLDENWORD

Clare Lin

From: Arline Golden [REDACTED]
Sent: Thursday, July 7, 2022 12:08 PM
To: Public Comment
Subject: Please continue to stand firm for Sierra Madre's Zoning regulations, General Plan and Code

CAUTION: This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments.

Please share with full Planning Commission and read into record for tonight's 7/7 Meeting

Dear Planning Commission,

As a concerned Sierra Madre resident, I am writing this email to represent my views, and those of thousands of our citizens, as I cannot attend tonight's meeting.

We see you as our only representatives who continue to rationally review and question the over-development being pushed by Mater Dolorosa and its aggressive development partner, NUW.

Their project is the only one not protected by a zoning designation of Open Space or Hillside Residential, the only one proposing massive houses exceeding our allowable floor plan to create huge McMansions that violate our very identity. It is in fact the only project asserting its right to be exempt from the same zoning regulations that govern any other development in Sierra Madre.

We all know that this assertion of special privilege comes with terrible consequences to the town: crowded McMansions, destruction of trees and wildlife, huge pressure on our limited water and other resources, and enhanced fire danger. Given these consequences, we had expected the City Council to assert the primacy of our codes and regulations and work to establish an equitable balance between the Monastery's property rights and ours.

Unfortunately, they have done just the opposite—relinquishing their role and submitting to this unprecedented project and its subsequent increased demands. This leaves an alarmed, disheartened citizenry to wonder if the Council is afraid of NUW's lawsuit threats or if someone is in NUW's pockets. It certainly leaves us with less confidence in and more cynicism about our elected officials.

So we rely on you to continue to resist pressure, bullying, intimidation. Please don't believe their lies alleging anti-religious bias, when we are simply asking that all projects receive the same treatment. And don't submit to their assertion that they need to move forward quickly no matter how many citizens vote to put this project on a ballot that all can see and respond to.

Please continue to represent Sierra Madre with your thoughtful and logical questions. And please do not allow yourself to be pressured by NUW's nasty and immoral (if not illegal) actions of bribing non-residents with T-shirts and meals to come to our Planning Commission meetings. This bribery and attempted intimidation by non-residents--advocating for a project that doesn't affect them, while taking seats and voices away from the residents who will be affected--is a true reflection of NUW's desperation and ruthlessness. So far, the City Council has fallen for this pressure. We are very grateful that you have not.

Thank you for reading this, and for standing up for Sierra Madre and its future.

Sincerely,

Arline Golden [REDACTED]

Arline Golden, Ph.D., President

Goldenwords Mgt. Communications

[REDACTED]
Sierra Madre, CA 91024
[REDACTED]

Clare Lin

From: TrainRanger [REDACTED]
Sent: Thursday, July 7, 2022 2:12 PM
To: Public Comment
Subject: Planning Commission Meeting - July 7, 2022

CAUTION: This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments.

Please:

- Do Not Certify the final EIR
- Do Not Amend the General Plan
- Do Not Amend the Zoning code
- Do Not Adopt the Specific Plan
- Do Not Approve the Development Agreement

Dear Planning Commission Members,

Thank you for your critical examination of this project. I know this is a daunting task and you are all volunteers, so I appreciate all your time and effort in closely looking at the many facets of the proposed project.

Two areas that are of concern to me are traffic and water.

The Draft EIR for the project does not adequately address traffic issues related to this project. The Draft EIR may say the impact will be insignificant but walkers, children and pets will feel the impact. I live on Orange Grove near Lima and this project will add more traffic to these streets along with Carter. I regularly walk on these streets with my dogs and observe children playing and riding bicycles in the street. There are no sidewalks on parts of these streets and the impacts will be felt by walkers, pets and children playing and on bicycles. Please Do Not allow this to happen to our small town.

In regard to water, the Draft EIR may say the Meadows Project will have Net Zero Water impact, but the reality is that we are going to be facing severe water reductions for which there are no quick fixes. We clearly should not be adding more homes with a discretionary project that requires amending our General Plan and is out of compliance with our Hillside Ordinance. Please Do Not imperil our already precarious water supply.

This project will clearly have a negative impact on the safety of our residents, especially our children, and our water resources. Please Do Not recommend approval of this discretionary project. If you do not approve it, you will not be infringing on the Passionist's existing rights. Thank you for your kind consideration of this matter.

Russ Guiney

Sent from [Mail](#) for Windows

Clare Lin

From: Chris & Diana Houser [REDACTED]
Sent: Thursday, July 7, 2022 11:39 AM
To: Public Comment
Subject: Meadows Project Application Planning Commission Meeting July 7, 2022

CAUTION: This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments.

It is imperative that major proposals for the development of Sierra Madre land be presented to and voted upon by the residents of Sierra Madre.

We are extremely fortunate for the efforts to date and owe a tremendous debt of gratitude to:

1. The careful, thoughtful previous development of the General Plan.
2. The current Planning Commissioners review and judgment of the New Urban West Application.
3. The effort by Preserve Sierra Madre to create the Petition to be placed on the November ballot that will allow residents to decide the Application for approval or denial.

Together all these major citizen groups accomplishments have given us the development route trajectory which enhances the continuing quality and livability of our City/Village for now and for the years ahead.

The New Urban West Application is incomplete (EIR), unknown and unimaginative (Architecture), destructive (Scale and trees), unsustainable (Water), and dangerous (Fire). All below our standards; we can do better.

Thank you all for your thoughtful, professional and caring guidance and actions.

Chris and Diana Houser
Residents 58 years
[REDACTED]

Clare Lin

From: Chris & Diana Houser [REDACTED]
Sent: Thursday, July 7, 2022 1:35 PM
To: Public Comment
Subject: No water

CAUTION: This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments.

We can think of no more drastic situation for our city than the present and future reality of our dwindling water supply. The forecast of the drought, precluding any increase, shows a continuous severe drop. Right now, we cannot flush, shower, nor water our outdoor plants sufficiently, and we face the prospect of its worsening.

Please do not endanger our lifestyle by adding any further usage to our city supply.

The city might consider a necessary moratorium on any large-scale construction which will need much water on top of the tons of water required for construction.

Any other problem tends to be miniscule compared to the existing giant water deficit.

You are our guardians for residents of SierraMadre, and we are deeply grateful for all you do, and hope that you will continue to fulfill your plans on our behalf.

Most sincerely, Diana and Chris Houser (residents for 58 years) cdhouser3@gmail

Sent from my iPad

Clare Lin

From: Laura Aguilar
Sent: Thursday, July 7, 2022 9:24 AM
To: Clare Lin; Vincent Gonzalez
Subject: FW: Opposition to Monastery Housing Project

[Public comment for tonight](#)

From: Hik Khoe [REDACTED]
Sent: Wednesday, July 6, 2022 10:26 PM
To: Public Comment <publiccomment@cityofsierramadre.com>
Subject: Fwd: Opposition to Monastery Housing Project

CAUTION: This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments.

Subject: Fwd: Opposition to Monastery Housing Project

Gentlemen:

We are writing once again, as Sierra Madre residents for nearly 50 years, to express in the strongest terms our opposition to the disastrous new housing project being pushed by out-of-town cookie-cutter developer New Urban West. We oppose the project for the following reasons:

1. Increased fire hazard: building such homes up against the mountainside during this time of severe historic drought
2. Water: in a time of severe drought, building these homes which would require already scant water resources would be madness
3. Environment: unnecessary displacement of wildlife and nature
4. Increased traffic
- 5: Disturb the peaceful, tranquil character of what makes Sierra Madre unique and ultimately special

This is the wrong project for the wrong time in Sierra Madre. I understand that all of the support for the project is from out-of-town interests, whereas all of the opposition is coming from homegrown Sierra Madre residents. Further, elected and appointed officials duty-bound to serve the resident taxpayers appear to be completely ignoring public input and otherwise making it difficult to make their views known. This is both outrageous and wrong.

Again, we oppose the monastery project in the strongest terms and kindly request that you take our views into account.

Sincerely,
Hik and Gwat Khoe
Residents of Sierra Madre for almost 50 years

Clare Lin

From: Henry Leung [REDACTED]
Sent: Wednesday, July 6, 2022 11:28 AM
To: Public Comment; Planningcomission@cityofsierramadre.com
Subject: Meadows at Bailey Canyon - Planning Commission Meeting July 6, 2022

CAUTION: This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments.

To the Sierra Madre Planning Commission,

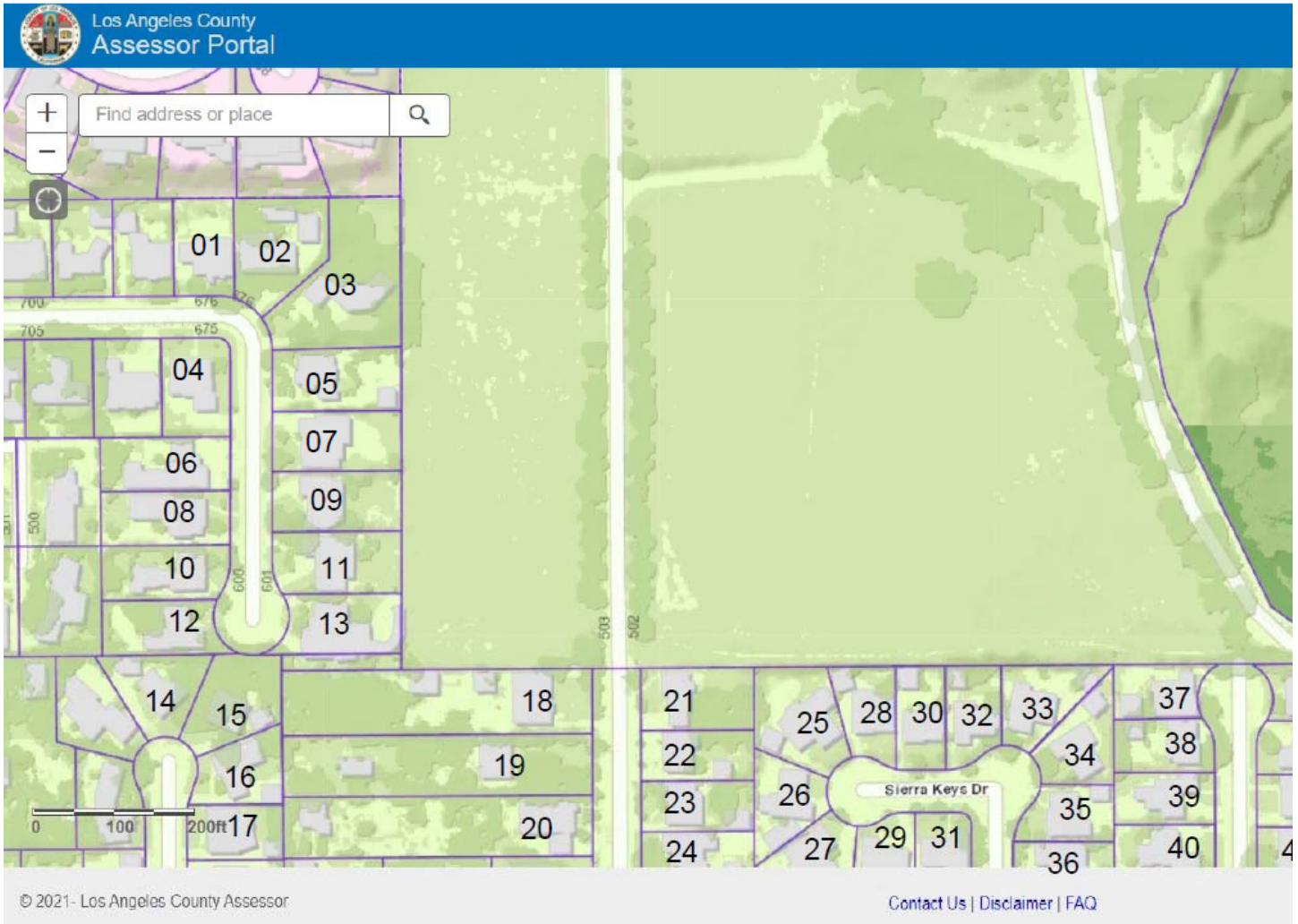
My name is Henry Leung. My family and I live at [REDACTED]

I have submitted these comments previously for public comments, but would like it on the record for your review at today's meeting.

After seeing that the Planning Application submitted by the developer did not include a Neighborhood Analysis, I decided to do it on my own.

I created a table of 50 houses that were within 300 feet on the Monastery property line, located on the west and south sides of the main property.

The houses were located on Edgeview, Gatewood, Sunnyside, Sierra Keys, Crestvale, Grove and Carter (see below aerial diagram):



Of the 50 existing houses, the average building square footage was 2008 sq.ft. and the median was 1918 sq.ft.

Only 5 of the 50 are two-stories which would be 10% of the total (see summary of results in table below):

Label	Address	Building Size (square feet)	Lot Size (square feet)	Number of Stories	Notes
1	675 Edgeview	1,819	9,046	1	5 Total two story houses 1,918 Median House Size 9,216 Median Lot Size
2	665 Edgeview	1,598	13,939	1	
3	655 Edgeview	2,451	22,651	1	
4	680 Edgeview	1,805	10,184	1	2,008 Average House Size 11,044 Average Lot Size
5	645 Edgeview	3,460	12,197	2	
6	670 Edgeview	2,641	10,808	1	
7	635 Edgeview	2,500	12,197	1	
8	660 Edgeview	3,071	10,790	2	
9	625 Edgeview	1,493	12,197	1	
10	650 Edgeview	2,352	10,387	2	
11	615 Edgeview	2,061	12,197	1	
12	640 Edgeview	1,846	9,747	1	
13	605 Edgeview	2,857	10,767	1	
14	495 Gatewood	1,749	9,612	1	
15	500 Gatewood	1,724	11,326	1	
16	490 Gatewood	1,782	8,617	1	
17	480 Gatewood	1,934	8,005	1	
18	501 Sunnyside	3,694	30,492	2	
19	481 Sunnyside	1,452	28,750	2	
20	471 Sunnyside	2,093	28,750	1	
21	500 Sunnyside	1,269	10,757	1	
22	490 Sunnyside	1,494	8,692	1	
23	480 Sunnyside	1,684	8,679	1	
24	470 Sunnyside	1,775	8,668	1	
25	523 Sierra Keys	2,880	12,632	1	
26	522 Sierra Keys	1,918	8,605	1	
27	516 Sierra Keys	2,166	7,902	1	
28	513 Sierra Keys	2,056	8,048	1	
29	510 Sierra Keys	1,918	8,385	1	
30	507 Sierra Keys	1,748	7,828	1	
31	504 Sierra Keys	1,918	7,876	1	
32	501 Sierra Keys	1,918	7,995	1	
33	496 Sierra Keys	2,166	9,153	1	
34	490 Sierra Keys	1,918	9,123	1	
35	484 Sierra Keys	1,940	7,622	1	
36	478 Sierra Keys	1,748	7,469	1	
37	501 Crestvale	1,936	7,246	1	
38	491 Crestvale	1,860	8,016	1	
39	481 Crestvale	1,583	8,025	1	
40	471 Crestvale	1,235	8,040	1	
41	502 Crestvale	1,543	9,278	1	
42	492 Crestvale	1,182	9,753	1	
43	472 Crestvale	2,128	9,814	1	
44	462 Crestvale	1,364	7,716	1	
45	501 Grove	2,036	9,006	1	
46	491 Grove	2,234	8,114	1	
47	481 Grove	1,582	8,047	1	
48	400 Carter	3,800	13,700	1	
49	500 Grove	1,895	13,503	1	
50	390 Carter	1,102	9,859	1	

Having watched the many planning meetings online it seems the developer has had no actual data to backup their proposal for the significantly larger homes they want to build.

The only thing I have heard is that these make "economic sense" which means it is mostly driven by profit.

The study I provided is just basic data that should be done as part of their due diligence.

I would like to thank the Planning Commission thus far for keeping the developer honest and putting them to task, but it's still unclear how anything they are proposing actual "fits" or conforms with the surrounding neighborhood or City standards in general.

Thanks,

-Henry Leung

Clare Lin

From: Laura Aguilar
Sent: Thursday, July 7, 2022 10:02 AM
To: Clare Lin; Vincent Gonzalez
Subject: FW: Comments for July 7, 2022 Planning commission meeting
Attachments: PC Public Hearing Presentation_06022022.pptx

For PC

From: Susan Neuhausen [mailto: [REDACTED]]
Sent: Thursday, July 7, 2022 9:32 AM
To: Peggy Dallas (Planning Commission) [REDACTED]; William Pevsner (Planning Commission) [REDACTED]; John Hutt (Planning Commission) [REDACTED]; Bob Spears [REDACTED]; Tom Denison (Planning Commission) [REDACTED]; Public Comment <publiccomment@cityofsierramadre.com>; PlanningCommission <PlanningCommission@cityofsierramadre.com>
Subject: Comments for July 7, 2022 Planning commission meeting

CAUTION: This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments.

Date: July 7, 2022

To: Planning Commissioners

From: Susan Neuhausen, [REDACTED]

Re: Meadows Housing Project

These comments are in response to the lack of specificity in the Meadows Project Specific Plan as well as recent remarks by New Urban West at the Planning Commission meetings.

The absence of specifics in the Specific Plan is a major issue given that once the plan is approved, the developer can sell out and walk away, and a new developer can interpret the plan however they see fit. I hope that a new Specific Plan *with specifics* will be submitted prior to any decision by your commission. Ideally, it would specify the maximum-size house on a given lot size, a decision-tree on what house models can be built next to others, and an edit to NUW's Table 3.2 where it states that the houses will be a minimum of 50% lot coverage. Other specifics should include the updated number and type of trees to be planted, locations and heights of fences, square footage of the HOA easement areas, and other items for which you have requested specifics and/or changes.

Because there are no specifics as to what size houses and styles can be built on which lots, please request a two-dimensional mock-up of an A, B, or C street showing maximum-size two-story houses side-by-side with the 10' between the two houses (and the 6' high x 1' wide concrete block fence at the lot line) with the proposed house angle height envelopes so that we can visualize the over-sized houses on the lots.

On slides 6-12 of the June 2 Planning Commission presentation, they were asked to include all building elevations for each architectural style in the Specific Plan. It appears that they only provided a subset of elevations for each architectural style and the drawings do not accurately reflect the description. For example, in slides 8-10, the

description is two-story houses with 3-car garages, yet the drawings only show houses with 2-car garages. In addition, the Specific Plan states that the garages will be 5' back from the front of the house, which is not what is shown.

In slide 14, the maximum floor area comparisons based on R-1 standards are shown in a table. For the largest house size with interior square footage of 4,250 square feet (as listed in Specific Plan Table 3.2), the proposed maximum square footage of 4,850 square feet is an underestimate of approximately 300 square feet. Given that all the other 2-story houses have 3-car garages, this house undoubtedly would as well. Therefore, the 4,250 interior square foot house will actually be approximately 5,150 square feet and not 4,850 (4,250 interior square feet + 600 square feet for a 3-car garage + 300 square feet for 9" exterior walls = 5,150 square feet). Mr. Frankel noted that they could reduce the maximum size interior square footage to 3,750 square feet, which would then make the maximum size house approximately 4,650 square feet – grossly excessive for the size of the lots.

As seen on slides 29 and 30, each property on streets A, B, and C has an easement for the HOA where the property slopes to the road to the south. The start of the easement is marked across the rear of the usable lot by a 6' high concrete wall. The size of the easement varies depending on the street, however, all of them make it so that the usable lots are all only 102-103' deep rather than 126' to 150', making the house square footage to usable lot square footage even more excessive.

Mr. Frankel made it clear at the June 2, 2022 meeting that he was not going to abide by R-1 Residential codes. However, what is being proposed does not even remotely follow the General Plan and the Municipal Code in Sierra Madre for R-1 housing. Given that New Urban West has a history of proposing large projects and then scaling them back for approval, it would seem that the Meadows should be no different. To be more in alignment with the General Plan and Municipal Code, as well as the appearance of the adjoining neighborhood (see comments sent by Henry Leung), it would seem that New Urban West must either reduce the sizes of the houses substantially (i.e., by 50% for most lots) or increase the size of the lots by reducing the number of houses (i.e., by almost 50%). At the March 3 joint Planning Commission and City Council meeting on the Meadows, it was stated that after the 23rd building permit was pulled, there would be sufficient funds for the developer to build the park which the city will maintain.

I've attached the June 2, 2022 Planning Commission presentation that is referred to in this memo.

Thank you for your attention.

On Tue, Jul 5, 2022 at 11:22 AM Barbara Vellturo [REDACTED] wrote:

To the Sierra Madre Planning Commission

Re: Promises made but not kept

Your (as always) meticulous review of the "Meadows" land uses as set forth in their Specific Plan has exposed many disturbing aspects of that proposed project:

The Specific Plan overrides all of our City's General Plan policies, zoning ordinances and design standards. If passed, the only oversight our City would have over the huge project is to ensure they adhere to their own rules as specified in their Specific Plan.

Unlike our ordinances, which limit house sizes according to the size of the lot they are on, their Specific Plan allows ALL size houses on every lot, even the smallest one. As you have stated, their Specific Plan allows houses 2,000 and 3,000 square feet larger than is allowed for other single family homes in Sierra Madre on similar lots. And their house sizes don't include garages, as our numbers do in establishing lot coverages.

The Meadows homes are larger than Carter One properties and all on smaller lots than Carter One parcels. Unlike Carter One properties, however, you will have NO discretion (If the City Council approves the Specific Plan) to ensure that the project conforms to OUR standards. ONLY their standards in their Specific Plan will apply.

We don't think that our City Council could have been aware of the true nature of this project when they signed the MOU. The Monastery, when describing the potential project to the Citizens, showed in their FAQs (still online) that they knew exactly what an appropriate project for Sierra Madre should be. The details of the overly impactful project was only known when the DEIR and Specific Plan were released, in August of 2021.

In posted answers to FAQs on their website, early in the project, the monastery "pledged" that under our zoning and building codes house sizes AND lot coverage would be similar to established Sierra Madre neighborhoods. They said it was likely that all single story houses would be built on the west side "*to be sensitive to our immediate neighbors.*"

They have still not shown how many houses will be single story or where they will be located and our zoning and building codes as to house sizes and lot coverage have been ignored..

The Planning Commission's analysis to date has shown that none of those "pledges" are what is reflected in the Specific Plan.

PROMISES MADE

From the time the MOU was signed with the City in April of 2020, until the joint City/New Urban West presentation in August 2020, when the EIR was already underway, the Citizens had no idea what the Meadows project would look like.

During that time, the Monastery posted FAQs on their website that remain to the present day, reassuring the Citizens that the project would NOT be oversized and impactful and would conform to the City's zoning and building codes. Their "pledges" as to what the project would be, reassured residents that the Monastery was well aware what type of residential project was appropriate for Sierra Madre and would build a development in accordance with their promises.

Their FAQs also said that they intended to be involved in the project design, so they certainly are well aware, now, of the fact that the project is not even close to what they pledged.

<https://materdolorosa.org/mater-dolorosa-project/frequently-asked-questions/>

RESIDENTIAL NEIGHBORHOOD PLANS

“How will the design of the neighborhood protect neighbors?”

We will work with the selected homebuilder to see that lots will be similarly sized to those adjacent to our property, and will be consistent with the City’s low density zoning rules. New homes abutting existing homes along the southern and western edge of the site will very likely be single-story to be sensitive to our immediate neighbors. Storm water regulations require that runoff be captured and held so it can seep into the ground; this is normally done in natural open space buffers that will also serve to separate the new homes from neighboring homes.”

“Are you building McMansions?”

No. We have pledged that the selected homebuilder will build homes that protect the village character of Sierra Madre – similar architectural styles and homes that don’t crowd the lot they’re built on. Under the City’s zoning and building codes, we expect the lots and building pads to be similar in size to those around the site, and the lot coverage ratios to be similar to those of established Sierra Madre neighborhoods. Because of our commitments to our neighbors and the need to protect the Mater Dolorosa retreat experience, we will be consulting in the design of the site plan and home designs.”

What do you mean by “protecting the village character and look and feel of Sierra Madre?”

“When our selected homebuilder designs the new neighborhood, the City’s building and zoning codes will help to make the new neighborhood an organic extension of Sierra Madre’s historic development patterns. The mix of lot sizes, home sizes and architectural styles will all be designed so the neighborhood is very much like other Sierra Madre neighborhoods.”

(Although the final design is still within the scope of the Planning Commission to adjust, it is clear from the Developers comments that they would not accept a final project that is even close to what the Monastery promised the Citizens - and the City?)

THEIR "NEED" FOR THIS OVERSIZED PROJECT

The Monastery in Comments, Advertisements, mailers and Flyers has continually said that this particular project is essential to obtain the funds “required by Holy Cross Province to care for our senior priests and brothers and support our ministry work”. Their FAQs show otherwise. In responding to the question :

“How much would it take for the City to purchase the land and set it aside as a park?”

Highly buildable land like this in a very desirable area of Los Angeles is valued at \$1 million to \$2 million an acre, or \$20 to \$40 million for this 20-acre parcel. Additional revenue would be needed for park improvements and ongoing maintenance.”

The acreage of the parcel has since been reduced to 17+ acres so, (at the time of their FAQs) would provide \$17 to \$34 million from the land. (Unless the builder is paying more than market value to be allowed to build "Mcmansions")

Our initiative Measure would rezone the property to Hillside, and it would abide by the requirements of that Ordinance. The Hillside ordinance requires 2 acre lots - allowing 16 acres to be sold for large homes on large lots, or 17 acres to a developer. By the Monastery’s calculation at the time of the FAQs they would have realized \$16 to \$32 Million for the acreage whether sold to a developer or to private individuals. Without years of extensive grading and construction and the resulting pollution and noise - and with the City ordinances controlling the impacts of the buildings, it would provide much, much more of the “Serenity for their retreats” that they say is a goal.) And certainly would be adequate to meet the Provinces needs.

Did the property owner deliberately mislead the City and it’s residents as to its plans - or did the Developer fail to adhere to what the property owner intended for the land?? Maybe the “Monastery” can answer.

Barbara Vellturo
Protect Sierra Madre

Clare Lin

From: DARLENE PAPA [REDACTED]
Sent: Tuesday, July 5, 2022 1:54 PM
To: Public Comment
Subject: 42 Houses??? NO!!

CAUTION: This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments.

I must say that it's rather ironic that Sierra Madre Water Dept. sends out the watering information from San Gabriel Valley Water District outlining the water restrictions we are asked to observe. To quote: "As drought conditions **worsen** . . ." and then they reiterate the restrictions to **conserve**. How can we take conserving seriously, knowing that the city is considering allowing 42 houses, which will take tons of water?? This makes it sound as though the City Council and the Water Dept. are not in sync. In addition, we Californians and the west are **STILL** in drought mode! How can we justify 42 new, huge, houses, while the whole state is being asked to conserve? Very selfish.

And, I ask, how can the Monastery not think about that? Seems rather selfish of them, too. Couldn't they do something else?

Please do not approve this project!

Thank you,
Darlene Papa
[REDACTED]

Clare Lin

From: Derek Sample [REDACTED]
Sent: Tuesday, July 5, 2022 7:46 PM
To: Public Comment
Subject: please use for meeting July 7 - I stand against the New Urban West Development

CAUTION: This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments.

Do not let New Urban West pressure you into approving their UN-specific plan for their gross misuse of the Monastery property. Do not be fooled or pressured into this, even with all of their highly paid non-local folks that they will be bringing to the meeting. I am sure you all aren't that stupid to not see through this. They will do their absolute best to pay everybody they can to pressure you into approving this.

This project is a mess. It is very 'non-specific' and it doesn't even comply to any zoning that we have, let alone any possible future zoning that we would even want to create!

Do not be fooled!

Everybody I know doesn't want this to happen. Everybody. I'm sure they will speak for themselves as well.

Please listen and know that I stand against this Project and we all will do everything I can to keep it from moving forward.

Thank you

Derek Sample

[REDACTED]

Sierra Madre, CA

Clare Lin

From: Laura Aguilar
Sent: Monday, June 20, 2022 1:23 PM
To: Clare Lin; Vincent Gonzalez
Subject: FW: Question regarding The Meadows at Bailey Canyon

Public comment

From: Jessica Sarber [mailto: [REDACTED]]
Sent: Monday, June 20, 2022 1:17 PM
To: PlanningCommission <PlanningCommission@cityofsierramadre.com>
Subject: Question regarding The Meadows at Bailey Canyon

CAUTION: This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments.

Dear Planning Commissioners,

Thank you for your continued work towards determining whether the proposed development of the The Meadows at Bailey Canyon is a viable fit for Sierra Madre and the surrounding neighbors and neighborhoods.

I have a question directed to Commissioner Hutt: Why is it important that the Mater Dolorosa place additional land behind their property into a conservancy? What is the future concern for the additional small stretch of hillside to the east of a large parcel of land already set aside for conservancy?

Thank you for your consideration to clarify this item.

Regards,

Jessica Shore Sarber
[REDACTED]

Clare Lin

From: Vincent Gonzalez
Sent: Thursday, July 7, 2022 12:45 PM
To: Clare Lin
Subject: FW: New Urban West/Meadows at Bailey Canyon Monastery Development: 501 Crestvale Drive, Sierra Madre, CA 91024 Response and Serious Impact Issues

New public comment.

Vincent Gonzalez, Director | Planning & Community Preservation

City of Sierra Madre

232 W. Sierra Madre Blvd.

Sierra Madre, CA 91024

VGonzalez@cityofsierramadre.com

626.355.7135 (Office)

626.355.4239 (Direct)

Hours: Mon. -Thurs. 7:30am - 5:30pm

From: Jessica Sarber [mailto: [REDACTED]]
Sent: Thursday, July 7, 2022 11:54 AM
To: Public Comment <publiccomment@cityofsierramadre.com>
Cc: PlanningCommission <PlanningCommission@cityofsierramadre.com>; nshollenberger@cityofsierramadre.com; [REDACTED]; Michael Cunningham <mcunningham@materdolorosa.org>; Vincent Gonzalez <vgonzalez@cityofsierramadre.com>
Subject: New Urban West/Meadows at Bailey Canyon Monastery Development: [REDACTED], Sierra Madre, CA 91024 Response and Serious Impact Issues

CAUTION: This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments.

July 7, 2022

Honorable Planning Commissioners:

We are the daughters of Queenie Shore, the resident and owner of the above-referenced property, which directly abuts the southeast border of the proposed Meadows at Bailey Canyon at 700 N. Sunnyside Ave.

Thank you for your continued consideration of our concerns and for your careful, detailed review of the proposed Specific Plan at the June 2, 2022, Planning Commission Meeting. We sincerely appreciate your recognition during the meeting of the unique and direct impacts on our family property. The comments below respond to the questions the commissioners had for us during the June 2, 2022, meeting, which we were unable to attend.

First, regarding whether the resident would like to have a slump wall and trees blocking the existing view, the answer is no. Our family does not want the view blocked by a proposed slump wall, plants

and/or trees. The existing view is an integral part of the enjoyment and value of our mother's home, as we have indicated in prior communications to the City and the developer, including an April 20, 2022, zoom call with Jonathon Frankel. To date, the developer has not offered any changes or design solutions to the proposal, which appears to extend to the furthest corners without any regard to the infringement upon privacy, peaceful environment, and view.

Secondly, the drawings presented by the developer on June 2, 2022, do not accurately depict existing structures and measurements. The height of the wall, the distance of the wall to the house, and the height of the house are not proportional. Furthermore, the developer's presentation of the angle of view with the proposed landscaping at 501 Crestvale Drive contains elements based on a wildly inaccurate scale and completely omits the proposed utility plans for the entire development, which will be placed directly under the proposed berm, trees, and parking lot. It is unclear why the developer continues to insist on trees along the southern border that would block the view. Even if it is to replace mature trees that the development would eliminate, there are better options.

Lastly, and to the best of my knowledge, there is no mention in the Specific Plan or the EIR of any study or verification by a civil engineer about the existing retaining walls along the southern border and whether they would support underground utilities and above ground structures, both during construction and on a permanent basis. The developer estimates the current plan will subject our family to 3-4 years of digging, trenching, and laying pipes and cables for utilities 12 feet from the house and 9 feet from the roofline. We ask the City to reject any plan that allows for this intrusive design. (see excerpt from the Specific Plan below), require the developer to relocate this infrastructure as far away as possible from the edge of our property to the edge of the lowest lot in the development, and ensure an engineering study is done to protect existing properties, any new development, and the City who will become responsible for the parkland.

In summary, our requests to the developer and the City remain the same as stated in previous written and in-person communications:

- 1) **Relocate the utilities** to the furthest northeastern edge of the parkland and southeast edge of the development and as far away from the existing residents' homes.
- 2) **Relocate the proposed walking path** to the southern edge of the development and the northern edge of the parkland.
- 3) **Remove the children's playground** or relocate it next to the houses within the development.
- 4) **Remove the parking lot**, which is not necessary. The developer has shown that each home will have 2 to 3 car spaces on their properties and that there will be up to 89 spaces for street parking, all of which accommodates more than 200 cars. An additional 8 spaces adjacent to an existing house is unnecessary and would subject our mother and all nearby residents to noise, headlights, exhaust, and dirt kicked up by cars and trucks at any hour, especially since the existing residents are at a lower elevation. There are other parking solutions for Bailey Canyon and the proposed parkland that do not require construction and maintenance of a parking lot 30 feet from the edge of our roofline.

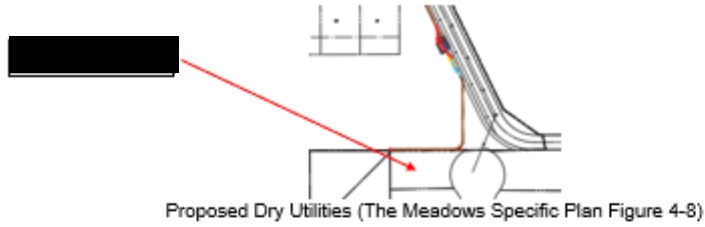
5) **We insist on accuracy** in conceptual plan views and plan figures. Continued inaccurate renderings, presentations and measurements reflect a deficient working knowledge of the property and its surroundings and raise serious questions about the entire proposed development.

Thank you for considering the existing residents rights and recognizing the direct and detrimental impact the proposed plan has on the properties that abut the southeastern border of the Mater Dolorosa grounds.

Sincerely,

Jessica Shore Sarber

UTILITIES CONVERGING AT [REDACTED]



Proposed Dry Utilities (The Meadows Specific Plan Figure 4-8)



Existing and Proposed Water System (The Meadows Specific Plan Figure 4-7)



Existing and Proposed Wastewater System (The Meadows Specific Plan Figure 4-8)



Storm Water Drainage (The Meadows Specific Plan Figure 4-8)



SECTION F
SECTION G



Inaccuracies:

- Height of house (house is single level)
- Height of average person is overstated
 - Height of wall (s/b 6 ft)
- Width of space between wall and house (s/b 12 ft)
 - Cinderblock wall is referred to as a fence
- Parkland / dirt on the Mater Dolorosa property is level to the top of wall
- No reference to underground utilities as proposed in the Specific Plan
 - Parking lot is proposed where children are playing.

Actual photo of



- The cinder block wall on the right is 6 ft height and borders the Mater Dolorosa property.
- Driveway is 12 feet wide between house wall and cinder block wall.
- Roof eaves is 10 feet from the top edge of the wall
- Height of average person is 6 inches less than the cinder block wall



SECTION G
SEE ORIENTATION ON
NEXT PAGE, CA 1508A



Inaccuracies:

- Height of house (house is single level)
- Height of average person is understated
 - Height of wall (s/b 3 to 4 ft)
- Cinderblock wall is referred to as a fence
 - County road is behind the wall
- Road leading to Carter is located where the children are playing.
 - Trees cannot be planted at this location.
- The width of a berm is impossible at this location.

Clare Lin

From: Laura Aguilar
Sent: Wednesday, July 6, 2022 12:56 PM
To: 'Barbara Vellturo'
Cc: Vincent Gonzalez; Clare Lin; Jose Reynoso
Subject: FW: Promises made but not kept

Mrs. Vellturo;

The meeting is tomorrow. We will include your comments in public record.

Laura Aguilar
Administrative Services Manager
City Clerk – Custodian of Records
City of Sierra Madre
626.355.7135
LAguilar@CityofSierraMadre.com
www.CityofSierraMadre.com

Stay Connected -



From: Barbara Vellturo [mailto: [REDACTED]]
Sent: Wednesday, July 6, 2022 9:20 AM
To: Public Comment <publiccomment@cityofsierramadre.com>
Subject: Fwd: Promises made but not kept

CAUTION: This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments.

Please add this to the Public Comments for tonight's Planning Commission meeting.

----- Forwarded message -----

From: Barbara Vellturo <barbaravellturo@gmail.com>
Date: Tue, Jul 5, 2022, 2:22 PM
Subject: Promises made but not kept
To: Peggy Dallas [REDACTED], Tom Denison [REDACTED], John Hutt

[REDACTED], Bob Spears [REDACTED], Bill Pevsner [REDACTED],
rarizmendi@cityofsierramadre.com <rarizmendi@cityofsierramadre.com>, ggoss@cityofsierramadre.com
<ggoss@cityofsierramadre.com>, <egarcia@cityofsierramadre.com>, Robert Parkhurst
<rparkhurst@cityofsierramadre.com>, Kelly Kriebs <kkriebs@cityofsierramadre.com>

To the Sierra Madre Planning Commision

Re: Promises made but not kept

Your (as always) meticulous review of the "Meadows" land uses as set forth in their Specific Plan has exposed many disturbing aspects of that proposed project:

The Specific Plan overrides all of our City's General Plan policies, zoning ordinances and design standards. If passed, the only oversight our City would have over the huge project is to ensure they adhere to their own rules as specified in their Specific Plan.

Unlike our ordinances, which limit house sizes according to the size of the lot they are on, their Specific Plan allows ALL size houses on every lot, even the smallest one. As you have stated, their Specific Plan allows houses 2,000 and 3,000 square feet larger than is allowed for other single family homes in Sierra Madre on similar lots. And their house sizes don't include garages, as our numbers do in establishing lot coverages.

The Meadows homes are larger than Carter One properties and all on smaller lots than Carter One parcels. Unlike Carter One properties, however, you will have NO discretion (If the City Council approves the Specific Plan) to ensure that the project conforms to OUR standards. ONLY their standards in their Specific Plan will apply.

We don't think that our City Council could have been aware of the true nature of this project when they signed the MOU. The Monastery, when describing the potential project to the Citizens, showed in their FAQs (still online) that they knew exactly what an appropriate project for Sierra Madre should be. The details of the overly impactful project was only known when the DEIR and Specific Plan were released, in August of 2021.

In posted answers to FAQs on their website, early in the project, the monastery "pledged" that under our zoning and building codes house sizes AND lot coverage would be similar to established Sierra Madre neighborhoods. They said it was likely that all single story houses would be built on the west side *"to be sensitive to our immediate neighbors."*

They have still not shown how many houses will be single story or where they will be located and our zoning and building codes as to house sizes and lot coverage have been ignored..

The Planning Commission's analysis to date has shown that none of those "pledges" are what is reflected in the Specific Plan.

PROMISES MADE

From the time the MOU was signed with the City in April of 2020, until the joint City/New Urban West presentation in August 2020, when the EIR was already underway, the Citizens had no idea what the Meadows project would look like.

During that time, the Monastery posted FAQs on their website that remain to the present day, reassuring the Citizens that the project would NOT be oversized and impactful and would conform to the City's zoning and building codes. Their "pledges" as to what the project would be, reassured residents that the Monastery was well aware what type of residential project was appropriate for Sierra Madre and would build a development in accordance with their promises.

Their FAQs also said that they intended to be involved in the project design, so they certainly are well aware, now, of the fact that the project is not even close to what they pledged.

<https://materdolorosa.org/mater-dolorosa-project/frequently-asked-questions/>

RESIDENTIAL NEIGHBORHOOD PLANS

“How will the design of the neighborhood protect neighbors?”

We will work with the selected homebuilder to see that lots will be similarly sized to those adjacent to our property, and will be consistent with the City's low density zoning rules. New homes abutting existing homes along the southern and western edge of the site will very likely be single-story to be sensitive to our immediate neighbors. Storm water regulations require that runoff be captured and held so it can seep into the ground; this is normally done in natural open space buffers that will also serve to separate the new homes from neighboring homes.”

“Are you building McMansions?”

No. We have pledged that the selected homebuilder will build homes that protect the village character of Sierra Madre – similar architectural styles and homes that don't crowd the lot they're built on. Under the City's zoning and building codes, we expect the lots and building pads to be similar in size to those around the site, and the lot coverage ratios to be similar to those of established Sierra Madre neighborhoods.

Because of our commitments to our neighbors and the need to protect the Mater Dolorosa retreat experience, we will be consulting in the design of the site plan and home designs.”

What do you mean by “protecting the village character and look and feel of Sierra Madre?”

“When our selected homebuilder designs the new neighborhood, the City’s building and zoning codes will help to make the new neighborhood an organic extension of Sierra Madre’s historic development patterns. The mix of lot sizes, home sizes and architectural styles will all be designed so the neighborhood is very much like other Sierra Madre neighborhoods.”

(Although the final design is still within the scope of the Planning Commission to adjust, it is clear from the Developers comments that they would not accept a final project that is even close to what the Monastery promised the Citizens - and the City?)

THEIR "NEED" FOR THIS OVERSIZED PROJECT

The Monastery in Comments, Advertisements, mailers and Flyers has continually said that this particular project is essential to obtain the funds “required by Holy Cross Province to care for our senior priests and brothers and support our ministry work”. Their FAQs show otherwise. In responding to the question :

“How much would it take for the City to purchase the land and set it aside as a park?”

Highly buildable land like this in a very desirable area of Los Angeles is valued at \$1 million to \$2 million an acre, or \$20 to \$40 million for this 20-acre parcel. Additional revenue would be needed for park improvements and ongoing maintenance.”

The acreage of the parcel has since been reduced to 17+ acres so, (at the time of their FAQs) would provide \$17 to \$34 million from the land. (Unless the builder is paying more than market value to be allowed to build "Mcmansions")

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Million for the acreage whether sold to a developer or to private individuals. Without years of extensive grading and construction and the resulting pollution and noise - and with the City ordinances controlling the impacts of the buildings, it would provide much, much more of the "Serenity for their retreats" that they say is a goal.) And certainly would be adequate to meet the Provinces needs.

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Barbara Velturo
Protect Sierra Madre