

**From:** [Joseph Nosrat](#)  
**To:** [Joseph Nosrat](#)  
**Subject:** FW: Letter to Planning Commission ahead of Aug. 4 meeting regarding Specific Plan - Proposed Meadows development  
**Date:** Monday, August 1, 2022 4:11:43 PM  
**Attachments:** [Letter to Planning Commission 8.1.22 re Meadows Specific Plan.pdf](#)  
[image001.png](#)  
[image003.png](#)

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Regards,

**Joseph Nosrat**

Administrative Aide

Planning & Community Preservation

[www.CityofSierraMadre.com](http://www.CityofSierraMadre.com)

(626) 355-7135 | [jnosrat@cityofsierramadre.com](mailto:jnosrat@cityofsierramadre.com)



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**From:** [REDACTED]  
**Sent:** Monday, August 1, 2022 1:22 PM  
**To:** PlanningCommission <[PlanningCommission@cityofsierramadre.com](mailto:PlanningCommission@cityofsierramadre.com)>  
**Cc:** Vincent Gonzalez <[vgonzalez@cityofsierramadre.com](mailto:vgonzalez@cityofsierramadre.com)>; [REDACTED]; Rosemary Garcia <[RGarcia@cityofsierramadre.com](mailto:RGarcia@cityofsierramadre.com)>  
**Subject:** Letter to Planning Commission ahead of Aug. 4 meeting regarding Specific Plan - Proposed Meadows development

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

Good afternoon,

Attached please find a letter to the Planning Commission regarding the proposed Meadows project on the commission's agenda for this Thursday, Aug. 4.

Thank you for ensuring they receive the letter ahead of the meeting and please confirm it will be part of their packet.

This letter should also go to Vincent Gonzalez and Rosemary Garcia, for distribution to the Community Services Commission.

Lastly, please note that Michael Cunningham of Mater Dolorosa and Jonathon Frankel representing New Urban West are also copied.

Many thanks again,

Natalie Shore Peterson


Dear Planning commissioners:


I apologize for giving you another couple of pages, (to go with the thousands you have already had to read) and maybe the staff has already given you this information, but I felt it might be of some help.


At the last meeting Mr. Arrieta gave you a sample of homes around the meadows project. He stated the surrounding homes were much smaller in size, and out of the 50 homes in his study, he stated were within 300 sq. ft from the project, that there were only (5) 2– story homes in the area.


50 homes around a 20 acre parcel seems a little small an area to compare, so I have given you a map showing a little bigger, and in my opinion more accurate look at the surrounding homes.

As you will see from my map:

**13**—homes are, **3200 - 3650** sq ft. Same size as the Meadows Plan 1 & 2. Marked with the 

**5**—Homes are, **3651 - 3999** sq. ft. Same range as the largest plan 3 @3775 sq ft Marked with the 

**11**— Homes are larger than **4000** sq ft. All larger than the meadows plan 3 Marked with the 

**57**—homes in this same area are **2– story** Marked with 

\*\* just a side note:

Mr. Arrieta’s house is one of the 2– story houses on the west property line @3400 sq ft

( *sorry that might not have been appropriate* )

Thank you for all the time and effort you have had to endure (and will still have to endure) through this process. We are confident in your ability and the City Council, to negotiate this project to make it the most beneficial to the city as a whole.

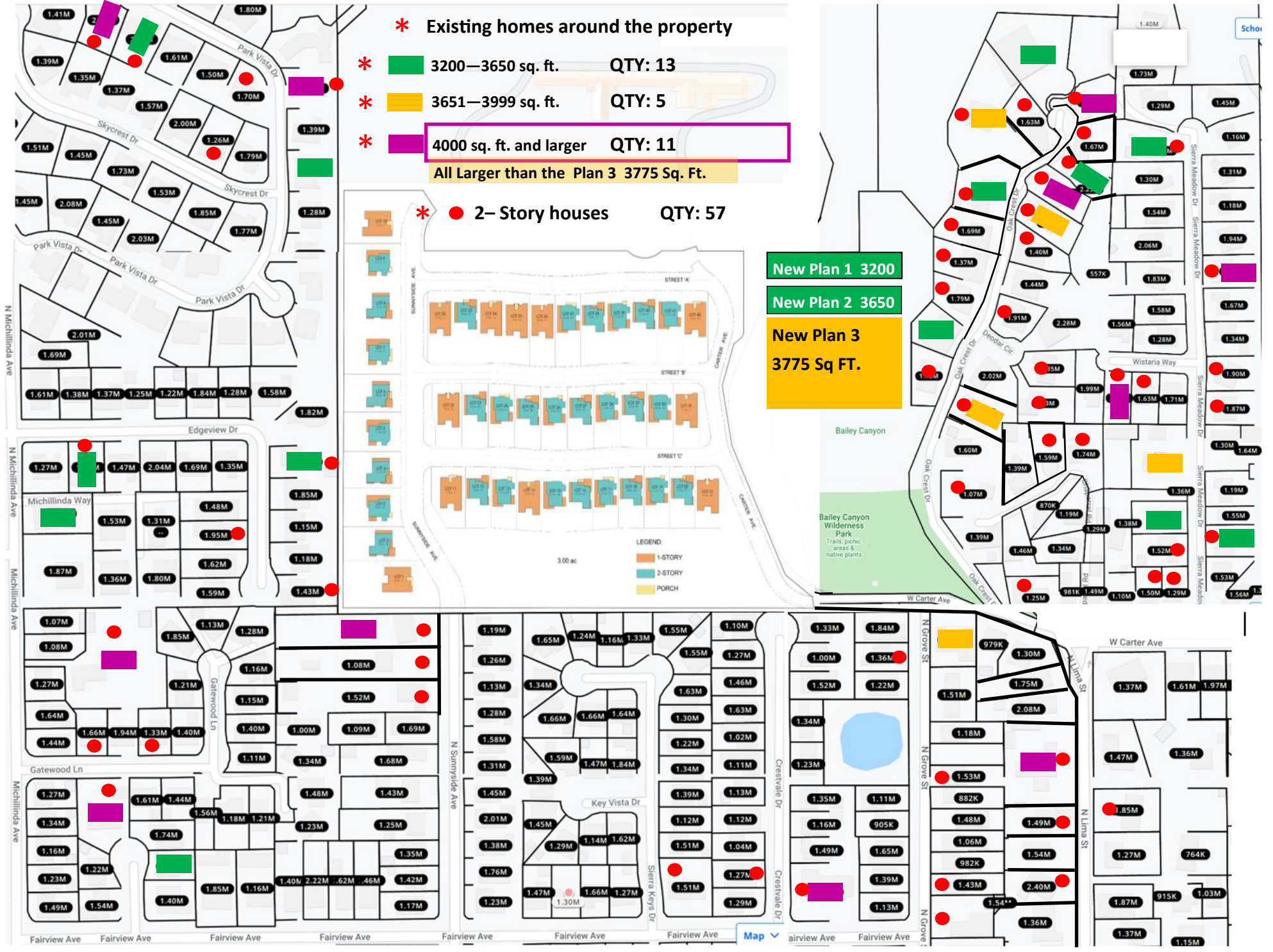
Sincerely,

*Jim Walsworth*

Jim Walsworth



*Just to be transparent My wife and I are part of Neighbors for Fairness*



\* Existing homes around the property

\* 3200—3650 sq. ft. QTY: 13

\* 3651—3999 sq. ft. QTY: 5

\* 4000 sq. ft. and larger QTY: 11

All Larger than the Plan 3 3775 Sq. Ft.

\* 2- Story houses QTY: 57

New Plan 1 3200  
 New Plan 2 3650  
 New Plan 3  
 3775 Sq FT.

LEGEND

1-STORY

2-STORY

PORCH

3.00 ac

School

Map

airview Ave

Fairview Ave

1.15M

August 1, 2022

Commissioner Peggy Dallas  
Commissioner Tom Denison  
Commissioner John C. Hutt  
Commissioner William Pevsner  
Commissioner Bob Spears  
Sierra Madre Planning Commission

Re: [REDACTED], and New Urban West/Meadows at Bailey Canyon Monastery  
Development Impacts

Honorable Planning Commissioners:

We are the daughters of Queenie Shore, the resident and owner of [REDACTED], which directly abuts the southeast border of the proposed Meadows at Bailey Canyon at 700 N. Sunnyside Ave.

This letter is our response to *The Meadows at Bailey Canyon Specific Plan Final Draft August 2022*. We urge the Planning Commission to make the following changes to this latest draft of this document prior to any vote on the project:

- 1) **Replace all use of “will include” and “shall include” with “may include” in reference to the amenities listed for the proposed park space throughout the Specific Plan.** The use of “will” and “shall” constitutes a precommitment that is in direct conflict with the public park design review process of the City’s Community Services Commission and hampers future collaborative decision-making. Given the proposed park’s proximity to our mother’s property, we oppose certain elements, namely the parking lot and bathrooms. These are not needed. If incorporated, they can easily be sited elsewhere in the project, including accessible parallel or diagonal parking along Carter Avenue and bathrooms farther away from existing homes. “May include” was the original language and should be restored.
- 2) **Correct inequities in buffer zones:** The Specific Plan identifies a rear yard setback of an additional 35 feet between Meadows homes and those on the development western border. The Plan only allots 18 feet between the development and homes on the southern boundary. The Plan discriminates against residents along the southern boundary. Given the proposed park space, the buffer zone should extend at least 35 feet, if not more. (See Appendix 3C, Section G, p. 129.)
- 3) **Require a civil engineering study of grounds and the retaining wall bordering homes along the southern boundary of the proposed development prior to any construction:** During construction, the project calls for major work involving laying stormwater, water retention and wastewater drainage infrastructure, including 24-inch concrete pipes alongside the retaining wall protecting our family’s property. If/when the project is built, Crestvale Drive has been identified as a main outlet for stormwater – below and above ground – and it will bear the brunt of the wastewater outflow of 42 additional homes. (See Figures 4.6a p. 59, 4.7 p. 63, and 4.8 p. 64.)
- 4) **Protection of existing residents’ privacy and views:** Section 2.3 lists six guiding principles, four of which refer to the minimizing impacts and protecting adjacent private properties. Additionally, under Section 3.8.2, the Specific Plan states “Any matter or issue not specifically and directly covered by this Specific Plan shall be subject to the nonconflicting regulations and procedures of the SMMC, including Chapter 17.20 R-1 One-Family Residential Zone, of the SMMC. If a conflict rises between the Specific Plan and the City’s Zoning Code, the provisions of this Specific Plan shall control.” This language locks in protections of neighbors’ existing views, under Section 17.20.010 and Section 17.60.041 of the Sierra Madre Municipal Code. There is no conflict because the Specific Plan only concerns itself with the views of the Meadows residents and Retreat Center.

- 5) **Document additional insured:** The developer has represented to our family that our mother and 501 Crestvale Drive will be named as additional insured on construction insurance documents. We have nothing to show that this has been done. We ask that the Planning Commission condition any approvals on the developer following through with the appropriate documentation.
- 6) **Note the paucity of community engagement:** For the record, Section 1.7 of Specific Plan consists of three short paragraphs referencing 28 comment cards, including some as far back as two years ago. It and Appendix 1B reflect the developer's lack of outreach despite multiple instructions from the Planning Commission to work closely with the community, including those directly affected, and repeated representations by the developer to do so. Furthermore, the Specific Plan completely omits the hundreds of concerns and objections in the public record, especially within the last year.

Again, the problems identified in items #1, 2, 3 and 5 can and should be addressed and corrections can and should be made prior to any vote on Resolutions 22-10 and 22-11 (EIR, Mitigation Measures, General Plan and Land Use Amendment, Zoning Map Amendment, Specific Plan, Lot Line Adjustment, and Development Agreement).

Thank you for considering the existing residents' rights and recognizing the direct and detrimental impacts the proposed development has on the properties along the southeastern border of the Mater Dolorosa grounds.

Sincerely,

*Natalie Shore Peterson*

Natalie Shore Peterson for myself, Sally Shore, Jessica Sarber and Queenie Shore, owner and resident of [REDACTED]

cc: VIA EMAIL

Michael Cunningham for Mater Dolorosa  
Jonathon Frankel for New Urban West  
Sierra Madre Community Services Commission  
Vincent Gonzalez, Planning and Community Preservation Director

cc: VIA US MAIL  
[REDACTED]

## Clare Lin

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**From:** [REDACTED]  
**Sent:** Monday, August 1, 2022 1:43 PM  
**To:** Aleks Giragosian  
**Cc:** Vincent Gonzalez; Clare Lin  
**Subject:** Re: View Shed Ordinance

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

Good afternoon Mr. Giragosian,

Attached please find a letter I just send to the Planning Commission ahead of their Aug. 4 meeting. Item 4 addresses the residents' views and privacy based on your feedback below and also additional review of the Sierra Madre Municipal Code. Mr. Gonzalez and Ms. Lin are copied as before. Note: Mr. Gonzalez was also copied on today's earlier email to the Planning Commission.

Thank you,

Natalie Shore Peterson

-----Original Message-----

**From:** [REDACTED]  
**Cc:** vgonzalez@cityofsierramadre.com <vgonzalez@cityofsierramadre.com>; clin@cityofsierramadre.com <clin@cityofsierramadre.com>  
**Sent:** Tue, Jul 12, 2022 9:31 am  
**Subject:** Re: View Shed Ordinance

Good morning Mr. Giragosian,

Thank you for your follow-up. However, it's my understanding there are other sections of the Sierra Madre Municipal Code concerning the protection and preservation of residential views. I will double-check what I found on this end and follow up on this email thread by the week's end.

Many thanks again,

Natalie Shore Peterson

-----Original Message-----

**From:** Aleks R. Giragosian <agiragosian@chwlaw.us>  
**Cc:** vgonzalez@cityofsierramadre.com <vgonzalez@cityofsierramadre.com>; Clare Lin <clin@cityofsierramadre.com>  
**Sent:** Mon, Jul 11, 2022 10:22 am  
**Subject:** View Shed Ordinance

Hi Ms. Shore Peterson,

After the Planning Commission meeting last week, you asked me whether the Specific Plan will take into consideration the City's "view shed ordinance." I did a little research and spoke to Planning staff, and I can confirm there is no "view shed ordinance" in Sierra Madre.

The R-1, Hillside Management Zone, and Institutional Zones all encourage the preservation of views, as does our design review permit findings. However, there is no standalone statute protecting views.

The Meadows Specific Plan is drafted with the intention to protect views (Sections 1.4 & 5.6.1), but it does not incorporate any of the provisions from the zoning districts cited above.

I hope that answers your question. Please direct all future questions regarding the Specific Plan to planning staff as they can more readily assist you.

**Aleks R. Giragosian**

*Senior Counsel*

**Colantuono, Highsmith & Whatley, PC**

790 E. Colorado Blvd., Suite 850 | Pasadena, CA 91101-2109

Direct 213-542-5734 | Main 213-542-5700 | Fax 213-542-5710

[agiragosian@chwlaw.us](mailto:agiragosian@chwlaw.us) | [www.chwlaw.us](http://www.chwlaw.us) | Blog: [www.californiapubliclawreport.com](http://www.californiapubliclawreport.com)

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August 1, 2022

Commissioner Peggy Dallas  
Commissioner Tom Denison  
Commissioner John C. Hutt  
Commissioner William Pevsner  
Commissioner Bob Spears  
Sierra Madre Planning Commission

Re: 501 Crestvale Drive, Sierra Madre, CA, 91024, and New Urban West/Meadows at Bailey Canyon Monastery Development Impacts

Honorable Planning Commissioners:

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Sincerely,

*Natalie Shore Peterson*

Natalie Shore Peterson for myself, Sally Shore, Jessica Sarber and Queenie Shore, owner and resident of 501 Crestvale Drive

cc: VIA EMAIL

Michael Cunningham for Mater Dolorosa  
Jonathon Frankel for New Urban West  
Sierra Madre Community Services Commission  
Vincent Gonzalez, Planning and Community Preservation Director

cc: VIA US MAIL



**From:** [Joseph Nosrat](#)  
**To:** [Joseph Nosrat](#)  
**Subject:** FW: The Meadows project  
**Date:** Monday, August 1, 2022 10:21:43 AM  
**Attachments:** [Letter to comission.pdf](#)  
[Map to commisioners.pdf](#)  
[image001.png](#)  
[image003.png](#)

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Regards,

**Joseph Nosrat**

Administrative Aide

Planning & Community Preservation

[www.CityofSierraMadre.com](http://www.CityofSierraMadre.com)

(626) 355-7135 | [jnosrat@cityofsierramadre.com](mailto:jnosrat@cityofsierramadre.com)



---

**From:** Laura Aguilar

**Sent:** Monday, August 1, 2022 9:40 AM

**To:** Joseph Nosrat <[jnosrat@cityofsierramadre.com](mailto:jnosrat@cityofsierramadre.com)>

**Cc:** Clare Lin <[clin@cityofsierramadre.com](mailto:clin@cityofsierramadre.com)>; Vincent Gonzalez <[vgonzalez@cityofsierramadre.com](mailto:vgonzalez@cityofsierramadre.com)>

**Subject:** FW: The Meadows project

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**From:** Jim Walsworth [REDACTED]

**Sent:** Friday, July 29, 2022 3:09 PM

**To:** PlanningCommission <[PlanningCommission@cityofsierramadre.com](mailto:PlanningCommission@cityofsierramadre.com)>

**Subject:** The Meadows project

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

Please forward a copy to each planning commissioner

Thank you

Jim Walsworth  
[REDACTED]  
[REDACTED]  
[REDACTED]