



City of Sierra Madre

Office of the City Clerk

232 W. Sierra Madre Blvd.,

Sierra Madre, CA

(626) 355-7135

THE BROWN ACT PROVIDES THE PUBLIC WITH
AN OPPORTUNITY TO MAKE PUBLIC COMMENTS
AT ANY PUBLIC MEETING.

THE FOLLOWING ARE COMMENTS RECEIVED
FOR THIS MEETING

January 17, 2022

City of Sierra Madre
Planning and Community Preservation Department

cc: Robert and Sue Spears

RE: Proposed Project at 470 E. Montecito Ave.

To the Planning Department and Robert and Sue Spears,

We are the owners of the property directly south of the above-referenced proposed project, at [REDACTED] [REDACTED] [REDACTED]. In the staff report, there are references to impacts on the neighbors and their privacy, stating "the privacy of the neighbors will be protected as the proposed project is sited entirely behind the primary structure," "impacts on privacy between adjacent neighbors is not significant," "construction will occur at the rear of the property." We are the adjacent neighbors at the rear of the property, and the staff report completely ignores the fact that we will be hugely impacted by the project.

That being said, we have no major issues with the proposed project aside from primary concerns for our existing mature trees at the rear of our property and adjacent to the property line. The report claims "no trees...will be impacted by the proposed project." We wonder how anyone can make that statement if they have visited the site? We have two mature and prominent trees in our planter (adjacent to the proposed building site)— one very large Podocarpus tree and one very productive lemon tree. The ADU will be mere feet from the Podocarpus, while the spa will be almost identically close to the lemon tree. We understand the only protected trees in the city are oak and sycamore, but our concern is the root system, which most certainly reaches under the common fence which divides our properties. Given the size and age of the Podocarpus, this seems to carry a potential to its health and the safety of the nearby buildings.

California State ruling *Booska v. Patel* states that "property owners have a duty to act reasonably to avoid foreseeable harm to their neighbors' property." As such, we respectfully request that an arborist be consulted to evaluate the project and its potential impact on our trees. Additionally during excavation of the water features, foundation and footings, we would request that if any large roots are uncovered, that expert be engaged to recommend a work around solution. Our request is made to ensure that neither tree—but especially the Podocarpus—is compromised as a result of this project.

We also want to ensure any future drainage does not overflow into our lower property after the new construction and grading. Seeing no drainage plan submitted, we would like to assure that this is properly addressed.

The Spears have always been excellent neighbors and we respect their right to develop their property. While we are not thrilled with the ADU and its proximity to our property line, we understand that SB-9 ensured such structures state-wide and it cannot be denied. We believe that if everyone involved works together cooperatively and respectfully that this can be a successful project.

Sincerely,


Bill and Lynn Kolberg

From: [REDACTED]
To: [Public Comment](#)
Subject: Comment for Tentative Parcel Map 22-02 at 182 South Baldwin
Date: Wednesday, January 18, 2023 4:14:04 PM

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

Hello,

As the homeowner of [REDACTED], I am writing to express my deep disappointment and sadness over the proposed development that will take away the privacy and beautiful mountain view that my family and I have cherished for the past 13 years in our dream home. We purchased this home with the intention of creating a sanctuary for my wife, children, and I, a place where we make memories, where we relax, and where we feel safe. The thought of losing this special place is heart-wrenching. I moved here from a city that increased density and it did not take long for the neighborhood to become overcrowded, unkempt, dirty, and resulted in a lost sense of neighborhood community.

Our backyard is not just a physical space, it is where we have created a life and a sense of belonging. We bought this home due to the lot size and zoning for single family homes, as well as the location in the city of Sierra Madre, which has always been supportive of the natural environment. We love nature and the view of the mountains from our backyard is a source of inspiration and tranquility.

The proposed development, however, will result in the loss of privacy and the view of the mountains from my backyard. The new development will connect my backyard to a driveway and the front of two two-story houses, which will increase car traffic, noise, and the loss of privacy. It will also make it uncomfortable for my kids and I to be in our backyard, as people will be looking directly into our space and cars will be going in and out.

Given the above, I would like to request that the property be **returned to single family residential zoning**. This is consistent with the surrounding properties on the block and would be more in line with the expectations surrounding neighbors had when they purchased their properties.

If this is not possible, I would like to request that the development be **reduced in size**, altered to have a maximum of two units, developed as single-story single-family homes with open green space.

If these options are not feasible, I would like to request that my backyard is **connected to the backyards** of the proposed development instead of the driveway. In all cases, **privacy needs to heavily be incorporated** into the design with **noise regulations** put in place. Lastly, the units should be **owner-occupied**.

I understand that this does not directly impact others in the city, but this is the beginning of a trend that will make the city overcrowded and will increase the strain on resources. Additionally, the increase in car traffic that already makes it difficult to turn onto Baldwin from my street and will increase the use of street parking.

I ask you to please understand the emotional investment my family has in our home and

backyard. It is more than just a physical structure; it is where we have created a life and a sense of belonging. I also ask you to consider the impact this development will have on not just our family, but on the entire community and the future of the city.

Thank you for your consideration of my concerns.

Sincerely,

Paul