



# **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**

**Joseph Nosrat**

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**Subject:** FW: Design Review Permit 22-03

**From:** Janet Owens [mailto: [REDACTED]]  
**Sent:** Saturday, September 2, 2023 12:01 PM  
**To:** Public Comment <publiccomment@cityofsierramadre.com>  
**Subject:** Design Review Permit 22-03

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

I am writing in response to a postcard that I received regarding the property at 174 S. Lima St. I have no problem with the developer demolishing the current home and rebuilding another. What I object to is the prospect of a two story structure. It would not be in keeping with the soul of the neighborhood. The new structure can probably double the living space, but in a single story.

If we, as Sierra Madre residents, allow this to be built, it will set a bad precedent. We do not want to be known as South Arcadia is now. I am not interested in looking from my front porch at [REDACTED] to some monstrosity across the street. In the past, Sierra Madre has failed in a couple of neighborhoods and we need to stop this before it gets too far along in the demo and building process. The City tends to let folks do what they want, regardless of codes and ask permission later, once it is too late to tear the structure down. (ex. Highland Ave)

Please work with the residents and Elite Design for a more acceptable alternative. Thank you.

Sincerely,  
Janet Owens  
Owner since 1956 of [REDACTED]

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Planning Commission Public Hearing  
September 7, 2023

Re: 174 S Lima, Sierra Madre  
Demolition of Existing House to Build Two-Story House

My name is Karma Bell, I live at \_\_\_\_\_ immediately south of the proposed property in question. My husband and I have been owners since 1988.

Before anything else, I would ask that the planning department include an on-line link of a public hearing with their "Notice of Planning Commission Public Hearing" so the public has an opportunity to review the proposed project prior to the actual hearing without going to City Hall.

Living immediately south of the proposed project, I have issues with the project as proposed in the agenda packet (again, the surrounding properties should have been provided the link from the City prior to the hearing).

My immediate neighbors to the south (194 S Lima) and neighbors to the east (303 Manzanita, with whom we share yards) each added to their properties without resorting to two stories. They kept their expansions consistent with the immediate neighborhood.

I contend that a 2-story house at 174 S Lima is not consistent with my immediate neighborhood.

I have attached a photo of how high a second story would loom over our back yard, should you approve this project. The balloon indicates how high the second story would dominate over our outdoor activities. The photo was taken from the highest point in my back yard. A measured 24 feet, from the surface of my driveway to the base of the three balloons, with a light wind blowing, the three orange balloons show the significant impact the proposed 24 foot high, 2 story house would be to my privacy.

Please do not approve this project as designed. Their property rights end where the enjoyment of my property rights begin.

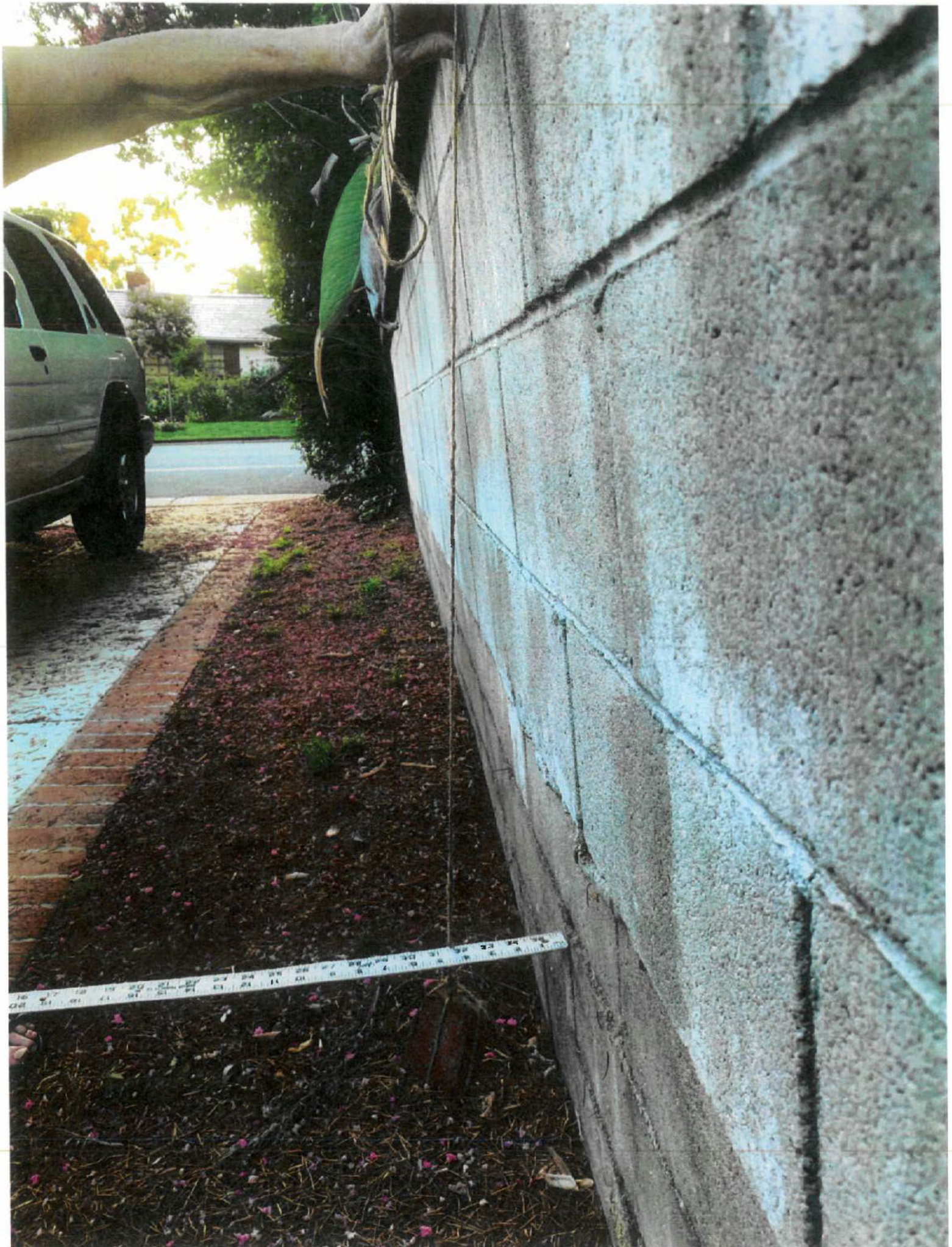
Just to get it on the record, I have attached a second photo of the concrete block wall between our two driveways, owned by 174 S Lima. It is of a plumb line that shows the wall leans into our property by about 4 ½ inches, or mathematically, a 7 1/8-inch lean angle into our property. This leaning wall should be addressed at whatever time the owner sees fit.

Thank you,

Karma Bell

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**Joseph Nosrat**

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**Subject:** FW: 174 S. Lima St

**From:** Janet Owens [mailto: [REDACTED]]  
**Sent:** Thursday, September 7, 2023 1:51 PM  
**To:** Public Comment <publiccomment@cityofsierramadre.com>  
**Subject:** 174 S. Lima St

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

I own the home directly across the street from 174 S. Lima, [REDACTED]. I was surprised that the owner and developer did not approach the neighbors prior to this step. Traditionally they would invite the neighbors and interested parties to a meeting to get their input, suggestions and concerns. I am opposed to anyone building a two story home there. It will not be in keeping with the look of the neighborhood. It is certainly possible to build a massive home on that lot and not have to resort to a two story structure.

As an example of a large one story home, one can look at 1145 Sano Ct in Arcadia. The home has four bedrooms and five baths in 4,650 square feet, with a two car garage. Zillow estimates this home's value at more than three million. It sold in 2017 for two million, six hundred eighty thousand. It was built in 2016 on a 12000 sq ft lot. The lot is 1,000 sq ft larger than 174 S. Lima, but the home is also 1,000 sq ft larger than the proposed home. The lot at 174 S Lima can easily be built as a one story and still accommodate a large home.

Please consider those of us who will live here beyond when the owner and developer will have sold and moved on. This is an obvious spec home and the neighbors concerns should be taken into account.

Thank you,  
Janet Owens  
[REDACTED]

## Joseph Nosrat

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**Subject:** FW: 595 Auburn

**From:** Suzanna [mailto: ]  
**Sent:** Thursday, September 7, 2023 2:53 PM  
**To:** Public Comment <publiccomment@cityofsierramadre.com>  
**Cc:** Conor♥☐ Guzmán  
**Subject:** 595 Auburn

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

Dear Planning Commission:

The Guzman family here. We share the property line with 595 Auburn (we are ) and I have a few questions.

First congratulations to our neighbors, the Ribolis on the start of this project.

I am unable to attend the meeting tonite but I did have some concerns for the Public Comments.

My questions are pretty straightforward regarding what the impact on our property will be.

1. I have seen the plans online and at city hall but could not determine the increase in the new building height of the project. Will my mountain view be affected.
2. Erosion and impact on the hillside. Do you have a geological survey that will show we will have minimum impact?
3. Length of project. What is the est. start date and a rough idea of completion? We work from home and as a radio and voice over artist, even the most noise buffered booth will pick up some bleed.
4. Days of the weekend time of day the workers will be there? The 595 property looks over mine. We in the neighborhood have noticed an increase in crime when there are workers from out of neighborhood here. Knowing when they will be here and where they intend to park...hopefully on the property itself?
5. Our shared property line: It appears from the plans that there will be a hardscape wall between our properties where there is currently a wooden slat fence that we recently repaired at quite a bit of expense. As you know there is a rodent problem with the ivy where rodents thrive. Vector Control says that two fences abutting each make for a rodent hotel in the inches between fences. Let's chat about that. Perhaps your workers can give us an idea on how to meld the existing concrete retaining wall and also save the wood that we have just invested in?
6. There is a electrical pole that needs SCE access as it connects several of the auburn houses but it is smack in the middle of your property. Tenants have been great about providing access but perhaps there is a better solution to the electrical?
7. Will your sewer impact ours?
8. What about existing greenery? I have seen the flora plan and it looks lovely. If the new greenery can block the view of your house, which will block OUR back yard from yours, that would be wonderful!!!

Thank you for listening to our concerns. I have another question regarding the private road and the proposed 'gate' but let me save that and get these comments in before three!

Sincerely yours,

Suzanna Guzmán  
The Guzmán Family



**Suzanna Guzmán**



**Los Angeles Opera 2023-24 Legacy Ambassador**

2019 & 2022 Emmy Award Winner

2006 Grammy Nominee with Southwest Chamber Music

*"It does not do to dwell in dreams and forget to live"*

*- Albus Dumbledore*