



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 WRITTEN COMMENTS WERE RECEIVED IN ADVANCE OF THIS MEETING AND WILL BE POSTED ONTO THE CITY'S WEBSITE FOR PUBLIC ACCESS AND TRANSPARENCY.

THE COMMENTS ATTACHED ARE SUBMITTED BY MEMBERS OF THE PUBLIC. THE CITY DOES NOT CONFIRM THE VERACITY OF THE STATEMENTS PROVIDED BY MEMBERS OF THE PUBLIC.

Date: September 26, 2022

City Hall Meeting: September 27, 2022

Issue: 1 parking spot in front of Best Buy drugs 29 N. Baldwin Ave. Sierra Madre

Dear City Council of Sierra Madre,

I am writing this letter because I am not available to speak at the meeting September 27th on the issue pertaining to parking in downtown Sierra Madre. I want to share facts about removal of ***parking spots accessible to my customers at 29 N. Baldwin Ave. Best Buy Drugs and make a request to honor prior agreement.***

During the pandemic of 2020 public parking spots next to the pharmacy were utilized to provide outdoor seating for the restaurant next to my pharmacy.

In May 2022, **Chris Cimino** and the restaurant owner approached me to discuss construction of a permanent seating platform and permanent removal of public parking spaces.

I explained that my customers need physical access to the pharmacy entrance and permanently removing parking spaces is a great loss to public access.

During the meeting the restaurant owner explained his desire to expand and utilize not only parking in front of his business but additional spaces in front of mine. I strongly disagreed with this request and stated we need all space directly in front of the pharmacy so it is both **visible and accessible**. I suggested that if he wanted to expand, that he ask the owner on the other side of his business at 35 N. Baldwin Ave which appears to have limited if any need for customer access from the street. His response was *"I don't want to ask him"*.

Mr. Cimino seemed to understand the community's needs and said he would contact me prior to any construction. **To this date Mr. Cimino has not contacted me.**

The week of June 27th construction vehicles were parked in front of my store, cement postings were being put into place to pour cement to remove parking spots on Baldwin Ave. including all but 1 narrow spot in front of the pharmacy.

I tried to contact Mr. Cimino, but he was unavailable as he was on a scheduled vacation. Laura Aguilar tried to assist us by putting us in touch with the construction manager. Unfortunately he was not aware of specifics and no one could find any information to address the prior agreement and according to him he was following orders as he understood from the Restaurant owner and Mr. Cimino. I contacted several other community employees and finally the City Manager **Jose Reynoso** proposed that the construction line be moved a couple of feet so 1 parking spot was left with a little room to open/close vehicle doors and that the 1 parking spot would be designated **20 minute pharmacy parking only**.

I agreed to this compromise and construction was completed within 48 hrs. However the **parking sign was never installed.**

I am writing to the council to consider the fact that this **pharmacy has been visible and accessible to Sierra Madre residents since 1910**. It is the only pharmacy in Sierra Madre and considered to be an essential service to our community.

As both a business owner and resident of Sierra Madre I am fully aware parking has been challenging for the community and the loss of public spots has only made this more difficult.

This restaurant platform removes parking access 24/7. I am requesting for the sake of my customers who are often, ill, elderly, limited mobility and/or bringing sick children into the store to follow through with solution Mr. Renoso agreed to designate the one spot left Monday-Friday 9am-5pm and Saturday 9am-1pm for Pharmacy customers only.

I was made 2 verbal agreements both by Chris Cimino and Jose Renoso which as of today have been honored.

Thank you for your consideration of this important matter.

Sincerely,

Paul Mansour
Best Buy Drugs

Amber Tardif

From: Ted Andrews [REDACTED]
Sent: Tuesday, September 27, 2022 2:17 PM
To: Public Comment
Subject: Homeless Camp on Mt Wilson Trail

Follow Up Flag: Follow up
Flag Status: Flagged

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

I'd like to express my concern regarding the homeless camp on the Mt Wilson trail.

Although I understand that it is tragic that there are people without a home it is incredibly dangerous to allow them to set up camp just off the Trail.

These camps tend to catch fire either through careless smoking or when the homeless burn their refuse.

A fire on a breezy night could very easily trap people in the canyon and if it occurred during the Santa Ana winds it is likely it would jump Carter Rd.

It is hard to over state the danger that a camp on this trail creates.

Cal Fire did an awesome job during the Bobcat fire so we should do our part to keep the Foothill Communities safe.

Thank You

Ted Andrews
[REDACTED]

Amber Tardif

From: Susan Neuhausen [REDACTED]
Sent: Tuesday, September 27, 2022 3:48 PM
To: Public Comment; Laura Aguilar; Aleks Giragosian; Rachele Arizmendi; Edward Garcia; Gene Goss; Kelly Kriebs; Robert Parkhurst
Subject: Public comment for City Council meeting on September 27, 2022

Follow Up Flag: Follow up
Flag Status: Flagged

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

Date: September 27, 2022 Public Comments

From: Susan Neuhausen, 491 Grove St

For: Public record and comment

To: Mayor Goss, Council Members, and City Staff.

I have a complaint. For your argument against measure HR, we filed a writ because the argument was factually incorrect and false. In the judge's decision, he stated: "The statement is not just imprecise, it is false. No matter whether a commercial entity or an individual, no single person could develop the Property's 35 acres into 68 units. Neither SB 9 nor the City's SB 9 Ordinance would permit it. Yet, the statement's plain meaning is that a single developer could build up to 68 units on the Property."

The judge made that ruling on September 8 – almost 3 weeks ago. However, that false statement is STILL on the City website and the corrected version is not to be found. I emailed Ms. Aguilar and Mr. Giragosian about this matter on Friday and it has still not been fixed. It makes me wonder whether the argument that is on the ballot is this same FALSE argument. Is it?

It is unacceptable that the City continues to have false, misleading information on the website. It suggests that the City is purposefully providing false information to its residents.

I want to know when the FALSE statement will be removed and when what is in the ballot will be uploaded.

Good evening

Amber Tardif

From: John Lloyd [REDACTED]
Sent: Tuesday, September 27, 2022 2:59 PM
To: Public Comment
Subject: Ordinance 1642 (Agenda Discussion Item 1)

Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear Mayor Goss and Members of the City Council,

Proposed Ordinance 1642 seeks to amend Chapter 10:24 of the municipal code to eliminate the limits on angled parking currently listed in the code (10.32.040 "Angle Parking on Certain Streets"). This would allow the installation of angled parking on portions of Baldwin Avenue and Sierra Madre Blvd currently prohibited, creating a hazard for bicyclists and other road users, especially in such cases where the angled parking forces cyclists into the travel lane. Angled parking makes city streets less safe for vulnerable road users and creates hazardous conflict zones that may result in collisions between drivers and bicyclists.

I ask that the city council not amend this section of the municipal code until the city has had an opportunity to engage in an active transportation plan that prioritizes the safety of all road users.

Sincerely,
John Lloyd
E. Laurel Ave.

Amber Tardif

From: Cathy Lavin [REDACTED]
Sent: Tuesday, September 27, 2022 5:33 PM
To: Public Comment
Subject: YMCA Contract Renewal

Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear City Council,

As a long term resident, I have witnessed many changes in policy, city roles and responsibilities and quality of life for residents from the recreation center to the library, public safety including fire, police and ambulance to small business support and challenges to raise income to meet the growing financial demands.

Often times, the answer lies in raising taxes- as mentioned when the community wanted to build new library or reducing services such as closing the library. Our former city manager stated no funds were available for a new facility and the library committee was forced to work on putting a parcel tax on the ballot for funding a new building. Low and behold, 3 years later, the city has the financial resolve to purchase a 4 million dollar building to service its employees, not the residents. And yet the library with a grant is provided a means to upgrade an existing, old moldy building for the residents.

In regards to our city pool, the city manager and the city staff made the recommendation to no longer have a private company manage our town pool two years ago. At this meeting, despite the pleas for over 200 callers, the city decided to end the contract with Waterworks and offer the contract to a non profit organization that continues to lose money and has a history of mismanaging funds, declining membership and closing other gyms. Yet the city and all city council members at that meeting were told " the residents can go elsewhere."

Waterworks ran an exceptional program that supported all sectors of our community with its outreach programs for local schools, including participating in a nationwide STEM Ragata Contest, competitive swim programs for children ages 5-17, senior exercise classes and open swim time for the community both the large and small pool for all in the community to use. It offered exceptional swimming instruction from college trained athletes and its one to one instruction surpasses any other Red Cross method for all children, particularly those with special needs. Multiple residents called the city council meeting to discuss concerns with awarding the contract with the YMCA. But the city council and all its members at that time ignored the residents concerns and awarded the contract to the YMCA.

To pay homage to all our baseball fans, as Yogi Berra said, "It's like déjà vu all over again." ... During our last Community Meeting, the city staff advised the committee it was recommending the YMCA to hold the contract for providing services to our city for the pool. The YMCA did not attend this meeting to speak to the committee regarding its plan for improvement, adding more swim time and addressing concerns brought forth by the committee and the residents. We are to accept the excuse of COVID and the lack of lifeguards for limiting access to all residents. This is unacceptable. Our city had an exceptional swimming program that fit

all residents and we had a small business willing to improve communication, fees, access to continue to do business in our community. But that door slammed shut at that meeting by our elected representatives and with the recent recommendation by the city staff, it continues.

I hope you consider these and many other factors regarding awarding the contract with a non profit such as the YMCA. It does not meet the needs of our community.

I was told I could go elsewhere for swimming and I did. But it wasn't in my backyard with my kids creating memories for them at school or at home. The doors were closed.

Sincerely,

Cathy Lavin



Amber Tardif

From: S Hood [REDACTED]
Sent: Tuesday, September 27, 2022 6:09 PM
To: Rachelle Arizmendi; Edward Garcia; Gene Goss; Kelly Kriebs; Robert Parkhurst; Public Comment
Subject: Public comment Sept 27 2022 regarding Meadows Project and related

Follow Up Flag: Follow up
Flag Status: Flagged

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

September 27, 2022

City Council,

I appreciate the meetings being televised and submit my comments by email.

I have become aware that the Meadows project has effectively been approved long ago. I made some points of concern and opposition at prior meetings and other forums but will write this likely final letter to the city to reiterate a few points, knowing they will be ignored as before.

No doubt you all moved to Sierra Madre because of its charm. The open hillsides, the quirky buildings, the townies, the trails, wisteria vines, and pods, to name a just a few. You love this town so much that you volunteer your precious time to help govern it. Many of us are thankful for that. It is a thankless job so much of the time and perhaps that is where your anger at the citizens comes from. But the thing you love about Sierra Madre is under threat and you all vowed to help protect it. I suppose you may believe you are, yet you have never explained yourselves. As you stand on the precipice of ripping another irreversible wound into Sierra Madre, you should at least explain why you fight the citizens with such vigor.

Here are just a few points:

- The council is passionate about approving this project (no pun intended). However, you have never explained to the citizens why you believe in it so much. So much so that you are jamming it through prior to a citizen vote on Measure HR. A vote on Measure HR is clearly the more democratic process, yet you are blatantly circumventing it. Again, if you believe so strongly that the Meadows project is a best course for Sierra Madre versus allowing for a democratic vote, explain to the people you represent. Most, if not all of you are going against what you said you would do during your campaigns. There are many smart citizens who have studied the same documents as you, yet have come to very different conclusions. Again, explain yourselves.
- This is the densest large development to ever be built in our city and one that will change the city forever. We don't want it and the landowner does not have the right to do it without your approval. Yet you stand ready to approve it.
- Property rights have been brought up many times. However, what about the property rights of the homeowners in Sierra Madre. There is an expectation that new homes will be built in line with the city codes, codes that we have been subjected to ourselves and that have helped retain the nice characteristics of town. You should at least appreciate the irony of all the hard fights against inappropriate development making the city even more valuable to develop.

- Improving the budget of the city is a false argument as the present value of this project is negative to the City of Sierra Madre, according to my estimates. It is true that in the very short term any housing or institutional project will increase revenues to the city. The problem is that after the initial injection of funds, the Meadows project will have a burden of costs on the city (police, fire & safety, utility & water, roads, traffic...) that will continue in perpetuity. There has never been a single page showing the financial figures you are relying upon to make statements that this project would help the town financially. I presume the reason there is no such statement is that it neither exists nor is there any motivation to do one, because it will not look good.
- During the time this project has been in the review process, the California State government approved Senate Bills 9 and 10, among many others. Once these became state laws, the city council should have seriously considered rejecting the rezoning of these projects to residential. As soon as you do this, the city will lose significant zoning control over this property. This alone should have ended the Meadows project consideration, or at the very least, raised serious concerns. This will end up being a lot more than 42 homes unless the citizens of California are able to reverse these laws through more hard fought battles.
- Property values. Despite the silly arguments that these homes will raise property values in Sierra Madre, they will not. The most basic economics class begins with the most simple concept of supply and demand. A greater supply of homes, as with anything else, lowers the prices of homes around it. That is one reason the state government is trying to jam so many housing projects and stop local control of zoning and building standards. They want to lower prices regardless of what homeowners may want. The existing housing stock in Sierra Madre is in the billions. The adopted budget for this year puts property taxes at \$8 million annually, or 55% of the general fund. This calculated based on a percentage of assessed property values. People like to live in Sierra Madre and therefore are willing to pay more to live here. Greater supply, especially ugly, dense, identical boxes are likely to lower prices of all the houses around it. Even a very small drop in our towns overall home prices can lower revenues to the city while lowering our standard of living. The highest housing prices are correlated with the least dense cities in California. This is very basic, yet it has never been considered.
- One of the sickest things is that you collectively speak out against Measure HR using inflammatory marketing phrases rather than making true comparisons. For example, you refer often to the “mansionization” of Sierra Madre insinuating the possibility of 6,500 square foot homes. While a future homeowner could build up to this level under Measure HR, there are no plans to do this. What IS certain is that the Meadows project absolutely ASSURES something worse than your “mansionization” boogey man, the development of 9 houses on every 2 acre plot versus Measure HR which would result in 1 house per 2 acres. Or let’s put it another way, using FAR (floor area ratios) or Lot Coverage Max (Meadows Specific Plan Page 44). Your dear Meadows project will, with certainty, have a maximum FAR of 50% versus a maximum FAR under HR of 7.5%. You are out in the public aggressively arguing that a FAR of 7.5% is worse than 50%. This is a gross misuse of your positions in the city to selectively highlight figures out of context.
- The EIR fell short in so many areas that are left unaddressed. It is a document with the “EIR” printed on the front and to you appears to check the box. I, and many others I heard, brought up questions in the EIR and never heard anything back. The new draft did not reflect my questions. For example, the traffic study did not specify how many of the new trips would involve Fairview Avenue. In fact, this is going to be the main entrance and exit to the project. Never addressed. Another area is the Coastal Oak trees being torn out. In place of these old growth and protected trees will be some other tree of an unknown type that is up to decades younger and in need of far more water. The biomass reduction is never discussed.
- Regarding the issue of fire safety, not addressed in the EIR except to essentially put the burden on the city. The Meadows Project sits in the highest fire severity zone (osfm.fire.ca.gov), the same as the City of Paradise, California, for example. And the map additionally shows it to be the responsibility of the City of Sierra Madre. To ignore this may be the worst violation of your duties of governance. Do you realize the responsibility you are putting on the city? Of course, there is no way to get fire insurance for these houses so that burden will fall eventually fall to the state and therefore the taxpayers. It is one thing for drought and fire severity increases to cause greater risk in existing areas, it is very different to knowingly build in these areas. But not yours or the developer’s problem.

- The water crises. There is one in California. A big one. First of all, the marketing phrase “net-zero water impact” is being misused with the Meadows project. To the busy citizens of Sierra Madre, they may believe that there will be no extra water used with this project. Marketing. In fact, it will use the normal water usage of 42 dense homes and a small park. We assume the project will use the latest guidelines for water infrastructure but it is still a lot of additional water used. The additional water will cost more if we need to buy it but further burden the water supply. The short-term economic offsets will not cover it in any meaningful way over the long term. You know that.
- And so much more.

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Please do not send any business related emails to this email address. They will not be responded to or acted upon. Please use official business email address only.

Oscar Abcede



The Meadows at Bailey Canyon

New Urban West's plan for The Meadows at Bailey Canyon appears to be very sensitive to the peacefulness retreatants like me seek when we come to Mater Dolorosa. I can't imagine that a school or residential care facility would be anywhere near as protective of our retreat experience! Making the plan sensitive to Mater Dolorosa also makes it sensitive to neighbors needs, so I urge you to weigh how well designed and sustainable The Meadows plan is and approve it.

Regarding the "Stop the Housing Project" initiative and petition drive, I urge you to hold a public study session covering its potential negative impacts. Sierra Madre has lost other lawsuits filed over housing developments at huge expense to taxpayers, and the supporters of the initiative want us to go down that path again. This burden will be too much for a small city and its residents to bear! Please do all you can to give Sierra Madre residents a complete understanding of the potential liabilities of the initiative.

Mark Abernathy



The Meadows at Bailey Canyon

I am writing to express my support for The Meadows at Bailey Canyon proposal.

Adding much-needed housing stock while balancing the environmental, wildfire, water & neighbor's concerns is a seemingly impossible task, yet I feel this development project has been carefully planned out to address these issues.

Kathleen Acker



The Meadows at Bailey Canyon

We and groups we work with have used the the Mater Dolorosa Retreat Center. We are beyond disappointed by the Initiative that is attempting to control this amazing ministry. Mater Dolorosa Retreat Center is just one example of the important and caring work of The Passionists of Holy Cross Province. For nearly 100 years the Passionists have been a beacon of good in our town, helping countless thousands find peace and purpose through retreats, and reaching out in ways like their Food Ministry to show Christian compassion to their neighbors.

The Passionists are doing the right thing by selling their under-utilized property to ensure the continuation of their ministries here in the U.S. and around the world, and the care of their senior religious. The Passionists also did the right thing in studying all feasible alternatives for the site before selecting residential development as the least impactful. You would be doing the right thing to vote in support of the project.

The Stop the Housing Project clique, on the other hand, is doing the wrong thing. If they want to fight The Meadows by raising legitimate concerns about its supposed impacts, fine. But, perhaps because they know that is a fight they would lose, the initiative's supporters have taken the low road, seeking to revoke Mater Dolorosa's property rights and make it impossible for the ministry to grow to meet the expanding need for the ministries they provide. You would be doing the right thing by doing everything in your power to educate our community about how harmful this initiative will be.

Eleanor Aguilar



The Meadows at Bailey Canyon

New Urban West's plan for The Meadows at Bailey Canyon appears to be very sensitive to the peacefulness retreatants like me seek when we come to Mater Dolorosa. I can't imagine that a school or residential care facility would be anywhere near as protective of our retreat experience! Making the plan sensitive to Mater Dolorosa also makes it sensitive to neighbors needs, so I urge you to weigh how well designed and sustainable The Meadows plan is and approve it.

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Veronica Aguirre

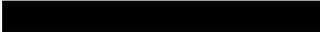


The Meadows at Bailey Canyon

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Crystian Agundez


The Meadows at Bailey Canyon

As someone who has been a part of the Mater Dolorosa community for decades, I strongly support the Meadows at Bailey Canyon plan.

The Retreat Center has been a beacon of the light, hope and peacefulness of Jesus for so many of in our community. This plan allows for these traditions and values to continue. I believe that if the Passionists are declined the right to build on their land in the responsible manner of The Meadows plan, they will have to go with an institutional zoning plan that will be worse for both Mater Dolorosa and its neighbors.

Please allow the peaceful, joyous Retreat Center to continue and vote "YES" on the housing project . You need to do all you can to stop the hateful and discriminatory petition of the "Stop the Housing Project" minority. Their misguided effort is a stain on Sierra Madre's reputation as a caring community and the initiative must be stopped!

Victoria Agundez



The Meadows at Bailey Canyon

Many of us here in Sierra Madre find it reprehensible that the Stop the Housing Project group has drafted their initiative in a way that attacks religious freedom and the church. It is bad enough that they wish to strip a neighbor of its property rights, but they have gone much too far by trying to stop Mater Dolorosa from ever expanding or modernizing its facilities.

Why would Mater Dolorosa want to expand? There is only one reason – because there is a greater need in the community for the spiritual guidance and comfort they provide! I ask you to please speak out, as a representative of the people, against the shameful approach the “Stop the Housing Project” group has taken and encourage Sierra Madre residents not to sign their discriminatory petition.

I also ask you to support The Meadows plan when it comes before you. Your approval of The Meadows will bring new families to Sierra Madre, helping to support local businesses and the City, and will show that the City is committed to doing its part to address California’s severe housing shortage, which has caused hardships for so many.

Thomas Amestoy



The Meadows at Bailey Canyon

The Meadows at Bailey Canyon makes sense for our city. The project has a thoughtful design that meets what the City has outlined as requirements for the project.

We need more housing. We need more public parks. We need to preserve land for wildlife and natural habitat. We need historic landmarks to remain.

It is very rare to find a plan to addresses all of these "needs". This is the right plan for Sierra Madre. Please support The Meadows at Bailey Canyon.

Paul Anderson



The Meadows at Bailey Canyon

Please don't listen to the naysayers. I strongly support the Meadows at Bailey Canyon plan because, at 42 homes, it meets our City's critical need for new housing while perfectly fitting into the surrounding neighborhoods.

The silent majority in Sierra Madre support this project and are dismayed at the antics and tactics of a minority who want to forever handcuff the Passionists and their land.

If the Passionists are declined the right to build on their land in the responsible manner of The Meadows plan, they will have to go with an institutional zoning plan that will be worse for both Mater Dolorosa and its neighbors.

Please vote "YES" on the Meadows project and protect our City from the hateful and discriminatory petition of the "Stop the Housing Project" agitators. Their misguided effort is a stain on Sierra Madre's reputation as a caring community.

Bob Andrews

[REDACTED]

The Meadows at Bailey Canyon

I am submitting my public comment in support of The Meadows at Bailey Canyon.

The plan is environmentally-conscious, thoughtful of the existing retreat center, and mindful of surrounding neighbors.

1. There are many components of the plan that are sustainable. Removing any new water demand on the City's water supply. Using sustainable building materials and design elements. Preserving land for natural habitat.
2. The Retreat Center has been serving our community and parish for nearly 100 years. This plan allows them to remain and provide that service and serenity. Without this plan, they could go away, which would be a HUGE loss for our City and Catholics in the San Gabriel Valley.
3. Many discussions have been made with neighbors resulting in some homes being only one-story. The homes are similar sizes to others in our town and will be in 4 different styles, which should match our community character.

This is a good fit for our community and a major upgrade of Bailey Canyon Park. Please support The Meadows at Bailey Canyon like I and many of our residents do.

Thank you.

John Ang


The Meadows at Bailey Canyon

Please vote yes on The Meadows at Bailey Canyon and support the Retreat Center. We cannot prevent landowners from going through the approved, City process. This is that process and we should allow them to move forward.

This is what they want to do with their land in order to minimize impacts to their operations. We should support their desire. If I wanted to build a shed or ADU on my land, I would want the same consideration.

Vote yes and let them see this vision come to reality to allow them to continue to operate here. Thank you.

Kristen Annes



The Meadows at Bailey Canyon

I am writing to express my support for The Meadows at Bailey Canyon proposal. The Meadows is a thoughtful plan that delivers significant community benefits while supporting the Mater Dolorosa Monastery. The sustainability features The Meadows offers is the direction all new developments should follow and the net-zero water commitment is unprecedented in our City.

The Passionists have been a fixture of Sierra Madre for nearly 100 years and The Meadows supports keeping the this historic landmark and organization in place for the next 100+ years.

The Meadows demonstrates that we can provide new community benefits and preserve our community's character. Please approve The Meadows plan and support sustainable change in Sierra Madre.

Mariela Arellano

[REDACTED]
The Meadows at Bailey Canyon

I believe the New Urban West team has done an excellent job of listening to the desires and concerns of the City, its residents, and retreatants who come to Mater Dolorosa for peaceful religious experiences. New Urban West has used what they learned to design a new neighborhood that fits well with existing neighborhoods and will ultimately become one of the most sought-after addresses in Sierra Madre.

I appreciate how the Meadows at Bailey Canyon plan uses topography, street design, landscaping, and a much-needed new public park to buffer Mater Dolorosa and nearby neighborhoods from noise, light, and visual impacts. I also support the plan because it reflects the latest in sustainable community design.

I urge you to approve The Meadows plan and speak out strongly against the discriminatory ballot initiative. Efforts to discriminate against religious institutions and threaten the property rights of everyone have no place in Sierra Madre, so I urge you to use your position to educate the public about how wrong and harmful the initiative is for the city and its residents.

Henry Arenas



The Meadows at Bailey Canyon

As a frequent retreatant who has gained spiritual strength through the Retreat Ministry at Mater Dolorosa, I treasure the quiet peacefulness of their grounds. While I was initially worried about plans to build homes next to the Retreat Center, I understand that the Passionists will use the funds from the sale to support their priests and ministries in the US and internationally. The selection of New Urban West was smart, too, and the resulting neighborhood plan is creative, fits with the spirit of Sierra Madre, and is environmentally sensitive.

I urge you to support The Meadows plan when it comes before you.

I am also extremely concerned about the possible illegality of the Protect Sierra Madre initiative and its negative impacts it would have on the city finances due to the litigation it may trigger. Therefore, I am requesting by this letter that the City Council promptly schedule a public study session where these matters can be discussed in an open and frank manner.

Maria Arlina



The Meadows at Bailey Canyon

I write to express my support for the Meadows at Bailey Canyon.

The Meadows serves as a model for sustainable development and demonstrates a commitment to reducing the impacts of climate change through the inclusion of 100% electric homes.

Further, the project includes a wide variety of water saving features, including drought tolerant landscaping, high efficiency fixtures, and green stormwater infrastructure that recharges our local groundwater supply. Achieving “net zero” water usage at the project through increasing our local water supply and providing funds for homeowners to retrofit their lawns with native landscapes benefits all Sierra Madre residents.

I hope you will join me in supporting sustainable projects like the Meadows.

Ellyani Armanto



The Meadows at Bailey Canyon

Please vote yes on The Meadows at Bailey Canyon and support the Retreat Center. We cannot prevent landowners from going through the approved, City process. This is that process and we should allow them to move forward.

This is what they want to do with their land in order to minimize impacts to their operations. We should support their desire. If I wanted to build a shed or ADU on my land, I would want the same consideration.

Vote yes and let them see this vision come to reality to allow them to continue to operate here. Thank you.

Jonah Austria



The Meadows at Bailey Canyon

I support The Meadows at Bailey Canyon proposal because it provides a new community park at no cost to current residents and makes significant commitments to sustainability that will make this plan the most energy-efficient community in the history of Sierra Madre. A new public park would reopen what we used to have access to, and will allow us to walk through and enjoy these lands with our kids and pets. We look forward to using this serene land again while preserving the monastery and the natural habitat above it. The Meadows is a strong, sustainable plan and is deserving of your support.

Please vote to approve The Meadows project.

Jonah Austria



The Meadows at Bailey Canyon

As someone who has been a part of the Mater Dolorosa community for decades, I strongly support the Meadows at Bailey Canyon plan.

The Retreat Center has been a beacon of the light, hope and peacefulness of Jesus for so many of in our community. This plan allows for these traditions and values to continue. I believe that if the Passionists are declined the right to build on their land in the responsible manner of The Meadows plan, they will have to go with an institutional zoning plan that will be worse for both Mater Dolorosa and its neighbors.

Please allow the peaceful, joyous Retreat Center to continue and vote "YES" on the housing project . You need to do all you can to stop the hateful and discriminatory petition of the "Stop the Housing Project" minority. Their misguided effort is a stain on Sierra Madre's reputation as a caring community and the initiative must be stopped!

Blake Axelrod



The Meadows at Bailey Canyon

I have lived in Sierra Madre for over 19 years. It is an absolutely lovely community and I am so pleased to be able to raise my children here. I have three guiding principles behind my choice to write this letter to you today:

- 1) I wish for California, Los Angeles County and Sierra Madre to remain places where people can afford to live, thrive and raise a family.
- 2) I wish for a clean and healthy environment for all of us to live in.
- 3) I wish for Sierra Madre to be an open and inclusive community for all.

These three principles lead me to enthusiastically and without reservation support the Meadows at Bailey Canyon.

The Meadows will add desperately needed additional housing stock so that families can live and thrive. The additional housing will be added with low carbon footprint and water conservation planning including 100% solar electric.

Finally, I cannot abide or support campaigns built around slogans such as "Protect our way of life." Such slogans play on our fears and worst instincts to drive tribalism and exclusion. They have a long and shameful history in this country. I wish to see Sierra Madre rise above such history with openness, inclusion and love for our fellow human beings.

Joie Azurin


The Meadows at Bailey Canyon

As a frequent retreatant who has gained spiritual strength through the Retreat Ministry at Mater Dolorosa, I treasure the quiet peacefulness of their grounds. While I was initially worried about plans to build homes next to the Retreat Center, I understand that the Passionists will use the funds from the sale to support their priests and ministries in the US and internationally. The selection of New Urban West was smart, too, and the resulting neighborhood plan is creative, fits with the spirit of Sierra Madre, and is environmentally sensitive.

I urge you to support The Meadows plan when it comes before you.

I am also extremely concerned about the possible illegality of the Protect Sierra Madre initiative and its negative impacts it would have on the city finances due to the litigation it may trigger. Therefore, I am requesting by this letter that the City Council promptly schedule a public study session where these matters can be discussed in an open and frank manner.

David Baba



The Meadows at Bailey Canyon

Many of us here in Sierra Madre find it reprehensible that the Stop the Housing Project group has drafted their initiative in a way that attacks religious freedom and the church. It is bad enough that they wish to strip a neighbor of its property rights, but they have gone much too far by trying to stop Mater Dolorosa from ever expanding or modernizing its facilities.

Why would Mater Dolorosa want to expand? There is only one reason – because there is a greater need in the community for the spiritual guidance and comfort they provide! I ask you to please speak out, as a representative of the people, against the shameful approach the “Stop the Housing Project” group has taken and encourage Sierra Madre residents not to sign their discriminatory petition.

I also ask you to support The Meadows plan when it comes before you. Your approval of The Meadows will bring new families to Sierra Madre, helping to support local businesses and the City, and will show that the City is committed to doing its part to address California’s severe housing shortage, which has caused hardships for so many.

Cynthia Bagley



The Meadows at Bailey Canyon

I have attended retreats at Mater Dolorosa many times and am grateful to the Passionists for all I have experienced and learned thanks to the Retreat Center. I am writing you now to express my support for the Meadows at Bailey Canyon plan.

The Retreat Center has brought peace and spiritual growth to many in our community and throughout Southern California. This Meadows plan supports the work of the Passionists, allowing them to provide care and proclaim the message of Jesus to many in need here and around the world. Your evaluation of the project must be driven by other concerns, of course. Fortunately, The Meadows plan addresses all its environmental impacts and will be the most sustainable neighborhood ever in Sierra Madre.

Now it looks like your approval may not be enough, though. Those who want to close off Sierra Madre to others have put forth a discriminatory, anti-church, anti-property rights initiative that would make it impossible for Mater Dolorosa to continue to meet growing community needs, as it has for nearly a century. Please speak out against it!

Rodolfo Bagnera



The Meadows at Bailey Canyon

As someone who has been a part of the Mater Dolorosa community for decades, I strongly support the Meadows at Bailey Canyon plan.

The Retreat Center has been a beacon of the light, hope and peacefulness of Jesus for so many of in our community. This plan allows for these traditions and values to continue. I believe that if the Passionists are declined the right to build on their land in the responsible manner of The Meadows plan, they will have to go with an institutional zoning plan that will be worse for both Mater Dolorosa and its neighbors.

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Hector Baldemor



The Meadows at Bailey Canyon

I believe the New Urban West team has done an excellent job of listening to the desires and concerns of the City, its residents, and retreatants who come to Mater Dolorosa for peaceful religious experiences. New Urban West has used what they learned to design a new neighborhood that fits well with existing neighborhoods and will ultimately become one of the most sought-after addresses in Sierra Madre.

I appreciate how the Meadows at Bailey Canyon plan uses topography, street design, landscaping, and a much-needed new public park to buffer Mater Dolorosa and nearby neighborhoods from noise, light, and visual impacts. I also support the plan because it reflects the latest in sustainable community design.

I urge you to approve The Meadows plan and speak out strongly against the discriminatory ballot initiative. Efforts to discriminate against religious institutions and threaten the property rights of everyone have no place in Sierra Madre, so I urge you to use your position to educate the public about how wrong and harmful the initiative is for the city and its residents.

Dave Banis



The Meadows at Bailey Canyon

The Meadows at Bailey Canyon project.

I believe the New Urban West team has listened to the desires and concerns of the City and its residents.

I ask, and recommend, that you to approve the Meadows plan and speak out strongly against the discriminatory ballot initiative.

Discrimination against religious institutions is wrong.

Threats to property rights is wrong.

I urge you to use your position to educate the public about how wrong and harmful the initiative is for the city and its residents

Dave Banis



The Meadows at Bailey Canyon

I write to express my support for the Meadows at Bailey Canyon.

I support individual rights and property rights.

I believe that the Meadows at Bailey Canyon Project is good for Sierra Madre and good for the Passionists.

I request that you support this project.

Dave Banis



The Meadows at Bailey Canyon

I support The Meadows at Bailey Canyon proposal because I prefer the City to have more of a say in its development than the State. The State has shown that it will move if we, the City, don't.

Please vote to approve The Meadows project.

Rosemary Barajas


The Meadows at Bailey Canyon

The Mater Dolorosa Retreat Center is just one example of the important and caring work of The Passionists of Holy Cross Province. For nearly 100 years the Passionists have been a beacon of good in our town, helping countless thousands find peace and purpose through retreats, and reaching out in ways like their Food Ministry to show Christian compassion to their neighbors.

The Passionists are doing the right thing by selling their under-utilized property to ensure the continuation of their ministries here in the U.S. and around the world, and the care of their senior religious. The Passionists also did the right thing in studying all feasible alternatives for the site before selecting residential development as the least impactful. You would be doing the right thing to vote in support of the project.

The Stop the Housing Project clique, on the other hand, is doing the wrong thing. If they want to fight The Meadows by raising legitimate concerns about its supposed impacts, fine. But, perhaps because they know that is a fight they would lose, the initiative's supporters have taken the low road, seeking to revoke Mater Dolorosa's property rights and make it impossible for the ministry to grow to meet the expanding need for the ministries they provide. You would be doing the right thing by doing everything in your power to educate our community about how harmful this initiative will be.

Lee Barden



The Meadows at Bailey Canyon

I am writing to urge you to approve The Meadows residential plan. As someone who often comes to Mater Dolorosa for spiritual retreats, I appreciate the care New Urban West has taken in designing The Meadows so any visual, light or sound impacts on the Retreat Center are minimized. It is a well-design project that is right for our city.

I hope you will use your position as an elected representative to educate the public about the shameful religious discrimination and abuse of property rights at the core of the "Stop the Housing Project" initiative effort. These people want to ignore the housing crisis and shut the door on anyone who would like to buy a new home in our city. That's just more discrimination. If that's what they want, they should do it in a way that doesn't attack an established religious institution that has provided care and comfort to Sierra Madre and its surrounds for almost a century!

Mater Dolorosa is a religious institution whose land is appropriately zoned for institutional use. However, the Retreat Center cannot continue to fulfill its mission under the many restrictions of the initiative's proposed hillside residential zoning. The proponents of the initiative surely could have come up with a way to pursue their NIMBY goals without challenging religious freedoms and trampling on property rights.

Lee & Terri Barden


The Meadows at Bailey Canyon

As a frequent retreatant who has gained spiritual strength through the Retreat Ministry at Mater Dolorosa, I treasure the quiet peacefulness of their grounds. While I was initially worried about plans to build homes next to the Retreat Center, I understand that the Passionists will use the funds from the sale to support their priests and ministries in the US and internationally. The selection of New Urban West was smart, too, and the resulting neighborhood plan is creative, fits with the spirit of Sierra Madre, and is environmentally sensitive.

I urge you to support The Meadows plan when it comes before you.

I am also extremely concerned about the possible illegality of the Protect Sierra Madre initiative and its negative impacts it would have on the city finances due to the litigation it may trigger. Therefore, I am requesting by this letter that the City Council promptly schedule a public study session where these matters can be discussed in an open and frank manner.

Roy Baron



The Meadows at Bailey Canyon

The Meadows at Bailey Canyon project is a sure way to allow the Monastery to continue its ministry in Sierra Madre for many, many years while protecting the Mater Dolorosa Retreat Center experience. As the world continues to encourage and incentivize forms of burnout, we need to be more vigilant about preserving healing spaces like the Mater Dolorosa Retreat Center – this includes the land that surrounds it as well.

I support The Meadows at Bailey Canyon because it will support the continuation of the Monastery's mission, surrounded by an environment very similar to what it has been used to over the last 100 years: single-family homes, natural space and a park space that is open to the public.

joy barry



The Meadows at Bailey Canyon

I am submitting my public comment in support of The Meadows at Bailey Canyon.

The plan is environmentally-conscious, thoughtful of the existing retreat center, and mindful of surrounding neighbors.

1. There are many components of the plan that are sustainable. Removing any new water demand on the City's water supply. Using sustainable building materials and design elements. Preserving land for natural habitat.
2. The Retreat Center has been serving our community for nearly 100 years. This plan allows them to remain and provide that service and serenity. Without this plan, they could go away, which would be a HUGE loss for our city.
3. Many discussions have been made with neighbors resulting in some homes being only one-story. The homes are similar sizes to others in our town and will be in 4 different styles, which should match our community character.

This is a good fit for our community. Please support The Meadows at Bailey Canyon like I and many of our residents do.

Thank you.

Joy Barry


The Meadows at Bailey Canyon

I support The Meadows at Bailey Canyon proposal because it provides a new community park at no cost to current residents and makes significant commitments to sustainability that will make this plan the most energy-efficient community in the history of Sierra Madre. A new public park would reopen what we used to have access to, and will allow us to walk through and enjoy these lands with our kids and pets. We look forward to using this serene land again while preserving the monastery and the natural habitat above it. The Meadows is a strong, sustainable plan and is deserving of your support.

Please vote to approve The Meadows project.

Tuesday Bassen


The Meadows at Bailey Canyon

I support the fact that The Meadows is proposing to bring a new public park to our community. The current location of the proposed park is fenced off and no longer easy to access. Supporting the Meadows means that Sierra Madre can enjoy a safe, beautiful park that would offer a variety of spaces that encourages people to live active lives and enjoy the scenery of our cherished neighborhood.

The Meadows makes great use of its expansive 3 acre park space with a landscaped path that weaves through active kids play areas, serene picnic benches, abundance of trees and even a small bridge.

We have a creative plan before us, one that respects the history of Sierra Madre while making strides to welcome new residents to call Sierra Madre home. I support The Meadows and urge you to vote YES on The Meadows.

Margaret Bateman



The Meadows at Bailey Canyon

The Mater Dolorosa Retreat Center is just one example of the important and caring work of The Passionists of Holy Cross Province. For nearly 100 years the Passionists have been a beacon of good in our town, helping countless thousands find peace and purpose through retreats, and reaching out in ways like their Food Ministry to show Christian compassion to their neighbors.

The Passionists are doing the right thing by selling their under-utilized property to ensure the continuation of their ministries here in the U.S. and around the world, and the care of their senior religious. The Passionists also did the right thing in studying all feasible alternatives for the site before selecting residential development as the least impactful. You would be doing the right thing to vote in support of the project.

The Stop the Housing Project clique, on the other hand, is doing the wrong thing. If they want to fight The Meadows by raising legitimate concerns about its supposed impacts, fine. But, perhaps because they know that is a fight they would lose, the initiative's supporters have taken the low road, seeking to revoke Mater Dolorosa's property rights and make it impossible for the ministry to grow to meet the expanding need for the ministries they provide. You would be doing the right thing by doing everything in your power to educate our community about how harmful this initiative will be.

Maureen Bateman



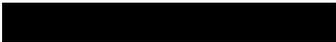
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Maureen Bateman


The Meadows at Bailey Canyon

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Gena Beierschmitt



The Meadows at Bailey Canyon

I am writing to urge you to approve The Meadows residential plan. As someone who often comes to Mater Dolorosa for spiritual retreats, I appreciate the care New Urban West has taken in designing The Meadows so any visual, light or sound impacts on the Retreat Center are minimized. It is a well-design project that is right for our city.

I hope you will use your position as an elected representative to educate the public about the shameful religious discrimination and abuse of property rights at the core of the "Stop the Housing Project" initiative effort. These people want to ignore the housing crisis and shut the door on anyone who would like to buy a new home in our city. That's just more discrimination. If that's what they want, they should do it in a way that doesn't attack an established religious institution that has provided care and comfort to Sierra Madre and its surrounds for almost a century!

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The Meadows at Bailey Canyon

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Gena Beierschmitt



The Meadows at Bailey Canyon

I support the Meadows at Bailey Canyon because it is a balanced plan that protects open spaces and adds important parkland to our City.

The project will permanently preserve over 30 acres of hillside open space that serves as an important area for wildlife movement. Plus, a new 3-acre public park will provide residents with a wonderful new recreational amenity that will serve to complement the existing Bailey Canyon Wilderness Park. Better yet, this park space will be constructed and maintained at no cost to existing residents or the City.

It is critical that any new development provide public benefits and addresses impacts. This project does exactly that. It is good for both future and existing residents and I hope you will vote to advance this project.

Gena Beierschmitt



The Meadows at Bailey Canyon

I am writing to express my support for The Meadows at Bailey Canyon proposal. The Meadows is a thoughtful plan that delivers significant community benefits while supporting the Mater Dolorosa Monastery. The sustainability features The Meadows offers is the direction all new developments should follow and the net-zero water commitment is unprecedented in our City.

The Passionists have been a fixture of Sierra Madre for nearly 100 years and The Meadows supports keeping the this historic landmark and organization in place for the next 100+ years.

The Meadows demonstrates that we can provide new community benefits and preserve our community's character. Please approve The Meadows plan and support sustainable change in Sierra Madre.

MARIA BENAVIDES



The Meadows at Bailey Canyon

As someone who has been a part of the Mater Dolorosa community for decades, I strongly support the Meadows at Bailey Canyon plan.

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Please allow the peaceful, joyous Retreat Center to continue and vote "YES" on the housing project . You need to do all you can to stop the hateful and discriminatory petition of the "Stop the Housing Project" minority. Their misguided effort is a stain on Sierra Madre's reputation as a caring community and the initiative must be stopped!

Sylvia Benavides

[REDACTED]

The Meadows at Bailey Canyon

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Roses Bennett



The Meadows at Bailey Canyon

The Meadows at Bailey Canyon makes sense for our city. The project has a thoughtful design that meets what the City has outlined as requirements for the project.

We need more housing. We need more public parks. We need to preserve land for wildlife and natural habitat. We need historic landmarks to remain.

It is very rare to find a plan to addresses all of these "needs". This is the right plan for Sierra Madre. Please support The Meadows at Bailey Canyon.

Maria Berbee



The Meadows at Bailey Canyon

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James Le Berthon

[REDACTED]

The Meadows at Bailey Canyon

Many of us here in Sierra Madre find it reprehensible that the Stop the Housing Project group has drafted their initiative in a way that attacks religious freedom and the church. It is bad enough that they wish to strip a neighbor of its property rights, but they have gone much too far by trying to stop Mater Dolorosa from ever expanding or modernizing its facilities.

Why would Mater Dolorosa want to expand? There is only one reason – because there is a greater need in the community for the spiritual guidance and comfort they provide! I ask you to please speak out, as a representative of the people, against the shameful approach the “Stop the Housing Project” group has taken and encourage Sierra Madre residents not to sign their discriminatory petition.

I also ask you to support The Meadows plan when it comes before you. Your approval of The Meadows will bring new families to Sierra Madre, helping to support local businesses and the City, and will show that the City is committed to doing its part to address California’s severe housing shortage, which has caused hardships for so many.

Kristin Betz



The Meadows at Bailey Canyon

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Taffy Bishara


The Meadows at Bailey Canyon

While I support The Meadows at Bailey Canyon proposal and think the developer has done an excellent job of creating the sort of sustainable neighborhood we need, I can understand that some in town are NIMBYs and do not wish to open the doors of Sierra Madre to any new families. However, I cannot understand why they would try to stop The Meadows by threatening the future of a religious institution that has done nothing but good here for nearly 100 years.

Consider this: Mater Dolorosa has worked with the City to provide 24,000 meals to the elderly, sick and home-bound since the COVID pandemic hit. If you fail to approve The Meadows plan and the initiative passes, it will become illegal to expand their kitchen to meet a growing need for this good Christian service to others.

Please support The Meadows plan when it comes before you, and don't be silent as Stop the Housing Project's few supporters try to gather signatures for their discriminatory petition. Tell the people who elected you that the initiative would be a terrible mark on the good character of our City of Sierra Madre!

Anne Bishop



The Meadows at Bailey Canyon

I support the fact that The Meadows is proposing to bring a new public park to our community. The current location of the proposed park is fenced off and no longer easy to access. Supporting the Meadows means that Sierra Madre can enjoy a safe, beautiful park that would offer a variety of spaces that encourages people to live active lives and enjoy the scenery of our cherished neighborhood.

The Meadows makes great use of its expansive 3 acre park space with a landscaped path that weaves through active kids play areas, serene picnic benches, abundance of trees and even a small bridge.

We have a creative plan before us, one that respects the history of Sierra Madre while making strides to welcome new residents to call Sierra Madre home. I support The Meadows and urge you to vote YES on The Meadows.

Stephen Biskup

[REDACTED]

The Meadows at Bailey Canyon

I am writing to you in support of a proposed housing development called The Meadows at Bailey Canyon which is located at the Mater Dolorosa Passionist Retreat Center owned by The Passionists of Holy Cross Providence. Religious retreats have been held on the premises since 1926 and various ecumenical groups and recovery programs also come to Mater Dolorosa. The Mater Dolorosa staff also operates a Food Ministry, preparing, packaging and delivering over 1,400 meals to people in Sierra Madre and neighboring communities who had previously received meals from programs that have been suspended due to COVID-19.

Funds generated by the Meadows at Bailey Canyon housing project will be used for the care of its senior priests and brothers, who now have an average, age of 77. The decision to hire a firm to develop 42 beautiful homes on their grounds, it seems is a wise decision. This is private property, and The Passionists of the Holy Cross have all rights to sell a portion of the property in order to plan their future retirement!

The proposed project will provide much-needed residences in order to shorten the housing crisis as the State of California faces now. Our support of this project is critically needed, and I'm looking to the leadership of the City of Sierra Madre to help correct the current imbalance in housing. I have friends who are looking to move to Sierra Madre and cannot find a house to buy.

In September, Governor Newsom signed The California Comeback Plan which invests an unprecedented \$22 billion in housing which will lead to the creation of over 84,000 new affordable homes for Californians, including over 44,000 new housing units. This Plan marks the most significant investment in housing in California's history with \$10.3 billion proposed for housing and over \$12 billion for the unhoused.

While there has been a great deal of opposition to this project, and to the question of increased housing, in general, I urge the City Board to consider of the advantages of this upscale housing for the benefit of the community as the whole.

First, The Meadows at Bailey Canyon project is situated close to public transportation and the city's amenities so that its residents' vehicles will be less likely to add to the growing congestion of local streets and highways. Second, in my humble opinion the idea of building good quality homes is better than having either a school or some other institution built on the monastery property. School buses and parents busing children driving up and down the streets create more congestion and noise than what the neighbors would want.

I hope you agree that increase in good quality housing is for the benefits of local home owners, and that providing appropriate housing is the only way to insure that we remain a healthy and thriving community.

Please support this much-needed project – your positive vote and leadership are critically important in this matter.

Linda Binkley

[REDACTED]

The Meadows at Bailey Canyon

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We have a creative plan before us, one that respects the history of Sierra Madre while making strides to welcome new residents to call Sierra Madre home. I support The Meadows and urge you to vote YES on The Meadows.

Brigid Bjerke

[REDACTED]

The Meadows at Bailey Canyon

As someone who has been a part of the Mater Dolorosa community for decades, I strongly support the Meadows at Bailey Canyon plan.

The Retreat Center has been a beacon of light, hope and peacefulness for so many of in our community. This plan allows for these traditions and values to continue. I believe, if they are declined the right to build on their land in a responsible way, which this plan does, then they will no longer be able to exist in our community. This would be a tremendous loss to the City of Sierra Madre and to the greater community who come for solitude and to hear the message of Jesus.

Please allow this peaceful, joyous place to continue and vote yes on housing project.

Jovita Bone


The Meadows at Bailey Canyon

The Meadows at Bailey Canyon makes sense for our city. The project has a thoughtful design that meets what the City has outlined as requirements for the project.

We need more housing. We need more public parks. We need to preserve land for wildlife and natural habitat. We need historic landmarks to remain.

It is very rare to find a plan to addresses all of these "needs". This is the right plan for Sierra Madre. Please support The Meadows at Bailey Canyon.

Bruce Borggreve

[REDACTED]

The Meadows at Bailey Canyon

Mater Dolorosa has been a part of our community for decades. They have provided shelter and guidance to those who are most in need from all of over the world. Their work has reached the corners of our earth, but so much of what they accomplish is right here in Sierra Madre.

Their food ministry program has a focus on alleviating the most critical food insecurities to those around us. In years past, they allowed residents to roam their lands to find their own peace. They have always been a good neighbor to all around.

We ask that the city continue this ""good neighbor"" way and allow Mater Dolorosa to build according to the plan they have worked on with the developer. This is the right plan for them to continue these works in Sierra Madre. Please do the neighborly thing and vote yes

Jill Borggreve



The Meadows at Bailey Canyon

The Passionists and the Mater Dolorosa Retreat League have sponsored retreats, days of prayer and other spiritual programs to enable anyone who seeks refuge to find it. They have been good neighbors in Sierra Madre and I stand with them as they support The Meadows at Bailey Canyon.

The Meadows proposes a plan to permanently protect the foothills of Mt. Wilson. Of all the things that the Meadows proposes, I support the protection of open space and the inclusion of a public park as it allows people to experience the great outdoors, whether it be in natural space or in a public park. We need more projects that give back as part of their development, and The Meadows has struck the perfect balance between the two.

Leonard Borja



The Meadows at Bailey Canyon

Both Mater Dolorosa and the Meadows team have been very open about the project plans and the design approach. This ongoing communication between the two groups have been helpful as the community learns more about The Meadows project. As someone who wants to protect the Retreat Center experience, I like that The Meadows could raise funds to ensure that the retreats would not be impacted and would provide funds to care for the retreat center's priests and brothers.

Aside from its positive impacts to the Retreat Center, The Meadows would provide a public park, preserve over half of its site to open space, and bring in low-density housing which conforms to the existing character in Sierra Madre. All the while, the project would generate revenue for our city through development fees, tax revenues, and property tax.

This is the right decision for Sierra Madre, no matter your involvement with the Retreat Center, although it is a very significant community benefit that The Meadows offers that no other project has, which is to protect the Mater Dolorosa Retreat Center, a historical landmark and entity.

Candace Bowers-John

[REDACTED]

The Meadows at Bailey Canyon

Please vote yes on The Meadows at Bailey Canyon and support the Retreat Center. We cannot prevent landowners from going through the approved, City process. This is that process and we should allow them to move forward.

This is what they want to do with their land in order to minimize impacts to their operations. We should support their desire. If I wanted to build a shed or ADU on my land, I would want the same consideration.

Vote yes and let them see this vision come to reality to allow them to continue to operate here. Thank you.

HARRY BOXLER

[REDACTED]
The Meadows at Bailey Canyon

Please vote yes on The Meadows at Bailey Canyon and support the Retreat Center. We cannot prevent landowners from going through the approved, City process. This is that process and we should allow them to move forward.

This is what they want to do with their land in order to minimize impacts to their operations. We should support their desire. If I wanted to build a shed or ADU on my land, I would want the same consideration.

Vote yes and let them see this vision come to reality to allow them to continue to operate here. Thank you.

Patrick Bowler


The Meadows at Bailey Canyon

I believe the New Urban West team has done an excellent job of listening to the desires and concerns of the City, its residents, and retreatants who come to Mater Dolorosa for peaceful religious experiences. New Urban West has used what they learned to design a new neighborhood that fits well with existing neighborhoods and will ultimately become one of the most sought-after addresses in Sierra Madre.

I appreciate how the Meadows at Bailey Canyon plan uses topography, street design, landscaping, and a much-needed new public park to buffer Mater Dolorosa and nearby neighborhoods from noise, light, and visual impacts. I also support the plan because it reflects the latest in sustainable community design.

I urge you to approve The Meadows plan and speak out strongly against the discriminatory ballot initiative. Efforts to discriminate against religious institutions and threaten the property rights of everyone have no place in Sierra Madre, so I urge you to use your position to educate the public about how wrong and harmful the initiative is for the city and its residents.

Kim Brandstater



The Meadows at Bailey Canyon

I support the fact that The Meadows is proposing to bring a new public park to our community. The current location of the proposed park is fenced off and no longer easy to access. Supporting the Meadows means that Sierra Madre can enjoy a safe, beautiful park that would offer a variety of spaces that encourages people to live active lives and enjoy the scenery of our cherished neighborhood.

The Meadows makes great use of its expansive 3 acre park space with a landscaped path that weaves through active kids play areas, serene picnic benches, abundance of trees and even a small bridge.

We have a creative plan before us, one that respects the history of Sierra Madre while making strides to welcome new residents to call Sierra Madre home. I support The Meadows and urge you to vote YES on The Meadows.

Scott Breithaupt



The Meadows at Bailey Canyon

While I support The Meadows at Bailey Canyon proposal and think the developer has done an excellent job of creating the sort of sustainable neighborhood we need, I can understand that some in town are NIMBYs and do not wish to open the doors of Sierra Madre to any new families. However, I cannot understand why they would try to stop The Meadows by threatening the future of a religious institution that has done nothing but good here for nearly 100 years.

Consider this: Mater Dolorosa has worked with the City to provide 24,000 meals to the elderly, sick and home-bound since the COVID pandemic hit. If you fail to approve The Meadows plan and the initiative passes, it will become illegal to expand their kitchen to meet a growing need for this good Christian service to others.

Please support The Meadows plan when it comes before you, and don't be silent as Stop the Housing Project's few supporters try to gather signatures for their discriminatory petition. Tell the people who elected you that the initiative would be a terrible mark on the good character of our City of Sierra Madre!

THERESA Breithaupt



The Meadows at Bailey Canyon

Many of us here in Sierra Madre find it reprehensible that the Stop the Housing Project group has drafted their initiative in a way that attacks religious freedom and the church. It is bad enough that they wish to strip a neighbor of its property rights, but they have gone much too far by trying to stop Mater Dolorosa from ever expanding or modernizing its facilities.

Why would Mater Dolorosa want to expand? There is only one reason – because there is a greater need in the community for the spiritual guidance and comfort they provide! I ask you to please speak out, as a representative of the people, against the shameful approach the “Stop the Housing Project” group has taken and encourage Sierra Madre residents not to sign their discriminatory petition.

I also ask you to support The Meadows plan when it comes before you. Your approval of The Meadows will bring new families to Sierra Madre, helping to support local businesses and the City, and will show that the City is committed to doing its part to address California’s severe housing shortage, which has caused hardships for so many.

Dave Brem



The Meadows at Bailey Canyon

The Mater Dolorosa Retreat Center is just one example of the important and caring work of The Passionists of Holy Cross Province. For nearly 100 years the Passionists have been a beacon of good in our town, helping countless thousands find peace and purpose through retreats, and reaching out in ways like their Food Ministry to show Christian compassion to their neighbors.

The Passionists are doing the right thing by selling their under-utilized property to ensure the continuation of their ministries here in the U.S. and around the world, and the care of their senior religious. The Passionists also did the right thing in studying all feasible alternatives for the site before selecting residential development as the least impactful. You would be doing the right thing to vote in support of the project.

The Stop the Housing Project clique, on the other hand, is doing the wrong thing. If they want to fight The Meadows by raising legitimate concerns about its supposed impacts, fine. But, perhaps because they know that is a fight they would lose, the initiative's supporters have taken the low road, seeking to revoke Mater Dolorosa's property rights and make it impossible for the ministry to grow to meet the expanding need for the ministries they provide. You would be doing the right thing by doing everything in your power to educate our community about how harmful this initiative will be.

Manuel Briones



The Meadows at Bailey Canyon

I am submitting my public comment in support of The Meadows at Bailey Canyon.

The plan is environmentally-conscious, thoughtful of the existing retreat center, and mindful of surrounding neighbors.

1. There are many components of the plan that are sustainable. Removing any new water demand on the City's water supply. Using sustainable building materials and design elements. Preserving land for natural habitat.
2. The Retreat Center has been serving our community for nearly 100 years. This plan allows them to remain and provide that service and serenity. Without this plan, they could go away, which would be a HUGE loss for our city.
3. Many discussions have been made with neighbors resulting in some homes being only one-story. The homes are similar sizes to others in our town and will be in 4 different styles, which should match our community character.

This is a good fit for our community. Please support The Meadows at Bailey Canyon like I and many of our residents do.

Thank you.

Manuel Briones



The Meadows at Bailey Canyon

I am writing to express my support for The Meadows at Bailey Canyon proposal. The Meadows is a thoughtful plan that delivers significant community benefits while supporting the Mater Dolorosa Monastery. The sustainability features The Meadows offers is the direction all new developments should follow and the net-zero water commitment is unprecedented in our City.

The Passionists have been a fixture of Sierra Madre for nearly 100 years and The Meadows supports keeping the this historic landmark and organization in place for the next 100+ years.

The Meadows demonstrates that we can provide new community benefits and preserve our community's character. Please approve The Meadows plan and support sustainable change in Sierra Madre.

Dana & Greg Brooks



The Meadows at Bailey Canyon

The Mater Dolorosa Retreat Center is more than a historic landmark in Sierra Madre; it represents hospitality and compassion for all people. Having the Monastery in our City is extremely important, and that's why I support The Meadows at Bailey Canyon.

The Meadows is the preferred choice for the Monastery because it will extend what we love so much about Sierra Madre: open space, park/recreation areas, and a place for families to live. The Meadows achieves all three of these elements while incorporating sustainable building practices to benefit future generations.

Greg Brooks



The Meadows at Bailey Canyon

Mater Dolorosa has been a part of our community for decades. They have provided shelter and guidance to those who are most in need from all of over the world. Their work has reached the corners of our earth, but so much of what they accomplish is right here in Sierra Madre.

Their food ministry program has a focus on alleviating the most critical food insecurities to those around us. In years past, they allowed residents to roam their lands to find their own peace. They have always been a good neighbor to all around.

We ask that the city continue this "good neighbor" way and allow Mater Dolorosa to build according to the plan they have worked on with the developer. This is the right plan for them to continue these works in Sierra Madre. Please do the neighborly thing and vote yes.

Korie Beth Equality Brown



The Meadows at Bailey Canyon

I write to express my support for the Meadows at Bailey Canyon. The Meadows serves as a model for sustainable development and demonstrates a commitment to reducing the impacts of climate change through the inclusion of 100% electric homes. Further, the project includes a wide variety of water saving features, including drought tolerant landscaping, high efficiency fixtures, and green stormwater infrastructure that recharges our local groundwater supply. Achieving “net zero” water usage at the project through increasing our local water supply and providing funds for homeowners to retrofit their lawns with native landscapes benefits all Sierra Madre residents. I hope you will join me in supporting sustainable projects like the Meadows.

Peggy Burt

[REDACTED]

The Meadows at Bailey Canyon

As a resident of the Upper Canyon of Sierra Madre, I am very aware of both water and wildlife needs.

I support the Meadows at Bailey Canyon because it is a balanced plan that protects open spaces, preserves land for wildlife and offers a sustainable water infrastructure.

I understand that the project will permanently preserve over 30 acres of hillside open space that serves as an important area for wildlife movement.

I am very interested in the addition of the park that will provide a quiet and peaceful place of sanctuary. It would be wonderful to have a labyrinth there for the whole community to enjoy. This park space will be constructed and maintained at no cost to existing residents or the City.

As a person who plans to live in Sierra Madre long term, I would like to see the benefit of living in this wonderful town extended to new neighbors. This project values our way of life and provides sustainable practices that will be good for both future and existing residents. I hope you will vote to advance this project.

Sincerely, Peggy Burt

[REDACTED]

Cole Butler



The Meadows at Bailey Canyon

I am submitting my public comment in support of The Meadows at Bailey Canyon.

I have been following the meetings and have participated in public workshops early on in the project process. I appreciate the refinements the Commissioners have brought to the discussion. You have all gone through the aspects of this project to be thorough and wise to protect the neighboring residents, the future home owners, the governing agencies, future generations and all parties involved. What I appreciate above all, is the manner in which you have created " a relationship" or a container for these difficult conversations to take place. I have been a Planning Commissioner in the past for the Town of Truckee and I respect your willingness to listen and analyze with the often passionate attacking nature public comments and maintain a vision for amicable and compassion resolve.

I support the project in it's current configuration and appreciate the endurance, dedication and service you provide.

Thank you.

Cole Butler - [REDACTED]

The Meadows at Bailey Canyon

I write to express my support for the Meadows at Bailey Canyon.

The Meadows serves as a model for sustainable development and demonstrates a commitment to reducing the impacts of climate change through the inclusion of 100% electric homes.

Further, the project includes a wide variety of water saving features, including drought tolerant landscaping, high efficiency fixtures, and green stormwater infrastructure that recharges our local groundwater supply.

I believe the negative impacts of the residential development provides is very low. The traffic studies need to be explained to the common citizen in terms they can understand, i.e: "The traffic predictions would be similar to what other streets? Canon and Laurel at school drop off time or Laurel and Lima at anytime of day." The 700 trips sounds like a huge event. When the numbers may be true, let's explain them so others can understand what other intersections have similar traffic numbers to compare with.

I believe the zoning change to SFR is a better choice than the development of institutional use. Sierra Madre can have another neighborhood similar in density to many other blocks in town. I appreciate the diverse architectural styles proposed. The construction schedule though intense for a few years, will be done and over with. The developer building many at one time, can hopefully achieve the discounts of bulk ordering to extend the price discounts to the sale price. The residential development allows for the retreat center to be a compatible historic neighbor and use their partial land sale as an asset to continue their mission of service.

I understand from talking with Marc Blain, a Senior Wildlife Biologist with PSOMAS environmental group, the property designated for development as SFR would create substantially more wildlife habitat than if preserved as is.

I support adding a Labyrinth to the proposed Meadows public park as a gesture to a spiritual path the Father's walk and a recognition of their generosity and service. I believe it will be well suited for this type of quieter park versus a sport type of park. Even more so if it could be built with low maintenance for wide pathways for accessibility to those in a chair, walker or needing to have assistance. I personally have training in the construction of labyrinths as such public benefits and would be happy to share my knowledge.

Development is the property owner's right. I appreciate their sensitivity to the residents to consider what is best a win-win solution. I support sustainable projects like the Meadows and hope you will represent the voice of the community membership along with your knowledge of the the visions of a Sierra Madre Community Development for future generations to continue being proud to live and be from Sierra Madre.

Even when we have different ideas of what the future looks like, perhaps what we have in common is the use of "Mother Nature" as a VERB .

With respect,

DEXTER BRYAN CALACAR

[REDACTED]

The Meadows at Bailey Canyon

While I support The Meadows at Bailey Canyon proposal and think the developer has done an excellent job of creating the sort of sustainable neighborhood we need, I can understand that some in town are NIMBYs and do not wish to open the doors of Sierra Madre to any new families. However, I cannot understand why they would try to stop The Meadows by threatening the future of a religious institution that has done nothing but good here for nearly 100 years.

Consider this: Mater Dolorosa has worked with the City to provide 24,000 meals to the elderly, sick and home-bound since the COVID pandemic hit. If you fail to approve The Meadows plan and the initiative passes, it will become illegal to expand their kitchen to meet a growing need for this good Christian service to others.

Please support The Meadows plan when it comes before you, and don't be silent as Stop the Housing Project's few supporters try to gather signatures for their discriminatory petition. Tell the people who elected you that the initiative would be a terrible mark on the good character of our City of Sierra Madre!

Rafael Calderon

[REDACTED]

The Meadows at Bailey Canyon

As someone who has been a part of the Mater Dolorosa community for decades, I strongly support the Meadows at Bailey Canyon plan.

The Retreat Center has been a beacon of the light, hope and peacefulness of Jesus for so many of in our community. This plan allows for these traditions and values to continue. I believe that if the Passionists are declined the right to build on their land in the responsible manner of The Meadows plan, they will have to go with an institutional zoning plan that will be worse for both Mater Dolorosa and its neighbors.

Please allow the peaceful, joyous Retreat Center to continue and vote "YES" on the housing project . You need to do all you can to stop the hateful and discriminatory petition of the "Stop the Housing Project" minority. Their misguided effort is a stain on Sierra Madre's reputation as a caring community and the initiative must be stopped!

Sergio Calderon

[REDACTED]

The Meadows at Bailey Canyon

As someone who has been a part of the Mater Dolorosa community for years, I strongly support the Meadows at Bailey Canyon plan.

The Retreat Center has been a beacon of light, hope and peacefulness for so many in our community and beyond! This plan allows for these traditions and values to continue. I believe, if they are declined the right to build on their land in a responsible way, which this plan does, then they will no longer be able to exist in our community. This is wrong and discriminatory against the Catholics and our beliefs!

This would be a tremendous loss to the City of Sierra Madre and to the greater community who come for solitude and to hear the message of Jesus.

Please allow this peaceful, joyous place to continue and vote yes on housing project.

Carrie Calderone



The Meadows at Bailey Canyon

Both Mater Dolorosa and the Meadows team have been very open about the project plans and the design approach. This ongoing communication between the two groups have been helpful as the community learns more about The Meadows project. As someone who wants to protect the Retreat Center experience, I like that The Meadows could raise funds to ensure that the retreats would not be impacted and would provide funds to care for the retreat center's priests and brothers.

Aside from its positive impacts to the Retreat Center, The Meadows would provide a public park, preserve over half of its site to open space, and bring in low-density housing which conforms to the existing character in Sierra Madre. All the while, the project would generate revenue for our city through development fees, tax revenues, and property tax.

This is the right decision for Sierra Madre, no matter your involvement with the Retreat Center, although it is a very significant community benefit that The Meadows offers that no other project has, which is to protect the Mater Dolorosa Retreat Center, a historical landmark and entity.

Jesse Calvillo



The Meadows at Bailey Canyon

I have attended retreats at Mater Dolorosa many times and am grateful to the Passionists for all I have experienced and learned thanks to the Retreat Center. I am writing you now to express my support for the Meadows at Bailey Canyon plan.

The Retreat Center has brought peace and spiritual growth to many in our community and throughout Southern California. This Meadows plan supports the work of the Passionists, allowing them to provide care and proclaim the message of Jesus to many in need here and around the world. Your evaluation of the project must be driven by other concerns, of course. Fortunately, The Meadows plan addresses all its environmental impacts and will be the most sustainable neighborhood ever in Sierra Madre.

Now it looks like your approval may not be enough, though. Those who want to close off Sierra Madre to others have put forth a discriminatory, anti-church, anti-property rights initiative that would make it impossible for Mater Dolorosa to continue to meet growing community needs, as it has for nearly a century. Please speak out against it!

.John Campbell

[REDACTED]

The Meadows at Bailey Canyon

While I support The Meadows at Bailey Canyon proposal and think the developer has done an excellent job of creating the sort of sustainable neighborhood we need, I can understand that some in town are NIMBYs and do not wish to open the doors of Sierra Madre to any new families. However, I cannot understand why they would try to stop The Meadows by threatening the future of a religious institution that has done nothing but good here for nearly 100 years.

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Please support The Meadows plan when it comes before you, and don't be silent as Stop the Housing Project's few supporters try to gather signatures for their discriminatory petition. Tell the people who elected you that the initiative would be a terrible mark on the good character of our City of Sierra Madre!

PHIL CANNON



The Meadows at Bailey Canyon

I support the fact that The Meadows is proposing to bring a new public park to our community. The current location of the proposed park is fenced off and no longer easy to access. Supporting the Meadows means that Sierra Madre can enjoy a safe, beautiful park that would offer a variety of spaces that encourages people to live active lives and enjoy the scenery of our cherished neighborhood.

The Meadows makes great use of its expansive 3 acre park space with a landscaped path that weaves through active kids play areas, serene picnic benches, abundance of trees and even a small bridge.....I believe this will elevate the entire well being of the citizens and improve the culture of the great city..... Progress is positive and to an extent necessary when thought out so thoroughly by creditable and highly qualified experts with the experience of these stakeholders.

We have a creative plan before us, one that respects the history of Sierra Madre while making strides to welcome new residents to call Sierra Madre home. I support The Meadows and urge you to vote YES on The Meadows.

PHILIP CANNON



The Meadows at Bailey Canyon

I am writing to express my support for The Meadows at Bailey Canyon proposal. The Meadows is a thoughtful plan that delivers significant community benefits while supporting the Mater Dolorosa Monastery. The sustainability features The Meadows offers is the direction all new developments should follow and the net-zero water commitment is unprecedented in our City.

The Passionists have been a fixture of Sierra Madre for nearly 100 years and The Meadows supports keeping the this historic landmark and organization in place for the next 100+ years.

The Meadows demonstrates that we can provide new community benefits and preserve our community's character. Please approve The Meadows plan and support sustainable change in Sierra Madre.

Personally--This is not about the Passionists from my perspective. It is about the community and serious long term enhancement on several scales. I believe the tangible rewards of this endeavor far outweigh the fears of the possible and probable minor negative impacts upon the nearby citizens as well as the entire city population. This development will indeed put a stake in the ground for improvement within controlled reasonable boundaries and further set Sierra Madre apart as a leading city in the SGV. Review of the cost-benefit analyses indicates benefits lasting for decades with costs to be absorbed primarily within the framework of the project itself, well considered and communicated in advance by the developers. Their reputation indicates quality and integrity--a very good team!!! My approach would be proceed with optimism to execute the plans for the positive outcome which has been clearly defined and reviewed with wisdom. Make it happen!!!

Please execute the plan with vigor and continuing capable leadership thus far exemplified by all parties.

PHILIP CANNON



The Meadows at Bailey Canyon

This is the second time I have chosen to write my opinion. I have been quietly listening, reading and watching the debate and controversy for about two years and can honestly say have not yet heard or seen a genuine appeal to stop the project which made nearly as much sense as the reasons to move forward. The opponents each come on with what I consider myopic motives based on their own very personal perspectives, versus that of the community at large which stands to benefit in multiple very positive "common good" material fashions which have been clearly articulated. I strongly support this project as an improvement for the city and its populace because your commission has been exceptional in its energies on our behalf as honest broker to all parties !!!

The Meadows at Bailey Canyon makes sense for our city. The project has a thoughtful design that meets what the City has outlined as requirements for the project--which have been properly changed to conform to the welfare of the folks in the immediate area.

We can certainly use more QUALITY housing. We need more public parks. We need to preserve land for wildlife and natural habitat. We need historic landmarks to remain. These have been well planned by the development professionals, openly collaborating with the Commission. The ENVIRONMENT will actually be improved versus degraded; evidence of that has been submitted.

It is very rare to find a plan to addresses all of these requirements and preferences. This is the right plan for Sierra Madre POSITIVE CHANGE TO BENEFIT MANY...it's a winner!!!I am looking forward to the completion of The Meadows at Bailey Canyon. Respectfully--

PHIL CANNON

[REDACTED]

The Meadows at Bailey Canyon

I am writing you now to express my support for the Meadows at Bailey Canyon plan.

The Retreat Center has brought peace and spiritual growth to many in our community and throughout Southern California. This Meadows plan supports the work of the Passionists, allowing them to provide care and proclaim the message of Jesus to many in need here and around the world. Your evaluation of the project must be driven by other concerns, of course. Fortunately, The Meadows plan addresses all its environmental impacts and will be the most sustainable neighborhood project ever in Sierra Madre. It has been qualified by professionals with sincere consideration for current residents and the city cultural values.

Now it looks like your approval may not be enough, though. Those who want to close off Sierra Madre to others have put forth a discriminatory, anti-church, anti-property rights initiative that would make it impossible for Mater Dolorosa to continue to meet growing community needs, as it has for nearly a century. Please speak out against it!

My belief is that those who oppose this project are operating more in myopic selfish interests than the benefits to the city and progress which will result.

Heather Castrone

[REDACTED]

The Meadows at Bailey Canyon

I want to say thank you to the city for holding numerous meetings, including the most recent informational session on The Meadows at Bailey Canyon. We, as citizens, have had opportunities to ask questions and get answers, even if it sometimes is not the exact answers we wanted.

I believe that impacts of this project will be as minimal as they can be due to the number of homes and the plan. This is as dense (or less) than other parts of our city. And more importantly, less impact due to the conservation of many acres to the north and for the 3-acre public park to the south.

Vote yes on this plan and thank you again for including residents in this process.

Patricia Ceja



The Meadows at Bailey Canyon

We cannot take away the rights of the Retreat Center. They and the developer are following the state and city process to change the zoning and request to build these homes and new city park. Further, the City provided a specific MOU that must be adhered to and they are doing just that. We should support this plan, because it follows what you, the city, outlined as what you wanted and because they believe this is best for their ongoing operations.

Please move this forward and vote yes.

Patty Ceja

[REDACTED]

The Meadows at Bailey Canyon

I am submitting my public comment in support of The Meadows at Bailey Canyon.

The plan is environmentally-conscious, thoughtful of the existing retreat center, and mindful of surrounding neighbors.

1. There are many components of the plan that are sustainable. Removing any new water demand on the City's water supply. Using sustainable building materials and design elements. Preserving land for natural habitat.
2. The Retreat Center has been serving our community for nearly 100 years. This plan allows them to remain and provide that service and serenity. Without this plan, they could go away, which would be a HUGE loss for our city.
3. Many discussions have been made with neighbors resulting in some homes being only one-story. The homes are similar sizes to others in our town and will be in 4 different styles, which should match our community character.

This is a good fit for our community. Please support The Meadows at Bailey Canyon like I and many of our residents do.

Thank you.

Rosa Ceja



The Meadows at Bailey Canyon

I support the fact that The Meadows is proposing to bring a new public park to our community. The current location of the proposed park is fenced off and no longer easy to access. Supporting the Meadows means that Sierra Madre can enjoy a safe, beautiful park that would offer a variety of spaces that encourages people to live active lives and enjoy the scenery of our cherished neighborhood.

The Meadows makes great use of its expansive 3 acre park space with a landscaped path that weaves through active kids play areas, serene picnic benches, abundance of trees and even a small bridge.

We have a creative plan before us, one that respects the history of Sierra Madre while making strides to welcome new residents to call Sierra Madre home. I support The Meadows and urge you to vote YES on The Meadows.

Patricia Cervantes



The Meadows at Bailey Canyon

I support The Meadows at Bailey Canyon proposal because it provides a new community park at no cost to current residents and makes significant commitments to sustainability that will make this plan the most energy-efficient community in the history of Sierra Madre. A new public park would reopen what we used to have access to, and will allow us to walk through and enjoy these lands with our kids and pets. We look forward to using this serene land again while preserving the monastery and the natural habitat above it. The Meadows is a strong, sustainable plan and is deserving of your support.

Please vote to approve The Meadows project.

Manuel Chacon



The Meadows at Bailey Canyon

As a frequent retreatant who has gained spiritual strength through the Retreat Ministry at Mater Dolorosa, I treasure the quiet peacefulness of their grounds. While I was initially worried about plans to build homes next to the Retreat Center, I understand that the Passionists will use the funds from the sale to support their priests and ministries in the US and internationally. The selection of New Urban West was smart, too, and the resulting neighborhood plan is creative, fits with the spirit of Sierra Madre, and is environmentally sensitive.

I urge you to support The Meadows plan when it comes before you.

I am also extremely concerned about the possible illegality of the Protect Sierra Madre initiative and its negative impacts it would have on the city finances due to the litigation it may trigger. Therefore, I am requesting by this letter that the City Council promptly schedule a public study session where these matters can be discussed in an open and frank manner.

Alexander Chandra

[REDACTED]

The Meadows at Bailey Canyon

I write to express my support for the Meadows at Bailey Canyon.

The Meadows serves as a model for sustainable development and demonstrates a commitment to reducing the impacts of climate change through the inclusion of 100% electric homes.

Further, the project includes a wide variety of water saving features, including drought tolerant landscaping, high efficiency fixtures, and green stormwater infrastructure that recharges our local groundwater supply. Achieving “net zero” water usage at the project through increasing our local water supply and providing funds for homeowners to retrofit their lawns with native landscapes benefits all Sierra Madre residents.

I hope you will join me in supporting sustainable projects like the Meadows.

Michael Chapman

[REDACTED]

The Meadows at Bailey Canyon

I believe the New Urban West team has done an excellent job of listening to the desires and concerns of the City, its residents, and retreatants who come to Mater Dolorosa for peaceful religious experiences. New Urban West has used what they learned to design a new neighborhood that fits well with existing neighborhoods and will ultimately become one of the most sought-after addresses in Sierra Madre.

I appreciate how the Meadows at Bailey Canyon plan uses topography, street design, landscaping, and a much-needed new public park to buffer Mater Dolorosa and nearby neighborhoods from noise, light, and visual impacts. I also support the plan because it reflects the latest in sustainable community design.

I urge you to approve The Meadows plan and speak out strongly against the discriminatory ballot initiative. Efforts to discriminate against religious institutions and threaten the property rights of everyone have no place in Sierra Madre, so I urge you to use your position to educate the public about how wrong and harmful the initiative is for the city and its residents.

Audi Chen


The Meadows at Bailey Canyon

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Irma Chevalier



The Meadows at Bailey Canyon

As someone who has been a part of the Mater Dolorosa community for decades, I strongly support the Meadows at Bailey Canyon plan.

The Retreat Center has been a beacon of the light, hope and peacefulness of Jesus for so many of in our community. This plan allows for these traditions and values to continue. I believe that if the Passionists are declined the right to build on their land in the responsible manner of The Meadows plan, they will have to go with an institutional zoning plan that will be worse for both Mater Dolorosa and its neighbors.

Please allow the peaceful, joyous Retreat Center to continue and vote "YES" on the housing project . You need to do all you can to stop the hateful and discriminatory petition of the "Stop the Housing Project" minority. Their misguided effort is a stain on Sierra Madre's reputation as a caring community and the initiative must be stopped!

Norman Chien



The Meadows at Bailey Canyon

Please vote yes on The Meadows at Bailey Canyon and support the Retreat Center. We cannot prevent landowners from going through the approved, City process. This is that process and we should allow them to move forward.

This is what they want to do with their land in order to minimize impacts to their operations. We should support their desire. If I wanted to build a shed or ADU on my land, I would want the same consideration.

Vote yes and let them see this vision come to reality to allow them to continue to operate here. Thank you.

Norman Chien


The Meadows at Bailey Canyon

Both Mater Dolorosa and the Meadows team have been very open about the project plans and the design approach. This ongoing communication between the two groups have been helpful as the community learns more about The Meadows project. As someone who wants to protect the Retreat Center experience, I like that The Meadows could raise funds to ensure that the retreats would not be impacted and would provide funds to care for the retreat center's priests and brothers.

Aside from its positive impacts to the Retreat Center, The Meadows would provide a public park, preserve over half of its site to open space, and bring in low-density housing which conforms to the existing character in Sierra Madre. All the while, the project would generate revenue for our city through development fees, tax revenues, and property tax.

This is the right decision for Sierra Madre, no matter your involvement with the Retreat Center, although it is a very significant community benefit that The Meadows offers that no other project has, which is to protect the Mater Dolorosa Retreat Center, a historical landmark and entity.

Maria chocoj



The Meadows at Bailey Canyon

As a frequent retreatant who has gained spiritual strength through the Retreat Ministry at Mater Dolorosa, I treasure the quiet peacefulness of their grounds. While I was initially worried about plans to build homes next to the Retreat Center, I understand that the Passionists will use the funds from the sale to support their priests and ministries in the US and internationally. The selection of New Urban West was smart, too, and the resulting neighborhood plan is creative, fits with the spirit of Sierra Madre, and is environmentally sensitive.

I urge you to support The Meadows plan when it comes before you.

I am also extremely concerned about the possible illegality of the Protect Sierra Madre initiative and its negative impacts it would have on the city finances due to the litigation it may trigger. Therefore, I am requesting by this letter that the City Council promptly schedule a public study session where these matters can be discussed in an open and frank manner.

Myung Choi



The Meadows at Bailey Canyon

The Retreat Center has been a landmark for 100 years in our community. The Monastery has provided services to our city, our neighbors and surrounding communities. We remember a time where we could access the land and utilize the beauty every day while still allowing the Retreat Center to host their tranquil events.

I support The Meadows at Bailey Canyon as it will help keep the Monastery active, but will give our community a renewed connection to The Retreat Center.

Without this project, we risk losing the historic building, preserved land, and the community benefits the Retreat Center brings. Please don't let this jewel disappear and vote yes The Meadows at Bailey Canyon.

Angelica Chua



The Meadows at Bailey Canyon

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Now it looks like your approval may not be enough, though. Those who want to close off Sierra Madre to others have put forth a discriminatory, anti-church, anti-property rights initiative that would make it impossible for Mater Dolorosa to continue to meet growing community needs, as it has for nearly a century. Please speak out against it!

Herme Chua


The Meadows at Bailey Canyon

Many of us here in Sierra Madre find it reprehensible that the Stop the Housing Project group has drafted their initiative in a way that attacks religious freedom and the church. It is bad enough that they wish to strip a neighbor of its property rights, but they have gone much too far by trying to stop Mater Dolorosa from ever expanding or modernizing its facilities.

Why would Mater Dolorosa want to expand? There is only one reason – because there is a greater need in the community for the spiritual guidance and comfort they provide! I ask you to please speak out, as a representative of the people, against the shameful approach the “Stop the Housing Project” group has taken and encourage Sierra Madre residents not to sign their discriminatory petition.

I also ask you to support The Meadows plan when it comes before you. Your approval of The Meadows will bring new families to Sierra Madre, helping to support local businesses and the City, and will show that the City is committed to doing its part to address California’s severe housing shortage, which has caused hardships for so many.

Judie Cimino



The Meadows at Bailey Canyon

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Judie Cimino

[REDACTED]

The Meadows at Bailey Canyon

I am writing to urge you to approve The Meadows residential plan. As someone who often comes to Mater Dolorosa for spiritual retreats, I appreciate the care New Urban West has taken in designing The Meadows so any visual, light or sound impacts on the Retreat Center are minimized. It is a well-design project that is right for our city.

I hope you will use your position as an elected representative to educate the public about the shameful religious discrimination and abuse of property rights at the core of the "Stop the Housing Project" initiative effort. These people want to ignore the housing crisis and shut the door on anyone who would like to buy a new home in our city. That's just more discrimination. If that's what they want, they should do it in a way that doesn't attack an established religious institution that has provided care and comfort to Sierra Madre and its surrounds for almost a century!

Mater Dolorosa is a religious institution whose land is appropriately zoned for institutional use. However, the Retreat Center cannot continue to fulfill its mission under the many restrictions of the initiative's proposed hillside residential zoning. The proponents of the initiative surely could have come up with a way to pursue their NIMBY goals without challenging religious freedoms and trampling on property rights.

Thomas Clark



The Meadows at Bailey Canyon

I support the Meadows at Bailey Canyon because it is a balanced plan that protects open spaces and adds important parkland to our City.

The project will permanently preserve over 30 acres of hillside open space that serves as an important area for wildlife movement. Plus, a new 3-acre public park will provide residents with a wonderful new recreational amenity that will serve to complement the existing Bailey Canyon Wilderness Park. Better yet, this park space will be constructed and maintained at no cost to existing residents or the City.

It is critical that any new development provide public benefits and addresses impacts. This project does exactly that. It is good for both future and existing residents and I hope you will vote to advance this project.

Anthony Clougherty



The Meadows at Bailey Canyon

Many of us here in Sierra Madre find it reprehensible that the Stop the Housing Project group has drafted their initiative in a way that attacks religious freedom and the church. It is bad enough that they wish to strip a neighbor of its property rights, but they have gone much too far by trying to stop Mater Dolorosa from ever expanding or modernizing its facilities.

Why would Mater Dolorosa want to expand? There is only one reason – because there is a greater need in the community for the spiritual guidance and comfort they provide! I ask you to please speak out, as a representative of the people, against the shameful approach the “Stop the Housing Project” group has taken and encourage Sierra Madre residents not to sign their discriminatory petition.

I also ask you to support The Meadows plan when it comes before you. Your approval of The Meadows will bring new families to Sierra Madre, helping to support local businesses and the City, and will show that the City is committed to doing its part to address California’s severe housing shortage, which has caused hardships for so many.

Irene Co



The Meadows at Bailey Canyon

The Mater Dolorosa Retreat Center is just one example of the important and caring work of The Passionists of Holy Cross Province. For nearly 100 years the Passionists have been a beacon of good in our town, helping countless thousands find peace and purpose through retreats, and reaching out in ways like their Food Ministry to show Christian compassion to their neighbors.

The Passionists are doing the right thing by selling their under-utilized property to ensure the continuation of their ministries here in the U.S. and around the world, and the care of their senior religious. The Passionists also did the right thing in studying all feasible alternatives for the site before selecting residential development as the least impactful. You would be doing the right thing to vote in support of the project.

The Stop the Housing Project clique, on the other hand, is doing the wrong thing. If they want to fight The Meadows by raising legitimate concerns about its supposed impacts, fine. But, perhaps because they know that is a fight they would lose, the initiative's supporters have taken the low road, seeking to revoke Mater Dolorosa's property rights and make it impossible for the ministry to grow to meet the expanding need for the ministries they provide. You would be doing the right thing by doing everything in your power to educate our community about how harmful this initiative will be.

Trevor Cole



The Meadows at Bailey Canyon

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Trevor Cole



The Meadows at Bailey Canyon

The Meadows plan best meets the Province's needs, protects the retreat experience while having the least amount of impact on neighbors. The Meadows plan successfully blends with the existing land uses near the retreat center and its home designs reflect the character of Sierra Madre. Additionally, the plan respects nature through its protection of open space and will open a new public park for the community.

The development of The Meadows ensures that the vacant land will remain true to the existing community character. This would not be achievable through an institutional development. I highly urge you to move this plan forward.

Amarilis Comas


The Meadows at Bailey Canyon

I believe the New Urban West team has done an excellent job of listening to the desires and concerns of the City, its residents, and retreatants who come to Mater Dolorosa for peaceful religious experiences. New Urban West has used what they learned to design a new neighborhood that fits well with existing neighborhoods and will ultimately become one of the most sought-after addresses in Sierra Madre.

I appreciate how the Meadows at Bailey Canyon plan uses topography, street design, landscaping, and a much-needed new public park to buffer Mater Dolorosa and nearby neighborhoods from noise, light, and visual impacts. I also support the plan because it reflects the latest in sustainable community design.

I urge you to approve The Meadows plan and speak out strongly against the discriminatory ballot initiative. Efforts to discriminate against religious institutions and threaten the property rights of everyone have no place in Sierra Madre, so I urge you to use your position to educate the public about how wrong and harmful the initiative is for the city and its residents.

Helga Coover



The Meadows at Bailey Canyon

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I hope you will use your position as an elected representative to educate the public about the shameful religious discrimination and abuse of property rights at the core of the "Stop the Housing Project" initiative effort. These people want to ignore the housing crisis and shut the door on anyone who would like to buy a new home in our city. That's just more discrimination. If that's what they want, they should do it in a way that doesn't attack an established religious institution that has provided care and comfort to Sierra Madre and its surrounds for almost a century!

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Tito Corona



The Meadows at Bailey Canyon

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Michael Cortez



The Meadows at Bailey Canyon

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Letty Cosso



The Meadows at Bailey Canyon

As someone who has been a part of the Mater Dolorosa community for decades, I strongly support the Meadows at Bailey Canyon plan.

The Retreat Center has been a beacon of light, hope and peacefulness for so many of in our community. This plan allows for these traditions and values to continue. I believe, if they are declined the right to build on their land in a responsible way, which this plan does, then they will no longer be able to exist in our community. This would be a tremendous loss to the City of Sierra Madre and to the greater community who come for solitude and to hear the message of Jesus.

Please allow this peaceful, joyous place to continue and vote yes on housing project.

William Cosso



The Meadows at Bailey Canyon

I have attended retreats at Mater Dolorosa many times and am grateful to the Passionists for all I have experienced and learned thanks to the Retreat Center. I am writing you now to express my support for the Meadows at Bailey Canyon plan.

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William Cosso



The Meadows at Bailey Canyon

As a proud resident of Sierra Madre for 64 years, I would like to offer thoughts regarding the Mater Dolorosa property. Much like my own longstanding love of our town, the local Passionists have called this their cherished home for nearly 100 years. On older maps, you will find the area designated as Mt. Oliva Passionist Fathers Home. They have been good neighbors, and their peaceful presence here has been a blessing for generations of faithful who have experienced retreats, and for countless others attending programs benefiting the local community.

With this background in mind, I hope that some of our citizens will not make it their mission to draw battle lines with Mater Dolorosa. The large front portion of this private land has been vacant for so long that in many minds it is a public nature reserve that can never be touched. Now, reasonable and well-balanced proposals have been put forth for its eventual use.

Providing a peaceful environment for reflection has always been an integral part of the Passionist's retreat ministry, and will continue to be in the future. They have made efforts to craft a plan that minimizes impacts to the community. Gifting a sizable part of this land for protected open space and a park is a thoughtful act of goodwill by the Passionists, and the park provides public access that isn't currently available.

Consideration for their neighbors is evident, because the new park being offered has been placed in the southern portion, providing a green zone to separate the proposed development from existing neighbors. This is a very generous gesture, considering that if such an area had instead been placed to the north it could have provided more quiet isolation for the Retreat Center itself.

The development will help provide needed funding for Passionist ministries, and to care for aging priests and brothers who have dedicated their lives for the spiritual care of others. Some people who oppose the development plan might also bear in mind that this was once a larger tract of property, and portions of it that were sold years ago may have provided the land that their own homes now sit on.

We all realize that changing things we are used to can be painful and unwanted. In my years here in town I have certainly seen many changes, but the unique spirit of this community always remains. I sincerely support the Passionists and their plans for the Mater Dolorosa development project, and I know that in whatever way this finally gets accomplished, the spirit of Sierra Madre will continue to remain.

Kathleen Coyne



The Meadows at Bailey Canyon

The Mater Dolorosa Retreat Center is just one example of the important and caring work of The Passionists of Holy Cross Province. For nearly 100 years the Passionists have been a beacon of good in our town, helping countless thousands find peace and purpose through retreats, and reaching out in ways like their Food Ministry to show Christian compassion to their neighbors.

The Passionists are doing the right thing by selling their under-utilized property to ensure the continuation of their ministries here in the U.S. and around the world, and the care of their senior religious. The Passionists also did the right thing in studying all feasible alternatives for the site before selecting residential development as the least impactful. You would be doing the right thing to vote in support of the project.

The Stop the Housing Project clique, on the other hand, is doing the wrong thing. If they want to fight The Meadows by raising legitimate concerns about its supposed impacts, fine. But, perhaps because they know that is a fight they would lose, the initiative's supporters have taken the low road, seeking to revoke Mater Dolorosa's property rights and make it impossible for the ministry to grow to meet the expanding need for the ministries they provide. You would be doing the right thing by doing everything in your power to educate our community about how harmful this initiative will be.

Irv Cuevas



The Meadows at Bailey Canyon

I believe the New Urban West team has done an excellent job of listening to the desires and concerns of the City, its residents, and retreatants who come to Mater Dolorosa for peaceful religious experiences. New Urban West has used what they learned to design a new neighborhood that fits well with existing neighborhoods and will ultimately become one of the most sought-after addresses in Sierra Madre.

I appreciate how the Meadows at Bailey Canyon plan uses topography, street design, landscaping, and a much-needed new public park to buffer Mater Dolorosa and nearby neighborhoods from noise, light, and visual impacts. I also support the plan because it reflects the latest in sustainable community design.

I urge you to approve The Meadows plan and speak out strongly against the discriminatory ballot initiative. Efforts to discriminate against religious institutions and threaten the property rights of everyone have no place in Sierra Madre, so I urge you to use your position to educate the public about how wrong and harmful the initiative is for the city and its residents.

Michael Cunningham

[REDACTED]

The Meadows at Bailey Canyon

I support the Meadows at Bailey Canyon because it is a balanced plan that protects open spaces and adds important parkland to our City.

The project will permanently preserve over 30 acres of hillside open space that serves as an important area for wildlife movement. Plus, a new 3-acre public park will provide residents with a wonderful new recreational amenity that will serve to complement the existing Bailey Canyon Wilderness Park. Better yet, this park space will be constructed and maintained at no cost to existing residents or the City.

It is critical that any new development provide public benefits and addresses impacts. This project does exactly that. It is good for both future and existing residents and I hope you will vote to advance this project.

Michael Cunningham



The Meadows at Bailey Canyon

The Meadows at Bailey Canyon makes sense for our city. The project has a thoughtful design that meets what the City has outlined as requirements for the project.

We need more housing. We need more public parks. We need to preserve land for wildlife and natural habitat. We need historic landmarks to remain.

It is very rare to find a plan to addresses all of these "needs". This is the right plan for Sierra Madre. Please support The Meadows at Bailey Canyon.

Sally Cunningham

[REDACTED]

The Meadows at Bailey Canyon

New Urban West's plan for The Meadows at Bailey Canyon appears to be very sensitive to the peacefulness retreatants like me seek when we come to Mater Dolorosa. I can't imagine that a school or residential care facility would be anywhere near as protective of our retreat experience! Making the plan sensitive to Mater Dolorosa also makes it sensitive to neighbors needs, so I urge you to weigh how well designed and sustainable The Meadows plan is and approve it.

Regarding the "Stop the Housing Project" initiative and petition drive, I urge you to hold a public study session covering its potential negative impacts. Sierra Madre has lost other lawsuits filed over housing developments at huge expense to taxpayers, and the supporters of the initiative want us to go down that path again. This burden will be too much for a small city and its residents to bear! Please do all you can to give Sierra Madre residents a complete understanding of the potential liabilities of the initiative.

Susan Day



The Meadows at Bailey Canyon

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FRANCISCO DE LA ROSA

[REDACTED]
The Meadows at Bailey Canyon

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Vincent De Lazzaro



The Meadows at Bailey Canyon

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Paul Deragisch


The Meadows at Bailey Canyon

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Doug Derrick

[REDACTED]

The Meadows at Bailey Canyon

While I support The Meadows at Bailey Canyon proposal in creating the sort of sustainable neighborhood we need, I do understand others in the community are of the status quo NIMBYs that do not wish to open the doors of Sierra Madre to any new families. The Meadows would actually enhance the area, further our community effort to provide solitude religious retreats for many as well aid the most in need in our growing community that we have served the local community for nearly 100 years.

Mater Dolorosa has worked and continues to work with the City to provide over 24,000 meals to the elderly, sick and home-bound since the COVID pandemic hit as well as religious guidance and solitude retreats, especially those affected by the pandemic. By not approving The Meadows plan and the initiative passes, Mater Dolorosa will not be able expand their kitchen and facilities to accommodate this growing demand for this charitable Christian service to others in our community.

Please support The Meadows plan when it comes before you. For an institution that has served this community for over 100 years of distinguished service and provides an invaluable benefit to others, should be supported in this initiative to continue to grow in meeting the future needs of the Sierra Madre community!

Thank you for your consideration

Lorraine Di Caprio



The Meadows at Bailey Canyon

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Andy DiMarco



The Meadows at Bailey Canyon

As someone who has been a part of the Mater Dolorosa community for decades, I strongly support the Meadows at Bailey Canyon plan.

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Please allow the peaceful, joyous Retreat Center to continue and vote "YES" on the housing project . You need to do all you can to stop the hateful and discriminatory petition of the "Stop the Housing Project" minority. Their misguided effort is a stain on Sierra Madre's reputation as a caring community and the initiative must be stopped!

Karen Donner


The Meadows at Bailey Canyon

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John Doyle


The Meadows at Bailey Canyon

As an attorney, author and longtime homeowner and resident of the western portion of Sierra Madre I'm writing to express my strong support for The Meadows at Bailey Canyon proposal. The Meadows is a detailed, well-considered plan that will substantially benefit the community and sustain the Passionists who own the property and operate Mater Dolorosa. The alternatives such as the high likelihood of protracted litigation, the potential for much more intense development such as a school, large skilled nursing facility, or high-intensity low income housing would have a negative effect on Sierra Madre. In contrast, the sustainability features of the project including groundwater recharge, all-electric homes, fire-resistant construction, a fully-funded city park, shifting the cost of the City's maintenance obligations for an adjoining portion of Bailey's Canyon Park and the net-zero water commitment will provide obvious benefits for our City. This is a responsible, sustainable, and collaborative project.

The Passionists Monastery has been model community members for the past 100 years. They have generously shared their lands and spaces with all Sierra Madre residents. During the pandemic they provided thousands of meals through their food ministry program. They have a growing need to monetize some of their property in order take care of their older members who have sacrificed so much over the years. As a litigator I believe the Passionists have exercised unusual forbearance and it is my hope that their patience bears fruit.

Some voices in our city in opposition to the project want no development at all, or to delay it indefinitely, which is simply not tenable under current law. Others hope to turn the property into a park or tree preserve. Those would be nice if there were some way to pay the Passionists, but that is not currently possible. The people who oppose the project justifiably question the impact of construction activity, but that is temporary, and steps can be taken to mitigate the negative aspects including noise, dust and construction vehicles. If this project turns out like other projects of this developer, the homes in the surrounding neighborhood will become significantly more valuable than they would be otherwise.

I am confident that the Councilmembers are carefully considering and analyzing the options available to the Passionists and will conclude that The Meadows proposal would best balance the rights and the interests of all Sierra Madre residents and stakeholders. We can welcome 42 new families and enhance the character of our community.

I respectfully request that the City Council approve The Meadows project and support sustainable development in Sierra Madre.

Respectfully submitted,

John C. Doyle, JD

Chris Draper



The Meadows at Bailey Canyon

As someone who has been a part of the Mater Dolorosa community for decades, I strongly support the Meadows at Bailey Canyon plan.

The Retreat Center has been a beacon of the light, hope and peacefulness of Jesus for so many of in our community. This plan allows for these traditions and values to continue. I believe that if the Passionists are declined the right to build on their land in the responsible manner of The Meadows plan, they will have to go with an institutional zoning plan that will be worse for both Mater Dolorosa and its neighbors.

Please allow the peaceful, joyous Retreat Center to continue and vote "YES" on the housing project . You need to do all you can to stop the hateful and discriminatory petition of the "Stop the Housing Project" minority. Their misguided effort is a stain on Sierra Madre's reputation as a caring community and the initiative must be stopped!

Claudia Draper



The Meadows at Bailey Canyon

As a frequent retreatant who has gained spiritual strength through the Retreat Ministry at Mater Dolorosa, I treasure the quiet peacefulness of their grounds. While I was initially worried about plans to build homes next to the Retreat Center, I understand that the Passionists will use the funds from the sale to support their priests and ministries in the US and internationally. The selection of New Urban West was smart, too, and the resulting neighborhood plan is creative, fits with the spirit of Sierra Madre, and is environmentally sensitive.

I urge you to support The Meadows plan when it comes before you.

I am also extremely concerned about the possible illegality of the Protect Sierra Madre initiative and its negative impacts it would have on the city finances due to the litigation it may trigger. Therefore, I am requesting by this letter that the City Council promptly schedule a public study session where these matters can be discussed in an open and frank manner.

Mary Drenick



The Meadows at Bailey Canyon

The Mater Dolorosa Retreat Center is just one example of the important and caring work of The Passionists of Holy Cross Province. For nearly 100 years the Passionists have been a beacon of good in our town, helping countless thousands find peace and purpose through retreats, and reaching out in ways like their Food Ministry to show Christian compassion to their neighbors.

The Passionists are doing the right thing by selling their under-utilized property to ensure the continuation of their ministries here in the U.S. and around the world, and the care of their senior religious. The Passionists also did the right thing in studying all feasible alternatives for the site before selecting residential development as the least impactful. You would be doing the right thing to vote in support of the project.

The Stop the Housing Project clique, on the other hand, is doing the wrong thing. If they want to fight The Meadows by raising legitimate concerns about its supposed impacts, fine. But, perhaps because they know that is a fight they would lose, the initiative's supporters have taken the low road, seeking to revoke Mater Dolorosa's property rights and make it impossible for the ministry to grow to meet the expanding need for the ministries they provide. You would be doing the right thing by doing everything in your power to educate our community about how harmful this initiative will be.

Christina Dreyer


The Meadows at Bailey Canyon

I am writing regarding the housing project called The Meadows at Bailey Canyon which would be located on the monastery grounds of the Mater Dolorosa Passionist Retreat Center.

The monastery has been a good owner of the property since 1924. They have a partnership with the City of Sierra Madre via a food ministry to provide meals to local vulnerable residents, the homebound and homeless in the San Gabriel Valley. They provide for local jobs. They also have retreats for families and individuals providing for inspirational and moral guidance. During the Easter season, they allow for more than 3000 people to visit their grounds and walk the Stations of the Cross. As a good neighbor, they allowed people to walk their grounds with their dogs. How many of you would allow your neighbors to meander through your yard to walk their dogs?

This is private, not public property and having property rights, they have a sell their property in order to plan for their future retirement just as anyone does. The decision to hire a firm to develop 42 beautiful homes on their grounds, I feel, is a wise decision.

California is facing a housing crisis. To put themselves in a better position to achieve homeownership, many Californians (more than 1.3 million) have left the state and still we have a housing shortage! Without enough homes on the market to meet the demand, prices are driven up and the California affordability index has dropped to 27% because of the shortage. There are more people who want to buy homes than there is inventory of homes for sale. This creates for competitive multiple offers on homes for sale. On one home for sale in Sierra Madre recently, there were 43 offers on a fixer upper house. That means that 42 other buyers who wanted to live in Sierra Madre lost out. This is simple economics and homeownership is one proven vehicle for wealth creation in the United States. Building homes provides for jobs and an increase in city tax revenue.

California is not building enough housing which is why Governor Newsom has stated that 3.5 million housing units need to be built in California by 2025. In 2020, for the 15th consecutive year, California fell short of its housing production targets. The shortage is why the state has promoted the building of ADU's on larger lots and also why proposition 19 was passed.

The idea of building good quality homes, in my opinion, is better than having either a school or some other institution built on the monastery property. School buses and parents busing children driving up and down the streets creates more congestion and noise than what the neighbors would want. A hospital or nursing home would create the same problem. Even more so with ambulance noise. Plus, as a bonus the neighbors and the city would be getting a present of a beautiful park that would not need to be maintained by them.

We have lived on Park Vista Drive for 18 years, and as a neighbor of the monastery on its west side, I would welcome the housing project as it would only increase other neighbor's property values, not diminish them. Also, I have been an active Realtor working in the area for the last 33 years. I know the situation and the area well. I see this project of the Meadows at Bailey Canyon as the best alternative to solving the housing shortage, increasing the city tax base and beautifying the area.

Christina Shymkovich Dreyer


The Meadows at Bailey Canyon

I support the fact that The Meadows is proposing to bring a new public park to our community. The current location of the proposed park is fenced off and no longer easy to access. Supporting the Meadows means that Sierra Madre can enjoy a safe, beautiful park that would offer a variety of spaces that encourages people to live active lives and enjoy the scenery of our cherished neighborhood.

The Meadows makes great use of its expansive 3 acre park space with a landscaped path that weaves through active kids play areas, serene picnic benches, abundance of trees and even a small bridge.

We have a creative plan before us, one that respects the history of Sierra Madre while making strides to welcome new residents to call Sierra Madre home. I support The Meadows and urge you to vote YES on The Meadows.

Dale Edgington


The Meadows at Bailey Canyon

I have always supported how the Monastery aims to restore nature and healing in our community. While there are many reasons to support The Meadows, I particularly like how the project carries this conviction in its own way, specifically through water conservation.

The addition of new homes understandably means that there will be new demand for water, but the way that The Meadows addresses this should be the new standard for developments moving forward. The project incorporates drought-tolerant landscaping, water-conserving fixtures, capturing stormwater to recharge our aquifer, upgraded irrigation systems to reuse water for landscape irrigation, ultimately resulting in net zero water use for new homes. This means that existing residents do not need to worry about new residents burdening the already scarce water supply. This is a huge step for us to accommodate new residents while making smart design choices to restore our community's resources and consequently, our public health.

Now is the time to support The Meadows. I urge you to join me to support this project.

Dale Edgington



The Meadows at Bailey Canyon

The Mater Dolorosa Retreat Center is just one example of the important and caring work of The Passionists of Holy Cross Province. For nearly 100 years the Passionists have been a beacon of good in our town, helping countless thousands find peace and purpose through retreats, and reaching out in ways like their Food Ministry to show Christian compassion to their neighbors.

The Passionists are doing the right thing by selling their under-utilized property to ensure the continuation of their ministries here in the U.S. and around the world, and the care of their senior religious. The Passionists also did the right thing in studying all feasible alternatives for the site before selecting residential development as the least impactful. You would be doing the right thing to vote in support of the project.

The Stop the Housing Project clique, on the other hand, is doing the wrong thing. If they want to fight The Meadows by raising legitimate concerns about its supposed impacts, fine. But, perhaps because they know that is a fight they would lose, the initiative's supporters have taken the low road, seeking to revoke Mater Dolorosa's property rights and make it impossible for the ministry to grow to meet the expanding need for the ministries they provide. You would be doing the right thing by doing everything in your power to educate our community about how harmful this initiative will be.

Kelsey Egan


The Meadows at Bailey Canyon

My family and I have been residents of Sierra Madre for years. As renters, we want more opportunities to buy homes in this community so that we can continue to stay, give back to the community, and raise our 3 children here. I support The Meadows at Bailey Canyon proposal because it responsibly provides more opportunities for families to settle in this wonderful community. Not only that but it provides a new community park at no cost to current residents and makes significant commitments to sustainability that will make this plan the most energy-efficient community in the history of Sierra Madre. A new public park would reopen what we used to have access to, and will allow us to walk through and enjoy these lands with our kids and pets. We look forward to using this serene land again while preserving the monastery and the natural habitat above it.

The Meadows is a strong, sustainable plan and is deserving of your support.

Please vote to approve The Meadows project.

Kelsey Egan



The Meadows at Bailey Canyon

I am in full support of Mater Dolorosa and the proposed Meadows housing project. I'm a resident of Sierra Madre who is raising a young family in the community with children who attend the public schools and support the local businesses and community programs like little league and dance classes. My husband and I feel a deep pull to this community to establish long term roots here, but there simply isn't enough housing options for families. As my husband and I have reviewed the proposed plan, we would be thrilled at the prospect of an additional community park and options for single family housing. We feel that this would do nothing but enrich the community despite the short term inconvenience of construction.

I hope the Planning Commissioners and City Council members will consider the opinions of ALL of the community members in Sierra Madre (both young and old) who want to stay here and continue giving back to the community for decades to come.

I have also been disheartened by the approach of the community members opposing this project. They have continued to knock on my door and roll their eyes at me when I state my reasons for not signing their petition and being in support of the monastery and the housing project. It hasn't felt neighborly.

This is the right decision for Sierra Madre, no matter your involvement with the Retreat Center, although it is a very significant community benefit that The Meadows offers that no other project has, which is to protect the Mater Dolorosa Retreat Center, a historical landmark and entity.

Matt Eggleston



The Meadows at Bailey Canyon

Many of us here in Sierra Madre find it reprehensible that the Stop the Housing Project group has drafted their initiative in a way that attacks religious freedom and the church. It is bad enough that they wish to strip a neighbor of its property rights, but they have gone much too far by trying to stop Mater Dolorosa from ever expanding or modernizing its facilities.

Why would Mater Dolorosa want to expand? There is only one reason – because there is a greater need in the community for the spiritual guidance and comfort they provide! I ask you to please speak out, as a representative of the people, against the shameful approach the “Stop the Housing Project” group has taken and encourage Sierra Madre residents not to sign their discriminatory petition.

I also ask you to support The Meadows plan when it comes before you. Your approval of The Meadows will bring new families to Sierra Madre, helping to support local businesses and the City, and will show that the City is committed to doing its part to address California’s severe housing shortage, which has caused hardships for so many.

Roy English

[REDACTED]

The Meadows at Bailey Canyon

While I support The Meadows at Bailey Canyon proposal and think the developer has done an excellent job of creating the sort of sustainable neighborhood we need, I can understand that some in town are NIMBYs and do not wish to open the doors of Sierra Madre to any new families. However, I cannot understand why they would try to stop The Meadows by threatening the future of a religious institution that has done nothing but good here for nearly 100 years.

Consider this: Mater Dolorosa has worked with the City to provide 24,000 meals to the elderly, sick and home-bound since the COVID pandemic hit. If you fail to approve The Meadows plan and the initiative passes, it will become illegal to expand their kitchen to meet a growing need for this good Christian service to others.

Please support The Meadows plan when it comes before you, and don't be silent as Stop the Housing Project's few supporters try to gather signatures for their discriminatory petition. Tell the people who elected you that the initiative would be a terrible mark on the good character of our City of Sierra Madre!

Cory Escudro


The Meadows at Bailey Canyon

I believe the New Urban West team has done an excellent job of listening to the desires and concerns of the City, its residents, and retreatants who come to Mater Dolorosa for peaceful religious experiences. New Urban West has used what they learned to design a new neighborhood that fits well with existing neighborhoods and will ultimately become one of the most sought-after addresses in Sierra Madre.

I appreciate how the Meadows at Bailey Canyon plan uses topography, street design, landscaping, and a much-needed new public park to buffer Mater Dolorosa and nearby neighborhoods from noise, light, and visual impacts. I also support the plan because it reflects the latest in sustainable community design.

I urge you to approve The Meadows plan and speak out strongly against the discriminatory ballot initiative. Efforts to discriminate against religious institutions and threaten the property rights of everyone have no place in Sierra Madre, so I urge you to use your position to educate the public about how wrong and harmful the initiative is for the city and its residents.

Irma Esparza



The Meadows at Bailey Canyon

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Irma Esparza


The Meadows at Bailey Canyon

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Sofia Espinoza



The Meadows at Bailey Canyon

Both Mater Dolorosa and the Meadows team have been very open about the project plans and the design approach. This ongoing communication between the two groups have been helpful as the community learns more about The Meadows project. As someone who wants to protect the Retreat Center experience, I like that The Meadows could raise funds to ensure that the retreats would not be impacted and would provide funds to care for the retreat center's priests and brothers.

Aside from its positive impacts to the Retreat Center, The Meadows would provide a public park, preserve over half of its site to open space, and bring in low-density housing which conforms to the existing character in Sierra Madre. All the while, the project would generate revenue for our city through development fees, tax revenues, and property tax.

This is the right decision for Sierra Madre, no matter your involvement with the Retreat Center, although it is a very significant community benefit that The Meadows offers that no other project has, which is to protect the Mater Dolorosa Retreat Center, a historical landmark and entity.

Theresa Evans

[REDACTED]
The Meadows at Bailey Canyon

I support the Meadows at Bailey Canyon because it is a balanced plan that protects open spaces and adds important parkland to our City.

The project will permanently preserve over 30 acres of hillside open space that serves as an important area for wildlife movement. Plus, a new 3-acre public park will provide residents with a wonderful new recreational amenity that will serve to compliment the existing Bailey Canyon Wilderness Park. Better yet, this park space will be constructed and maintained at no cost to existing residents or the City.

It is critical that any new development provide public benefits and addresses impacts. This project does exactly that. It is good for both future and existing residents and I hope you will vote to advance this project.

tom everett



The Meadows at Bailey Canyon

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Colleen Faley



The Meadows at Bailey Canyon

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I support The Meadows at Bailey Canyon as it will help keep the Monastery active, but will give our community a renewed connection to The Retreat Center.

Without this project, we risk losing the historic building, preserved land, and the community benefits the Retreat Center brings. Please don't let this jewel disappear and vote yes The Meadows at Bailey Canyon.

Dr. Anthony Fellow



The Meadows at Bailey Canyon

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Dr. Anthony R. Fellow



Joe Ferrall



The Meadows at Bailey Canyon

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Victoria Fershin



The Meadows at Bailey Canyon

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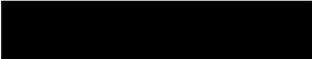
Joan Feser


The Meadows at Bailey Canyon

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Regarding the "Stop the Housing Project" initiative and petition drive, I urge you to hold a public study session covering its potential negative impacts. Sierra Madre has lost other lawsuits filed over housing developments at huge expense to taxpayers, and the supporters of the initiative want us to go down that path again. This burden will be too much for a small city and its residents to bear! Please do all you can to give Sierra Madre residents a complete understanding of the potential liabilities of the initiative.

Lawrence Flesch


The Meadows at Bailey Canyon

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Richard FRANK


The Meadows at Bailey Canyon

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Charles Frey


The Meadows at Bailey Canyon

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The Passionists have been a fixture of Sierra Madre for nearly 100 years and The Meadows supports keeping the this historic landmark and organization in place for the next 100+ years.

The Meadows demonstrates that we can provide new community benefits and preserve our community's character. Please approve The Meadows plan and support sustainable change in Sierra Madre.

Jon Fullinwider

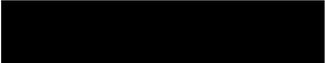

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Margaret Fullinwider


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Valerie Gabriel



The Meadows at Bailey Canyon

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I support The Meadows at Bailey Canyon as it will help keep the Monastery active, but will give our community a renewed connection to The Retreat Center.

Without this project, we risk losing the historic building, preserved land, and the community benefits the Retreat Center brings. Please don't let this jewel disappear and vote yes The Meadows at Bailey Canyon.

Vanessa Garcia



The Meadows at Bailey Canyon

As someone who has been a part of the Mater Dolorosa community for decades, I strongly support the Meadows at Bailey Canyon plan.

The Retreat Center has been a beacon of light, hope and peacefulness for so many of in our community. This plan allows for these traditions and values to continue. I believe, if they are declined the right to build on their land in a responsible way, which this plan does, then they will no longer be able to exist in our community. This would be a tremendous loss to the City of Sierra Madre and to the greater community who come for solitude and to hear the message of Jesus.

Please allow this peaceful, joyous place to continue and vote yes on housing project.

James Gokey


The Meadows at Bailey Canyon

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David Golini


The Meadows at Bailey Canyon

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Pat Gongla


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As someone who has been a part of the Mater Dolorosa community for years, I support the Meadows at Bailey Canyon plan.

The Retreat Center has been a beacon of the light, hope and peacefulness of Jesus for so many in our community. This plan allows for these traditions and values to continue. I believe that if the Passionists are declined the right to build on their land in the responsible manner of The Meadows plan, they will have to go with an institutional zoning plan that will be worse for both Mater Dolorosa and its neighbors.

Please allow the peaceful, joyous Retreat Center to continue and vote "YES" on the housing project . You need to do all you can to stop the hateful and discriminatory petition of the "Stop the Housing Project" minority. Their misguided effort is a stain on Sierra Madre's reputation as a caring community. The initiative must be stopped!

CARLOS GONZALEZ ADROVER



The Meadows at Bailey Canyon

While I support The Meadows at Bailey Canyon proposal and think the developer has done an excellent job of creating the sort of sustainable neighborhood we need, I can understand that some in town are NIMBYs and do not wish to open the doors of Sierra Madre to any new families. However, I cannot understand why they would try to stop The Meadows by threatening the future of a religious institution that has done nothing but good here for nearly 100 years.

Consider this: Mater Dolorosa has worked with the City to provide 24,000 meals to the elderly, sick and home-bound since the COVID pandemic hit. If you fail to approve The Meadows plan and the initiative passes, it will become illegal to expand their kitchen to meet a growing need for this good Christian service to others.

Please support The Meadows plan when it comes before you, and don't be silent as Stop the Housing Project's few supporters try to gather signatures for their discriminatory petition. Tell the people who elected you that the initiative would be a terrible mark on the good character of our City of Sierra Madre!

Tim Aant Goor



The Meadows at Bailey Canyon

Bailey canyon is an important place for our community and I'm grateful that the beautiful land we have the privilege of knowing is being made accessible to more people.

I think that developing this land and making it an example for sustainable living to confront the ecological crises in our planet is a great opportunity as well as a responsibility.

Land is one of the greatest resources we have to teach and inspire people to actively solve the climate crisis.

I also believe that some part of this newly occupied land should be dedicated to the original indigenous people of this land.

If the meadows at Bailey canyon is committed to these responsibilities, I support them wholeheartedly.

Kind regards,

Tim aan't Goor

Maria Grandone



The Meadows at Bailey Canyon

I believe the New Urban West team has done an excellent job of listening to the desires and concerns of the City, its residents, and retreatants who come to Mater Dolorosa for peaceful religious experiences. New Urban West has used what they learned to design a new neighborhood that fits well with existing neighborhoods and will ultimately become one of the most sought-after addresses in Sierra Madre.

I appreciate how the Meadows at Bailey Canyon plan uses topography, street design, landscaping, and a much-needed new public park to buffer Mater Dolorosa and nearby neighborhoods from noise, light, and visual impacts. I also support the plan because it reflects the latest in sustainable community design.

I urge you to approve The Meadows plan and speak out strongly against the discriminatory ballot initiative. Efforts to discriminate against religious institutions and threaten the property rights of everyone have no place in Sierra Madre, so I urge you to use your position to educate the public about how wrong and harmful the initiative is for the city and its residents.

Mr. Richard and Mrs. Corky Guerra



The Meadows at Bailey Canyon

The Mater Dolorosa Retreat Center is just one example of the important and caring work of The Passionists of Holy Cross Province. For nearly 100 years the Passionists have been a beacon of good in our town, helping countless thousands find peace and purpose through retreats, and reaching out in ways like their Food Ministry to show Christian compassion to their neighbors.

The Passionists are doing the right thing by selling their under-utilized property to ensure the continuation of their ministries here in the U.S. and around the world, and the care of their senior religious. The Passionists also did the right thing in studying all feasible alternatives for the site before selecting residential development as the least impactful. You would be doing the right thing to vote in support of the project.

The Stop the Housing Project clique, on the other hand, is doing the wrong thing. If they want to fight The Meadows by raising legitimate concerns about its supposed impacts, fine. But, perhaps because they know that is a fight they would lose, the initiative's supporters have taken the low road, seeking to revoke Mater Dolorosa's property rights and make it impossible for the ministry to grow to meet the expanding need for the ministries they provide. You would be doing the right thing by doing everything in your power to educate our community about how harmful this initiative will be.

Francisca Gutierrez



The Meadows at Bailey Canyon

Many of us here in Sierra Madre find it reprehensible that the Stop the Housing Project group has drafted their initiative in a way that attacks religious freedom and the church. It is bad enough that they wish to strip a neighbor of its property rights, but they have gone much too far by trying to stop Mater Dolorosa from ever expanding or modernizing its facilities.

Why would Mater Dolorosa want to expand? There is only one reason – because there is a greater need in the community for the spiritual guidance and comfort they provide! I ask you to please speak out, as a representative of the people, against the shameful approach the “Stop the Housing Project” group has taken and encourage Sierra Madre residents not to sign their discriminatory petition.

I also ask you to support The Meadows plan when it comes before you. Your approval of The Meadows will bring new families to Sierra Madre, helping to support local businesses and the City, and will show that the City is committed to doing its part to address California’s severe housing shortage, which has caused hardships for so many.

Veronica Hadiwidjojo


The Meadows at Bailey Canyon

I support the fact that The Meadows is proposing to bring a new public park to our community. The current location of the proposed park is fenced off and no longer easy to access. Supporting the Meadows means that Sierra Madre can enjoy a safe, beautiful park that would offer a variety of spaces that encourages people to live active lives and enjoy the scenery of our cherished neighborhood.

The Meadows makes great use of its expansive 3 acre park space with a landscaped path that weaves through active kids play areas, serene picnic benches, abundance of trees and even a small bridge.

We have a creative plan before us, one that respects the history of Sierra Madre while making strides to welcome new residents to call Sierra Madre home. I support The Meadows and urge you to vote YES on The Meadows.

GLADYS HALL-KESSLER


The Meadows at Bailey Canyon

New Urban West's plan for The Meadows at Bailey Canyon appears to be very sensitive to the peacefulness retreatants like me seek when we come to Mater Dolorosa. I can't imagine that a school or residential care facility would be anywhere near as protective of our retreat experience! Making the plan sensitive to Mater Dolorosa also makes it sensitive to neighbors needs, so I urge you to weigh how well designed and sustainable The Meadows plan is and approve it.

Regarding the "Stop the Housing Project" initiative and petition drive, I urge you to hold a public study session covering its potential negative impacts. Sierra Madre has lost other lawsuits filed over housing developments at huge expense to taxpayers, and the supporters of the initiative want us to go down that path again. This burden will be too much for a small city and its residents to bear! Please do all you can to give Sierra Madre residents a complete understanding of the potential liabilities of the initiative.

Tracy Hammond



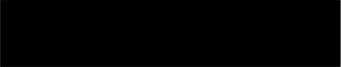
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Thomas Hand



The Meadows at Bailey Canyon

I support The Meadows at Bailey Canyon proposal because it provides a new community park at no cost to current residents and makes significant commitments to sustainability that will make this plan the most energy-efficient community in the history of Sierra Madre. A new public park would reopen what we used to have access to, and will allow us to walk through and enjoy these lands with our kids and pets. We look forward to using this serene land again while preserving the monastery and the natural habitat above it. The Meadows is a strong, sustainable plan and is deserving of your support.

Please vote to approve The Meadows project.

Barbara Hanna



The Meadows at Bailey Canyon

While I support The Meadows at Bailey Canyon proposal and think the developer has done an excellent job of creating the sort of sustainable neighborhood we need, I can understand that some in town are NIMBYs and do not wish to open the doors of Sierra Madre to any new families. However, I cannot understand why they would try to stop The Meadows by threatening the future of a religious institution that has done nothing but good here for nearly 100 years.

Consider this: Mater Dolorosa has worked with the City to provide 24,000 meals to the elderly, sick and home-bound since the COVID pandemic hit. If you fail to approve The Meadows plan and the initiative passes, it will become illegal to expand their kitchen to meet a growing need for this good Christian service to others.

Please support The Meadows plan when it comes before you, and don't be silent as Stop the Housing Project's few supporters try to gather signatures for their discriminatory petition. Tell the people who elected you that the initiative would be a terrible mark on the good character of our City of Sierra Madre!

John Harrison


The Meadows at Bailey Canyon

I am writing to urge you to approve The Meadows residential plan. As someone who often comes to Mater Dolorosa for spiritual retreats, I appreciate the care New Urban West has taken in designing The Meadows so any visual, light or sound impacts on the Retreat Center are minimized. It is a well-design project that is right for our city.

I hope you will use your position as an elected representative to educate the public about the shameful religious discrimination and abuse of property rights at the core of the “Stop the Housing Project” initiative effort. These people want to ignore the housing crisis and shut the door on anyone who would like to buy a new home in our city. That’s just more discrimination. If that’s what they want, they should do it in a way that doesn’t attack an established religious institution that has provided care and comfort to Sierra Madre and its surrounds for almost a century!

Mater Dolorosa is a religious institution whose land is appropriately zoned for institutional use. However, the Retreat Center cannot continue to fulfill its mission under the many restrictions of the initiative’s proposed hillside residential zoning. The proponents of the initiative surely could have come up with a way to pursue their NIMBY goals without challenging religious freedoms and trampling on property rights.

Ai Lie Hartono



The Meadows at Bailey Canyon

Please vote yes on The Meadows at Bailey Canyon and support the Retreat Center. We cannot prevent landowners from going through the approved, City process. This is that process and we should allow them to move forward.

This is what they want to do with their land in order to minimize impacts to their operations. We should support their desire. If I wanted to build a shed or ADU on my land, I would want the same consideration.

Vote yes and let them see this vision come to reality to allow them to continue to operate here. Thank you.

Tony Haskett



The Meadows at Bailey Canyon

Just a note to let you know that I support Mater Dolorosa's property rights and am opposed to the petition circulating in Sierra Madre that will (discriminate) limit their ability to sell their land to support their ministry. This initiative, if passed, would no doubt result in a lawsuit filed against the city with all costs being paid by the city when (in my opinion) the city inevitably loses.

I am not a parishioner, I am not catholic, I have no financial or other interest in this project other than wishing to see property rights respected and a single religious institution not be singled out for discrimination. And yes, I am a resident of Sierra Madre.

Jesse Hathaway



The Meadows at Bailey Canyon

I am submitting my public comment in support of The Meadows at Bailey Canyon.

The plan is environmentally-conscious, thoughtful of the existing retreat center, and mindful of surrounding neighbors.

1. There are many components of the plan that are sustainable. Removing any new water demand on the City's water supply. Using sustainable building materials and design elements. Preserving land for natural habitat.
2. The Retreat Center has been serving our community for nearly 100 years. This plan allows them to remain and provide that service and serenity. Without this plan, they could go away, which would be a HUGE loss for our city.
3. Many discussions have been made with neighbors resulting in some homes being only one-story. The homes are similar sizes to others in our town and will be in 4 different styles, which should match our community character.

This is a good fit for our community. Please support The Meadows at Bailey Canyon like I and many of our residents do.

Thank you.

Jesse Hathaway



The Meadows at Bailey Canyon

I am writing to express my support for The Meadows at Bailey Canyon proposal. The Meadows is a thoughtful plan that delivers significant community benefits while supporting the Mater Dolorosa Monastery. The sustainability features The Meadows offers is the direction all new developments should follow and the net-zero water commitment is unprecedented in our City.

The Passionists have been a fixture of Sierra Madre for nearly 100 years and The Meadows supports keeping the this historic landmark and organization in place for the next 100+ years.

The Meadows demonstrates that we can provide new community benefits and preserve our community's character. Please approve The Meadows plan and support sustainable change in Sierra Madre.

Yolie & Jesse Hathaway


The Meadows at Bailey Canyon

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Laura Haynes



The Meadows at Bailey Canyon

The Mater Dolorosa Retreat Center is just one example of the important and caring work of The Passionists of Holy Cross Province. For nearly 100 years the Passionists have been a beacon of good in our town, helping countless thousands find peace and purpose through retreats, and reaching out in ways like their Food Ministry to show Christian compassion to their neighbors.

The Passionists are doing the right thing by selling their under-utilized property to ensure the continuation of their ministries here in the U.S. and around the world, and the care of their senior religious. The Passionists also did the right thing in studying all feasible alternatives for the site before selecting residential development as the least impactful. You would be doing the right thing to vote in support of the project.

The Stop the Housing Project clique, on the other hand, is doing the wrong thing. If they want to fight The Meadows by raising legitimate concerns about its supposed impacts, fine. But, perhaps because they know that is a fight they would lose, the initiative's supporters have taken the low road, seeking to revoke Mater Dolorosa's property rights and make it impossible for the ministry to grow to meet the expanding need for the ministries they provide. You would be doing the right thing by doing everything in your power to educate our community about how harmful this initiative will be.

Nabeil Hazu



The Meadows at Bailey Canyon

I support the Meadows at Bailey Canyon because it is a balanced plan that protects open spaces and adds important parkland to our City.

The project will permanently preserve over 30 acres of hillside open space that serves as an important area for wildlife movement. Plus, a new 3-acre public park will provide residents with a wonderful new recreational amenity that will serve to complement the existing Bailey Canyon Wilderness Park. Better yet, this park space will be constructed and maintained at no cost to existing residents or the City.

It is critical that any new development provide public benefits and addresses impacts. This project does exactly that. It is good for both future and existing residents and I hope you will vote to advance this project.

Lydia Henry



The Meadows at Bailey Canyon

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Ann Marie Hernandez



The Meadows at Bailey Canyon

While I support The Meadows at Bailey Canyon proposal and think the developer has done an excellent job of creating the sort of sustainable neighborhood we need, I can understand that some in town are NIMBYs and do not wish to open the doors of Sierra Madre to any new families. However, I cannot understand why they would try to stop The Meadows by threatening the future of a religious institution that has done nothing but good here for nearly 100 years.

Consider this: Mater Dolorosa has worked with the City to provide 24,000 meals to the elderly, sick and home-bound since the COVID pandemic hit. If you fail to approve The Meadows plan and the initiative passes, it will become illegal to expand their kitchen to meet a growing need for this good Christian service to others.

Please support The Meadows plan when it comes before you, and don't be silent as Stop the Housing Project's few supporters try to gather signatures for their discriminatory petition. Tell the people who elected you that the initiative would be a terrible mark on the good character of our City of Sierra Madre!

Araceli Hernandez


The Meadows at Bailey Canyon

I write to express my support for the Meadows at Bailey Canyon.

The Meadows serves as a model for sustainable development and demonstrates a commitment to reducing the impacts of climate change through the inclusion of 100% electric homes.

Further, the project includes a wide variety of water saving features, including drought tolerant landscaping, high efficiency fixtures, and green stormwater infrastructure that recharges our local groundwater supply. Achieving “net zero” water usage at the project through increasing our local water supply and providing funds for homeowners to retrofit their lawns with native landscapes benefits all Sierra Madre residents.

I hope you will join me in supporting sustainable projects like the Meadows.

Kevin Hernandez



The Meadows at Bailey Canyon

I am submitting my public comment in support of The Meadows at Bailey Canyon.

The plan is environmentally-conscious, thoughtful of the existing retreat center, and mindful of surrounding neighbors.

1. There are many components of the plan that are sustainable. Removing any new water demand on the City's water supply. Using sustainable building materials and design elements. Preserving land for natural habitat.
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3. Many discussions have been made with neighbors resulting in some homes being only one-story. The homes are similar sizes to others in our town and will be in 4 different styles, which should match our community character.

This is a good fit for our community. Please support The Meadows at Bailey Canyon like I and many of our residents do.

Thank you.

Marciano Hernandez



The Meadows at Bailey Canyon

Both Mater Dolorosa and the Meadows team have been very open about the project plans and the design approach. This ongoing communication between the two groups have been helpful as the community learns more about The Meadows project. As someone who wants to protect the Retreat Center experience, I like that The Meadows could raise funds to ensure that the retreats would not be impacted and would provide funds to care for the retreat center's priests and brothers.

Aside from its positive impacts to the Retreat Center, The Meadows would provide a public park, preserve over half of its site to open space, and bring in low-density housing which conforms to the existing character in Sierra Madre. All the while, the project would generate revenue for our city through development fees, tax revenues, and property tax.

This is the right decision for Sierra Madre, no matter your involvement with the Retreat Center, although it is a very significant community benefit that The Meadows offers that no other project has, which is to protect the Mater Dolorosa Retreat Center, a historical landmark and entity.

Ruben Hernandez


The Meadows at Bailey Canyon

I believe the New Urban West team has done an excellent job of listening to the desires and concerns of the City, its residents, and retreatants who come to Mater Dolorosa for peaceful religious experiences. New Urban West has used what they learned to design a new neighborhood that fits well with existing neighborhoods and will ultimately become one of the most sought-after addresses in Sierra Madre.

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I urge you to approve The Meadows plan and speak out strongly against the discriminatory ballot initiative. Efforts to discriminate against religious institutions and threaten the property rights of everyone have no place in Sierra Madre, so I urge you to use your position to educate the public about how wrong and harmful the initiative is for the city and its residents.

Rustico Hernandez



The Meadows at Bailey Canyon

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Michael Higgins



The Meadows at Bailey Canyon

The Passionists are beloved in our community. They work to restore the hearts of the broken and provide a safe space to connect with Christ. I support The Meadows because it will allow the Mater Dolorosa Retreat Center to continue their ministry. The proposed plan for The Meadows has been vetted by the community, including the Passionists, and will allow the Retreat Center to invite more people without significant changes to the surrounding areas.

Please voice yes on The Meadows and allow the Retreat Center to continue its mission in our community.

David Hoferer



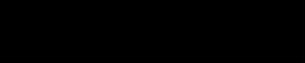
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Richard Hofmans


The Meadows at Bailey Canyon

New Urban West's plan for The Meadows at Bailey Canyon appears to be very sensitive to the peacefulness retreatants like me seek when we come to Mater Dolorosa. I can't imagine that a school or residential care facility would be anywhere near as protective of our retreat experience! Making the plan sensitive to Mater Dolorosa also makes it sensitive to neighbors needs, so I urge you to weigh how well designed and sustainable The Meadows plan is and approve it.

Regarding the "Stop the Housing Project" initiative and petition drive, I urge you to hold a public study session covering its potential negative impacts. Sierra Madre has lost other lawsuits filed over housing developments at huge expense to taxpayers, and the supporters of the initiative want us to go down that path again. This burden will be too much for a small city and its residents to bear! Please do all you can to give Sierra Madre residents a complete understanding of the potential liabilities of the initiative.

Nancy Holman



The Meadows at Bailey Canyon

As someone who has been a part of the Mater Dolorosa community for decades, I strongly support the Meadows at Bailey Canyon plan.

The Retreat Center has been a beacon of light, hope and peacefulness for so many of in our community. This plan allows for these traditions and values to continue. I believe, if they are declined the right to build on their land in a responsible way, which this plan does, then they will no longer be able to exist in our community. This would be a tremendous loss to the City of Sierra Madre and to the greater community who come for solitude and to hear the message of Jesus.

Please allow this peaceful, joyous place to continue and vote yes on housing project.

Angela Howell



The Meadows at Bailey Canyon

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Tan Hui

[REDACTED]

The Meadows at Bailey Canyon

The Meadows at Bailey Canyon makes sense for our city. The project has a thoughtful design that meets what the City has outlined as requirements for the project.

We need more housing. We need more public parks. We need to preserve land for wildlife and natural habitat. We need historic landmarks to remain.

It is very rare to find a plan to addresses all of these "needs". This is the right plan for Sierra Madre. Please support The Meadows at Bailey Canyon.

Richard losue


The Meadows at Bailey Canyon

As someone who has been a part of the Mater Dolorosa community for decades, I strongly support the Meadows at Bailey Canyon plan. I have made many retreats on the property and plan to continue doing so.

The Retreat Center has been a beacon of the light, hope and peacefulness of Jesus for so many of in our community. This plan allows for these traditions and values to continue. I believe that if the Passionists are declined the right to build on their land in the responsible manner of The Meadows plan, they will have to go with an institutional zoning plan that will be worse for both Mater Dolorosa and its neighbors.

Please allow the peaceful, joyous Retreat Center to continue and vote "YES" on the housing project . You need to do all you can to stop the hateful and discriminatory petition of the "Stop the Housing Project" minority. Their misguided effort is a stain on Sierra Madre's reputation as a caring community and the initiative must be stopped!

Sherry Iosue

[REDACTED]

The Meadows at Bailey Canyon

As a supporter of Mater Dolorosa for many years, am grateful to the Passionists for all I have experienced and learned thanks to the Retreat Center. I am writing you now to express my support for the Meadows at Bailey Canyon plan.

The Retreat Center has brought peace and spiritual growth to many in our community and throughout Southern California. This Meadows plan supports the work of the Passionists, allowing them to provide care and proclaim the message of Jesus to many in need here and around the world. Your evaluation of the project must be driven by other concerns, of course. Fortunately, The Meadows plan addresses all its environmental impacts and will be the most sustainable neighborhood ever in Sierra Madre.

Now it looks like your approval may not be enough, though. Those who want to close off Sierra Madre to others have put forth a discriminatory, anti-church, anti-property rights initiative that would make it impossible for Mater Dolorosa to continue to meet growing community needs, as it has for nearly a century. Please speak out against it!

Phil Jackson



The Meadows at Bailey Canyon

I believe that The Meadows would be wonderful for Sierra Madre and all concerned. I am writing to express my support for The Meadows at Bailey Canyon proposal. That land will be used somehow and this would be the most fortunate for us. This could be a feather in the city's cap.

The Passionists have been here before most of us.

Please enhance and preserve our community's character. Please approve The Meadows plan and support sustainable change in Sierra Madre.

Peter Jadav



The Meadows at Bailey Canyon

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Dennis Jans



The Meadows at Bailey Canyon

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The Passionists are doing the right thing by selling their under-utilized property to ensure the continuation of their ministries here in the U.S. and around the world, and the care of their senior religious. The Passionists also did the right thing in studying all feasible alternatives for the site before selecting residential development as the least impactful. You would be doing the right thing to vote in support of the project.

The Stop the Housing Project clique, on the other hand, is doing the wrong thing. If they want to fight The Meadows by raising legitimate concerns about its supposed impacts, fine. But, perhaps because they know that is a fight they would lose, the initiative's supporters have taken the low road, seeking to revoke Mater Dolorosa's property rights and make it impossible for the ministry to grow to meet the expanding need for the ministries they provide. You would be doing the right thing by doing everything in your power to educate our community about how harmful this initiative will be.

Nora Jans



The Meadows at Bailey Canyon

I'm very concerned that a small group can cause a project that would benefit the community with housing, additional food for the poor (i.e., funding for more homeless meals), and better retreat center facilities to nourish countless souls, to be canceled. Have the project opponents listed their grievances and provided the project proponents with an opportunity to address them? I thought this was how we used to do things in America. We're better than this, and this project would be a great opportunity for that reversal to begin. Everyone should be gathered around the negotiating table, and negotiate it out. Surely a reasonable conclusion can be attained through dialog in a peaceful manner.

The relaxing environment at Mater Dolorosa would be a lovely place to live next to. I believe in private property rights, and I thought we still had those in America? The Mater Dolorosa Retreat Center is just one example of the important and caring work of The Passionists of Holy Cross Province. For nearly 100 years the Passionists have been a beacon of good in the City of Sierra Madre, helping countless thousands find peace and purpose through retreats, and reaching out in many ways to the most vulnerable in the community, like their Food Ministry, to show Christian compassion to their neighbors.

The Passionists are doing the right thing by selling their under-utilized property to ensure the continuation of their ministries here in the U.S. and around the world, and the care of their senior religious. The Passionists also did the right thing in studying all feasible alternatives for the site before selecting residential development as the least impactful. You would be doing the right thing to vote in support of the project.

The Stop the Housing Project clique, on the other hand, is doing the wrong thing. If they want to fight The Meadows by raising legitimate concerns about its supposed impacts, then they should bring their concerns forward. But, perhaps because they know that is a fight they would lose, the initiative's supporters have taken the low road, seeking to revoke Mater Dolorosa's property rights and make it impossible for the ministry to grow to meet the expanding need for the ministries they provide. You would be doing the right thing by using every tool at your disposal to educate our community about how harmful this initiative will be. Don't set a dangerous precedent like this! We're better than this!

Thank you for your consideration of my concerns.

Gabriela Jimenez



The Meadows at Bailey Canyon

The Mater Dolorosa Retreat Center is just one example of the important and caring work of The Passionists of Holy Cross Province. For nearly 100 years the Passionists have been a beacon of good in our town, helping countless thousands find peace and purpose through retreats, and reaching out in ways like their Food Ministry to show Christian compassion to their neighbors.

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The Stop the Housing Project clique, on the other hand, is doing the wrong thing. If they want to fight The Meadows by raising legitimate concerns about its supposed impacts, fine. But, perhaps because they know that is a fight they would lose, the initiative's supporters have taken the low road, seeking to revoke Mater Dolorosa's property rights and make it impossible for the ministry to grow to meet the expanding need for the ministries they provide. You would be doing the right thing by doing everything in your power to educate our community about how harmful this initiative will be.

Michael Joerger


The Meadows at Bailey Canyon

I understand that both Mater Dolorosa and the Meadows team have been very open about the project plans and the design approach. This ongoing communication between the two groups is helpful for the community to learn more about The Meadows project. As someone who wants to protect the Retreat Center experience, I like that The Meadows could raise funds to ensure that the retreats would not be impacted and would provide funds to care for the retreat center's priests and brothers.

Aside from its positive impacts to the Retreat Center, The Meadows would provide a public park, preserve over half of its site to open space, and bring in low-density housing which conforms to the existing character in Sierra Madre. All the while, the project would generate revenue for the city through development fees, tax revenues, and property tax.

This is the right decision for Sierra Madre, no matter your involvement with the Retreat Center, although it is a very significant community benefit that The Meadows offers that no other project has, which is to protect the Mater Dolorosa Retreat Center, a historical landmark and entity.

Karen Judson



The Meadows at Bailey Canyon

While I support The Meadows at Bailey Canyon proposal and think the developer has done an excellent job of creating the sort of sustainable neighborhood we need, I can understand that some in town are NIMBYs and do not wish to open the doors of Sierra Madre to any new families. However, I cannot understand why they would try to stop The Meadows by threatening the future of a religious institution that has done nothing but good here for nearly 100 years.

Consider this: Mater Dolorosa has worked with the City to provide 24,000 meals to the elderly, sick and home-bound since the COVID pandemic hit. If you fail to approve The Meadows plan and the initiative passes, it will become illegal to expand their kitchen to meet a growing need for this good Christian service to others.

Please support The Meadows plan when it comes before you, and don't be silent as Stop the Housing Project's few supporters try to gather signatures for their discriminatory petition. Tell the people who elected you that the initiative would be a terrible mark on the good character of our City of Sierra Madre!

Henriyuniarti Julianto



The Meadows at Bailey Canyon

I support the Meadows at Bailey Canyon because it is a balanced plan that protects open spaces and adds important parkland to our City.

The project will permanently preserve over 30 acres of hillside open space that serves as an important area for wildlife movement. Plus, a new 3-acre public park will provide residents with a wonderful new recreational amenity that will serve to complement the existing Bailey Canyon Wilderness Park. Better yet, this park space will be constructed and maintained at no cost to existing residents or the City.

It is critical that any new development provide public benefits and addresses impacts. This project does exactly that. It is good for both future and existing residents and I hope you will vote to advance this project.

Ignatius Julianto



The Meadows at Bailey Canyon

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Monica Julianto

[REDACTED]

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Steven Katz



The Meadows at Bailey Canyon

The Retreat Center has been a landmark for 100 years in our community. The Monastery has provided services to our city, our neighbors and surrounding communities. We remember a time where we could access the land and utilize the beauty every day while still allowing the Retreat Center to host their tranquil events.

I support The Meadows at Bailey Canyon as it will help keep the Monastery active, but will give our community a renewed connection to The Retreat Center.

Without this project, we risk losing the historic building, preserved land, and the community benefits the Retreat Center brings. Please don't let this jewel disappear and vote yes The Meadows at Bailey Canyon.

Heather Kammer



The Meadows at Bailey Canyon

I am writing to urge you to approve The Meadows residential plan. As someone who often comes to Mater Dolorosa for spiritual retreats, I appreciate the care New Urban West has taken in designing The Meadows so any visual, light or sound impacts on the Retreat Center are minimized. It is a well-design project that is right for our city.

I hope you will use your position as an elected representative to educate the public about the shameful religious discrimination and abuse of property rights at the core of the "Stop the Housing Project" initiative effort. These people want to ignore the housing crisis and shut the door on anyone who would like to buy a new home in our city. That's just more discrimination. If that's what they want, they should do it in a way that doesn't attack an established religious institution that has provided care and comfort to Sierra Madre and its surrounds for almost a century!

Mater Dolorosa is a religious institution whose land is appropriately zoned for institutional use. However, the Retreat Center cannot continue to fulfill its mission under the many restrictions of the initiative's proposed hillside residential zoning. The proponents of the initiative surely could have come up with a way to pursue their NIMBY goals without challenging religious freedoms and trampling on property rights.

Craig Kistler

[REDACTED]

The Meadows at Bailey Canyon

As someone who has been a part of the Mater Dolorosa community for decades, I strongly support the Meadows at Bailey Canyon plan.

The Retreat Center has been a beacon of light, hope and peacefulness for so many of in our community. This plan allows for these traditions and values to continue. I believe, if they are declined the right to build on their land in a responsible way, which this plan does, then they will no longer be able to exist in our community. This would be a tremendous loss to the City of Sierra Madre and to the greater community who come for solitude and to hear the message of Jesus.

Please allow this peaceful, joyous place to continue and vote yes on housing project.

Deborah Kistler



The Meadows at Bailey Canyon

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Daniel Koes



The Meadows at Bailey Canyon

I have attended retreats at Mater Dolorosa many times and am grateful to the Passionists for all I have experienced and learned thanks to the Retreat Center. I am writing you now to express my support for the Meadows at Bailey Canyon plan.

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Carol Koppenheffer



The Meadows at Bailey Canyon

As a frequent retreatant who has gained spiritual strength through the Retreat Ministry at Mater Dolorosa, I treasure the quiet peacefulness of their grounds. While I was initially worried about plans to build homes next to the Retreat Center, I understand that the Passionists will use the funds from the sale to support their priests and ministries in the US and internationally. The selection of New Urban West was smart, too, and the resulting neighborhood plan is creative, fits with the spirit of Sierra Madre, and is environmentally sensitive.

I urge you to support The Meadows plan when it comes before you.

I am also extremely concerned about the possible illegality of the Protect Sierra Madre initiative and its negative impacts it would have on the city finances due to the litigation it may trigger. Therefore, I am requesting by this letter that the City Council promptly schedule a public study session where these matters can be discussed in an open and frank manner.

Selene Kownatzki



The Meadows at Bailey Canyon

I support The Meadows at Bailey Canyon proposal because it provides a new community park at no cost to current residents and makes significant commitments to sustainability that will make this plan the most energy-efficient community in the history of Sierra Madre. A new public park would reopen what we used to have access to, and will allow us to walk through and enjoy these lands with our kids and pets. We look forward to using this serene land again while preserving the monastery and the natural habitat above it. The Meadows is a strong, sustainable plan and is deserving of your support.

Please vote to approve The Meadows project.

Mary Krekeler



The Meadows at Bailey Canyon

As someone who has been a part of the Mater Dolorosa community for decades, I strongly support the Meadows at Bailey Canyon plan.

The Retreat Center has been a beacon of light, hope and peacefulness for so many of in our community. This plan allows for these traditions and values to continue. I believe, if they are declined the right to build on their land in a responsible way, which this plan does, then they will no longer be able to exist in our community. This would be a tremendous loss to the City of Sierra Madre and to the greater community who come for solitude and to hear the message of Jesus.

Please allow this peaceful, joyous place to continue and vote yes on housing project.

Steven Krekeler



The Meadows at Bailey Canyon

While I support The Meadows at Bailey Canyon proposal and think the developer has done an excellent job of creating the sort of sustainable neighborhood we need, I can understand that some in town are NIMBYs and do not wish to open the doors of Sierra Madre to any new families. However, I cannot understand why they would try to stop The Meadows by threatening the future of a religious institution that has done nothing but good here for nearly 100 years.

Consider this: Mater Dolorosa has worked with the City to provide 24,000 meals to the elderly, sick and home-bound since the COVID pandemic hit. If you fail to approve The Meadows plan and the initiative passes, it will become illegal to expand their kitchen to meet a growing need for this good Christian service to others.

Please support The Meadows plan when it comes before you, and don't be silent as Stop the Housing Project's few supporters try to gather signatures for their discriminatory petition. Tell the people who elected you that the initiative would be a terrible mark on the good character of our City of Sierra Madre!

GEORGE KUC



The Meadows at Bailey Canyon

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Please support The Meadows plan when it comes before you, and don't be silent as Stop the Housing Project's few supporters try to gather signatures for their discriminatory petition. Tell the people who elected you that the initiative would be a terrible mark on the good character of our City of Sierra Madre!

Jean Kuper


The Meadows at Bailey Canyon

Many of us here in Sierra Madre find it reprehensible that the Stop the Housing Project group has drafted their initiative in a way that attacks religious freedom and the church. It is bad enough that they wish to strip a neighbor of its property rights, but they have gone much too far by trying to stop Mater Dolorosa from ever expanding or modernizing its facilities.

Why would Mater Dolorosa want to expand? There is only one reason – because there is a greater need in the community for the spiritual guidance and comfort they provide! I ask you to please speak out, as a representative of the people, against the shameful approach the “Stop the Housing Project” group has taken and encourage Sierra Madre residents not to sign their discriminatory petition.

I also ask you to support The Meadows plan when it comes before you. Your approval of The Meadows will bring new families to Sierra Madre, helping to support local businesses and the City, and will show that the City is committed to doing its part to address California’s severe housing shortage, which has caused hardships for so many.

Andry Kurniawati



The Meadows at Bailey Canyon

I support the Meadows at Bailey Canyon because it is a balanced plan that protects open spaces and adds important parkland to our City.

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It is critical that any new development provide public benefits and addresses impacts. This project does exactly that. It is good for both future and existing residents and I hope you will vote to advance this project.

Brian LAMENDOLA



The Meadows at Bailey Canyon

As someone who has been a part of the Mater Dolorosa community for decades, I strongly support the Meadows at Bailey Canyon plan.

The Retreat Center has been a beacon of light, hope and peacefulness for so many of in our community. This plan allows for these traditions and values to continue. I believe, if they are declined the right to build on their land in a responsible way, which this plan does, then they will no longer be able to exist in our community. This would be a tremendous loss to the City of Sierra Madre and to the greater community who come for solitude and to hear the message of Jesus.

Please allow this peaceful, joyous place to continue and vote yes on housing project.

Mary Lange



The Meadows at Bailey Canyon

As someone who has been a part of the Mater Dolorosa community for decades, I strongly support the Meadows at Bailey Canyon plan.

The Retreat Center has been a beacon of the light, hope and peacefulness of Jesus for so many of in our community. This plan allows for these traditions and values to continue. I believe that if the Passionists are declined the right to build on their land in the responsible manner of The Meadows plan, they will have to go with an institutional zoning plan that will be worse for both Mater Dolorosa and its neighbors.

Please allow the peaceful, joyous Retreat Center to continue and vote "YES" on the housing project . You need to do all you can to stop the hateful and discriminatory petition of the "Stop the Housing Project" minority. Their misguided effort is a stain on Sierra Madre's reputation as a caring community and the initiative must be stopped!

Patrick Lauder



The Meadows at Bailey Canyon

I have attended retreats at Mater Dolorosa many times and am grateful to the Passionists for all I have experienced and learned thanks to the Retreat Center. I am writing you now to express my support for the Meadows at Bailey Canyon plan.

The Retreat Center has brought peace and spiritual growth to many in our community and throughout Southern California. This Meadows plan supports the work of the Passionists, allowing them to provide care and proclaim the message of Jesus to many in need here and around the world. Your evaluation of the project must be driven by other concerns, of course. Fortunately, The Meadows plan addresses all its environmental impacts and will be the most sustainable neighborhood ever in Sierra Madre.

Now it looks like your approval may not be enough, though. Those who want to close off Sierra Madre to others have put forth a discriminatory, anti-church, anti-property rights initiative that would make it impossible for Mater Dolorosa to continue to meet growing community needs, as it has for nearly a century. Please speak out against it!

Jonathan Laureola



The Meadows at Bailey Canyon

New Urban West's plan for The Meadows at Bailey Canyon appears to be very sensitive to the peacefulness retreatants like me seek when we come to Mater Dolorosa. I can't imagine that a school or residential care facility would be anywhere near as protective of our retreat experience! Making the plan sensitive to Mater Dolorosa also makes it sensitive to neighbors needs, so I urge you to weigh how well designed and sustainable The Meadows plan is and approve it.

Regarding the "Stop the Housing Project" initiative and petition drive, I urge you to hold a public study session covering its potential negative impacts. Sierra Madre has lost other lawsuits filed over housing developments at huge expense to taxpayers, and the supporters of the initiative want us to go down that path again. This burden will be too much for a small city and its residents to bear! Please do all you can to give Sierra Madre residents a complete understanding of the potential liabilities of the initiative.

Vivian Lauricella



The Meadows at Bailey Canyon

As a frequent retreatant who has gained spiritual strength through the Retreat Ministry at Mater Dolorosa, I treasure the quiet peacefulness of their grounds. While I was initially worried about plans to build homes next to the Retreat Center, I understand that the Passionists will use the funds from the sale to support their priests and ministries in the US and internationally. The selection of New Urban West was smart, too, and the resulting neighborhood plan is creative, fits with the spirit of Sierra Madre, and is environmentally sensitive.

I urge you to support The Meadows plan when it comes before you.

I am also extremely concerned about the possible illegality of the Protect Sierra Madre initiative and its negative impacts it would have on the city finances due to the litigation it may trigger. Therefore, I am requesting by this letter that the City Council promptly schedule a public study session where these matters can be discussed in an open and frank manner.

Vivian Lauricella



The Meadows at Bailey Canyon

I believe the New Urban West team has done an excellent job of listening to the desires and concerns of the City, its residents, and retreatants who come to Mater Dolorosa for peaceful religious experiences. New Urban West has used what they learned to design a new neighborhood that fits well with existing neighborhoods and will ultimately become one of the most sought-after addresses in Sierra Madre.

I appreciate how the Meadows at Bailey Canyon plan uses topography, street design, landscaping, and a much-needed new public park to buffer Mater Dolorosa and nearby neighborhoods from noise, light, and visual impacts. I also support the plan because it reflects the latest in sustainable community design.

I urge you to approve The Meadows plan and speak out strongly against the discriminatory ballot initiative. Efforts to discriminate against religious institutions and threaten the property rights of everyone have no place in Sierra Madre, so I urge you to use your position to educate the public about how wrong and harmful the initiative is for the city and its residents.

anice LaVelle


The Meadows at Bailey Canyon

As someone who has been a part of the Mater Dolorosa community for decades, I strongly support the Meadows at Bailey Canyon plan.

The Retreat Center has been a beacon of light, hope and peacefulness for so many of in our community. This plan allows for these traditions and values to continue. I believe, if they are declined the right to build on their land in a responsible way, which this plan does, then they will no longer be able to exist in our community. This would be a tremendous loss to the City of Sierra Madre and to the greater community who come for solitude and to hear the message of Jesus.

Please allow this peaceful, joyous place to continue and vote yes on housing project.

Robert/Sara Law

[REDACTED]

The Meadows at Bailey Canyon

The Meadows at Bailey Canyon makes sense for our city. The project has a thoughtful design that meets what the City has outlined as requirements for the project.

We need more housing. We need more public parks. We need to preserve land for wildlife and natural habitat. We need historic landmarks to remain.

It is very rare to find a plan to addresses all of these "needs". This is the right plan for Sierra Madre. Please support The Meadows at Bailey Canyon.

Sara Law



The Meadows at Bailey Canyon

I am writing to express my support for The Meadows at Bailey Canyon proposal. The Meadows is a thoughtful plan that delivers significant community benefits while supporting the Mater Dolorosa Monastery. The sustainability features The Meadows offers is the direction all new developments should follow and the net-zero water commitment is unprecedented in our City.

The Passionists have been a fixture of Sierra Madre for nearly 100 years and The Meadows supports keeping the this historic landmark and organization in place for the next 100+ years.

The Meadows demonstrates that we can provide new community benefits and preserve our community's character. Please approve The Meadows plan and support sustainable change in Sierra Madre.

Sara Law



The Meadows at Bailey Canyon

As a frequent retreatant who has gained spiritual strength through the Retreat Ministry at Mater Dolorosa, I treasure the quiet peacefulness of their grounds. While I was initially worried about plans to build homes next to the Retreat Center, I understand that the Passionists will use the funds from the sale to support their priests and ministries in the US and internationally. The selection of New Urban West was smart, too, and the resulting neighborhood plan is creative, fits with the spirit of Sierra Madre, and is environmentally sensitive.

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Michael Lee

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Mike Lee

[REDACTED]

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Maritza Leon


The Meadows at Bailey Canyon

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Please allow the peaceful, joyous Retreat Center to continue and vote "YES" on the housing project . You need to do all you can to stop the hateful and discriminatory petition of the "Stop the Housing Project" minority. Their misguided effort is a stain on Sierra Madre's reputation as a caring community and the initiative must be stopped!

Andrea Leos



The Meadows at Bailey Canyon

We cannot take away the rights of the Retreat Center. They and the developer are following the state and city process to change the zoning and request to build these homes and new city park. Further, the City provided a specific MOU that must be adhered to and they are doing just that. We should support this plan, because it follows what you, the city, outlined as what you wanted and because they believe this is best for their ongoing operations.

Please move this forward and vote yes.

Sincerely,

Andrea Leos



Andrea Leos

[REDACTED]

The Meadows at Bailey Canyon

I have attended retreats at Mater Dolorosa many times and am grateful to the Passionists for all I have experienced and learned thanks to the Retreat Center. I am writing you now to express my support for the Meadows at Bailey Canyon plan.

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Sincerely,

Andrea Leos

[REDACTED]

Teresa Lewis


The Meadows at Bailey Canyon

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Angel Lim



The Meadows at Bailey Canyon

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Ruben Linares

The Meadows at Bailey Canyon

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The Stop the Housing Project clique, on the other hand, is doing the wrong thing. If they want to fight The Meadows by raising legitimate concerns about its supposed impacts, fine. But, perhaps because they know that is a fight they would lose, the initiative's supporters have taken the low road, seeking to revoke Mater Dolorosa's property rights and make it impossible for the ministry to grow to meet the expanding need for the ministries they provide. You would be doing the right thing by doing everything in your power to educate our community about how harmful this initiative will be.

David Link


The Meadows at Bailey Canyon

I am writing to express my support for The Meadows at Bailey Canyon proposal. The Meadows is a thoughtful plan that delivers significant community benefits while supporting the Mater Dolorosa Retreat Center. The sustainability features The Meadows offers is the direction all new developments should follow and the net-zero water commitment is unprecedented in our City. I particularly like hearing that solar power will be consideration.

The Passionists have been a fixture of Sierra Madre for nearly 100 years and The Meadows supports keeping the this historic landmark and organization in place for the next 100+ years.

The Meadows demonstrates that we can provide new community benefits and preserve our community's character. Please approve The Meadows plan and support sustainable change in Sierra Madre.

David Link

[REDACTED]
The Meadows at Bailey Canyon

Good Evening Commissioners

As you may know as a longtime neighbor of the "Monastery" I am in full support of a plan that does so much for the community and neighborhood. I am encouraged by the recent proposals by NUW and look forward to the next meeting. I am particularly delighted by the new park and hope that will come to fruition as it will be next to my home @ [REDACTED] I fully support the Commission on whatever recommendations you make to the City Council.

Unfortunately I am unable to attend public events (meetings) but follow closely on TV

Thank You for your service to the community.

David Link



The Meadows at Bailey Canyon

As a lifelong (69 year)resident of Sierra Madre,and living adjacent to the Monastery for 65 years off and on I am paying close attention to this project. The Council,Planning Commission along with the public input has been very beneficial and informative. I believe that the City

NUI and the Passionist Community are moving towards a great plan for the development with all the thoughtful insight and should continue.

The Ballot Initiative proposed will be a disaster for the City gov't and the Citizens. IMO the Council must protect the City and our tax dollars at all costs.

David Loera

[REDACTED]

The Meadows at Bailey Canyon

"I am writing to express my support for The Meadows at Bailey Canyon proposal. The Meadows is a thoughtful plan that delivers significant community benefits while supporting the Mater Dolorosa Monastery. The sustainability features The Meadows offers is the direction all new developments should follow and the net-zero water commitment is unprecedented in our City.

The Passionists have been a fixture of Sierra Madre for nearly 100 years and The Meadows supports keeping the this historic landmark and organization in place for the next 100+ years.

The Meadows demonstrates that we can provide new community benefits and preserve our community's character. Please approve The Meadows plan and support sustainable change in Sierra Madre."

David Loera



The Meadows at Bailey Canyon

I support the Meadows at Bailey Canyon because it is a balanced plan that protects open spaces and adds important parkland to our City.

The project will permanently preserve over 30 acres of hillside open space that serves as an important area for wildlife movement. Plus, a new 3-acre public park will provide residents with a wonderful new recreational amenity that will serve to complement the existing Bailey Canyon Wilderness Park. Better yet, this park space will be constructed and maintained at no cost to existing residents or the City.

It is critical that any new development provide public benefits and addresses impacts. This project does exactly that. It is good for both future and existing residents and I hope you will vote to advance this project.

David Loera

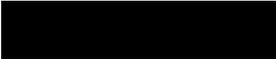


The Meadows at Bailey Canyon

We cannot take away the rights of the Retreat Center. They and the developer are following the state and city process to change the zoning and request to build these homes and new city park. Further, the City provided a specific MOU that must be adhered to and they are doing just that. We should support this plan, because it follows what you, the city, outlined as what you wanted and because they believe this is best for their ongoing operations.

Please move this forward and vote yes.

David Loera


The Meadows at Bailey Canyon

Many of us here in Sierra Madre find it reprehensible that the Stop the Housing Project group has drafted their initiative in a way that attacks religious freedom and the church. It is bad enough that they wish to strip a neighbor of its property rights, but they have gone much too far by trying to stop Mater Dolorosa from ever expanding or modernizing its facilities.

Why would Mater Dolorosa want to expand? There is only one reason – because there is a greater need in the community for the spiritual guidance and comfort they provide! I ask you to please speak out, as a representative of the people, against the shameful approach the “Stop the Housing Project” group has taken and encourage Sierra Madre residents not to sign their discriminatory petition.

I also ask you to support The Meadows plan when it comes before you. Your approval of The Meadows will bring new families to Sierra Madre, helping to support local businesses and the City, and will show that the City is committed to doing its part to address California’s severe housing shortage, which has caused hardships for so many.

Teri Loera



The Meadows at Bailey Canyon

We cannot take away the rights of the Retreat Center. They and the developer are following the state and city process to change the zoning and request to build these homes and new city park. Further, the City provided a specific MOU that must be adhered to and they are doing just that. We should support this plan, because it follows what you, the city, outlined as what you wanted and because they believe this is best for their ongoing operations.

Please move this forward and vote yes.

Teresa Loera



The Meadows at Bailey Canyon

I support The Meadows at Bailey Canyon proposal because it provides a new community park at no cost to current residents and makes significant commitments to sustainability that will make this plan the most energy-efficient community in the history of Sierra Madre. A new public park would reopen what we used to have access to, and will allow us to walk through and enjoy these lands with our kids and pets. We look forward to using this serene land again while preserving the monastery and the natural habitat above it. The Meadows is a strong, sustainable plan and is deserving of your support.

Please vote to approve The Meadows project.

John Loftus

[REDACTED]
The Meadows at Bailey Canyon

I am submitting my public comment in support of The Meadows at Bailey Canyon.

The plan is environmentally-conscious, thoughtful of the existing retreat center, and mindful of surrounding neighbors.

1. There are many components of the plan that are sustainable. Removing any new water demand on the City's water supply. Using sustainable building materials and design elements. Preserving land for natural habitat.
2. The Retreat Center has been serving our community for nearly 100 years. This plan allows them to remain and provide that service and serenity. Without this plan, they could go away, which would be a HUGE loss for our city.
3. Many discussions have been made with neighbors resulting in some homes being only one-story. The homes are similar sizes to others in our town and will be in 4 different styles, which should match our community character.

This is a good fit for our community. Please support The Meadows at Bailey Canyon like I and many of our residents do.

Thank you.

betty Loon



The Meadows at Bailey Canyon

As someone who has been a part of the Mater Dolorosa community for decades, I strongly support the Meadows at Bailey Canyon plan.

The Retreat Center has been a beacon of light, hope and peacefulness for so many of in our community. This plan allows for these traditions and values to continue. I believe, if they are declined the right to build on their land in a responsible way, which this plan does, then they will no longer be able to exist in our community. This would be a tremendous loss to the City of Sierra Madre and to the greater community who come for solitude and to hear the message of Jesus.

Please allow this peaceful, joyous place to continue and vote yes on housing project.

Kaiming Loon


The Meadows at Bailey Canyon

While I support The Meadows at Bailey Canyon proposal and think the developer has done an excellent job of creating the sort of sustainable neighborhood we need, I can understand that some in town are NIMBYs and do not wish to open the doors of Sierra Madre to any new families. However, I cannot understand why they would try to stop The Meadows by threatening the future of a religious institution that has done nothing but good here for nearly 100 years.

Consider this: Mater Dolorosa has worked with the City to provide 24,000 meals to the elderly, sick and home-bound since the COVID pandemic hit. If you fail to approve The Meadows plan and the initiative passes, it will become illegal to expand their kitchen to meet a growing need for this good Christian service to others.

Please support The Meadows plan when it comes before you, and don't be silent as Stop the Housing Project's few supporters try to gather signatures for their discriminatory petition. Tell the people who elected you that the initiative would be a terrible mark on the good character of our City of Sierra Madre!

As a regular participant in the retreats that Mater Dolorosa offers, I support their mission in providing meal services to those in need. I also have visited Sierra Madre for other reasons and find businesses in town to be very delightful. I am very concerned that the petition by Stop the Housing Project is intended to be a means to punish Mater Dolorosa for opposing their views. I request that the city official support Mater Dolorosa in their efforts remain a viable force for good in your community.

Dorie Lopez


The Meadows at Bailey Canyon

I have attended retreats at Mater Dolorosa many times and am grateful to the Passionists for all I have experienced and learned thanks to the Retreat Center. I am writing you now to express my support for the Meadows at Bailey Canyon plan.

The Retreat Center has brought peace and spiritual growth to many in our community and throughout Southern California. This Meadows plan supports the work of the Passionists, allowing them to provide care and proclaim the message of Jesus to many in need here and around the world. Your evaluation of the project must be driven by other concerns, of course. Fortunately, The Meadows plan addresses all its environmental impacts and will be the most sustainable neighborhood ever in Sierra Madre.

Now it looks like your approval may not be enough, though. Those who want to close off Sierra Madre to others have put forth a discriminatory, anti-church, anti-property rights initiative that would make it impossible for Mater Dolorosa to continue to meet growing community needs, as it has for nearly a century. Please speak out against it!

Laura Lopez



The Meadows at Bailey Canyon

While I support The Meadows at Bailey Canyon proposal and think the developer has done an excellent job of creating the sort of sustainable neighborhood we need, I can understand that some in town are NIMBYs and do not wish to open the doors of Sierra Madre to any new families. However, I cannot understand why they would try to stop The Meadows by threatening the future of a religious institution that has done nothing but good here for nearly 100 years.

Consider this: Mater Dolorosa has worked with the City to provide 24,000 meals to the elderly, sick and home-bound since the COVID pandemic hit. If you fail to approve The Meadows plan and the initiative passes, it will become illegal to expand their kitchen to meet a growing need for this good Christian service to others.

Please support The Meadows plan when it comes before you, and don't be silent as Stop the Housing Project's few supporters try to gather signatures for their discriminatory petition. Tell the people who elected you that the initiative would be a terrible mark on the good character of our City of Sierra Madre!

Lawrence Lopez


The Meadows at Bailey Canyon

I support the fact that The Meadows is proposing to bring a new public park to our community. The current location of the proposed park is fenced off and no longer easy to access. Supporting the Meadows means that Sierra Madre can enjoy a safe, beautiful park that would offer a variety of spaces that encourages people to live active lives and enjoy the scenery of our cherished neighborhood.

The Meadows makes great use of its expansive 3 acre park space with a landscaped path that weaves through active kids play areas, serene picnic benches, abundance of trees and even a small bridge.

We have a creative plan before us, one that respects the history of Sierra Madre while making strides to welcome new residents to call Sierra Madre home. I support The Meadows and urge you to vote YES on The Meadows.

Geri Lorenzana



The Meadows at Bailey Canyon

I believe the New Urban West team has done an excellent job of listening to the desires and concerns of the City, its residents, and retreatants who come to Mater Dolorosa for peaceful religious experiences. New Urban West has used what they learned to design a new neighborhood that fits well with existing neighborhoods and will ultimately become one of the most sought-after addresses in Sierra Madre.

I appreciate how the Meadows at Bailey Canyon plan uses topography, street design, landscaping, and a much-needed new public park to buffer Mater Dolorosa and nearby neighborhoods from noise, light, and visual impacts. I also support the plan because it reflects the latest in sustainable community design.

I urge you to approve The Meadows plan and speak out strongly against the discriminatory ballot initiative. Efforts to discriminate against religious institutions and threaten the property rights of everyone have no place in Sierra Madre, so I urge you to use your position to educate the public about how wrong and harmful the initiative is for the city and its residents.

Steven Lovison

[REDACTED]
The Meadows at Bailey Canyon

I am writing to urge you to approve The Meadows residential plan. As someone who often comes to Mater Dolorosa for spiritual retreats, I appreciate the care New Urban West has taken in designing The Meadows so any visual, light or sound impacts on the Retreat Center are minimized. It is a well-design project that is right for our city.

I hope you will use your position as an elected representative to educate the public about the shameful religious discrimination and abuse of property rights at the core of the "Stop the Housing Project" initiative effort. These people want to ignore the housing crisis and shut the door on anyone who would like to buy a new home in our city. That's just more discrimination. If that's what they want, they should do it in a way that doesn't attack an established religious institution that has provided care and comfort to Sierra Madre and its surrounds for almost a century!

Mater Dolorosa is a religious institution whose land is appropriately zoned for institutional use. However, the Retreat Center cannot continue to fulfill its mission under the many restrictions of the initiative's proposed hillside residential zoning. The proponents of the initiative surely could have come up with a way to pursue their NIMBY goals without challenging religious freedoms and trampling on property rights.

Kristine Lowe

[REDACTED]

The Meadows at Bailey Canyon

We cannot take away the rights of the Retreat Center. They and the developer are following the state and city process to change the zoning and request to build these homes and new city park. Further, the City provided a specific MOU that must be adhered to and they are doing just that. We should support this plan, because it follows what you, the city, outlined as what you wanted and because they believe this is best for their ongoing operations.

Please move this forward and vote yes.

Debra Lucki

[REDACTED]

The Meadows at Bailey Canyon

As a frequent retreatant who has gained spiritual strength through the Retreat Ministry at Mater Dolorosa, I treasure the quiet peacefulness of their grounds. While I was initially worried about plans to build homes next to the Retreat Center, I understand that the Passionists will use the funds from the sale to support their priests and ministries in the US and internationally. The selection of New Urban West was smart, too, and the resulting neighborhood plan is creative, fits with the spirit of Sierra Madre, and is environmentally sensitive.

I urge you to support The Meadows plan when it comes before you.

I am also extremely concerned about the possible illegality of the Protect Sierra Madre initiative and its negative impacts it would have on the city finances due to the litigation it may trigger. Therefore, I am requesting by this letter that the City Council promptly schedule a public study session where these matters can be discussed in an open and frank manner.

Michael Lucki

[REDACTED]

The Meadows at Bailey Canyon

The Mater Dolorosa Retreat Center is just one example of the important ~~and caring work~~ of The Passionists of Holy Cross Province. For nearly 100 years the Passionists have been a beacon of good in our town, helping countless thousands find peace and purpose through retreats, and ~~reaching~~ reaching out in ways like their Food Ministry to show Christian compassion to their neighbors.

The Passionists are doing the right thing by selling their under-utilized property to ensure the continuation of their ministries here in the U.S. and around the world, and the care of their senior religious. The Passionists also did the right thing in studying all feasible alternatives for the site before selecting residential development as the least impactful. You would be doing the right thing to vote in support of the project.

The Stop the Housing Project clique, on the other hand, is doing the wrong thing. If they want to fight The Meadows by raising legitimate concerns about its supposed impacts, fine. But, perhaps because they know that is a fight they would lose, the initiative's supporters have taken the low road, seeking to revoke Mater Dolorosa's property rights and make it impossible for the ministry to grow to meet the expanding need for the ministries they provide. You would be doing the right thing by doing everything in your power to educate our community about how harmful this initiative will be.

Andrea Lueken



The Meadows at Bailey Canyon

The Meadows at Bailey Canyon makes sense for our city. The project has a thoughtful design that meets what the City has outlined as requirements for the project.

We need more housing. We need more public parks. We need to preserve land for wildlife and natural habitat. We need historic landmarks to remain.

It is very rare to find a plan to addresses all of these "needs". This is the right plan for Sierra Madre. Please support The Meadows at Bailey Canyon.

Emily Mabana



The Meadows at Bailey Canyon

Both Mater Dolorosa and the Meadows team have been very open about the project plans and the design approach. This ongoing communication between the two groups have been helpful as the community learns more about The Meadows project. As someone who wants to protect the Retreat Center experience, I like that The Meadows could raise funds to ensure that the retreats would not be impacted and would provide funds to care for the retreat center's priests and brothers.

Aside from its positive impacts to the Retreat Center, The Meadows would provide a public park, preserve over half of its site to open space, and bring in low-density housing which conforms to the existing character in Sierra Madre. All the while, the project would generate revenue for our city through development fees, tax revenues, and property tax.

This is the right decision for Sierra Madre, no matter your involvement with the Retreat Center, although it is a very significant community benefit that The Meadows offers that no other project has, which is to protect the Mater Dolorosa Retreat Center, a historical landmark and entity.

Juan Madrigal

[REDACTED]

The Meadows at Bailey Canyon

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Srijanti MakLee



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Maureen Manocchio


The Meadows at Bailey Canyon

As someone who has been a part of the Mater Dolorosa community for decades, I strongly support the Meadows at Bailey Canyon plan.

The Retreat Center has been a beacon of light, hope and peacefulness for so many of in our community. This plan allows for these traditions and values to continue. I believe, if they are declined the right to build on their land in a responsible way, which this plan does, then they will no longer be able to exist in our community. This would be a tremendous loss to the City of Sierra Madre and to the greater community who come for solitude and to hear the message of Jesus.

Please allow this peaceful, joyous place to continue and vote yes on housing project.

Maureen Manocchio



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Terry Manocchio



The Meadows at Bailey Canyon

I believe the New Urban West team has done an excellent job of listening to the desires and concerns of the City, its residents, and retreatants who come to Mater Dolorosa for peaceful religious experiences. New Urban West has used what they learned to design a new neighborhood that fits well with existing neighborhoods and will ultimately become one of the most sought-after addresses in Sierra Madre.

I appreciate how the Meadows at Bailey Canyon plan uses topography, street design, landscaping, and a much-needed new public park to buffer Mater Dolorosa and nearby neighborhoods from noise, light, and visual impacts. I also support the plan because it reflects the latest in sustainable community design.

I urge you to approve The Meadows plan and speak out strongly against the discriminatory ballot initiative. Efforts to discriminate against religious institutions and threaten the property rights of everyone have no place in Sierra Madre, so I urge you to use your position to educate the public about how wrong and harmful the initiative is for the city and its residents.

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Mary Mansell



The Meadows at Bailey Canyon

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Mary Mansell



The Meadows at Bailey Canyon

The Meadows at Bailey Canyon makes sense for our city. The project has a thoughtful design that meets what the City has outlined as requirements for the project.

We need more housing for our children and the generations to follow.. this project preserves open space and meets the needs of our community.

This is the right plan for Sierra Madre. Please support The Meadows at Bailey Canyon.

Jonathan Marona



The Meadows at Bailey Canyon

As someone who has been a part of the Mater Dolorosa community for decades, I strongly support the Meadows at Bailey Canyon plan.

The Retreat Center has been a beacon of the light, hope and peacefulness of Jesus for so many of in our community. This plan allows for these traditions and values to continue. I believe that if the Passionists are declined the right to build on their land in the responsible manner of The Meadows plan, they will have to go with an institutional zoning plan that will be worse for both Mater Dolorosa and its neighbors.

Please allow the peaceful, joyous Retreat Center to continue and vote "YES" on the housing project . You need to do all you can to stop the hateful and discriminatory petition of the "Stop the Housing Project" minority. Their misguided effort is a stain on Sierra Madre's reputation as a caring community and the initiative must be stopped!

Gary Masciel



The Meadows at Bailey Canyon

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Charles W. Mason



The Meadows at Bailey Canyon

Both Mater Dolorosa and the Meadows team have been very open about the project plans and the design approach. This ongoing communication between the two groups have been helpful as the community learns more about The Meadows project. As someone who wants to protect the Retreat Center experience, I like that The Meadows could raise funds to ensure that the retreats would not be impacted and would provide funds to care for the retreat center's priests and brothers.

Aside from its positive impacts to the Retreat Center, The Meadows would provide a public park, preserve over half of its site to open space, and bring in low-density housing which conforms to the existing character in Sierra Madre. All the while, the project would generate revenue for our city through development fees, tax revenues, and property tax.

This is the right decision for Sierra Madre, no matter your involvement with the Retreat Center, although it is a very significant community benefit that The Meadows offers that no other project has, which is to protect the Mater Dolorosa Retreat Center, a historical landmark and entity.

Thomas Mason



The Meadows at Bailey Canyon

I am writing to express my support for sustainable, smartly planned neighborhoods like the Meadows at Bailey Canyon. The Meadows is a creative solution providing much needed homes for new families while embracing a sustainable and environmentally conscious Sierra Madre.

The new housing opportunities provided by the Meadows are more than just homes, they actively protect and improve upon our community. Neighborhoods designed with protected open space, solar to reduce carbon emissions, and drought-tolerant landscaping to help protect our water supply should be the future for all of Sierra Madre.

Additionally, new housing creates move-up opportunities elsewhere in our community, allowing for young families to find the perfect starter home and enjoy both the new public park and our City's rich history.

Please support environmentally conscionable housing opportunities in Sierra Madre.

Thank you for your time.

John McCain



The Meadows at Bailey Canyon

I have attended retreats at Mater Dolorosa many times over the past thirty years and am grateful to the Passionists for all I have experienced and learned thanks to the Retreat Center. I am writing you now to express my support for the Meadows at Bailey Canyon plan.

The Retreat Center has brought peace and spiritual growth to many in our community and throughout Southern California. This Meadows plan supports the work of the Passionists, allowing them to provide care and proclaim the message of Jesus to many in need here and around the world. Your evaluation of the project must be driven by other concerns, of course. Fortunately, The Meadows plan addresses all its environmental impacts and will be the most sustainable neighborhood ever in Sierra Madre.

Now it looks like your approval may not be enough, though. Those who want to close off Sierra Madre to others have put forth a discriminatory, anti-church, anti-property rights initiative that would make it impossible for Mater Dolorosa to continue to meet growing community needs, as it has for nearly a century. Please know, I speak out against it now!

Dean McDaniel


The Meadows at Bailey Canyon

I am writing to urge you to approve The Meadows residential plan. As someone who often comes to Mater Dolorosa for spiritual retreats, I appreciate the care New Urban West has taken in designing The Meadows so any visual, light or sound impacts on the Retreat Center are minimized. It is a well-design project that is right for our city.

I hope you will use your position as an elected representative to educate the public about the shameful religious discrimination and abuse of property rights at the core of the "Stop the Housing Project" initiative effort. These people want to ignore the housing crisis and shut the door on anyone who would like to buy a new home in our city. That's just more discrimination. If that's what they want, they should do it in a way that doesn't attack an established religious institution that has provided care and comfort to Sierra Madre and its surrounds for almost a century!

Mater Dolorosa is a religious institution whose land is appropriately zoned for institutional use. However, the Retreat Center cannot continue to fulfill its mission under the many restrictions of the initiative's proposed hillside residential zoning. The proponents of the initiative surely could have come up with a way to pursue their NIMBY goals without challenging religious freedoms and trampling on property rights.

Chuck McDaniels



The Meadows at Bailey Canyon

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Mike Lucille Mcdonald


The Meadows at Bailey Canyon

I support the fact that The Meadows is proposing to bring a new public park to our community. The current location of the proposed park is fenced off and no longer easy to access. Supporting the Meadows means that Sierra Madre can enjoy a safe, beautiful park that would offer a variety of spaces that encourages people to live active lives and enjoy the scenery of our cherished neighborhood.

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James McGinley



The Meadows at Bailey Canyon

While I support The Meadows at Bailey Canyon proposal and think the developer has done an excellent job of creating the sort of sustainable neighborhood we need, I can understand that some in town are NIMBYs and do not wish to open the doors of Sierra Madre to any new families. However, I cannot understand why they would try to stop The Meadows by threatening the future of a religious institution that has done nothing but good here for nearly 100 years.

Consider this: Mater Dolorosa has worked with the City to provide 24,000 meals to the elderly, sick and home-bound since the COVID pandemic hit. If you fail to approve The Meadows plan and the initiative passes, it will become illegal to expand their kitchen to meet a growing need for this good Christian service to others.

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Patricia MCGinty


The Meadows at Bailey Canyon

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Veronica McMurray


The Meadows at Bailey Canyon

The Mater Dolorosa Retreat Center is just one example of the important and caring work of The Passionists of Holy Cross Province. For nearly 100 years the Passionists have been a beacon of good in our town, helping countless thousands find peace and purpose through retreats, and reaching out in ways like their Food Ministry to show Christian compassion to their neighbors.

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DONALD MEADE

[REDACTED]

The Meadows at Bailey Canyon

I believe the New Urban West team has done an excellent job of listening to the desires and concerns of the City, its residents, and retreatants who come to Mater Dolorosa for peaceful religious experiences. New Urban West has used what they learned to design a new neighborhood that fits well with existing neighborhoods and will ultimately become one of the most sought-after addresses in Sierra Madre.

I appreciate how the Meadows at Bailey Canyon plan uses topography, street design, landscaping, and a much-needed new public park to buffer Mater Dolorosa and nearby neighborhoods from noise, light, and visual impacts. I also support the plan because it reflects the latest in sustainable community design.

I urge you to approve The Meadows plan and speak out strongly against the discriminatory ballot initiative. Efforts to discriminate against religious institutions and threaten the property rights of everyone have no place in Sierra Madre, so I urge you to use your position to educate the public about how wrong and harmful the initiative is for the city and its residents.

Diane Meaglia



The Meadows at Bailey Canyon

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James Meaglia



The Meadows at Bailey Canyon

While I support The Meadows at Bailey Canyon proposal and think the developer has done an excellent job of creating the sort of sustainable neighborhood we need, I can understand that some in town are NIMBYs and do not wish to open the doors of Sierra Madre to any new families. However, I cannot understand why they would try to stop The Meadows by threatening the future of a religious institution that has done nothing but good here for nearly 100 years.

Consider this: Mater Dolorosa has worked with the City to provide 24,000 meals to the elderly, sick and home-bound since the COVID pandemic hit. If you fail to approve The Meadows plan and the initiative passes, it will become illegal to expand their kitchen to meet a growing need for this good Christian service to others.

Please support The Meadows plan when it comes before you, and don't be silent as Stop the Housing Project's few supporters try to gather signatures for their discriminatory petition. Tell the people who elected you that the initiative would be a terrible mark on the good character of our City of Sierra Madre!

Steve Mendoza


The Meadows at Bailey Canyon

Both Mater Dolorosa and the Meadows team have been very open about the project plans and the design approach. This ongoing communication between the two groups have been helpful as the community learns more about The Meadows project. As someone who wants to protect the Retreat Center experience, I like that The Meadows could raise funds to ensure that the retreats would not be impacted and would provide funds to care for the retreat center's priests and brothers.

Aside from its positive impacts to the Retreat Center, The Meadows would provide a public park, preserve over half of its site to open space, and bring in low-density housing which conforms to the existing character in Sierra Madre. All the while, the project would generate revenue for our city through development fees, tax revenues, and property tax.

This is the right decision for Sierra Madre, no matter your involvement with the Retreat Center, although it is a very significant community benefit that The Meadows offers that no other project has, which is to protect the Mater Dolorosa Retreat Center, a historical landmark and entity.

Chris Merkel



The Meadows at Bailey Canyon

As someone who has been a part of the Mater Dolorosa community for decades, I strongly support the Meadows at Bailey Canyon plan.

The Retreat Center has been a beacon of the light, hope and peacefulness of Jesus for so many of in our community. This plan allows for these traditions and values to continue. I believe that if the Passionists are declined the right to build on their land in the responsible manner of The Meadows plan, they will have to go with an institutional zoning plan that will be worse for both Mater Dolorosa and its neighbors.

Please allow the peaceful, joyous Retreat Center to continue and vote "YES" on the housing project . You need to do all you can to stop the hateful and discriminatory petition of the "Stop the Housing Project" minority. Their misguided effort is a stain on Sierra Madre's reputation as a caring community and the initiative must be stopped!

James Mieding


The Meadows at Bailey Canyon

As a frequent retreatant who has gained spiritual strength through the Retreat Ministry at Mater Dolorosa, I treasure the quiet peacefulness of their grounds. While I was initially worried about plans to build homes next to the Retreat Center, I understand that the Passionists will use the funds from the sale to support their priests and ministries in the US and internationally. The selection of New Urban West was smart, too, and the resulting neighborhood plan is creative, fits with the spirit of Sierra Madre, and is environmentally sensitive.

I urge you to support The Meadows plan when it comes before you.

I am also extremely concerned about the possible illegality of the Protect Sierra Madre initiative and its negative impacts it would have on the city finances due to the litigation it may trigger. Therefore, I am requesting by this letter that the City Council promptly schedule a public study session where these matters can be discussed in an open and frank manner.

I am also interested in whether this project
will be used to meet California mandated
housing requirements?

Dave and Mina



The Meadows at Bailey Canyon

I support the Meadows at Bailey Canyon because it is a balanced plan that protects open spaces and adds important parkland to our City.

The project will permanently preserve over 30 acres of hillside open space that serves as an important area for wildlife movement. Plus, a new 3-acre public park will provide residents with a wonderful new recreational amenity that will serve to compliment the existing Bailey Canyon Wilderness Park. Better yet, this park space will be constructed and maintained at no cost to existing residents or the City.

It is critical that any new development provide public benefits and addresses impacts. This project does exactly that. It is good for both future and existing residents and I hope you will vote to advance this project.

Robert Montes



The Meadows at Bailey Canyon

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ALEXIS MONTOYA



The Meadows at Bailey Canyon

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Sandy Moons


The Meadows at Bailey Canyon

Many of us here in Sierra Madre find it reprehensible that the Stop the Housing Project group has drafted their initiative in a way that attacks religious freedom and the church. It is bad enough that they wish to strip a neighbor of its property rights, but they have gone much too far by trying to stop Mater Dolorosa from ever expanding or modernizing its facilities.

Why would Mater Dolorosa want to expand? There is only one reason – because there is a greater need in the community for the spiritual guidance and comfort they provide! I ask you to please speak out, as a representative of the people, against the shameful approach the “Stop the Housing Project” group has taken and encourage Sierra Madre residents not to sign their discriminatory petition.

I also ask you to support The Meadows plan when it comes before you. Your approval of The Meadows will bring new families to Sierra Madre, helping to support local businesses and the City, and will show that the City is committed to doing its part to address California’s severe housing shortage, which has caused hardships for so many.

Vicky Moons

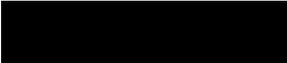


The Meadows at Bailey Canyon

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Gregort Moore


The Meadows at Bailey Canyon

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Paul T Moore



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Kelly Moran



The Meadows at Bailey Canyon

I have attended retreats at Mater Dolorosa many times and am grateful to the Passionists for all I have experienced and learned thanks to the Retreat Center. My family has supported the family fiestas, and the library is in honor of my grandparents. I am writing you now to express my support for the Meadows at Bailey Canyon plan.

The Retreat Center has brought peace and spiritual growth to many in our community and throughout Southern California. This Meadows plan supports the work of the Passionists, allowing them to provide care and proclaim the message of Jesus to many in need here and around the world. Your evaluation of the project must be driven by other concerns, of course. Fortunately, The Meadows plan addresses all its environmental impacts and will be the most sustainable neighborhood ever in Sierra Madre.

Now it looks like your approval may not be enough, though. Those who want to close off Sierra Madre to others have put forth a discriminatory, anti-church, anti-property rights initiative that would make it impossible for Mater Dolorosa to continue to meet growing community needs, as it has for nearly a century. Please speak out against it!

Scott Morrell

[REDACTED]

The Meadows at Bailey Canyon

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Chris Mueller



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Matthew Mueller

[REDACTED]

The Meadows at Bailey Canyon

The Mater Dolorosa Retreat Center is just one example of the important and caring work of The Passionists of Holy Cross Province. For nearly 100 years the Passionists have been a beacon of good in our town, helping countless thousands find peace and purpose through retreats, and reaching out in ways like their Food Ministry to show Christian compassion to their neighbors.

The Passionists are doing the right thing by selling their under-utilized property to ensure the continuation of their ministries here in the U.S. and around the world, and the care of their senior religious. The Passionists also did the right thing in studying all feasible alternatives for the site before selecting residential development as the least impactful. You would be doing the right thing to vote in support of the project.

The Stop the Housing Project clique, on the other hand, is doing the wrong thing. If they want to fight The Meadows by raising legitimate concerns about its supposed impacts, fine. But, perhaps because they know that is a fight they would lose, the initiative's supporters have taken the low road, seeking to revoke Mater Dolorosa's property rights and make it impossible for the ministry to grow to meet the expanding need for the ministries they provide. You would be doing the right thing by doing everything in your power to educate our community about how harmful this initiative will be.

Paul Mueller

[REDACTED]

The Meadows at Bailey Canyon

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I also ask you to support The Meadows plan when it comes before you. Your approval of The Meadows will bring new families to Sierra Madre, helping to support local businesses and the City, and will show that the City is committed to doing its part to address California’s severe housing shortage, which has caused hardships for so many.

Thomas J. Mueller



The Meadows at Bailey Canyon

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DAVID MUHS



The Meadows at Bailey Canyon

I have always supported how the Monastery aims to restore nature and healing in our community. While there are many reasons to support The Meadows, I particularly like how the project carries this conviction in its own way, specifically through water conservation.

The addition of new homes understandably means that there will be new demand for water, but the way that The Meadows addresses this should be the new standard for developments moving forward. The project incorporates drought-tolerant landscaping, water-conserving fixtures, capturing stormwater to recharge our aquifer, upgraded irrigation systems to reuse water for landscape irrigation, ultimately resulting in net zero water use for new homes. This means that existing residents do not need to worry about new residents burdening the already scarce water supply. This is a huge step for us to accommodate new residents while making smart design choices to restore our community's resources and consequently, our public health.

Now is the time to support The Meadows. I urge you to join me to support this project.

Chelsea Munoz



The Meadows at Bailey Canyon

I write to express my support for the Meadows at Bailey Canyon.

The Meadows serves as a model for sustainable development and demonstrates a commitment to reducing the impacts of climate change through the inclusion of 100% electric homes.

Further, the project includes a wide variety of water saving features, including drought tolerant landscaping, high efficiency fixtures, and green stormwater infrastructure that recharges our local groundwater supply. Achieving “net zero” water usage at the project through increasing our local water supply and providing funds for homeowners to retrofit their lawns with native landscapes benefits all Sierra Madre residents.

I hope you will join me in supporting sustainable projects like the Meadows.

jeome Myszkowski


The Meadows at Bailey Canyon

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Irene Navarro



The Meadows at Bailey Canyon

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Gabriella Negrete



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Effendi Ng



The Meadows at Bailey Canyon

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Andora Nguyen



The Meadows at Bailey Canyon

New Urban West's plan for The Meadows at Bailey Canyon appears to be very sensitive to the peacefulness retreatants like me seek when we come to Mater Dolorosa. I can't imagine that a school or residential care facility would be anywhere near as protective of our retreat experience! Making the plan sensitive to Mater Dolorosa also makes it sensitive to neighbors needs, so I urge you to weigh how well designed and sustainable The Meadows plan is and approve it.

Regarding the "Stop the Housing Project" initiative and petition drive, I urge you to hold a public study session covering its potential negative impacts. Sierra Madre has lost other lawsuits filed over housing developments at huge expense to taxpayers, and the supporters of the initiative want us to go down that path again. This burden will be too much for a small city and its residents to bear! Please do all you can to give Sierra Madre residents a complete understanding of the potential liabilities of the initiative.

Nilo Niccolai


The Meadows at Bailey Canyon

As someone who has been a part of the Mater Dolorosa community for decades, I strongly support the Meadows at Bailey Canyon plan.

The Retreat Center has been a beacon of light, hope and peacefulness for so many of in our community. This plan allows for these traditions and values to continue. I believe, if they are declined the right to build on their land in a responsible way, which this plan does, then they will no longer be able to exist in our community. This would be a tremendous loss to the City of Sierra Madre and to the greater community who come for solitude and to hear the message of Jesus.

Please allow this peaceful, joyous place to continue and vote yes on housing project.

Suzanne Nicklaus


The Meadows at Bailey Canyon

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It is grossly unfair not to allow Mater Dolorosa to develop their unused land to do what is necessary for their mission to survive.

If my home needed to be expanded and it was a reasonable use of land and space I am sure that my city would allow this.

This is the same.

Mater Dolorosa has been a good neighbor bringing business to Sierra Madre and recognition. Don't stand in the way of much needed progress. Sincerely, Mrs.Suzanne Nicklaus

Marta Salgado-Nino


The Meadows at Bailey Canyon

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Barbara Northam



The Meadows at Bailey Canyon

I write to express my support for the Meadows at Bailey Canyon.

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Further, the project includes a wide variety of water saving features, including drought tolerant landscaping, high efficiency fixtures, and green stormwater infrastructure that recharges our local groundwater supply. Achieving "net zero" water usage at the project through increasing our local water supply and providing funds for homeowners to retrofit their lawns with native landscapes benefits all Sierra Madre residents.

I hope you will join me in supporting sustainable projects like the Meadows.

Randall Northam


The Meadows at Bailey Canyon

Please vote yes on The Meadows at Bailey Canyon and support the Retreat Center. We cannot prevent landowners from going through the approved, City process. This is that process and we should allow them to move forward.

This is what they want to do with their land in order to minimize impacts to their operations. We should support their desire. If I wanted to build a shed or ADU on my land, I would want the same consideration.

Vote yes and let them see this vision come to reality to allow them to continue to operate here. Thank you.

Robert Nydam



The Meadows at Bailey Canyon

I am submitting my public comment in support of The Meadows at Bailey Canyon.

The plan is environmentally-conscious, thoughtful of the existing retreat center, and mindful of surrounding neighbors.

1. There are many components of the plan that are sustainable. Removing any new water demand on the City's water supply. Using sustainable building materials and design elements. Preserving land for natural habitat.
2. The Retreat Center has been serving our community for nearly 100 years. This plan allows them to remain and provide that service and serenity. Without this plan, they could go away, which would be a HUGE loss for our city.
3. Many discussions have been made with neighbors resulting in some homes being only one-story. The homes are similar sizes to others in our town and will be in 4 different styles, which should match our community character.

This is a good fit for our community. Please support The Meadows at Bailey Canyon like I and many of our residents do.

Thank you.

Andree O'Brien


The Meadows at Bailey Canyon

While I support The Meadows at Bailey Canyon proposal and think the developer has done an excellent job of creating the sort of sustainable neighborhood we need, I can understand that some in town are NIMBYs and do not wish to open the doors of Sierra Madre to any new families. However, I cannot understand why they would try to stop The Meadows by threatening the future of a religious institution that has done nothing but good here for nearly 100 years.

Consider this: Mater Dolorosa has worked with the City to provide 24,000 meals to the elderly, sick and home-bound since the COVID pandemic hit. If you fail to approve The Meadows plan and the initiative passes, it will become illegal to expand their kitchen to meet a growing need for this good Christian service to others.

Please support The Meadows plan when it comes before you, and don't be silent as Stop the Housing Project's few supporters try to gather signatures for their discriminatory petition. Tell the people who elected you that the initiative would be a terrible mark on the good character of our City of Sierra Madre!

Joseph O'Connor



The Meadows at Bailey Canyon

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Ruth Ordorica



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Christina Orozco



The Meadows at Bailey Canyon

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Patricia Ortega


The Meadows at Bailey Canyon

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The Stop the Housing Project clique, on the other hand, is doing the wrong thing. If they want to fight The Meadows by raising legitimate concerns about its supposed impacts, fine. But, perhaps because they know that is a fight they would lose, the initiative's supporters have taken the low road, seeking to revoke Mater Dolorosa's property rights and make it impossible for the ministry to grow to meet the expanding need for the ministries they provide. You would be doing the right thing by doing everything in your power to educate our community about how harmful this initiative will be.

Octavio Osuna


The Meadows at Bailey Canyon

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Ava Pabon



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Martin pack

[REDACTED]

The Meadows at Bailey Canyon

I want to say thank you to the city for holding numerous meetings, including the most recent informational session on The Meadows at Bailey Canyon. We, as citizens, have had opportunities to ask questions and get answers, even if it sometimes is not the exact answers we wanted.

I believe that impacts of this project will be as minimal as they can be due to the number of homes and the plan. This is as dense (or less) than other parts of our city. And more importantly, less impact due to the conservation of many acres to the north and for the 3-acre public park to the south.

Vote yes on this plan and thank you again for including residents in this process.

peter pak



The Meadows at Bailey Canyon

I believe the New Urban West team has done an excellent job of listening to the desires and concerns of the City, its residents, and retreatants who come to Mater Dolorosa for peaceful religious experiences. New Urban West has used what they learned to design a new neighborhood that fits well with existing neighborhoods and will ultimately become one of the most sought-after addresses in Sierra Madre.

I appreciate how the Meadows at Bailey Canyon plan uses topography, street design, landscaping, and a much-needed new public park to buffer Mater Dolorosa and nearby neighborhoods from noise, light, and visual impacts. I also support the plan because it reflects the latest in sustainable community design.

I urge you to approve The Meadows plan and speak out strongly against the discriminatory ballot initiative. Efforts to discriminate against religious institutions and threaten the property rights of everyone have no place in Sierra Madre, so I urge you to use your position to educate the public about how wrong and harmful the initiative is for the city and its residents.

Annamaria Palffy


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Michael Partida


The Meadows at Bailey Canyon

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The Retreat Center has brought peace and spiritual growth to many in our community and throughout Southern California. This Meadows plan supports the work of the Passionists, allowing them to provide care and proclaim the message of Jesus to many in need here and around the world. Your evaluation of the project must be driven by other concerns, of course. Fortunately, The Meadows plan addresses all its environmental impacts and will be the most sustainable neighborhood ever in Sierra Madre.

Now it looks like your approval may not be enough, though. Those who want to close off Sierra Madre to others have put forth a discriminatory, anti-church, anti-property rights initiative that would make it impossible for Mater Dolorosa to continue to meet growing community needs, as it has for nearly a century. Please speak out against it!

Samuel Pedersen


The Meadows at Bailey Canyon

I am writing to express my support for The Meadows at Bailey Canyon proposal. The Meadows is a thoughtful plan that delivers significant community benefits while supporting the Mater Dolorosa Monastery. The sustainability features The Meadows offers is the direction all new developments should follow and the net-zero water commitment is unprecedented in our City.

The Passionists have been a fixture of Sierra Madre for nearly 100 years and The Meadows supports keeping the this historic landmark and organization in place for the next 100+ years.

The Meadows demonstrates that we can provide new community benefits and preserve our community's character. Please approve The Meadows plan and support sustainable change in Sierra Madre.

Loretta Pehanich



The Meadows at Bailey Canyon

The Meadows plan successfully blends with the existing land uses near the retreat center and its home designs reflect the character of Sierra Madre. Additionally, the plan respects nature through its protection of open space and will open a new public park for the community.

The development of The Meadows ensures that the vacant land will remain true to the existing community character. This would not be achievable through an institutional development. I highly urge you to move this plan forward.

Loretta Pehanich



The Meadows at Bailey Canyon

write to I urge you to move The Meadows plan forward. It meets the Province's needs, protects the retreat experience, and has the least amount of impact on neighbors.

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Steven Pennington


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Lucrecia Peregrina-Agundez



The Meadows at Bailey Canyon

I support the Meadows at Bailey Canyon because it is a balanced plan that protects open spaces and adds important parkland to our City.

The project will permanently preserve over 30 acres of hillside open space that serves as an important area for wildlife movement. Plus, a new 3-acre public park will provide residents with a wonderful new recreational amenity that will serve to complement the existing Bailey Canyon Wilderness Park. Better yet, this park space will be constructed and maintained at no cost to existing residents or the City.

It is critical that any new development provide public benefits and addresses impacts. This project does exactly that. It is good for both future and existing residents and I hope you will vote to advance this project.

Arthur Perez



The Meadows at Bailey Canyon

I am writing to urge you to approve The Meadows residential plan. As someone who often comes to Mater Dolorosa for spiritual retreats, I appreciate the care New Urban West has taken in designing The Meadows so any visual, light or sound impacts on the Retreat Center are minimized. It is a well-design project that is right for our city.

I hope you will use your position as an elected representative to educate the public about the shameful religious discrimination and abuse of property rights at the core of the “Stop the Housing Project” initiative effort. These people want to ignore the housing crisis and shut the door on anyone who would like to buy a new home in our city. That’s just more discrimination. If that’s what they want, they should do it in a way that doesn’t attack an established religious institution that has provided care and comfort to Sierra Madre and its surrounds for almost a century!

Mater Dolorosa is a religious institution whose land is appropriately zoned for institutional use. However, the Retreat Center cannot continue to fulfill its mission under the many restrictions of the initiative’s proposed hillside residential zoning. The proponents of the initiative surely could have come up with a way to pursue their NIMBY goals without challenging religious freedoms and trampling on property rights.

Ivonne Perez


The Meadows at Bailey Canyon

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Kathleen Perez



The Meadows at Bailey Canyon

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Sylvia Perez



The Meadows at Bailey Canyon

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Please allow the peaceful, joyous Retreat Center to continue and vote "YES" on the housing project . You need to do all you can to stop the hateful and discriminatory petition of the "Stop the Housing Project" minority. Their misguided effort is a stain on Sierra Madre's reputation as a caring community and the initiative must be stopped!

Victor Pesce



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Frank Pfirman

[REDACTED]

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Lien Minh Phan



The Meadows at Bailey Canyon

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This is the right decision for Sierra Madre, no matter your involvement with the Retreat Center, although it is a very significant community benefit that The Meadows offers that no other project has, which is to protect the Mater Dolorosa Retreat Center, a historical landmark and entity.

Joe Picco



The Meadows at Bailey Canyon

My family and I have been attending men and couple's retreats for years, receiving a direct "spiritual connection" with Our Lord Jesus Christ and having a sense of peace and purpose.

The Mater Dolorosa Retreat Center is just one example of the important and caring work of The Passionists of Holy Cross Province. For nearly 100 years the Passionists have been a beacon of good in our town, helping countless thousands find peace and purpose through retreats, and reaching out in ways like their Food Ministry to show Christian compassion to their neighbors.

The Passionists are doing the right thing by selling their under-utilized property to ensure the continuation of their ministries here in the U.S. and around the world, and the care of their senior religious. The Passionists also did the right thing in studying all feasible alternatives for the site before selecting residential development as the least impactful. You would be doing the right thing to vote in support of the project.

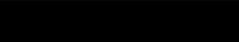
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Sincerely,

Joe Picco



Helen Pilawski


The Meadows at Bailey Canyon

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I urge you to approve The Meadows plan and speak out strongly against the discriminatory ballot initiative. Efforts to discriminate against religious institutions and threaten the property rights of everyone have no place in Sierra Madre, so I urge you to use your position to educate the public about how wrong and harmful the initiative is for the city and its residents.

James Pilawski



The Meadows at Bailey Canyon

While I support The Meadows at Bailey Canyon proposal and think the developer has done an excellent job of creating the sort of sustainable neighborhood we need, I can understand that some in town are NIMBYs and do not wish to open the doors of Sierra Madre to any new families. However, I cannot understand why they would try to stop The Meadows by threatening the future of a religious institution that has done nothing but good here for nearly 100 years.

Consider this: Mater Dolorosa has worked with the City to provide 24,000 meals to the elderly, sick and home-bound since the COVID pandemic hit. If you fail to approve The Meadows plan and the initiative passes, it will become illegal to expand their kitchen to meet a growing need for this good Christian service to others.

Please support The Meadows plan when it comes before you, and don't be silent as Stop the Housing Project's few supporters try to gather signatures for their discriminatory petition. Tell the people who elected you that the initiative would be a terrible mark on the good character of our City of Sierra Madre!

James Pilawski

[REDACTED]

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Cedric Pisegna


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Jane Podrebarac

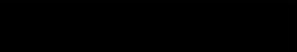

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The Meadows makes great use of its expansive 3 acre park space with a landscaped path that weaves through active kids play areas, serene picnic benches, abundance of trees and even a small bridge.

We have a creative plan before us, one that respects the history of Sierra Madre while making strides to welcome new residents to call Sierra Madre home. I support The Meadows and urge you to vote YES on The Meadows.

Sakura Pottery



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Pax Prakarsa



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Fidelis Prasetyo


The Meadows at Bailey Canyon

I support the Meadows at Bailey Canyon because it is a balanced plan that protects open spaces and adds important parkland to our City.

The project will permanently preserve over 30 acres of hillside open space that serves as an important area for wildlife movement. Plus, a new 3-acre public park will provide residents with a wonderful new recreational amenity that will serve to complement the existing Bailey Canyon Wilderness Park. Better yet, this park space will be constructed and maintained at no cost to existing residents or the City.

It is critical that any new development provide public benefits and addresses impacts. This project does exactly that. It is good for both future and existing residents and I hope you will vote to advance this project.

Tina Proctor



The Meadows at Bailey Canyon

New Urban West's plan for The Meadows at Bailey Canyon appears to be very sensitive to the peacefulness retreatants like me seek when we come to Mater Dolorosa. I can't imagine that a school or residential care facility would be anywhere near as protective of our retreat experience! Making the plan sensitive to Mater Dolorosa also makes it sensitive to neighbors needs, so I urge you to weigh how well designed and sustainable The Meadows plan is and approve it.

Regarding the "Stop the Housing Project" initiative and petition drive, I urge you to hold a public study session covering its potential negative impacts. Sierra Madre has lost other lawsuits filed over housing developments at huge expense to taxpayers, and the supporters of the initiative want us to go down that path again. This burden will be too much for a small city and its residents to bear! Please do all you can to give Sierra Madre residents a complete understanding of the potential liabilities of the initiative.

Juan Carlos Quezada

[REDACTED]

The Meadows at Bailey Canyon

As someone who has been a part of the Mater Dolorosa community for decades, I strongly support the Meadows at Bailey Canyon plan.

The Retreat Center has been a beacon of the light, hope and peacefulness of Jesus for so many of in our community. This plan allows for these traditions and values to continue. I believe that if the Passionists are declined the right to build on their land in the responsible manner of The Meadows plan, they will have to go with an institutional zoning plan that will be worse for both Mater Dolorosa and its neighbors.

Please allow the peaceful, joyous Retreat Center to continue and vote "YES" on the housing project . You need to do all you can to stop the hateful and discriminatory petition of the "Stop the Housing Project" minority. Their misguided effort is a stain on Sierra Madre's reputation as a caring community and the initiative must be stopped!

Casey Quinn



The Meadows at Bailey Canyon

The Mater Dolorosa Retreat Center is just one example of the important and caring work of The Passionists of Holy Cross Province. For nearly 100 years the Passionists have been a beacon of good in our town, helping countless thousands find peace and purpose through retreats, and reaching out in ways like their Food Ministry to show Christian compassion to their neighbors.

The Passionists are doing the right thing by selling their under-utilized property to ensure the continuation of their ministries here in the U.S. and around the world, and the care of their senior religious. The Passionists also did the right thing in studying all feasible alternatives for the site before selecting residential development as the least impactful. You would be doing the right thing to vote in support of the project.

The Stop the Housing Project clique, on the other hand, is doing the wrong thing. If they want to fight The Meadows by raising legitimate concerns about its supposed impacts, fine. But, perhaps because they know that is a fight they would lose, the initiative's supporters have taken the low road, seeking to revoke Mater Dolorosa's property rights and make it impossible for the ministry to grow to meet the expanding need for the ministries they provide. You would be doing the right thing by doing everything in your power to educate our community about how harmful this initiative will be.

Sherm Railsback



The Meadows at Bailey Canyon

The Passionists are beloved in our community. They work to restore the hearts of the broken and provide a safe space to connect with Christ. I support The Meadows because it will allow the Mater Dolorosa Retreat Center to continue their ministry. The proposed plan for The Meadows has been vetted by the community, including the Passionists, and will allow the Retreat Center to invite more people without significant changes to the surrounding areas.

Please voice yes on The Meadows and allow the Retreat Center to continue its mission in our community.

Carlos Ramirez



The Meadows at Bailey Canyon

The Mater Dolorosa Retreat Center is just one example of the important and caring work of The Passionists of Holy Cross Province. For nearly 100 years the Passionists have been a beacon of good in our town, helping countless thousands find peace and purpose through retreats, and reaching out in ways like their Food Ministry to show Christian compassion to their neighbors.

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Concepcion Ramirez


The Meadows at Bailey Canyon

Many of us here in Sierra Madre find it reprehensible that the Stop the Housing Project group has drafted their initiative in a way that attacks religious freedom and the church. It is bad enough that they wish to strip a neighbor of its property rights, but they have gone much too far by trying to stop Mater Dolorosa from ever expanding or modernizing its facilities.

Why would Mater Dolorosa want to expand? There is only one reason – because there is a greater need in the community for the spiritual guidance and comfort they provide! I ask you to please speak out, as a representative of the people, against the shameful approach the “Stop the Housing Project” group has taken and encourage Sierra Madre residents not to sign their discriminatory petition.

I also ask you to support The Meadows plan when it comes before you. Your approval of The Meadows will bring new families to Sierra Madre, helping to support local businesses and the City, and will show that the City is committed to doing its part to address California’s severe housing shortage, which has caused hardships for so many.

gerardo ramos


The Meadows at Bailey Canyon

Both Mater Dolorosa and the Meadows team have been very open about the project plans and the design approach. This ongoing communication between the two groups have been helpful as the community learns more about The Meadows project. As someone who wants to protect the Retreat Center experience, I like that The Meadows could raise funds to ensure that the retreats would not be impacted and would provide funds to care for the retreat center's priests and brothers.

Aside from its positive impacts to the Retreat Center, The Meadows would provide a public park, preserve over half of its site to open space, and bring in low-density housing which conforms to the existing character in Sierra Madre. All the while, the project would generate revenue for our city through development fees, tax revenues, and property tax.

This is the right decision for Sierra Madre, no matter your involvement with the Retreat Center, although it is a very significant community benefit that The Meadows offers that no other project has, which is to protect the Mater Dolorosa Retreat Center, a historical landmark and entity.

Gary Rapkin


The Meadows at Bailey Canyon

I am writing to express my support for sustainable, smartly planned neighborhoods like the Meadows at Bailey Canyon. The Meadows is a creative solution providing much needed homes for new families while embracing a sustainable and environmentally conscious Sierra Madre.

The new housing opportunities provided by the Meadows are more than just homes, they actively protect and improve upon our community. Neighborhoods designed with protected open space, solar to reduce carbon emissions, and drought-tolerant landscaping to help protect our water supply should be the future for all of Sierra Madre.

Additionally, new housing creates move-up opportunities elsewhere in our community, allowing for young families to find the perfect starter home and enjoy both the new public park and our City's rich history.

Please support environmentally conscionable housing opportunities in Sierra Madre.

Thank you for your time,

Gary Rapkin

Gary Rapkin



The Meadows at Bailey Canyon

I want to say thank you to the city for holding numerous meetings, including the most recent informational session on The Meadows at Bailey Canyon. We, as citizens, have had opportunities to ask questions and get answers, even if it sometimes is not the exact answers we wanted.

I believe that impacts of this project will be as minimal as they can be due to the number of homes and the plan. This is as dense (or less) than other parts of our city. And more importantly, less impact due to the conservation of many acres to the north and for the 3-acre public park to the south.

Vote yes on this plan and thank you again for including residents in this process.

Gary Rapkin



The Meadows at Bailey Canyon

The Retreat Center has been a landmark for 100 years in our community. The Monastery has provided services to our city, our neighbors and surrounding communities. We remember a time where we could access the land and utilize the beauty every day while still allowing the Retreat Center to host their tranquil events.

I support The Meadows at Bailey Canyon as it will help keep the Monastery active, but will give our community a renewed connection to The Retreat Center.

Without this project, we risk losing the historic building, preserved land, and the community benefits the Retreat Center brings. Please don't let this jewel disappear and vote yes The Meadows at Bailey Canyon.

Gary Rapkin


The Meadows at Bailey Canyon

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Ana Raptis

[REDACTED]

The Meadows at Bailey Canyon

As someone who has been a part of the Mater Dolorosa community for decades, I strongly support the Meadows at Bailey Canyon plan.

The Retreat Center has been a beacon of light, hope and peacefulness for so many of in our community. This plan allows for these traditions and values to continue. I believe, if they are declined the right to build on their land in a responsible way, which this plan does, then they will no longer be able to exist in our community. This would be a tremendous loss to the City of Sierra Madre and to the greater community who come for solitude and to hear the message of Jesus.

Please allow this peaceful, joyous place to continue and vote yes on housing project.

Mia Ratcliff

[REDACTED]

The Meadows at Bailey Canyon

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James Reeley


The Meadows at Bailey Canyon

I believe the New Urban West team has done an excellent job of listening to the desires and concerns of the City, its residents, and retreatants who come to Mater Dolorosa for peaceful religious experiences. New Urban West has used what they learned to design a new neighborhood that fits well with existing neighborhoods and will ultimately become one of the most sought-after addresses in Sierra Madre.

I appreciate how the Meadows at Bailey Canyon plan uses topography, street design, landscaping, and a much-needed new public park to buffer Mater Dolorosa and nearby neighborhoods from noise, light, and visual impacts. I also support the plan because it reflects the latest in sustainable community design.

I urge you to approve The Meadows plan and speak out strongly against the discriminatory ballot initiative. Efforts to discriminate against religious institutions and threaten the property rights of everyone have no place in Sierra Madre, so I urge you to use your position to educate the public about how wrong and harmful the initiative is for the city and its residents.

Donna Rey



The Meadows at Bailey Canyon

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Edward Rey


The Meadows at Bailey Canyon

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Lucila Ricarte


The Meadows at Bailey Canyon

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Please allow the peaceful, joyous Retreat Center to continue and vote "YES" on the housing project . You need to do all you can to stop the hateful and discriminatory petition of the "Stop the Housing Project" minority. Their misguided effort is a stain on Sierra Madre's reputation as a caring community and the initiative must be stopped!

Patrick & Eileen Richards



The Meadows at Bailey Canyon

I am writing to urge you to approve The Meadows residential plan. As someone who often comes to Mater Dolorosa for spiritual retreats, I appreciate the care New Urban West has taken in designing The Meadows so any visual, light or sound impacts on the Retreat Center are minimized. It is a well-design project that is right for our city.

I hope you will use your position as an elected representative to educate the public about the shameful religious discrimination and abuse of property rights at the core of the “Stop the Housing Project” initiative effort. These people want to ignore the housing crisis and shut the door on anyone who would like to buy a new home in our city. That’s just more discrimination. If that’s what they want, they should do it in a way that doesn’t attack an established religious institution that has provided care and comfort to Sierra Madre and its surrounds for almost a century!

Mater Dolorosa is a religious institution whose land is appropriately zoned for institutional use. However, the Retreat Center cannot continue to fulfill its mission under the many restrictions of the initiative’s proposed hillside residential zoning. The proponents of the initiative surely could have come up with a way to pursue their NIMBY goals without challenging religious freedoms and trampling on property rights.

Gene Riddle


The Meadows at Bailey Canyon

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I urge you to approve The Meadows plan and speak out strongly against the discriminatory ballot initiative. Efforts to discriminate against religious institutions and threaten the property rights of everyone have no place in Sierra Madre, so I urge you to use your position to educate the public about how wrong and harmful the initiative is for the city and its residents.

Matthew Risk


The Meadows at Bailey Canyon

The Mater Dolorosa Retreat Center is just one example of the important and caring work of The Passionists of Holy Cross Province. For nearly 100 years the Passionists have been a beacon of good in our town, helping countless thousands find peace and purpose through retreats, and reaching out in ways like their Food Ministry to show Christian compassion to their neighbors.

The Passionists are doing the right thing by selling their under-utilized property to ensure the continuation of their ministries here in the U.S. and around the world, and the care of their senior religious. The Passionists also did the right thing in studying all feasible alternatives for the site before selecting residential development as the least impactful. You would be doing the right thing to vote in support of the project.

The Stop the Housing Project clique, on the other hand, is doing the wrong thing. If they want to fight The Meadows by raising legitimate concerns about its supposed impacts, fine. But, perhaps because they know that is a fight they would lose, the initiative's supporters have taken the low road, seeking to revoke Mater Dolorosa's property rights and make it impossible for the ministry to grow to meet the expanding need for the ministries they provide. You would be doing the right thing by doing everything in your power to educate our community about how harmful this initiative will be.

Marilyn Rivera


The Meadows at Bailey Canyon

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Michaeline Roach



The Meadows at Bailey Canyon

I am writing to express my support for The Meadows at Bailey Canyon proposal. The Meadows is a thoughtful plan that delivers significant community benefits while supporting the Mater Dolorosa Monastery. The sustainability features The Meadows offers is the direction all new developments should follow and the net-zero water commitment is unprecedented in our City.

The Passionists have been a fixture of Sierra Madre for nearly 100 years and The Meadows supports keeping the this historic landmark and organization in place for the next 100+ years.

The Meadows demonstrates that we can provide new community benefits and preserve our community's character. Please approve The Meadows plan and support sustainable change in Sierra Madre.

Additionally, it will bring much needed tax revenues.

Michaeline Roach


The Meadows at Bailey Canyon

I support the Meadows at Bailey Canyon because it is a balanced plan that protects open spaces and adds important parkland to our City.

The project will permanently preserve over 30 acres of hillside open space that serves as an important area for wildlife movement. Plus, a new 3-acre public park will provide residents with a wonderful new recreational amenity that will serve to complement the existing Bailey Canyon Wilderness Park. Better yet, this park space will be constructed and maintained at no cost to existing residents or the City.

It is critical that any new development provide public benefits and addresses impacts. This project does exactly that. It is good for both future and existing residents and I hope you will vote to advance this project.

John Robinson



The Meadows at Bailey Canyon

The Meadows plan best meets the Province's needs, protects the retreat experience while having the least amount of impact on neighbors. The Meadows plan successfully blends with the existing land uses near the retreat center and its home designs reflect the character of Sierra Madre. Additionally, the plan respects nature through its protection of open space and will open a new public park for the community.

The development of The Meadows ensures that the vacant land will remain true to the existing community character. This would not be achievable through an institutional development. I highly urge you to move this plan forward.

Kate Robinson



The Meadows at Bailey Canyon

The Meadows plan best meets the Province's needs, protects the retreat experience while having the least amount of impact on neighbors. The Meadows plan successfully blends with the existing land uses near the retreat center and its home designs reflect the character of Sierra Madre. Additionally, the plan respects nature through its protection of open space and will open a new public park for the community.

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John Rodenbour

The Meadows at Bailey Canyon

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The Stop the Housing Project clique, on the other hand, is doing the wrong thing. If they want to fight The Meadows by raising legitimate concerns about its supposed impacts, fine. But, perhaps because they know that is a fight they would lose, the initiative's supporters have taken the low road, seeking to revoke Mater Dolorosa's property rights and make it impossible for the ministry to grow to meet the expanding need for the ministries they provide. You would be doing the right thing by doing everything in your power to educate our community about how harmful this initiative will be.

Efren Rodriguez



The Meadows at Bailey Canyon

I have attended retreats at Mater Dolorosa many times and am grateful to the Passionists for all I have experienced and learned thanks to the Retreat Center. I am writing you now to express my support for the Meadows at Bailey Canyon plan.

The Retreat Center has brought peace and spiritual growth to many in our community and throughout Southern California. This Meadows plan supports the work of the Passionists, allowing them to provide care and proclaim the message of Jesus to many in need here and around the world. Your evaluation of the project must be driven by other concerns, of course. Fortunately, The Meadows plan addresses all its environmental impacts and will be the most sustainable neighborhood ever in Sierra Madre.

Now it looks like your approval may not be enough, though. Those who want to close off Sierra Madre to others have put forth a discriminatory, anti-church, anti-property rights initiative that would make it impossible for Mater Dolorosa to continue to meet growing community needs, as it has for nearly a century. Please speak out against it!

Patricia Rodriguez

[REDACTED]

The Meadows at Bailey Canyon

New Urban West's plan for The Meadows at Bailey Canyon appears to be very sensitive to the peacefulness retreatants like me seek when we come to Mater Dolorosa. I can't imagine that a school or residential care facility would be anywhere near as protective of our retreat experience! Making the plan sensitive to Mater Dolorosa also makes it sensitive to neighbors needs, so I urge you to weigh how well designed and sustainable The Meadows plan is and approve it.

Regarding the "Stop the Housing Project" initiative and petition drive, I urge you to hold a public study session covering its potential negative impacts. Sierra Madre has lost other lawsuits filed over housing developments at huge expense to taxpayers, and the supporters of the initiative want us to go down that path again. This burden will be too much for a small city and its residents to bear! Please do all you can to give Sierra Madre residents a complete understanding of the potential liabilities of the initiative.

Ed Roohan


The Meadows at Bailey Canyon

Many of us here in Sierra Madre community find it illegal and frankly, reprehensible that the Stop the Housing Project group has drafted their initiative in a way that attacks basic property rights, religious freedom and the church. It is bad enough that they wish to strip a neighbor of its property rights, but they have gone way, way too far by trying to stop Mater Dolorosa from EVER expanding or modernizing its facilities. Mater Dolorosa has been a great neighbor for almost 100 years and this assault is illegal and un-American. America is a special place because of the sacred laws that protect property and the owners ability to build on it consistent with the community zoning. This blatant attack on its rights are disguised taking! In United States constitutional law, "a regulatory taking occurs when governmental regulations limit the use of private property to such a degree that the landowner is effectively deprived of all economically reasonable use or value of their property. " This initiative zeros in on Mater Dolorosa and its property and preemptively takes all its rights away.

Why would Mater Dolorosa want to expand? There is only one reason – because there is a greater need in the community for the spiritual guidance and comfort they provide! Given the world today and all its uncertainty, Mater Dolorosa is needed now more more than ever. I ask you to stand up and speak out, as a representative of the people, against the shameful approach the “Stop the Housing Project” group has taken and encourage Sierra Madre residents not to sign their discriminatory and illegal petition.

I also ask you to support The Meadows plan when it comes before you. Your approval of The Meadows will bring new families to Sierra Madre, helping to support local businesses and the City, and will show that the City is committed to doing its part to address California’s severe housing shortage, which has caused hardships for so many. The housing shortage is driving families away from California and each community needs to do its part to increase the housing stock.

Thank you for your attention to this very important matter.

Very truly yours,

Ed Roohan

Marisa Rose


The Meadows at Bailey Canyon

I support The Meadows at Bailey Canyon proposal because it provides a new community park at no cost to current residents and makes significant commitments to sustainability that will make this plan the most energy-efficient community in the history of Sierra Madre. A new public park would reopen what we used to have access to, and will allow us to walk through and enjoy these lands with our kids and pets. We look forward to using this serene land again while preserving the monastery and the natural habitat above it. The Meadows is a strong, sustainable plan and is deserving of your support.

Please vote to approve The Meadows project.

William and Julie Rosenthal



The Meadows at Bailey Canyon

I am writing to express my support for The Meadows at Bailey Canyon proposal. The Meadows is a thoughtful plan that delivers significant community benefits while supporting the Mater Dolorosa Monastery. The sustainability features The Meadows offers is the direction all new developments should follow and the net-zero water commitment is unprecedented in our City.

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.Susana and Michael Ryan


The Meadows at Bailey Canyon

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Ernest Salais



The Meadows at Bailey Canyon

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Vittorio Salazar



The Meadows at Bailey Canyon

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Martha Salgado


The Meadows at Bailey Canyon

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Criselda Samiley


The Meadows at Bailey Canyon

As a frequent retreatant who has gained spiritual strength through the Retreat Ministry at Mater Dolorosa, I treasure the quiet peacefulness of their grounds. While I was initially worried about plans to build homes next to the Retreat Center, I understand that the Passionists will use the funds from the sale to support their priests and ministries in the US and internationally. The selection of New Urban West was smart, too, and the resulting neighborhood plan is creative, fits with the spirit of Sierra Madre, and is environmentally sensitive.

I urge you to support The Meadows plan when it comes before you.

I am also extremely concerned about the possible illegality of the Protect Sierra Madre initiative and its negative impacts it would have on the city finances due to the litigation it may trigger. Therefore, I am requesting by this letter that the City Council promptly schedule a public study session where these matters can be discussed in an open and frank manner.

Aniko San


The Meadows at Bailey Canyon

Many of us here in Sierra Madre find it reprehensible that the Stop the Housing Project group has drafted their initiative in a way that attacks religious freedom and the church. It is bad enough that they wish to strip a neighbor of its property rights, but they have gone much too far by trying to stop Mater Dolorosa from ever expanding or modernizing its facilities.

Why would Mater Dolorosa want to expand? There is only one reason – because there is a greater need in the community for the spiritual guidance and comfort they provide! I ask you to please speak out, as a representative of the people, against the shameful approach the “Stop the Housing Project” group has taken and encourage Sierra Madre residents not to sign their discriminatory petition.

I also ask you to support The Meadows plan when it comes before you. Your approval of The Meadows will bring new families to Sierra Madre, helping to support local businesses and the City, and will show that the City is committed to doing its part to address California’s severe housing shortage, which has caused hardships for so many.

Janis Sanders


The Meadows at Bailey Canyon

I believe the New Urban West team has done an excellent job of listening to the desires and concerns of the City, its residents, and retreatants who come to Mater Dolorosa for peaceful religious experiences. New Urban West has used what they learned to design a new neighborhood that fits well with existing neighborhoods and will ultimately become one of the most sought-after addresses in Sierra Madre.

I appreciate how the Meadows at Bailey Canyon plan uses topography, street design, landscaping, and a much-needed new public park to buffer Mater Dolorosa and nearby neighborhoods from noise, light, and visual impacts. I also support the plan because it reflects the latest in sustainable community design.

I urge you to approve The Meadows plan and speak out strongly against the discriminatory ballot initiative. Efforts to discriminate against religious institutions and threaten the property rights of everyone have no place in Sierra Madre, so I urge you to use your position to educate the public about how wrong and harmful the initiative is for the city and its residents.

Leann Santosa


The Meadows at Bailey Canyon

Please vote yes on The Meadows at Bailey Canyon and support the Retreat Center. We cannot prevent landowners from going through the approved, City process. This is that process and we should allow them to move forward.

This is what they want to do with their land in order to minimize impacts to their operations. We should support their desire. If I wanted to build a shed or ADU on my land, I would want the same consideration.

Vote yes and let them see this vision come to reality to allow them to continue to operate here. Thank you.

Felipe Gregory Sasis


The Meadows at Bailey Canyon

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Regina Schaefer



The Meadows at Bailey Canyon

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Vote yes and let them see this vision come to reality to allow them to continue to operate here. Thank you.

Joseph Sciarra


The Meadows at Bailey Canyon

While I support The Meadows at Bailey Canyon proposal and think the developer has done an excellent job of creating the sort of sustainable neighborhood we need, I can understand that some in town are NIMBYs and do not wish to open the doors of Sierra Madre to any new families. However, I cannot understand why they would try to stop The Meadows by threatening the future of a religious institution that has done nothing but good here for nearly 100 years.

Consider this: Mater Dolorosa has worked with the City to provide 24,000 meals to the elderly, sick and home-bound since the COVID pandemic hit. If you fail to approve The Meadows plan and the initiative passes, it will become illegal to expand their kitchen to meet a growing need for this good Christian service to others.

Please support The Meadows plan when it comes before you, and don't be silent as Stop the Housing Project's few supporters try to gather signatures for their discriminatory petition. Tell the people who elected you that the initiative would be a terrible mark on the good character of our City of Sierra Madre!

Walter Scheuerell



The Meadows at Bailey Canyon

New Urban West's plan for The Meadows at Bailey Canyon appears to be very sensitive to the peacefulness retreatants like me seek when we come to Mater Dolorosa. I can't imagine that a school or residential care facility would be anywhere near as protective of our retreat experience! Making the plan sensitive to Mater Dolorosa also makes it sensitive to neighbors needs, so I urge you to weigh how well designed and sustainable The Meadows plan is and approve it.

Regarding the "Stop the Housing Project" initiative and petition drive, I urge you to hold a public study session covering its potential negative impacts. Sierra Madre has lost other lawsuits filed over housing developments at huge expense to taxpayers, and the supporters of the initiative want us to go down that path again. This burden will be too much for a small city and its residents to bear! Please do all you can to give Sierra Madre residents a complete understanding of the potential liabilities of the initiative.

Brian Seaman



The Meadows at Bailey Canyon

The Meadows at Bailey Canyon project is a sure way to allow the Monastery to continue its ministry in Sierra Madre for many, many years while protecting the Mater Dolorosa Retreat Center experience. As the world continues to encourage and incentivize forms of burnout, we need to be more vigilant about preserving healing spaces like the Mater Dolorosa Retreat Center – this includes the land that surrounds it as well.

I support The Meadows at Bailey Canyon because it will support the continuation of the Monastery's mission, surrounded by an environment very similar to what it has been used to over the last 100 years: single-family homes, natural space and a park space that is open to the public.

Janet Selinske

[REDACTED]
The Meadows at Bailey Canyon

Please vote yes on The Meadows at Bailey Canyon and support the Retreat Center. We cannot prevent landowners from going through the approved, City process. This is that process and we should allow them to move forward.

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Vote yes and let them see this vision come to reality to allow them to continue to operate here. Thank you.

Vickie Shackett



The Meadows at Bailey Canyon

I am writing to express my support for The Meadows at Bailey Canyon proposal. The Meadows is a thoughtful plan that delivers significant community benefits while supporting the Mater Dolorosa Monastery. The sustainability features The Meadows offers is the direction all new developments should follow and the net-zero water commitment is unprecedented in our City.

The Passionists have been a fixture of Sierra Madre for nearly 100 years and The Meadows supports keeping the this historic landmark and organization in place for the next 100+ years.

The Meadows demonstrates that we can provide new community benefits and preserve our community's character. Please approve The Meadows plan and support sustainable change in Sierra Madre.

VICTORIA SHACKETT


The Meadows at Bailey Canyon

I am submitting my public comment in support of The Meadows at Bailey Canyon.

The plan is environmentally-conscious, thoughtful of the existing retreat center, and mindful of surrounding neighbors.

1. There are many components of the plan that are sustainable. Removing any new water demand on the City's water supply. Using sustainable building materials and design elements. Preserving land for natural habitat.
2. The Retreat Center has been serving our community for nearly 100 years. This plan allows them to remain and provide that service and serenity. Without this plan, they could go away, which would be a HUGE loss for our city.
3. Many discussions have been made with neighbors resulting in some homes being only one-story. The homes are similar sizes to others in our town and will be in 4 different styles, which should match our community character.

This is a good fit for our community. Please support The Meadows at Bailey Canyon like I and many of our residents do.

Thank you.

Giovanni Sigaran

[REDACTED]
The Meadows at Bailey Canyon

I believe the New Urban West team has done an excellent job of listening to the desires and concerns of the City, its residents, and retreatants who come to Mater Dolorosa for peaceful religious experiences. New Urban West has used what they learned to design a new neighborhood that fits well with existing neighborhoods and will ultimately become one of the most sought-after addresses in Sierra Madre.

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I urge you to approve The Meadows plan and speak out strongly against the discriminatory ballot initiative. Efforts to discriminate against religious institutions and threaten the property rights of everyone have no place in Sierra Madre, so I urge you to use your position to educate the public about how wrong and harmful the initiative is for the city and its residents.

Anne Marie Simoneau

[REDACTED]

The Meadows at Bailey Canyon

The Retreat Center has been a landmark for 100 years in our community. The Monastery has provided services to our city, our neighbors and surrounding communities. We remember a time where we could access the land and utilize the beauty every day while still allowing the Retreat Center to host their tranquil events.

I support The Meadows at Bailey Canyon as it will help keep the Monastery active but will give our community a renewed connection to The Retreat Center.

Without this project, we risk losing the historic building, preserved land, and the community benefits the Retreat Center brings. Please don't let this jewel disappear and vote yes The Meadows at Bailey Canyon.

Sincerely,

Anne Marie Simoneau

[REDACTED]

Randolph Smith



The Meadows at Bailey Canyon

The Mater Dolorosa Retreat Center is just one example of the important and caring work of The Passionists of Holy Cross Province. For nearly 100 years the Passionists have been a beacon of good in our town, helping countless thousands find peace and purpose through retreats, and reaching out in ways like their Food Ministry to show Christian compassion to their neighbors.

The Passionists are doing the right thing by selling their under-utilized property to ensure the continuation of their ministries here in the U.S. and around the world, and the care of their senior religious. The Passionists also did the right thing in studying all feasible alternatives for the site before selecting residential development as the least impactful. You would be doing the right thing to vote in support of the project.

The Stop the Housing Project clique, on the other hand, is doing the wrong thing. If they want to fight The Meadows by raising legitimate concerns about its supposed impacts, fine. But, perhaps because they know that is a fight they would lose, the initiative's supporters have taken the low road, seeking to revoke Mater Dolorosa's property rights and make it impossible for the ministry to grow to meet the expanding need for the ministries they provide. You would be doing the right thing by doing everything in your power to educate our community about how harmful this initiative will be.

Ricardo Solda

[REDACTED]

The Meadows at Bailey Canyon

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Vote yes and let them see this vision come to reality to allow them to continue to operate here. Thank you.

salvatore sorrentino


The Meadows at Bailey Canyon

As someone who has been a part of the Mater Dolorosa community for decades, I strongly support the Meadows at Bailey Canyon plan.

The Retreat Center has been a beacon of the light, hope and peacefulness of Jesus for so many of in our community. This plan allows for these traditions and values to continue. I believe that if the Passionists are declined the right to build on their land in the responsible manner of The Meadows plan, they will have to go with an institutional zoning plan that will be worse for both Mater Dolorosa and its neighbors.

Please allow the peaceful, joyous Retreat Center to continue and vote "YES" on the housing project . You need to do all you can to stop the hateful and discriminatory petition of the "Stop the Housing Project" minority. Their misguided effort is a stain on Sierra Madre's reputation as a caring community and the initiative must be stopped!

Ted State



The Meadows at Bailey Canyon

As someone who has been a part of the Mater Dolorosa community for many years, I strongly support the Meadows at Bailey Canyon plan.

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Gerald Stoll



The Meadows at Bailey Canyon

New Urban West's plan for The Meadows at Bailey Canyon appears to be very sensitive to the peacefulness retreatants like me seek when we come to Mater Dolorosa. I can't imagine that a school or residential care facility would be anywhere near as protective of our retreat experience! Making the plan sensitive to Mater Dolorosa also makes it sensitive to neighbors needs, so I urge you to weigh how well designed and sustainable The Meadows plan is and approve it.

Regarding the "Stop the Housing Project" initiative and petition drive, I urge you to hold a public study session covering its potential negative impacts. Sierra Madre has lost other lawsuits filed over housing developments at huge expense to taxpayers, and the supporters of the initiative want us to go down that path again. This burden will be too much for a small city and its residents to bear! Please do all you can to give Sierra Madre residents a complete understanding of the potential liabilities of the initiative.

Bill & Patty Sullivan



The Meadows at Bailey Canyon

We believe Mater Dolorosa has been an excellent steward of their property at the top of Sunnyside and great neighbors to surrounding homeowners. We also believe in property owner's rights. It's apparent to us that Mater Dolorosa has been extremely acquiecent in meeting the demands of the City of Sierra Madre. Members of the Planning Commission and City Council should be proud of the project they have negotiated for the Community and move forward with it.

Yenny Susanto



The Meadows at Bailey Canyon

Please vote yes on The Meadows at Bailey Canyon and support the Retreat Center. We cannot prevent landowners from going through the approved, City process. This is that process and we should allow them to move forward.

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Vote yes and let them see this vision come to reality to allow them to continue to operate here. Thank you.

Ike Susilawati

[REDACTED]

The Meadows at Bailey Canyon

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Vote yes and let them see this vision come to reality to allow them to continue to operate here. Thank you.

Sam Suzuki

[REDACTED]
The Meadows at Bailey Canyon

Dear Planning Commissioners and City Council Members:

Many of us here in Sierra Madre find it reprehensible that the Stop the Housing Project group has drafted their initiative in a way that attacks religious freedom and the church. It is bad enough that they wish to strip a neighbor of its property rights, but they have gone much too far by trying to stop Mater Dolorosa from ever expanding or modernizing its facilities.

Why would Mater Dolorosa want to expand? There is only one reason – because there is a greater need in the community for the spiritual guidance and comfort they provide! I ask you to please speak out, as a representative of the people, against the shameful approach the “Stop the Housing Project” group has taken and encourage Sierra Madre residents not to sign their discriminatory petition.

I also ask you to support The Meadows plan when it comes before you. Your approval of The Meadows will bring new families to Sierra Madre, helping to support local businesses and the City, and will show that the City is committed to doing its part to address California’s severe housing shortage, which has caused hardships for so many.

I had been going for 15 consecutive years from 2004 to 2019 to the Passionist Retreat Center in Sierra Madre until Covid 19 spread in 2020. The Passionist Center has been a most valuable asset in my life and the lives of many others who have made their life changing retreats there.

Thank you for your support.

Sincerely,

Sam Suzuki

[REDACTED]

Juan Tejada



The Meadows at Bailey Canyon

I write to express my support for the Meadows at Bailey Canyon.

The Meadows serves as a model for sustainable development and demonstrates a commitment to reducing the impacts of climate change through the inclusion of 100% electric homes.

Further, the project includes a wide variety of water saving features, including drought tolerant landscaping, high efficiency fixtures, and green stormwater infrastructure that recharges our local groundwater supply. Achieving “net zero” water usage at the project through increasing our local water supply and providing funds for homeowners to retrofit their lawns with native landscapes benefits all Sierra Madre residents.

I hope you will join me in supporting sustainable projects like the Meadows.

SHERYL TEKIPPE

[REDACTED]

The Meadows at Bailey Canyon

Both Mater Dolorosa and the Meadows team have been very open about the project plans and the design approach. This ongoing communication between the two groups have been helpful as the community learns more about The Meadows project. As someone who wants to protect the Retreat Center experience, I like that The Meadows could raise funds to ensure that the retreats would not be impacted and would provide funds to care for the retreat center's priests and brothers.

Aside from its positive impacts to the Retreat Center, The Meadows would provide a public park, preserve over half of its site to open space, and bring in low-density housing which conforms to the existing character in Sierra Madre. All the while, the project would generate revenue for our city through development fees, tax revenues, and property tax.

This is the right decision for Sierra Madre, no matter your involvement with the Retreat Center, although it is a very significant community benefit that The Meadows offers that no other project has, which is to protect the Mater Dolorosa Retreat Center, a historical landmark and entity.

Faye Teng

[REDACTED]

The Meadows at Bailey Canyon

I have attended retreats at Mater Dolorosa many times and am grateful to the Passionists for all I have experienced and learned thanks to the Retreat Center. I am writing you now to express my support for the Meadows at Bailey Canyon plan.

The Retreat Center has brought peace and spiritual growth to many in our community and throughout Southern California. This Meadows plan supports the work of the Passionists, allowing them to provide care and proclaim the message of Jesus to many in need here and around the world. Your evaluation of the project must be driven by other concerns, of course. Fortunately, The Meadows plan addresses all its environmental impacts and will be the most sustainable neighborhood ever in Sierra Madre.

Now it looks like your approval may not be enough, though. Those who want to close off Sierra Madre to others have put forth a discriminatory, anti-church, anti-property rights initiative that would make it impossible for Mater Dolorosa to continue to meet growing community needs, as it has for nearly a century. Please speak out against it!

Elena Tesoro



The Meadows at Bailey Canyon

While I support The Meadows at Bailey Canyon proposal and think the developer has done an excellent job of creating the sort of sustainable neighborhood we need, I can understand that some in town are NIMBYs and do not wish to open the doors of Sierra Madre to any new families. However, I cannot understand why they would try to stop The Meadows by threatening the future of a religious institution that has done nothing but good here for nearly 100 years.

Consider this: Mater Dolorosa has worked with the City to provide 24,000 meals to the elderly, sick and home-bound since the COVID pandemic hit. If you fail to approve The Meadows plan and the initiative passes, it will become illegal to expand their kitchen to meet a growing need for this good Christian service to others.

Please support The Meadows plan when it comes before you, and don't be silent as Stop the Housing Project's few supporters try to gather signatures for their discriminatory petition. Tell the people who elected you that the initiative would be a terrible mark on the good character of our City of Sierra Madre!

Monique Thio



The Meadows at Bailey Canyon

As someone who has been a part of the Mater Dolorosa community for decades, I strongly support the Meadows at Bailey Canyon plan.

The Retreat Center has been a beacon of light, hope and peacefulness for so many of in our community. This plan allows for these traditions and values to continue. I believe, if they are declined the right to build on their land in a responsible way, which this plan does, then they will no longer be able to exist in our community. This would be a tremendous loss to the City of Sierra Madre and to the greater community who come for solitude and to hear the message of Jesus.

Please allow this peaceful, joyous place to continue and vote yes on housing project.

Andrew Thornton

[REDACTED]

The Meadows at Bailey Canyon

The Meadows at Bailey Canyon project is a sure way to allow the Monastery to continue its ministry in Sierra Madre for many, many years while protecting the Mater Dolorosa Retreat Center experience. As the world continues to encourage and incentivize forms of burnout, we need to be more vigilant about preserving healing spaces like the Mater Dolorosa Retreat Center – this includes the land that surrounds it as well.

I support The Meadows at Bailey Canyon because it will support the continuation of the Monastery's mission, surrounded by an environment very similar to what it has been used to over the last 100 years: single-family homes, natural space and a park space that is open to the public.

Cameron Thornton



The Meadows at Bailey Canyon

As a frequent retreatant who has gained spiritual strength through the Retreat Ministry at Mater Dolorosa, I treasure the quiet peacefulness of their grounds.

I first visited Mater Dolorosa in June, 1975 as a college student. I became an active Lay Passionist at Mater Dolorosa in 1985 and have been active as a volunteer for the past 37 plus years.

I have served as a member and past Chairman of the Board of Directors at the retreat center. I have been personally involved in the "Meadows" project since the Passionists of Holy Cross Province made a decision to sell a portion of the property back in 2007. Prior to and throughout the MOU process, I chaired the Development Task Force and have acted as the public spokesperson for the project on behalf of Mater Dolorosa and the Passionists of Holy Cross Province.

I understand first-hand how the Passionists will use the funds from the sale to support their priests and ministries in the US and internationally.

I also understand the entire selection process we went through when New Urban West was chosen as our development partner. New Urban West has designed a plan that is smart and sensitive to our neighbors, is creative, fits with the spirit of Sierra Madre, and is environmentally sensitive.

I urge you to support The Meadows plan when it comes before you.

I am extremely concerned about the possible illegality of the Protect Sierra Madre initiative and its negative impacts it would have on the city finances due to the litigation it may trigger.

Therefore, I am requesting by this letter that the City Council promptly schedule a public study session where these matters can be discussed in an open and frank manner.

Cameron Thornton

[REDACTED]

The Meadows at Bailey Canyon

I support the Meadows at Bailey Canyon because it is a balanced plan that protects open spaces and adds important parkland to our City.

The project will permanently preserve over 30 acres of hillside open space that serves as an important area for wildlife movement. Plus, a new 3-acre public park will provide residents with a wonderful new recreational amenity that will serve to complement the existing Bailey Canyon Wilderness Park. Better yet, this park space will be constructed and maintained at no cost to existing residents or the City.

It is critical that any new development provide public benefits and addresses impacts. This project does exactly that. It is good for both future and existing residents and I hope you will vote to advance this project.

Kimberly Thornton


The Meadows at Bailey Canyon

I have always supported how the Monastery aims to restore nature and healing in our community. While there are many reasons to support The Meadows, I particularly like how the project carries this conviction in its own way, specifically through water conservation.

The addition of new homes understandably means that there will be new demand for water, but the way that The Meadows addresses this should be the new standard for developments moving forward. The project incorporates drought-tolerant landscaping, water-conserving fixtures, capturing stormwater to recharge our aquifer, upgraded irrigation systems to reuse water for landscape irrigation, ultimately resulting in net zero water use for new homes. This means that existing residents do not need to worry about new residents burdening the already scarce water supply. This is a huge step for us to accommodate new residents while making smart design choices to restore our community's resources and consequently, our public health.

Now is the time to support The Meadows. I urge you to join me to support this project.

Jane Thornton

[REDACTED]
The Meadows at Bailey Canyon

I am excited about and in favor of the Meadows project. Mater Dolorosa has been a good and responsible neighbor for 100 years.

I am against the "Stop the Housing" initiative. Mean-spirited. Ronald L'Heureux

[REDACTED]
The Meadows at Bailey Canyon

I have attended retreats at Mater Dolorosa many times and am grateful to the Passionists for all I have experienced and learned thanks to the Retreat Center. I am writing you now to express my support for the Meadows at Bailey Canyon plan.

The Retreat Center has brought peace and spiritual growth to many in our community and throughout Southern California. This Meadows plan supports the work of the Passionists, allowing them to provide care and proclaim the message of Jesus to many in need here and around the world. Your evaluation of the project must be driven by other concerns, of course. Fortunately, The Meadows plan addresses all its environmental impacts and will be the most sustainable neighborhood ever in Sierra Madre.

Now it looks like your approval may not be enough, though. Those who want to close off Sierra Madre to others have put forth a discriminatory, anti-church, anti-property rights initiative that would make it impossible for Mater Dolorosa to continue to meet growing community needs, as it has for nearly a century. Please speak out against it!

Angel Throop



The Meadows at Bailey Canyon

Both Mater Dolorosa and the Meadows team have been very open about the project plans and the design approach. This ongoing communication between the two groups have been helpful as the community learns more about The Meadows project. As someone who wants to protect the Retreat Center experience, I like that The Meadows could raise funds to ensure that the retreats would not be impacted and would provide funds to care for the retreat center's priests and brothers.

Aside from its positive impacts to the Retreat Center, The Meadows would provide a public park, preserve over half of its site to open space, and bring in low-density housing which conforms to the existing character in Sierra Madre. All the while, the project would generate revenue for our city through development fees, tax revenues, and property tax.

This is the right decision for Sierra Madre, no matter your involvement with the Retreat Center, although it is a very significant community benefit that The Meadows offers that no other project has, which is to protect the Mater Dolorosa Retreat Center, a historical landmark and entity.

Angel Throop


The Meadows at Bailey Canyon

As a frequent retreatant who has gained spiritual strength through the Retreat Ministry at Mater Dolorosa, I treasure the quiet peacefulness of their grounds. While I was initially worried about plans to build homes next to the Retreat Center, I understand that the Passionists will use the funds from the sale to support their priests and ministries in the US and internationally. The selection of New Urban West was smart, too, and the resulting neighborhood plan is creative, fits with the spirit of Sierra Madre, and is environmentally sensitive.

I urge you to support The Meadows plan when it comes before you.

I am also extremely concerned about the possible illegality of the Protect Sierra Madre initiative and its negative impacts it would have on the city finances due to the litigation it may trigger. Therefore, I am requesting by this letter that the City Council promptly schedule a public study session where these matters can be discussed in an open and frank manner.

Angel Throop



The Meadows at Bailey Canyon

I am writing to urge you to approve The Meadows residential plan. As someone who often comes to Mater Dolorosa for spiritual retreats, I appreciate the care New Urban West has taken in designing The Meadows so any visual, light or sound impacts on the Retreat Center are minimized. It is a well-design project that is right for our city.

I hope you will use your position as an elected representative to educate the public about the shameful religious discrimination and abuse of property rights at the core of the "Stop the Housing Project" initiative effort. These people want to ignore the housing crisis and shut the door on anyone who would like to buy a new home in our city. That's just more discrimination. If that's what they want, they should do it in a way that doesn't attack an established religious institution that has provided care and comfort to Sierra Madre and its surrounds for almost a century!

Mater Dolorosa is a religious institution whose land is appropriately zoned for institutional use. However, the Retreat Center cannot continue to fulfill its mission under the many restrictions of the initiative's proposed hillside residential zoning. The proponents of the initiative surely could have come up with a way to pursue their NIMBY goals without challenging religious freedoms and trampling on property rights.

Ida Tirtadjaja

[REDACTED]

The Meadows at Bailey Canyon

I write to express my support for the Meadows at Bailey Canyon.

The Meadows serves as a model for sustainable development and demonstrates a commitment to reducing the impacts of climate change through the inclusion of 100% electric homes.

Further, the project includes a wide variety of water saving features, including drought tolerant landscaping, high efficiency fixtures, and green stormwater infrastructure that recharges our local groundwater supply. Achieving “net zero” water usage at the project through increasing our local water supply and providing funds for homeowners to retrofit their lawns with native landscapes benefits all Sierra Madre residents.

I hope you will join me in supporting sustainable projects like the Meadows.

Valentina Tjoa

[REDACTED]

The Meadows at Bailey Canyon

Please vote yes on The Meadows at Bailey Canyon and support the Retreat Center. We cannot prevent landowners from going through the approved, City process. This is that process and we should allow them to move forward.

This is what they want to do with their land in order to minimize impacts to their operations. We should support their desire. If I wanted to build a shed or ADU on my land, I would want the same consideration.

Vote yes and let them see this vision come to reality to allow them to continue to operate here. Thank you.

Grace Tomooka


The Meadows at Bailey Canyon

The Mater Dolorosa Retreat Center is just one example of the important and caring work of The Passionists of Holy Cross Province. For nearly 100 years the Passionists have been a beacon of good in our town, helping countless thousands find peace and purpose through retreats, and reaching out in ways like their Food Ministry to show Christian compassion to their neighbors.

The Passionists are doing the right thing by selling their under-utilized property to ensure the continuation of their ministries here in the U.S. and around the world, and the care of their senior religious. The Passionists also did the right thing in studying all feasible alternatives for the site before selecting residential development as the least impactful. You would be doing the right thing to vote in support of the project.

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Mark Tomooka



The Meadows at Bailey Canyon

As someone who has been a part of the Mater Dolorosa community for decades, I strongly support the Meadows at Bailey Canyon plan.

The Retreat Center has been a beacon of the light, hope and peacefulness of Jesus for so many of in our community. This plan allows for these traditions and values to continue. I believe that if the Passionists are declined the right to build on their land in the responsible manner of The Meadows plan, they will have to go with an institutional zoning plan that will be worse for both Mater Dolorosa and its neighbors.

Please allow the peaceful, joyous Retreat Center to continue and vote "YES" on the housing project . You need to do all you can to stop the hateful and discriminatory petition of the "Stop the Housing Project" minority. Their misguided effort is a stain on Sierra Madre's reputation as a caring community and the initiative must be stopped!

Teresita Torres


The Meadows at Bailey Canyon

As a frequent retreatant who has gained spiritual strength through the Retreat Ministry at Mater Dolorosa, I treasure the quiet peacefulness of their grounds. While I was initially worried about plans to build homes next to the Retreat Center, I understand that the Passionists will use the funds from the sale to support their priests and ministries in the US and internationally. The selection of New Urban West was smart, too, and the resulting neighborhood plan is creative, fits with the spirit of Sierra Madre, and is environmentally sensitive.

I urge you to support The Meadows plan when it comes before you.

I am also extremely concerned about the possible illegality of the Protect Sierra Madre initiative and its negative impacts it would have on the city finances due to the litigation it may trigger. Therefore, I am requesting by this letter that the City Council promptly schedule a public study session where these matters can be discussed in an open and frank manner.

John Trinkaus


The Meadows at Bailey Canyon

While I support The Meadows at Bailey Canyon proposal and think the developer has done an excellent job of creating the sort of sustainable neighborhood we need, I can understand that some in town are NIMBYs and do not wish to open the doors of Sierra Madre to any new families. However, I cannot understand why they would try to stop The Meadows by threatening the future of a religious institution that has done nothing but good here for nearly 100 years.

Consider this: Mater Dolorosa has worked with the City to provide 24,000 meals to the elderly, sick and home-bound since the COVID pandemic hit. If you fail to approve The Meadows plan and the initiative passes, it will become illegal to expand their kitchen to meet a growing need for this good Christian service to others.

Please support The Meadows plan when it comes before you, and don't be silent as Stop the Housing Project's few supporters try to gather signatures for their discriminatory petition. Tell the people who elected you that the initiative would be a terrible mark on the good character of our City of Sierra Madre!

Anthony Trovato


The Meadows at Bailey Canyon

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Scott Trunk


The Meadows at Bailey Canyon

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Margaret Turano

[REDACTED]

The Meadows at Bailey Canyon

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Regarding the "Stop the Housing Project" initiative and petition drive, I urge you to hold a public study session covering its potential negative impacts. Sierra Madre has lost other lawsuits filed over housing developments at huge expense to taxpayers, and the supporters of the initiative want us to go down that path again. This burden will be too much for a small city and its residents to bear! Please do all you can to give Sierra Madre residents a complete understanding of the potential liabilities of the initiative.

Paul Unger


The Meadows at Bailey Canyon

I am writing to express my support for The Meadows at Bailey Canyon proposal. The Meadows is a thoughtful plan that delivers significant community benefits while supporting the Mater Dolorosa Monastery. The sustainability features The Meadows offers is the direction all new developments should follow and the net-zero water commitment is unprecedented in our City.

The Meadows would add needed supply to ease California's housing shortage that has driven up Sierra Madre's home prices and rents, and do so in a way that is compatible with our City's character. Without developments such as The Meadows it will likely remain impossible to afford a home in our City, and increasingly likely residents will be driven out as rents become unsustainable.

The Meadows demonstrates that we can provide new community benefits, housing, and preserve our community's character. Please approve The Meadows plan and support sustainable change in Sierra Madre.

Manuel Valdez



The Meadows at Bailey Canyon

While I support The Meadows at Bailey Canyon proposal and think the developer has done an excellent job of creating the sort of sustainable neighborhood we need, I can understand that some in town are NIMBYs and do not wish to open the doors of Sierra Madre to any new families. However, I cannot understand why they would try to stop The Meadows by threatening the future of a religious institution that has done nothing but good here for nearly 100 years.

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Anthony Van Dyke

[REDACTED]

The Meadows at Bailey Canyon

I am writing to urge you to approve The Meadows residential plan. As someone who often comes to Mater Dolorosa for spiritual retreats, I appreciate the care New Urban West has taken in designing The Meadows so any visual, light or sound impacts on the Retreat Center are minimized. It is a well-design project that is right for our city.

I hope you will use your position as an elected representative to educate the public about the shameful religious discrimination and abuse of property rights at the core of the "Stop the Housing Project" initiative effort. These people want to ignore the housing crisis and shut the door on anyone who would like to buy a new home in our city. That's just more discrimination. If that's what they want, they should do it in a way that doesn't attack an established religious institution that has provided care and comfort to Sierra Madre and its surrounds for almost a century!

Mater Dolorosa is a religious institution whose land is appropriately zoned for institutional use. However, the Retreat Center cannot continue to fulfill its mission under the many restrictions of the initiative's proposed hillside residential zoning. The proponents of the initiative surely could have come up with a way to pursue their NIMBY goals without challenging religious freedoms and trampling on property rights.

John Van Dyke



The Meadows at Bailey Canyon

I support The Meadows at Bailey Canyon because it will support the continuation of the Monastery's mission, surrounded by an environment very similar to what it has been used to over the last 100 years: single-family homes, natural space and a park space that is open to the public.

ohn Van Dyke

The Meadows at Bailey Canyon

The Mater Dolorosa Retreat Center is just one example of the important and caring work of The Passionists of Holy Cross Province. For nearly 100 years the Passionists have been a beacon of good in our town, helping countless thousands find peace and purpose through retreats, and reaching out in ways like their Food Ministry to show Christian compassion to their neighbors.

The Passionists are doing the right thing by selling their under-utilized property to ensure the continuation of their ministries here in the U.S. and around the world, and the care of their senior religious. The Passionists also did the right thing in studying all feasible alternatives for the site before selecting residential development as the least impactful. You would be doing the right thing to vote in support of the project.

The Stop the Housing Project clique, on the other hand, is doing the wrong thing. If they want to fight The Meadows by raising legitimate concerns about its supposed impacts, fine. But, perhaps because they know that is a fight they would lose, the initiative's supporters have taken the low road, seeking to revoke Mater Dolorosa's property rights and make it impossible for the ministry to grow to meet the expanding need for the ministries they provide. You would be doing the right thing by doing everything in your power to educate our community about how harmful this initiative will be.

Steve Vasquez

[REDACTED]

The Meadows at Bailey Canyon

As a frequent retreatant who has gained spiritual strength through the Retreat Ministry at Mater Dolorosa, I treasure the quiet peacefulness of their grounds. While I was initially worried about plans to build homes next to the Retreat Center, I understand that the Passionists will use the funds from the sale to support their priests and ministries in the US and internationally. The selection of New Urban West was smart, too, and the resulting neighborhood plan is creative, fits with the spirit of Sierra Madre, and is environmentally sensitive.

I urge you to support The Meadows plan when it comes before you.

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Vince Vasquez



The Meadows at Bailey Canyon

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Gaby Vega

[REDACTED]

The Meadows at Bailey Canyon

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joe vela

[REDACTED]
The Meadows at Bailey Canyon

Both Mater Dolorosa and the Meadows team have been very open about the project plans and the design approach. This ongoing communication between the two groups have been helpful as the community learns more about The Meadows project. As someone who wants to protect the Retreat Center experience, I like that The Meadows could raise funds to ensure that the retreats would not be impacted and would provide funds to care for the retreat center's priests and brothers.

Aside from its positive impacts to the Retreat Center, The Meadows would provide a public park, preserve over half of its site to open space, and bring in low-density housing which conforms to the existing character in Sierra Madre. All the while, the project would generate revenue for our city through development fees, tax revenues, and property tax.

This is the right decision for Sierra Madre, no matter your involvement with the Retreat Center, although it is a very significant community benefit that The Meadows offers that no other project has, which is to protect the Mater Dolorosa Retreat Center, a historical landmark and entity.

Michael Veltri


The Meadows at Bailey Canyon

As someone who has been a part of the Mater Dolorosa community for decades, I strongly support the Meadows at Bailey Canyon plan.

The Retreat Center has been a beacon of light, hope and peacefulness for so many of in our community. This plan allows for these traditions and values to continue. I believe, if they are declined the right to build on their land in a responsible way, which this plan does, then they will no longer be able to exist in our community. This would be a tremendous loss to the City of Sierra Madre and to the greater community who come for solitude and to hear the message of Jesus.

Please allow this peaceful, joyous place to continue and vote yes on housing project.

EMILY VERNA

[REDACTED]

The Meadows at Bailey Canyon

New Urban West's plan for The Meadows at Bailey Canyon appears to be very sensitive to the peacefulness retreatants like me seek when we come to Mater Dolorosa. I can't imagine that a school or residential care facility would be anywhere near as protective of our retreat experience! Making the plan sensitive to Mater Dolorosa also makes it sensitive to neighbors needs, so I urge you to weigh how well designed and sustainable The Meadows plan is and approve it.

Regarding the "Stop the Housing Project" initiative and petition drive, I urge you to hold a public study session covering its potential negative impacts. Sierra Madre has lost other lawsuits filed over housing developments at huge expense to taxpayers, and the supporters of the initiative want us to go down that path again. This burden will be too much for a small city and its residents to bear! Please do all you can to give Sierra Madre residents a complete understanding of the potential liabilities of the initiative.

Kimberly Virgin



The Meadows at Bailey Canyon

I support the fact that The Meadows is proposing to bring a new public park to our community. The current location of the proposed park is fenced off and no longer easy to access. Supporting the Meadows means that Sierra Madre can enjoy a safe, beautiful park that would offer a variety of spaces that encourages people to live active lives and enjoy the scenery of our cherished neighborhood.

The Meadows makes great use of its expansive 3 acre park space with a landscaped path that weaves through active kids play areas, serene picnic benches, abundance of trees and even a small bridge.

We have a creative plan before us, one that respects the history of Sierra Madre while making strides to welcome new residents to call Sierra Madre home. I support The Meadows and urge you to vote YES on The Meadows.

Adelina Visconti

[REDACTED]
The Meadows at Bailey Canyon

I am submitting my public comment in support of The Meadows at Bailey Canyon.

The plan is environmentally-conscious, thoughtful of the existing retreat center, and mindful of surrounding neighbors.

1. There are many components of the plan that are sustainable. Removing any new water demand on the City's water supply. Using sustainable building materials and design elements. Preserving land for natural habitat.
2. The Retreat Center has been serving our community for nearly 100 years. This plan allows them to remain and provide that service and serenity. Without this plan, they could go away, which would be a HUGE loss for our city.
3. Many discussions have been made with neighbors resulting in some homes being only one-story. The homes are similar sizes to others in our town and will be in 4 different styles, which should match our community character.

This is a good fit for our community. Please support The Meadows at Bailey Canyon like I and many of our residents do.

Thank you.

Tina Vore


The Meadows at Bailey Canyon

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Martha Walsworth



The Meadows at Bailey Canyon

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The Passionists have been a fixture of Sierra Madre for nearly 100 years and The Meadows supports keeping the this historic landmark and organization in place for the next 100+ years.

The Meadows demonstrates that we can provide new community benefits and preserve our community's character. Please approve The Meadows plan and support sustainable change in Sierra Madre.

Richard Ward Jr



The Meadows at Bailey Canyon

I believe the New Urban West team has done an excellent job of listening to the desires and concerns of the City, its residents, and retreatants who come to Mater Dolorosa for peaceful religious experiences. New Urban West has used what they learned to design a new neighborhood that fits well with existing neighborhoods and will ultimately become one of the most sought-after addresses in Sierra Madre.

I appreciate how the Meadows at Bailey Canyon plan uses topography, street design, landscaping, and a much-needed new public park to buffer Mater Dolorosa and nearby neighborhoods from noise, light, and visual impacts. I also support the plan because it reflects the latest in sustainable community design.

I urge you to approve The Meadows plan and speak out strongly against the discriminatory ballot initiative. Efforts to discriminate against religious institutions and threaten the property rights of everyone have no place in Sierra Madre, so I urge you to use your position to educate the public about how wrong and harmful the initiative is for the city and its residents.

Dinah Watkins

[REDACTED]

The Meadows at Bailey Canyon

I am submitting my public comment in support of The Meadows at Bailey Canyon.

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The Meadows at Bailey Canyon

As someone who has been a part of the Mater Dolorosa community for decades, I strongly support the Meadows at Bailey Canyon plan.

The Retreat Center has been a beacon of light, hope and peacefulness for so many of in our community. This plan allows for these traditions and values to continue. I believe, if they are declined the right to build on their land in a responsible way, which this plan does, then they will no longer be able to exist in our community. This would be a tremendous loss to the City of Sierra Madre and to the greater community who come for solitude and to hear the message of Jesus.

Please allow this peaceful, joyous place to continue and vote yes on housing project.

Pat Wickhem

[REDACTED]
The Meadows at Bailey Canyon

New Urban West's plan for The Meadows at Bailey Canyon appears to be very sensitive to the peacefulness retreatants like me seek when we come to Mater Dolorosa. I can't imagine that a school or residential care facility would be anywhere near as protective of our retreat experience! Making the plan sensitive to Mater Dolorosa also makes it sensitive to neighbors needs, so I urge you to weigh how well designed and sustainable The Meadows plan is and approve it.

Regarding the "Stop the Housing Project" initiative and petition drive, I urge you to hold a public study session covering its potential negative impacts. Sierra Madre has lost other lawsuits filed over housing developments at huge expense to taxpayers, and the supporters of the initiative want us to go down that path again. This burden will be too much for a small city and its residents to bear! Please do all you can to give Sierra Madre residents a complete understanding of the potential liabilities of the initiative.

Patrick Wickhem


The Meadows at Bailey Canyon

I have attended retreats at Mater Dolorosa for many years.- Over 40 years!- and I am grateful to the Passionists community for all of the inspiration, spiritual enrichment and hospitality that the Retreat center has provided.

I am writing you now to express my support for the Meadows at Bailey Canyon plan.

The Retreat Center has brought peace and spiritual growth to many in our community and throughout Southern California.

The Meadows plan supports the work of the Passionists, allowing them to provide care and providing the message of Jesus to many in need here and throughout the world.

Your evaluation of the project must be driven by other concerns-of course.Fortunately, the Meadows plan addresses all its environmental impacts and will be a very sustainable neighborhood in Sierra Madre.

Now looks like your approval may not be enough, though. Those who want to close off Sierra Madre to others have put forth a discriminatory, anti-property rights initiative

that would make it impossible for Mater Dolorosa to continue to meet growing community needs, as it has for nearly a century.

Please speak out against it!!

Andi Widjanarko


The Meadows at Bailey Canyon

The Retreat Center has been a landmark for 100 years in our community. The Monastery has provided services to our city, our neighbors and surrounding communities. We remember a time where we could access the land and utilize the beauty every day while still allowing the Retreat Center to host their tranquil events.

I support The Meadows at Bailey Canyon as it will help keep the Monastery active, but will give our community a renewed connection to The Retreat Center.

Without this project, we risk losing the historic building, preserved land, and the community benefits the Retreat Center brings. Please don't let this jewel disappear and vote yes The Meadows at Bailey Canyon.

Maureen Williams


The Meadows at Bailey Canyon

I am writing to urge you to approve The Meadows residential plan. As someone who often comes to Mater Dolorosa for spiritual retreats, I appreciate the care New Urban West has taken in designing The Meadows so any visual, light or sound impacts on the Retreat Center are minimized. It is a well-design project that is right for our city.

I hope you will use your position as an elected representative to educate the public about the shameful religious discrimination and abuse of property rights at the core of the "Stop the Housing Project" initiative effort. These people want to ignore the housing crisis and shut the door on anyone who would like to buy a new home in our city. That's just more discrimination. If that's what they want, they should do it in a way that doesn't attack an established religious institution that has provided care and comfort to Sierra Madre and its surrounds for almost a century!

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John Winkler



The Meadows at Bailey Canyon

Many of us here in Sierra Madre find it reprehensible that the Stop the Housing Project group has drafted their initiative in a way that attacks religious freedom and the church. It is bad enough that they wish to strip a neighbor of its property rights, but they have gone much too far by trying to stop Mater Dolorosa from ever expanding or modernizing its facilities.

Why would Mater Dolorosa want to expand? There is only one reason – because there is a greater need in the community for the spiritual guidance and comfort they provide! I ask you to please speak out, as a representative of the people, against the shameful approach the “Stop the Housing Project” group has taken and encourage Sierra Madre residents not to sign their discriminatory petition.

I also ask you to support The Meadows plan when it comes before you. Your approval of The Meadows will bring new families to Sierra Madre, helping to support local businesses and the City, and will show that the City is committed to doing its part to address California’s severe housing shortage, which has caused hardships for so many.

Patricia Winkler


The Meadows at Bailey Canyon

While I support The Meadows at Bailey Canyon proposal and think the developer has done an excellent job of creating the sort of sustainable neighborhood we need, I can understand that some in town are NIMBYs and do not wish to open the doors of Sierra Madre to any new families. However, I cannot understand why they would try to stop The Meadows by threatening the future of a religious institution that has done nothing but good here for nearly 100 years.

Consider this: Mater Dolorosa has worked with the City to provide 24,000 meals to the elderly, sick and home-bound since the COVID pandemic hit. If you fail to approve The Meadows plan and the initiative passes, it will become illegal to expand their kitchen to meet a growing need for this good Christian service to others.

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Eric Wong

[REDACTED]

The Meadows at Bailey Canyon

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Gil Yurly

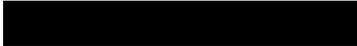

The Meadows at Bailey Canyon

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Araceli Zavala


The Meadows at Bailey Canyon

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I urge you to approve The Meadows plan and speak out strongly against the discriminatory ballot initiative. Efforts to discriminate against religious institutions and threaten the property rights of everyone have no place in Sierra Madre, so I urge you to use your position to educate the public about how wrong and harmful the initiative is for the city and its residents.

I support Mater Dolorosa Retreat Center 100%. Please give them their rights. DaRe


The Meadows at Bailey Canyon

I am submitting my public comment in support of The Meadows at Bailey Canyon.

The plan is environmentally-conscious, thoughtful of the existing retreat center, and mindful of surrounding neighbors.

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This is a good fit for our community. Please support The Meadows at Bailey Canyon like I and many of our residents do.

Thank you.

TEST CK CK



The Meadows at Bailey Canyon

TEST _ --- The most feasible way to preserve the Mater Dolorosa Passionist Retreat Center is through The Meadows project.

The Retreat Center allows people to withdraw and find sanctuary, so it is important to have the surroundings of the retreat center be serene and in line with what exists.

On the other hand, an institutional development like a school or a hospital could severely impact the unique spiritual atmosphere that has been nurtured at Passionist Retreat Center over the last 100 years.

The Meadows project is the option that the Passionists prefer. The Meadows project would create less impact on the community, while creating new homes and amenities for Sierra Madre. Please join me to support The Meadows.