



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.

From: [REDACTED]
To: [Public Comment](#)
Subject: Edison Outages
Date: Tuesday, September 13, 2022 1:54:33 PM

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

September 9, 2022

Mayor, City Council and City Manager: Rachel Arizmendi, Edward Garcia, Robert Parkhurst, Gene Goss, Kelly Kriebs & Jose Reynoso,

Please note: This email was sent to all the City Council and City Manager on Friday Sept9. Only responses from Jose Reynoso and Gene Goss. Very disappointed that the other Council Members could not take a couple minutes to acknowledge this issue!

During the Labor Day weekend, the Canyon Residents and others lost power 3 days in a row (9/2,9/3 & 9/4). These outages lasted up to 8 hours depending on the area. While we understand that all of California was under a flex alert and that saving energy was of utmost priority, we are unclear what happened to cause these outages and there was no notice given.

Most of us are conscientious environmentalists and do our part to conserve, many have solar panels and are adhering to the conservation needs of the community and the state. However, rolling blackouts were not mandated, and yet we still lost power.

We implore you as our City Council, our representatives with Southern California Edison (SCE) to find out what occurred, was this a planned repair? Could it have been avoided? If it was due to stress on the system, what can be done in the future to mitigate this so we are not dealing with extensive outages during the hottest part of the year. Enhancing the grid that serves the Canyon residents would be a priority!

These prolonged heatwaves are becoming more the norm, and with climate change upon us we need to prepare for the inevitable.

What can SCE do to repair, enhance or modify our transmission into the canyon to relive this undue stress on the grid that serves our homes. Why was no notice given when it was clear repairs were being made for several days in a row?

We ask you to come back to us with answers to these questions and resolutions so that next summer we do not have to deal with these unexpected outages.

Respectfully Canyon Residents,

Annie Graf
Katrina Hitz Tough
Ted and Janine Saraf
Catherina and Kit Adde
Alan Gee
Mimi Mycroft

Swati Saiben
Robert K Gjerde
Greg Hellings
Yvette Del Corazon
Stephanie Hildago
Serena Bernolak
Marc Petersen
Marilyn Coen
Lisa Driver
Patti McGlasson
Lindsey Page Stocker
Ryan Hagen
John Picinisco
Richard Bellikoff
Gail Gottfried
Richard and Wendie Johnston
Sandar and Darlene Zandbergen
Kim Vollstedt
Caroline Bourque Brown
Many others have also voiced concerns

PUBLIC COMMENT

Leesa A. Puleo

City Council Meeting
September 13, 2022

Item #: FIRST READING OF ORDINANCE NO. 1458 AMENDING CHAPTER 17.88 (TEMPORARY USE PERMITS OF TITLE 17 (ZONING) OF THE SIERRA MADRE MUNICIPAL CODE It is recommended that the City Council adopt Ordinance No. 1458 amending Chapter 17.88 (Temporary Use Permits) of Title 17 (Zoning) of the Sierra Madre Municipal Code.

My name is Leesa Puleo and I live across the street from the Alverno exit gate on West Highland Avenue. I have owned my home for 26 years. I believe the new ordinance No. 1458 is too easily revised for entities like Alverno who are overusing their facilities for event rentals and filming, which severely impacts neighbors. It is the main reason why several of us have come to the Council with the signature fraud situation several times. The new TUP code will make the process easier for the city but not our neighborhood. Particularly, Alverno has “traded” event rentals for an additional 15 days of filming; the hours of filming are also longer. This ONLY applies to Alverno and has no effect on other individuals in the community. We feel it UNFAIRLY impacts the neighbors surrounding Alverno. We feel we deserve the same right to a “Village Atmosphere” as everyone else!

Alverno has rarely, if ever, abided by the rules and regulations included in the TUP code and neighbors are fed up! In fact, just last Saturday, Alverno had an event that I measured at 95dB at 8:48 pm from my front yard. I called the police and the dispatcher asked ME what the noise ordinance is. He also indicated that there were others that made complaints (#220910-0020). I feel the police should know the codes contained in the TUP and have the ability to measure noise appropriately and ensure that Alverno follows these codes.

I would also like to add that I believe the City should include the final amended code(s), that are up for discussion during City Council meetings, in the meeting packet and available online, so that residents can be made aware of what is being discussed.

Thank you,
Leesa Puleo

(Public Comment Submitted for The Meadows)

Dear Mayor & City Council,

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.

Sincerely,

William Cosso

(Public Comment Submitted for The Meadows)

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.

Last 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.

Sincerely,
Stephen Biskup

[REDACTED]

(Public Comment Submitted for The Meadows)

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

(Public Comment Submitted for The Meadows)

Dear City Council,

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

Doug Derrick


(Public Comment Submitted for The Meadows)

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.

PHIL CANNON

████████████████████

(Public Comment Submitted for The Meadows)

To The Mayor & City Council:

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 has 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.

Thank you for your time and consideration of my public comment,

Mia Ratcliff



(Public Comment Submitted for The Meadows)

Public comment submittal for The Meadows:

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.

-Tony Haskett

(Public Comment Submitted for The Meadows)

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,

Cole Butler

(Public Comment Submitted for The Meadows)

Dear City Council:

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.

Paul Unger



(Public Comment Submitted for The Meadows)

Dear City Council,

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.

Sincerely,
Christina Dreyer



(Public Comment Submitted for The Meadows)

Dear City Council,

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.

Sincerely,
Sergio Calderon

████████████████████

(Public Comment Submitted for The Meadows)

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

████████████████████

(Public Comment Submitted for The Meadows)

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 Link

Next door neighbor to Mater Dolorosa

(Public Comment Submitted for The Meadows)

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.

-Mark Abernathy



(Public Comment Submitted for The Meadows)

Re: The Meadows

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.

Thank you,

Phil Jackson



(Public Comment Submitted for The Meadows)

Dear 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

A solid black rectangular redaction box covering the signature area.

(Public Comment Submitted for The Meadows)

Dear City Council,

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.

Sincerely,

John Van Dyke

A solid black rectangular redaction box covering the signature area.

(Public Comment Submitted for The Meadows)

Dear Mayor & City Council,

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.

Sincerely,

Bill & Patty Sullivan



Zip code: 91024

(Public Comment Submitted for The Meadows)

To City Council:

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 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.

Thank you for your time,

Bruce Borggeve



(Public Comment Submitted for The Meadows)

Sierra Madre Mayor & City Council,

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.

Thank you,

Loretta Pehanich



(Public Comment Submitted for The Meadows)

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

A solid black rectangular redaction box covering the signature area.

(Public Comment Submitted for The Meadows)

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.
Bob Andrews



(Public Comment Submitted for The Meadows)

For public comment: The Meadows

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!

Thank you,
Richard Iosue



(Public Comment Submitted for The Meadows)

Dear City Council,

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.

Sincerely,

Michaeline Roach



(Public Comment Submitted for The Meadows)

Mayor & City Council:

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 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.

Sincerely,

Greg Brooks

A solid black rectangular redaction box covering the signature area.

(Public Comment Submitted for The Meadows)

Dear The Mayor & City Council Members,

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.

Thank you,
Patrick Wickhem



(Public Comment Submitted for The Meadows)

Sierra Madre City Council,

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.

Dr. Anthony R. Fellow



(Public Comment Submitted for The Meadows)

To the Mayor & Council Members,

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.

Thank you for your time,

Paul Anderson

████████████████████

(Public Comment Submitted for The Meadows)

"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

91024

(Public Comment Submitted for The Meadows)

Dear City Council:

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.

Joan Austria



(Public Comment Submitted for The Meadows)

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.

Thomas Mason

(Public Comment Submitted for The Meadows)

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.

Theresa Evans



(Public Comment Submitted for The Meadows)

Dear Mayor & City Council,

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.

Kathleen Acker

████████████████████

(Public Comment Submitted for The Meadows)

Dear Sierra Madre Mayor & City Council Members,

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



(Public Comment Submitted for The Meadows)

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.

Thank you,

Dave Banis



(Public Comment Submitted for The Meadows)

To Sierra Madre City Council:

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.

Thank you,

Cameron Thornton

[REDACTED]

(Public Comment Submitted for The Meadows)

Dear City Council,

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.

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.

Sincerely,
Joe Picco

████████████████████

(Public Comment Submitted for The Meadows)

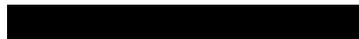
The Retreat Center has been a landmark for 100 years in our community. The Monastery has provided services to our city, our neighbors and surrounding communities. We remember a time where we could access the land and utilize the beauty every day while still allowing the Retreat Center to host their tranquil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

A solid black rectangular redaction box covering the signature area.

(Public Comment Submitted for The Meadows)

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.

Mary Mansell

(Public Comment Submitted for The Meadows)

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

From: [REDACTED]
To: [Public Comment](#); [Gene Goss](#); [Edward Garcia](#); [Rachelle Arizmendi](#); [Kelly Kriebs](#); [Robert Parkhurst](#)
Cc: [Vincent Gonzalez](#); [Aleks Giragosian](#); [REDACTED]
Subject: Letter to City Council regarding Proposed Meadows at Bailey Canyon Development - Point of Negligence
Date: Tuesday, September 13, 2022 11:40:52 AM

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

Dear Mayor Goss, Mayor Pro Tem Garcia, and City Council Members,

My name is Jessica Shore Sarber and I am writing on behalf of my mother, Queenie Shore, and our family property at [REDACTED] located at the southeastern border of the proposed Meadows at Bailey Canyon development which is a critical area in the development design. My family is neither for or against the Mater Dolorosa development of their property.

I am requesting an immediate stay of all consideration for approval of the Meadows at Bailey Canyon project due to what my sisters and I consider negligence in the design proposal. We have reached out numerous times to the Developer, as recommended by the Planning Commission and the City Attorney. Within the last month, the Developer has responded in writing, however there are still two very serious details which show negligence in the EIR and Specific Plan.

There has not been a structural engineering study nor a geotechnical study of the retaining walls and soils at the southern border. It is unknown whether the existing walls can withstand the proposed infrastructure and proposed park design and amenities. We find the absence of a structural engineering assessment of the retaining is seriously negligent, especially since this is a critical point where incoming and outgoing utilities and water drainage systems are planned.

An assessment by an independent licensed structural engineer must be completed to protect the existing homes, properties, and residents along the southern boundary from unintended consequences during and after construction. Currently, the Specific Plan, the EIR, the Dudek reports and reviews, and NUWI have omitted or neglected to review whether the existing structures will bear the increased load from heavy construction equipment, utility placement, and increased water flows redirected to this lower elevation.

It is critical to all parties and the development design that the integrity of the wall and all southern bordering walls be a known factor before any infrastructure or park design is presented or approved. Recently, NUWI has confirmed directly to my family that a structural engineering study will be completed, however not until the start of construction. This timing minimizes due diligence and the concern over any possible findings which might require redesign, delays and higher costs not only to the contractor but also to the City and the Mater Dolorosa. In my multiple requests to Mr. Frankel since February 2022 that the structural integrity of the retaining walls be reviewed and assessed, I have clarified that I am not an engineer and I stated that I am unaware of the condition or strength of these walls. Mr. Frankel has unfortunately misunderstood this to mean that I do not believe there is a concern. This is not true as shown in multiple appeals to the Developer and the Planning Commission over the last seven months. To add to the concerns of the design, which places most of the underground utilities near and against the wall at my family's property, NUWI seems to be unaware of whether the retaining walls are continuous across the southern boarder or whether there are gaps at any point in the wall. It is also a known fact that homes with in-the-ground pools a few feet from their retaining walls may experience cracks and damage in their pools due to shifting ground pressure, an issue that no one has addressed to date. Certainty of the structural integrity of the retaining walls, especially at our property, will benefit the development and will eliminate revisions and delays, unless it is the developer's intention to cause delays or even worse, push possible long-term damage due to negligence in this area to the City of Sierra Madre.

This is particularly troubling given the foreseeable hazards raised in a July 30, 2020, letter from the Los Angeles County Flood Control District available in the EIR documents. If unaddressed, these risks include mudslides and debris flows from rains following wildfires, regardless of whether flooding rises to a 500-year level. This threatens all residents along the southern border and could also put neighboring residents and homes in harm's way. This particular situation may be exacerbated by the Developer's intended use of impermeable paving and surfaces throughout the development, which is a known contributing factor in forcing water run off to the lowest elevation, instead of permeable and porous surfaces. The Developer has represented that impermeable surfaces were chosen to prevent the underlying infrastructure from shifting. This explanation raises concerns that the ground may not be stable enough or at risk of erosion should the site be developed. We request that the use of permeable surfaces be addressed by a third-party expert and presented to the City Council for review before any consideration of furthering the project.

Finally, it must be noted that elderly and children live at the properties aligning the retaining walls, and their well-being and safety are being ignored by the lack of due diligence. The walls are within twelve to twenty feet of the home structures, so the likelihood of standing or being active at or near the retaining walls is high.

We remain extremely concerned about the serious impacts of a design that has not taken into consideration the integrity and soils at the southern border retaining walls. We are particularly concerned that the failures cited above will be wrongly baked in as tacitly approved by the City if they are not resolved prior to formal action.

Sincerely,

Jessica Shore Sarber

A solid black rectangular redaction box covering the signature area.

From: [REDACTED]
To: [Public Comment](#)
Subject: Re: Public comments for City Council meeting of 9/13/2022
Date: Tuesday, September 13, 2022 1:35:32 PM

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

I'd like to bring to the attention of the public that the mayor and city council members wrote and signed off on an argument against Measure HR for the voter pamphlet which contained FALSE information that would be used by voters to determine their vote on measure HR, and that they lost in court. This FALSE voter information was provided to the city council by City Attorney Giragosian; his firm represented the City Council in the lawsuit. Rather than blaming the citizens for the cost to the city, which councilwoman Arizmendi did in a recent op ed in the Mountain View News, the cost should be borne by Mr. Giragosian's law firm, Colantuono, Highsmith, and Whatley PC, both for what they charged the city and for Protect Sierra Madre's attorney's fees.

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."

In a previous city council meeting, Mayor Goss made the statement that supporters of Measure HR were uninformed. It seems that it is the Mayor and the City Council who are uninformed and putting out false information even though several months before, they had been presented correct information by Mr. Giragosian. All of them seemed to have no recollection and they also did not bother to check that what they write and say is TRUE. This also points out that the City Council needs to do their own due diligence and not rely on the city attorney and city staff.

You, the City Council, have shown your bias for New Urban West's proposal to build 42 large houses stacked together on tiny lots in a severe-high-fire area where they clearly don't belong against the best interests of the citizens of Sierra Madre. Just like Measure V, which was to preserve the character of downtown Sierra Madre, where the citizens of Sierra Madre did not believe that the city council was acting in their best interests, we have done what we had to do by putting the issue on the ballot. All we ask is that you let the citizens of Sierra Madre vote on Measure HR based on ACCURATE and realistic information and that you defer decision on the Meadows Project until after that vote so that the wishes of the citizens can be heard.

Susan Neuhausen
Grove St, Sierra Madre

Comments on the Temporary Use Permit Ordinance Amendments
Alverno Heights Academy
Statement by Ken Farfsing, President, Board of Trustees
September 13, 2022

Honorable Mayor Goss and city council members, I am Ken Farfsing, president of the Alverno Heights Academy Board of Trustees. Alverno's application for the adaptive reuse of the historic Villa Del Sol d'Oro is currently before the Planning Commission. The draft conditions closely mirror the proposed city-wide temporary use permit ordinance.

The Commission has held two public hearings on the Villa's adaptive reuse permit and the hearing was continued to October 6th. Substantial progress has been made. The school has worked with the Commission and staff to limit the number of Friday and Saturday events in the Villa. No rental events will be held on Sundays. The school has agreed to fund an independent event monitor subject to approval by the city. Staff and Alverno are finalizing a standardized checklist to be used by the event monitor.

Among dozens of conditions, the Commission established noise limits and reviewed the traffic and parking management plan. In order to further mitigate noise impacts, the school purchased four portable air conditioners for the Villa's downstairs event area, as we work with staff on permanent solutions. Alverno appreciates that all of these efforts have not gone unnoticed by the City.

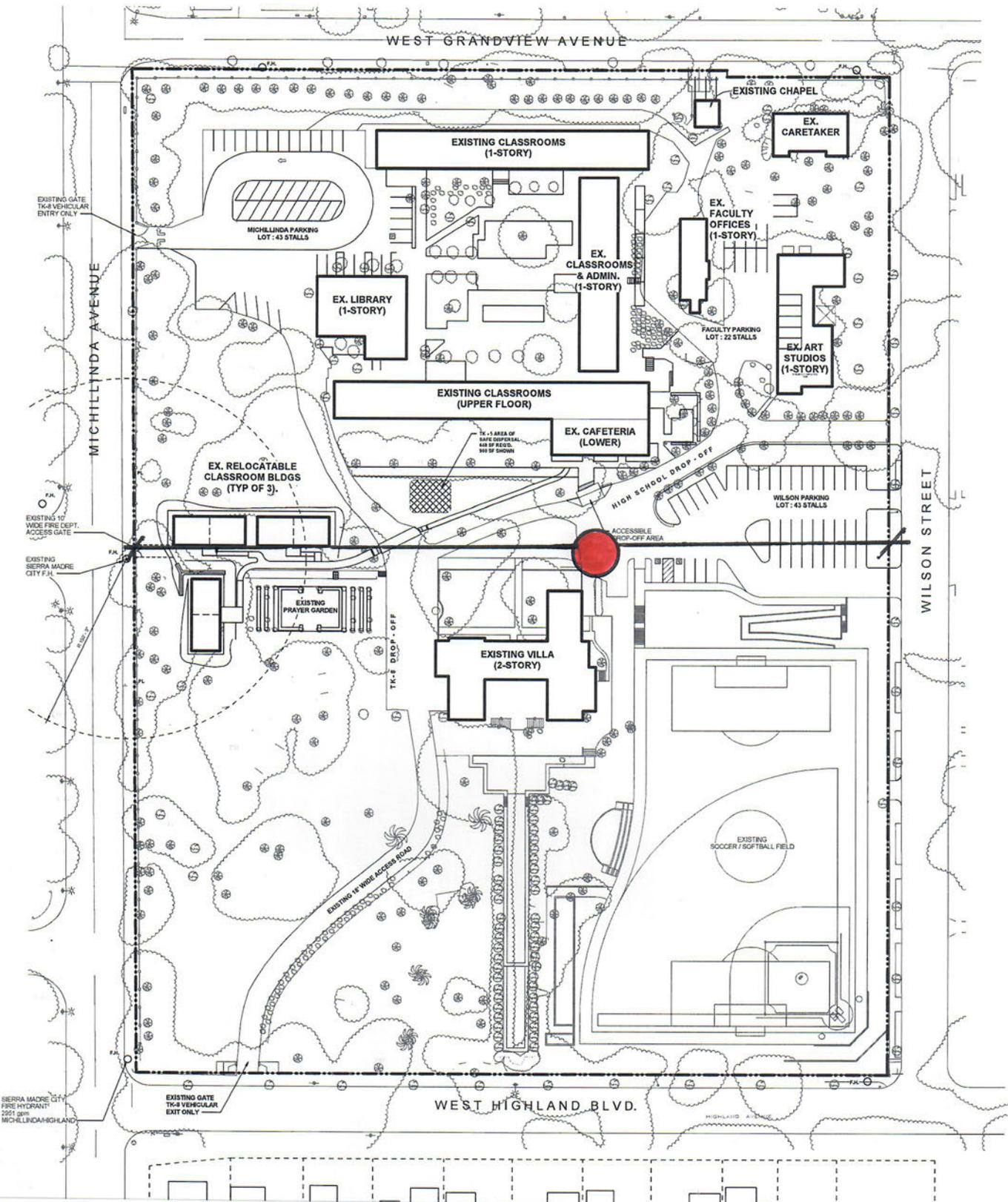
We have one issue where Council direction is requested. The current draft of the conditions have all music and bar service ending at 9:30 p.m. All events are to end at 10:00 p.m. and the parking lot lights are to be turned off at 10:15 p.m. These are reasonable and the school has begun working with our vendors and parties to adapt to these standards

Our major issue remains the restrictions on the event clean-up inside the Villa. We are requesting that the interior clean-up of the Villa be allowed to proceed until 10:30 p.m. This is a health and safety issue for vector and insect control. The Council discussed our request at your June meeting and there was a tie vote. Two members supported the 10:30 p.m. clean-up time, while two members did not. Council Member Kreibs was not present, so there was no final direction to the Commission.

The Commission's main focus has been on making sure all events follow the same standards. However, the Council has created an exemption for adaptive reuse of historic structures and for Institutional uses under a conditional use permit and master plan. There are facts that mitigate Alverno's request, including the large size of the campus and the internal location of the vendor parking area. We have prepared a site map illustrating that the vendor area is located approximately 240 feet from homes on Wilson Avenue and 310 feet from homes on Michillinda Avenue.

Our 10:30 p.m. request can either be handled in the Villa's permit or you can address this issue in tonight's ordinance, by allowing event clean-up to continue until 10:30 p.m. Either way, your direction is requested. There are a number of events in Sierra Madre which could benefit from allowing the clean-up inside buildings until 10:30 p.m., including the Harvest Festival.

We appreciate your consideration of our request.



Villa – Vendor Loading Area



Villa Vendor Loading Area

240 lineal feet from Wilson Avenue property line

310 lineal feet from the Michillinda property line

From: [REDACTED]
To: [Public Comment](#)
Subject: Library bike lane
Date: Friday, September 9, 2022 8:57:56 AM

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

Dear City of Sierra Madre,

When I learned about the removal of the bike line by the library in favor of angled parking, I was immediately concerned. Not only does a robust network of bike lanes encourage a healthier mode of transportation directly, it also makes the city a more pleasant place for pedestrians by reducing car traffic and the associated pollution. Perhaps most importantly, angled parking is extremely dangerous to bicycles, because drivers backing out of angled parking spots cannot very well see the part of the roadway where cyclists conventionally ride.

For the sake of traffic safety and the future of all the foothill communities, I urge you to reconsider and restore the bike line.

Sincerely,

Daniel Wagenaar

--

Daniel Wagenaar

[REDACTED]

From: [REDACTED]
To: [Public Comment](#)
Subject: RESTORE THE LIBRARY BIKE LANE
Date: Friday, September 9, 2022 1:52:42 PM

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

Dear Sierra Madre City Stakeholders,

As a Pasadena resident who visits Sierra Madre primarily by bike and public transportation, I ask that you do NOT take away the bike lane at the public library!

To fight climate change, we need to encourage everyone to be able to commute not just by air polluting cars. To stop the rising traffic violence that claims as many lives as gun violence, we need to make our streets safer and more inviting for all road users, not just those for those using 2-ton metal machines speeding 35 miles an hour.

We should not be putting additional stress and danger of going from point A to point B safely on our most vulnerable people like pedestrians, cyclists, and limited mobile folks.

Thanks for your time.

--

Bin Lee

Pronouns: he | him | his

From: [REDACTED]
To: [Public Comment](#)
Subject: Traffic and parking around the library
Date: Friday, September 9, 2022 9:27:36 AM

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

Dear City of Sierra Madre,

I sent you a comment about the conversion of the bike line into angled parking by the library earlier this morning. I realized that I left out one very important point: Angled parking spots aren't very ADA friendly. My aunt was in a wheelchair for many years. For her to drive her (motorized) wheel chair out of her van from an angled parking spot would be absolutely terrifying, as she'd be making a nearly uncontrolled move into traffic that she couldn't even see coming.

If you haven't seen users of motorized wheelchairs backing out of their vans, it may be difficult to visualize this situation. Unfortunately, there are not many videos of this online. I did find one of a person driving their wheelchair into a van at <https://youtu.be/yDGR8c4hTQc?t=56> . Imagine that in reverse, with traffic streaming by behind it. Scary.

Hope this is helpful to your efforts of improving Sierra Madre for all inhabitants and visitors,

Daniel Wagenaar

--

Daniel Wagenaar



From: [REDACTED]
To: [Public Comment](#)
Subject: Bike Lane Removal On Sierra Madre Blvd By Library
Date: Monday, September 12, 2022 1:28:12 PM

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

To whom it may concern,

My name is Janelle Lloyd. I am a lifelong resident of Sierra Madre and I live on E. Laurel. I often bike to the library and other places in town, both by myself as well as with my family. I am requesting that the city restore the library bike lane that was recently removed. Sierra Madre has a responsibility to keep the streets safe for all people and this recent street redesign in front of the library makes Sierra Madre Blvd more dangerous.

Thank you,
Janelle Lloyd

From: 
To: [Public Comment](#)
Subject: Elimination of bike lane at Sierra Madre Library
Date: Monday, September 12, 2022 3:17:54 PM

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

Greetings,

I regularly commute to the Pasadena/ Sierra Madre YMCA on my bicycle from my home in San Gabriel.

It is always a joy for me to get within the city limits onto the bike lane in Sierra Madre.

Solely based on the Library's location, removal of the bike lane will not be as safe as the original continuous bike lane.

I have met people that commute to work from their homes in Sierra Madre. Now that the sun sets earlier, it may become more likely to have an accident on the way home from work.

And, yes, there is diagonal parking further along towards the City center, but at that point, all traffic is supposed to be at 15 miles per hour.

All traffic through the City at that reduced speed, on bicycle and in cars, both those cars backing up or travelling through, can avoid each other with some degree of success.

Please reinstate the bicycle lane at the Library, or,
Please engineer that section of the roadway to make it safe for all modes of transportation,

Thank you,

Kaly Trezos

From: [Sandra Bennett](#)
To: [Public Comment](#)
Subject: Library bike lane
Date: Monday, September 12, 2022 8:11:58 PM

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

Good evening,

Please restore the Library bike in lane. We need safer streets.

Best regards,

Sandra Bennett

From: [REDACTED]
To: [Public Comment](#)
Subject: Oppose Removal of Bike Lane
Date: Monday, September 12, 2022 8:25:40 PM

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

Dear Mayor Goss, Mayor Pro-Tem Garcia, and Council Members,

I am extremely disappointed to see the city remove the bike lane on Sierra Madre Blvd in front of the Library. The loss of the bike lane, along with the angled parking that was installed, creates a hazardous condition for drivers and especially for people on bikes. For a person traveling eastbound on Sierra Madre blvd, the bike lane abruptly ends at Park, forcing a person on a bike to merge into the travel lane with cars going as fast as 35mph. While doing this, the person biking must look over their left shoulder to make sure the merge is safe while simultaneously being prepared for the possibility that a driver might back out of one of the new diagonal parking spaces on the right. This maneuver is challenging to even the most experienced cyclists, not to mention a less experienced rider, a child, or an older adult. Frankly, this creates a danger zone that will intimidate all but the most confident riders, and limits the number of residents willing to bike to the library, the park, or other restaurants and shops on Sierra Madre Blvd.

The design also creates a hazard for drivers. The person backing out of the diagonal parking may not see oncoming traffic, because the view may be obstructed by another diagonally parked car. Further, for anyone exiting the library driveway on Sierra Madre Blvd, the diagonally parked cars also block the view of oncoming traffic. In short, the redesign of this stretch of Sierra Madre Blvd has created a road hazard and the question is not if, but when, a collision occurs.

The bike lanes on Sierra Madre Blvd were already in disrepair and I had hoped the road construction project would have been for the purpose of improving them so that the city could enable more residents to feel safe enough to bike for some of their local trips. Imagine my dismay when the city not only did not repair the bike lane, but removed it.

It is essential, not optional, that Sierra Madreans of all ages and abilities have safe streets for walking and biking. It is good to see our city embrace wellness, but our streets don't embrace wellness. It is good to see our city embrace sustainability, but our streets don't embrace sustainability. Whether our goal is safety for everyone, community health and wellness, equitable access to our downtown, traffic reduction, or reducing GHG emissions and air pollution, having streets that enable more residents to have active mobility choices is of critical importance. You do this by improving the bike lane, not removing it. Otherwise none of these goals will be reached.

In the short term, I am requesting that the city restore the library bike lane. We must create an active mobility plan for the town and have an action plan to follow through on it. We need safe streets for all Sierra Madreans. The city should improve the bike lanes, not remove them.

Thank you for your consideration,

John Lloyd

From: [REDACTED]
To: [Public Comment](#)
Subject: Restore the bike lane on SM Boulevard by the library
Date: Tuesday, September 13, 2022 12:31:29 AM

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

To the members of the Sierra Madre City Council:

I am a resident of Monrovia, but I often ride my bicycle to Sierra Madre in order to patronize local restaurants and coffee shops, or to continue on to Pasadena for meetings and doctor's appointments. I am writing to express my strong disapproval of the city's inexplicable decision to remove the bicycle lane on Sierra Madre Boulevard in front of the Library, and to replace it with angled parking spaces. The loss of the bike lane on this portion of the road is profoundly unsafe; it not only forces people on bikes to merge into traffic, but it also creates a dangerous situation where drivers are backing up into that same traffic with limited visibility.

I urge the City Council to restore the bicycle lane on this stretch of Sierra Madre Boulevard, in order to make our streets safe for EVERYONE.

Thank you for your time and consideration.

Sincerely,

Robert W. Lewis

[REDACTED]

From: [REDACTED]
To: [Public Comment](#)
Subject: Parking redesign at the library
Date: Tuesday, September 13, 2022 7:12:54 AM

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

Hello-

I have serious safety concerns about the parking redesign at the library. With so many bicycles going through town the city has removed the bike lane there and put in these parking spaces that make it unsafe for people on bikes as well as for drivers. I'd like the city to be safe for everyone. There was plenty of parking at the library before this redesign. Please consider changing this.

Thank you,
Jessica Meehan

Sent from my iPhone

From: [REDACTED]
To: [Public Comment](#)
Subject: Please restore the library bike lane!
Date: Tuesday, September 13, 2022 2:51:25 PM

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

Dear Sierra Madre Councilmembers:

I am writing to protest the erasure of a section of the bike lane on Sierra Madre Blvd. in front of the public library. The area in front of the library has been converted from curb parking and the bike lane into angled car parking spaces and a large gap in the bike lane.

So now as I am riding, I am abruptly forced into the traffic lane in front of vehicles for several yards as I pass the library, and then back to the bike lane, and then am forced back into traffic where the bike lane abruptly ends. The new paving has been painted with "sharrows," which numerous studies have proven to be 100% useless as a safety measure for riders and drivers. Most people on the street don't even know what they are, much less how they're supposed to interpret them!

I am both a bike rider and a car driver. This forced cutting in and out is dangerous-to everybody. It should be obvious how it creates stress for a bike rider whose slim lane disappears and reappears and disappears, but it also creates stress for the driver who is on Sierra Madre and also the driver backing out of a space and into the street. Except that on a bike, you feel a lot more vulnerable to cars and drivers.

One of the core principles of safe driving and riding is predictability. Anyone who has experienced a driver, bike rider, skateboarder, or even pedestrian swerving in and out of traffic, whatever type of traffic is, has felt the stress that this creates, and it often causes us to react instinctively, causing ourselves to swerve out of the way. And it makes us scared, which makes us mad. It's a really effective way to piss off the people around you. Drivers don't pay attention to bike lanes; their experience will be that I'm *getting in and out of their way*.

I know that many people in this town think of bike riders only in connection with packs of Spandex recreational weekend riders, but we need to start thinking of biking as a mode of local transportation. With e-bikes now in the mainstream, and incentives coming online, many people are seriously interested in hopping on a bike for their local transportation. Every time I'm out on my e-bike, I get comments and interest from people who are thinking about one for their transportation.

Growing numbers of us are tired of paying for gas and insurance, and sitting in traffic and jockeying for parking. We're tired of polluting the air and seeing the results in frequent

extreme heat and wildfires. We're tired of burning fossil fuels. We're tired of driving simply for lack of better options to get around.

Biking is a perfect alternative to driving, especially in our town. Sierra Madre is small and compact, with so many pretty streets to enjoy by bike, as many of us do on foot. It's time-efficient: faster than walking, not much slower than driving. On my bike, I get fresh air, some exercise to get my blood moving, I say hello to neighbors, I feel happier, and I get to the pool or Taylor's or the post office or Lucky Baldwin's. My daily errands are fun now instead of a gas-eating drag.

I'm not a sporty type, nor am I anti-car. In fact, I have a car I adore (as do my neighbors), I've been a professional driver for an arts organization, and I love to drive—when I don't *have* to.

Riding a bike and wanting streets that we all can safely share is not an either/or against cars.

While my comment is triggered by the terrible bike lane / parking decision in front of the library, it points to a larger proposition for Sierra Madre.

I think we need to do a broad re-visioning of how we use our public space in the business heart of town. Right now, it's a piecemeal mix of really wonderful assets, like the public seating in our town "triangle-square" at Kersting Court and the beloved local businesses we enjoy there, with bad elements like the intersection of Sierra Madre Blvd. and Baldwin, which is dangerous and regressively designed.

Yes, designed: streets are designed, with priorities, and can be re-designed, with a large toolkit at our disposal to make streets safe, calm, easy to navigate, and beautiful. Or not.

We need to look at what our values are, and how to look at our public space – our streets, sidewalks, and triangle-square – as amenities we all should be able to enjoy safely.

Can we envision a town center that supports the things we love about this town: slowing down, neighborliness, locally owned businesses, trees and greenery, and palpable connections with the bright points of our history? Can we envision how we can integrate access for everyone instead of carving away space from one group or another?

Can we look beyond what we've accustomed to, gain inspiration from what other towns have achieved, and adopt those techniques or features into our own local vision? And can we plan for a physically and socially sustainable future – a Sierra Madre that our kids will want to raise their kids in?

I think we can. It takes leadership and vision. I call on City Councilmembers to find this

leadership and vision.

It may start with a bike lane and a few parking spaces in front of the library – and that situation should be remedied right away, for our safety – but please make it lead to a more considered, holistic plan for our public space in the heart of Sierra Madre.

Respectfully,

Misch Anderson
Sierra Madre resident

From: [REDACTED]
To: [Public Comment](#)
Subject: important comment.....please read at meeting
Date: Tuesday, September 13, 2022 5:03:46 PM

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

.....for tonight's meeting.

Please reconsider changing the diagonal parking and lack of bike lanes in front of the library. It is unsafe and ill conceived.

I am also concerned that it might become a thing to remove parts of the necessary bike lanes for the convenience of cars. Cars already are a dominant force in our city and bicycles are vulnerable.

Appreciate your time
Janus Stechel
SM resident and bike rider