

Katelyn Huang

From: Laura Harrison [REDACTED]
Sent: Wednesday, April 15, 2026 11:38 AM
To: Public Comment
Subject: [EXTERNAL] Concern Regarding the City's Pattern of Approving Overbuilt Homes Inconsistent with Neighborhood Character For the Planning Commission Meeting of April 16, 2026

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

Dear Members of the Planning Commission,

I have been a resident of Sierra Madre since the 1980s and became a single-family homeowner five years ago, residing at 80 W Carter Avenue. I write to express serious concern about the City's continuing approval of oversized, luxury-scale homes that are out of character with Sierra Madre's small-town scale and traditional neighborhood fabric.

A clear example is the recently built home at 9 Nathaniel Terrace. On a 0.54-acre steep hillside lot with very limited usable yard space, the City permitted a ~4,150 sq. ft. two-story residence that is prominently visible to all vehicles entering the city on Baldwin Avenue just before Kersting Court, where it dominates the skyline. It permanently impacted the mountain view from my home and its lights shine down on the hillside at night. While presumably technically compliant with current zoning standards, this project—and others like it—highlights that the City either lacks or fails to adequately implement General Plan policies sufficient to protect Sierra Madre's small-town character. Despite multiple high-price listings (\$4.2M–\$4.95M range) in 2025–2026, the home has not sold and remains off-market.

While I support thoughtful development in Sierra Madre, I urge the Commission to be cautious. Over-development has permanent negative consequences for our community and does not meaningfully increase our tax base.

These projects do not serve the long-term interests of Sierra Madre. They erode the very character that makes our community special and create homes that are difficult to sell in our market. I respectfully urge the Commission to apply stricter scrutiny during Design Review to ensure future projects — including the proposed three-home subdivision at 444 N. Lima Street — remain modestly scaled and compatible with the established neighborhood context.

Thank you for your attention to this important issue.

Sincerely,

Laura Harrison
(626) 825-9616

Katelyn Huang

From: Cindy Loesch [REDACTED]
Sent: Thursday, April 16, 2026 1:46 PM
To: Public Comment
Subject: [EXTERNAL] Opposition to Tentative Parcel Map – 444 N. Lima Street (APN 5762-028-020)

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April 16, 2026

To: Planning Commission, City of Sierra Madre **From:** Cynthia Loesch, 435 Adams Street **Subject:** Opposition to Tentative Parcel Map – 444 N. Lima Street (APN 5762-028-020)

Dear Members of the Planning Commission,

I am the owner of 435 Adams Street, located immediately east of the proposed project. Having lived here for over 39 years, I chose this location specifically for the unique privacy it affords; currently, no other homes are visible from my backyard. While I value my relationship with the applicants and respect their desire for a family compound, I must formally oppose the subdivision as currently proposed due to its permanent, negative impact on the neighborhood's character and my property's privacy.

By subdividing this lot, the applicants are seeking to build a density of structures—three two-story homes and three detached garages—that would not be permitted under standard R-1 zoning for a single lot. This intensification of use creates a "towering" effect that irrefutably compromises the privacy of my backyard and bedrooms.

To ensure this project aligns with the **Sierra Madre General Plan** and protects the interests of adjacent residents, I respectfully request that any approval of the Tentative Parcel Map be contingent upon the following conditions at Design Review:

1. **Scale and Consistency:** Require a reduction in scale to match existing three-lot splits on Lima Street. The current two-story designs are out of sync with the immediate neighborhood. Smaller, single-story footprints would better preserve the "small-town character" and ensure long-term marketability.
2. **Privacy Mitigations for Home #3:** As Home #3 is sited only 24 feet from my property line, I request:
 - The second story be significantly stepped back or eliminated on the east elevation.
 - The use of high-sill, frosted, or clerestory windows exclusively on the east-facing upper floor, with a total prohibition on balconies facing my property.
 - The installation of a permanent, evergreen privacy screen (mature hedges/trees) along the shared fence line.
3. **Tree Preservation:**
 - Guarantee the protection of the existing oak trees along the shared property line.

- Require an independent ISA-certified arborist review (at the applicant's expense) to explore alternatives to removing the 20-inch Coast Live Oak and 17-inch California Sycamore currently slated for removal.

These requests directly implement **General Plan Policy L6.3** regarding the minimization of lines of sight into neighboring yards. These modifications allow the applicants to achieve their goal of three homes while respecting the established density and privacy of the surrounding community.

Thank you for your dedication to maintaining the integrity of Sierra Madre.

Sincerely,

Cynthia Loesch