



# 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. ANY ATTACHMENTS TO THE E-MAILS MAY BE PUBLICLY INSPECTED BY CONTACTING THE CITY CLERK'S OFFICE DURING NORMAL BUSINESS HOURS.

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:** [Jean Pfaffinger](#)  
**To:** [Public Comment](#)  
**Subject:** [EXTERNAL] Ginkgo Stonehouse Project  
**Date:** Tuesday, January 27, 2026 1:14:38 PM

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

Dear City Council Members,

I am a resident located directly west of the proposed development project. I am writing to formally oppose this development. At a minimum, I request that the City Council adopt the recommendation of the City Planning Department over that of the Developer and Planning Commission regarding which project version to approve.

The City Planning Department's preferred option is less invasive, involving smaller lots and less cutting into the hillside. This version has a lower environmental impact and avoids building retaining walls or introducing residences into currently wild, uninhabited areas.

I purchased my property with the expectation that, under the Hillside Development District guidelines, there would be at most one single two-acre property next door to me and that my privacy and connection with nature would be protected. The current proposal for eight lots—five of which border my property—presents significant concerns. These lots would be graded higher than my own, creating potential issues with runoff and soil erosion and severely damaging my privacy with eight large potentially two-story homes looming over me.

While I believe recent fire activity warrants turning down this development in its entirety, I urge the City Council to at least limit approval to the less invasive proposal put forth by the City Planning Office.

Sincerely,

Jean Pfaffinger



**From:** [Christie Kederian](#)  
**To:** [Public Comment](#)  
**Subject:** [EXTERNAL] Public Comment – Meadows Project / Post-Fire Environmental Conditions  
**Date:** Tuesday, January 27, 2026 2:12:43 PM

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

To the City of Sierra Madre Councilmembers,

I am a Sierra Madre resident and parent and I am writing regarding process integrity and public safety as it relates to the Meadows project.

The City is currently allowing tree removal and site disturbance while relying on an Environmental Impact Report certified in 2022, before the Eaton Fire and before current post-fire site conditions existed.

Through a recent Public Records Act response, the City confirmed to me that there are no post-fire biological or environmental reports related to this site and no emergency hazard determinations authorizing this work. This means active site disturbance is proceeding without documented evaluation of whether environmental conditions have changed since the fire and whether further evaluation is necessary to ensure the safety of this land after the field itself and several neighboring structures burned in the Eaton Fire.

This is a procedural issue, not a political one.

Across Southern California, post-fire landscapes are recognized as behaving differently. Fires can alter soil stability, chemistry, vegetation patterns, and particulate movement. Ash, debris, and disturbed soils can create environmental issues that were not present before a burn event. These conditions are routinely evaluated in post-fire land and watershed management decisions because they affect air quality, runoff, and habitat function.

For those of us living along the project boundary, the central concern is that site conditions may have changed following the Eaton Fire, and that construction protocols appropriate for post-fire soils may not have been clearly documented or communicated. Post-fire environments can contain altered soil chemistry, ash residue, and particulate material that behave differently when disturbed. Many residents in this area have undertaken significant remediation efforts at their own expense to address fire-related contamination in homes and yards. Understandably, this heightens sensitivity when nearby soil is being disturbed without publicly available soil testing results or clear explanation of what protocols are in place.

Residents observed extensive tree removal and soil disturbance before these questions were answered, and without advance notice that would have allowed neighbors to take precautionary measures on their own properties. Soil and vegetation material have been transported from the site across neighborhood and community lines and without documented environmental review of current conditions, this has created uncertainty and concern about potential exposure pathways.

Many of us purchased our homes knowing development would occur. The concern is that post-fire conditions may require heightened attention to environmental safeguards,

communication, and dust control practices both to protect nearby residents and to ensure the City's processes remain consistent with regional post-fire management standards. Addressing these questions transparently and proactively would help rebuild trust and demonstrate a commitment to being a responsible neighbor during construction.

These circumstances have also affected residents' confidence in the transparency of the process. When site disturbance proceeds while basic questions about post-fire conditions and soil safety remain unanswered, it creates understandable concern in the surrounding neighborhood. Many residents, myself included, believed there would be clear communication and transparency as the project moved forward. Providing documentation, sharing testing results, and explaining the City's reasoning, and answering our questions in a reasonable and timely manner would go a long way toward restoring trust and demonstrating that community health and process integrity remain priorities.

We respectfully request:

- Release of soil testing results and clarification of what post-fire evaluation has occurred
- Documentation of the City's determination that post-fire conditions do not require updated environmental review
- A pause on further site-disturbing activity until those questions are resolved

This is about ensuring decisions reflect present conditions, not just past assumptions. That protects residents, protects the City, and preserves the integrity of the process.

Thank you.

Kindly,

Christie Kederian

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Dr. Christie Tcharhoutian Kederian EdD, M.A., MFT  
Licensed Marriage and Family Therapist (MFT #90138)  
National Dating&Relationship Expert, Coach & Consultant: [Work with Christie](#)  
Representative of Education for California Association of Marriage and Family  
Therapist  
Featured: ABC, NBC, LA Times, Wall Street Journal & KTLA News



Let no one ever come to you without leaving better and happier. Be the living expression of God's kindness- Mother Teresa

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**From:** [Catherine Adde](#)  
**To:** [Public Comment](#)  
**Subject:** [EXTERNAL] Our Library!  
**Date:** Tuesday, January 27, 2026 2:56:42 PM  
**Attachments:** [Outlook-ol33gt1m.png](#)  
[Outlook-cjtcfv0b.png](#)  
[Outlook-exm4enwf.png](#)  
**Importance:** High

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

As a resident, library patron, trustee and Partner with the Friends of the library, I am expressing concern over the deadline of the state grant funds that are required to be fully spent! ( or encumbered by March 31st)

Communication issues being 90% (IMHO) of the worlds problems and the lack of communication from AMG to our city's staff has been incredibly frustrating! Kudos to Leila and James for putting pressure on Vertex and AMG to obtain updates.  
(as well as pressure on SCE, who no showed several times.)

Rob Stockly noted that SC Edison connected the meter recently and is expected back on January 27th to connect permanent power. ( I hope we hear about this in tonight's SMCC presentation).

I sincerely hope there will be NO more delays in the project, or in communicating with city staff regarding this. Please encourage the stakeholders to step UP to the plate so we will fulfill our goal and successfully complete the project at our Sierra Madre Library.

Thank you  
Catherine Adde

**Catherine Addé, MA, CTC**  
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**From:** [Amy Wasson](#)  
**To:** [Public Comment](#)  
**Subject:** [EXTERNAL] Fwd: Jan 26 City Council Meeting  
**Date:** Tuesday, January 27, 2026 3:02:17 PM

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

Please amend the date in the subject on my e-mail from Jan 26 to Jan 27. Thank you  
Sent from my iPhone

Begin forwarded message:

**From:** Amy Wasson [REDACTED]  
**Date:** January 27, 2026 at 2:59:37 PM PST  
**To:** PublicComment@cityofsierramadre.com  
**Subject:** Jan 26 City Council Meeting

I am again expressing my concern with the excavating taking place on the monastery property prior to any soil testing being completed. Residents have told repeatedly by the developer's representative, that they agree to do soil testing before digging begins. The public should be informed as to the current status of this situation. Families adjacent to the monastery property have expressed their concerns. We deserve answers!

Regards,  
Amy Wasson  
Sent from my iPhone