



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 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.

Katelyn Huang

From: Joshua Wolf
Sent: Wednesday, December 3, 2025 2:28 PM
To: Katelyn Huang
Subject: FW: [EXTERNAL] PUBLIC COMMENT - DESIGN REVIEW PERMIT 25-01 AND DISCRETIONARY DEMOLITION PERMIT 25-03

From: Ann Rider [REDACTED]
Sent: Wednesday, December 3, 2025 2:04 PM
To: Public Comment <publiccomment@sierramadrecal.gov>
Subject: [EXTERNAL] PUBLIC COMMENT - DESIGN REVIEW PERMIT 25-01 AND DISCRETIONARY DEMOLITION PERMIT 25-03

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

This public comment is submitted in opposition to the proposed project at 81 Victoria Lane in Sierra Madre. This proposed project is out of character for the neighborhood and violates the Sierra Madre Tree Preservation Ordinance.

My husband and I lost our home of over 20 years in the Eaton Fire. We moved into a rental apartment on Auburn Avenue in March 2025. We have really enjoyed the quiet neighborhood and living in beautiful Sierra Madre after experiencing such a traumatic event. While walking over the Thanksgiving weekend, we came across the signage regarding the proposed project. The property at 81 Victoria Lane borders the south side of our home. Because we will be living feet from this proposed building site, we wanted to express our concerns about the project.

1. The size of the three residential units - at over 3000 square feet, is totally out of character for the neighborhood. The charm of Sierra Madre is diminished when a 1910 bungalow is replaced by a large apartment building. This will impact us and other adjacent property owners. Instead of a charming bungalow, we will have a two story building with balconies within feet of our one story homes, blocking the sunlight and removing any privacy we might now have.
2. The massive size of the project will require removal of three trees, including a protected coastal oak tree that the applicant's arborist has valued at \$77,000. The importance of trees is outlined in pages 3-5 of the Arborist's Report. Consideration should be given to redesigning the project to retain the trees. The mature Sycamore tree shown on page 15 of the report provides shade to the sidewalk and beauty to the street. Designing around these trees to preserve them is in accordance with the Sierra Madre Tree Preservation Ordinance and should be adhered to. As stated therein, "trees significantly enhance the aesthetics, increase property value, improve air quality, reduce summer cooling costs and improve the health and welfare of the community."
3. If this project is approved, it is requested that limitations be imposed as to time of work, noise and parking. This project is within feet of Sierra Madre Elementary School. When school is in session, parking is at a premium and children and parents abound. Construction workers and their vehicles should be required to park on Victoria Lane, not on Auburn. Construction will be within feet of our home and the noise will make our daily lives difficult. Our neighbors work from home and have expressed to us that construction noises will

interfere with their work. My husband and I have a small dog who is very protective and will be barking constantly at the construction workers and related noises. This construction, if not regulated, will ruin the peaceful enjoyment of our home. It will also pose problems for the many parents and children attending the school.

Thank you for your consideration of our concerns regarding this project.

Sincerely,

Ann Rider and Anthony Hill

Katelyn Huang

From: Joshua Wolf
Sent: Thursday, December 4, 2025 1:42 PM
To: Krysta Elias; Katelyn Huang
Subject: FW: [EXTERNAL] 81 Victoria Lane - Proposed Development

-----Original Message-----

From: Paul Romo [REDACTED]
Sent: Thursday, December 4, 2025 1:00 PM
To: Public Comment <publiccomment@sierramadeca.gov>
Subject: [EXTERNAL] 81 Victoria Lane - Proposed Development

<table border="0" cellspacing="0" cellpadding="0" align="left" width="100%"> <td width="100%" style="width:100.0%;background:#783973;padding:5.25pt 3.75pt 5.25pt 11.25pt; word-wrap:break-word" cellpadding="7px"> CAUTION: This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments.

Upon reviewing the site plan for 81 Victoria Lane, it is obvious that the developer's primary motivation is maximizing rental income as well as square footage. It is clearly not meant to be a primary residence nor is it meant to have any architectural significance.

My primary concern with this development is the removal of the 200-300 year old oak tree on the property. That oak tree is older than Sierra Madre itself. Nothing will ever be able to replace it nor can its value purely be represented monetarily. A more refined developer would have found a way to incorporate the tree into the design rather than proposing to tear the tree down and replace it with a studio apartment. It's shortsighted thinking that goes against the spirit of conservation.

As far as the parking "reqirmetns" (as it is spelled on the site plan), more needs to be inquired as to exactly how they plan to fit 6 parking spaces on the lot. Most likely, this will require a tremendous amount of excavation to create a partially underground garage.

If so, this needs to be investigated in great detail by the committee as Victoria Lane is a very narrow street that already receives a fair amount of vehicle and pedestrian traffic on school days from both faculty, parents, and students.

In the past when Sierra Madre Elementary was being refurbished, there were numerous instances where large trucks would have to turn onto Victoria Lane and encountered all sorts of issues. They would have to ask residents to move their cars to make the turn from Auburn, would block driveways, and basically made it impossible to drive down the street. If such heavy machinery is necessary, it will make the street effectively unusable during construction.

The proposed design is honestly quite underwhelming architecturally speaking. It clashes with the surrounding homes and is a mishmash of "Spanish style" tiles with modern white boxes. It will look dated quickly and change the feel of the neighborhood to appear more like a crowded West LA vibe. It will limit mountain views from neighboring houses and is clearly going to be an eyesore.

While the property at 81 Victoria Lane could use some updating, completely tearing it down along with a priceless oak tree only to be replaced with a box to rent out strongly goes against what makes Sierra Madre special. It is apparent the owner of this property does not care about any of these things and is just trying to boost his real estate portfolio. I would hope that the committee will not approve this project until revisions that address these concerns are made.

Thank you.
~ Paul